

AGENDA
VILLAGE BOARD MEETING NO. 3329
September 22, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from September 8, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Mundelein Park and Recreation District - Liquor License Letter of Interest

- B. Arts & Culture Strategy Planning

Provide direction on what the expectation is for Village government involvement in arts and culture.

VII. PUBLIC HEARINGS

- A. Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508 and 29498 North IL Route 83
- B. Public Hearing on the Annexation Agreement related to the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

VIII. MAYOR'S REPORT

A. Mayoral Proclamation - Paul Cacioppo

B. Amendment to the Parking Ordinance - Overnight Parking Downtown

Motion to pass an Ordinance amending Chapter 10 of the Mundelein Municipal Code, Parking.

C. Easement Release to IDOT

Motion to adopt a Resolution Approving and Authorizing the Execution of an easement release from the Village of Mundelein to the Illinois Department of Transportation (IDOT).

IX. TRUSTEE REPORTS

A. Community Happenings Committee (Grieco, Juarez, Lambert)

1. Community Happenings Report from Trustee Grieco.

B. Community and Economic Development Committee (Juarez, Schwenk, Grieco)

1. Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

Motion to authorize staff to draft an ordinance granting a variation regarding the minimum interior side yard requirements in the R-2 Residential Zoning District at 310 Banbury Road.

2. Use and Parking Variation at 1700-1710 Butterfield Road - PZ2025-0032

Motion to authorize staff to draft an Ordinance approving a variation from Table 20.40-1 of Section 20.40.020 and Table 20.56.130 of Section 20.56.130 of the Zoning Ordinance, with conditions, to allow an Art Studio use with a reduction in the required number of parking spaces in the M-1 General Manufacturing District at 1700–1710 Butterfield Road.

3. Text Amendments - Murals - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Use Tables in Chapters 20.32, 20.36, 20.40, and 20.44, Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, 20.68 Generic Use Definitions, of the Mundelein Zoning Ordinance relating to Murals.

4. Text Amendments - Car Washes and Gas Stations - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, and 20.68 Generic Use Definitions relating to Car Washes and Gas Stations.

5. Text Amendments — Applications and Approval Processes relating to Use Variations — PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.08 Ordinance Administration, Chapter 20.12 Administrative Procedures, and Chapter 20.16 Applications and Approval Processes relating to Use Variations.

6. Text Amendments - General Terms Definitions - Micro Industrial and Artisanal Fabrication Overlay District - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, Chapter 20.68 Generic Use Definitions, and Chapter 20.72 General Terms Definitions relating to Micro Industrial and Artisanal Fabrication and to create an Overlay District for Micro Industrial.

C. Public Works & Engineering Committee (Lambert, Krinski, Juarez)

1. Budget Amendment - EV Charging Stations

Motion to approve an FYE2026 budget amendment for account number 341-265-48799 in the amount of \$338,610.00.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between September 9, 2025 and ending September 22, 2025 in the amount of \$436,550.36.

E. Public Safety Committee (Ugaste, Lambert, Krinski)

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Invoice payment approval for GEMT to Illinois Department of Healthcare / Family Services

Motion to approve purchase order number 26-00572 and payment in the amount of \$119,685.93 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.

2. Lauterbach & Amen - FY25 Audit Services

Motion to approve purchase order number 26-00585 in the amount of \$42,000 to Lauterbach & Amen for the audit for Fiscal Year 2025.

XI. VILLAGE STAFF REPORTS

- A. Village Administrator
- B. Village Attorney
- C. Village Clerk

XII. EXECUTIVE SESSION

- A. **Motion** to recess into Executive Session to discuss land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5) and minutes pursuant to 5 ILCS 120, Section 2(c)(21).
- B. Motion to reconvene Village Board Meeting
- C. Attendance
- D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

- A. Motion to Adjourn the Regular Board Meeting

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 3328th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on September 8, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Assistant Finance Director Limperatos, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Business Services Manager Langelier
ABSENT: Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from August 25, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Mayoral Proclamation - Recognizing and Appreciating Wally Frasier

Mayor Meier read a proclamation regarding Mr. Frasier. Among his many accomplishments are being on the Mundelein Community Days Commission since 2009, assuming the responsibility of Chair of the Mundelein Community Days Commission in 2020, served as Commander of American Legion Post 867 from 2005

until his retirement in 2025, been the driving force behind the Memorial Day Parade and Recognition Ceremony, and under his leadership, the American Legion has proudly hosted the Mundelein Community Days carnival.

Commission Appointment - Mundelein Community Days Chair - Ron Salski

Motion to appoint Ron Salski as Chairperson of the Mundelein Community Days Commission.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Joyce Lee spoke regarding her request for a Menorah to be alongside the Village's Christmas tree in the Courtland Commons. She made this request years ago and it was denied. Mayor Meier responded that this issue is already scheduled for discussion for an upcoming Committee of the Whole meeting.

PRESENTATIONS / AWARDS

Website Presentation

Community Development Director Orenchuk made the website presentation demonstrating a new web page for Ivanhoe development activity.

Micro Shops Presentation by the Economic Development Commission

The Village Board is asked to provide feedback and direction on the concept of Micro Shops.

Ed Streb made a presentation about Micro Shops, describing these concepts already up and running in McHenry and Batavia successfully. Some of these vendors have moved into brick-and-mortar shops within the towns after seeing how things went with the pop-ups. Mr. Streb said the next step would be for the Board to appoint a working group to assess this concept in greater detail. Funding these structures could be done with donations and fundraising. Location is also something that needs to be addressed. No one in Lake County has these little shops. Let's be the first.

Trustee Schwenk pointed out that downtown Mundelein doesn't have much small commercial rental space available, and he asked about the budget needed for this—for instance, to hire an architect to create flyers, drawings that would be used when approaching local businesses for donations, etc. Trustee Krinski asked about running water & restroom facilities. Trustee Juarez asked if having a new commission to handle

this would be the way to go. Trustee Lambert asked if collaboration with other groups (MCC, GMLV, Visit Lake County) would be helpful. Community Development Director Orenchuk added that this was not in the budget, so is the Board interested in funding this now or maybe later? Trustee Lambert pointed out that knowing what some of this planning will cost is necessary in creating the budget. The Board is in favor of supporting the start of the working group.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Mayoral Proclamation - World Migratory Bird Day

Key points for schools and organizations to help these remarkable travelers that face numerous threats along their migratory routes, including habitat loss, climate change, pollution, and unsustainable human activities, which jeopardize their survival.

October 11, 2025, is proclaimed World Migratory Bird Day in the Village of Mundelein and calls upon all residents, schools, businesses, and organizations to:

Learn about the migratory birds that pass through or reside in our area.

- Support efforts to create and maintain healthy habitats for birds.
- Reduce threats to migratory birds, such as light pollution and window strikes.
- Participate in bird-watching and citizen science activities.
- Advocate for policies that protect migratory bird routes and habitats at local and international levels.

Let us all work together to ensure that these magnificent creatures continue their journeys for generations to come, reminding us of the interconnectedness of our planet.

Mayoral Proclamation - Train Week

National See Tracks?, think Trains week September 15--25, 2025.

1,465 pedestrian trespassing casualties have occurred in the United States, resulting in 821 pedestrians being killed and another 644 injured while trespassing on railroad property rights of way during 2024.

Educating and informing the public about rail safety (reminding the public that railroad right of ways are private property, enhancing public awareness of the dangers

associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens.

Ordinance Amending Chapter 10.32, Parking

Motion to pass an Ordinance Amending Ordinance 10.32, Parking, of the Mundelein Municipal Code

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Amendment to the Parking Ordinance - Chicago Avenue Lot

Motion to pass an Ordinance amending Chapter 10.32 of the Mundelein Municipal Code, specific to Chicago Avenue Parking Lot.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Comcast Business - Internet Service Agreement

Motion to adopt a Resolution accepting the proposal and authorizing the Assistant Village Administrator to execute the Service Order Form and related service agreement documents with Comcast Business for internet services.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco reminded all that Park on Park is this Wednesday; MHS Homecoming Parade on Friday, September 12, 2025; on September 15, 2025 there will be a Police Department vs. Fire Department Softball game at Community Park; and Fiesta Patrias September 13--14, 2025 at Santa Maria Church.

Community and Economic Development Committee (Juarez, Schwenk, Grieco)

Artist Residency Program - Lease Agreements

Motion to adopt a Resolution approving and authorizing the execution of a lease agreement between the Village of Mundelein, landlord, and fourteen (14) artist residents, tenants.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Public Works & Engineering Committee (Lambert, Krinski, Juarez)

Budget Amendment - 210-442-48740 - Streets

Motion to approve a FYE2026 budget amendment for account number 210-442-48740 in the amount of \$156,737 for the 2026 (FY27) Design Engineering Services for an infrastructure project that was approved at the August 11, 2025, Village Board meeting, and approve purchase order number 26-00499 to Gewalt Hamilton Associates, Inc. in the amount of \$156,737.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

EV Charging Station(s) Purchase

Motion to adopt a Resolution authorizing the Director of Public Works and Engineering

to waive bids, accept the schedule of pricing, execute a contract with Powerlink Electric LLC, and issue purchase order number 26-00562 in the amount of \$473,610.00 for the purchase and installation of electric vehicle charging stations.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Kara Lambert
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS: None
ABSTAIN: None

Budget Amendment and Roofing Improvements - Joint Purchasing Cooperative

Motion to approve FYE2026 budget amendments for account numbers 100-260-48299 and 294-294-48299 in the amount of \$1,542.00 and \$111,367.00, respectively, authorize the Director of Public Works and Engineering to sign the proposal for Roofing Material and Services from Garland/DBS, Inc. in the amount of \$1,067,909.00, and approve purchase order number 26-00563 for the same amount for the roof rehabilitation at the Archer Business Center and Public Works and Engineering facility.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Kara Lambert
SECONDER: Trustee Erich Schwenk
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS: None
ABSTAIN: None

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between August 26, 2025 and ending September 8, 2025 in the amount of \$1,009,037.92.

RESULT: Passed [Yes 6, No 0, Abstained 0]
MOVER: Trustee Erich Schwenk
SECONDER: Trustee Arnold Krinski
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS: None
ABSTAIN: None

NICASA Deflection Grant

Motion to approve purchase order number 26-00544 in the amount of \$47,908.00 to

NICASA for the Deflection Grant for the period of March 17, 2025 through June 30, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

No motions. Trustee Ugaste stated that our police department will not participate in the ongoing federal immigration activities per Illinois state law (refer to the Village website for more info).

Building Committee (Krinski, Ugaste, Schwenk)

None.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

None.

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Village Clerk

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant
Lynne Monroe, Assistant Village Administrator
Eric Guenther, Village Administrator

For: Village Board Meeting of September 22, 2025

Subject: Mundelein Park and Recreation District - Liquor License Letter of Interest

Financial Impact:

Attachments:

1. Liquor License Letter of Interest - Mundelein Park District - 07.25.25

Background:

Enclosed for the Trustees' review is a Letter of Interest for a Liquor License for Mundelein Park and Recreation District. Before the formal application process for a Liquor License is initiated, the Commission should decide if there is an interest in creating an additional license for this business. It should be noted that a decision to create a Liquor License is not an approval for a Liquor License for the business. If the Commission is receptive to the creation of an additional license, the business owner will begin the formal application process, including, among other things, a background check on the business owner(s).

Recommendation:



July 25, 2025

The Honorable Robin Meier, Mayor
Liquor Commissioner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: Class A1 Liquor License Letter of Interest

Dear Mayor Meier,

On behalf of the Mundelein Park & Recreation District, this letter serves as our formal request for consideration of a Class A1 liquor license for the Diamond Lake Recreation Center properties, located at 1016 N. Diamond Lake Road, Mundelein, IL 60060.

The Diamond Lake Recreation Center property is a multi-faceted, multi-use public recreation facility owned and operated by Mundelein Park & Recreation District. The Executive Director, Ron Salski, and Director, Kyle Berg, both of whom are U.S. citizens, will be listed as owners associated with the liquor license. Our business address is 1401 N. Midlothian Road, Mundelein, IL 60060. The business is operated as part of a local government entity that has served the Mundelein community since 1954.

The purpose of the liquor license is to support private rental events including, but not limited to weddings, bridal and baby showers, corporate events, business meetings, and reunions, where alcohol service is commonly expected. A permanent, full-service bar will be utilized exclusively during private events. Day-to-day retail sale and on-premise consumption of beer and wine will be offered to complement food service and open recreation offerings. The operation of the facility will always include access to a rotating menu of food options – similar to, but not always including, items such as pizza, pretzels, hot dogs, chips, ice cream, and non-alcoholic beverages. Full meals will be catered on-site for private rentals through the administration of an approved-vendor list maintained by District staff. Additionally, we will host a regularly advertised, pre-determined schedule of food trucks on-site to enhance the dining experience for both general visitors and private events. Food service and alcohol service will be managed according to state and local regulations, with BASSET-trained staff as required.

The property is owned by the Mundelein Park & Recreation District and will support an indoor structure with an event space of approximately 2,200 square feet, a supplementary multi-use space of 1,150 square feet, a 350 square foot catering kitchen, and an additional 800 square feet for restrooms and storage. An outdoor patio/deck space with approximately 4,000 square feet of seasonal seating and event space is also available. Indoor seating in the event space is expected to accommodate up to 125 guests, with space for up to an additional 150 guests in the multi-use space.

1401 N. Midlothian Road
Mundelein, IL 60060
847.566.0650
mundeleinparks.org

Barefoot Bay Family Aquatic Center
Big & Little Child Development Center
Diamond Lake Recreation Center
Dunbar Recreation Center
Kracklauer Dance Studio
Mundelein Community Center

Mundelein Heritage Museum
NovaCare Fitness Center
Regent Center
Spray Park
Steeple Chase Golf Club



The closest school to the facility is Diamond Lake School, approximately 0.7 miles away. The nearest church is New Hope Christian Fellowship, located 0.6 miles from the property.

We appreciate your consideration of our request for a Class A1 liquor license. Please contact us if further information is needed or to arrange a site visit.

Sincerely,

A handwritten signature in cursive script that reads "Ron Salski".

Ron Salski
Executive Director
Mundelein Park & Recreation District

A handwritten signature in cursive script that reads "Kyle Berg".

Kyle Berg
Director
Mundelein Park & Recreation District

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Colleen Malec, Senior Planner
Lynne Monroe, Assistant Village Administrator
Eric Guenther, Village Administrator

For: Village Board Meeting of September 22, 2025

Subject: Arts & Culture Strategy Planning

Financial Impact:

None requested at this time.

Attachments:

1. MundeleinFacilityProg-Comparables-12-2024reduced
2. Public Art Survey - Results Analysis_Redacted

Background:

Over numerous years, the Village Board authorized staff to explore the idea of either an Arts Center or a broader facility that provides space for the arts, businesses, and other complementary community uses. As the project continues to evolve, it has been called the “Arts and Business Center” an interim, all-encompassing term for the potential uses or resources the Village may wish to provide. In 2023, staff embarked on a Feasibility Analysis with AMS and their subcontractors. Staff intend to present preliminary findings of the study and broaden the discussion. During conversations in the community, with community partners, and decisions requiring Village attention, we find there is a need to answer a specific overarching question: Is the Village what we are coining a ‘Facilitator of the Arts (Facilitator)’ or an ‘Arts Advocate (Advocate)’?

Before we get into the feasibility and conversation, the background of recent Mundelein arts is included in this report.

Overview

On May 23, 2016, the Village Board approved an ordinance establishing the Village of Mundelein Arts Commission. The ordinance provided for an eleven-member commission with varying levels of skills, education, and experience in the cultural arts, with Senior Planner (then Associate Planner), Colleen

Malec, serving as Village liaison. The mission statement for the Commission was developed as follows:

As part of the Village of Mundelein's promise to be a welcoming community, the Mundelein Arts Commission shall seek to create an environment in which cultural, visual, and performance art will enhance the quality of life for the Mundelein community.

Goals and Objectives

The Commission was tasked with determining the specific goals and objectives of the Mundelein Arts Commission, which are presented as follows:

1. To ensure the representation of the Village's brand promise within the arts in Mundelein;
2. To serve as a clearinghouse for the arts in the Village that are organized by public, private, and non-profit organizations such as schools, clubs, associations, and government institutions;
3. To market art gatherings, events, and festivals within the Village;
4. To incorporate the arts at community gatherings, events, and public locations within the Village;
5. To promote cultural diversity through the arts;
6. To promote the installation of public art and artistic displays throughout the Village;
7. To grow and expand the programs that have been established; and
8. To establish other goals and objectives that the Commission members may deem necessary.

Historical Overview of the Arts Commission

- 2016 (May) - Created Mundelein Arts Commission by Ordinance 16-05-22 with 7 members
- 2016 (July) - Amended the number of members to 11 via Ordinance 16-07-42
- 2020 (January) - Established the Kracklauer Fund for Public Arts by Resolution 20-01-02
- 2020 (September) – Creation of Water Division Building Study
- 2022 (January) – Amended the MAC membership to 10 members by Ordinance 22-01-03
- 2023 (December) – AMS proposal to study the Feasibility Analysis for an Arts and Business Center.
- 2024 (July) – Phases 2 & 3 of the AMS Arts and Business Center Study authorized.

Activities

- A Christmas Carol Play
- Arts and Ales Fundraiser
- Community Days Activities
- Community Days Float
- Dance Events
- Guitar Jam
- Indoor Art Collection
- Intelligentsia Cup/Chicago Grit Activities

- Lure of the Local Art Show
- Murals
- Photo Contest
- Poetry Showcase
- Pop-Up Children's Theatre Workshop
- Scholarship Program
- Sculptures
- Stars on Parade
- Summer Shakespeare Shorts
- Writing Contests



A Midsummer Night's Dream – Park Street

Physical Space for Arts, Culture, & Business

A constant theme of discussion is the lack of performance, display, and activity space within the community. The discussion of a space issue was brought up as early as 2016 and shared in the Annual Report to the Village Board on November 14, 2016. The Village, with the assistance of the Arts Commission and the Water Division Study Committee, have evaluated numerous locations (in no particular order).

1. Former Movie Theater. The old movie theater on North Seymour and found it to be a viable, useful space. It has a small stage, 296 seats and a nice lobby space. The owner has agreed to allow use of the space for just the cost of utilities. However, these average \$1,700 a month. The purchase cost of the building was given as \$500,000 with limited opportunities for alternative uses aside from performances.
2. Water Division Building, 428 North Chicago Avenue. The Village received a number of ideas for new uses for the Water Division Building and an ad hoc committee reviewed options for reuse of the building. One of the suggested uses from the Arts Commission to study the

- feasibility of re-purposing the building as a community arts center. Prior to completion of the study and presentation to the Board, the site was occupied by the Tool Library and subsequently sold to the Fenton family for a potential microbrewery and restaurant.
3. Second Floor of Village Hall, 300 Plaza Circle. The building did not have the layout and character thought ideal for an arts center since it is a class A office space.
 4. Archer Business Center. A study was commissioned for the feasibility of an arts center with the ABC building used as the model to provide costing and space needs.
 5. Other storefronts and vacant buildings. Other spaces have served to fill in for immediate needs, such as the Village Board Room and a vacant storefront.



Lure of the Local – ABC Building

Staff Involvement

There are no staff members hired specifically to manage commissions or the arts. Currently the primary liaison is a Senior Planner who has a primary focus of planning, zoning, and economic development. The Senior Planner is typically assisted by another staff member at a meeting to help handle organization and notes. Activities implemented by the Commission may involve only the staff liaison or numerous departments, particularly Public Works, depending on the scale of the project.

Mundelein Arts Commission Budget

MAC Budgets have ranged from \$10,000 to \$30,000 depending on the year and the projects. In many instances, MAC has more projects and interests than staff to provide support and budget to accomplish the tasks in a budget year.

AMS FEASIBILITY STUDY FOR ARTS & BUSINESS CENTER - SUMMARY POINTS

Attached to this report are the results of the AMS research (2024) and presentation. Additionally, attached is a survey conducted in 2023 related to public art that was distributed by the Village. Highlights of the study are as follows:

- Strong interest and support for the arts in the Mundelein community.
- Existing arts organizations and events to build upon (Kirk Players, Lure of the Local art show, etc.)
- Create a community gathering space that helps establish Mundelein's identity as an arts and culture destination.
- Attract visitors from surrounding communities to support local businesses.
- Collaborate with schools, libraries, and other community organizations.
- Certain options require significant renovations and upgrades to be suitable for arts, culture, and business uses.
- The village has a grant for a portion of an initial phase that must be acted upon, or it will be lost.
- Potential duplication of services with schools, park district, and libraries. However, due to budgeting, facilities, and staffing constraints, there isn't the infrastructure for a full arts and cultural facility.
- There is not consensus yet on what type of model to follow: Village, non-profit, third-party management.
- Concerns about ongoing funding and making the arts center financially sustainable.
- Typically, more successful organizations/venues are subsidized.
- Economic downturns could impact fundraising and earned revenue streams.
- Staffing is a concern with a larger and more active venue.
- There are a lot of diverse potential users and expectations, which can be a benefit but also a challenge.

DECISION POINT

Staff places the path forward into two buckets: the role of an advocate of the arts or the role of a facilitator for the arts. These are defined in the following.

ROLE IDENTIFICATION

ADVOCATE:

- Maintain current level of engagement and activities for arts and culture.
- No facility operation – venues remain the responsibility of other organizations.
- Emphasis on funding and/or marketing support to other organizations. More "cheerleading" rather than hosting.
- The Arts Commission focuses on smaller-scale programs (Grants, scholarships, public art installations).
- Step back from major staff-intensive events like Lure of the Local, performances, etc.
Investment: Low municipal investment – can likely be absorbed by existing roles and facilities.

FACILITATOR:

- De facto hub/source of leadership for arts and culture. Work to actively position Mundelein as an arts and cultural destination and leverage that reputation for economic development and private investment.
- Venue solution – act as the solution to town-wide lack of arts/culture venues by offering flexible space for performances, exhibitions, classes, and networking.
- Directly hosting programming such as Lure of the Local, artist cooperatives, workshops, concerts, etc. Still partner with local groups, but as the strong link between organizations.

Investment: Larger municipal investment in operations, staffing, building upkeep. Two approaches to consider.

1. All-in
 - a. Operating a facility that is actively programmed with near-daily use.
 - b. More likely to have a higher income stream than half-in.
 - c. Higher staffing needs – possibly 1 FT and 1 PT to manage facility and programming.
 - d. May include small studio space rental.
2. Half-in
 - a. Operating a facility that may be empty most days, but solves venue issues for numerous community activities.
 - b. No staffing or light staffing.
 - c. Might partner with local community groups to take on a small management role (e.g. Kirk Players).
 - d. Can graduate to “All-In” later on if desired.

Points to Consider

- Role of arts and culture, plus business nurturing as a whole.
- Decisions on arts impact other planning, development, and organizations.
- Construction Budget
 - Existing facility with minor adaptations, \$1.5M - \$3.5M
 - New smaller facility with multi-purpose room, \$6M-\$15M
 - Large venue with full theaters and activity spaces, starts around \$30M
- Annual Operations and Events Budgets
- Available facilities
- Grant CPF
- Arts & culture are proven tools for placemaking and economic development. Public art and cultural events build community identity, pride, and that very important but hard-to-quantify “cool factor”. Those elements play a major role in attracting visitors, residents, and businesses, as well as Mundelein’s reputation and vibrancy.
- Lake County Partner’s BIG Event keynote speaker, Dr. Josh Harris, a real estate economic and investment strategist, emphasized that cities are in competition for people and for jobs. If you want to grow economic opportunities, you’ve got to make it good for people to want to live there first. “Play/Leisure/Tourism” is one of the top three elements people consider now

when choosing a place to live – second only to affordability and work opportunities. Much of his presentation highlighted that people are so mobile now that these other plus factors become THE factors for choosing location.

Recommendation:

Provide direction on what the expectation is for Village government involvement in arts and culture.

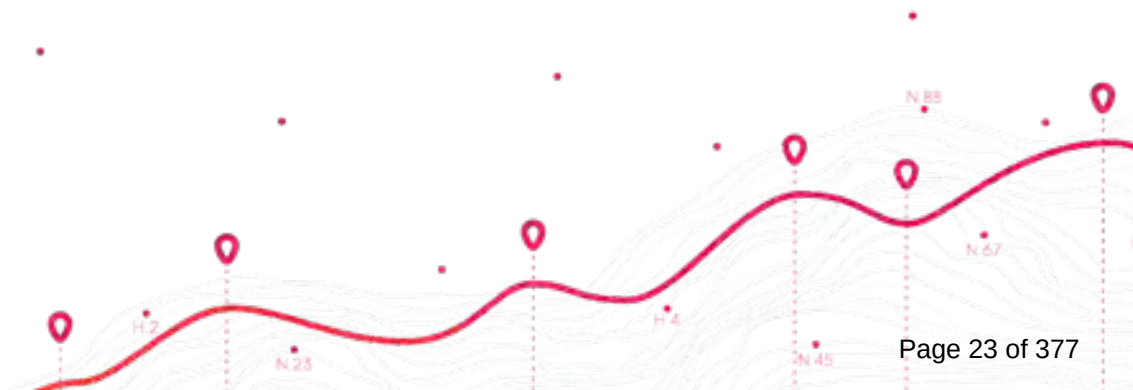
Village of Mundelein

Facility Program & Order of Magnitude Cost Workshop

December 19, 2024



AMS
PLANNING
& RESEARCH



Today's conversation

Agenda

- How We Got Here
- Learnings From the Field
- Activity Profile
- Facility Program – 2 Scenarios
- Order of Magnitude Cost Estimate
- Next Steps

Goals

- Understand facility redevelopment opportunities and cost implications
- Align on a preferred scenario for business modelling

Our Process: Two Phases of Work

First confirm scope of project, then build model for success

Phase 1: Situation Analysis & Needs Assessment

- ✓ Project Initiation
- ✓ Key Stakeholder Engagement
- ✓ Market Analysis & Competitive Venue Scan
- ✓ User Survey
- ✓ Situation Analysis Workshop

Phase 2: Shaping the Venue

- ✓ Activity Profile
- ❖ Facility Visioning & Cost Estimating
 - Governance & Management Recommendations
 - Operating Pro Forma / Base Year Forecast
 - Workshop
 - Final Report

Key Questions

Methodology

- ***What are the current arts and cultural facilities utilized and what are the needs of the current arts and cultural groups within the region?*** What programs are offered, and what gaps provide future opportunity? What are the barriers that would inhibit the growth of the arts in Mundelein?
- ***What can be learned about current trends and best practices*** from comparable facilities and operations? How might this learning be implemented within the Mundelein community?
- ***How does the project need to be positioned in the community*** and with partner institutions and businesses, neighboring communities, and user groups to achieve success and long-term vitality? How can the project help advance the goals of the Village more broadly?

Phase 1

- **What facility configuration** will properly balance earned revenue potential and capital and operating costs? How can the existing N. Archer Avenue building best balance cost and efficiency with growth and development of arts and culture in Mundelein?

Phase 2

- **How will the project be carried out?** What resources (financial, human, capital, facility, etc.) are required to achieve success? 4

Phase 1 data review shaped “success, defined” and yielded 2 potential scenarios. The Village opted to dig deeper into *Rough & Ready*.

Data Collection

Over 125 sources of data and data points

- To collect and analyze data for the facility feasibility study, AMS reviewed **50 previous reports, studies, and plans**, interviewed **38 key stakeholders**, inventoried the competitive landscape, including **18 performing arts and community use venues**, and surveyed **22 potential user organizations**.



Arts and Culture Uplifted in Village Comprehensive Plan

Vision Statement:

Embrace the elements of identity and culture that makes Mundelein unique and convey them to a larger audience to attract new visitors, residents, and investment.

Objective 7:

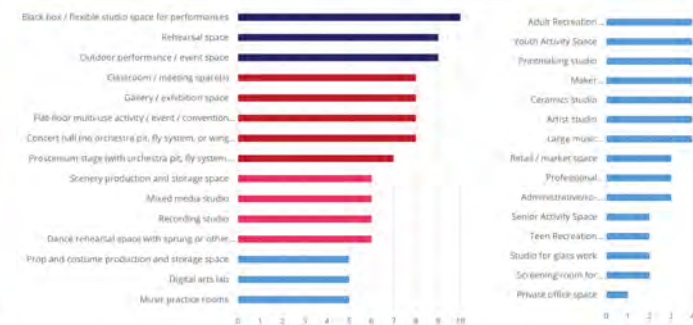
Develop and promote a **venue** for arts or cultural arts, especially near the downtown and providing an adaptive re-use of a vacant building.



Figure 1: Components of the Village of Mundelein Vision

Diverse Space Needs Among Potential Users

10,624 Total Use Days Identified



What does success look like for Mundelein?

Framework to benchmark our progress

Success in the next year...

- Clarity regarding ABC feasibility
- Determine key partnerships
- Financial model

Success in the next 2-3 years...

- Location confirmed
- Design & renovations completed
- Begin programs

Success in 5+ years...

- Drawing more users & attendees
- Regional recognition
- Less oversight / more sustainability



Clear desire and need; can we make it work?

SWOT Analysis

Strengths	Weaknesses
- Strong interest and support for the arts in the Mundelein community - Existing arts organizations and events to build upon (Kirk Players, Lure of the Local art show, etc.) - ABC building provides a large, centrally located space with parking - Mundelein's diverse demographics are shifting younger, providing an audience for arts programming	- Concerns about ongoing funding and making the arts center financially sustainable - Building requires significant renovations and upgrades to be suitable for arts uses - Potential duplication of services with schools and park district facilities - Lack of consensus on governance model - village, non-profit, or third-party management
Opportunities	Threats/Challenges
- Create a community gathering space that helps establish Mundelein's identity as an arts and culture destination in Lake County - Provide arts education for youth and lifelong learning for adults - Attract visitors from surrounding communities to support local businesses - Collaborate with schools, libraries and other community organizations - Secure grant funding to support renovations and programming	- Competing arts venues and activities in neighboring communities - Insufficient funding for necessary building upgrades and ongoing operations - Overextending limited staff/volunteer resources in a large facility - Challenging to meet diverse needs and expectations of different user groups - Economic downturn could impact fundraising and earned revenue streams



Two Potential Scenarios

Weighing the Pros & Cons of Buildout and Operations

Rough & Ready

- Divide Existing Space as Simply as Possible
- Maintain Future Flexibility
- Village or NFP as Operator

Anchor Tenant

- Build Out Spaces to Suit Tenants
- Focus of Handful of Key Orgs.
- Partner with Park & Recs as Operator



What does success look like for Mundelein?

Framework to benchmark our progress

Success in the next year...

- Clarity regarding ABC feasibility
- Determine key partnerships
- Financial model

Success in the next 2-3 years...

- Location confirmed
- Design & renovations completed
- Begin programs

Success in 5+ years...

- Drawing more users & attendees
- Regional recognition
- Less oversight / more sustainability



Learnings From the Field

Two Models Reflect Pathways From Inception to Operations

City/Parent Organization Provides Ongoing Support for Building Implementation and Operations

FIREHOUSE
ARTS CENTER

City owned and operated

CHEHALEM
CULTURAL CENTER

City owned, NFP operated

**FANTASY THEATRE
FACTORY**
AT THE
SONDRELL RIVERS THEATER

City owned, NFP operated



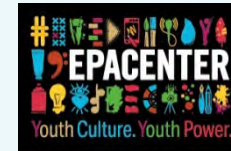
COMMUNITY CREATIVE CENTER

— imagine more —

at Walton Art Center's Nadine Baum Studios

Parent Organization owned, NFP operated

Community/Artistic Champion Drives Vision, Implementation, and Operations



Owned and operated
by one NFP

ST. ANN'S WAREHOUSE

Owned and operated
by one NFP



experimental station
building independent cultural infrastructure

Owned and operated
by one NFP

COCONINO
CENTER FOR THE
ARTS

Owned and operated by
local arts agency

Where data is available, earned revenue ranges from 7%-73% of total revenue. Mission and local capacity to give drive the revenue mix.

Organization	City, State	Operator (type)	Owner (type)	Venues	Expenses (latest available)	Total Revenue (all sources)	Earned Rev. as % of Expenses
Firehouse Arts Center	Pleasanton, CA	City	City	Theater (221), gallery, classroom	N/A	N/A	N/A
Chehalem Cultural Center	Newberg, OR	NFP	City	Black Box Theatre (50), Grand Ballroom (300), Front Campus Forecourt, Lobby & Gallery (60), Community Room 12 (10~20) two Art Classrooms (40 each), Board Room (12-15), toller Recording Studio, Music Rooms (1-6), Cox Family Culinary Enrichment Center	\$1,088,197 (FY23)	\$1,525,914 (FY23)	71.3%
Sandrell Rivers Theater	Miami, FL	NFP	City	Black Box Theater (200), dance studio/ rehearsal room, multipurpose Room	\$2,100,473 (FY23)	\$2,028,327 (FY23)	32.1%
Community Creative Center	Fayetteville, AR	NFP	NFP	clay studio, glaze room, outdoor kiln yard, drawing studio, 2 multi-purpose art studios, gallery exhibition space in the building's lobby	\$544,219 (FY23)	\$718,088 (FY23)	73.1%
EPACENTER	East Palo Alto, CA	NFP	NFP	Outdoor performance spaces, black box theater (200)	\$2,877,762 (FY23)	\$2,929,031 (FY23)	42.8%
St. Ann's Warehouse	Brooklyn, NY	NFP	NFP	Theater (300-700), multi-use studio, The Max Family Garden	\$14,826,626 (FY23)	\$11,910,783 (FY23)	46.2%
Experimental Station	Chicago, IL	NFP	NFP	The main space, café, kitchen, bike shop, office spaces	\$3,305,824 (FY22)	\$3,208,325 (FY22)	7.3%
Coconino Center for the Arts	Flagstaff, AZ	NFP	NFP	Main gallery (250), project gallery, theater (200), conference Room	\$1,491,018 (FY23)	\$1,140,854 (FY23)	7.6%

Occupancy Costs Range From 2.4%-10.9% of Total Annual Operating Expenses. City/Parent Co. Ownership Tends to Confer Direct Subsidy of Building Ops Costs.

Organization	City, State	Operator (type)	Owner (type)	Expenses	Occupancy Expense	Occupancy % of Total Expenses	Earned Rev. as % of Expenses
Firehouse Arts Center	Pleasanton, CA	City	City	N/A	N/A	N/A	N/A
Chehalem Cultural Center	Newberg, OR	NFP	City	\$1,088,197 (FY23)	\$0 (FY23)	N/A	71.3%
Sandrell Rivers Theater	Miami, FL	NFP	City	\$2,100,473 (FY23)	\$125,144 (FY23)	6.0%	32.1%
Community Creative Center	Fayetteville, AR	NFP	Walton Arts Center	\$544,219 (FY23)	\$35,568 (FY23)	6.5%	73.1%
EPACENTER	East Palo Alto, CA	NFP	NFP	\$2,877,762 (FY23)	\$240,733 (FY23)	8.4%	42.8%
St. Ann's Warehouse	Brooklyn, NY	NFP	NFP	\$14,826,626 (FY23)	\$353,133 (FY23)	2.4%	46.2%
Experimental Station	Chicago, IL	NFP	NFP	\$3,305,824 (fy22)	\$135,396 (FY22)	4.1%	7.3%
Coconino Center for the Arts	Flagstaff, AZ	NFP	NFP	\$1,491,018 (FY23)	\$162,724 (FY23)	10.9%	7.6%

City of Pleasanton Delivers Education, Performance Programming to Fill a Gap for Local Residents

City/Parent Organization

Firehouse Arts Center



221-seat **theater** can be configured as a flat-floor space, a thrust theatre, and a cabaret. Besides full presenting series, the theater also hosts theater workshops, rehearsals, performances, improv classes. The center has music programs for youth including high school music collaborative, HSMC Cabaret program, and summer musical.



The Firehouse Arts Center offers a variety of visual arts classes for all ages in its **classroom**, including drawing, painting, sculpting, ikebana flower arranging, and more.



The Harrington Gallery features five group exhibitions per year, highlighting works by both established and emerging regional artists in a variety of styles, genres, and themes.

The Chehalem Cultural Center Celebrates the Arts, Community, Education, Heritage, and Inclusion.

City/Parent Organization

Chehalem Cultural Center



The Grand Ballroom is a multi-purpose flexible space for weddings, fundraisers, trade shows, business conferences, and other community events, seating for up to 300. From free, family festivals to ticketed events, the Center brings dynamic performers, musicians, speakers, historians, educators and facilitators to enrich the local community. **Lajoie Presents** brings programming like film screening and music, etc. Events include Hispanic Heritage Month, Latin Dance Nights, etc.

The two **classrooms, ceramic studio, and music rooms** bring rich options for classes in four seasons. Classes and workshops for all ages have included: ceramics, figure drawing, dance, illustration, watercolors, portraiture, batik, oil & cold wax painting, culinary classes, theatre, mixed media, etc. Sliding scale pricing is available for all classes and all ages to increase accessibility to these educational opportunities.

City of Miami Engages Qualified NFP Operator to Activate A Renovated Theater in “High Priority” Area

City/Parent Organization

Sandrell Rivers Theater



Sandrell Rivers Theater has a fully flexible **black box theater** of up to 200 seats, which primarily houses performances by 2 resident theater company, one of the oldest Black theater organizations in Florida. **Fantasy Theatre Factory**, the NFP that operates the building under an agreement with the City of Miami, also programs an extensive season of children’s theater, classes and camps, and rents the theater to mostly local nonprofit groups.

The M-Ensemble Company, Florida’s longest running African American Theater organization, serves as a resident company, producing their season of programming on the main-stage.

New-build EPACENTER Connected Marginalized Youth with Arts, Workforce Training, Community

City/Parent Organization

EPACENTER



In 2024, EPACENTER increased the number of 6-18-year-olds served by 62%, providing **free arts education classes and private music lessons** after school, on Saturdays, and during the summer for kids and teens hailing from East Palo Alto, East Menlo Park, Belle Haven and Redwood City. Key program areas include Arts Education, Interdisciplinary Instruction, Workforce Development, Therapy & Mental Health.

EPACENTER's Creative Corps Program with a team of nearly 25 artists spent a year of service providing free design and marketing services for local non-profits. Besides workforce development of the artists, the program also increased the visibility and impact of these nonprofits.

Parent Not-for-profit Enables Affordable Visual Arts Resource Parent Org

Community/Artistic Champion

Creative Community Center



After being established as a business unit of the Walton Arts Center, the CCC spun off as an independent entity with substantial, ongoing subsidy from the Walton. Building ownership, some plant maintenance and financial oversight are still provided for dramatically sub-market rates.

In 2022, Creative Community Center offered 167 classes, 17 youth camps and 39 free senior workshops serving 7110 adults, 3959 children, and 3409 seniors. The Center also has pottery open studio and printmaking open studio.

Mature NFP Presenter Reanimates Renovated Tobacco Warehouse with World-Class Presenting Program

Community/Artistic Champion

St. Ann's Warehouse



A large, versatile **theater space** (cap.300–700) to accommodate St. Ann's core theater and music programming, large-scale festivals, and special community milestone events. Each season St. Ann's Warehouse presents around 7~8 productions.



A **multi-use Studio** (1000 sf) (cap.100-150), dedicated to local artists and community groups, is especially suited to intimate, smaller scale programs and events.



The Max Family **Garden**, an open-air triangle garden forged within the existing brick walls, open to the public during Brooklyn Bridge Park hours.

Local Activists Drive Community Revitalization, Incubate New Ventures While Addressing Outstanding Need in Chicago's South Side

Community/Artistic Champion

Experimental Station



Since its founding, Experimental Station has continued the building's mission of providing space for art and cultural events and supporting cultural producers from Chicago's South Side and beyond.



Since opening its doors in 2023, Blackstone Bicycle Works (BBW) has made a significant impact on Chicago's South Side, serving nearly 500 community members and over 400 youth through its cycling programs.



Launched in 2008, 61st Street Farmers Market has been able to increase access to and affordability of fresh and healthy food for all residents in Chicago's Woodlawn and surrounding neighborhoods.

Local Arts Agency Uplifts Local Artists, Creating a Home for Work to be Made and Shown

Community/Artistic Champion

Coconino Center for the Arts



The intimate **200-seat theater** offers concerts, performances, films, workshops and other presentations. Workshops focus on workforce development for artists, creatives, and nonprofits, as well as other interdisciplinary topics, such as Introduction to Finance for Artists, Creatives & Non-Profits and Artwork Photographic Documentation.

The 4000 sq ft **Main Gallery** and its adjacent 215 sq ft **Project Gallery** feature rotating exhibitions that showcase both local and global artists.

Activity Profile

18 Interested Users

Review of Phase 1 potential user survey responses

- Adler Arts Center
- Dandelion Art Gallery & Studios, NFP, Inc.
- GLMV Chamber of Commerce
- Grand Dominion by Del Webb
- Improv Playhouse Theater
- James Lumber Center for the Performing Arts
- The Kirk Players
- Krug Community Circle
- Mandi Theater
- Woodland Grove Photography
- Mundelein Community Connection
- Mundelein District 75
- Mundelein High School
- Mundelein Park & Recreation District
- Three Brothers Theatre
- Northern Lake County Quilters' Guild
- Positive Space Studios
- SRACLC - Special Recreation

Process

Determining
what spaces
we need to
accommodate
projected
activity

- Identified key users and offered interviews with:
 - Dandelion Art Gallery & Studios
 - Improv Playhouse Theater
 - Krug Community Circle
 - The Kirk Players
 - Woodland Grove Photography
- Confirmed utilization details (# of days, space requirements)

Key Public-Facing Spaces

3,700+ days of use across all spaces and users

- **Large Performance Space**
 - 400-500 seats
 - Primarily proscenium layout
 - Converts to flat floor event space
- **Smaller Performance Space**
 - 200-300 seats
 - Black box / flexible layouts
 - Converts to flat floor event space
- **Rehearsal Spaces (x2)**
 - At least one with dance floor
 - Mirror stage sizes above
- **Classrooms (x2)**
 - 50 people capacity each
 - One for digital photo/video
 - One for theatre/music/improv
- **Artist Studios (x2)**
 - Large and smaller for variety of disciplines (painting, fiber, ceramics, mosaics, mixed media, etc.)
 - “Infinity” wall for photo/video shoots
 - Classes and workshops, plus open studio time
- **Gallery / Exhibition / Retail Space**
 - Rotating exhibits of local artists
 - Artwork is for sale

Key Support Spaces

3,700+ days of use across all spaces and users

- **Catering Kitchen**
 - Support events and activities at the venue
 - Potential future expansion to accommodate culinary classes and workshops
- **Office Space**
 - Suite of 1-2 person offices for local arts orgs. and on-site staff
 - Typical office support spaces adjacent (conference room, copy/mailing, break room, etc.)
- **Storage**
 - Lockable, climate-controlled storage for The Kirk Players and Dandelion Art Gallery
 - Centralized storage for shared equipment
- **Scene Shop**
 - Used primarily by The Kirk Players to build and paint sets, with adjacent storage
 - Could also be used for woodworking classes and workshops



Facility Program

Scenario 1: Roofline is the same

Scenario 2: Roofline is raised

Facility Visioning

How do we
most
effectively
accommodate
the needed
spaces?

- Meet accessibility needs:
 - Keep all program areas on the ground floor
- Provide space to subsidize arts use with commercial leasing
 - Maintain much of the existing office space and full lower level for tenant leases
- Developed two scenarios
 - Scenario 1 – Work within existing structure
 - Scenario 2 – “Raise the roof”



EXPOSED ARCHITECTURAL
LIGHTING

POTENTIAL PERIMETER
TECHNICAL GALLERY

EXPOSED STRUCTURAL
BEAMS FOR RIGGING OF
TECHNICAL EQUIPMENT

Powerhouse Arts Center



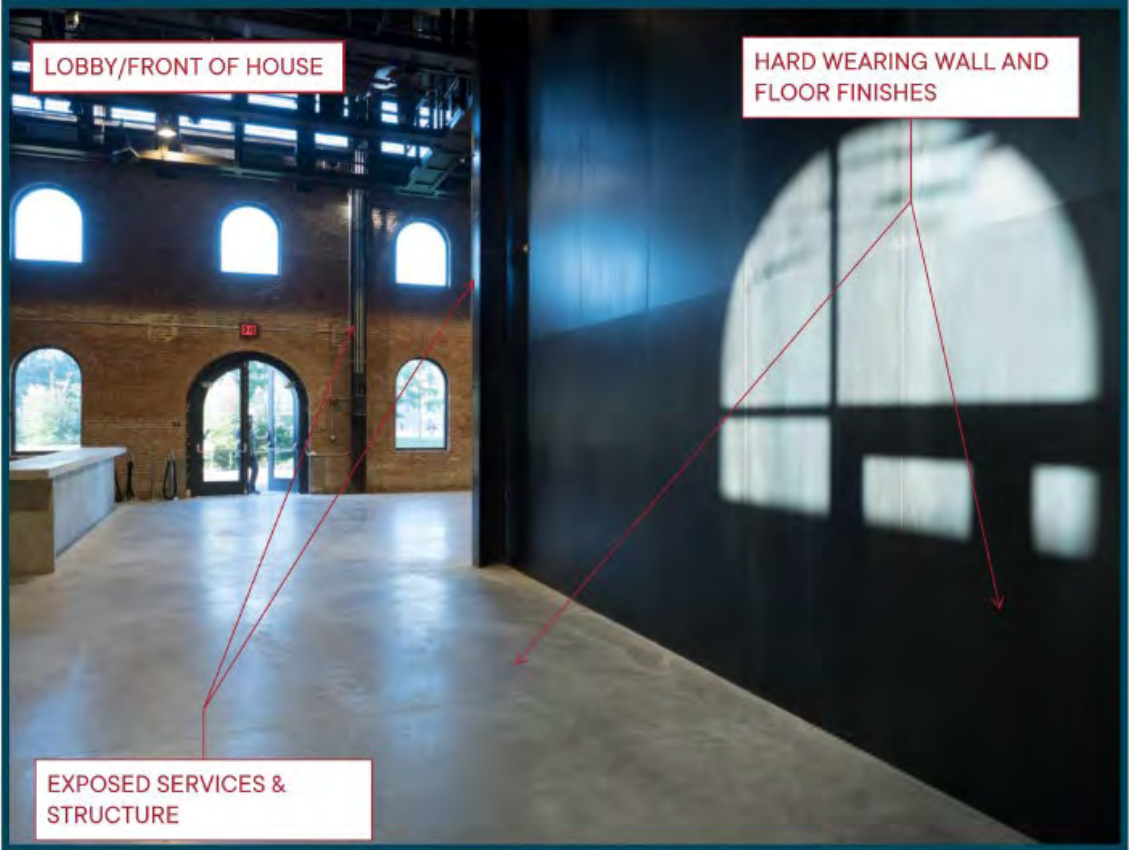
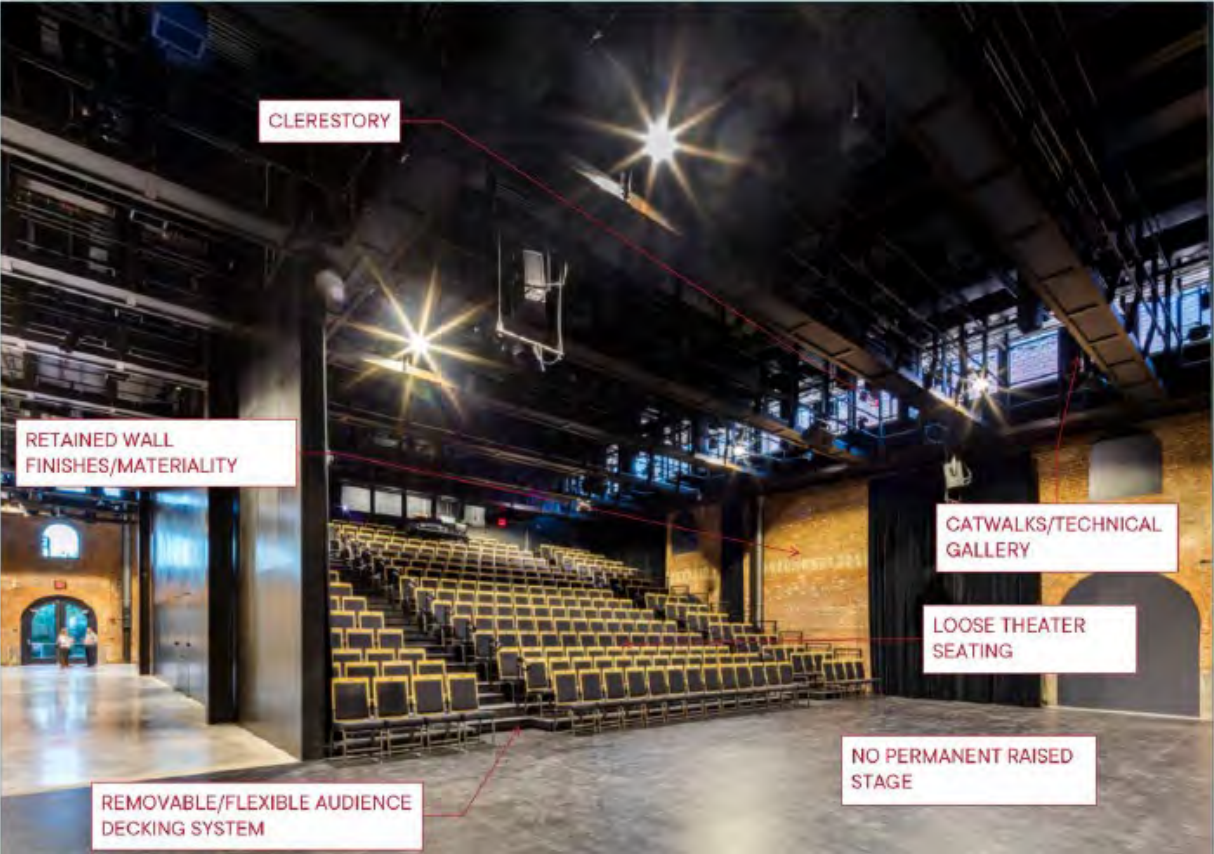
Mercury Store

EXPOSED OVERHEAD
STRUCTURE

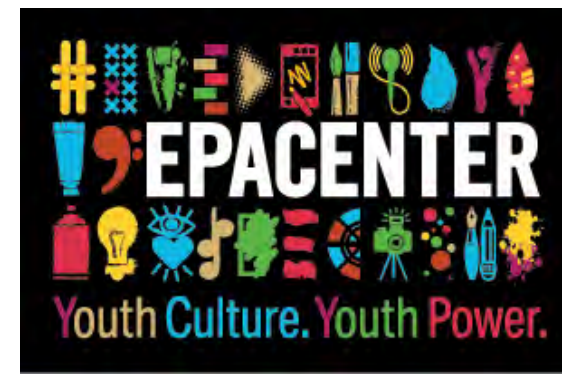
NO PERMANENT
STAGE--RESILIENT
FLOORING SYSTEM

EXPOSED
WALLS/MECHANICALS

St. Ann's Warehouse



Appendix



EPACENTER

Year Opened: 2022

Owner-Operator: EPACENTER

Approximate sq-ft: 25,000

Staff: 10

Board: 6



Financial (2023)

Total expenses: \$2,877,762

Occupancy cost: \$240,733

Compensation + benefits: \$1,546,707

Total revenue: \$2,929,031

Contributed revenue: \$2,694,047

Program revenue: \$8,573

Net rental revenue: \$224,596



E P A C E N T E R

Main Facilities

- Outdoor performance spaces
- Black box theater (200)



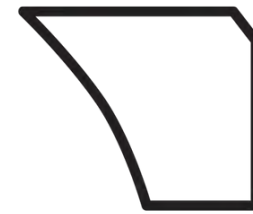


E P A C E N T E R

Program Offerings

- Classes
 - Tuition-free with a low session supply fee
 - Key program areas: Arts Education, Interdisciplinary Instruction, Workforce Development, Therapy & Mental Health
 - After school, on Saturdays, and during the summer
 - Graphic design, audio and video production, piano, ballet, photography, guitar, digital drawing, beat-making, audio engineering, and interactive art
- Community Events & Concerts





experimental station

building independent cultural infrastructure

Year opened: 2002

Owner-Operator: Experimental Station

Approximate sq-ft: N/A

Staff: 15

Board: 9

Financial (2022)

Total expenses: \$3,305,824

Occupancy cost: \$135,396

Compensation + benefits: \$777,372

Total revenue: \$3,208,325

Contributed revenue: \$2,950,308

Program service revenue: \$240,315 (*program service, rental to community, famers market*)

Net rental revenue: \$59,213 (as part of program services revenue – “rental to community”)



Experimental Station

Main Facilities

- The main space in the building (for art exhibits, music, performances, and public meetings)
- A café
- A kitchen
- Bike shop
- Office spaces
- Private cubicles for Zoom/phone meetings



Experimental Station

Program Offerings

- **Arts & Events:** The 6100 S. Blackstone building has a reputation among art and cultural communities at a local, regional, and international level. Since its founding, Experimental Station has continued the building's mission of providing space for art and cultural events and supporting cultural producers from *Chicago's South Side and beyond*.
- **61st Street Farmers Market:**
 - Outdoor Season (May to October)
 - Indoor Season (November to April)
- **Chicago Farmers Markets Link Access:** The program has continued under the City's Department of Cultural and Special Events.
- **Blackstone Bicycle Works:** aims to empower youth through bicycle education and leadership and life skills development. It empowers youth from Chicago's South Side by teaching bike mechanics, job skills, and life skills to individuals ages 8-18 through after-school, Earn-A-Bike, Youth Cycling Club, Open Shop programs.
- **Line Up Illinois:** Since 2011, Link Up Illinois has increased the affordability and accessibility of fresh foods by doubling the value of SNAP/Link (Supplemental Nutrition Assistance Program) purchases at participating farmers markets, farm stands, CSAs, mobile markets, grocery stores, food co-ops, and convenience stores across Illinois.
- **Local Business Incubation:** Since 2006, Experimental Station has provided discounted long-term rental space and resources to mission-aligned local businesses and journalism institutions.



ST. ANN'S WAREHOUSE

Year opened: 1980

Owner-Operator: St. Ann's Warehouse

Approximate sq-ft: 25,000

Staff: 19 + 7 special services

Board: 18

Financial (2023)

Total expenses: \$14,826,626

Occupancy cost: \$353,133

Compensation + benefits: \$5,255,875

Total revenue: \$11,910,783

Contributed revenue: \$4,871,863

Program service revenue: \$6,854,256 (Co
Producer/Presenter Receipts, Box Office Receipts)

Net rental revenue: \$6,670

Main Facilities



A large, versatile **theater space** (cap.300–700) to accommodate St. Ann's core theater and music programming, large-scale festivals, and special community milestone events. A clerestory ribbon of clear glass bricks bridges the original brick walls and the roof of the new theater.

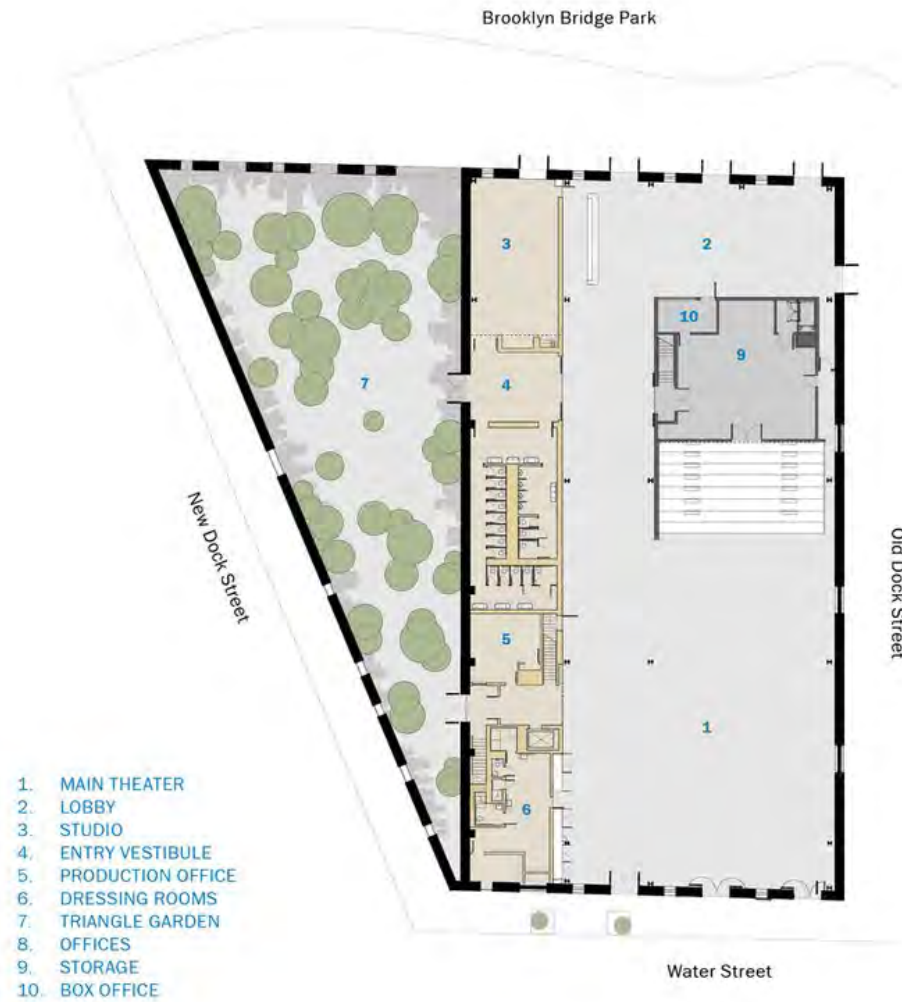


A **multi-use Studio** (1000 sf) (cap.100-150), dedicated to local artists and community groups, is especially suited to intimate, smaller scale programs and events.

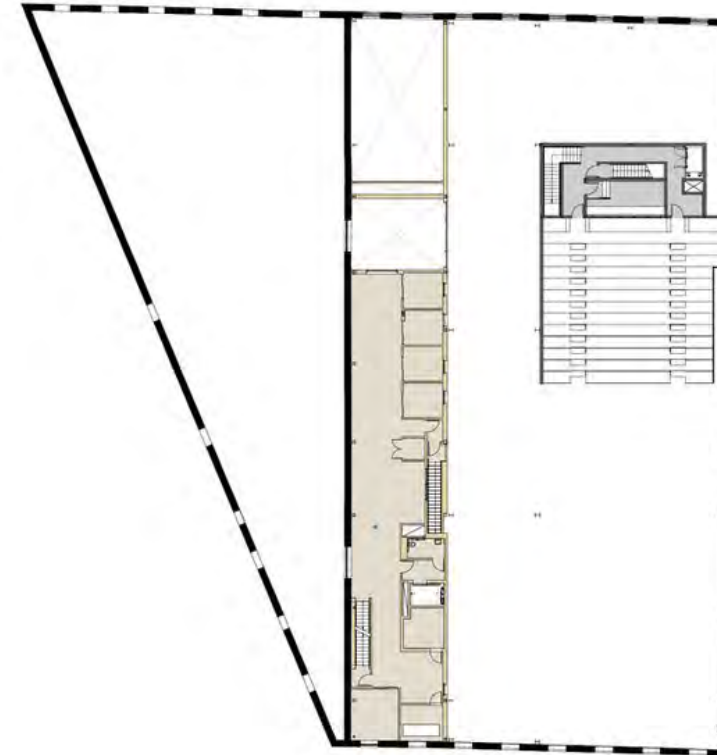


The Max Family **Garden**, an open-air triangle garden forged within the existing brick walls, open to the public during Brooklyn Bridge Park hours.

PLAN



Ground Floor Plan



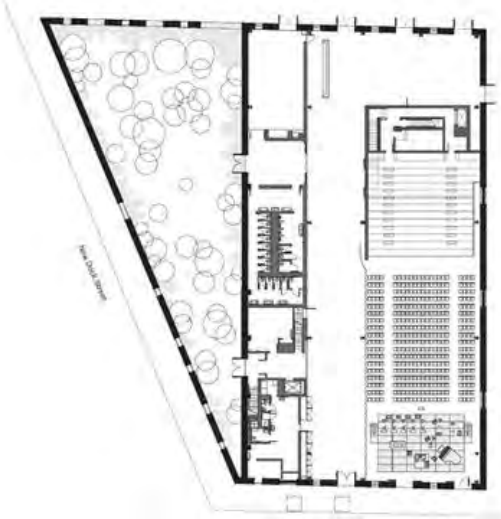
Mezzanine Floor Plan



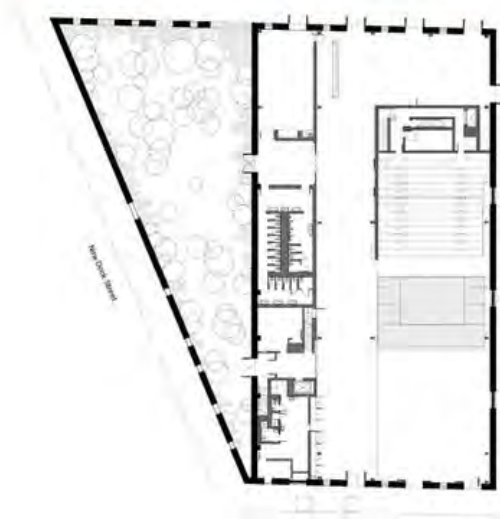
FLEXIBLE THEATER



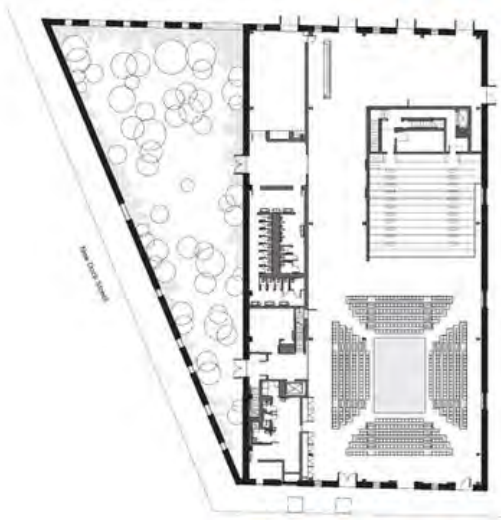
GALA



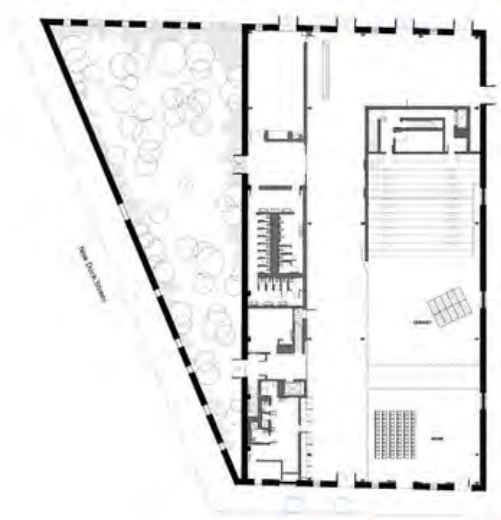
CONCERT



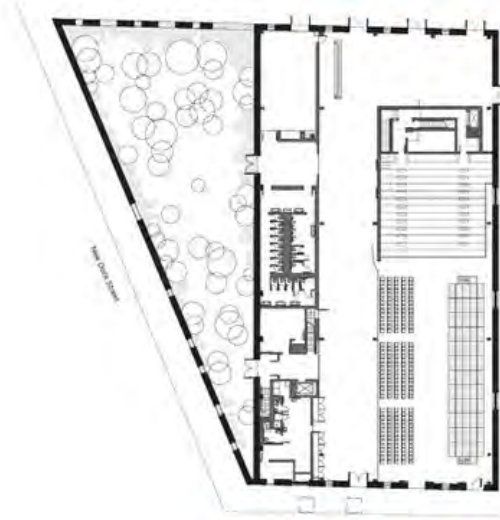
END STAGE



IN THE ROUND



TWO SHOWS



LINEAR END STAGE

St. Ann's Warehouse
Program Offerings



Season

8 St. Ann's Warehouse Presents shows



Puppet Lab

A developmental laboratory for artists working within the medium of puppetry for over 20 years.



FIREHOUSE

ARTS CENTER

Firehouse Arts Center

Owner-Operator: City of Pleasanton (operated by the Civic Arts Division, part of the Library & Recreation Department)

Approximate sq-ft: 20,000 (3 indoor venues + large patio); 221 seat, flexible theater

Staff: 6 staff + 33 program staff



Financial (2023-2024 Projections for Civic Arts Division)

Total expenses: \$2,211,219

Repairs & maintenance + capital outlay: \$104,754

Personnel services: \$1,174,919

Total revenue: \$1,579,793

Contributed revenue: \$15,800 (1%)

Recreation (Program) revenue: \$1,459,993 (92%)

Internal services charges: \$104,000 (7%)

Main Facilities



221-seat **theatre** can be configured as a flat-floor space, a thrust theatre, and a cabaret.



Classroom



A **gallery** off the lobby has two exhibition spaces, one of them in the original Firehouse Engine #1 Bay.



Firehouse Arts Center

Program Offerings

- Presenting Series
- Exhibitions
- Theater:
 - Workshops, rehearsals, and performances
- Improv Classes:
 - offers a dynamic and engaging experience for young people looking to enhance their creativity, communication skills, and ability to think on their feet
- Music
 - High School Music Collaborative, HSMC Cabaret
- Visual Arts Classes
- Public Art
- Teen Poet Laureate



COCONINO

CENTER FOR THE

ARTS

Year opened: 1984

Owner: Creative Flagstaff (the City's designated local arts agency)

Operator: Creative Flagstaff

Approximate sq-ft: 9,167 (Community Performing Arts Wing (CPAW))

Staff: 8 (Creative Flagstaff)

Board: 5 officers + 14 members (Creative Flagstaff)

Financial (2023) - Creative Flagstaff

Total expenses: \$1,491,018

Occupancy cost: \$162,724

Compensation + benefits: \$552,700

Total revenue: \$ 1,140,854

Contributed revenue: \$1,027,804

Program service revenue: \$102,135

Net rental revenue: \$20,155

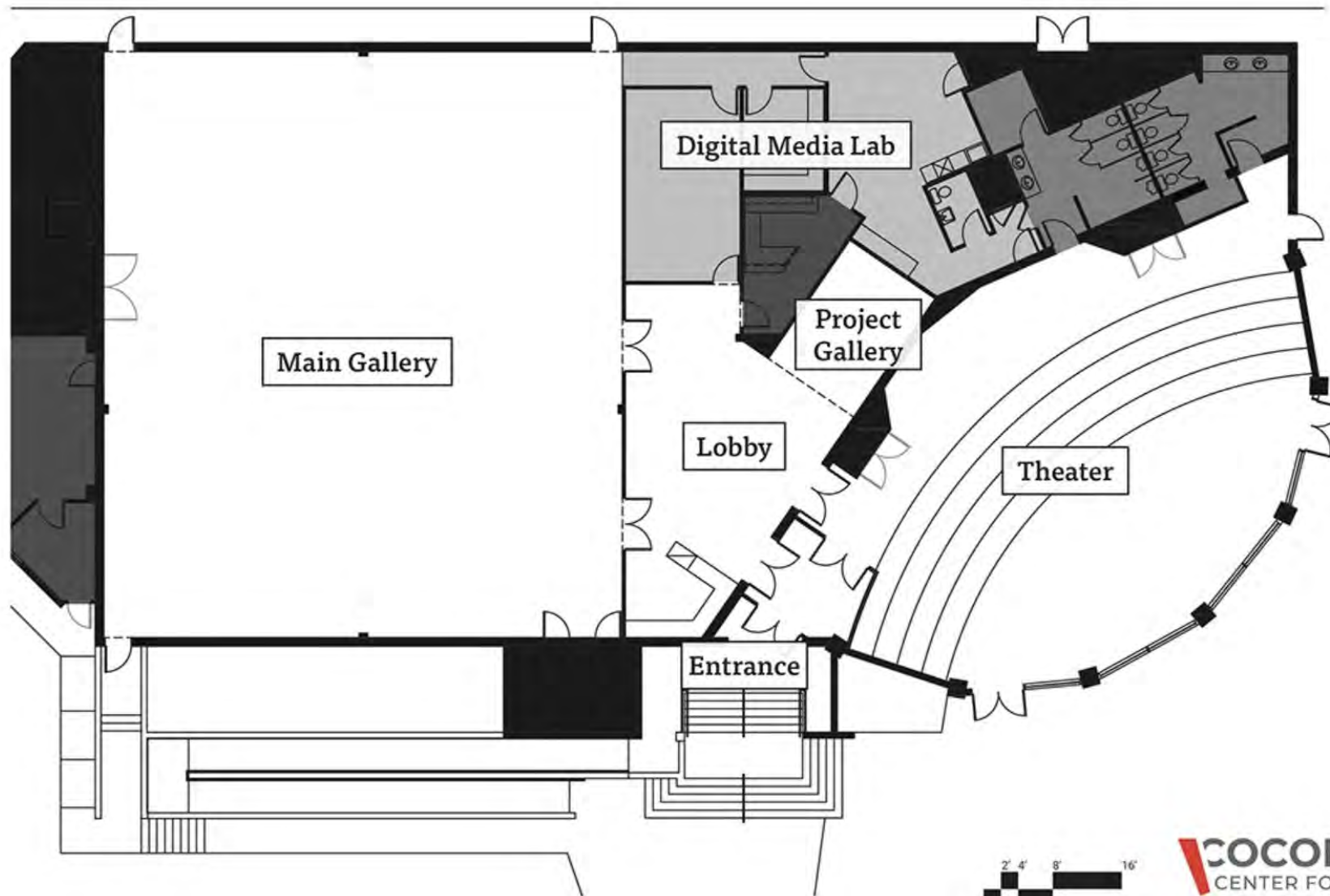


Coconino Center for the Arts (CCA)

Main Facilities

- Main Gallery (4000 sq ft, over 250 people)
- Project Gallery (215 sq ft)
- Theater (200 seats)
- Conference Room







Coconino Center for the Arts (CCA)

Program Offerings

- Concerts
- Workshops
 - *Introduction to Finance for Artists, Creatives & Non-Profits*
 - *Artwork Photographic Documentation*
 - *Free Youth Workshop: Surrealist Collage*
 - *Digital Surrealism: Exploring AI and Technology in Contemporary Art Workshop*
- Events
 - *Creative Technology and Artificial Intelligence Panel Discussion*
 - *Rodrigo de Toledo: Kin Artist Talk*
- Exhibitions



Year opened: 2010

Owner: The Chehalem Park and Recreation District

Operator: Chehalem Cultural Center - 501(c)(3) organization

Approximate sq-ft: 9,167 (Community Performing Arts Wing (CPAW))

Staff: 9 + 7 technicians

Board: 4 Board of directors + 10 Board members (tenure range: 0-16 yrs)

Financial (2023)

Total expenses: \$1,088,197

Occupancy cost: \$0

Compensation + benefits: \$603,264

Total revenue: \$1,525,914

Contributed revenue: \$750,121

Program service revenue: \$417,386

Net rental revenue: \$0



The Chehalem Cultural Center

Main Facilities

- Black Box Theatre (50)
- Grand Ballroom (5,200 sf, 300)
- Front Campus Forecourt
- Lobby & Gallery (60)
- Community Room 12 (10~20)
- Two Art Classrooms (40 each)
- Board Room (12-15)
- Stoller Recording Studio
- Music Rooms (1-6)
- Cox Family Culinary Enrichment Center



The Chehalem Cultural Center

Program Offerings

- Lajoie Theatre (Lajoie Presents - Film Screening, Music, etc.)
- Art Gallery Exhibitions
- Youth & Adult Classes
- Workshops + Special Studies
- Art Camps (Youth & Teens)
- Ceramics Studio
- Ceramic Artist Residency
- Community-focused festivals & Events
 - *Hispanic Heritage Month*
 - *Latin Dance Nights*
 - *Chehalem Valley Vaudeville*
 - *MLK Day Celebration*
 - *Villamette Valley Lavender Festival*
- Book Club



JULY 13TH-14TH



ART & CULTURE BOOK CLUB

BEAT THE DRUM
by Kate Kissingner + Qahir Beejee Peco
Illustrated by Chemoa Barton




Saturday
NOV 23
2PM - 3PM
Join us for a bilingual (English & Chinuk WáWá) reading of "Beat the Drum" with Qahir Beejee Peco and learn Chinuk words.

FREE COPIES OF THE BOOK WILL BE GIVEN TO THOSE WHO ATTEND (ONE PER GROUP).



FREE EVENT | SPANISH & ASL INTERPRETING PROVIDED

MLK JR DAY CELEBRATION AND ART EXHIBITION

MONDAY, JAN. 15, 2024 | 6PM

SMALL PLATES FROM G&W CARIBBEAN SMOKED BBQ SERVED AFTER

LOCATION: CHEHALEM CULTURAL CENTER | 415 E SHERIDAN ST. NEWBERG



FANTASY THEATRE FACTORY

AT THE

SONDRELL RIVERS THEATER

Year opened: 2016

Owner: Miami-Dade County's Department of Cultural Affairs

Operator: Fantasy Theatre Factory

Approximate sq-ft: 22,000

Staff: 10

Financial (2023) - Fantasy Theatre Factory

Total expenses: \$2,100,473

Occupancy cost: \$125,144

Compensation + benefits: \$1,626,587

Total revenue: \$2,028,327

Contributed revenue: \$31,353,577

Program service revenue: \$608,741

Net rental revenue: \$0



S a n d r e l l R i v e r s T h e a t r e

Main Facilities

- Black Box Theater (fully flexible, up to 200)
- Dance Studio / Rehearsal Room
- Multipurpose Room



S a n d r e l l R i v e r s T h e a t r e

Program Offerings

Fantast Theatre Factory:

- Educational Shows
- Workshops & Classes
- T.A.L.E.N.T.S. Program
- CAP@SRT (Cultural Arts Partnership)
- FTF Theatre Arts Summer Camp

M Ensemble Company

- Theater Productions
- Students on Stage





COMMUNITY CREATIVE CENTER

— imagine more —

at Walton Art Center's Nadine Baum Studios

Year opened: 2008

Owner: Walton Art Center

Operator: Community Creative Center

Approximate sq-ft: 6,900

Staff: 6

Board: 10

Financial (2023)

Total expenses: \$544,219

Occupancy cost: \$35,568

Compensation + benefits: \$320,194

Total revenue: \$718,088

Contributed revenue: \$315,601

Program service revenue: \$398,081 (*Art Classes, Art Sales, Open Studio, Other Service Revenue*)

Net rental revenue: \$0



Main Facilities

- A fully equipped clay studio
- A drawing studio
- Two multi-purpose art studios
- A glaze room
- Outdoor kiln yard
- Gallery exhibition space in the building's lobby





**NEW YEAR NEW
CLASS SESSION
STARTING
JANUARY 2025**



Community Creative Center

Program Offerings

- Courses
- Workshops
- Senior Series
- Open Studios: Pottery, Printmaking
- Arts Education Programming
 - *The Wheel Mobile*
- Artist in Residence:
 - In trade for 15 hours per week of community studio work, Artist in Residence receives:
 - 24-hour access to Private Studio
 - \$1000 monthly Stipend
 - Studio Glazes and Firings
 - Complimentary Enrollment in Classes and Workshops
 - 70/ 30 Sales Gallery Commission
 - Solo Exhibition upon Completion of Residency.



Arts Education Programming

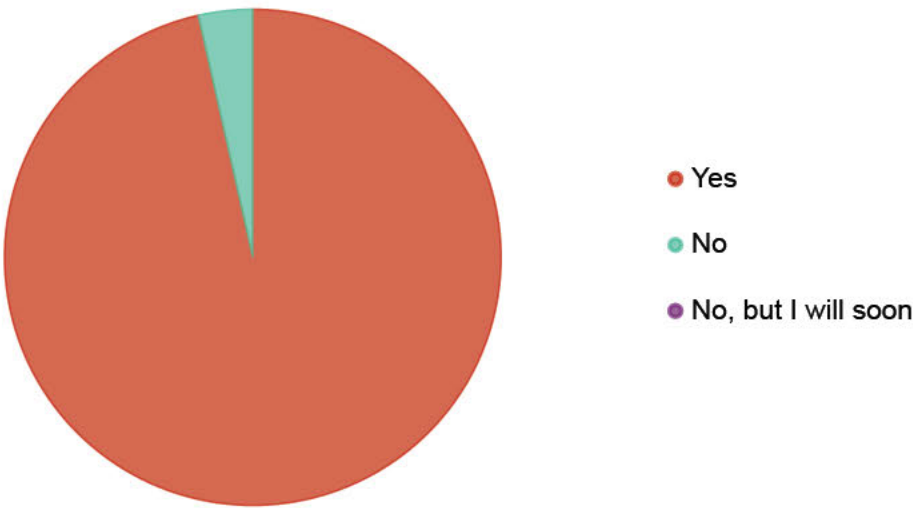
- **Stage to Studio** is an arts learning program designed to immerse students in a variety of arts activities that support curriculum learning and students' overall creative and academic development.
- **ART 2 GO** brings hands-on art and clay activities directly to the students through two school campus components.
- **Afterschool ART** (Kindergarten to 5th graders): Afterschool ART provides educational support and enrichment without placing additional financial or transportation burdens on schools or parents.
- **Wheel Mobile** (6th -12th grade students): a custom-designed, self-contained, traveling art studio that takes pottery wheel classes and workshops directly to participating schools.
- **Arts Integration**: CCC offers customized arts integration workshops for schools, home school co-ops, alternative learning groups and community youth organizations.

Personal emails and info redacted in last question.

Public Art Survey

Geographic Information

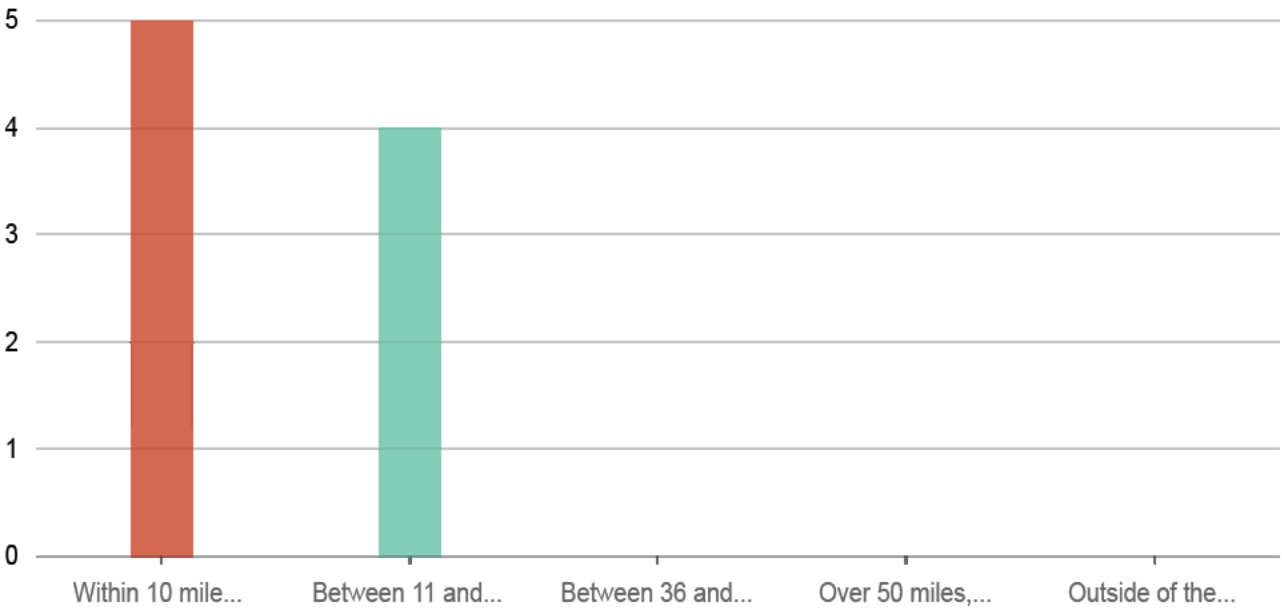
Do you live, work, attend school, or own property in the Village of... *



Answers	Count	Percentage
Yes	246	96.47%
No	9	3.53%
No, but I will soon	0	0%

Answered: 255 Skipped: 0

If you answered "no" to the question above, what is your approximate distance from...

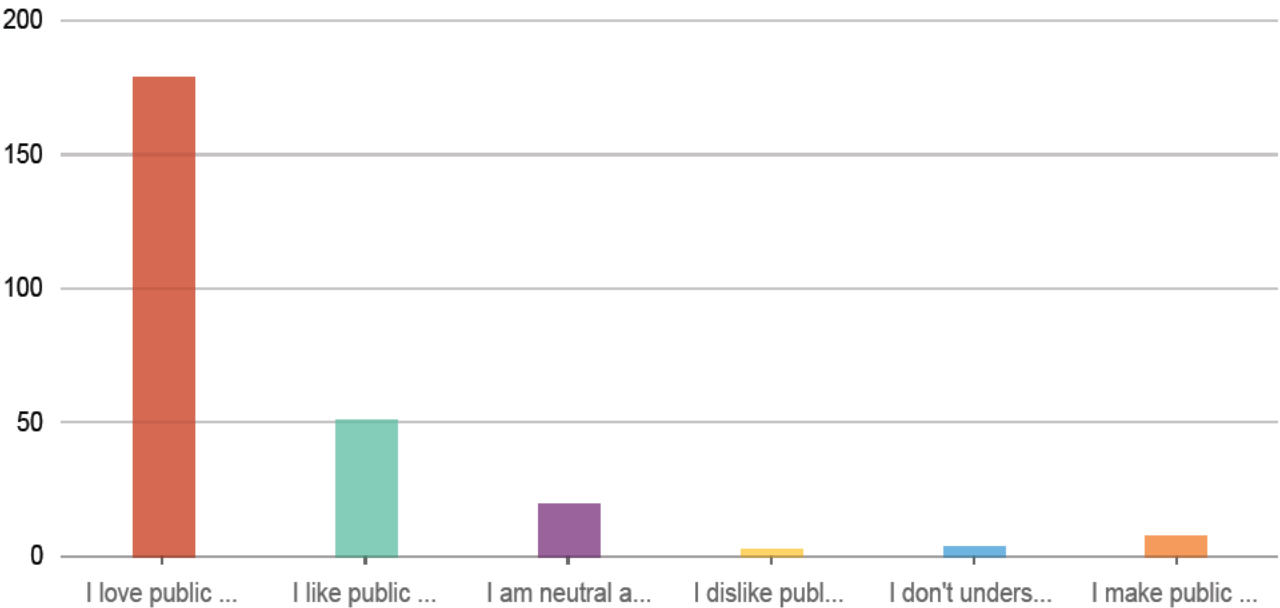


Answers	Count	Percentage
Within 10 miles	5	1.96%
Between 11 and 35 miles	4	1.57%
Between 36 and 50 miles	0	0%
Over 50 miles, but within the Midwest region	0	0%
Outside of the Midwest region	0	0%

Answered: 9 Skipped: 246

Public Art Questions

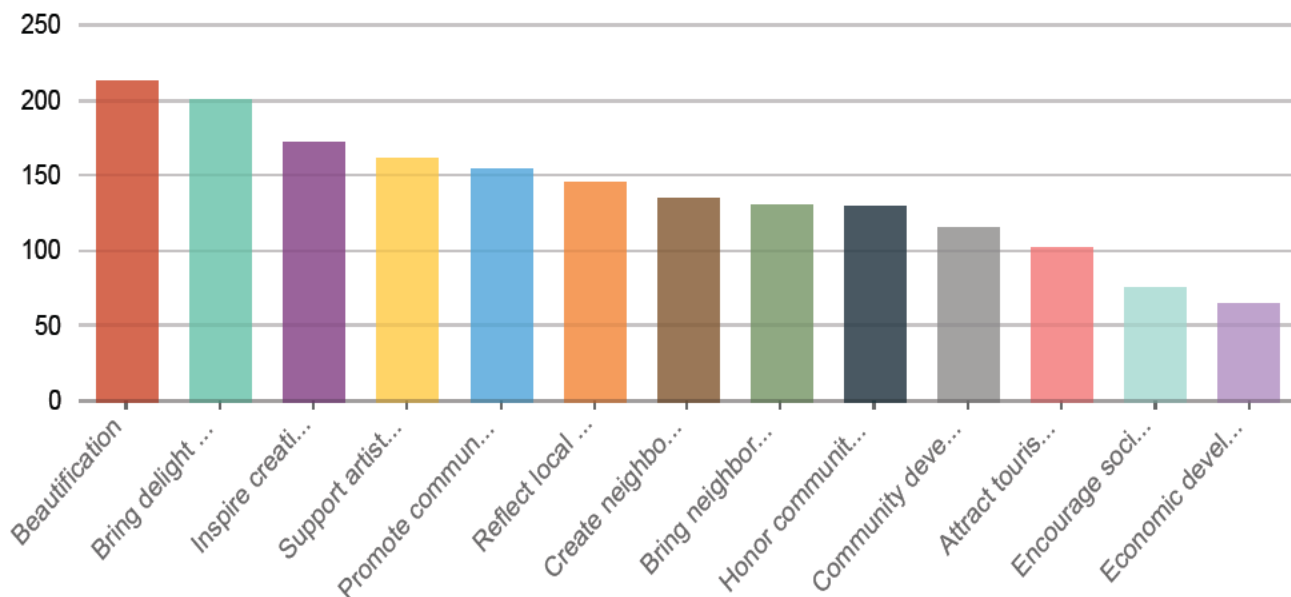
o What is your relationship with public art?



Answers	Count	Percentage
I love public art.	179	70.2%
I like public art, but I wouldn't say I love it.	51	20%
I am neutral about public art.	20	7.84%
I dislike public art.	3	1.18%
I don't understand public art.	4	1.57%
I make public art.	8	3.14%

Answered: 254 Skipped: 1

What do you believe the role of public art should be?

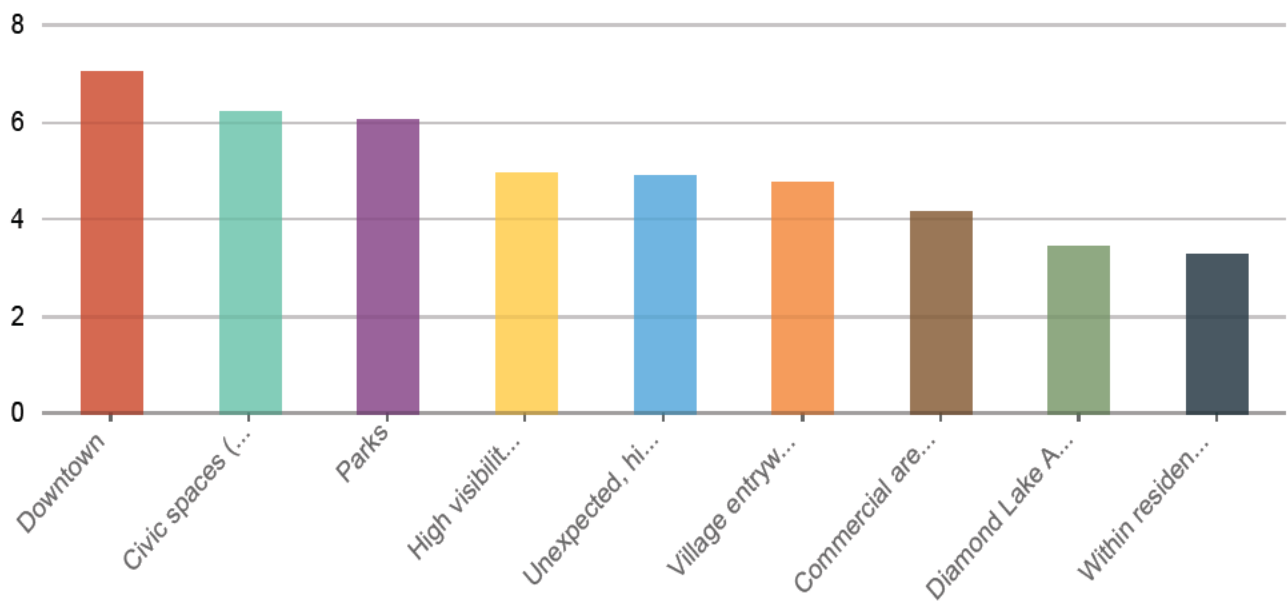


Answers	Count	Percentage
---------	-------	------------

Beautification	214	83.92%
Bring delight to everyday spaces	201	78.82%
Inspire creativity/imagination	173	67.84%
Support artists	162	63.53%
Promote community pride	155	60.78%
Reflect local diversity and culture	146	57.25%
Create neighborhood/community identity	135	52.94%
Bring neighbors together	131	51.37%
Honor community history	130	50.98%
Community development	116	45.49%
Attract tourism	103	40.39%
Encourage social change (i.e. send a message)	76	29.8%
Economic development	65	25.49%

Answered: 251 Skipped: 4

What types of places do you want to see public art?



Rank	Answers	1	2	3	4	5	Average score	
1	Downtown	36.03% 89	18.22% 45	14.98% 37	10.12% 25	6.07% 15	4.05% 10	4.45% 7.06 11
2	Civic spaces (Village facilities, Metra Station, library, etc.)	14.98% 37	21.86% 54	17% 42	14.98% 37	7.69% 19	8.5% 20	6.24
3	Parks	10.12% 25	17% 42	24.7% 61	14.17% 35	9.72% 24	10.93% 27	6.48% 6.08 16
4	High visibility places along roadways	9.72% 24	8.1% 20	12.15% 30	10.53% 26	15.79% 39	14.57% 35	4.98
5	Unexpected, hidden places (but publicly accessible)	10.53% 26	12.96% 32	7.29% 18	12.15% 30	10.53% 26	11.74% 29	4.91 12.55% 31
		8.91%	9.72%	6.88%	13.36%	14.57%	12.55%	

Answered: 247 Skipped: 8

Do you have any specific location suggestions for public art?



Response	Count
No	2
Yes, quit spending my tax dollars on it.	1
We need to clean up the neighborhoods before we put up art. So many areas are unkempt and trash y. Village should fine residents who do not clean up their trash. That's beautification.	1
The new nature area along Courtland.	1
The current cement planters and barricades at Park St and other areas in village could be mosaiced o r painted with approved positive themes repressive of village life.	1
The comercial area where taste of Paris and the roller rink is. I think is old and ugly having a murals or sometime of art work would be more lively	1
Stop paying 15k for rocks and calling it art. Minimize tax payer dollars that are being put to towards pu rchasing, transporting, speculating or whatever other spin the Village is putting on it.	1
Sides of commercial buildings facing parking areas	1
Sides of buildings like Area coffee mural	1
Seymour and Hawley	1
Sculptures and murals	1
Rt 45/ Lake Street from Rt 60 all the way north to 176 could use some beautification	1

Restaurants, Banks, fitness centers, schools, colleges	1
Rays Lake, Loch Lomond, almond bike path	1
Rainbow flags (painted, drawn, sculpted, sewn, etc) in front of every publicly owned building to show support for the LGBTQ+ community.	1
Parks and other places that can be made into gathering places.	1
On park street, across from Taste of Paris where. The summer concert are,	1
Not at this time but I am an artist that would love to volunteer and assist with this endeavor.	1
Not a specific location, but an idea that we merge public art with other projects and events in the community such as the Monarch Challenge, the designation of Tree City, Concerts in the Park, Park on Park, etc.	1
No specific location- but places that serve as a photo backdrop for social media - no too busy - places like Melody Farms in Vernon Hills has spaces like these - great opportunity to tag Mundelein and gain interest to the community	1
Near that wetland area behind Santa Maria	1
Near bills pub a large sculpture that is visible, honouring the lake. Courtland park.	1
Murals on buildings similar to the one at area coffee	1
Murals like in Mellody Farms are great for photo ops and attracting people! Especially in areas where people might be dining or shopping.	1
Mundelein Cooperative Preschool!	1
Love when there are community artist bids like the stars from 2020. So fun and great to see local talent. I also appreciate when there are big name artists that show their pieces.	1
Local business who can also sell it for an artist and they could rotate artwork	1
Krakauer Park Intersection of 60/45 In each new residential development	1
Kracklauer Park - see further explanation below	1
Just preserve old public buildings, commercial buildings, and homes. That's beauty and civic identity to me. Don't destroy Mendelein's unique charm!	1

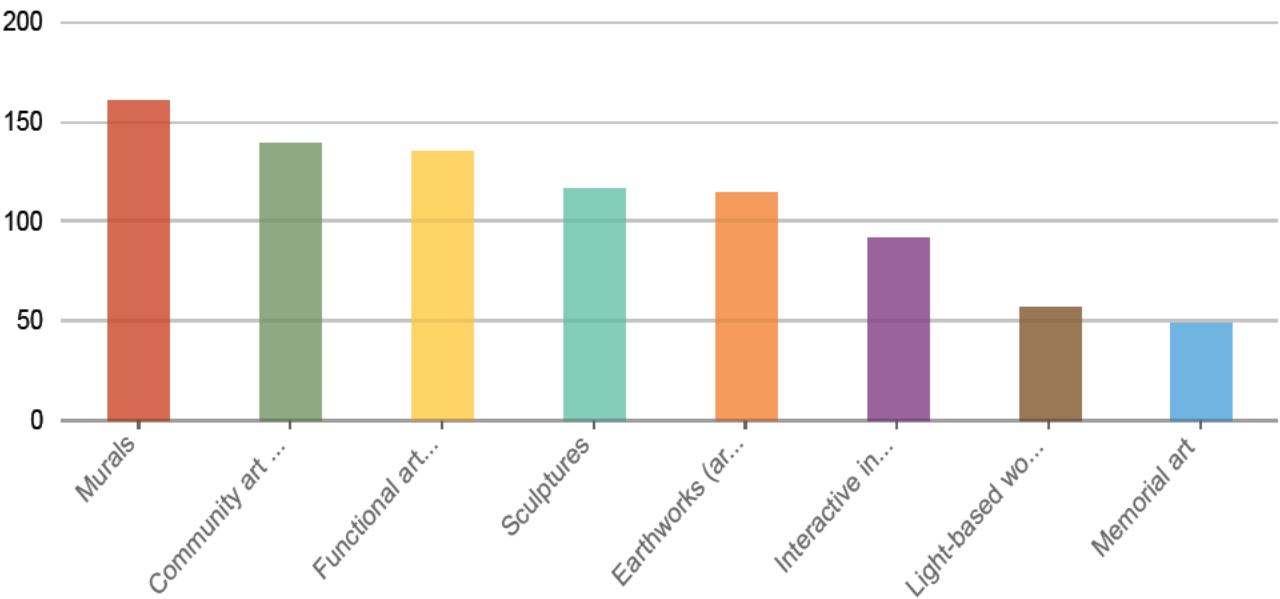
It would be nice to see a public art installation by the vacant space next to Bill's pub by Diamond Lake.	1
Interactive fountain that is aesthetically pleasing and also for kids to play in over the summer... a place for community to gather ... incorporate it to the existing downtown to enhance the farmers market and dining experience.	1
In large parking lots, ie Jewel (both), Target, Home Depot, etc	1
In an area not crowded with traffic. Don't place one in a parking lot.	1
I would suggest an art piece near the southside of town whether its a mural or sculpture since we have a lot of art centralized near the downtown.	1
I think they need to build a graffiti wall in a few locations in Mundelein. Skate park, Open areas like the retention pond etc.	1
I like the idea of opening it up to high school art students, even elementary art teachers for their class/school projects, as well as well established artists and Mundelein residents.	1
I couldn't get the drag feature to allow me to order my location preferences properly. My top 5 locations are Downtown, Civic Spaces, Unexpected accessible places, Parks, and entryways.	1
I couldn't get the above chart to work for me. Civic and unexpected places for art is my vote. Residential hoods and downtown next.	1
I believe that the open lawn next to Bills Pub would make an excellent place for a piece public art. Perhaps if there were to be a gazebo modeled after one of the piers at St Mary of the Lake (ties into village history) in the middle of a new park surrounded by benches gardens and trees that would be a wonderful draw to the Diamond Lake area. In addition, I believe murals under the viaducts on route 45 could further beautify the corridor. Also, when constructing the village center, it is my belief that the best materials to use would be brick and stone. While more costly, it will provide the village center with a more congruent, established appearance than vinyl siding would. The more of a destination Mundelein becomes the more people will come and spend their time and money in the village, hopefully making the more expensive beautification worth it. To conclude, please avoid trendy architecture as it will leave the village looking outdated in no time. Stick to the classics.	1
Had trouble with ranking above Definitely visible for all traveling throughout Mundelein.	1
Focus on bringing people together with art in the 2 downtown areas... by Fairhaven Plaza and park street.	1

enjoy seeing sculptures and murals, the stars are great, nice how different groups and individuals participated	1
Encourage local performing arts.	1
Downtown, Metro area Parks	1
Downtown Mundelein	1
Downtown area to identify historic sites	1
Downtown area	1
Dog mural at 400 N. Seymour Ave building	1
Diamond Lake!	1
Courtland to 176, 45 to Prospect.	1
Corner of Seymour and Hawley	1
Can be placed anywhere. Public and private entities.	1
Bridges/underpasses and other sorts of "eyesore" areas...particularly places where the "edges" of time are apparent...like old neighborhoods that are run down next to newer commercial areas	1
Bridges and near the Metra station	1
At Diamond Lake Beach.	1
As an artist can I put sculpture pieces in my side yard for all to enjoy?	1
As a tourist in other cities I usually seek out the murals which often are located in commercial warehouse district areas and in public transportation spaces. I appreciate the art in parks because it gives me another reason to visit.	1
Art that interacts either with people or the elements (wind, light, rain, etc.) is really cool. Things that people can touch, sit on, play with are memorable. Water is always a winner. Functional art like bridges, benches, shelters are cool. Murals that represent history/culture are always fun. This is a favorite artist: https://nedkahn.com/	1
Art should be placed in areas where community members can enjoy the sophistication and aesthetic enhancement. It Should not be pet projects meant to beautify government facilities.	1
Art is just one tool to bring people to shop or eat in mundelein. Art for art sake...is interesting.	1

Around the. "new downtown" area. There should be parks and open spaces. Sculpture gardens spread around this restaurant and business area.	1
Area by train station, city hall, by shops, schools.	1
Along the bike path, side of Ace Hardware	1
All the downtown areas though out Mundelein.	1
Additional space near Park & Seymour.	1
-Ace Hardware north wall as a northeast entryway art welcome -Maybe a book/story walk somewhere like Longmeadow park. Especially with the improvements under consideration there to the path and facilities. -It would be cool to sponsor some indoor art at local businesses especially like murals, maybe in partnership with BIG grants but MAC could help facilitate artist connections -Guitar/Courtland park - Industrial areas like Tower Road could use a little vibrance as could the various strip malls (like by Domino's, Garden fresh, or either/both Jewels)	1
1) Places where we gather for events Mundelein Days, fireworks, Santa's Cottage, 2) Create a sculpture park in the open land just north of Bill's Pub with numerous pieces of public art which would become a destination.	1

Answered: 69 Skipped: 186

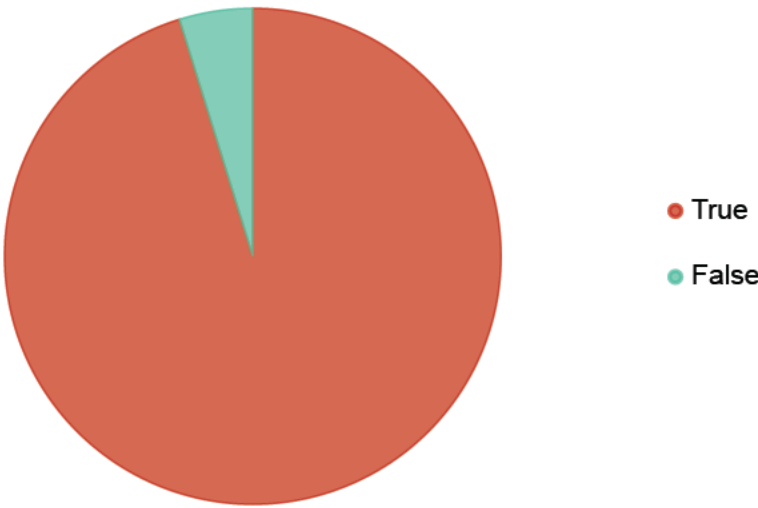
When it comes to public art, I think Mundelein needs more...



Answers	Count	Percentage
Murals	161	63.14%
Community art projects (examples: student collaboration, volunteer group project, etc.)	140	54.9%
Functional art (example: sculptural bike rack, signage, etc.)	136	53.33%
Sculptures	117	45.88%
Earthworks (art made by shaping the land itself or making forms using natural materials)	115	45.1%
Interactive installations	92	36.08%
Light-based works and projections	57	22.35%
Memorial art	49	19.22%

Answered: 244 Skipped: 11

☐ I know of at least one public art piece in Mundelein.

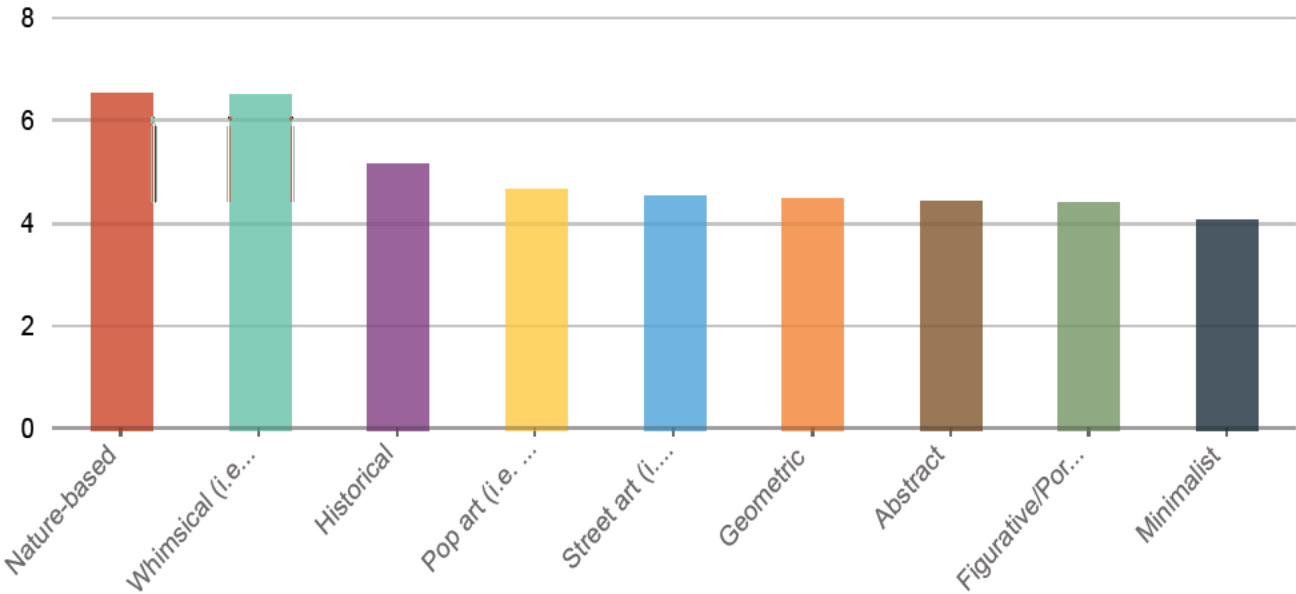


Answers	Count	Percentage
True	239	93.73%

False	12	4.71%
-------	----	-------

Answered: 251 Skipped: 4

What styles of public art speak to you the most?



Rank	Answers	1	2	3	4	5	Average score	
1	Nature-based	26.64% 65	19.67% 48	14.75% 36	11.07% 27	7.38% 18	5.33% 13	4.92% 6.55 12
2	Whimsical (i.e. vibrant, playful, fanciful)	27.46% 67	19.67% 48	12.3% 30	12.3% 30	6.97% 17	4.92% 13	6.53
3	Historical	13.93% 34	12.3% 30	11.89% 29	10.66% 26	11.07% 27	8.2% 20	5.17% 8.61% 21
4	Pop art (i.e. based on modern popular culture and mass media)	4.51% 11	9.43% 23	10.25% 25	15.16% 37	14.75% 36	11.89% 29	4.68
5	Street art (i.e. graffiti inspired)	8.2% 20	9.02% 22	10.25% 25	11.48% 28	11.07% 27	11.07% 27	4.57% 11.48% 28
6	Geometric	3.69% 9	6.97% 17	9.43% 23	12.7% 31	13.93% 34	16.8% 42	4.52

Answered: 244 Skipped: 11

https://survey123.arcgis.com/surveys/f1d0918181c64a1b8f6616f43e588e86/analyze?position=0.how_do_you_personally_interact_&chart=0.what 13/61

Through out the United States there are many pieces of art that are great to see. Like the Bean in Chicago, the Stars in Mundelein. Different is good, it makes you think about the art.	1
They are all a waste of time and money.	1
There's a section of Green Bay Road in ? Evanston? that has a long stretch of park with many fairly tall pieces of art in many different forms. Mostly about 16 foot sculptures that are so cool to see when one drives by!	1
There are many I have visited in the world, but we are blessed to live near Chicago. Also, Evanston has been at the forefront of coming further north Highland Park has done a nice job as well.	1
The drag and drop options are NOT WORKING! So this survey will be invalid. I was only able to choose my Fitzroy choices. Tried multiple times.	1
The different neighborhoods in Chicago have beautified many many surfaces and areas such as bridges, underpasses, parks etc	1
the Chicago botanic gardens have some nice art	1
Sturgeon Bay, WI. All throughout Door County, WI. Chicago	1
Streator Wall Dogs murals	1
Streator (Wall Dogs murals), Skokie sculpture park, yarn bombing	1
Stockholm, Sweden	1
Stars on Parade! Also love the mural on Park Street.	1
St Petersburg Florida has revitalized the area near Tropicana field and there are beautiful murals on many of the old buildings. https://www.visitstpeteclearwater.com/st-pete-murals	1
Skokie's art walk	1
Skokie has wonderful public art all over the village. I would also like a space for youth to display public works of art with changes in the art over a 6-12-18 month period of time.	1
Shidahiku kinetic wind sculpture by Anthony Howe in Washington DC. Human + Nature sculptures at Morton Arboretum (those are very large scale, but something smaller scale in Mundelein parks/green spaces would be very beautiful). Also, I've seen a number of sculpture gardens in other cities or near museums- combining colorful (native!) plant life with sculptures in a garden, and benches or places to picnic. (Would be great if residents knowledgeable about native plants could partner with local artists on a sculpture garden).	1

Sculpture paths in Skokie and Schaumburg	1
Sanssouci Palace and grounds in Potsdam, Germany. We don't know how to do public spaces here in the US. This is a massive Palace with formal gardens for walking filled with sculptures. There is no reason why we couldn't do modern out that is out in nature to encourage walking/recreating at the same time that you are viewing the art. Furthermore, Europe encourages street vendors - you can pick up a quick meal and eat it in the park as you are out walking/recreating. This is the kind of public space that I WISH we would do in the US! Turn Kracklauer Park into an outdoor exhibit space WITH walking and eating opportunities. Why not encourage popup outdoor music performances too?	1
San Francisco, Chicago	1
San Antonio, New Orleans, Boston	1
Ranking does not work. Bad survey	1
Rancho Mirage/Palm Springs.. California..and surrounding areas	1
Philadelphia	1
Ottawa Illinois Cedarburg wi	1
Obviously, Chicago.	1
Nashville's murals	1
Nashville	1
Naperville, Bridgeport (Southside Chicago), Melody Farms Vernon Hills	1
Murals throughout the village	1
Murals in Pilsen	1
Moving sculptures, murals	1
Most things are art in parks and on main streets. We travel a lot all over the US to visit family and friends. We also take non main roads just for fun and find wonderful art all over the road ways. This includes: Superman, chickens on Main Street, covered bridges, abstracts, Historical towns and more art and more. This has been over the past 43 years.	1
Montreal, Syracuse NY, Bloomington IN	1
Montreal, Chicago	1

Montreal had interactive art throughout the city in pedestrian areas. It was the first time I felt included in art.	1
Minocqua Wisconsin (downtown sides of buildings)	1
Minneapolis, Kansas City	1
Minneapolis Minnesota Monterrey Mexico	1
Minneapolis	1
Milwaukee, chicago	1
Milwaukee Vernon hills	1
Miami Florida, wynward walls is amazing and draws more people year after year along with new businesses. Look at Vernon Hills the newest mall too.	1
Meijer Sculpture Gardens in Grand Rapids, MI.	1
Make Way For Ducklings (Boston), Brave Girl (NYC), The Bean (Chicago), The Squashed Bean (don't know official name) (NYC), Strawberry Fields (Central Park NYC)	1
Louisville ky - nulu neighborhood	1
Lexington, Kentucky does a similar project to the Stars on Parade called Horse Mania.	1
Jackson, Michigan	1
I was visiting Portland, Oregon this summer and there was art everywhere! All kinds of art works. Some was built into the sides of buildings. But, Portland is a much larger gateway city than Mundelein, IL. We need to be sure not to OVERDUE the art!	1
I was very impressed by the way that Ironwood MI had incorporated art, small parks, and flowers in their downtown area when I was there last summer. I also love the sculpture garden in Evanston.	1
I wanted to place "nature-based" as No.2 preference above, but couldn't figure out how to get it in place. Don't particularly have any more preferences on remaining styles.	1
I saw a TV program about Fort Wayne, IN and how they have incorporated art into their town.	1
I love the Mundelein star project. I would love to see other sculptures artists can paint.	1
I love the city museum in st. louis!	1

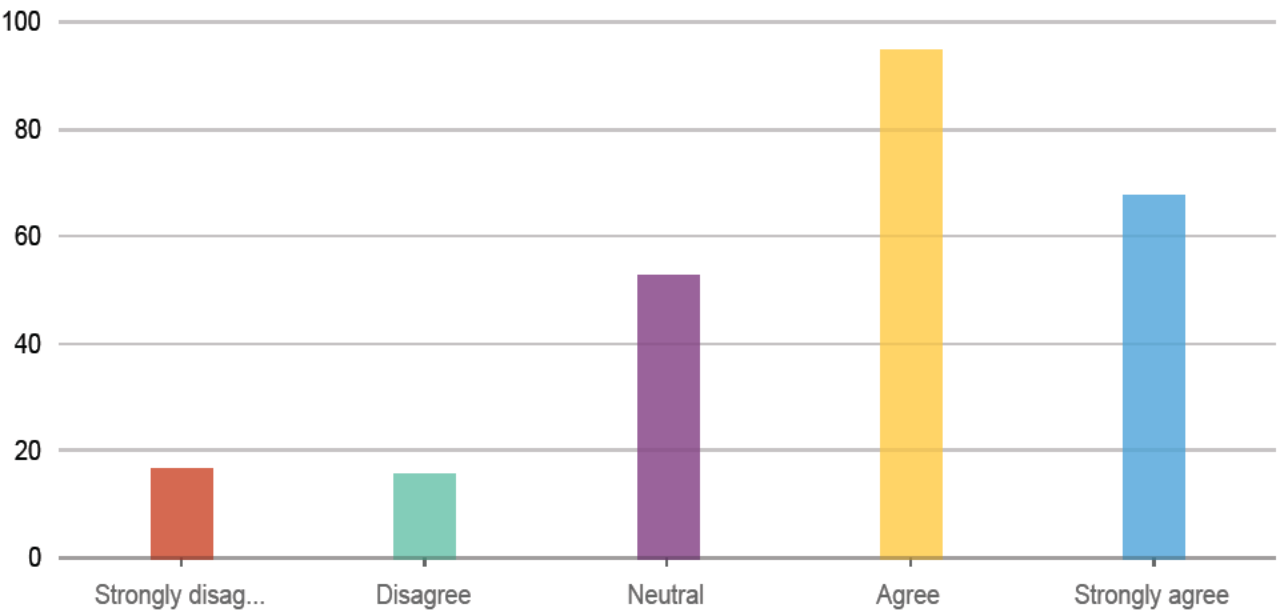
I enjoy what I have seen in Chicago. I like when it ties into the diversity of the neighborhoods, as well as the locations other than the tourist areas. An example of this is murals on the walls of underpasses. I like the variety. Some is vibrant and in other places it is more serene and fits the location.	1
I couldn't reorder the 2 questions where I needed to rate a list therefore only 1 is valid.	1
I cannot get the 2 ranking sections to drag.	1
I am a mural artist and I love what Vernon Hills is doing with their murals.	1
How about water features like fountains? They are very calming and a destination spot if you can sit around them.	1
Highland Park, I also like the themed art like the cows that eventually went up for sale and raised money	1
Have seen many in my travels, but can't think of specifics.	1
Glidden, WI They have painted the sides of the buildings with full body Veterans from their town. Paid for by family. Some are only stars with name, rank and dates. Painted by a local artist.	1
GAA has had some great displays.	1
Everything by artist Ned Kahn. Singing Ringing Tree (UK). Bridge Over Tree (Brooklyn). Spoon Bridge and Cherry (Minneapolis). Freedom Sculpture (Philadelphia).	1
Evanston, Highland Park, Mexico City, Chicago	1
Elmhurst, the umbrella art	1
Ellensburg WA. Seattle WA. New Orleans Dublin and Belfast in Ireland.	1
Edgewater neighborhood in Chicago put together a whole bunch of themed little free libraries--would LOVE to see something similar here!	1
Downtown Waukegan has some nice murals depicting the city's history and well-known residents.	1
Downtown skokie near the Library and downtown Waukegan	1
Downtown Oakbrook	1
Downtown Chicago	1
Des Moines ,Iowa- San Francisco CA-Chicago, IL- Morton Arboretum in Lisle, IL	1

Denver. Chicago. San diego, la	1
Denver, Montreal	1
Denver	1
Delavan Wisconsin for their murals, most European cities, Chicago	1
Deerfield has some Henry Moore and other large scale sculptures that give identity to the community. Downtown Highland Park features changing art sculptures - some are painted or decorated by various groups or individuals. Chicago - like the cow sculptures a long time ago.	1
Deerfield has a building that has 2 large murals on the side that you see while driving west on Deerfield Road. They also have very large sculptures in the front yard of the Village Hall and police Station that used to be in front of the Sara Lee factory.	1
Cities such as Evanston and Chicago have an eclectic mix of artwork spanning many styles. Especially murals and statues.	1
Chicago's Millennium Park	1
Chicago, Washington DC, Charleston South Carolina, Charlotte, North Carolina	1
Chicago, Parade of Cows	1
Chicago, Milwaukee, Evanston, Elmhurst	1
Chicago, Highland Park	1
Chicago Washington, DC New York City Evanston	1
Chicago Corner fountains in Wheeling and Desplaines Morton Arboretum nature art	1
Chicago Wicker or Logan Square. They find sides of buildings to give artists a voice.	1
Chicago has beautiful art. As does Washington DC. A lot of College towns nice job interesting art into the existing natural environment seamlessly. Places like Bloomington Indiana and East Lansing Michigan.	1
Check out Grand Junction Colorado, population 67,000. There are over 115 public art pieces of all types in the downtown area: Historical, whimsical, nature, modern. It is impressive. Salisbury North Carolina population 35,000 is also a great place for public art. The artwork is very nicely incorporated into the community. It is in central locations, civic spaces, surprising nooks and crannies, etc. The Salisbury Public Arts Commission was started in 2003.	1

Charleston, SC	1
Charleston SC pineapple fountain Marion Park, Battery Park, etc.	1
Bloomington IN.	1
Belvidere, IL- Murals, Milwaukee, Wi. - Chicago, IL	1
Batavia is a prime example of excellent use of public art. Its main street is lined with permanent sculptures of varying styles, along with their decorated bulldogs. In the summer they close off their River street (much like we close Park Street) and punch it up with various public art, including a popular, usable life-size chess set and various interactive pieces. The stores along this street are always packed.	1
Ashville, NC; Nashville, TN	1
Ashland Wisconsin used mosaic tiles for a mural in an underground passage way. The mural has native flora fauna and animals and has a scavenger hunt posted for visitors. they have also decorated their garbage and recycle bins that are in front of public buildings. There are over 20 murals on buildings using many faces of local residents and there is a published walking tour and they also give an artist narrated trolley tour during the summer.	1
Appleton Wisconsin	1
All art is inspiring	1

Answered: 113 Skipped: 142

I see economic/monetary value in installing public art within the community.



Answered: 249 Skipped: 6

[illegible]

https://survey123.arcgis.com/surveys/f1d0918181c64a1b8f6616f43e588e86/analyze?position=0.how_do_you_personally_interact_&chart=0.what 20/61

We need a mural on the south facing wall oh Hong Kong Chop Suey	1
Waste of time and money.	1
Trying to put up works from residents	1
Try to make sure whatever is installed is meaningful and not kitchy	1
Think out side the BOX in village art.	1
The rank order options did not work on this survey. I would like to see more attention given to art in the form of plants/flowers and permanent landscaping especially around downtown, near railroad crossings and village entrances and parks. The current flowerpots are very nice - do more of that with nice lighting on new permanent installations. The trees added on 45 north of Jewel look great. I'm less interested in branded city art but more murals and general "fixing up" to make gathering places prettier is welcome	1
thanks for asking for my opinion	1
Survey inaccurate as noted above. Could not rank my choices correctly.	1
Should not polarize one group you p or issue against another.should reflect history or natureavoid political or ethnic groups . No gang colors, fists, pictures of marches or battles but reflect serenity and brotherhood .	1
Seeing it makes me feel happy and know that the city, community, village, etc, has their act together and cares about their residents.	1
Reflect past, present and future.	1
Public draws photographers, people from all over. Best in unexpected places and something that draws attention, not something saying Mundelein that's a waste. We have students and artists who would love to show their work, let them. All over Mundelein even in areas like on Allison the walls on the businesses.	1
Public art should reflect the community, not just the group of people who are selecting it. It should be highly local, meaning the artists and subject matter should be reflective of the community. The village administration has not been very accepting of the growing Hispanic community, so public art should step in and be representative of that.	1
Public art has the power to set Mundelein apart and elevate the experience people have when spending time in the community. Even small and/or temporary installations to test ideas could lead to excitement around the idea.	1

Public Art draws in people to walk around town to see more.	1
Please make sure public art is spaced a little distance apart to encourage physical activity. Or from other non-art points of interest. Public art could be a great way to connect different areas of the village to one another or create a feeling of a theme.	1
Perhaps "Little Libraries" aren't considered public art but the idea of "leave one, take one" for art or creative endeavors (for instance, beaches in Loch Lomond trade painted rocks) in more places in our community.	1
People love to take pictures by murals. Use empty wall space to make art	1
Open to all in the community and recruit those outside the community	1
No	1
Needed	1
Mundelein needs to get businesses I to Mundelein. Property taxes are out of control. Forget the art and figure out how to bring in more business / tax revenue.	1
Mundelein could definitely use some murals. I think it would be meaningful if the artists were local. High School students would be super cool.	1
More!! We need more art in Mundelein.	1
More murals please.	1
Money shouldn't be spent on art until all the roads are paved properly in neighborhoods - especially Longmeadow Estates where they haven't been repaved since the subdivision was built. It is riddled with patchwork and potholes and significantly decreases property values. Fix the roads! I enjoy art in museums.	1
Maybe more art shows of local artists or encouraging local artists to feature their art pieces. Encouraging young artists and featuring their artwork. Maybe art shows for parents and children collaborations.	1
Love seeing this survey! Nice to engage the community and ask for their thoughts. I always thought an art installation with bells or chimes would be incredibly interesting and different.	1
Look up Windwook Walls art dist. It's in Florida and started out small in an undesirable area. It's now drawing tourists and growing larger and larger. Restaurants are now where there was once nothing.	1
Let residents apply to be artists.	1

Keep it simple and avoid graffiti or pop art. Keep it neutral of political and social trends.	1
Keep it fun. Maybe rotating works? Permanent too. Murals are great and add a fun splash of color.	1
It's nice but waste of money for Mundelein. Develop business instead near Target and populate all the vacant property that exists. We don't need more public art right now.	1
It is my hope that whatever is installed has meaning to it and isn't just trendy.	1
It is more about community pride	1
It is fun to see art - the stars were a good idea.	1
It could give you a more distinctive home town feeling . Unique.	1
Investment in art should not outpace other investments in service of residents or development of the town. I see it as an accent and not as a driver of development.	1
Invest in variety	1
I'm sure that this survey is aimed at visual arts, but I have a deep love of the performing arts, Theatre in particular, and would love to see more connection there.	1
If you make it - they will come . . .	1
If the sculpture gardens concept is considered for the downtown area, it should be fully planned out in advance so that future sculpture location is planned and development happens around it. To let development happen then try to fit in sculpture makes the entire plan haphazard.	1
I'd like the artists be school kids..... all ages	1
I think the colorful quality of downtown Mundelein's stars and AREA coffee mural are a friendly, inviting aesthetic that should be continued.	1
I think an installation (like a light show with music) that changes and can draw a crowd in the form of entertainment. You could have it pre-programmed for special celebrations like holiday songs or theme nights like classical music on Mondays, classic rock on Thursdays, etc	1
I personally love it since I believe public art adds character to the Village of Mundelein. In the future I would love for Mundelein to have a sculpture walk like some of the surrounding cities have.	1
I like what we now have, especially the stars	1

I like the new murals on the Tool Library and would love to see more community-inspired murals. Would love to see a mural that highlights Mundelein's diverse population, particularly its large Hispanic and Spanish speaking population!	1
I like sculpture	1
I have no problem with public art as long as my tax dollars are not being spent.	1
I enthusiastically oppose the idea that public art ought to send a social message or inspire change. Besides being ambiguous terms, Mundelein is a community that already has easily observable social divides which that style of art will only make worse. Furthermore, there are ethical concerns with using public funds toward a project pushing a particular social/political agenda.	1
I believe art to be a valuable asset and tool for creativity in all areas of life	1
I am most interested in public art as a means to attract tourism and economic development as well as providing free cultural and recreation options for Mundelein residents. I'm less interested in a public sponsored art facility, it wouldn't be bad, but not my first option as I wouldn't be as inclined to frequent that type of facility. I'd much rather have the public art done first.	1
I agree that there is economic value in installing public art but feel the most important aspect is the sense of community and beauty public art adds.	1
Fountains! Also natural-esque areas. Outdoor greenspaces with play and meet areas with art	1
For a public art program to be successful it needs to have strong community support--not just from the government, but from residents, businesses, and corporate sponsors. It has to be carefully planned, but organic to the environment. Maintenance and upkeep of the works has to be factored in to the long-term planning.	1
Creating a reputation for public art will draw people to our town, where they will then go to local restaurants and participate in various events.	1
Clean up areas first without clean up you can add all the art you want and it will still look trashy.	1
Businesses will attract Art. Art won't attract businesses.	1
As a local Mural / artist. I was sad to see that when it came time to put up a mural in our home town. Mundelein decided to fly someone in from out of the country and pay them way too much for a mediocre mural. Let me clarify that I am not salty about not getting the mural job at all. I love to see artwork all over the place. I just believe we need to look in our community before seeking art elsewhere. The first place to look in our community is the High Schools. There are a number of great young artists out there that would kill to put their work on display.	1

Art should reflect community values and be a sense of pride	1
---	---

Art installations not only have aesthetic benefits, but they improved the walkability and give residents' a community footprint bringing back the main street neighborhood lost decades before to the Malls.

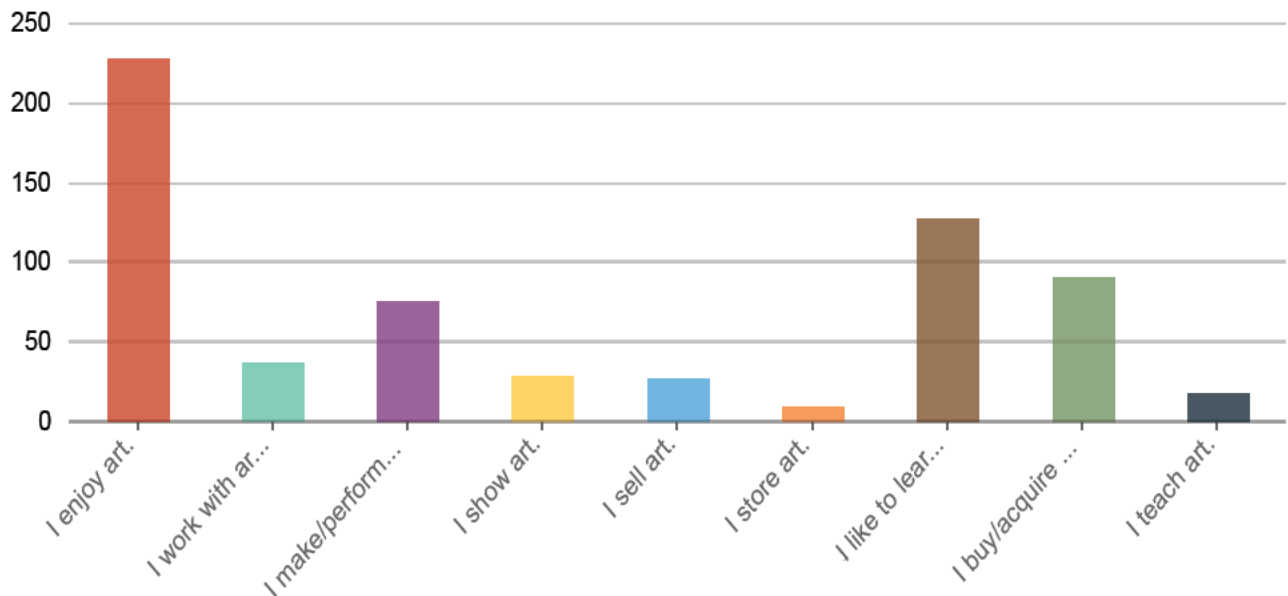
Art bring community together- I would like to see the art project in my community inclusive and have a n interactive component to them

Although I love the public art programs focused on the down town area and am looking forward to the development of Courtland Commons - I also think that it is important to put public art throughout our community and to think about ways to enhance all of our public buildings and to bring public art into other parts of the community - how can Midlothian be connected to the community through Art? How can we tie in the Wirtz property to the rest of Mundelein through Art?

Answered: 68 Skipped: 187

Facilities and Programming

- o How do you personally interact with art?

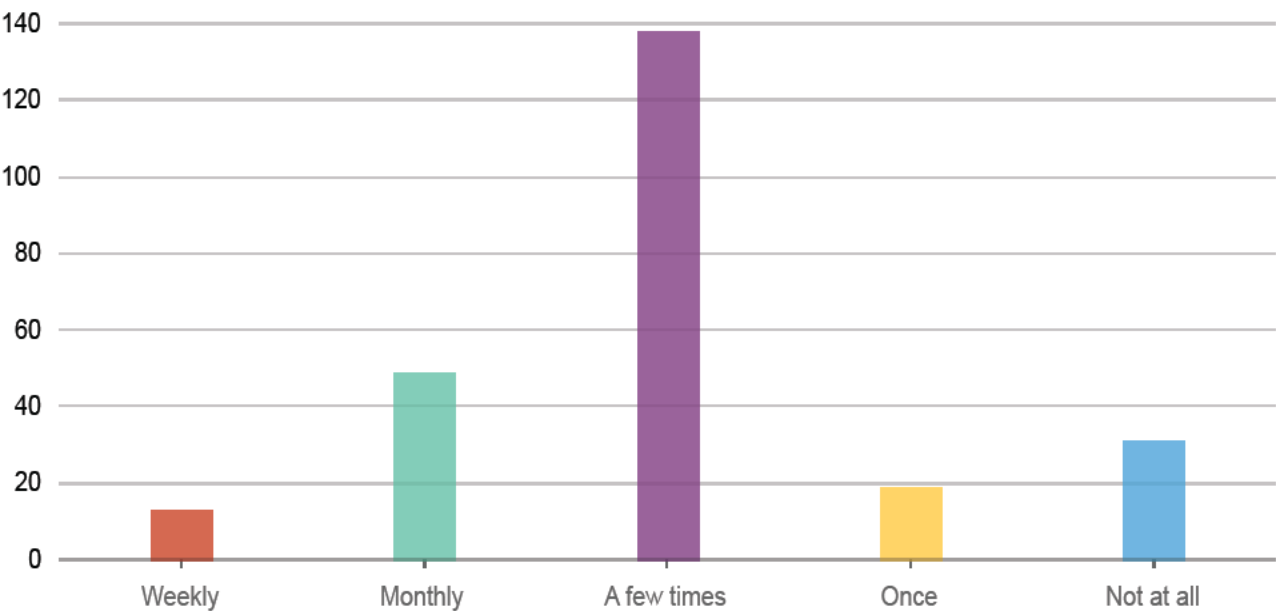


Answers	Count	Percentage
I enjoy art.	228	89.41%
I work with artists.	37	14.51%
I make/perform art.	76	29.8%

I show art.	29	11.37%
I sell art.	27	10.59%
I store art.	10	3.92%
I like to learn about art.	128	50.2%
I buy/acquire art.	91	35.69%
I teach art.	18	7.06%

Answered: 241 Skipped: 14

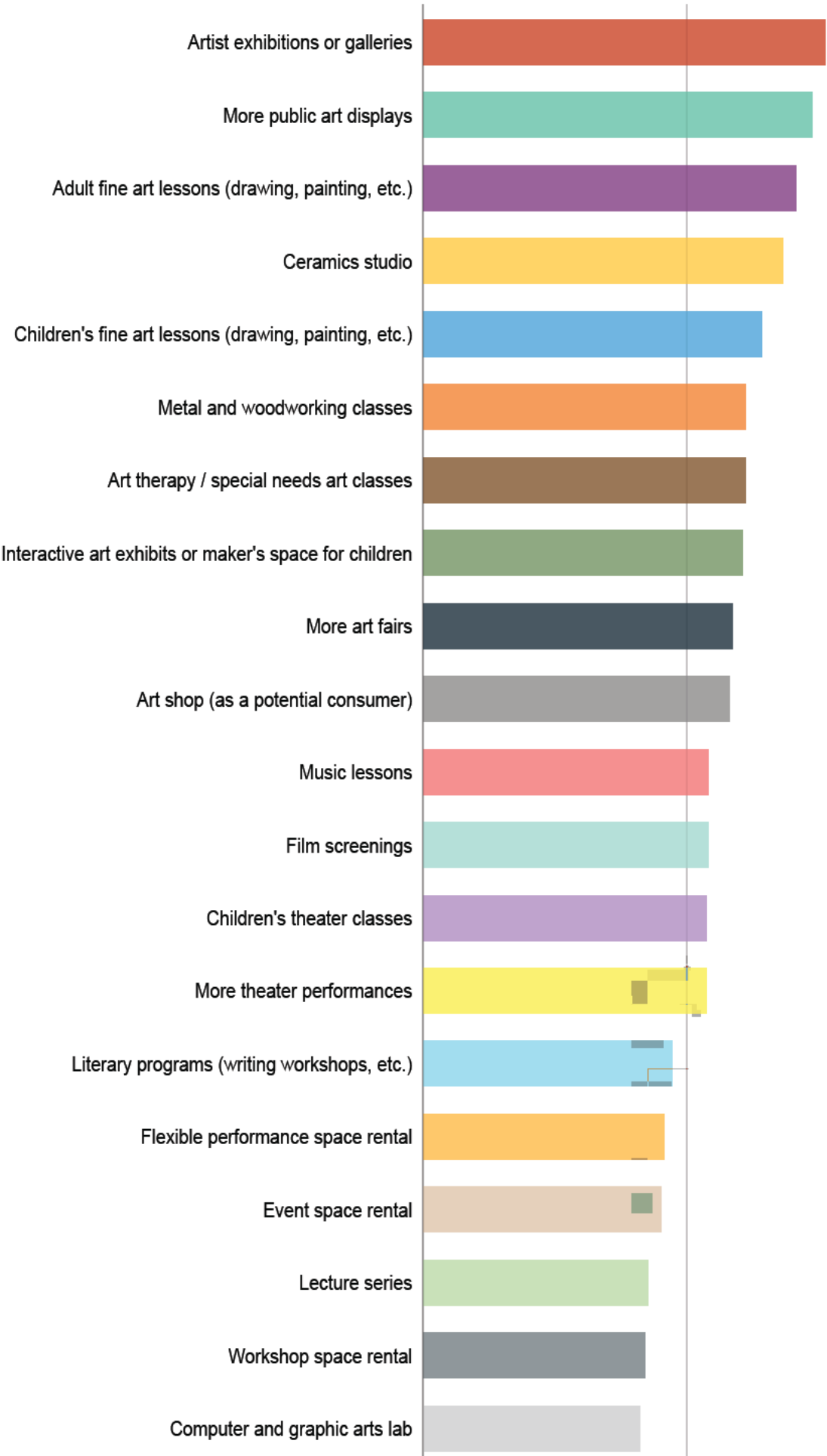
o In the past 18 months, approximately how often did you attend an arts or...

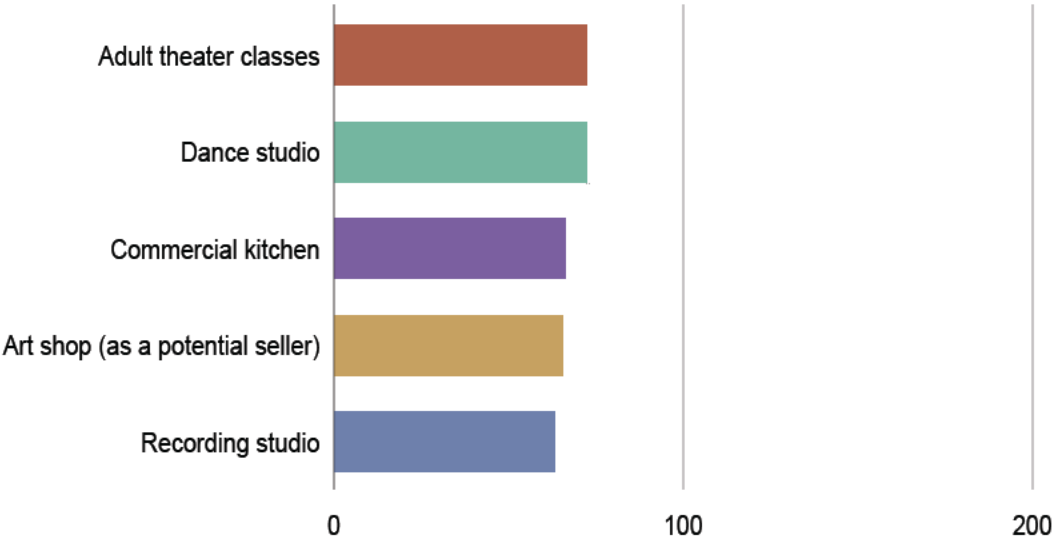


Answers	Count	Percentage
Weekly	13	5.1%
Monthly	49	19.22%
A few times	138	54.12%
Once	19	7.45%
Not at all	31	12.16%

Answered: 250 Skipped: 5

o If there was a new arts and cultural facility in Mundelein, what programs would be...





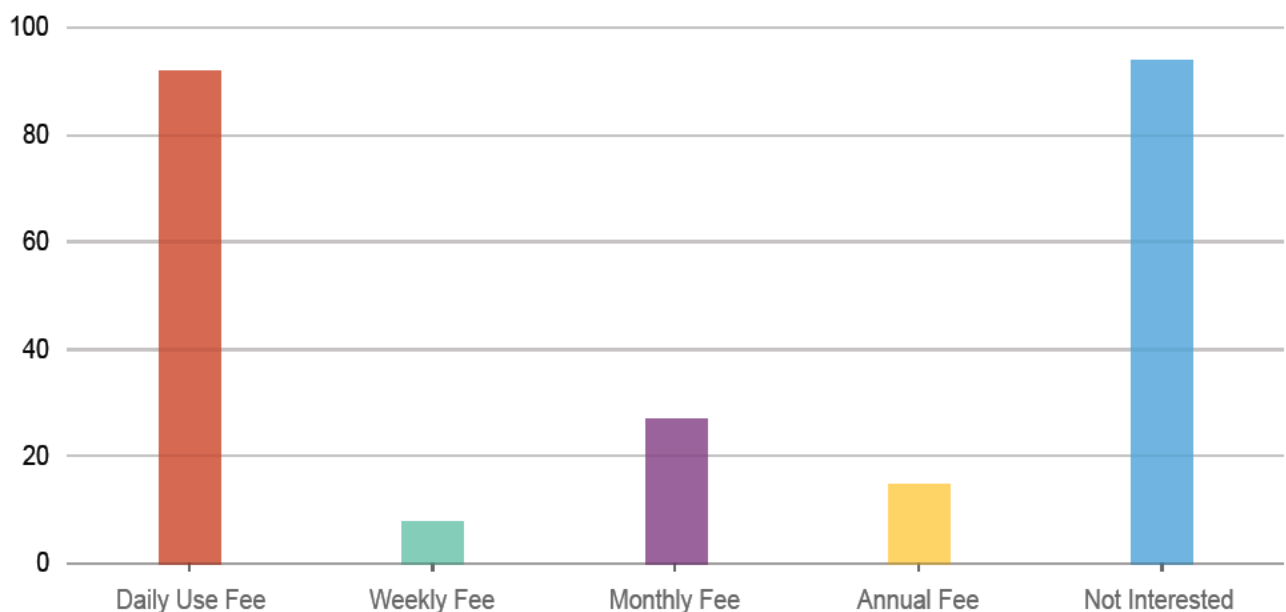
Answers	Count	Percentage
Artist exhibitions or galleries	152	59.61%
More public art displays	147	57.65%
Adult fine art lessons (drawing, painting, etc.)	141	55.29%
Ceramics studio	136	53.33%
Children's fine art lessons (drawing, painting, etc.)	128	50.2%
Metal and woodworking classes	122	47.84%
Art therapy / special needs art classes	122	47.84%
Interactive art exhibits or maker's space for children	121	47.45%
More art fairs	117	45.88%
Art shop (as a potential consumer)	116	45.49%
Music lessons	108	42.35%
Film screenings	108	42.35%
Children's theater classes	107	41.96%
More theater performances	107	41.96%

Literary programs (writing workshops, etc.)	94	36.86%
Flexible performance space rental	91	35.69%
Event space rental	90	35.29%
Lecture series	85	33.33%
Workshop space rental	84	32.94%
Computer and graphic arts lab	82	32.16%
Adult theater classes	72	28.24%
Dance studio	72	28.24%
Commercial kitchen	66	25.88%
Art shop (as a potential seller)	65	25.49%
Recording studio	63	24.71%

Answered: 244 Skipped: 11

Facilities and Programming > If there was a community arts and cultural center that offered the following new programs, which of the following fee structures would you be most open to using?

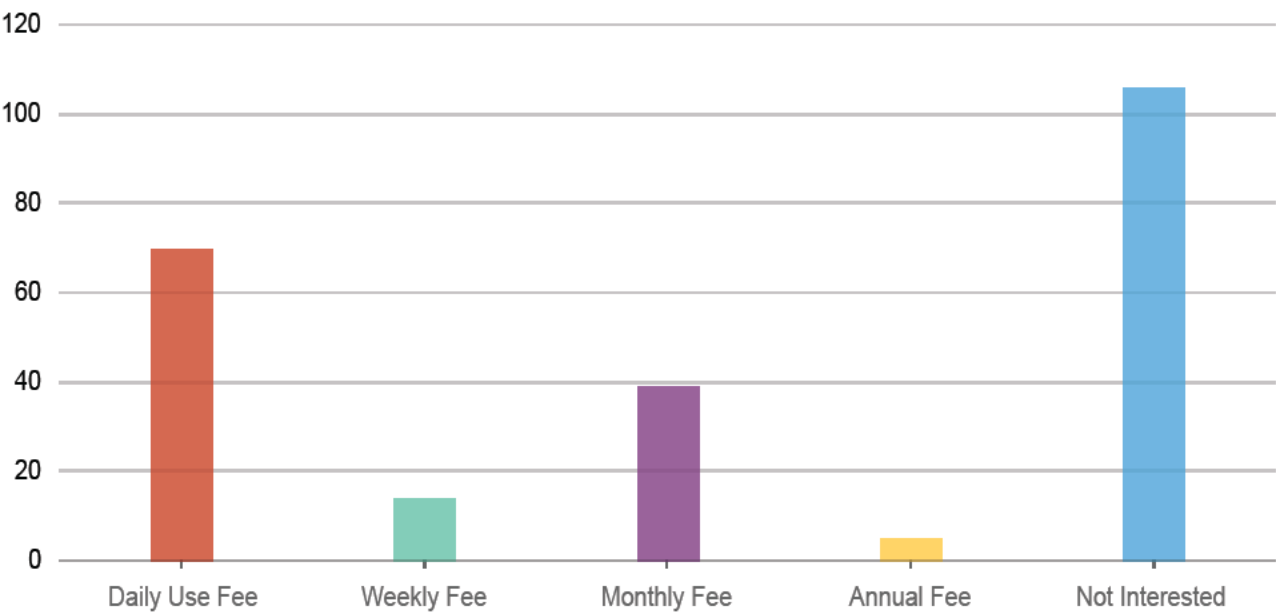
Interactive Play Space/Maker Space for Children



Answers	Count	Percentage
Daily Use Fee	92	36.08%
Weekly Fee	8	3.14%
Monthly Fee	27	10.59%
Annual Fee	15	5.88%
Not Interested	94	36.86%

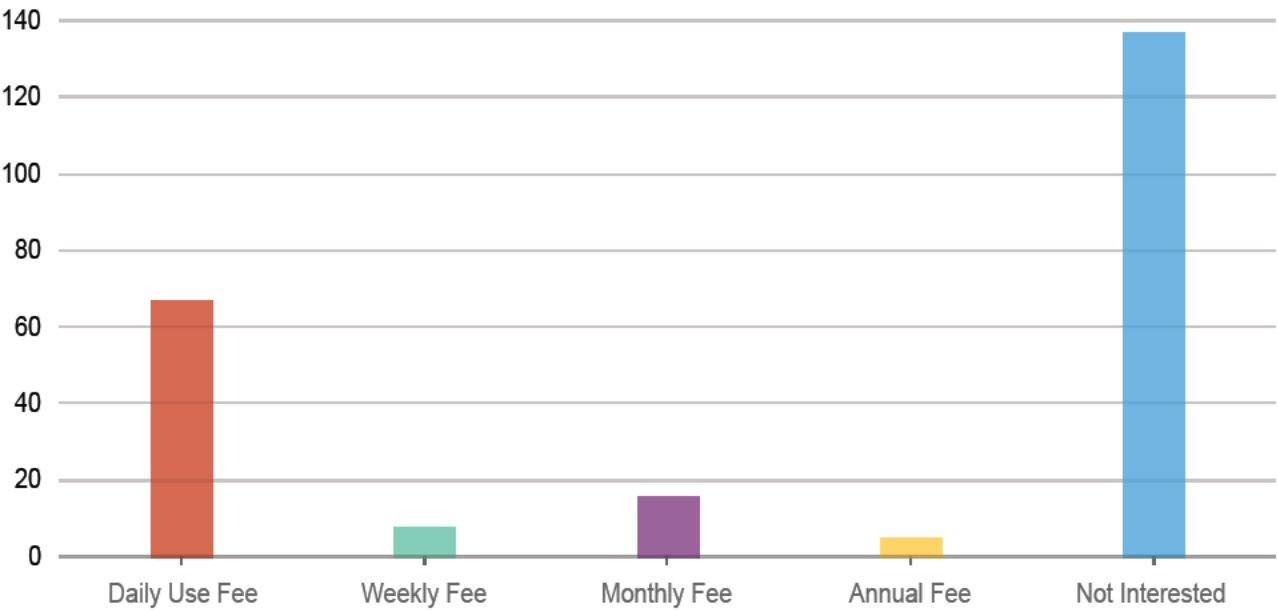
Answered: 236 Skipped: 19

o o Rentable Workshop Space



Answers	Count	Percentage
Daily Use Fee	70	27.45%
Weekly Fee	14	5.49%
Monthly Fee	39	15.29%
Annual Fee	5	1.96%
Not Interested	106	41.57%

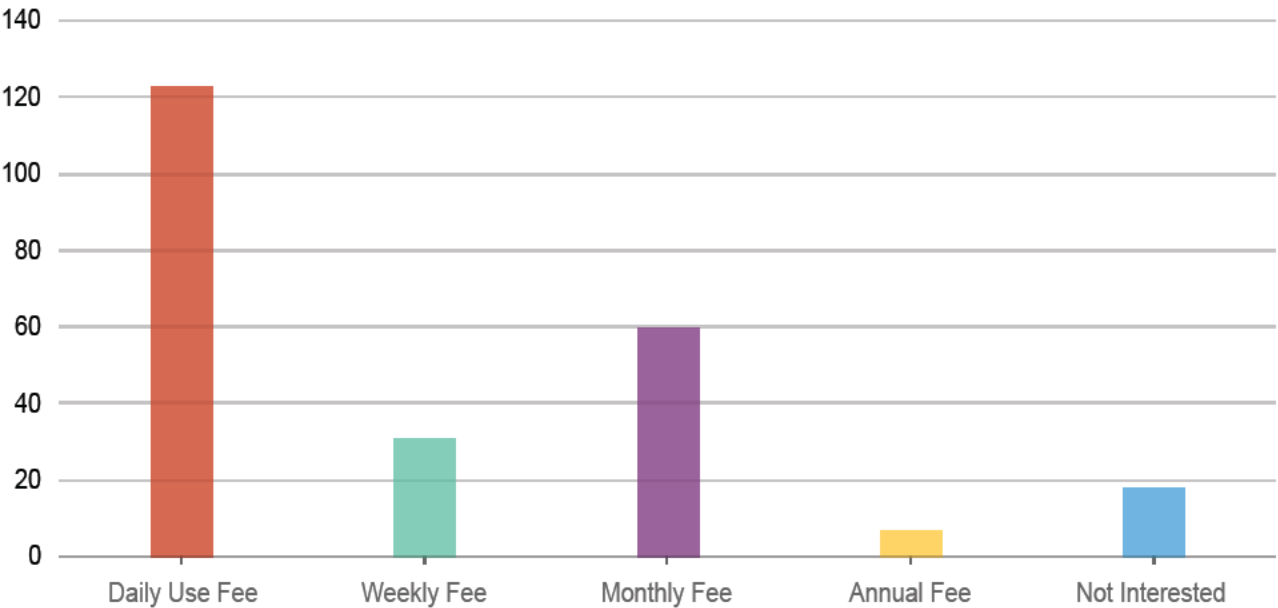
Recording Studios



Answers	Count	Percentage
Daily Use Fee	67	26.27%
Weekly Fee	8	3.14%
Monthly Fee	16	6.27%
Annual Fee	5	1.96%
Not Interested	137	53.73%

Answered: 233 Skipped: 22

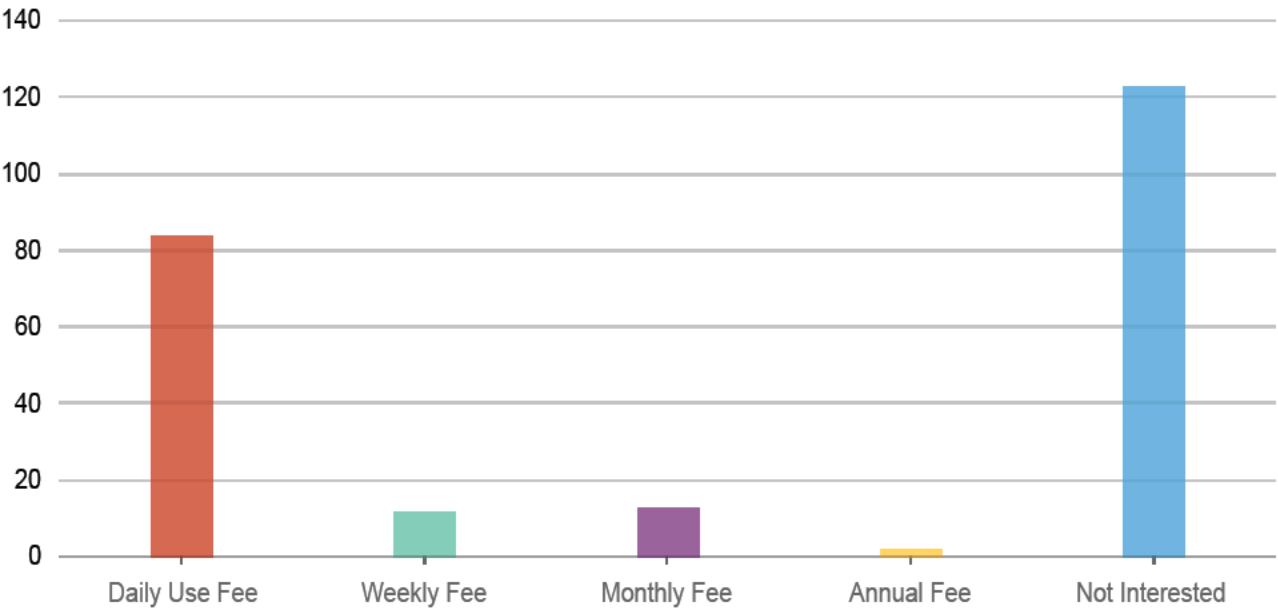
Classes, Lessons, or Workshops



Answers	Count	Percentage
Daily Use Fee	123	48.24%
Weekly Fee	31	12.16%
Monthly Fee	60	23.53%
Annual Fee	7	2.75%
Not Interested	18	7.06%

Answered: 239 Skipped: 16

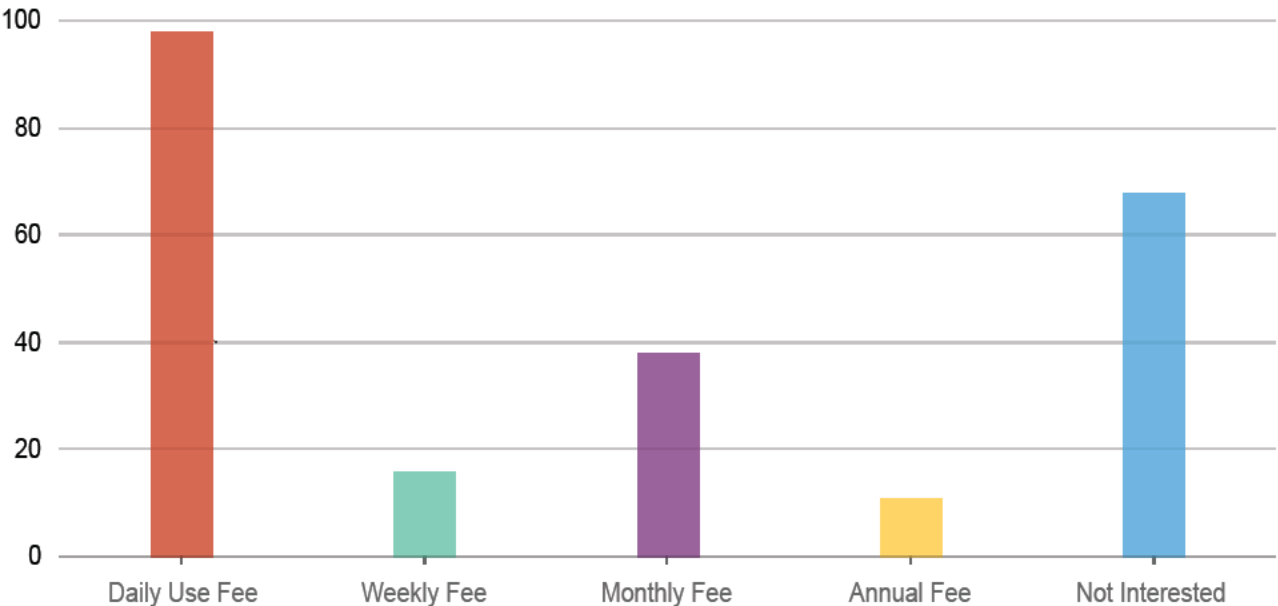
Commercial Kitchen



Answers	Count	Percentage
Daily Use Fee	84	32.94%
Weekly Fee	12	4.71%
Monthly Fee	13	5.1%
Annual Fee	2	0.78%
Not Interested	123	48.24%

Answered: 234 Skipped: 21

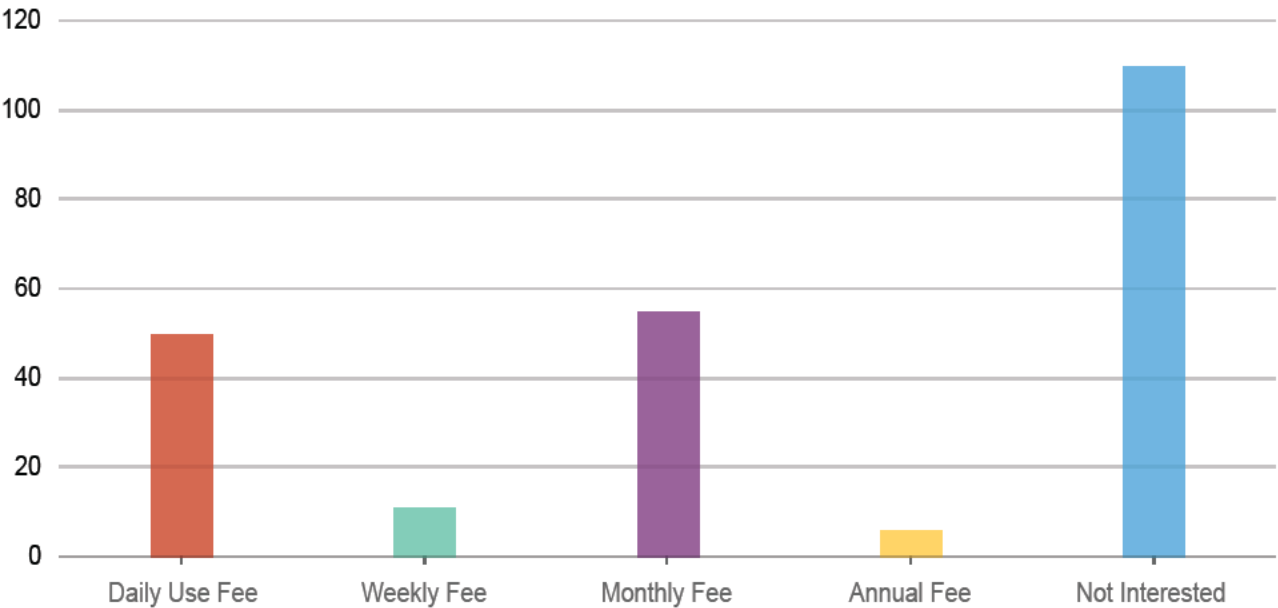
○ ○ Ceramics Studio



Answers	Count	Percentage
Daily Use Fee	98	38.43%
Weekly Fee	16	6.27%
Monthly Fee	38	14.9%
Annual Fee	11	4.31%
Not Interested	68	26.67%

Answered: 231 Skipped: 24

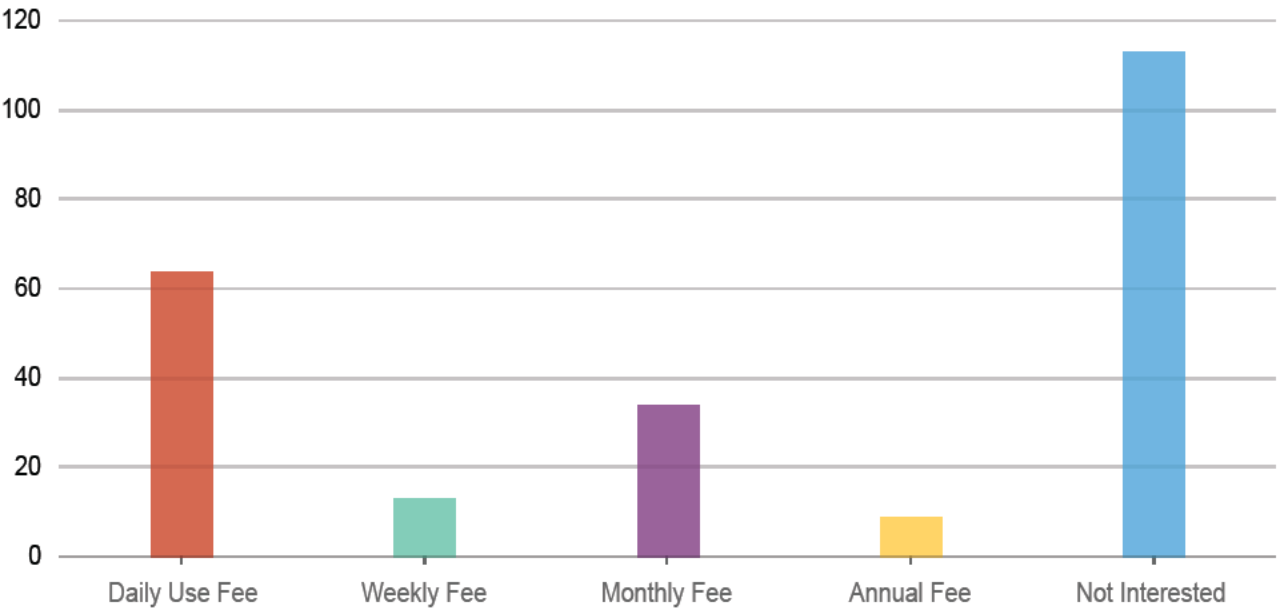
Artist Studio Rental



Answers	Count	Percentage
Daily Use Fee	50	19.61%
Weekly Fee	11	4.31%
Monthly Fee	55	21.57%
Annual Fee	6	2.35%
Not Interested	110	43.14%

Answered: 232 Skipped: 23

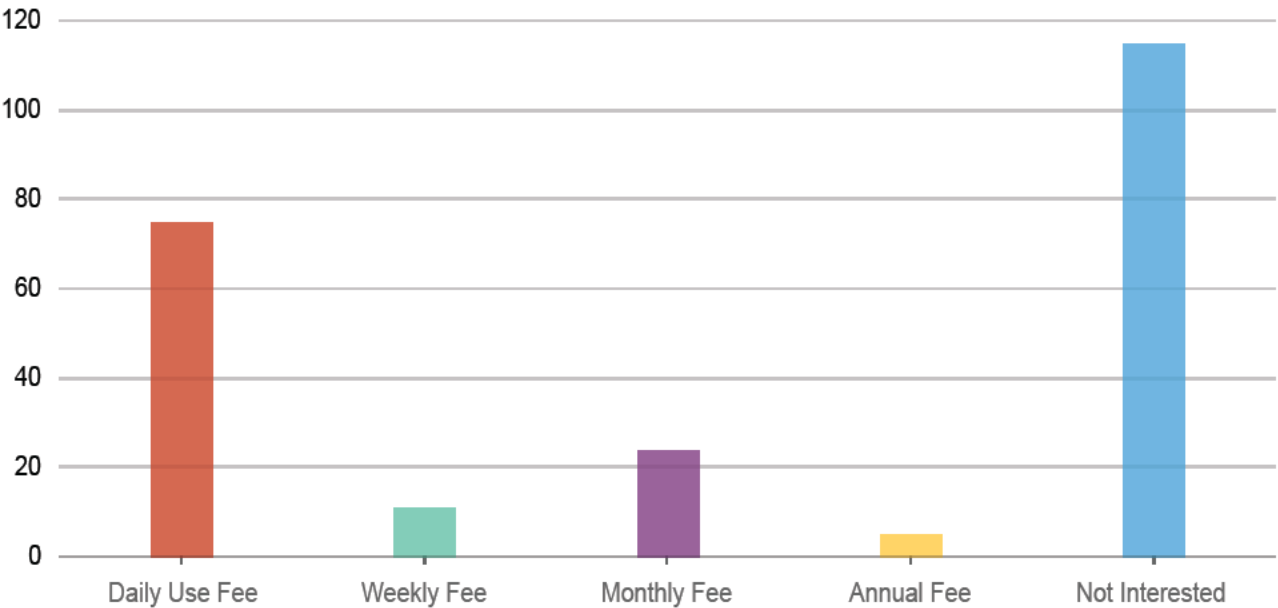
○ ○ Performance Space Rental



Answers	Count	Percentage
Daily Use Fee	64	25.1%
Weekly Fee	13	5.1%
Monthly Fee	34	13.33%
Annual Fee	9	3.53%
Not Interested	113	44.31%

Answered: 233 Skipped: 22

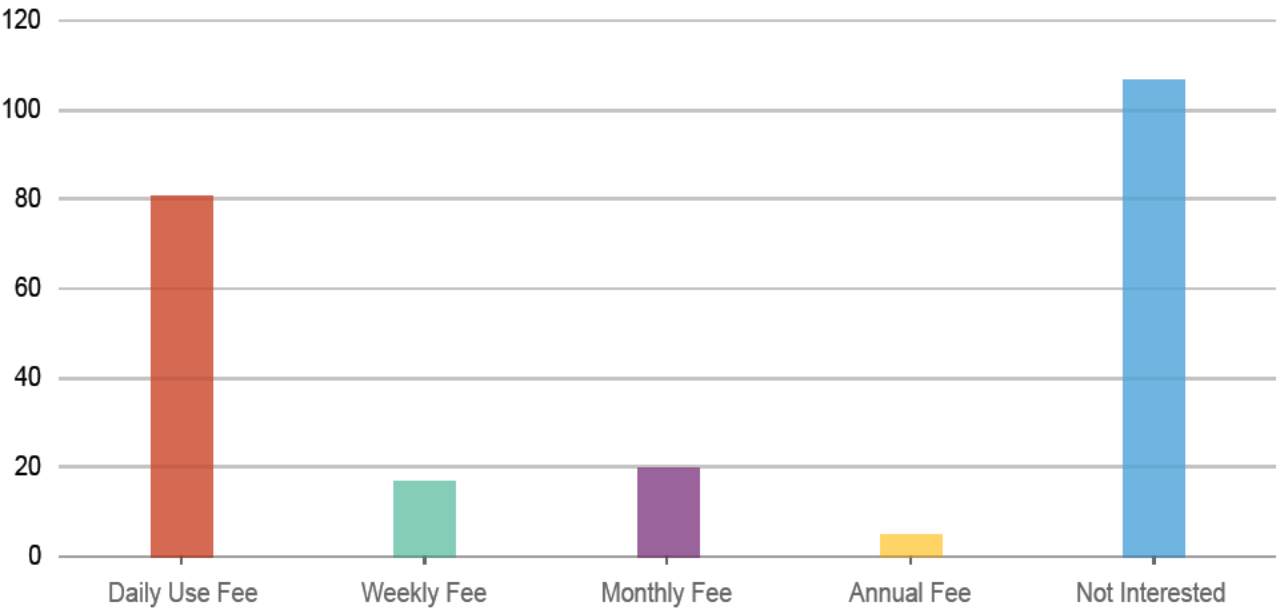
Practice Rooms



Answers	Count	Percentage
Daily Use Fee	75	29.41%
Weekly Fee	11	4.31%
Monthly Fee	24	9.41%
Annual Fee	5	1.96%
Not Interested	115	45.1%

Answered: 230 Skipped: 25

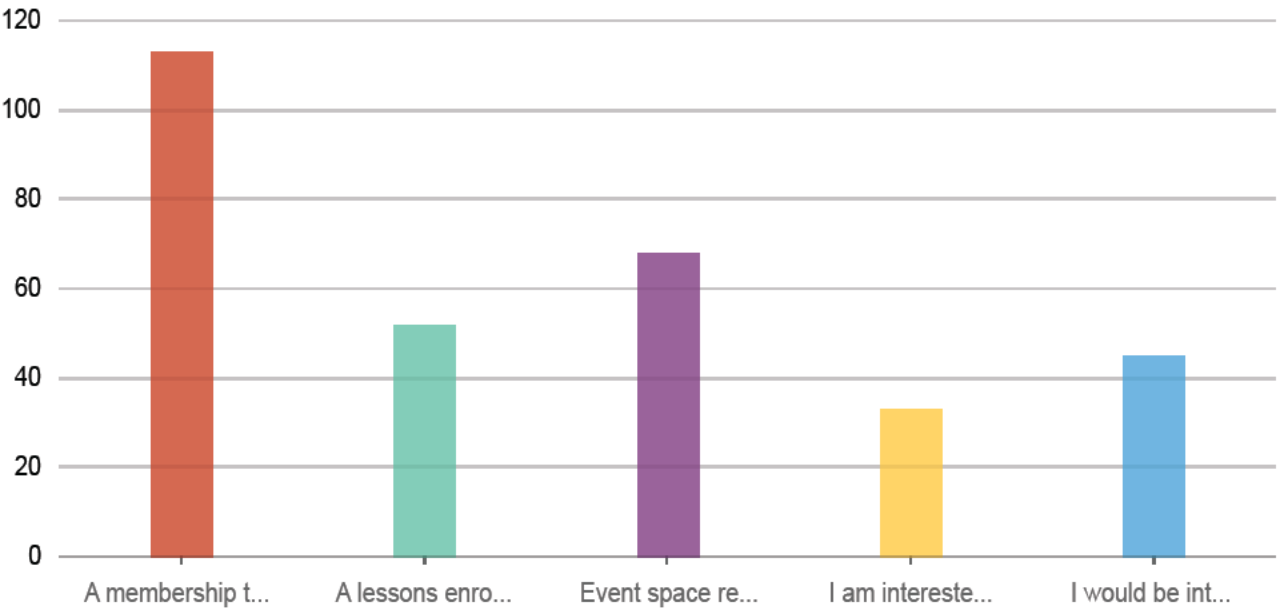
Computer/Graphic Arts Lab



Answers	Count	Percentage
Daily Use Fee	81	31.76%
Weekly Fee	17	6.67%
Monthly Fee	20	7.84%
Annual Fee	5	1.96%
Not Interested	107	41.96%

Answered: 230 Skipped: 25

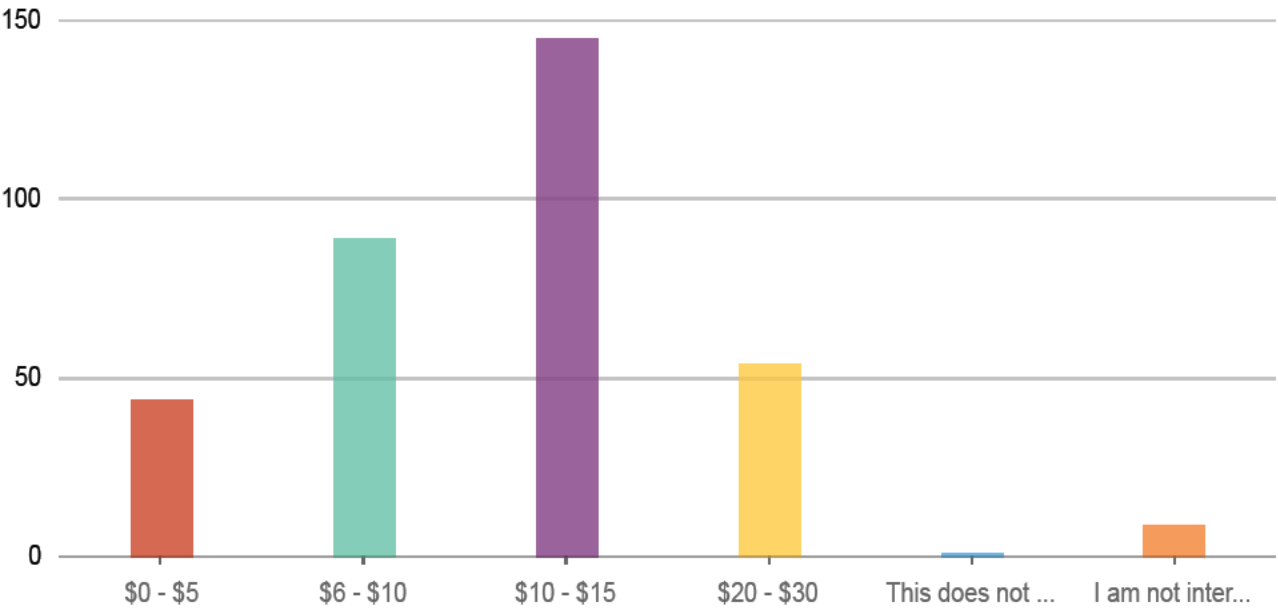
○ Are you interested in any of the other membership or facility options below?



Answers	Count	Percentage
A membership that offers a discount on facility use, classes, lessons, etc.	113	44.31%
A lessons enrollment package that included access to practice rooms (3+ days per week).	52	20.39%
Event space rental for businesses, non-profits, or personal events.	68	26.67%
I am interested in displaying my artwork, fine crafts, or other self-made creative goods in a shop on consignment.	33	12.94%
I would be interested in need-based scholarships for use or programs or facilities.	45	17.65%

Answered: 166 Skipped: 89

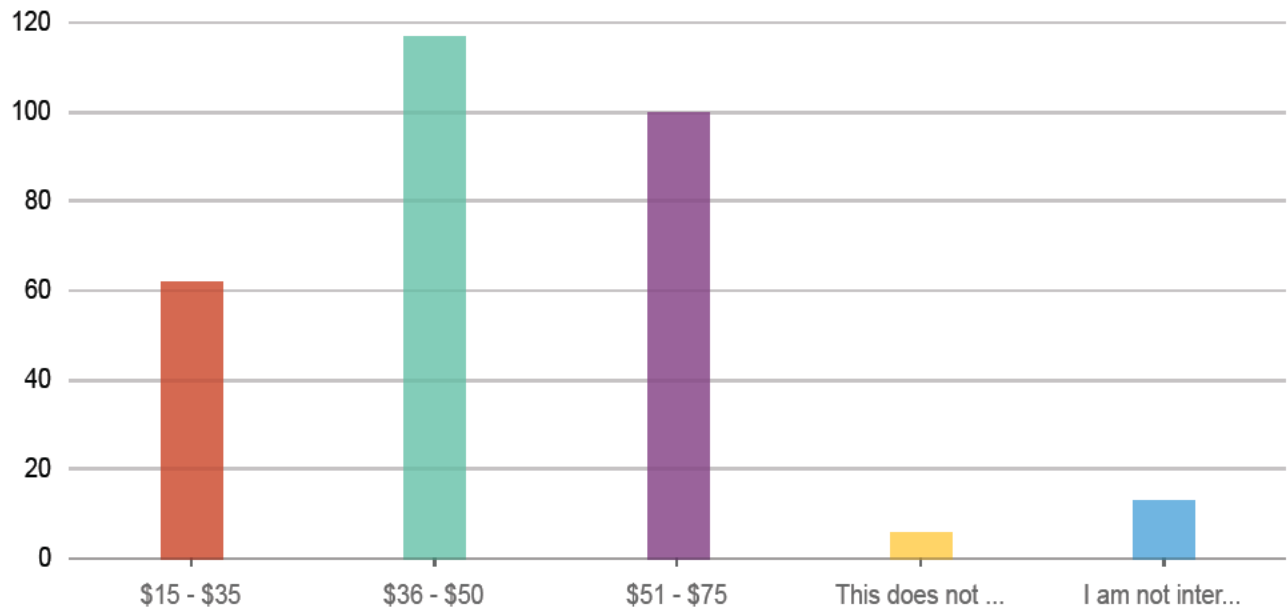
What would you consider a reasonable ticket price to attend a community theater...



Answers	Count	Percentage
\$0 - \$5	44	17.25%
\$6 - \$10	89	34.9%
\$10 - \$15	145	56.86%
\$20 - \$30	54	21.18%
This does not fit into my budget	1	0.39%
I am not interested in this activity	9	3.53%

Answered: 247 Skipped: 8

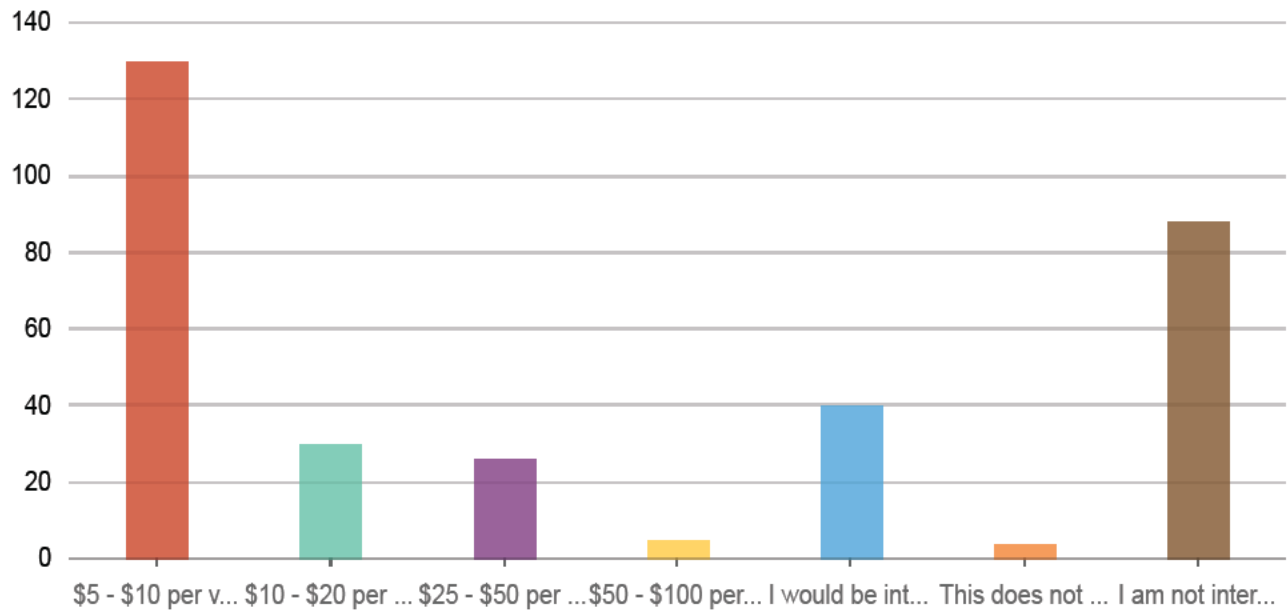
What would you consider a reasonable ticket price to attend a national...



Answers	Count	Percentage
\$15 - \$35	62	24.31%
\$36 - \$50	117	45.88%
\$51 - \$75	100	39.22%
This does not fit into my budget	6	2.35%
I am not interested in this activity	13	5.1%

Answered: 248 Skipped: 7

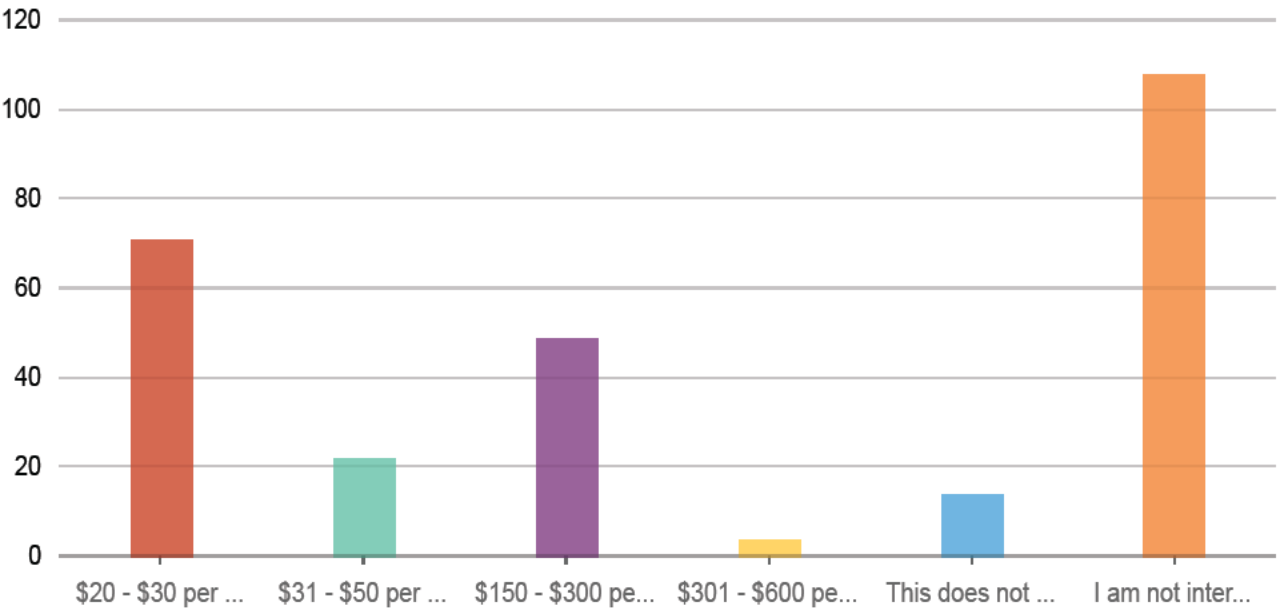
o What would you consider a reasonable fee for use of an interactive play space/maker...



Answers	Count	Percentage
\$5 - \$10 per visit (per child)	130	50.98%
\$10 - \$20 per visit (per child)	30	11.76%
\$25 - \$50 per month of unlimited use (per child)	26	10.2%
\$50 - \$100 per month of unlimited use (per child)	5	1.96%
I would be interested in a discounted family rate for multiple children	40	15.69%
This does not fit into my budget	4	1.57%
I am not interested in this activity	88	34.51%

Answered: 247 Skipped: 8

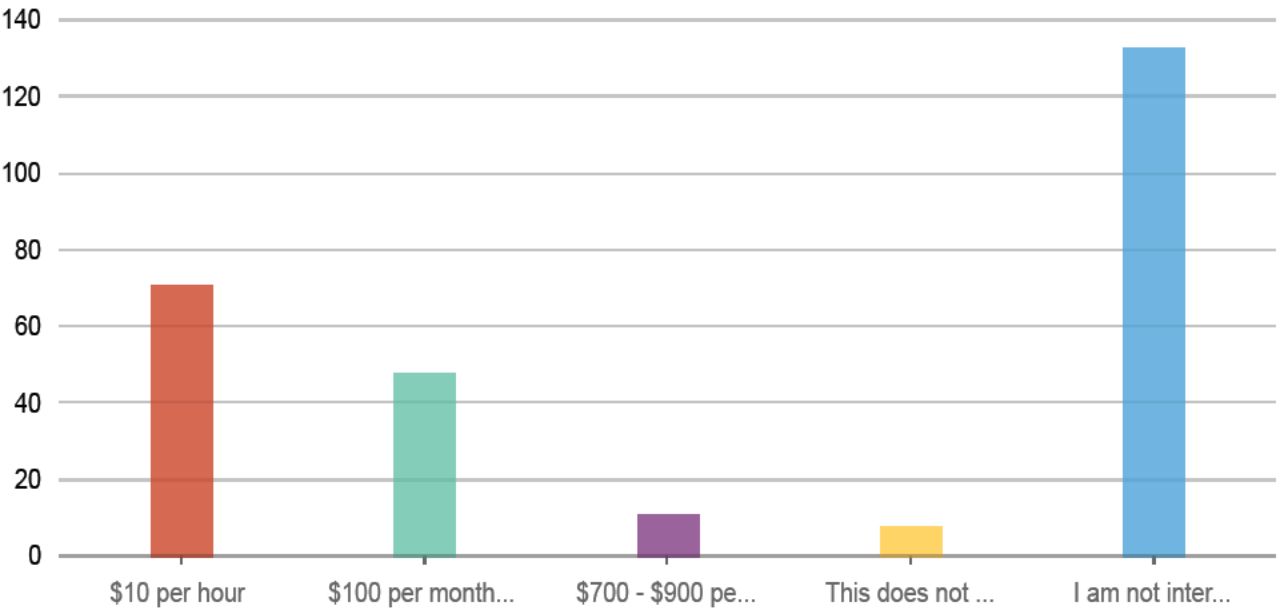
What would you consider a reasonable fee for workshop rental or artist studio rental...



Answers	Count	Percentage
\$20 - \$30 per day	71	27.84%
\$31 - \$50 per day	22	8.63%
\$150 - \$300 per month (unlimited use)	49	19.22%
\$301 - \$600 per month (unlimited use)	4	1.57%
This does not fit into my budget	14	5.49%
I am not interested in this activity	108	42.35%

Answered: 240 Skipped: 15

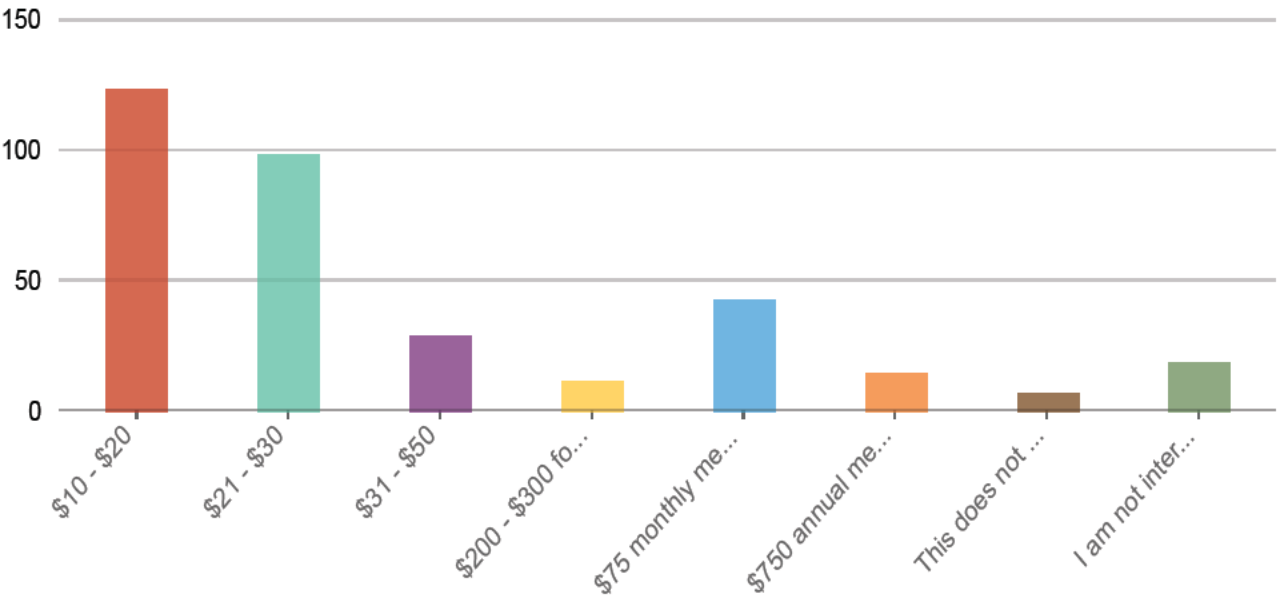
o What would you consider a reasonable fee for practice room (including access to a...



Answers	Count	Percentage
\$10 per hour	71	27.84%
\$100 per month (unlimited use) with 2 free hours of large rehearsal space usage per month	48	18.82%
\$700 - \$900 per year (unlimited use)	11	4.31%
This does not fit into my budget	8	3.14%
I am not interested in this activity	133	52.16%

Answered: 242 Skipped: 13

o What would you consider a reasonable fee for a one-hour long class, lesson, or...



Answers	Count	Percentage
\$10 - \$20	124	48.63%
\$21 - \$30	99	38.82%
\$31 - \$50	29	11.37%
\$200 - \$300 for 6 weekly lessons	12	4.71%
\$75 monthly membership with unlimited access to classes and workshops	43	16.86%
\$750 annual membership with unlimited access to classes and workshops	15	5.88%
This does not fit into my budget	7	2.75%
I am not interested in this activity	19	7.45%

Answered: 241 Skipped: 14

o Do you have any other suggestions for programs, facilities, or fee structures?



Response	Count
You mentioned a children's makerspace--why not make it all inclusive for children and adults too? Maybe with a specific dedicated area for children, but grown ups love to make and tinker and learn too!	1
Think about a flexible partnership with other local art organizations re: dual exhibitions, a small % discount at the other place's events as a reward for purchasing a class or thing at our local art organization.	1
These are hard questions. My husband and I run a recording studio here in Mundelein. (www.paullangfordmusic.com) We do not need recording studio rental time. And our kids are in middle school and HS so we don't need those activities. However, it would be nice to have a space to rent for larger rehearsals from time to time. Reasonable fees for classes depend on the instructor and what is offered. Discounts for students might be important for our community. Lots to discuss. Call if you want 847-800-8016.	1
There is a lot of competition in our area for theatrical and musical performances. I would not try to compete in these art forms. There is too much investment required and ticket prices would be too high. The Genesee, Metropolis, and the Raue are beautiful facilities that struggle to succeed. The focus should start on locally based artist workspace, recital hall, rehearsal rooms, display space, and perhaps a small black box theater.	1
The Park District, High School and CLC should form a cooperative program for the area which offered classes and workshops in the performing arts, sculpture, painting, etc. This should follow the continuing education model and community theater models.	1

The fees need to be accessible to the whole community no matter what the economic status of a person or family	1
The above.. it depends on the activity ..	1
Take into account all the free programs our library provides. Our schools also provide many of these activities, so you wouldn't want to be redundant and charge money for things that are free in other venues. Also, there are many painting party venues and ceramics shops around.	1
Space for fiber dyeing with stove, sinks, drying space and space to plug in additional heaters or crock pots. Space to plant a dyers garden for community use. Space with sewing machines available for use including long arm quilting machine and/or space with looms for weaving. Not all artists work in paint/pencil/crayon.	1
Some of these activities are available through local libraries or CLC - please promote those and fill any gaps in interest with new programming.	1
Senior discounts	1
Senior and or veteran discount.	1
Punch card good for a year. Not all classes will be relevant/ if interest to everyone. Also, free time is limited per month.	1
Punch card	1
Please include retirees, low income families, this may cover a larger group then you think.	1
Parent and child art or dance classes An annual fee for unlimited classes Night classes (after work) ESL and or Spanish opportunities for classes After school teen and preteen classes	1
Other agencies and services can provide this, if needed. It's not a city's job. Artists can donate their art, if they want, in exchange for exposure and tax write-offs.	1
Old shoe store on Park Street.	1
No	1
My son would be interested in teaching art classes. He currently is teaching college classes in Memphis, and has an MFA . He would like to return to the Chicago area.	1

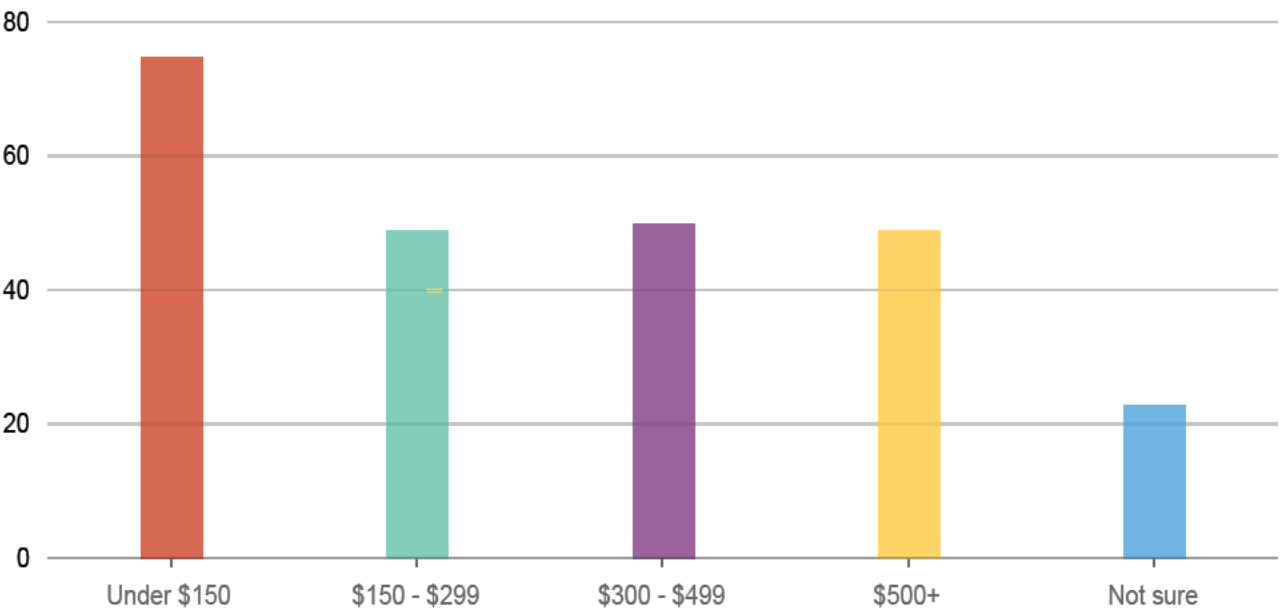
More important than the fee structure would be to ensure there is availability for working parents. Many families have 2 working parents that work 8-5pm Mon-Friday. The interactive activities should have a wide range of time for parents to make it work - either open on both saturday/sunday and or evening times. I love the events at the Mundelein Park District and the Freemont Library, but many are during the workday which make it impossible to attend.	1
Meditation or Yoga Sound bath healing events In the beauty of the art space	1
Lake County needs a facility that can house both art studios for local artists and art galleries. Perfect example of what this area needs is the Starline Factory in Harvard. A large building to host an artist culture. If Mundelein could stop building housing developments, they could probably start one of these facilities.	1
I would love to teach pottery, digital, metals/jewelry and fiber arts classes if this space comes true.	1
I would be interested in teaching an adult or youth art class. Keep me in mind as your team moves forward with this process. kevinshifley@gmail.com	1
I think the colorful quality of downtown Mundelein's stars and AREA coffee mural are a friendly, inviting aesthetic that should be continued. Having accessible benches/pathways outside an arts center might make it a more convenient location for people to meet up increasing use and awareness.	1
I think a variety of options should be available, with per-day fees as well as monthly or annual membership fees, maybe on a sliding scale, with need-based discounts available as well.	1
I line pay as you go options pretty much across the board.	1
Handicap accessible	1
Get a better survey platform	1
For the classes the cost would be flexible depending on if you needed to bring your own supplies or they were included in the class.	1
Don't waste tax dollars on art in Mundelein. Bring in more retail business in the empty buildings!	1
Could do a public/private venture with the schools and commercial and/ or CLC events and faculty	1
Ballet Musical theater	1
Author visits/talks	1
Artist rates are too high..... Ever heard of starving artists?	1

An investor paid for facility would be interesting. A village funded facility is a no. Your survey is a bit bi 1
as that we want all these things.with nonootions to say no...

A lot of the suggested programs and facilities, depend a lot on what's offered (I'd expect to pay more f 1
or a woodworking class than I would for a dance class), what's available (does the child facility have i
nteractive games/activities, or is it just a room), or the supplies needed (woodworking needs equipme
nt and supplies... dance, maybe a boombox)

Answered: 38 Skipped: 217

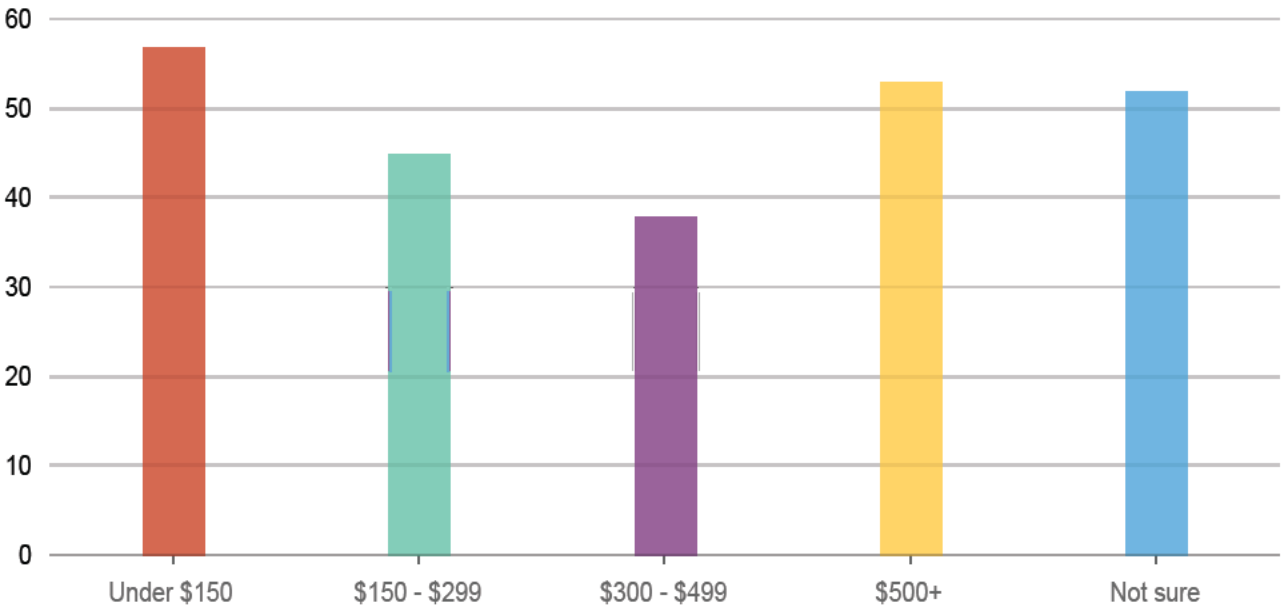
o Approximately how much have you spent in the last 18 months on arts an...



Answers	Count	Percentage
Under \$150	75	29.41%
\$150 - \$299	49	19.22%
\$300 - \$499	50	19.61%
\$500+	49	19.22%
Not sure	23	9.02%

Answered: 246 Skipped: 9

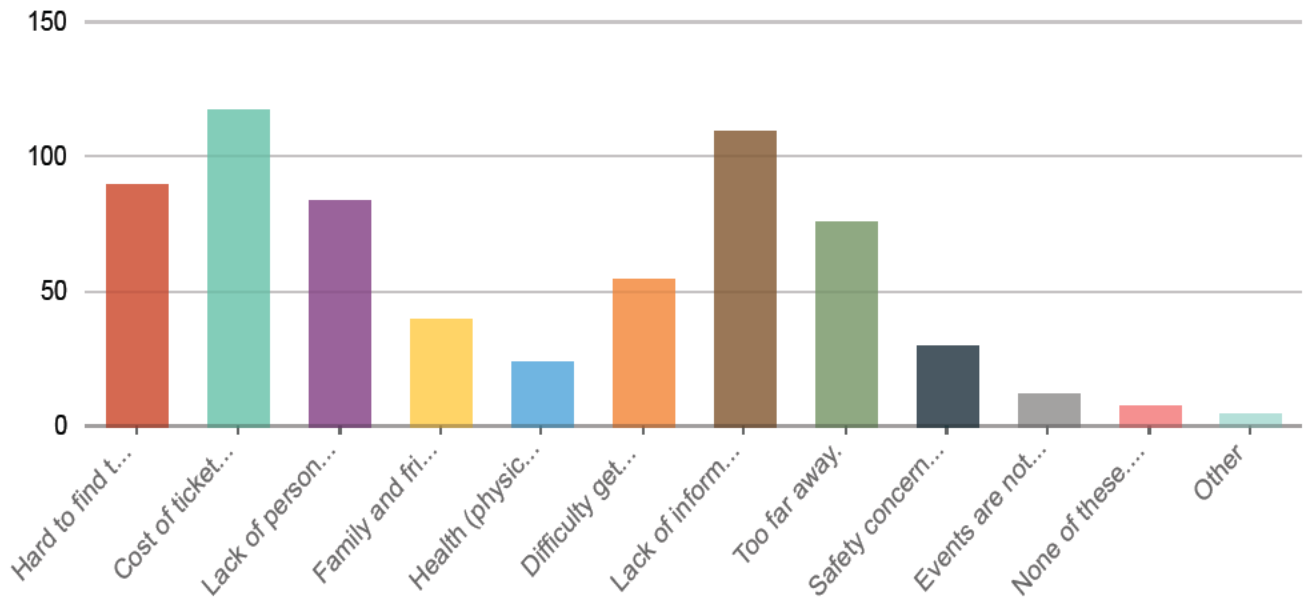
○ Approximately how much do you plan to spend in the next 18 months on...



Answers	Count	Percentage
Under \$150	57	22.35%
\$150 - \$299	45	17.65%
\$300 - \$499	38	14.9%
\$500+	53	20.78%
Not sure	52	20.39%

Answered: 245 Skipped: 10

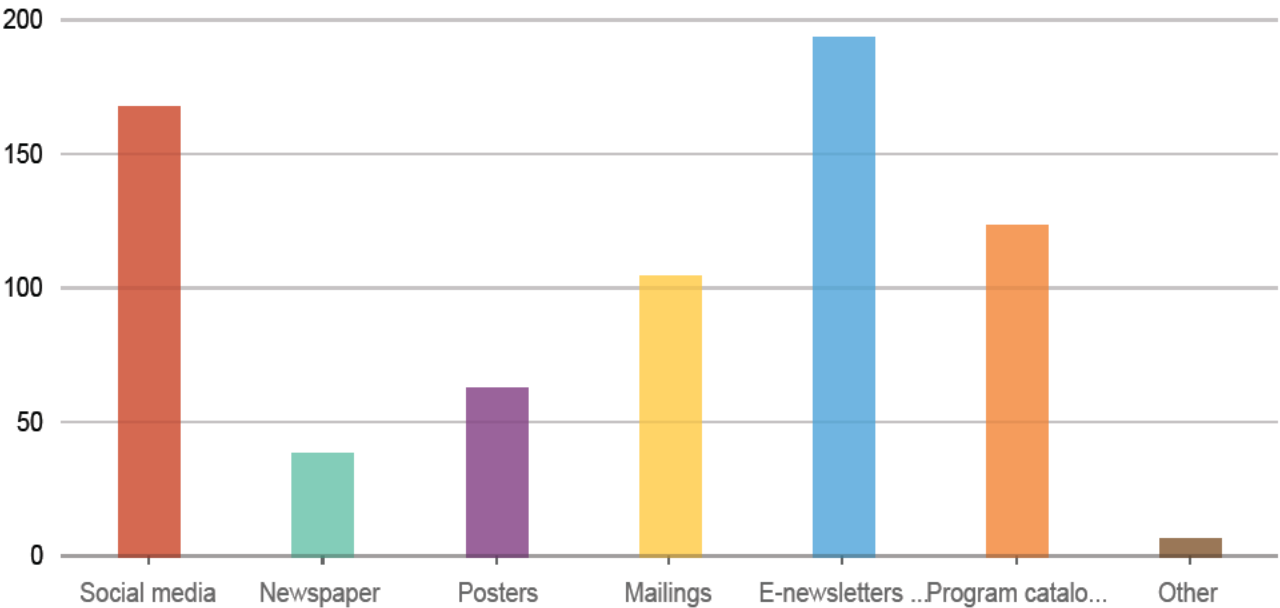
○ What are reasons you may not attend a creative, cultural, or artistic event?



Answers	Count	Percentage
Hard to find time.	90	35.29%
Cost of tickets/entry.	118	46.27%
Lack of personal interest.	84	32.94%
Family and friends are not interested.	40	15.69%
Health (physical or mental).	24	9.41%
Difficulty getting there (poor transit/parking).	55	21.57%
Lack of information, marketing, or awareness about events.	110	43.14%
Too far away.	76	29.8%
Safety concerns.	30	11.76%
Events are not in my language.	12	4.71%
None of these.	8	3.14%
Other	5	1.96%

Answered: 239 Skipped: 16

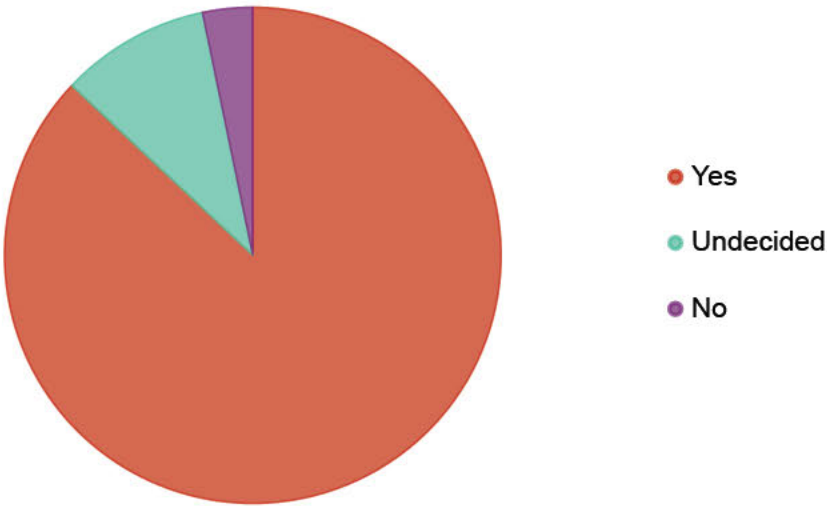
How do you prefer to get your information on creative, cultural, and artistic events?



Answers	Count	Percentage
Social media	168	65.88%
Newspaper	39	15.29%
Posters	63	24.71%
Mailings	105	41.18%
E-newsletters (Village, Park District, schools)	194	76.08%
Program catalog (Library, Park District, etc.)	124	48.63%
Other	7	2.75%

Answered: 246 Skipped: 9

Do you think an arts and cultural facility would be a benefit to the...

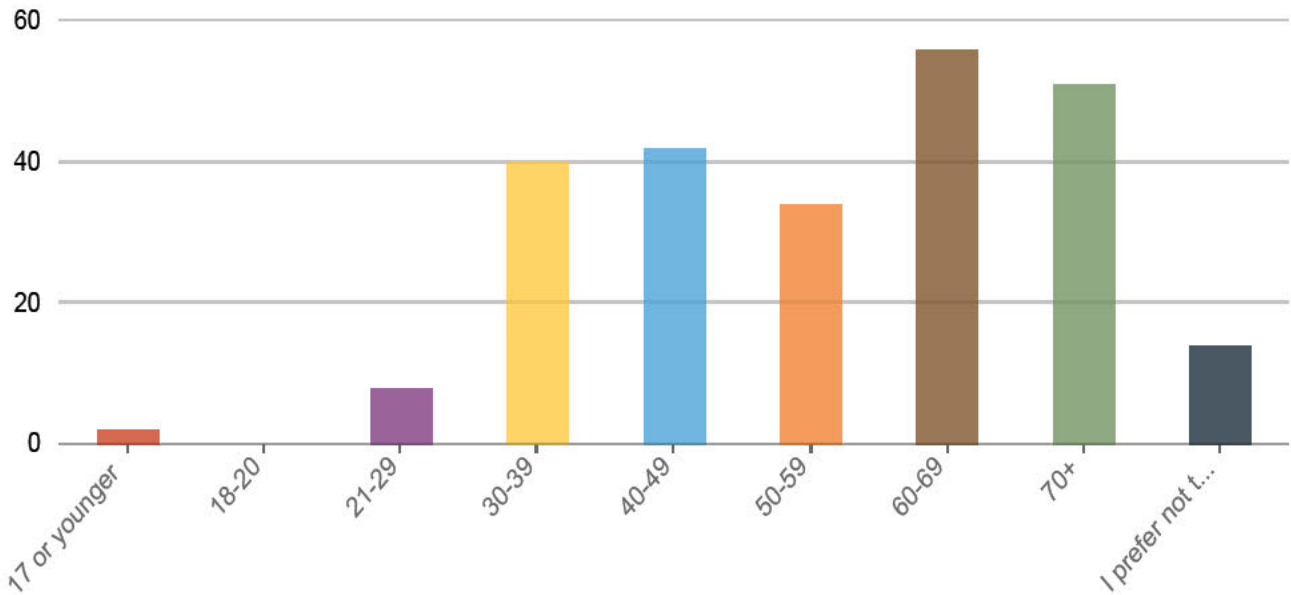


Answers	Count	Percentage
Yes	214	83.92%
Undecided	24	9.41%
No	8	3.14%

Answered: 246 Skipped: 9

Optional Demographics Information

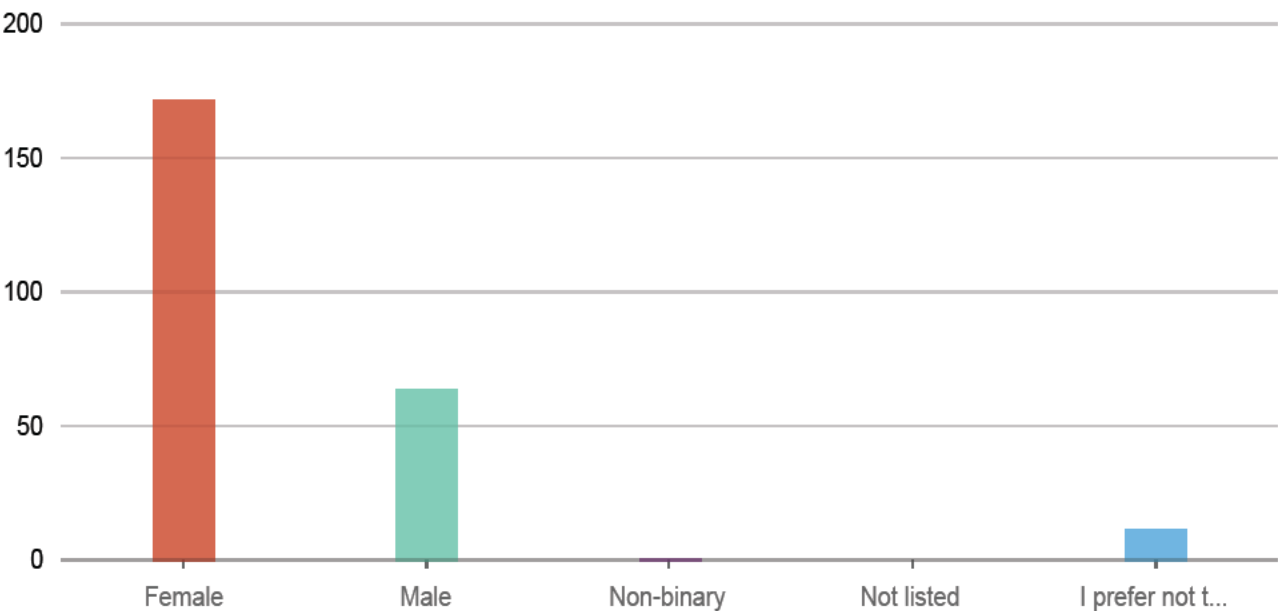
Age:



Answers	Count	Percentage
17 or younger	2	0.78%
18-20	0	0%
21-29	8	3.14%
30-39	40	15.69%
40-49	42	16.47%
50-59	34	13.33%
60-69	56	21.96%
70+	51	20%
I prefer not to answer	14	5.49%

Answered: 247 Skipped: 8

To which gender identity do you most identify?

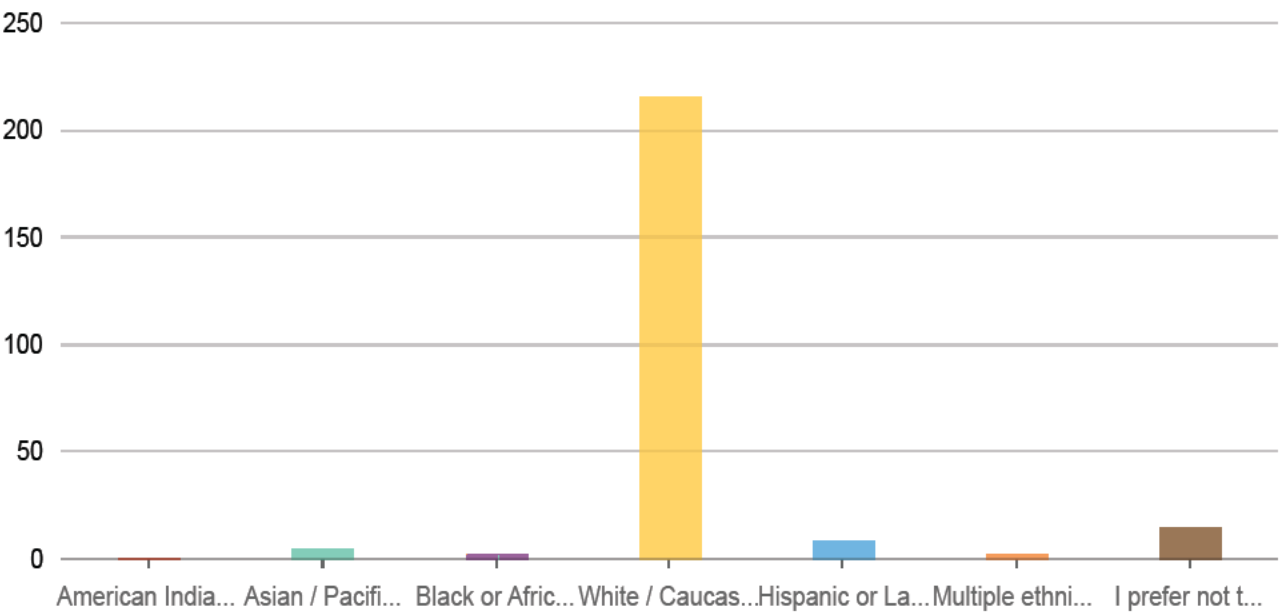


Answers	Count	Percentage
Female	172	67.45%

Male	64	25.1%
Non-binary	1	0.39%
Not listed	0	0%
I prefer not to answer	12	4.71%

Answered: 249 Skipped: 6

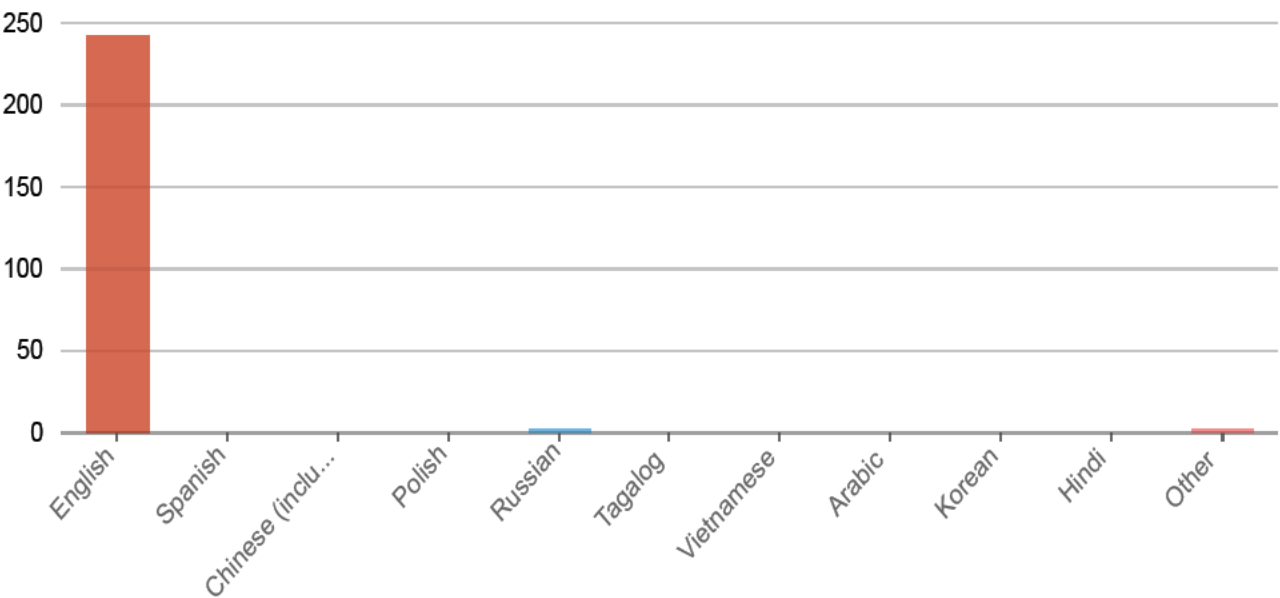
Which race or ethnicity best describes you?



Answers	Count	Percentage
American Indian or Alaskan Native	1	0.39%
Asian / Pacific Islander	5	1.96%
Black or African American	3	1.18%
White / Caucasian	216	84.71%
Hispanic or Latino(a)	9	3.53%
Multiple ethnicity / Other	3	1.18%
I prefer not to answer	15	5.88%

Answered: 248 Skipped: 7

What is the primary language spoken in your household?



Answers	Count	Percentage
English	243	95.29%
Spanish	0	0%
Chinese (including Mandarin, Cantonese, Hokkien and all other varieties)	0	0%
Polish	0	0%
Russian	3	1.18%
Tagalog	0	0%
Vietnamese	0	0%
Arabic	0	0%
Korean	0	0%
Hindi	0	0%
Other	3	1.18%

Answered: 249 Skipped: 6

Programming for grandchildren of Mundelein seniors.	1
Not at this time. I do hope this actually happens. Buffalo Grove, Highland Park, Naperville all have amazing community arts centers.	1
None so far.	1
No	1
[REDACTED]	1
[REDACTED]	1
[REDACTED]	1
[REDACTED]	1
I've used the Maker's Space in Lake Zurich several times, and would certainly use something like that if it were offered in Mundelein - maybe as a complimentary offering to what they have in LZ (program sharing).	1
I'm happy that I'm in a community that lets me contribute my opinion, thank you!	1
I would be interested in teaching an adult or youth art class. Keep me in mind as your team moves forward with this process. [REDACTED] also have two young children and I would love to see them have the option to experience a creative center like this	1
I think an arts facility would be nice but I don't think its as easy as 'if you build it they will come'. Finding an audience would be tough. It would be a major amenity - but its something that probably needs some time to grow organically before you need a major venue. Id use one of the many empty storefronts to start - see if you can sell 50-100 seats before you try to sell 500. The Ombudsman building. The stuff across from the post office. Even the warehouse space where the Amazon trucks used to be - id explore that first.	1
I once more want to make clear that pic pic set should not be framed in the lens of pushing a social or political agenda. It's divisive and raises ethical questions regarding government use of taxpayer funds.	1
I noticed there is a vacancy in the arts commission, how does one get involved?	1

I love that you all are thinking about this and hope we're able to have more representation of art in our community. As a parent to a toddler, I would love to see more interactive art exhibits for children that are on weeknights and/or weekends. As an adult, I would love to participate in dancing classes for adults, as well as drawing, computer graphics. We might even be able to combine some of these classes as opportunities to explore other careers (podcasting, graphic arts, singing, dance, etc.) to have multiple benefits for people!

1

I have enjoyed the art happenings in town so far. I liked the Stars on parade and interactivity of this. I named the sculpture Susurro , but I think it is in a very odd place, a parking lot. It was explained to me why, but I can't remember. I liked the pop-up art show at the old Walgreens very much. I submitted art work for the farmers market logo, but never heard back...a thank you for your time and interest would have been nice. Let me give you my email again. [REDACTED]

1

I am older but sometimes I take my grandkids to events or watch them in their activities.

1

[REDACTED]

1

[REDACTED]

1

[REDACTED]

1

[REDACTED]

1

[REDACTED]

1

Art is vital and our community really needs activities for teens.

1

[REDACTED]

1

A mundelein funded art center seems out side the scope of services the village should focus on. The committee should focus on attracting private businesses for this type of investment.

1

Answered: 34 Skipped: 221

Mayoral Proclamation

RECOGNIZING AND APPRECIATING PAUL CACIOPPO FOR 31 YEARS OF HONORABLE SERVICE TO THE VILLAGE OF MUNDELEIN

WHEREAS, on April 11, 1994, Paul Cacioppo began his career with the Village of Mundelein as a Maintenance Technician in the Public Works and Engineering Department's Street Maintenance Division; and

WHEREAS, in 2000, he was promoted to Crew Leader in the Wastewater Maintenance Division; and

WHEREAS, in 2003, he was promoted to Superintendent of the Wastewater Maintenance Division, assuming operational management responsibilities within the division; and

WHEREAS, in 2021, he was promoted to Superintendent of Utility Services, assuming operational management responsibilities of the entire water and wastewater utility; and

WHEREAS, Paul has over 31 years of experience with the Village of Mundelein; and

WHEREAS, Paul worked in the Wastewater Maintenance Division for nearly all 31 years, becoming a seasoned expert in his field, often relied on for his skill and expertise; and

WHEREAS, on October 1, 2025, Paul will retire from his position as the Superintendent of Utility Services, and his dedicated and honorable service reflects highly upon him, the Mundelein Public Works and Engineering Department, the Village of Mundelein, the public works profession, and the Mundelein community; and

WHEREAS, Paul's contributions over the past 31 years have been an integral part of the Public Works and Engineering Department's success, and his institutional knowledge is an asset that has been routinely utilized.

NOW THEREFORE, BE IT PROCLAIMED, by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, that Paul Cacioppo be formally recognized and thanked for his 31 years of dedicated service to the Village of Mundelein.

PROCLAIMED, signed and sealed this 22nd day of September 2025.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of September 22, 2025

Subject: Amendment to the Parking Ordinance - Overnight Parking Downtown

Financial Impact:

N/A

Attachments:

1. O-25-09-67 - Exhibit A - Overnight Parking

Background:

Staff recommends establishing No Overnight Parking in the downtown area from Route 45 to Chicago Avenue and Hawley Street to Route 176 between 2:00 AM and 6:00 AM. This restriction is intended to reduce long-term residential parking that limits spaces for businesses and their patrons, while not affecting normal business hours. Implementing the restriction will improve parking availability, discourage long-term parking, support downtown commerce, and maintain a safe and accessible environment for both residents and visitors. This includes parking in all public lots within the area, and the ordinance adds the 498 Seymour lot specifically as it has not been addressed in past ordinances. Please see **Exhibit A** for areas covered by overnight restrictions.

Recommendation:

Motion to pass an Ordinance amending Chapter 10 of the Mundelein Municipal Code, Parking.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on September 22, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-09-67
which is entitled

Amendment to the Parking Ordinance - Overnight Parking Downtown

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 9/23/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 9/23/2025.

Village Clerk

ORDINANCE NO. O-25-09-67

AN ORDINANCE AMENDING CHAPTER 10, REGULATING TRAFFIC SPECIFIC TO OVERNIGHT PARKING IN THE DOWNTOWN AREA AND VILLAGE-OWNED PARKING LOTS

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

WHEREAS, the downtown area is a hub of commercial activity, and available parking is essential for the support of local businesses; and

WHEREAS, overnight parking by local residents can limit parking availability for businesses and patrons during critical business hours; and

WHEREAS, establishing a consistent "No Overnight Parking" restriction between 2:00 AM. and 6:00 AM will encourage turnover of parking spaces and alleviate long-term residential parking in the downtown area; and

WHEREAS, it is in the public interest to maintain a safe, accessible, and business-friendly downtown environment; and

WHEREAS, the Mayor and Board of Trustees have determined that it is in the best interests of the public to amend the parking code to restrict overnight parking at the Village-owned lot on Seymour Avenue; and

WHEREAS, the Mayor and Board of Trustees have determined that it is in the best interests of the public to amend the parking code to restrict overnight parking where public parking currently exists on Village streets in the downtown area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION I. Amendment - 498 North Seymour Avenue Parking Lot

Chapter 10.32, Article 1 of the Village Code is amended to add a new subsection, 10.32.101, restricting overnight parking in the parking lot located at 498 Seymour Avenue (the "Lot").

10.32.101 - 498 North Seymour Avenue Parking Lot

(a) Parking Regulations.

1. The following parking regulations shall apply to the Village-owned off-street parking facility at 498 Seymour Avenue:

- A. No overnight parking shall be permitted between 2:00 AM and 6:00 AM.
- B. It shall be unlawful to:

- i. Park outside a designated space or across marked lines;
- ii. Park in a manner that obstructs normal traffic circulation;
- iii. Park any truck with more than two axles, trailer, or bus without an approved permit.

(b) Penalty.

1. Any violation of this Section shall be subject to fines as established in the Fee Schedule (Chapter 3.80). Each day a violation continues shall constitute a separate offense.

(c) Additional Rules. The Village Board may adopt such additional rules and regulations as necessary for the safe and efficient operation of the Lot.

(d) Removal of Vehicles. Any Village of Mundelein Police Officer is authorized to remove, or cause to be removed, at the owner's expense, any unattended, abandoned, or disabled vehicle left standing within a designated space for more than seventy-two (72) hours. Any vehicle left standing in such a manner as to obstruct the normal movement of traffic within the Lot may be removed immediately.

(e) Signage. Permanent signs shall be installed at appropriate locations and positioned for clear visibility containing the following language: "No Parking 2:00 AM – 6:00 AM -Tow-Away Zone."

SECTION II. Amendment - 555 North Seymour Avenue Parking Lot

Chapter 10.32, Article 1 of the Village Code is amended to add a new subsection, 10.32.102, restricting overnight parking in the parking lot located at 555 Seymour Avenue (the "Lot").

10.32.102- 555 North Seymour Avenue Parking Lot

(a) Parking Regulations.

1. The following parking regulations shall apply to the Village-owned off-street parking facility at 555 Seymour Avenue:

A. No overnight parking shall be permitted between 2:00 a.m. and 6:00 a.m.

B. It shall be unlawful to:

- i. Park outside a designated space or across marked lines;
- ii. Park in a manner that obstructs normal traffic circulation;
- iii. Park any truck with more than two axles, trailer, or bus without an approved permit.

(b) Penalty.

1. Any violation of this Section shall be subject to fines as established in the Fee Schedule (Chapter 3.80). Each day a violation continues shall constitute a separate offense.

(c) Additional Rules. The Village Board may adopt such additional rules and regulations as necessary for the safe and efficient operation of the Lot.

(d) Removal of Vehicles. Any Village of Mundelein Police Officer is authorized to remove, or cause to be removed, at the owner's expense, any unattended, abandoned, or disabled vehicle left standing within a designated space for more than seventy-two (72) hours. Any vehicle left standing in such a manner as to obstruct the normal movement of traffic within the Lot may be removed immediately.

(e) Signage. Permanent signs shall be installed at appropriate locations and positioned for clear visibility containing the following language: "No Parking 2:00 AM – 6:00 AM - Tow-Away Zone."

SECTION III. Repeal 10.32.100 (155)

Section 10.32.200 (155) of Article 2, Chapter 10.32 of the Village Code relating to overnight parking at the public parking lot at 555 North Seymour Avenue, is hereby repealed in its entirety, as its provisions

are now addressed in Article 1. The section number is reserved for future amendments.

SECTION IV. Amendment - Downtown Streets

Chapter 10.32, Article 2 of the Village Code is amended to add a new subsection, 10.32.240, restricting overnight parking on certain downtown streets.

10.32.240 - Parking Prohibited in Certain Hours in the Downtown Area

- (a) Parking in the locations listed in subsection (d) herein shall be prohibited between the hours of 2:00 AM and 6:00 AM.
- (b) The Mundelein Police Department is authorized to tow or cause to be towed, at the expense of the owner, any vehicle parked in violation of this Section.
- (c) Permanent signs shall be installed at appropriate locations and positioned for clear visibility containing the following language: “No Parking 2:00 AM – 6:00 AM - Tow-Away Zone.”
- (d) Parking restrictions apply on the following downtown streets, where street parking is allowed:
 - Seymour Avenue, between Hawley Street and Maple Avenue (Route 176)
 - Park Street, between Lake Street (Route 45) and the railroad tracks east of Chicago Avenue
 - North Chicago Avenue, between Hawley Street and Park Street

SECTION V. In the event that any section, clause, provision or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in anyone or more of its severable applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VI. This Ordinance shall be in full force and effect following its passage, approval, and publication as required by law.

SECTION VII. This Ordinance shall be published in pamphlet form and made available in the office of the Village Clerk.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, September 22, 2025

APPROVED: Monday, September 22, 2025

ATTEST: _____

Village Clerk

EXHIBIT A



Public Lots

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of September 22, 2025

Subject: Easement Release to IDOT

Financial Impact:

The proposed agreement is a standard \$10 payment to the Village from IDOT.

Attachments:

1. R-25-09-66 - Exhibit A - Easement Release
2. R-25-09-66 - Exhibit B - Legal Description and Plat

Background:

The Illinois Department of Transportation is planning roadway improvements on Route 60/83, from the Illinois 176/Schank Avenue triangle to south of Illinois 60 (Townline Road). The proposed improvements are anticipated to address roadway and operational deficiencies, traffic safety, traffic congestion, and delays. The state's land needs for these improvements includes a small portion of the property at Sysmex Way near the Village water tower where the Village has easement rights, but no property ownership. After Public Works & Engineering review, the easement has been determined to have no impact on our utility services. The resolution represents the agreed-upon easement release.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Execution of an easement release from the Village of Mundelein to the Illinois Department of Transportation (IDOT).

I hereby certify that the attached is an original of

Resolution No. R-25-09-66

that said Resolution was adopted on **September 22, 2025**,

that it was posted in the Village Hall commencing on

9/23/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-09-66

A RESOLUTION VACATING ANY VILLAGE INTEREST IN CERTAIN PROPERTY FOR IDOT

WHEREAS, the Village of Mundelein is an Illinois municipal corporation (the “Village”) with home rule authority and the adoption of this resolution is being done through its home rule powers;

WHEREAS, the current owner of 2 Sysmex Way intends to grant to the State of Illinois, Department of Transportation a temporary construction easement dated April 28, 2025 over, upon and across a portion of the property (see **Exhibit A**);

WHEREAS, the Village has rights to a utility easement within the area as shown in Exhibit A; and

WHEREAS, the Village is requested by IDOT to release all right, title, interest, claim or demand in and to the real property legally described in **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: That the Village hereby releases all right, title, interest, claim or demand in and to the real property legally described in **Exhibit B**.

XXXX this 22nd day of September 2025, by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, September 22, 2025

APPROVED: Monday, September 22, 2025

ATTEST: _____

Village Clerk

Owner SPI Property Interests, LLC
Property 1 Sysmex Way
Address 2 Sysmex Way
Mundelein, IL 60060
Route IL 60/83
County Lake
Job No. R-91-019-10
Parcel No. 1NZ0104 and TE
P.I.N. No. 10-23-310-013
Section IL 176 to IL 60 at IL 83
Station 41+49.87 to 45+07.10 (FS)
Station 41+49.87 to 45+00.18 (TE)

**PARTIAL RELEASE OF EASEMENT AND
CONSENT TO TEMPORARY CONSTRUCTION EASEMENT**

The Village of Mundelein, a governmental entity organized and existing under the virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois (Easement Holder") by _____, its _____, hereby releases all right, title, interest, claim or demand it may have acquired in, through, or by a certain Plat of Subdivision recorded July 29, 1992, and recorded in the Office of the Recorder/Recorder of Deeds of Lake County, in the State of Illinois as Document No. 3191868; Plat of Subdivision recorded July 29, 1998 as Document No. 4176869, to the premises further described as follows:

See attached legal description.

situated in the County of Lake and State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The current owner of the Premises intends to grant to the State of Illinois, Department of Transportation ("IDOT") a Temporary Construction Easement dated April 28, 2025 over, upon and across a portion of the Premises legally described as follows:

See attached legal description.

In order for IDOT to proceed with this acquisition, Easement Holder must consent to the Temporary Construction Easement.

Easement Holder, having been requested to consent to the Temporary Construction Easement, for and in consideration of the sum of ten and no/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the _____ of such corporation, hereby consents to the creation of the easement set forth in the Temporary Construction Easement and agrees to comply with the terms of the Temporary Construction Easement.

The remaining property described in the Easement Agreement shall continue to be held under the terms thereof.

Dated this _____ day of _____, 2025.

Village of Mundelein

By: _____
Signature

Print Name and Title

State of Illinois)
) ss
County of Lake)

 This instrument was acknowledged before me on _____
by _____ .

(SEAL)

Notary Public

My Commission Expires: _____

This instrument was prepared by and return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0104
Sta. 41+49.87 to Sta. 45+07.10

Index No. 10-23-310-013

That part of Lot 1 in SPI Property Interests LLC Consolidation, according to the plat thereof recorded February 3, 2016 as document number 7266321, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Beginning at the southeast corner of said Lot 1; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 89 degrees 59 minutes 47 seconds West along the south line of said Lot 1, a distance of 12.63 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 217.18 feet; thence North 56 degrees 46 minutes 33 seconds East, a distance of 5.00 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 133.13 feet to a northwesterly line of said Lot 1; thence North 56 degrees 46 minutes 26 seconds East along a northwesterly line of said Lot 1, a distance of 5.55 feet to the northeasterly line of Lot 1; thence South 33 degrees 13 minutes 34 seconds East along the northeasterly line of said Lot 1, a distance of 357.22 feet (357.42 feet, recorded) to point of beginning.

Said parcel containing 0.070 acre, more or less.

APPROVED

By Rod Richgruber at 10:10 am, Jun 22, 2023

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0104T.E.
Sta. 41+49.87 to Sta. 45+00.18

Index No. 10-23-310-013

That part of Lot 1 in SPI Property Interests LLC Consolidation, according to the plat thereof recorded February 3, 2016 as document number 7266321, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Commencing at the southeast corner of said Lot 1; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 89 degrees 59 minutes 47 seconds West along the south line of said Lot 1, a distance of 12.63 feet to the point of beginning; thence North 33 degrees 13 minutes 27 seconds West, a distance of 217.18 feet; thence North 56 degrees 46 minutes 33 seconds East, a distance of 5.00 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 133.13 feet to the northwesterly line of said Lot 1; thence South 56 degrees 46 minutes 33 seconds West along the northwesterly line of said Lot 1, a distance of 5.00 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 118.13 feet; thence South 56 degrees 46 minutes 33 seconds West, a distance of 5.00 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 228.90 feet to the south line of said Lot 1; thence South 89 degrees 59 minutes 47 seconds East along the south line of said Lot 1, a distance of 5.98 feet to the point of beginning.

Said temporary easement containing 0.042 acre, more or less.

APPROVED

By Rod Richgruber at 10:10 am, Jun 22, 2023

EXHIBIT B

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0104
Sta. 41+49.87 to Sta. 45+07.10

Index No. 10-23-310-013

That part of Lot 1 in SPI Property Interests LLC Consolidation, according to the plat thereof recorded February 3, 2016 as document number 7266321, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Beginning at the southeast corner of said Lot 1; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 89 degrees 59 minutes 47 seconds West along the south line of said Lot 1, a distance of 12.63 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 217.18 feet; thence North 56 degrees 46 minutes 33 seconds East, a distance of 5.00 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 133.13 feet to a northwesterly line of said Lot 1; thence North 56 degrees 46 minutes 26 seconds East along a northwesterly line of said Lot 1, a distance of 5.55 feet to the northeasterly line of Lot 1; thence South 33 degrees 13 minutes 34 seconds East along the northeasterly line of said Lot 1, a distance of 357.22 feet (357.42 feet, recorded) to point of beginning.

Said parcel containing 0.070 acre, more or less.

APPROVED

By Rod Richgruber at 10:10 am, Jun 22, 2023

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0104T.E.
Sta. 41+49.87 to Sta. 45+00.18

Index No. 10-23-310-013

That part of Lot 1 in SPI Property Interests LLC Consolidation, according to the plat thereof recorded February 3, 2016 as document number 7266321, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Commencing at the southeast corner of said Lot 1; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 89 degrees 59 minutes 47 seconds West along the south line of said Lot 1, a distance of 12.63 feet to the point of beginning; thence North 33 degrees 13 minutes 27 seconds West, a distance of 217.18 feet; thence North 56 degrees 46 minutes 33 seconds East, a distance of 5.00 feet; thence North 33 degrees 13 minutes 27 seconds West, a distance of 133.13 feet to the northwesterly line of said Lot 1; thence South 56 degrees 46 minutes 33 seconds West along the northwesterly line of said Lot 1, a distance of 5.00 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 118.13 feet; thence South 56 degrees 46 minutes 33 seconds West, a distance of 5.00 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 228.90 feet to the south line of said Lot 1; thence South 89 degrees 59 minutes 47 seconds East along the south line of said Lot 1, a distance of 5.98 feet to the point of beginning.

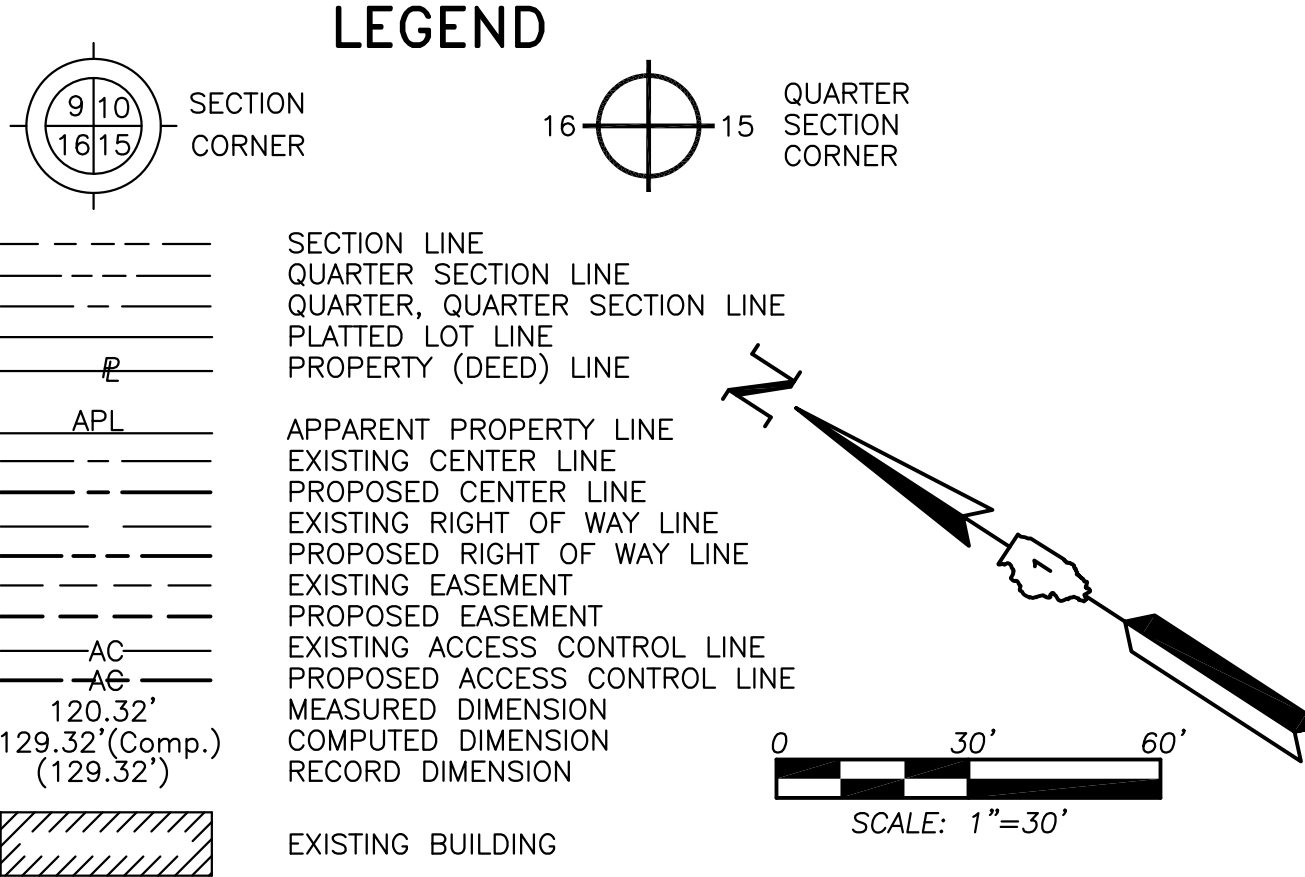
Said temporary easement containing 0.042 acre, more or less.

APPROVED

By Rod Richgruber at 10:10 am, Jun 22, 2023

PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN		AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA ACRES	PERMANENT INDEX NUMBER
		ACRES	SQUARE FEET				
1NZ0101 1NZ101T.E.	1.626	0.052	N/A	N/A	1.574	0.030	10-23-310-006
1NZ0102	0.330	0.007	307	N/A	0.323	N/A	10-23-301-038
1NZ0104 1NZ104T.E.	19.005	0.070	N/A	N/A	18.935	0.042	10-23-310-013

EXISTING R.O.W. RECORDED INFORMATION		
Parcel	Document No.	Date Recorded
1NZ0101	339723	July 9, 1929
1NZ0101	3191868	July 29, 1992
1NZ0102	7454031	December 28, 2017
1NZ0102	7454033	December 28, 2017
1NZ0104	339723	July 9, 1929
1NZ0104	3191868	July 29, 1992
----	3191868	July 29, 1992
----	7454031	December 28, 2017



Bearings and Coordinates are referenced to the
Illinois Coordinate System NAD 83(2011) East Zone.

- | | | | |
|---------------------------------------|--|---|----------------|
| ☐ | IRON PIPE OR ROD FOUND | ⊕ | "MAG" NAIL SET |
| ☐ | CUT CROSS FOUND OR SET | ● | 5/8" REBAR SET |
| ☒ | STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER. | | |
| ☒ M | STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER. | | |
| ☒ | PERMANENT SURVEY MARKER, I.D.O.T STD 667101-02 (TO BE SET BY OTHERS) | | |
| ☐ | RIGHT OF WAY STAKING PROPOSED TO BE SET. | | |

STATE OF ILLINOIS }
 }SS
COUNTY OF LAKE }

THIS IS TO CERTIFY THAT WE, JORGENSEN & ASSOCIATES, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAKE SURVEYING CORPORATION, NUMBER 184-2771, HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTION 23, TOWNSHIP 44N., RANGE 10E., OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS

DATED AT LAKE VILLA, ILLINOIS THIS _____ DAY OF _____ 20___ A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2797
 LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

All dimensions are measured unless otherwise specified.
Areas shown on this plat are ground.
All measured and computed distances are grid not ground.
To obtain ground distances, divide grid distances shown by
the combined factor of 0.9999502657

PROJECT COORDINATES			
Illinois	Coordinate	System	NAD 83(2011) East Zone
STATION	OFFSET	NORTH	EAST
38+14.89	39.46' Rt.	2,042,966.965	1,063,886.351
38+38.63	60.54' Lt.	2,043,001.897	1,063,983.007
38+39.89	64.46' Rt.	2,042,932.355	1,063,879.137
38+99.89	64.46' Rt.	2,042,882.167	1,063,912.012
38+99.89	75.15' Rt.	2,042,876.308	1,063,903.068
38+99.89	85.15' Rt.	2,042,870.829	1,063,894.703
39+03.62	60.54' Lt.	2,042,947.526	1,064,018.622
39+03.62	63.00' Lt.	2,042,948.875	1,064,020.681
39+04.65	85.17' Rt.	2,042,866.836	1,063,897.291

ARGENSEN & ASSOCIATES, INC.
100 PARK AVENUE
LAKE VILLA, ILLINOIS 60046
(708) 356-3371

PLAT OF HIGHWAYS
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
ILLINOIS ROUTE 60/83

LIMITS: FROM IL 176 TO WEST SHORE DRIVE
 COUNTY: LAKE
 JOB NO.: R-91-019-10
 FROM STATION 38+00 TO STATION 46+00
 SCALE: 1"=30' SHEET B1 OF B47

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

PROJECT COORDINATES			
Illinois Coordinate System NAD 83(2011) East Zone			
STATION	OFFSET	NORTH	EAST
39+04.69	77.10' Rt.	2,042,871.224	1,063,904.064
39+09.76	62.20' Rt.	2,042,875.147	1,063,919.312
39+12.57	66.75' Rt.	2,042,870.297	1,063,917.040
39+24.88	39.46' Rt.	2,042,874.953	1,063,946.622
39+54.09	57.00' Rt.	2,042,840.910	1,063,947.948
40+01.00	45.00' Rt.	2,042,808.242	1,063,983.689
40+01.00	50.00' Rt.	2,042,805.502	1,063,979.506
40+14.09	45.00' Rt.	2,042,797.293	1,063,990.861
40+28.61	60.54' Lt.	2,042,842.975	1,064,087.106
40+28.61	63.00' Lt.	2,042,844.322	1,064,089.162
41+49.87	39.45' Rt.	2,042,686.746	1,064,069.903
41+49.87	45.00' Rt.	2,042,683.704	1,064,065.259
41+49.87	50.00' Rt.	2,042,680.965	1,064,061.077
42+68.00	50.00' Rt.	2,042,582.148	1,064,125.800
42+68.00	55.00' Rt.	2,042,579.409	1,064,121.617
42+83.00	45.00' Rt.	2,042,572.340	1,064,138.201
42+83.00	50.00' Rt.	2,042,569.600	1,064,134.018
44+96.90	55.00' Rt.	2,042,387.925	1,064,247.036
45+00.18	50.00' Rt.	2,042,387.925	1,064,253.013
45+07.10	39.44' Rt.	2,042,387.924	1,064,265.640

REVISION	DATE	REVISION
----------	------	----------

APPROVED
By Rod Richgruber at 7:23 am, Jan 10, 2024

3191868

DOCUMENT NUMBER - 3191868
 PLAT OF SUBDIVISION
 DUE TO EXTREME SIZE OF THIS PLAT OF SUB, MEASURING 42 X 30
 WE DEEM IT BEST TO MICROFILM THIS PLAT IN TWO PARTS.
 PART ONE WILL CONSIST OF LEFT SIZE 30 X 24 RATIO 20X
 PART TWO WILL CONSIST OF RIGHT SIZE 30 X 24 RATIO 20X
 BLOW UP SIZE X RATIO

LEGIBILITY OF DOCUMENT QUESTIONABLE

Frank J. Gustaf
 RECORDING DEPT.

I CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE
 DRAWINGS OF SURFACE WATERS WILL NOT BE CHANGED BY THE
 CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF.

Robert J. Gustaf, President
 R.J. DEVELOPMENT, INC.

Frank J. Gustaf
 FIDEL GRINI

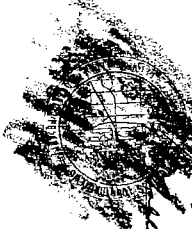
STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
 MANDELIN, LAKE COUNTY, ILLINOIS.

THIS 13th DAY OF JULY A. D. 1992.

Robert J. Gustaf
 PRESIDENT



Robert J. Gustaf
 VILLAGE CLERK

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF MANDELIN, LAKE COUNTY, ILLINOIS.

THIS 14th DAY OF JULY A. D. 1992.

John H. L. Gustaf
 CHAIRMAN

ATTEST: *William F. Gustaf*
 RECORDING SECRETARY

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, *Philip M. Baran*, VILLAGE ENGINEER OF THE VILLAGE OF MANDELIN, DO HEREBY
 CERTIFY THAT ALL MATTERS PERTAINING TO STREET REPAIRS/MAINTENANCE AS PRESCRIBED IN THE
 REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
 MANDELIN, ILLINOIS, INSURE AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED
 WITH.

I FURTHER CERTIFY THAT THE REQUIRED BONDS ARE POSTED FOR THE COMPLETION OF THE
 IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND/OR LINES AND DOMESTIC WATER SUPPLY SYSTEM
 AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION, BASED ON ENGINEER'S PLANS AND
 SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES
 HAVING JURISDICTION.

I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH
 THE VILLAGE OF MANDELIN REGULATIONS.

DATED AT MANDELIN, LAKE COUNTY, ILLINOIS.

THIS 14th DAY OF JULY A. D. 1992.

Philip M. Baran
 VILLAGE ENGINEER

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, *Philip M. Baran*, VILLAGE ENGINEER OF THE VILLAGE OF MANDELIN, DO HEREBY
 CERTIFY THAT ALL MATTERS PERTAINING TO STREET REPAIRS/MAINTENANCE AS PRESCRIBED IN THE
 REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF
 MANDELIN, ILLINOIS, INSURE AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED
 WITH.

I FURTHER CERTIFY THAT THE REQUIRED BONDS ARE POSTED FOR THE COMPLETION OF THE
 IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND/OR LINES AND DOMESTIC WATER SUPPLY SYSTEM
 AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION, BASED ON ENGINEER'S PLANS AND
 SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES
 HAVING JURISDICTION.

DATED AT MANDELIN, LAKE COUNTY, ILLINOIS.

THIS 14th DAY OF JULY A. D. 1992.

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, *Linda Janice Hess*, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY
 CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO
 UNPAID FORECLOSED TAXES, AND NO REDEMPTIBLE TAX SALES AGAINST ANY OF THE PROPERTY INCLUDED
 IN THE HEREIN DRAWN PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE DRAWN
 PLAT.

GIVEN UNDER MY HAND AND SEAL OF LAKE COUNTY COURT AT MANDELIN, ILLINOIS.

THIS 27th DAY OF JULY A. D. 1992.

Linda Janice Hess
 CLERK

FINAL PLAT OF IVANHOE SUBDIVISION

OF

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER LYING WESTERLY
 AND ADJACENT TO THE CENTERLINE OF ROUTES 60 AND 63 IN SECTION 23,
 TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF A PORTION OF THE
 LAND DESCRIBED IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE SAME
 TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND
 PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADMIT THE
 SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT AS BEING
 DEDICATED FOR STREET PURPOSES; AND HEREBY ALSO RESERVE FOR THE ILLINOIS
 BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND THE PUBLIC
 SERVICE COMPANY DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENTS
 WHICH ARE SET FORTH ON THEIR STANDARD FORM.

DATED THIS 28th DAY OF JULY A. D. 1992.

Frank J. Gustaf
 FIDEL GRINI

Robert J. Gustaf
 (ADDRESS) 4501 S. JEFFERSON ST., JEFFERSON, ILL. 60131

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, *Michael M. Monahan*, A NOTARY
 PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID, DO HEREBY
 CERTIFY THAT *FIDEL GRINI*, PERSONALLY
 KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME

INSTRUMENT AS SUCH INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON
 AND ACKNOWLEDGED THAT HE HAD SIGNED THE SAME, AND THAT HE WAS
 FREE AND VOLUNTARILY ACT FOR THE USES AND PURPOSES THEREIN SET
 FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF JULY
 A. D. 1992, AT MANDELIN, ILLINOIS.

Michael M. Monahan
 NOTARY PUBLIC

OFFICIAL SEAL
 MICHAEL M. MONAHAN
 NOTARY PUBLIC
 STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/31/93

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

THE UNDERSIGNED, AS TRUSTEE UNDER TRUST AGREEMENT NO. 88-102
 AND BEARING A DATE OF FEBRUARY 15, 1988, DOES HEREBY CERTIFY THAT
 IT IS, AS SUCH TRUSTEE, THE OWNER OF A PORTION OF THE LAND
 DESCRIBED IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE SAME
 TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND
 PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADMIT THE
 SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN
 ON THIS PLAT AS BEING DEDICATED FOR STREET PURPOSES AND HEREBY
 ALSO RESERVE FOR THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN
 ILLINOIS GAS COMPANY, AND THE PUBLIC SERVICE COMPANY DIVISION OF
 COMMONWEALTH EDISON COMPANY THE EASEMENTS WHICH ARE SET FORTH
 ON THEIR STANDARD FORM.

DATED THIS 28th DAY OF JULY 1992.

MANDELIN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE AS
 AFORESAID AND NOT PERSONALLY

ATTEST:

Robert J. Gustaf
 BY: *Robert J. Gustaf*
 FIDEL GRINI

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
 STATE AFORESAID, DO HEREBY CERTIFY THAT *Michael M. Monahan*,
 A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID,
 HAS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME
 IS SET FORTH IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE
 SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE
 USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE
 AND ADMIT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF
 JULY 1992.

NOTARY PUBLIC

OFFICIAL SEAL
 MICHAEL M. MONAHAN
 NOTARY PUBLIC
 STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/31/93

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

THE UNDERSIGNED, BEING THE
 OWNER OF A PORTION OF THE LAND DESCRIBED
 IN THE ACCOMPANYING PLAT, DO HEREBY
 DEDICATE FOR STREET PURPOSES AND HEREBY
 ALSO RESERVE FOR THE ILLINOIS BELL TELEPHONE
 COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND THE
 PUBLIC SERVICE COMPANY DIVISION OF COMMONWEALTH
 EDISON COMPANY THE EASEMENTS WHICH ARE SET FORTH
 ON THEIR STANDARD FORM.

ATTEST: *Robert J. Gustaf*
 FIDEL GRINI

Robert J. Gustaf
 (ADDRESS) 4501 S. JEFFERSON ST., JEFFERSON, ILL. 60131

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, THE UNDERSIGNED, A NOTARY
 PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID,
 DO HEREBY CERTIFY THAT *Michael M. Monahan*,
 A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID,
 HAS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME
 IS SET FORTH IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE
 SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE
 USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE
 AND ADMIT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF JULY 1992.

OFFICIAL SEAL
 MICHAEL M. MONAHAN
 NOTARY PUBLIC
 STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/31/93

THE UNDERSIGNED, AS TRUSTEE UNDER TRUST AGREEMENT NO. 88-102
 AND BEARING A DATE OF FEBRUARY 15, 1988, DOES HEREBY CERTIFY THAT
 IT IS, AS SUCH TRUSTEE, THE OWNER OF A PORTION OF THE LAND
 DESCRIBED IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE SAME
 TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND
 PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADMIT THE
 SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN
 ON THIS PLAT AS BEING DEDICATED FOR STREET PURPOSES AND HEREBY
 ALSO RESERVE FOR THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN
 ILLINOIS GAS COMPANY, AND THE PUBLIC SERVICE COMPANY DIVISION OF
 COMMONWEALTH EDISON COMPANY THE EASEMENTS WHICH ARE SET FORTH
 ON THEIR STANDARD FORM.

DATED THIS 28th DAY OF JULY 1992.

MANDELIN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE AS
 AFORESAID AND NOT PERSONALLY

ATTEST:

Robert J. Gustaf
 BY: *Robert J. Gustaf*
 FIDEL GRINI

STATE OF ILLINOIS)

COUNTY OF LAKE) S.S.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
 STATE AFORESAID, DO HEREBY CERTIFY THAT *Michael M. Monahan*,
 A NOTARY PUBLIC, IN AND FOR SAID COUNTY, AND STATE AFORESAID,
 HAS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME
 IS SET FORTH IN THE ACCOMPANYING PLAT, AND THAT HE HAS CAUSED THE
 SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE
 USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE
 AND ADMIT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28th DAY OF
 JULY 1992.

NOTARY PUBLIC

OFFICIAL SEAL
 MICHAEL M. MONAHAN
 NOTARY PUBLIC
 STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/31/93

VH0E SUBDIVISION

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER LYING WESTERLY AND ADJACENT TO THE CENTERLINE OF ROUTES 60 AND 83 IN SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) S. S.
COUNTY OF LAKE)

THE UNDERSIGNED, BEING THE _____ PRESIDENT AND
_____, SECRETARY OF DPS DEVELOPMENT, INC., AN ILLINOIS CORPORATION, THE
OWNER OF A PORTION OF THE LAND DESCRIBED IN THE ACCOMPANYING PLAT, DO HEREBY CERTIFY THAT
DPS DEVELOPMENT, INC. IS, AS SUCH CORPORATION, THE OWNER OF A PORTION OF THE PROPERTY
SHOWN HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN
HEREON.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THIS PLAT AS BEING DEDICATED FOR STREET PURPOSES AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY, THE NORTHERN ILLINOIS GAS COMPANY AND THE PUBLIC SERVICE COMPANY DIVISION OF THE COMMONWEALTH EDISON COMPANY THE EASEMENTS WHICH ARE STATED ON THEIR STANDARD FORM.

DFS DEVELOPMENT, INC.
ATTEST:

ITS: PRESIDENT

STATE OF ILLINOIS)
) S. S.
COUNTY OF LAKE)

1. THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Don F. Searcy and Anna H. Neely BEING THE _____ PRESIDENT AND _____ SECRETARY OF DFS DEVELOPMENT, INC. AFORESAID, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 13 DAY OF July, 1992.

OFFICIAL SEAL
MICHAEL M. MONAHAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/27/95

NOTARY PUBLIC

This plat has been approved by the ~~Illinois~~ Department of Transportation with respect to roadway access pursuant to §2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits or Access Driveways to State Highways" will be required by the Department.

James L. Cook
District Engineer

STATE OF ILLINOIS)
) S. S.
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, STEVEN W. O'BRIEN, A PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-2644, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT IRON PIPES HAVE BEEN SET AT ALL POINTS OF CURB AND LOT CORNERS SHOWN HEREDON.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON
DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF the Village of Mundelein
WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING
THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE
ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA BUT APPEARS IN ZONE C AREAS OF MINIMAL

FLOODING AS PER FLOOD INSURANCE RATE MAP DATED NOVEMBER 3, 1982

COMMUNITY PANEL NUMBER 170357 0100 B

DATED THIS 5 TH DAY OF MAY A. D., 1992.

STEVEN W. O'BRIEN, ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2644

IOWAHOE SUBDIVISION
 FINAL PLAT OF SUBDIVIS
 ADDITIONAL
 EASEMENT PROVISIONS

DPS Development, Inc., an Illinois corporation, Fidel Ghini, an individual, and Hancock National Bank and Trust Company, as Trustee under a Trust Agreement dated February 18, 1984 and known as Trust No. 88-102 (collectively, "Owners"), by execution and recordation of this Plat of Subdivision (the "Plat"), hereby grant the following easements, reserve the following rights and make the following declarations, all as set forth more fully herein:

1. PUBLIC IMPROVEMENTS

A. Sanitary Sewer Mains and Water Mains. Permitted, non-exclusive and irrevocable easements for purposes of installing, inspecting, operating, maintaining, repairing and replacing sanitary sewer mains and water mains, including appurtenant structures related thereto, are hereby granted to the Municipality of the Village of North York (the "Village"), on, over, across, under and through together with the right of ingress to and egress from those portions of the land referred to in the Schedule hereto, for the purpose of installing "water main easement" for the purpose of serving all property within the Village, whether or not the property is presently contiguous to the property of the Village, for the purpose of sanitary sewer and water services. No buildings or other structures (other than appurtenant structures) shall be erected, placed, maintained, used or altered on such easement and no structures or other appurtenant facilities shall be installed and no structures or other appurtenant facilities shall be designated and, notwithstanding the foregoing, no structures or other appurtenant facilities shall be installed or altered on such easement which will materially interfere with the use of the land for the purposes of the easement.

8. Storm Sewers: Perpetual, non-exclusive and irrevocable easements for purposes of installing, constructing, maintaining, repairing and replacing underground storm sewers, manholes, catch basins, and other structures are hereby granted to the Village, on, over, across, under and through the property with the right of ingress to and egress from those portions of the property which are necessary for the easement for purposes of installing all property described by this easement, including but not limited to, the right to place, construct, maintain, repair and replace storm sewers, manholes, catch basins, and other structures other than for parking lots, sidewalks, landscaping, landscaping utility facilities and apartment improvements shall be subject to the provisions of the Ordinance of the Village of Oak Brook and notwithstanding any other provision hereof to the contrary, the easements hereby granted to the Village shall be deemed to be in full force and effect.

2. Public Sidewalks. A perpetual, non-exclusive easement for purposes of installing, inspecting, maintaining, repairing and replacing public sidewalks on those portions of the land and improvements thereon owned by the "Easement" is hereby granted to the Village, on, over, across and through (together with the right of ingress to and egress from) the land and improvements thereon owned by the "Easement" for public sidewalk easement. No buildings or other structures (other than for parking lots, sidewalks, landscaping improvements, utility facilities and appurtenant improvements) shall be constructed or erected on or over the land and improvements thereon owned by the "Easement" notwithstanding any other provision hereof to the contrary; no easement hereunder conveyed shall materially interfere with the use of the land and improvements thereon owned by the "Easement" hereby granted to the Village.

11. PRIVATE IMPROVEMENTS

A. Storm Water Drainage/Storm Water Retention/Detention and Settling Basins. Perpetual, non-exclusive license is hereby granted to the Village and its successors in the ownership of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832,

B. Parking. A perpetual, non-exclusive and irrevocable easement for the sole and limited purpose of parking automobiles on that portion of Lot 3 designated on this Plat as "easement for parking purposes" (the "Parking Easement Area") is hereby granted to the owners of the lots and units situated adjacent to, and abutting, the Easement Area, and their respective employees, owners and invitees, as an easement appurtenant to Lot 3, over the parking Easement Area with the right of ingress and egress from the Parking Easement Area. The rights and obligations appurtenant to such easement and the rules governing the use of the parking Easement Area are set forth in the Declaration, as hereinafter defined.

No barrier, curb or other

[illegible]

B. The covenants contained in the Plat shall run with the land and, to the extent expressly provided therein, shall be binding upon and inure to the benefit of the successors and assigns of all Lots in this subdivision, their respective successors, assigns, mortgagees and grantees, and all parties claiming through and under them. Enforcement of these covenants shall be secured by the benefit of any lien in this subdivision, any person with an interest in any said Lots, and/or the Village by any proceeding at law or in equity and such enforcement may be sought against any persons violating, or who are in violation of, said covenants and the Village has the right to restrain such violation or to compel affirmative action.

[illegible]

REVISED JUNE 30, 1992
REVISED MAY 19, 1992
REVISED: APRIL 24, 1992
REVISED: SEPTEMBER 6, 1991

THIS PLAT SUBMITTED FOR RECORDING BY:

DFS DEVELOPMENT, INC
NANCY WIGAWATY
2030 W. MAPLE
MUNDELEIN, IL- 60060

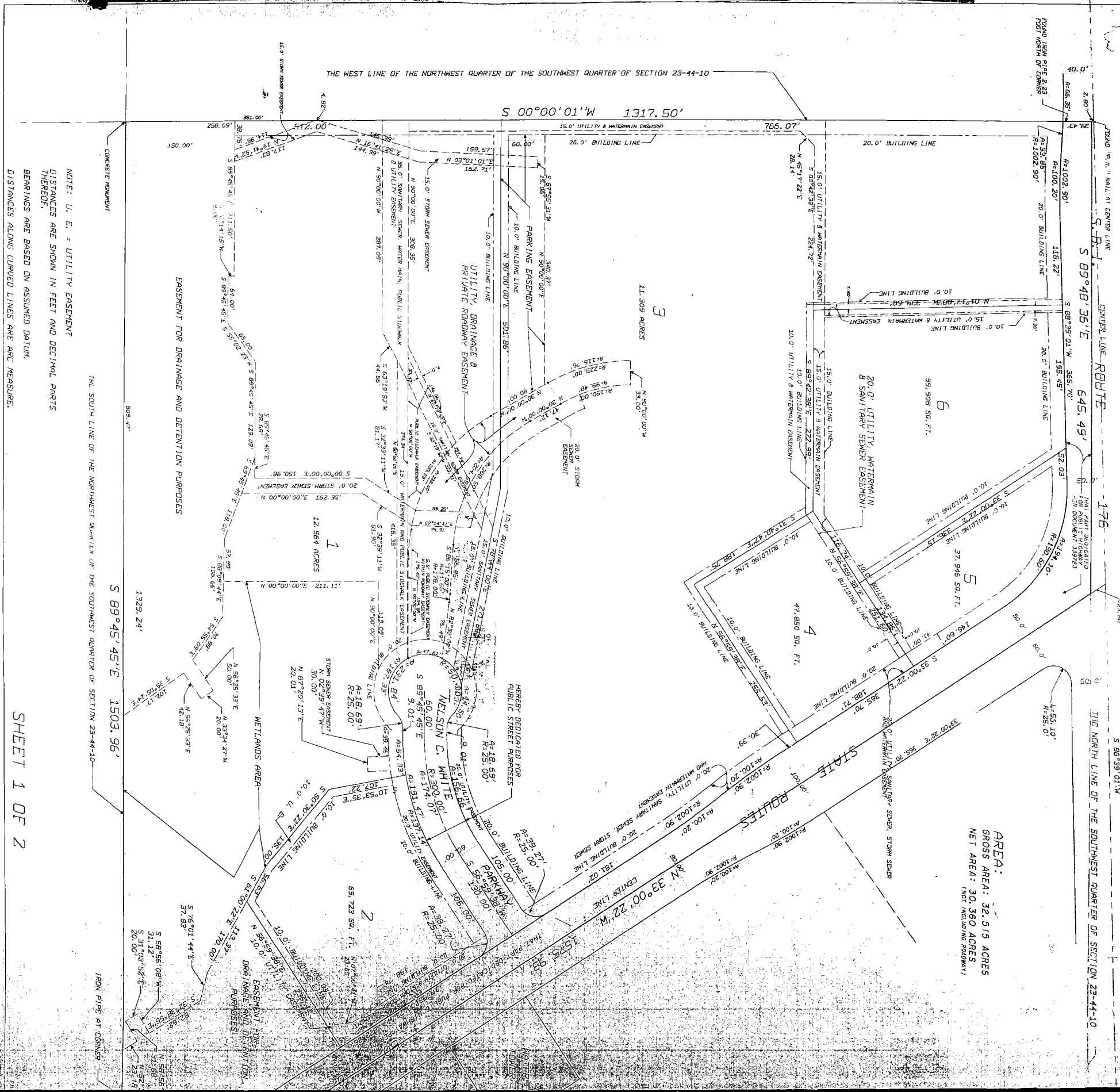
O'BRIEN LAND SURVEYING

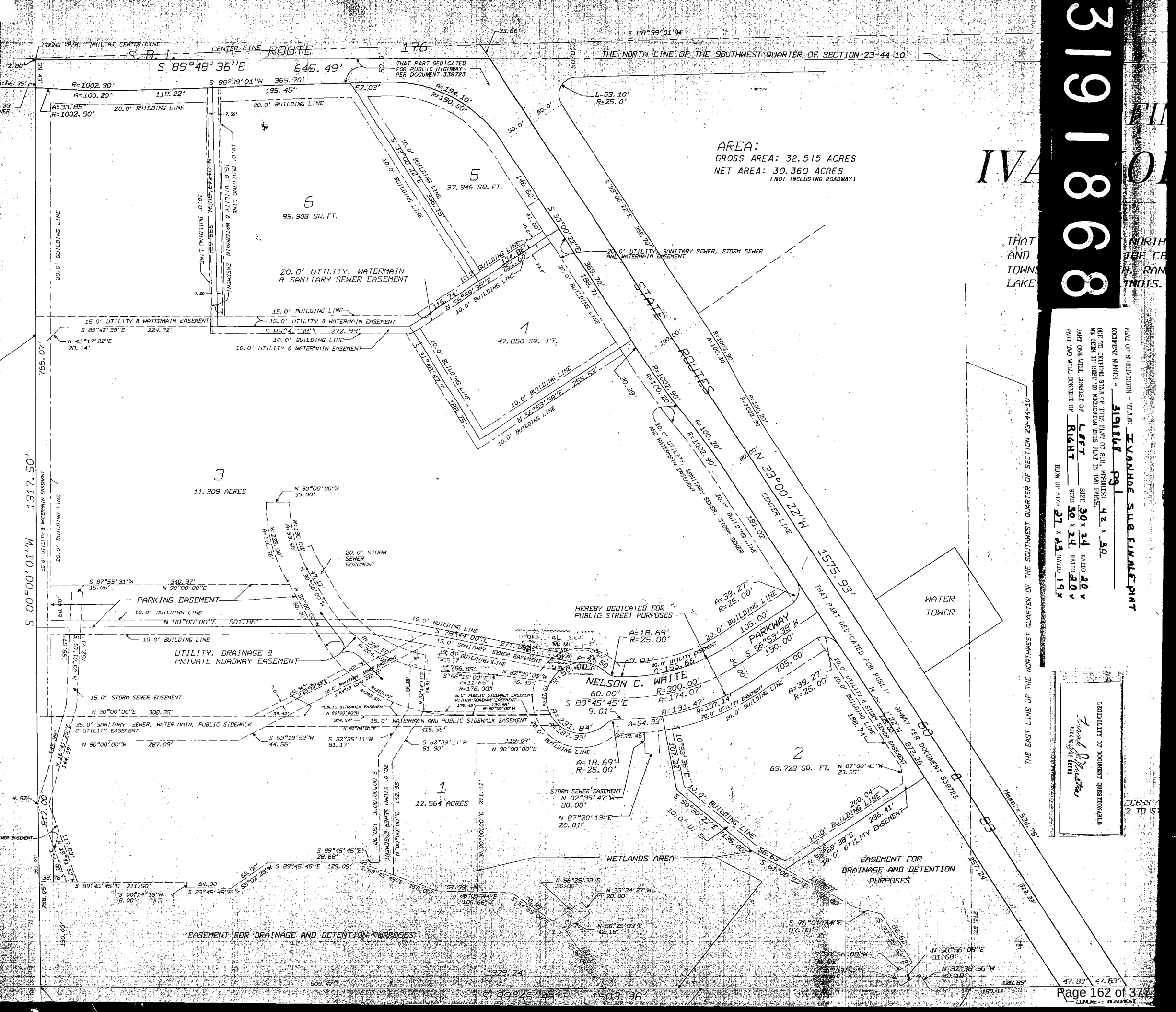
24838 W. NIPPERBINK ROAD
ROUND LAKE, ILLINOIS 60073
708-740-1200 708-566-8080 FAX: 708-740-1270

O. F. S. DEVELOPMENT INC.

ORDER NO. : _____
DATE: AUGUST 7, 1991. RESIDENTIAL AND COMMERCIAL
LAND SURVEYING

Page 159 of 160





PLACE OF SUBDIVISION - (TOWN) EVANHOL SUBDIVISION
DOCUMENT NUMBER - 3191868 pg 1
DATE TO EXTEND SIZE OF THIS PLAN OF SUBDIVISION - 42 x 30
WE DEMONSTRATE TO MICROFILM THIS PLAN IN TWO PARTS.
PART ONE WILL CONSIST OF LEFT
PART TWO WILL CONSIST OF RIGHT
SIZE 30 x 24 RATIO 20 x
DATE TWO WILL CONSIST OF RIGHT
DATE TWO WILL CONSIST OF RIGHT
DATE TWO WILL CONSIST OF RIGHT

LOCALITY OF DOCUMENT QUESTIONABLE
I have examined this
document and find it correct

To: Mayor and Board of Trustees

From: Jessica Marvin, Associate Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

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

Financial Impact:

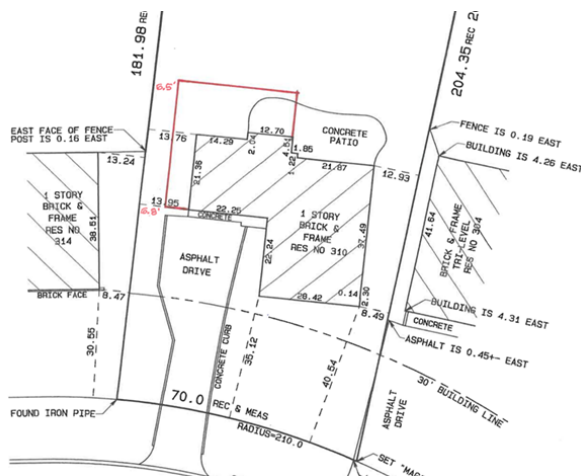
N/A

Attachments:

1. Petitioner's Application Packet
2. Location Map
3. PZC Minutes - 310 Banbury - 09-03-2025

Background:

The property owner at 310 Banbury Road, Jeff Sloom, 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.

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.

Planning & Zoning Commission Recommendations:

The Planning and Zoning Commission held a public hearing on September 3, 2025, to consider the request. The Commission recommended approval of the variation related to the proposed residential addition by a vote of 6-0.

Analysis:

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:

Motion to authorize staff to draft an ordinance granting a variation regarding the minimum interior side yard requirements in the R-2 Residential Zoning District at 310 Banbury Road.

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 Sloat Date: _____
Printed Name: Jeff Sloat 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.

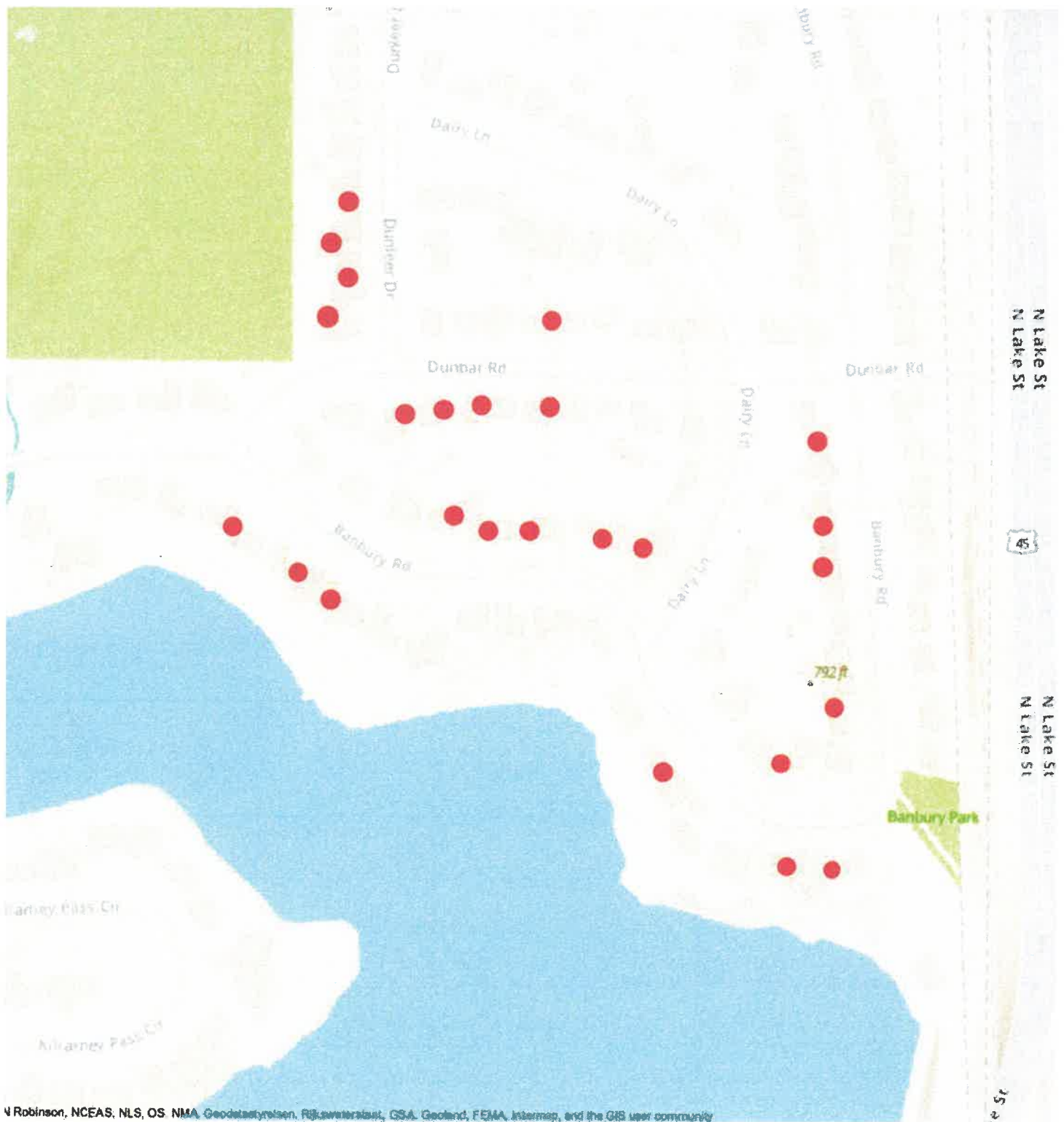
Zoning: I believe any legal request such as this one should recognize that Loch Lomond was never designed nor built to the current R-2 standards. R-2 was overlaid on Loch Lomond after the fact; perhaps it was due to the Estate Lane 15 A. development in the early 2000's. While the decision to require 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

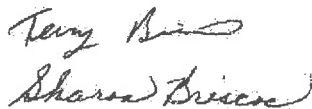
Village of Mundelein

Re: Sloot House Project

Jeff Sloot 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



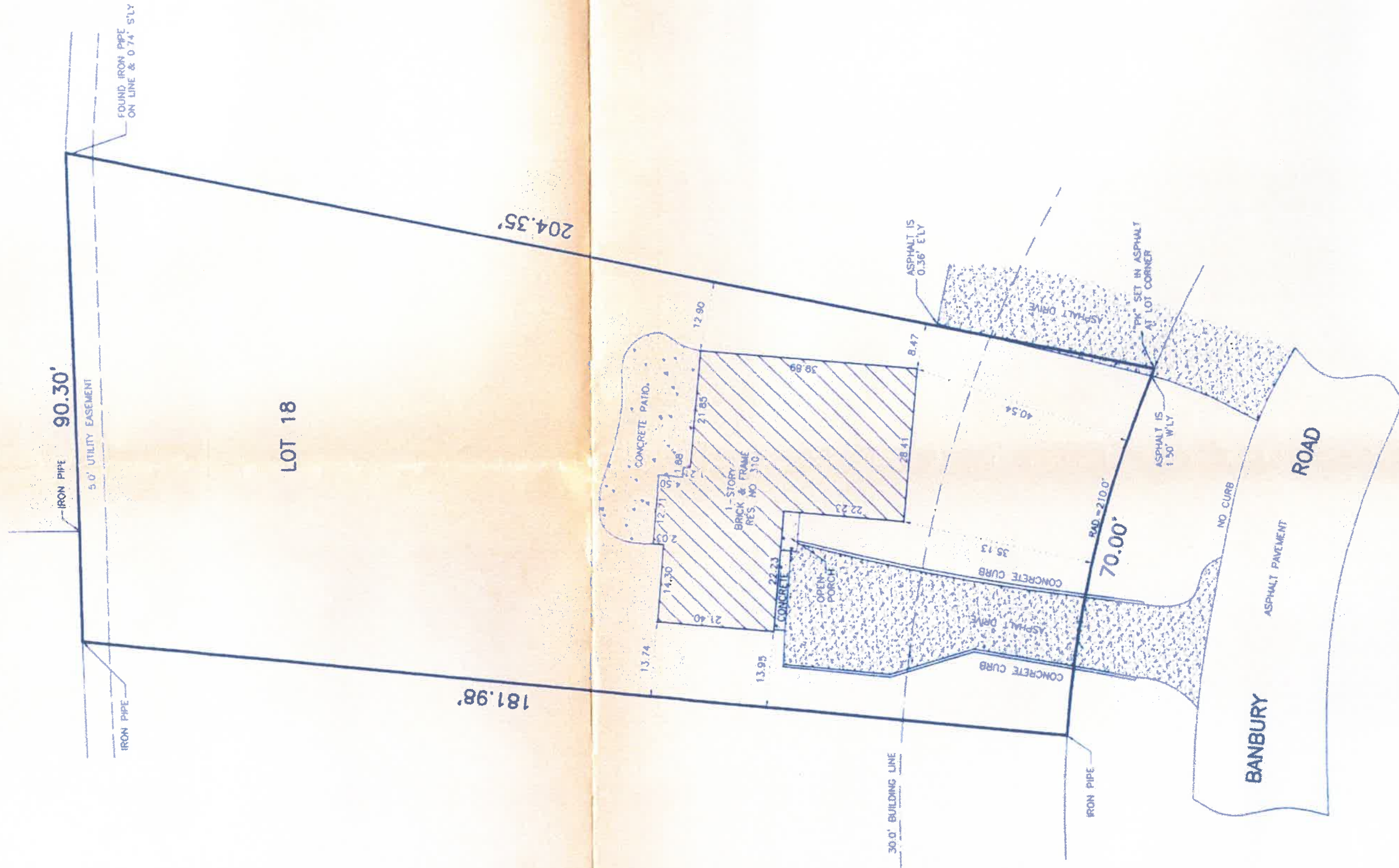
Front (South) View

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.



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



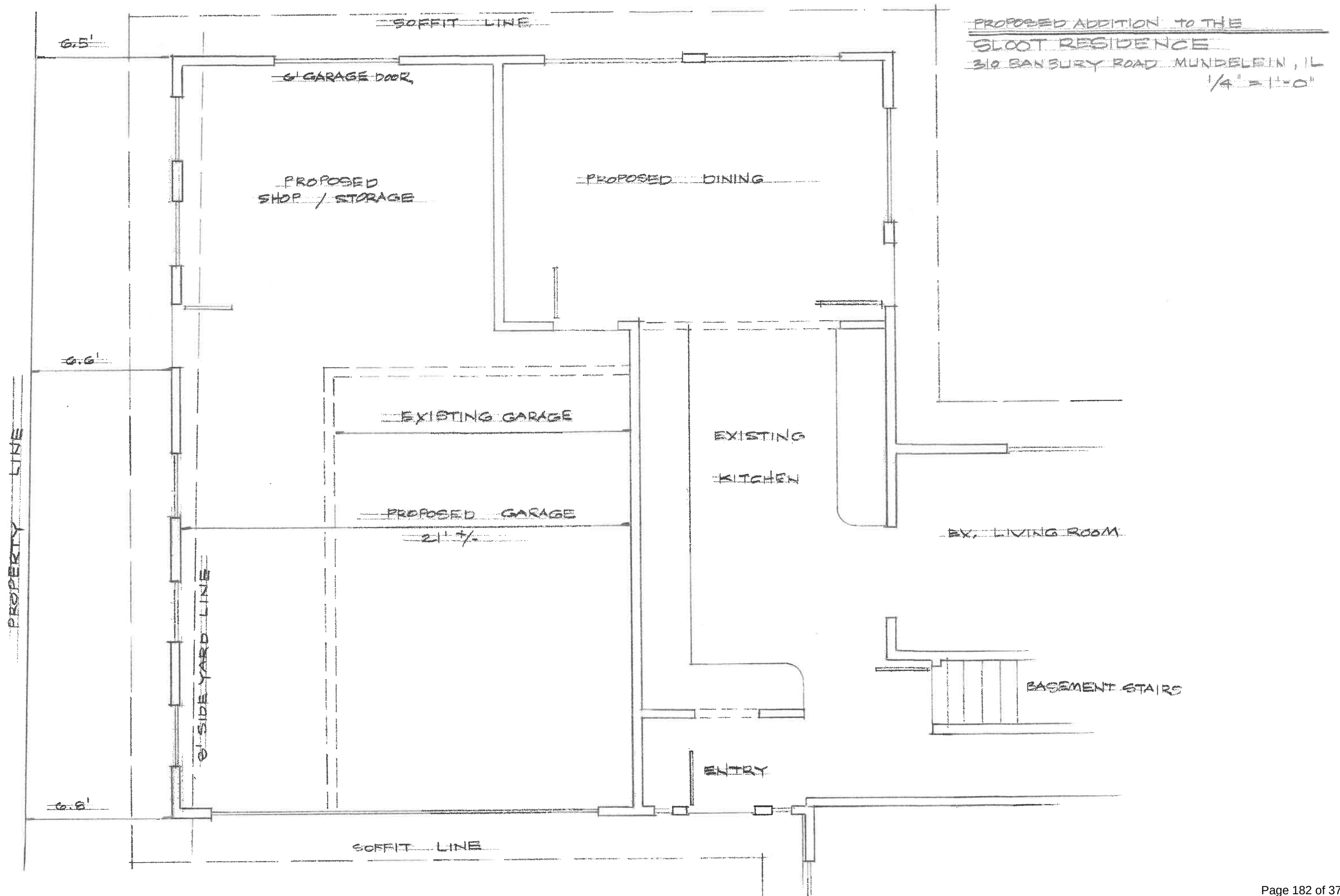
OF ILLINOIS) SS
Y OF LAKE)

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

RE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE. NO LINES AND EASEMENTS ARE SHOWN ONLY WHERE ARE SO RECORDED IN THE MAPS. REFER TO YOUR DED, AC, TITLE POLICY OR BUILDING COMMISSIONER. STIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THEREAFTER IS TWO FEET ASSUMING BY SCALING THIS PLAT

ORDER NO: MU-17-125

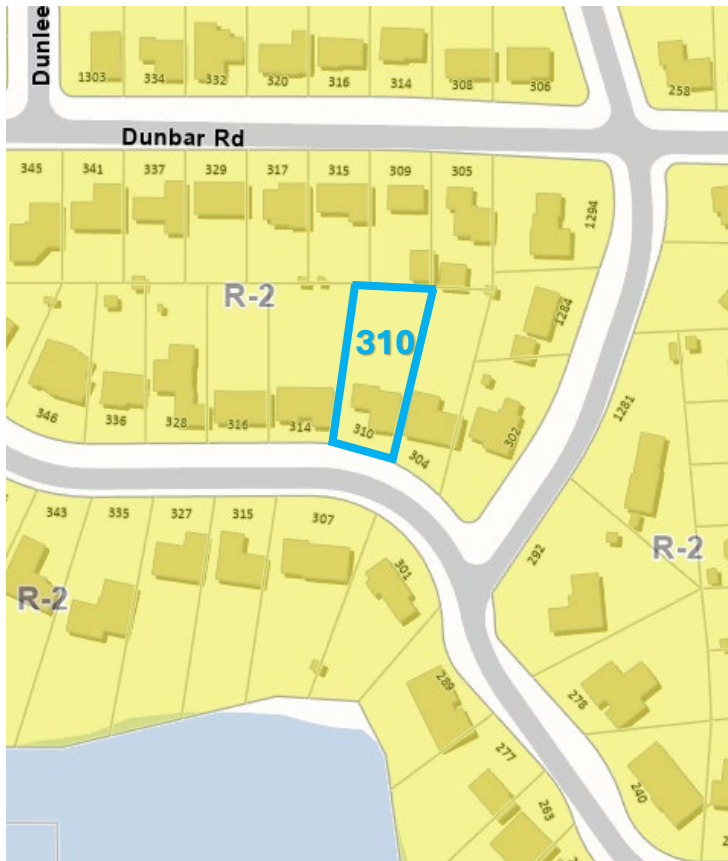
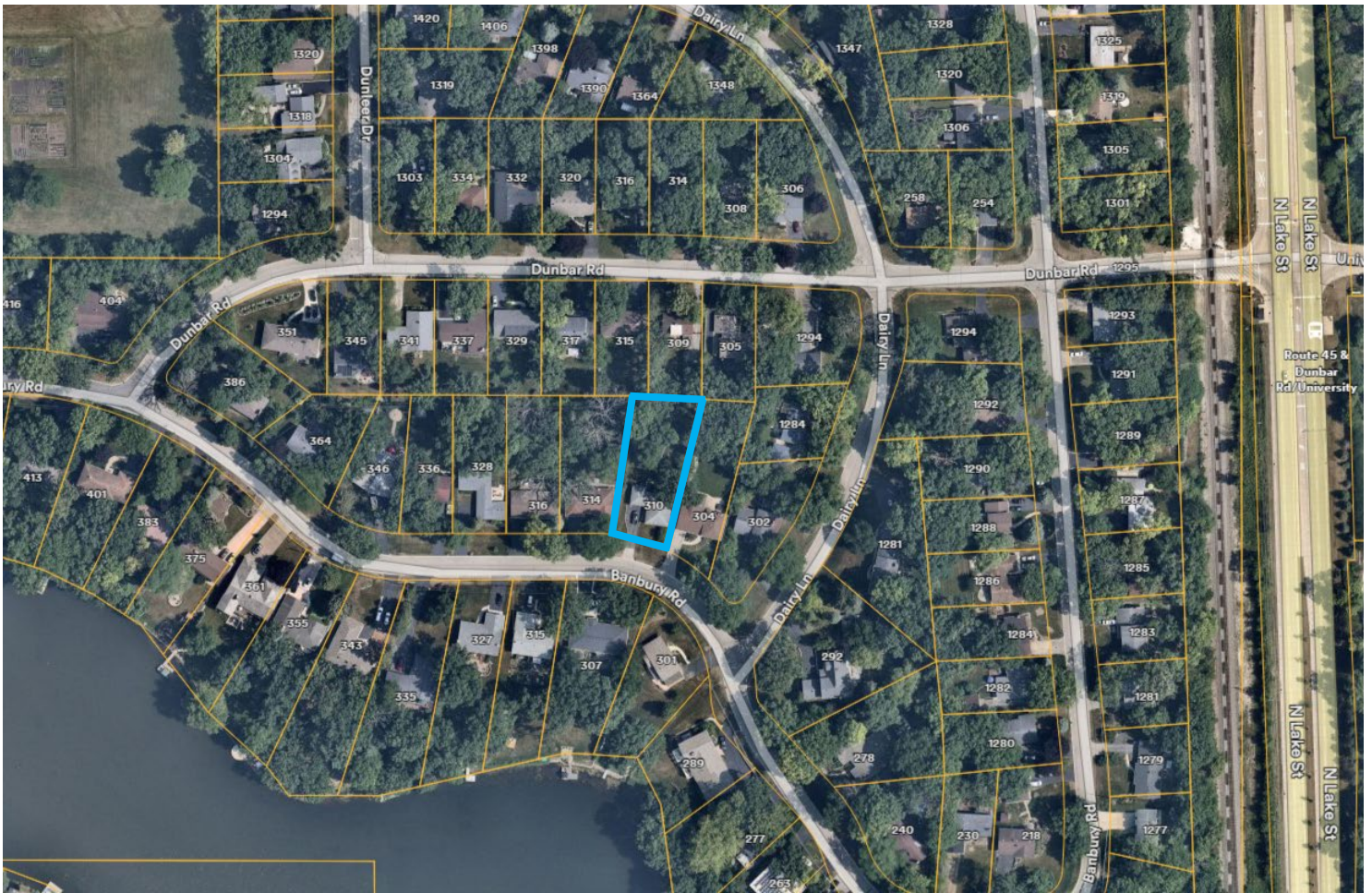
TEL: (847)-566-0907 FAX: (847)-566-0977



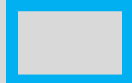


PROPOSED SOUTH ELEVATION
SLOOT RESIDENCE
1/4" = 1'-0"

Location Map: 310 Banbury Road



Legend:

 : Proposed Property



**Planning and Zoning Commission Meeting
Minutes**

September 3, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on September 3, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

PRESENT: Community Development Director A. Orenchuk and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from August 6, 2025

J. Holden moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from August 6, 2025.

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

PUBLIC COMMENTARY

Chairman T. Roswick opened the floor to general public commentary.

There was no general public commentary.

Chairman T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PZ2025-0028 - 310 Banbury Road - Setback Encroachment Variation

J. Holden moved, seconded by S. Petti a **Motion** to open Public Hearing PZ2025-0028.

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

Staff Presentation

A. Orenchuk presented the attached PowerPoint and gave a brief history of the project. The petitioner is requesting a variation to allow for an addition onto the house that would encroach into the required side yard setback. The property is located in a neighborhood with a variety of setbacks. The requested changes do not seem that they would alter the character of the Loch Lomond subdivision, and there does not appear to be any changes to the single family nature of the home.

Petitioner Presentation

Jeff Sloom of 310 Banbury Road was sworn in. Mr. Sloom shared the plans for his proposed project and stated that the house is in need of updates.

Commissioner K. Anderson asked if the petitioner had a site plan or a floor plan that the commission could review. A. Orenchuk stated that the floor plan was part of the application packet submittal. K. Anderson further inquired as to how close the garage encroachment would get to the neighbor's property on their eastern property line. Mr. Sloom elaborated on the proposed plan of improvements. Mr. Sloom also shared letters of support he collected from some of the neighbors that would be most impacted by the project.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioner K. Anderson stated that he was in support of the project, and it was a full and succinct application.

Commissioner J. Holden stated that the proposal was straight forward, and she would be in support. She appreciated the applicant getting neighbor feedback and feels comfortable since many of the neighbors seem to be in support of the project.

J. Holden moved, seconded by T. Wilson, a **Motion** to recommend approval 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, Illinois, including the approval of the Findings of Fact as presented.

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

Close Public Hearing

S. Petti moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2025-0028.

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

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

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZ2025-0032.

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

Staff Presentation

A. Orenchuk presented the attached PowerPoint and gave a brief overview and history of the case. The petitioner is requesting variations regarding allowing an arts studio use in the M-1 General Manufacturing zoning district and a reduction in the amount of required parking.

Petitioner Presentation

Jerry Fox of Bolt Baseball and Lake County Lightning, and Justin Stone of Elite Baseball Training were sworn in.

Mr. Fox shared the proposed floor plan. Commissioner S. Petti asked about the parent viewing area and the likelihood of parents staying to watch the training sessions. Mr. Fox shared the waiting area and had stated that in his experience the majority of parents will not be staying to watch training. Mr. Fox also shared his collaboration with Elite Baseball and his commitment to the training program of over 25 years.

Commissioner K. Anderson inquired about the other tenant in the building and what their use is.

Brian Bocci of Entre Commercial Realty was sworn in. Mr. Bocci stated that the next-door tenant called Ancient Graffiti. They manufacture and distribute gardening supplies and have about 6 employees and would need about 6 parking spaces. Their hours of operation are 8:00 AM - 3:00 PM. Commissioner J. Holden asked about where their entrance is located. Mr. Bocci shared the photo that shows where the entrance to their facility is.

Jeremy Lutz of Elite Baseball Training was sworn in. Mr. Lutz gave a brief overview of the building layout and where the entrance for the baseball training facility would be.

Commissioner J. Holden asked about the number of required handicap parking stalls that would be required for both businesses. A. Orenchuk stated that the baseball

facility would not be able to receive a certificate of occupancy if they do not have the required minimum amount of handicap parking stalls. The building department administers this requirement.

Mr. Fox discussed the parking plan and the requested reduction. Commissioner J. Holden asked about the parking spot striping and if they are starting with a smaller amount and expanding later, or if they would put in the required spaces as soon as possible. Mr. Fox stated that they were planning to expand as need arises. Community Development Director A. Orenchuk elaborated that according to the code, the facility would be required to have 60 parking spaces based on the square footage. If the parking spot was fully striped it would come close, but the amount may not be suitable for the proposed use of the space. The prior use did not require as much parking spaces, so that is why there are not as many striped parking spaces currently.

Chairman T. Roswick inquired as to the number of employees and players, as well as the hours of operation of the facility. Mr. Fox stated that they are planning on 6–8 employees that will be on a rotating schedule. At full operation there could be as many as 100 players divided among 24 teams. The hours of operation would be 3:00 PM - 9:00 PM on weekdays and 8:00 AM - 5:00 PM on the weekend.

Commissioner S. Petti inquired as to if any of the players would be old enough to drive themselves. Mr. Fox stated that maybe 20-25% of the players would be old enough to drive themselves.

Commissioner J. Holden asked the petitioner how quickly they could be operational if the application is approved. Mr. Fox stated that their equipment is currently located in a storage facility, so the program could be up in running in as little as 6-8 weeks.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Commissioner K. Teehan asked further clarifying questions regarding the public commentary that was received by staff.

Community Development Director A. Orenchuk stated that public commentary had been received by phone call by someone that identified themselves as Greg West. Mr. West did not share contact information and refused the offer of sending in written commentary. The staff member that received the phone call took notes on the conversation. A. Orenchuk verbally read the summary of the commentary received from Mr. West. A copy of the summary that was read is attached to the minutes.

Commissioner J. Holden asked how long the property had been vacant. Mr. Bocci stated that the facility has been vacant for roughly 2 years. J. Holden further inquired

about the comments regarding lighting and stated that the petitioner would be leasing the space, so lighting changes may be directed towards the property owner. A. Orenchuk elaborated on the lighting, stating that roof-mounted lighting is against the Village Code, so that would not be an option. The zoning code does not require a minimum amount of lighting, but has restrictions to not impact neighboring properties.

There was no further public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioners S. Petti and K. Anderson stated that they are in support of the petition.

Commisisoner K. Teehan shared his appreciation that the business wants to stay in Mundelein after the prior attempt fell through.

Commissioner J. Holden stated that while she is in favor of the petition, she would like to see more spaces to attempt to close the gap between the request and meeting the Zoning Code. Further, she understands the lighting concerns brought up in public commentary, but felt this would be something the parents would raise concerns about if it were a problem. Commissioner T. Wilson also shared support of the application, but would also like to see more parking in the plan.

Chairman T. Roswick asked the commission to discuss if they would like the requested variation to run with the property, or to run with the business. Commissioner J. Holden stated that she felt it would be more appropriate if the variation ran with the business.

Request to allow an Art Studio use in the M-1 General Manufacturing Zoning District

S. Petti moved, seconded by K. Anderson, a **Motion** to recommend approval 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, Mundelein, Illinois, including the approval of the Findings of Fact as presented.

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

Request to allow for a reduction in the required number of parking spaces

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of a variation from Table 20.56-1 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, Mundelein, Illinois, including the following conditions and the approval of the Findings of Fact as presented.

- The variation will terminate with the business and not run with the land.
- The applicant must submit a parking plan to maximize the parking stalls, including the required handicap stalls for final Village Board approval, thereby reducing the requested variation.

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

Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0032.

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

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of September 17, 2025.

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

The meeting was adjourned at 8:13 PM



Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: <i>Jerry K... RD</i>	<i>207 Peregrine Lane</i>	Phone: <i>708 302-5557</i>
Company: <i>Elite Baseball</i>	<i>Hawthorn Woods</i>	Email:
Name: <i>Jeremy Lutz</i>	<i>250 Rosehall Dr.</i>	Phone: <i>224-277-7017</i>
Company: <i>Elite Baseball Training</i>	<i>Lake Zurich</i>	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



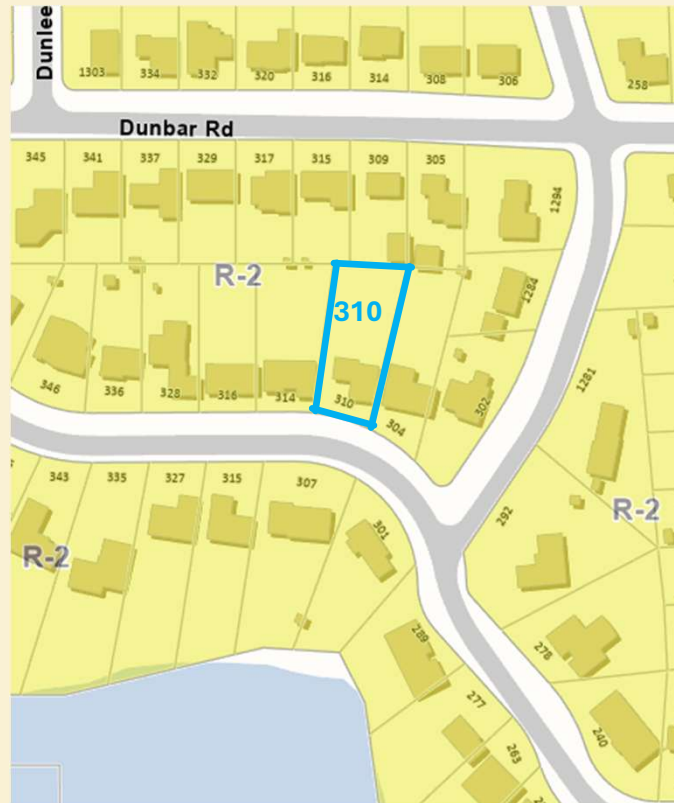
Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Justin Stone	3342 N Bell Ave	Phone: 773 682 5549
Company: Elite Baseball Training	Chicago, IL 60618	Email: jstone2@Cubs.com
Name: Brian Bucci	3930 Salt Creek Ln	Phone: 847-489-4455
Company: Entic	Arkyta, Inc	Email: brianbucci@gmail.com
Name: Elizabeth Dasso		Phone: edasso@biskcreative.com
Company: Bisk		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

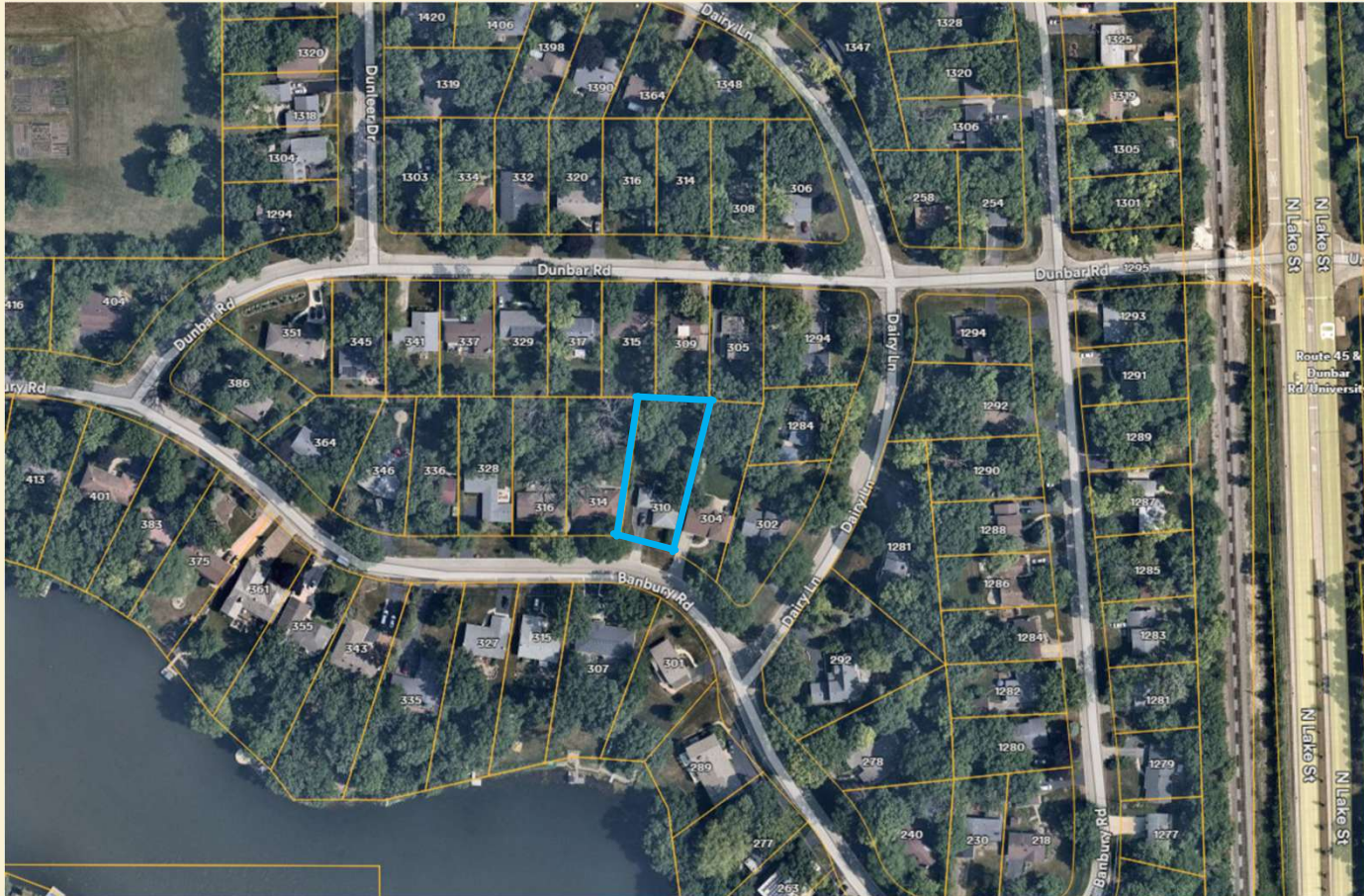
Village Staff Overview: 310 Banbury Road

September 3, 2025

Location Map: 310 Banbury Road

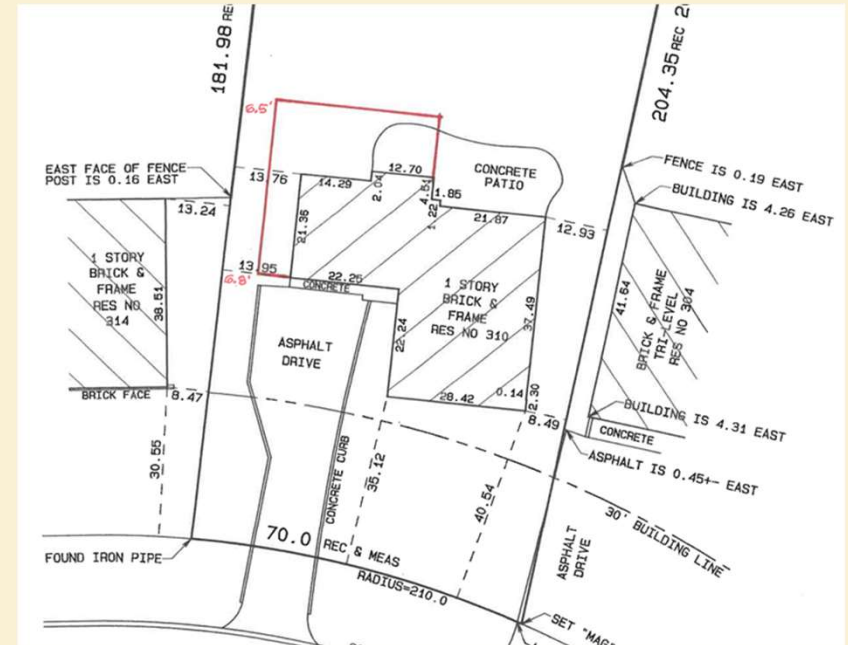


Aerial



Background

- Jeff Slood, property owner, contacted the Village in June with plans to construct an addition on the western and northern sides of his residence.
- Currently Mr. Slood 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 and 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.





Western Property Line



Required Interior Side Yard
Setback: Eight (8) Feet

Location of the
Proposed
Addition



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.



Zoning Request

- Variation from Table 20.28-2 of Section 20.28.030 establishes the bulk and yard regulations for residential zoning districts. 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.



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.

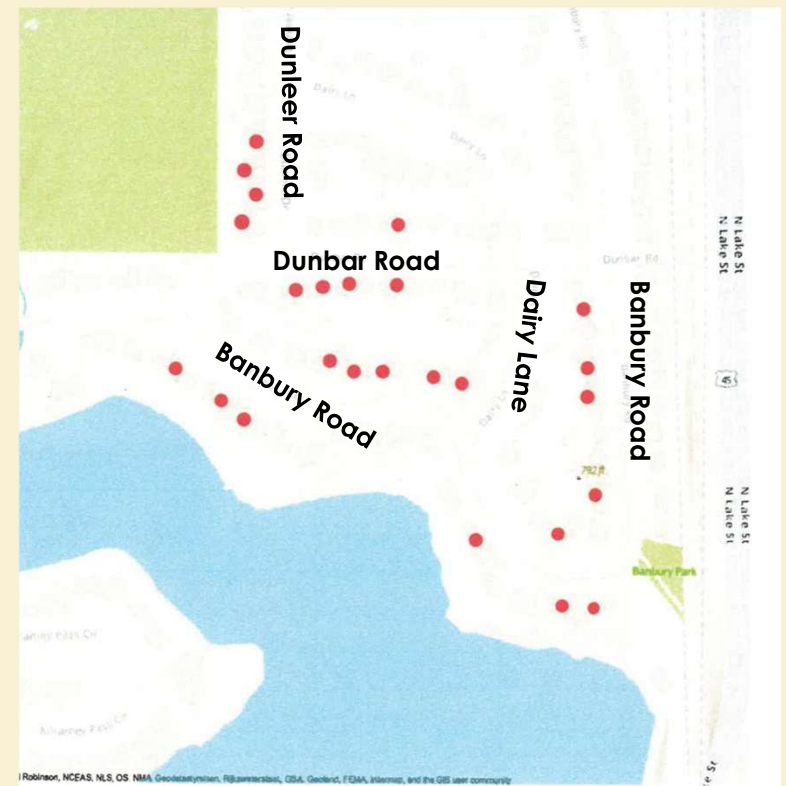


Analysis: Neighborhood Density and Character

- 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.

Analysis: 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.**
- Several homes within 600 feet of the subject property have nonconforming side yard setbacks.
- 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.





Analysis: Zoning Ordinance Intent

- 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.

Standards for Granting a Variation

1. No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:
 1. The strict application of the terms of this Ordinance will result in undue hardship.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
2. The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
 1. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
 2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
 3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
 4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
 5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
 6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Questions?

FINDINGS OF FACT – 310 BANBURY ROAD

1. Variation – Setback Encroachment

CASE NUMBER	PZ2025-0028
PUBLIC HEARING DATE	September 3, 2025
VARIATION	A variation from Table 20.28-2 of Section 20.28.030 granting relief from the minimum interior side yard requirements.
Motion by J. Holden second by T. Wilson to approve the Findings of Fact as published for a variation from Table 20.28-2 of Section 20.28.030 granting relief from the minimum interior side yard requirements at 310 Banbury Road, Mundelein, IL.	
On September 3, 2025, the Planning and Zoning Commission voted 6 - 0 for approval of a variation from Table 20.28-2 of Section 20.28.030 granting relief from the minimum interior side yard requirements in the R-2 Residential Zoning District at the property located at 310 Banbury Road, Mundelein, Illinois.	
<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 strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would place an undue burden on the Petitioner, as the residence is a nonconforming structure. The residence was constructed in 1959, at which time the minimum required interior side yard setback was five (5) feet.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances due to its larger size compared to most properties in the Village, as well as the residence being a legally nonconforming structure that was grandfathered in. The residence was constructed in 1959, at which time the minimum required interior side yard setback was five (5) feet.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as other residences within Loch Lomond also have nonconforming interior side yard setbacks. The Petitioner has identified 25 properties within 600 feet of the subject property with similar nonconforming setbacks.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The Commission finds that there is hardship attributable to the shape, surroundings, and topographical conditions of the property.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	

The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

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.

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

Subject: Use and Parking Variation at 1700-1710 Butterfield Road - PZ2025-0032

Financial Impact:

N/A

Attachments:

1. Petitioner's Packet
2. Updated Parking Layout
3. Findings of Fact - Use
4. Findings of Fact - Parking
5. PZC Minutes - 09-03-2025

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 North 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.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing on September 3, 2025, to review the proposed variances. The Commission recommended approval of both variances, with the condition that the applicant make full use of the parking lot. They specifically requested that the applicant maximize the number of striped parking spaces, pointing out that the current proposal includes striping for only half of the lot. They also asked that they meet the ADA requirements for the handicap stalls.

In addition, the Commission asked staff to include a termination term for the variances. This term would state that the variances will become void once the applicant and their use vacate the facility. At that time, only the uses permitted under the M-1 General Manufacturing District would be allowed.

Analysis:

The Lightning Baseball Teams have established a strong reputation in the community and a history of success at their previous location. The proposed use of the facility is expected to last up to five years, activating a currently vacant site within the industrial district. While the use is unique and may bring positive short-term community engagement, it does not align directly with the industrial and

business objectives outlined in the Comprehensive Plan.

However, due to the temporary use and the Commission's recommended conditions and termination date, the long-term integrity of the manufacturing district is unlikely to be altered. The proposal therefore offers a short-term solution of the space without undermining broader planning goals.

Regarding parking, while the Petitioner and Commission have proposed a specific number of spaces, final arrangements must be made with the property owner to ensure that any additions or use of parking facilities are permissible under the existing lease terms. An updated parking plan is attached to this report.

Recommendation:

Motion to authorize staff to draft an Ordinance approving a variation from Table 20.40-1 of Section 20.40.020 and Table 20.56.130 of Section 20.56.130 of the Zoning Ordinance, with conditions, to allow an Art Studio use with a reduction in the required number of parking spaces in the M-1 General Manufacturing District at 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 20.56.130 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

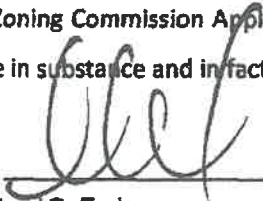
Elias Mushinskiy



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.

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/>



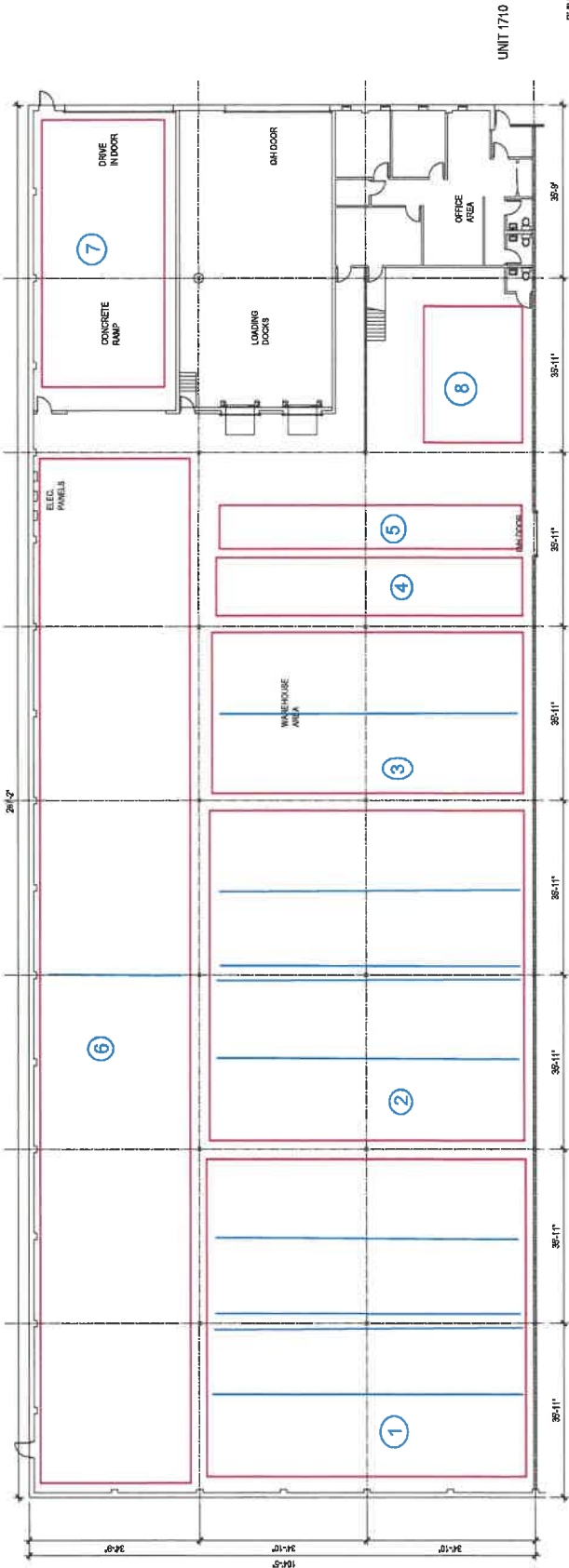
Rendering with 16 additional spaces in the middle. For reference, the parking spots are sized at 8.5' wide and 18' deep with a 24' lane between each row.

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



1700 Butterfield Rd, Mundelein
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 50,038 S.F.
UNIT 1710 29,888 S.F.
TOTAL BLDG. AREA 80,016 S.F.



Revenue 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	2/11/2016	1700	1	SHEET #
DRAWN BY:	NU	FLOOR	1	
SYNOPSIS:	NU	PLAN	1	
DATE	2/11/2016	1700	1	SHEET #

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 20.40.020 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.*

Village of Mundelein
Planning and Zoning Commission
Zoning Variation

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

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 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.

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.



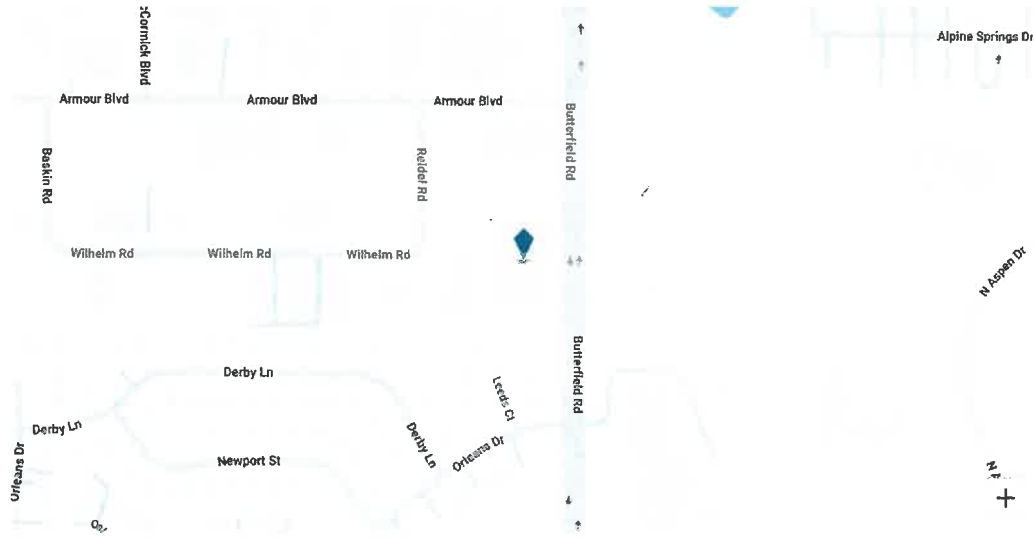
Current parking lot

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



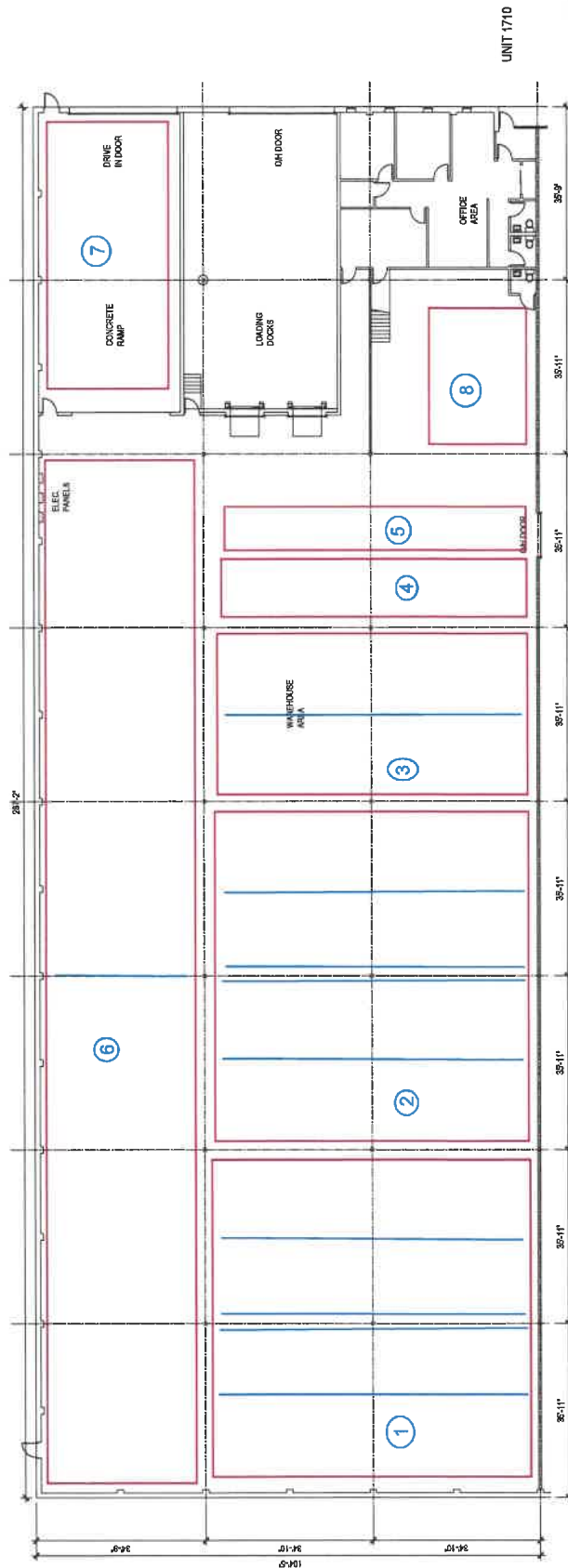
Rendering with 16 additional spaces in the middle. For reference, the parking spots are sized at 8.5' wide and 18' deep with a 24' lane between each row.

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	29,965 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 #
SURVIVOR	MJ				
DRAWN BY:	MJ				
SHEET TITLE					

Internal Rendering of fielding area and batting cages







FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0032
PUBLIC HEARING DATE	September 3, 2025
VARIATION	Variation to allow an art studio for a practice facility in the M-1 General manufacturing district
On September 3, 2025, the Planning and Zoning Commission voted 6-0 for approval of a variation to Table 20.40-1 of Section 20.40.020 of the Zoning Ordinance, allowing an art studio in the M-1 General Manufacturing Zoning District at 1700 Butterfield Road.	
<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 strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed use is of a low intensity, with the facility not operating at full capacity on a consistent basis. This is due to the limitations placed on the capacity of both the courts and the batting cages.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as the proposed use is mostly being used for baseball practice for minors who do not drive and are dropped off by an adult.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience, if the strict application of the regulations is enforced.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
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.	

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0032
PUBLIC HEARING DATE	September 3, 2025
VARIATION	Reduction in the required number of parking spaces
On September 3, 2025, the Planning and Zoning Commission voted 6-0 for approval of a variation to Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance, allowing a reduction in the required number of parking spaces for an art studio at 1700 Butterfield Road.	
<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 strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed use is of a low intensity, with the facility not operating at full capacity on a consistent basis. This is due to the limitations placed on the capacity of both the courts and the batting cages. Additionally, the majority of the facility's users are minors who do not drive, significantly reducing the need for parking spaces. As such, the application of these parking requirements is disproportionate to the actual demand.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner. The Petitioner has successfully operated their business at a different location with fewer parking spaces, without encountering significant parking issues, further demonstrating that the demand for parking may be less than the Ordinance anticipates.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as the proposed use is mostly being used for baseball practice for minors who do not drive and are dropped off by an adult.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience, if the strict application of the regulations is enforced. Adhering to the letter of the Zoning Ordinance would possibly require the removal of greenery to accommodate additional parking, which would negatively impact the property's environmental and aesthetic quality.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property. The proposed use requires fewer parking spaces than those mandated by the Zoning Ordinance, which bases parking requirements on the total square footage of the building.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	

The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance, which outlines specific regulations for minimum parking requirements on commercial properties. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

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.

**Planning and Zoning Commission Meeting
Minutes**

September 3, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on September 3, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

PRESENT: Community Development Director A. Orenchuk and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from August 6, 2025

J. Holden moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from August 6, 2025.

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

PUBLIC COMMENTARY

Chairman T. Roswick opened the floor to general public commentary.

There was no general public commentary.

Chairman T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PZ2025-0028 - 310 Banbury Road - Setback Encroachment Variation

J. Holden moved, seconded by S. Petti a **Motion** to open Public Hearing PZ2025-0028.

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

Staff Presentation

A. Orenchuk presented the attached PowerPoint and gave a brief history of the project. The petitioner is requesting a variation to allow for an addition onto the house that would encroach into the required side yard setback. The property is located in a neighborhood with a variety of setbacks. The requested changes do not seem that they would alter the character of the Loch Lomond subdivision, and there does not appear to be any changes to the single family nature of the home.

Petitioner Presentation

Jeff Sloom of 310 Banbury Road was sworn in. Mr. Sloom shared the plans for his proposed project and stated that the house is in need of updates.

Commissioner K. Anderson asked if the petitioner had a site plan or a floor plan that the commission could review. A. Orenchuk stated that the floor plan was part of the application packet submittal. K. Anderson further inquired as to how close the garage encroachment would get to the neighbor's property on their eastern property line. Mr. Sloom elaborated on the proposed plan of improvements. Mr. Sloom also shared letters of support he collected from some of the neighbors that would be most impacted by the project.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioner K. Anderson stated that he was in support of the project, and it was a full and succinct application.

Commissioner J. Holden stated that the proposal was straight forward, and she would be in support. She appreciated the applicant getting neighbor feedback and feels comfortable since many of the neighbors seem to be in support of the project.

J. Holden moved, seconded by T. Wilson, a **Motion** to recommend approval 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, Illinois, including the approval of the Findings of Fact as presented.

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

Close Public Hearing

S. Petti moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2025-0028.

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

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

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZ2025-0032.

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

Staff Presentation

A. Orenchuk presented the attached PowerPoint and gave a brief overview and history of the case. The petitioner is requesting variations regarding allowing an arts studio use in the M-1 General Manufacturing zoning district and a reduction in the amount of required parking.

Petitioner Presentation

Jerry Fox of Bolt Baseball and Lake County Lightning, and Justin Stone of Elite Baseball Training were sworn in.

Mr. Fox shared the proposed floor plan. Commissioner S. Petti asked about the parent viewing area and the likelihood of parents staying to watch the training sessions. Mr. Fox shared the waiting area and had stated that in his experience the majority of parents will not be staying to watch training. Mr. Fox also shared his collaboration with Elite Baseball and his commitment to the training program of over 25 years.

Commissioner K. Anderson inquired about the other tenant in the building and what their use is.

Brian Bocci of Entre Commercial Realty was sworn in. Mr. Bocci stated that the next-door tenant called Ancient Graffiti. They manufacture and distribute gardening supplies and have about 6 employees and would need about 6 parking spaces. Their hours of operation are 8:00 AM - 3:00 PM. Commissioner J. Holden asked about where their entrance is located. Mr. Bocci shared the photo that shows where the entrance to their facility is.

Jeremy Lutz of Elite Baseball Training was sworn in. Mr. Lutz gave a brief overview of the building layout and where the entrance for the baseball training facility would be.

Commissioner J. Holden asked about the number of required handicap parking stalls that would be required for both businesses. A. Orenchuk stated that the baseball

facility would not be able to receive a certificate of occupancy if they do not have the required minimum amount of handicap parking stalls. The building department administers this requirement.

Mr. Fox discussed the parking plan and the requested reduction. Commissioner J. Holden asked about the parking spot striping and if they are starting with a smaller amount and expanding later, or if they would put in the required spaces as soon as possible. Mr. Fox stated that they were planning to expand as need arises. Community Development Director A. Orenchuk elaborated that according to the code, the facility would be required to have 60 parking spaces based on the square footage. If the parking spot was fully striped it would come close, but the amount may not be suitable for the proposed use of the space. The prior use did not require as much parking spaces, so that is why there are not as many striped parking spaces currently.

Chairman T. Roswick inquired as to the number of employees and players, as well as the hours of operation of the facility. Mr. Fox stated that they are planning on 6–8 employees that will be on a rotating schedule. At full operation there could be as many as 100 players divided among 24 teams. The hours of operation would be 3:00 PM - 9:00 PM on weekdays and 8:00 AM - 5:00 PM on the weekend.

Commissioner S. Petti inquired as to if any of the players would be old enough to drive themselves. Mr. Fox stated that maybe 20-25% of the players would be old enough to drive themselves.

Commissioner J. Holden asked the petitioner how quickly they could be operational if the application is approved. Mr. Fox stated that their equipment is currently located in a storage facility, so the program could be up in running in as little as 6-8 weeks.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Commissioner K. Teehan asked further clarifying questions regarding the public commentary that was received by staff.

Community Development Director A. Orenchuk stated that public commentary had been received by phone call by someone that identified themselves as Greg West. Mr. West did not share contact information and refused the offer of sending in written commentary. The staff member that received the phone call took notes on the conversation. A. Orenchuk verbally read the summary of the commentary received from Mr. West. A copy of the summary that was read is attached to the minutes.

Commissioner J. Holden asked how long the property had been vacant. Mr. Bocci stated that the facility has been vacant for roughly 2 years. J. Holden further inquired

about the comments regarding lighting and stated that the petitioner would be leasing the space, so lighting changes may be directed towards the property owner. A. Orenchuk elaborated on the lighting, stating that roof-mounted lighting is against the Village Code, so that would not be an option. The zoning code does not require a minimum amount of lighting, but has restrictions to not impact neighboring properties.

There was no further public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioners S. Petti and K. Anderson stated that they are in support of the petition.

Commisisoner K. Teehan shared his appreciation that the business wants to stay in Mundelein after the prior attempt fell through.

Commissioner J. Holden stated that while she is in favor of the petition, she would like to see more spaces to attempt to close the gap between the request and meeting the Zoning Code. Further, she understands the lighting concerns brought up in public commentary, but felt this would be something the parents would raise concerns about if it were a problem. Commissioner T. Wilson also shared support of the application, but would also like to see more parking in the plan.

Chairman T. Roswick asked the commission to discuss if they would like the requested variation to run with the property, or to run with the business. Commissioner J. Holden stated that she felt it would be more appropriate if the variation ran with the business.

Request to allow an Art Studio use in the M-1 General Manufacturing Zoning District

S. Petti moved, seconded by K. Anderson, a **Motion** to recommend approval 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, Mundelein, Illinois, including the approval of the Findings of Fact as presented.

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

Request to allow for a reduction in the required number of parking spaces

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of a variation from Table 20.56-1 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, Mundelein, Illinois, including the following conditions and the approval of the Findings of Fact as presented.

- The variation will terminate with the business and not run with the land.
- The applicant must submit a parking plan to maximize the parking stalls, including the required handicap stalls for final Village Board approval, thereby reducing the requested variation.

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

Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0032.

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

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of September 17, 2025.

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

The meeting was adjourned at 8:13 PM



Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: <i>Jerry K. D.</i>	<i>207 Peregrine Lane</i>	Phone: <i>708 302-5557</i>
Company: <i>Elite Baseball</i>	<i>Hawthorn Woods</i>	Email:
Name: <i>Jeremy Lutz</i>	<i>250 Rosehall Dr.</i>	Phone: <i>224-277-7017</i>
Company: <i>Elite Baseball Training</i>	<i>Lake Zurich</i>	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Justin Stone	3342 N Bell Ave	Phone: 773 682 5549
Company: Elite Baseball Training	Chicago, IL 60618	Email: jstone2@Cubs.com
Name: Brian Bucci	3930 Salt Creek Ln	Phone: 847-489-4455
Company: Entic	Arkyta, Inc	Email: brianbucci@gmail.com
Name: Elizabeth Dasso		Phone: edasso@biskcreative.com
Company: Bisk		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



PZ2025-0032

1700-1710 Butterfield Road

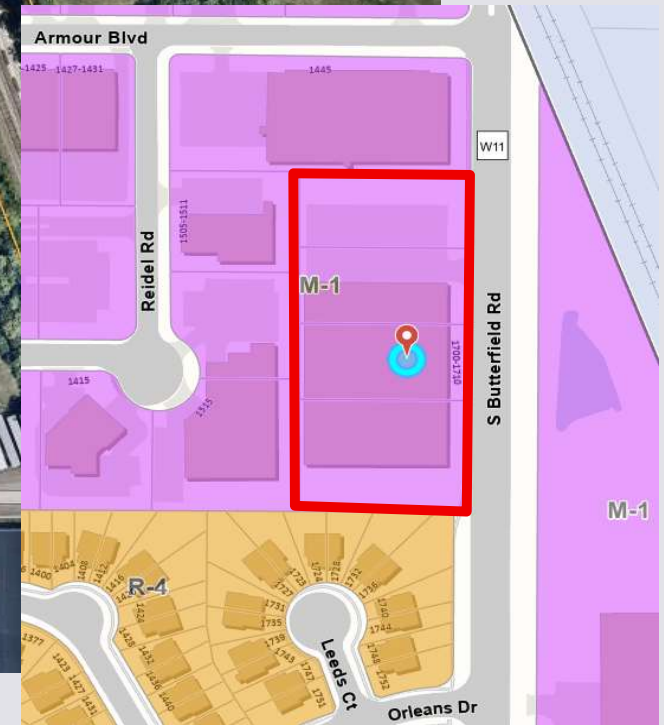
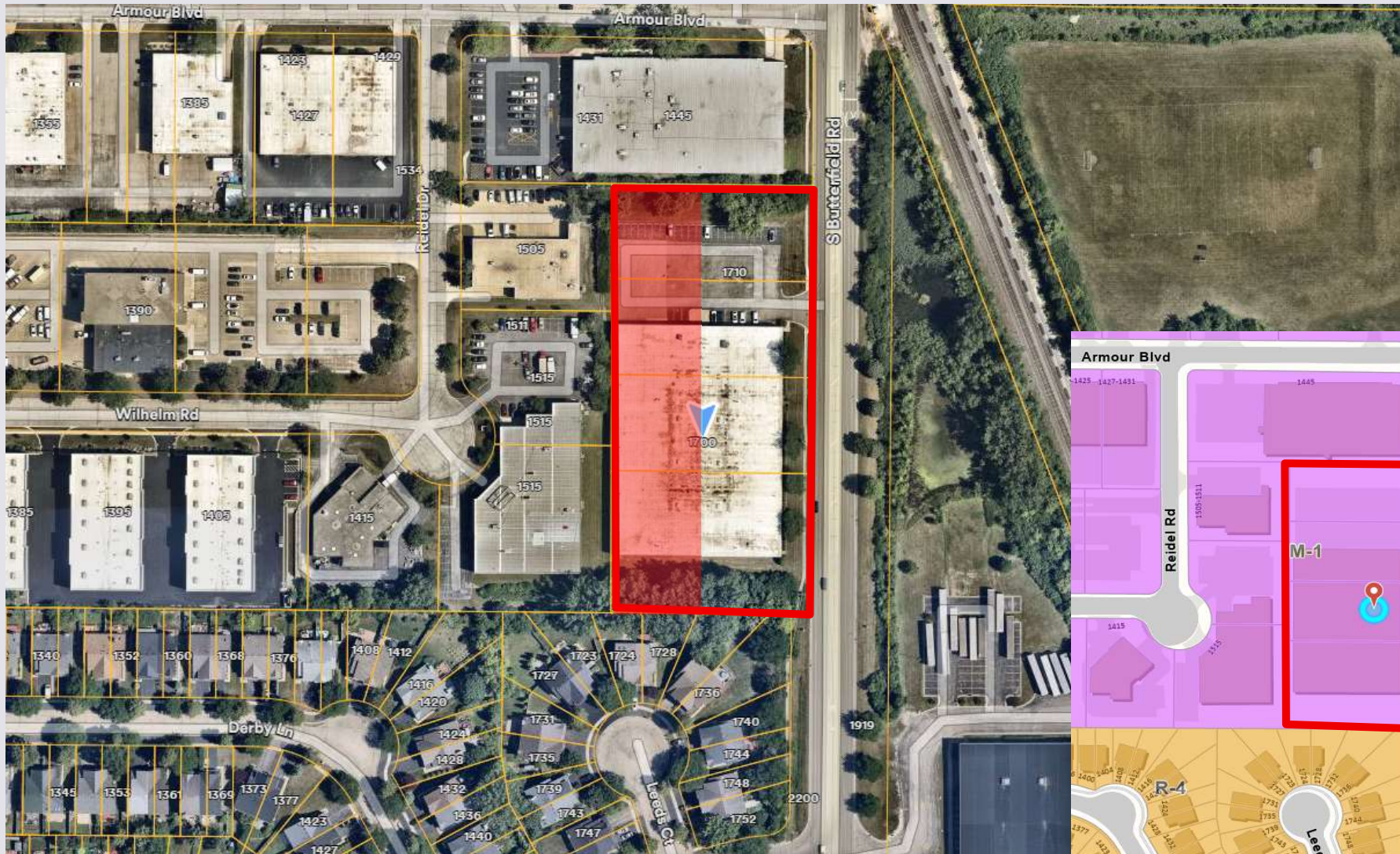
Applications

Justin Stone, Elite Baseball Training, LLC

1710 Butterfield Road – M1 General Manufacturing

Use Variation – Table 20.40-1, Section 20.40.020

Parking Variation – Table 20.56-1, Section 20.56.130





Art Studios permitted:

All Commercial Districts

Downtown Commercial Districts

Manufacturing Mixed Use (M-MU)

Parking Requirements:

Warehouse/Distribution:

1 per 20,000 GFA of warehouse space +

2 per 1,000SF of office space (~5)

Art Studio:

2 per 1,000SF of GFA (60) Proposing 30

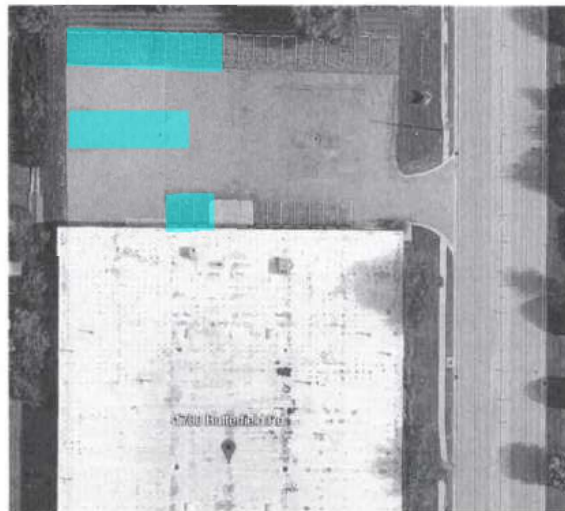
EXHIBIT D

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.



Lightning Sports and Elite Baseball Training

Presented by

*Jerry Fox - Founder, Lightning Sports and
Justin Stone - President, Elite Baseball Training*

Mundelein Village Planning & Zoning Commission

September 3rd, 2025 7pm

1710 Butterfield, Mundelein

LIGHTNING SPORTS HISTORY



- Over 24 years in the community, 5 years as a stand-alone entity
- Desired a larger more versatile space as we grow
- Desired to add a Nationwide recognized training partner to grow to the next level

Rt 83 Property Update

- We would like to thank the planning committee and the Village board for your support
- After spending \$1,000s of dollars for annexation, land surveys, traffic surveys, etc. Project came in significantly over budget
- We had to step away from the project as funding was not available for the desired look, size and finished product



ELITE BASEBALL TRAINING HISTORY

- Been around for over 20 years and nationally recognized as one of the best in the industry
- Led by Justin Stone, Hitting coach for the Chicago Cubs
- Bringing the next level of training, exposure, and guidance for all athletes

What stays the same, What Changes

- Youth baseball remains as the Lightning, managed by Elite

- Girls Softball remains as the Lightning for all ages



- High School baseball become Elite for better exposure



Arts Studio Variance

1. A variation from Section 20.40.020 Table 20.40-1 of the Zoning Ordinance to allow an arts studio use for a baseball training facility, in the M-1 General Manufacturing zoning district.
 - Facility is open 3pm - 9pm weekdays, 8am – 5pm weekends
 - Teams will have access, open to the public for private lessons, clinics, and showcases
 - No more than 30 individuals in the facility at any given time except extreme circumstances such as tryouts during bad weather

Parking Variance

2. A variation from Section 20.56.130 Table 20.56-1 of the Zoning Ordinance regarding off-street parking requirements.

- 70% of members are under 16 so most get dropped off and left as we have no studio for observation
- We will have clear instructions sent to parents and players regarding drop-off and pick-up procedures
- Over the 4 years on Townline averaged no more than 25 cars maximum
- Will restore the parking lot back to original status upon exit

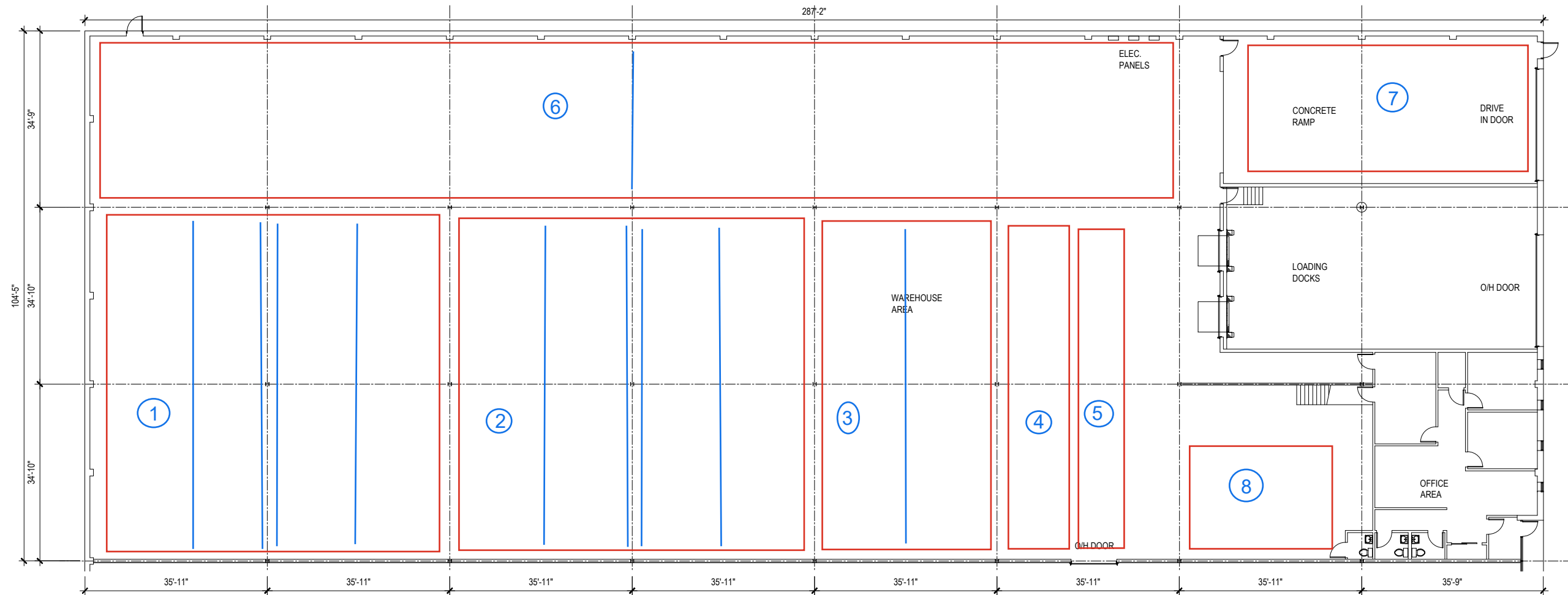
Current Parking Lot



Suggested Parking – Additional Spaces if required



Would add 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.



UNIT 1710

BUILDING AREA	
UNIT 1700	30,033 S.F.
UNIT 1710	29,985 S.F.
TOTAL BLDG. AREA	60,018 S.F.

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.

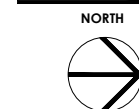
Area 6: 200 ft long toss area. Blue line is partition to cut this area in half.

Area 7: Slightly sloped, perfect for plyos, agility stuff, etc.

Area 8: Weight room

1 MAIN FLOOR PLAN
3/64" = 1'-0"

RED TAIL ACQUISITIONS
1700 SOUTH BUTTERFIELD ROAD
MUNDELEIN, IL



DATE: 24/12/16
SURVEYOR: MJ
DRAWN BY: MJ

1700
MAIN
FLOOR
PLANS
SHEET TITLE

1
SHEET #

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

Conclusion

- We have been a part of the community for over 25 years
- Looking to continue our growth and success bringing top athletes from around northern Illinois to Mundelein
- Making a difference in 1000's of athletes for many years with a bright future ahead under Elite leadership

Erin Swanson

From: Erin Swanson
Sent: Wednesday, September 3, 2025 10:49 AM
To: Isabel Guadarrama
Cc: Amanda Orenchuk
Subject: 1700-1710 Butterfield - Public Commentary Received

Hello Isabel,

We received a phone call at approximately 10:30 AM today from Greg West. Mr. West stated that he is a local business owner and has concerns about the project detailed below. He refused the offer of sending an email detailing his commentary, and instead requested that I pass along notes of our conversation voicing his concerns for the hearing.

Lighting

- Mr. West feels that the lighting is insufficient for safety of children
 - He stated that to his knowledge the lighting was installed 25 years ago and has not been updated since. For the safety of children, he would like a lighting plan to be discussed.

Parking

- Mr. West stated that he read the packet and felt that the statement (referenced in the letter to the Planning and Zoning Commission from the Parking Variance Application) that 70% of parents will not stay for practice.
 - Many of the parents travel from outside of Mundelein making staying a more likely choice
 - According to Mr. West, there are 2-3 coaches per team that show up for practices
- Mr. West also shared concerns regarding the number of handicap parking spaces. He stated many other businesses require more than one single handicap stall and would like this business to be held to the same standard.



Erin Swanson | Administrative Assistant
Community Development
300 Plaza Circle, Mundelein, IL 60060
P 847-949-3282 | F 847-949-0143
eswanson@mundelein.org

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

Subject: Text Amendments - Murals - PZ2025-0027

Financial Impact:

N/A

Attachments:

1. PZC Minutes - 07-16-2025 - Text Amendments
2. PZC Minutes - 08-06-2025 - Text Amendments
3. Petitioner Application

Background:

The Planning & Zoning Commission heard the Village of Mundelein's case for various text amendments during a public hearing on July 16, 2025 and August 6, 2025. The request was for the consideration of text amendments relating to the following summarized topics, with brief notes on the recommendations by the PZC (attached are the minutes from the meetings):

1. Murals – Allow in more districts and streamline process for smaller murals.
 - a. Commission had a lot of questions relating to content of murals and their procedure but ultimately recommends approval of the amendment as drafted.
2. Car Washes – Remove as an allowed use within the Downtown Zoning District and create additional use standards for car washes in other zoning districts.
 - a. Commission agreed to remove the use from the Downtown Zoning District.
 - b. Agreed to consider additional use standards for the use where it applies in other districts.
 - c. It was also agreed that definitions and clarifications on the various types of car washes were necessary.
3. Gas Station/Truck Stops – Clarify the definition for gas stations to explicitly exclude truck stops, as there has been past confusion.
 - a. Commission recommended approval as drafted.

4. Micro Industrial/Artisanal Fabrication– Create new land use category, definitions, and an overlay.
 - a. PZC concurred that this would fit with select areas of the Downtown but did not want a blanket use for all areas of Downtown. Therefore, the overlay district was the recommended action.
5. Use Variations– Clarify Zoning Ordinance to explicitly allow variations for land use.
 - a. It was agreed that clarifying language was necessary, which was provided by the Village Attorney.

Amendments. The following is a refresher for each of the amendment discussions.

1. Murals

Background: In 2018, the Village amended the zoning ordinance to establish regulations for murals, as the code previously did not address them. At that time, murals were permitted only as a Special Use in the Downtown zoning districts. This limited approach was intended as a pilot program to allow for oversight and to evaluate the impact of murals in a controlled area before considering broader implementation.

Staff proposes two changes to the existing mural regulations:

- a. Expansion of Allowed Districts: Since adoption of the pilot regulations, three murals have been installed. One of said murals received a variation to be located in the Open Space (OS) zoning district. This demonstrated that murals can be appropriate outside the Downtown. **Staff recommends allowing murals in all zoning districts except residential**, as commercial, industrial, and open space areas attract public activity and can benefit from public art.
- b. Streamlined Approval Process: Murals contribute to community identity, vibrancy, and walkability. To encourage public art (particularly by private property owners), staff proposes reducing regulatory barriers for smaller murals. Under the current process, all murals require a Special Use Permit, which imposes costs, delays, and uncertainty due to public hearing requirements.

Staff recommends requiring a Special Use Permit only for murals exceeding 100 square feet. Murals under 100 square feet would instead require a building permit and be reviewed administratively for compliance with the existing Use Standards. This change would ease the process for small-scale projects while maintaining appropriate oversight. See Figures 1 and 2 below for square footage examples of local murals and walls.

- c. Additional Standards: The Commission recommended additional standards for murals regarding murals that face a residentially-zoned property, commercial content, and unprotected forms of speech.

Figure 1 – Large Mural Examples



Figure 2 – Small Mural Examples



Amendment Detail:

- Replace the current "Mural" land use with two uses: "*Large Mural (Over 100 SF)*" and "*Small Mural (Up to 100 SF)*".
- Allow murals in certain zoning districts as follows:
 - *Large Mural* (Over 100 SF) – Special Use in all zoning districts except residential (R-1, R-2, R-3, R-4, R-5)
 - *Small Mural* (Up to 100 SF) – Permitted Use in all zoning districts except residential (R-1, R-2, R-3, R-4, R-5)
 - Do not allow murals to be on a wall facing a residential zoning district.
- Clarify "Mural" definition within *Generic Use Definitions* to include size distinction.
 - "Mural" means a hand-painted or hand-tiled work of art applied directly on an exterior wall of a building or other structure and visible from a public right-of-way or other public area. A "Large Mural" is greater than 100 square feet in size, and a "Small Mural" is 100 square feet or smaller. Negative, unpainted space does not count towards the calculation of the mural area.
- Replicate the existing Use Standards for murals from the *Downtown Zoning District* chapter into the *Use Standards* chapter so they apply to all zoning districts, plus additional standards:
 - a. The surface on which the mural is to be applied must have appropriate structural integrity to support the chosen application method.

- b. The mural shall be applied with materials manufactured with the expectation of long-term durability and exposure to the elements.
- c. Painted murals shall be sealed with graffiti and UV resistant coating by the artist upon completion of the mural.
- d. The mural shall be cleaned, when needed, and maintained in good condition at the expense of the property owner. If the mural becomes unsightly or is damaged or vandalized, it must be removed or restored to good condition by the property owner or as otherwise provided in the title approving the special use for the mural.
- e. Murals shall not create a danger for motorists or pedestrians, nor shall it limit the use or enjoyment of an adjacent property or a property with a clear line of sight to the mural.
- f. Murals are prohibited on any wall that is both adjacent to a residential zoning district (excluding public right-of-way) and also oriented toward that residentially-zoned property.
- g. Murals shall not contain commercial content. For the purposes of this section, "commercial content" means a business name, business tagline, business logo, or any text advertising or describing goods or services available for sale.
- h. Murals shall not contain speech or imagery that is not protected under the United States Constitution, including but not limited to obscenity, material that appeals to the prurient interest, threats, or incitement to violence.

2. Car Washes

Background: Over the last 5 to 7 years, there has been a rising interest in constructing and operating car washes. These car washes are generally automated and employ few workers. Due to lower costs of overhead and anticipated revenues from subscriptions, investors have flocked to these uses and are putting them up anywhere and everywhere possible. It is determined that review of the Zoning Ordinance relating to Car Washes and Car Wash Use Standards is necessary.

Research:

- Car Wash Magazine stated this benchmark in an April 10, 2023, article, How Many Is Too Many? "When weighing population, Navarro said a general rule of thumb is that you need at least 20,000 to 25,000 people to support one express car wash, but operators should consider not only how many car washes are in the area but the identity of them."
- Staff researched the zoning codes of almost 30 communities. Almost every community did not permit car washes within Downtowns. Most were limited to industrial areas or major highway commercial locations.

Figure 3: Village-Wide Car Wash Inventory

Zoning District	Auto Car Wash	Gas Station w/ Wash	Hand Car Wash
C-1 (Neighborhood Commercial)	-	-	-

C-2 (General Commercial)	3	4	-
C-3 (Heavy Commercial)	1	-	-
C-4 (Shopping Center)	1	-	-
C-5 (Downtown)	-	2	1
L-MU (Lakefront Mixed Use)	-	-	-
M-MU (Manufacturing Mixed Use)	-	-	1
M-1 (General Manufacturing)	-	-	1
Total:	5	6	3

*Note: Does not include home occupation mobile detailing businesses.

Amendment Detail:

- Remove Car Wash and Car Wash Use Standards from all Downtown Zoning Districts Chapter 20.36.
- Only allow with a Special Use Permit stand-alone, automated car washes in the C2, C3, and M-MU Zoning Districts.
- Allow car washes to be accessory to a gas station in C2, C3, and C4 Zoning Districts.
- Definitions Chapter 20.68:
 - "Car wash, automated" means an establishment that is stand-alone, that engages in the washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment, whether automatic or by hand, within an enclosed building.
 - "Car Wash, hand" means an establishment that engages in washing and cleaning passenger vehicles, recreational vehicle, or other light duty equipment that is conducted within an enclosed building.
 - "Gas station, standalone" means a business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles.
 - "Gas station, with car wash" means a business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles that also has an attached accessory car wash.
- Use Standards: Chapter 20.48
 - Proper discharge to the sanitary sewer shall be established unless a separate wastewater containment and removal service is approved by the Village, installed, and placed in operation.
 - Vehicles dropped off at the site shall have current plates and current registration.
 - Vehicles shall not be parked in a manner that blocks ingress and egress of the site, overhead doors, parking stalls, and the parking lot.
 - There shall be no sale of vehicles on the premises.
 - A noise abatement plan shall be submitted for properties adjacent to residential uses.

- Require enhanced architectural design with at least 75 percent of the facade material to be brick or stone. EIFS, vinyl siding, and corrugated metal panels are prohibited unless used as a minor accent material.
- Utilize a recycled water system.
- Use fencing or landscaping to screen vacuum areas from public rights of way, public parks and open space, and residential uses.

4. Gas Station/Truck Stop Clarification

Background: The Village has encountered recurring concerns related to the State of Illinois' classification of "truck stops" for video gaming purposes. Under **state** gaming regulations, any fuel-dispensing establishment located on a parcel of three or more acres may be considered a "truck stop," regardless of whether the site actually serves trucks. This has led to public confusion and concern that large gas stations (particularly those situated on parcels exceeding three acres) could qualify for video gaming licenses through a technicality. In any case, the municipality has full discretion and would have to desire to create a video gaming license, even if the business qualifies through the Illinois Video Game Act.

Staff does not interpret parcel size alone as determinative of a site's use or function. A gas station located on a larger lot does not inherently function as a truck stop, as staff evaluates the operational use of the land rather than its size. To address these concerns and eliminate ambiguity, staff recommends making clarifications to the Use Definition for "Gas Stations."

Amendment Detail (suggestion to combine with Car Washes if approved as some of the same Zoning sections will be amended):

- Modify Definition Chapter 20.68: "Gas Station, **standalone**" means a business where flammable or combustible liquids or gases used as fuel for motor vehicles are stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. **A gas station is not a facility that provides long-haul truck parking, overnight parking, shower facilities, or fueling facilities for Truck Class Six or greater (6-8) as designated by the US Department of Energy, as represented in those classes in the following diagram, which is indicative of a truck stop.**

Class One: 6,000 lbs. or less



Full Size Pickup



Mini Pickup



Minivan



SUV



Utility Van

Class Two: 6,001 to 10,000 lbs.



Crew Size Pickup



Full Size Pickup



Mini Bus



Minivan



Step Van



Utility Van

Class Three: 10,001 to 14,000 lbs.



City Delivery



Mini Bus



Walk In

Class Four: 14,001 to 16,000 lbs.



City Delivery



Conventional Van



Landscape Utility



Large Walk In

Class Five: 16,001 to 19,500 lbs.



Bucket



City Delivery



Large Walk In

Class Six: 19,501 to 26,000 lbs.



Beverage



Rack



School Bus



Single Axle Van



Stake Body

Class Seven: 26,001 to 33,000 lbs.



City Transit Bus



Furniture



High Profile Semi



Home Fuel



Medium Semi Tractor



Refuse



Tow

Class Eight: 33,001 lbs. & over



Cement Mixer



Dump



Fire Truck



Fuel



Heavy Semi Tractor



Refrigerated Van



Semi Sleeper



Tour Bus

4. Business Incubators / Advanced Technology Hubs

Background: While a lot of manufacturing and industrial is finding its way to larger industrial parks with millions of square feet of space, there is a resurgence of small spaces being converted into makers' spaces, advanced technology research labs, small scale fabricators, and other similar uses. Across the United States, there are advocates to provide zoning parameters to allow these uses, with conditions, into urban settings. The Village is starting to see an adaptation of the Archer Business Center building as one of those locations that has the potential for a mix of micro industrial and applied arts businesses, training, and performances. In order to encourage entrepreneurship, collaboration, adaptive reuse, and economic vibrancy, an amendment is proposed to allow such uses as a special use with an overlay district within Mundelein's Downtown Zoning Districts.

Amendment Detail:

Use Category: Arts & Business Center – Special Use Permit in C-5-VC, C-5-C, C-5-MU

Additional uses/definitions:

- **Arts & Business Center:** Arts and Business Center is a use of a building that may include one or a combination of uses including the following: Artisanal Fabricators; Micro Industrial; Offices with ancillary conference rooms, meeting rooms, classrooms, performance spaces, and storage spaces associated with an active tenant; or other compatible permitted uses within the underlying zoning district.
- **Artisanal Fabricator:** Application, teaching, making, or fabricating of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, and small batch food and beverage preparation or sales. Examples may be the following or similar to (as determined by the Zoning Administrator):
 - Woodworking and cabinet shops.
 - Ceramic studios.
 - Jewelry manufacturing.
 - Leatherworking.
 - Small-scale metalworking.
 - Glassworking.
 - Candle-making.
 - Small-batch bakeries or food production, but not meat processing and packaging.
 - Micro-breweries or distilleries.
 - Screenprinting, embroidering, and fabric dying.
 - Textiles and papercrafts.

- **Micro Industrial:** compact production units that handle advanced manufacturing and technology development, training, design, assembly, and packaging with minimal distribution.

Use Standards under Chapter 20.36:

1. Arts & Business Centers, Artisanal Fabricators, and Micro Industrial Uses:
 - a. In no way shall any micro processing/manufacturing establishment be conducted in a manner which would cause the premises to differ from the downtown character, either by the use of colors, materials, construction, lighting, noise, glare, electrical or audiovisual interference, dust, smoke, vibrations, or emissions of smells/odors.
 - b. No unreasonable volume of vehicular traffic shall be generated for the underlying district by the micro industrial establishments or arts and business centers. Any need for vehicular parking and loading incidental to the establishment shall be met off-street.
 - c. All shipments and deliveries must be conducted with vehicles less than class six as designated by the US Department of Energy.
 - d. At the discretion of the Village Administrator, in consultation with the Building Director, Micro industrial establishments shall be sealed and separated from all other tenant spaces with an air transfer barrier. Similarly, micro industrial establishments shall not share common ducting or air handling equipment with other tenant spaces.
 - e. Micro processing/manufacturing establishments shall filter all mechanical exhaust from product manufacturing, processing and storage areas with a technology system/assembly suitable to adequately filter such mechanical exhaust.
 - f. Micro processing/manufacturing establishments shall be subject to all other licensing and registration requirements of the Village, and of the State of Illinois, as applicable.
 - g. A floorplan and square footage of all spaces in the building must be submitted;
 - h. Provide use designations on the floorplan, which must be submitted annually and with any new business registrations;
 - i. Provide anticipated distribution and receiving plan – this plan must illustrate that parking, streets, alleys, and driveways will not be impeded by deliveries. Additionally, an autoturn exhibit may be required by the Zoning Administrator or Building Director to demonstrate larger vehicles can make turns around buildings and utilize streets appropriately without causing blockage or damage;
 - j. Provide a noise abatement plan and a sound study, if requested;
 - k. Provide a plan demonstrating noxious fumes, air quality and pollution containment for uses that have strong odors, material shavings, material melting, etc.
 - l. Demonstrate compatibility with surrounding properties or adherence to a Village plan or vision.
 - m. Provide a disposal plan for any hazardous waste or chemicals.
 - n. Provide hours of operation, which may be reduced depending on the use's impacts on adjacent properties.
 - o. Unless expressly outlined in the Special Use process or a special event permit, all activities must be conducted

Parking Requirements for Arts & Business Centers, Artisanal Fabricators, or Micro Industrial: 1 space per 1,000 sq ft of gross floor area, except performance/classroom spaces, which shall be calculated at 1 space for each 100 sf of gross floor area.

5. Use Variations

Staff was advised by legal counsel that it is best practice to explicitly address and allow Use Variations, which are variations from permitted or special use tables to allow a land use not otherwise allowed in a particular zoning district. The current Zoning Ordinance does not distinguish between Use Variations and other types of variations (such as bulk or architectural standards), which could lead to ambiguity. Because some communities do not permit Use Variations at all, it is important to clarify that such requests are allowable within Mundelein.

Recommendation:

Motion to authorize staff to draft an Ordinance amending Use Tables in Chapters 20.32, 20.36, 20.40, and 20.44, Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, 20.68 Generic Use Definitions, of the Mundelein Zoning Ordinance relating to Murals.

**Planning and Zoning Commission Meeting
Minutes**

July 16, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on July 16, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

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

ABSENT: S. Petti

Village Attendance

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

MINUTES APPROVAL

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

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

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

PUBLIC COMMENTARY

There was no public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PUBLIC HEARING - PZ2025-0022 - 900 Tower Road

Open Public Hearing

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

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

Staff Presentation

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

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

Petitioner Presentation

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

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

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

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

Close Public Hearing

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

0022

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

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

Open Public Hearing

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

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

Staff Presentation

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

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Open Public Hearing

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

RESULT:	Passed [Yes 6, No 0, Abstained 0]
----------------	--

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

Staff Presentation

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

Petitioner Presentation

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

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

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

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

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

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

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

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

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

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

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

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

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

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

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

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

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

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

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

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

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

Continue Public Hearing

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

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

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

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

Open Public Hearing

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

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

Car Washes

Staff Presentation

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

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

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

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary

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

Chairman T. Roswick closed the floor to public commentary

Commission Discussion

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

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

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

Murals

Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary

There was no public commentary

Chairman T. Roswick closed the floor to public commentary

Commission Discussion

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

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

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

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

Truck Stops

Staff Presentation

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

Incubator Programs

Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

Use Variations
Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

Continue Public Hearing

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

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

ABSTAIN: None

QUESTIONS AND COMMENTS

There were no further questions and comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

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

RESULT: Passed [Yes 6, No 0, Abstained 0]

MOVER: Commissioner K. Anderson

SECONDER: Commissioner J. Holden

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

NAYS: None

ABSTAIN: None

Meeting was adjourned at 11:41 PM

Erin Swanson

Erin Swanson, Recording Secretary

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: PETER SONZA-VOVERA	29516 N Hwy 83	Phone: 847-533-8328
Company:		Email: PSONZA50@GMAIL.COM
Name: DOW HOSTETON	29538 N. RT. 83	Phone: 847 207-5958
Company:		Email:
Name: Shelley Hostetton	29538 N. RT. 83	Phone: 847-702-8277
Company:		Email:
Name: JIM MORTON	29530 N. IL RT 83	Phone: (847) 363-5958
Company:		Email:
Name: Lawrence	95 Revere Dr	Phone: 312346-1390
Company: Friedman	Norfolkbrook	Email:
Name: Antonio S Zagals	1850 W. Winchester	Phone: 847-367-6707
Company: Pearson Brown		Email:
Name: John Cerber	" " "	Phone: " " "
Company: Pearson Brown		Email:
Name: MATT NELSON	333 E BUTTERFIELD RD ST600 Lombard	Phone: 630-589-7253
Company: Manhard Consults		Email:
Name: Scott J. Brejcha	7325 James Ave	Phone: 630-675-8584
Company: V3 Companies	Woodridge, IL 60517	Email: Sbrejcha@v3co.com
Name: Andy Samarsky	1193 Garfield Ave	Phone: 847-873-9649
Company: Toy Burn Inc	Libertyville, IL 60048	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: <u>Ross Whitaker</u>	<u>445 JACKSON AVE, #200</u>	Phone: <u>630-355-4600</u>
Company: <u>Residential & WHITAKER</u>	<u>NAPERVILLE IL</u>	Email:
Name: <u>Andrew Bowen</u>	<u>4575 Higgins Road Rosemont, IL</u>	Phone: <u>734-649-9354</u>
Company: <u>KLOA, Inc.</u>		Email:
Name: <u>Nelly Rosenberg</u>	<u>106 Gala Dr</u>	Phone: <u>(847) 322-5597</u>
Company: <u>Gould & Ratner</u>	<u>Mundelein, IL</u>	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



Text Amendments

July 16, 2025

Staff Presentation for Discussion
PZ2025-0027



Murals

Permitted Locations and Process

Background

- Mural regulations established in 2018:
 - ✓ Special Use in the Downtown Zoning District only
 - ✓ Use Standards adopted
- Pilot program – evaluating impact of murals in a controlled area before broader implementation.
- Three murals completed without issue, so Staff is proposing broader implementation.





Proposed Changes

1. Expansion of Allowed Districts

- Staff's view is that Murals can be perfectly appropriate outside of the Downtown. Any space that attracts public activity, employees, etc. can benefit from public art.
- One of the three murals received a variation to locate in the Open Space (OS) zoning district.
- Recommendation: Permit murals in all zoning districts except residential:
 - ✓ Commercial districts
 - ✓ Industrial districts
 - ✓ Open space district
 - ✓ Lakefront mixed use district
 - ✓ Institutional district



- To encourage public art (particularly by private property owners), Staff suggests reducing barriers for smaller murals.
- Currently, all murals require a Special Use Permit, which can discourage a small project with good intentions due to:
 - ✓ Application fees (\$450)
 - ✓ Cost of certified mailings (\$150-\$500)
 - ✓ 6-12 week delay
 - ✓ Uncertainty until final ordinance is approved
- Proposal: Only require SUP for murals exceeding 100 SF.
- Murals under 100 SF would secure a building permit and the application will be reviewed administratively for compliance with the standards.

Large Murals (>100 SF)



Small Murals (≤ 100 SF)





Car Washes

In the Downtown Zoning District

Background

- Rising interest in new car washes in the last 5-7 years.
- Noticeable increase in investor interest:
 - ✓ Generally automated and minimally staffing
 - ✓ Low overhead
 - ✓ Consistent revenue from subscriptions
- Review of the Zoning Ordinance relating to car washes and their standards is warranted.



Research

- Mundelein has 13 car washes:
 - 4 automatic car washes
 - 6 gas stations with car washes
 - 3 hand car washes
- Researched almost 30 communities, and nearly all do not permit car washes within downtowns. Typically limited to industrial areas or major highway commercial locations.
- Communities that do not allow car washes in downtowns:

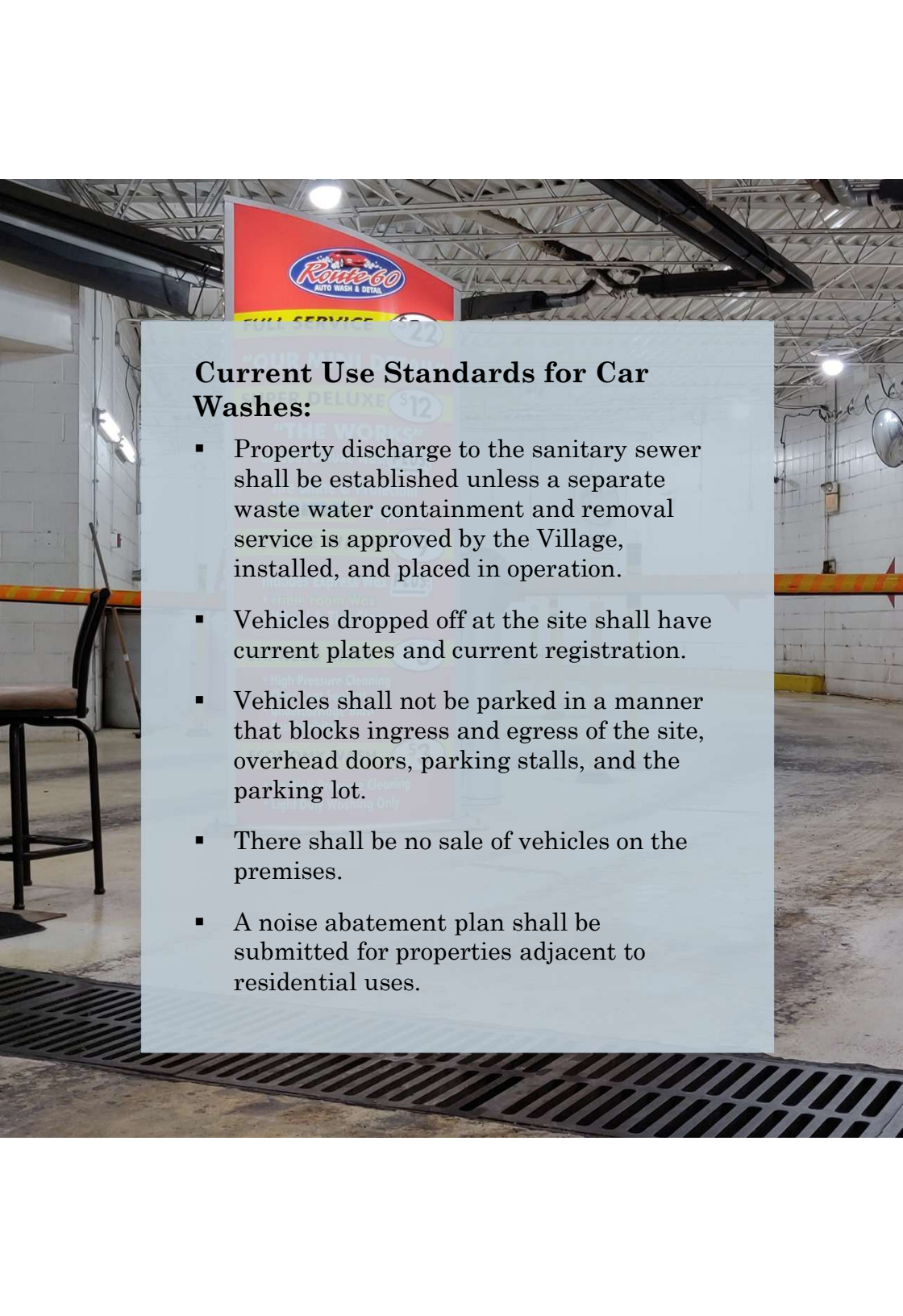
■ Libertyville	■ Libertyville
■ Buffalo Grove	■ Buffalo Grove
■ Highland Park	■ Highland Park
■ McHenry	■ McHenry
■ Algonquin	■ Algonquin
■ Oswego	■ Oswego
■ Arlington Heights	■ Arlington Heights
■ Des Plaines	■ Des Plaines
■ Northbrook	■ Northbrook





Proposed Changes

1. **Prohibit Car Washes in Downtown Zoning District**
2. **Standalone, Automated Car Washes**
 - Only allow as a Special Use in:
 - ✓ General Commercial (C-2)
 - ✓ Heavy Commercial (C-3)
 - ✓ M-MU (Manufacturing Mixed-Use)
3. **Car Washes Accessory to Gas Station**
 - Allow as a Permitted Use in:
 - ✓ General Commercial (C-2)
 - ✓ Heavy Commercial (C-3)
 - ✓ Shopping Center (C-4)



Current Use Standards for Car Washes:

- Property discharge to the sanitary sewer shall be established unless a separate waste water containment and removal service is approved by the Village, installed, and placed in operation.
- Vehicles dropped off at the site shall have current plates and current registration.
- Vehicles shall not be parked in a manner that blocks ingress and egress of the site, overhead doors, parking stalls, and the parking lot.
- There shall be no sale of vehicles on the premises.
- A noise abatement plan shall be submitted for properties adjacent to residential uses.

Proposed Changes

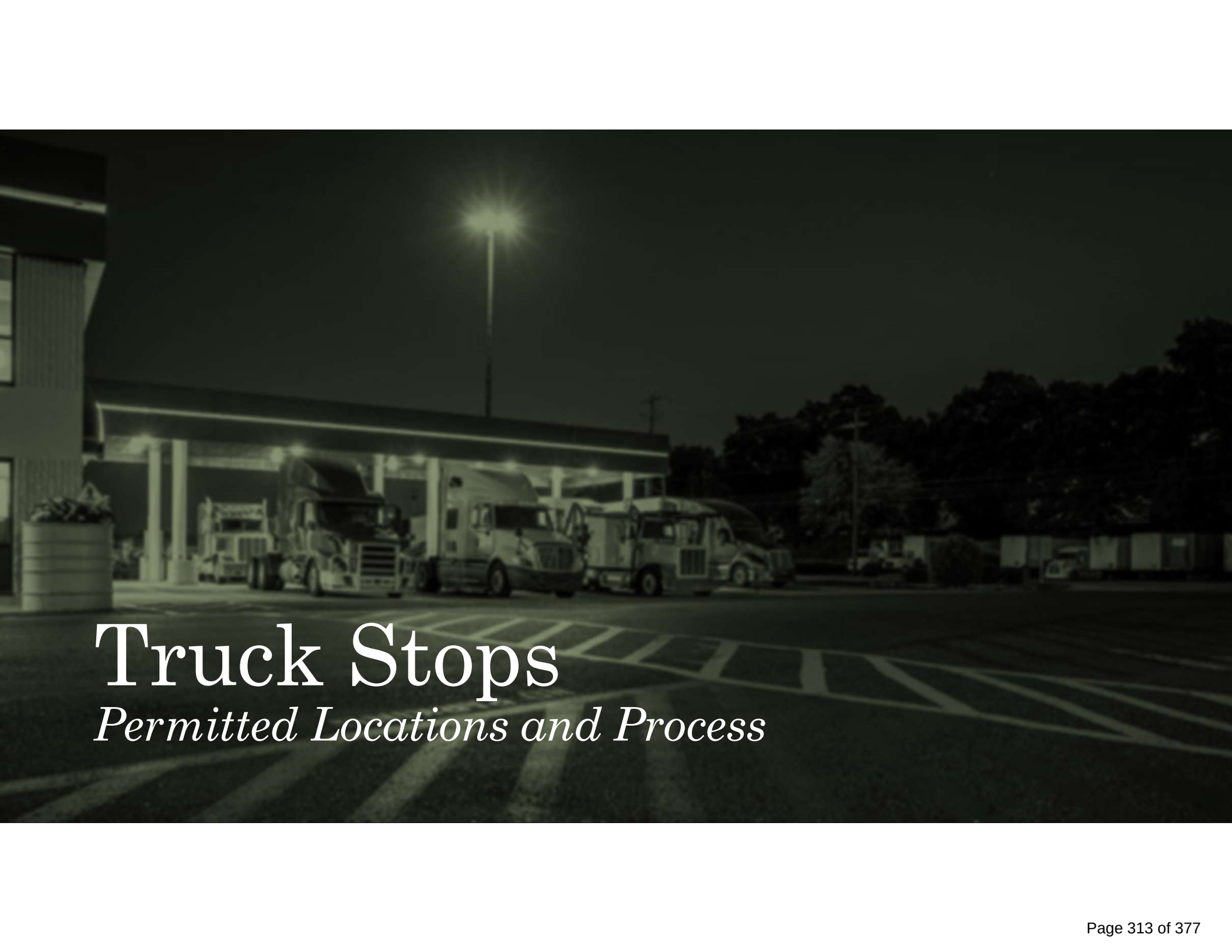
4. Clarify Definitions

Separate car wash definition into three categories:

- ✓ Car Wash, Automated
- ✓ Car Wash, Hand
- ✓ Gas Station, with Car Wash

5. Additional Use Standards

- Require a **separation of at least 3,000 feet** for all standalone, automated car washes.
- Require enhanced architectural design with at least **75% of the facade material to be brick or stone**. EIFS, vinyl siding, corrugated metal panels are prohibited.
- Utilize a **recycled water system**.



Truck Stops

Permitted Locations and Process

Background

- Recurring concerns from public related to State of Illinois' classification of "*truck stops*" for video gaming purposes.
- Illinois law **only permits video gaming terminals for "*truck stops*",** and not "*gas stations*".
- Under state gaming regulations, gas stations located on 3+ acres may be considered a "truck stop". Other required criteria:
 - ✓ **3+ acres of land (owned or leased)**
 - ✓ Convenience store
 - ✓ Separate commercial vehicle diesel islands
 - ✓ Monthly fuel sales 10,000+ gallons
 - ✓ Parking for commercial vehicles
- Public confusion and concern that gas stations on large parcels could qualify for video gaming licenses through a technicality.



Background

- Regardless, the **local municipality has authority to deny** regardless of eligibility in State of Illinois.
- The Mundelein Village Board has maintained a long-held policy to not permit video gaming terminals at gas stations.
- Staff evaluates the operational use of the land rather than its size when categorizing the use.
- Proposing to add a distinct definition for “*Truck Stop*” in the Zoning Ordinance and explicitly prohibit the use in all zoning districts.
- Goal is to ensure that truck stops are regulated separately from gas stations (and are determined by actual the use) to ease public concern.





Proposed Changes

1. New Definition:

“Truck Stop” means a facility primarily designed and intended to accommodate the **fueling, servicing, and temporary rest of heavy-duty trucks and tractor-trailers engaged in interstate or long-haul travel**. A truck stop might include amenities such as dedicated truck fueling stations, truck parking areas, overnight accommodations or showers for drivers, and convenience retail or restaurants. This use is distinct from a “Gas Station”.

Would not be listed in permitted use tables for any district.



Proposed Changes

Optional Language:

The presence of truck fueling infrastructure or dedicated long-haul truck parking shall be considered indicative of a truck stop.

- Would effectively prohibit dedicated truck fueling stations or truck parking.
- If too restrictive and omitted, facility would need to have additional truck-oriented services to classify (e.g. showers, overnight stay, repair, restaurant, etc.)



Business Incubators / Advanced Technology Hubs

New Land Use Category

Background

- **Archer Business Center** - Village-owned and leased to a varied mix of tenants.
- Difficult to classify and regulate due to a growing variety of businesses within the space.
- Building is gravitating towards a business-incubator or advanced technology use, but there is no use category in the Zoning Ordinance to properly address this.
- Regional examples in Chicago, IL:
 - **mHub** – Business incubator with hands-on product development, entrepreneurship education, and prototyping resources
 - **1871** – Nonprofit digital startup incubator offering office space, networking events, workshops, co-working spaces

Archer Business Center



Staff requests to defer this item to a future meeting to allow for additional research.

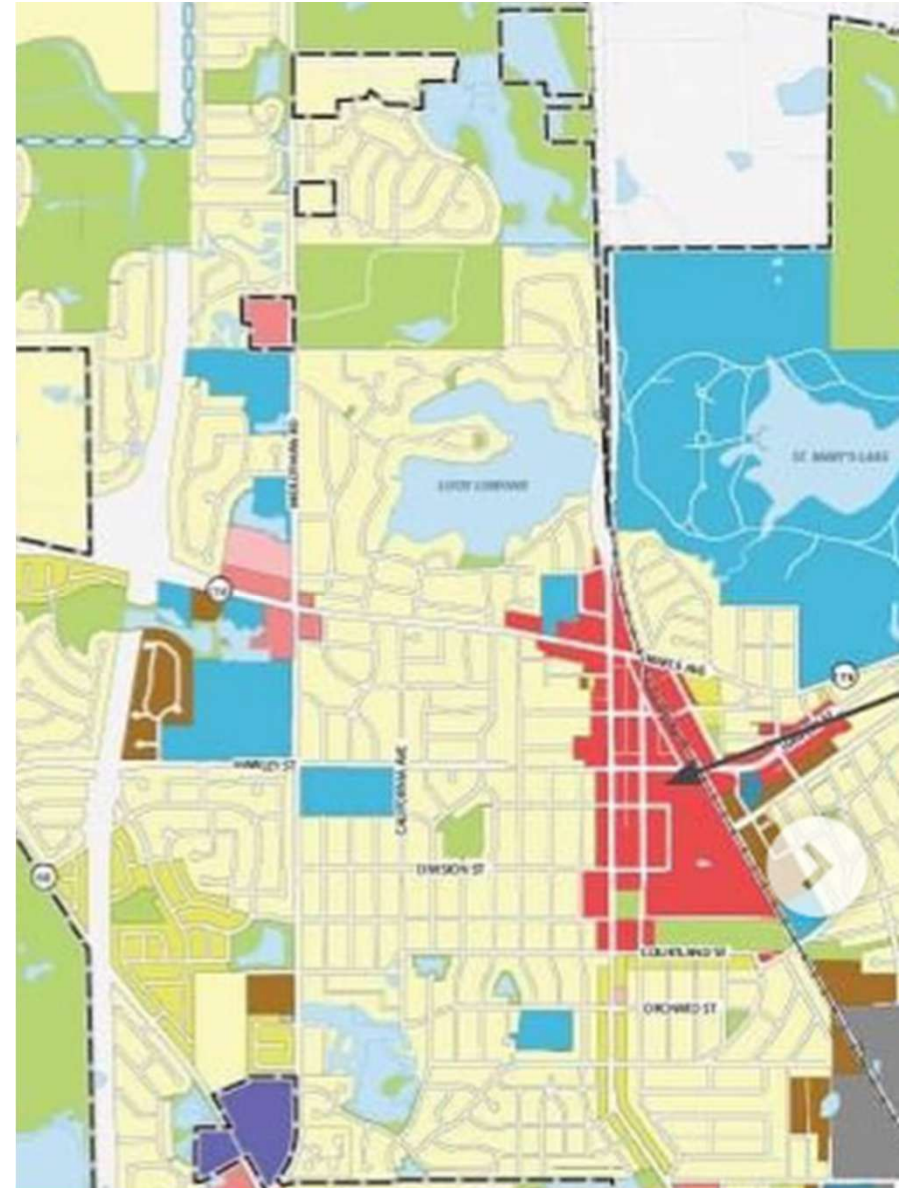


Use Variations

Clarification to Procedures

Background

- Legal counsel advised that it is best practice to explicitly address and allow Use Variations.
 - ✓ Use Variations are variations to allow a land use not otherwise allowed in a particular zoning district.
- The current Zoning Ordinance does not distinguish between Use Variations and other types of variations.
- Because some communities do not permit Use Variations at all, it is important to clarify that such requests are allowed.
- Amendment language to address this is currently being drafted by legal counsel.



**Planning and Zoning Commission Meeting
Minutes**

August 6, 2025

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]
----------------	--

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.

Erin Swanson

Erin Swanson, Recording Secretary

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
Name: Jim Morton Company:	29530 IL RT 83 NORTH	Phone: (847) 363- 5958 5958 Email:
Name: Nelly Rosenberg Company: Gould & Ratner	222 N. LaSalle, Chicago, IL	Phone: (312) 899-1623 Email: nrosenberg@gouldratner.com
Name: Eric Friedman Company: Polte Group	190 E 60th St 300 Schaumburg	Phone: 847-964-3936 Email: eric.friedman@poltegroup.com
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

Subject: Text Amendments - Car Washes and Gas Stations - PZ2025-0027

Financial Impact:

N/A

Attachments:

None

Background:

For background and attachments, please see agenda item **Text Amendments - Murals - PZ2025-0027**

Recommendation:

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, and 20.68 Generic Use Definitions relating to Car Washes and Gas Stations.

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

Subject: Text Amendments — Applications and Approval Processes relating to Use Variations
— PZ2025-0027

Financial Impact:

N/A

Attachments:

None

Background:

For background and attachments, please see agenda item **Text Amendments - Murals - PZ2025-0027**

Recommendation:

Motion to authorize staff to draft an Ordinance amending Chapter 20.08 Ordinance Administration, Chapter 20.12 Administrative Procedures, and Chapter 20.16 Applications and Approval Processes relating to Use Variations.

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 22, 2025

Subject: Text Amendments - General Terms Definitions - Micro Industrial and Artisanal
Fabrication Overlay District - PZ2025-0027

Financial Impact:

N/A

Attachments:

None

Background:

For background and attachments, please see agenda item **Text Amendments - Murals - PZ2025-0027**

Recommendation:

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, Chapter 20.68 Generic Use Definitions, and Chapter 20.72 General Terms Definitions relating to Micro Industrial and Artisanal Fabrication and to create an Overlay District for Micro Industrial.

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of September 22, 2025

Subject: Budget Amendment - EV Charging Stations

Financial Impact:

Requesting an increase of \$338,610.00 in account number 341-265-48799 - Other Infrastructure Improvements.

Attachments:

None

Background:

We budgeted \$135,000.00 for the EV charging station project. The proposal from Powerlink, which was approved at the September 8, 2025, Village board meeting, provides a level 3 charging station for \$473,610.00. We are requesting approval to perform a budget amendment to GL 341-265-48799 for \$338,610.00 for the amount over budget.

Recommendation:

Motion to approve an FYE2026 budget amendment for account number 341-265-48799 in the amount of \$338,610.00.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of September 22, 2025

Subject: Governing Body

Financial Impact:

\$436,550.36

Attachments:

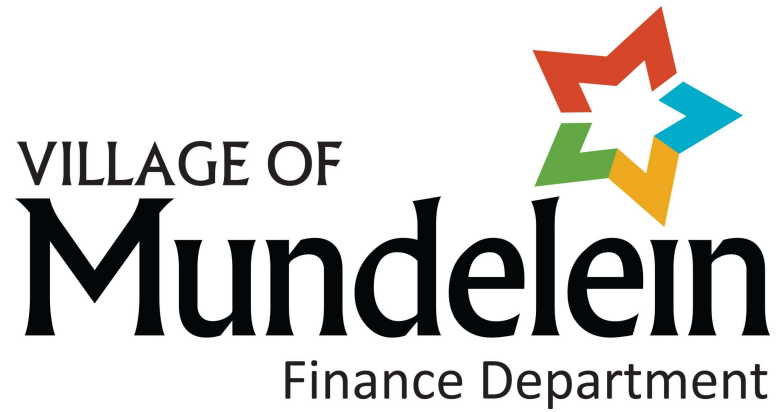
1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between September 9, 2025 and ending September 22, 2025 in the amount of \$436,550.36.



GOVERNING BODY

DISBURSEMENTS REPORT

September 22, 2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: EFT Transfer FY24 TAX BILLS-PARCELS 1119300042/1022304056

FY24TAXBILLS-2
0000025909

LAKE COUNTY COLLECTOR	09/10/2025		63.68	0.00	Paid	Y	09/11/2025
FY24 TAX BILLS-PARCELS 1119300042/102230 VJANKOWSKI							
100-231-46505.000	REAL ESTATE TAXES-PARCEL 11-19-300-042		62.64				
100-231-46505.000	REAL ESTATE TAXES-PARCEL 10-22-304-056		1.04				

CC AUG 2025

BANKCARD PROCESSING CTR	08/29/2025		15,100.55	0.00	Paid	Y	09/19/2025
AUGUST 2025 CREDIT CARD	VJANKOWSKI						
100-000-25100.000	CREDIT CARD PAYABLE		15,100.55				

Total Pay By Check Type EFT Transfer:

15,164.23	0.00
-----------	------

Pay By Check Type: Paper Check BASE POST FOR SIGNS

TRAFFIC CNTRL & PROTECTION LLC	08/12/2025		64.50	0.00	Paid	Y	09/22/2025
BASE POST FOR SIGNS	RPETERSON						
100-441-47546.000	MT MTLs STREET POSTS		64.50				

998182

NAPA AUTO PARTS	08/12/2025		68.07	0.00	Paid	Y	09/22/2025
SQUAD 10 FILTERS	RPETERSON						
100-430-47524.000	MT MTLs PATROL VEHICLES		68.07				

998257

NAPA AUTO PARTS	08/12/2025		150.99	0.00	Paid	Y	09/22/2025
CAR 901 BRAKES	RPETERSON						
100-430-47520.000	MT MTLs ADMIN VEHICLES		150.99				

50311456

MCMaster CARR SUPPLY CO	08/12/2025		42.69	0.00	Paid	Y	09/22/2025
TRUCK 646 MOUNTS	RPETERSON						
100-430-47528.000	MT MTLs PICK-UP TRUCK		42.69				

PS2018642-1

BURRIS EQUIPMENT CO.	08/12/2025		131.90	0.00	Paid	Y	09/22/2025
SKID 479 BRAKE COIL	RPETERSON						
100-430-47525.000	MT MTLs HEAVY EQUIPMENT		131.90				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check TRAILER 481 SPRAY PAINT								
87489/6 0000025358	ACE HARDWARE OF LIBERTYVILLE TRAILER 481 SPRAY PAINT 100-430-47525.000	08/13/2025 RPETERSON MT MTLs HEAVY EQUIPMENT		25.35 25.35	0.00	Paid	Y 09/22/2025	
61132 0000025366	LAKE ZURICH RADIATOR & ENG 312 HEATER CORE REBUILD 100-430-46643.000	05/08/2025 RPETERSON MT FIRE APPARATUS		388.00 388.00	0.00	Paid	Y 09/22/2025	
9312724592 0000025375	LAWSON PRODUCTS, INC. FITTINGS 100-430-47070.000	08/13/2025 RPETERSON TOOLS/SUPPLIES		12.71 12.71	0.00	Paid	Y 09/22/2025	
218557 0000025382	SUPERIOR INDUSTRY SUPPLY JANITORIAL PW 100-420-47030.000	08/14/2025 RPETERSON JANITORIAL SUPPLIES		1,373.08 1,373.08	0.00	Paid	Y 09/22/2025	
1046-F157900 0000025390	U.S. ALLIANCE FIRE PROTECTION, INC. FIRE ALARM REPAIRS MADE AT FIRE 1 100-420-46620.000	08/14/2025 VJANKOWSKI MT BUILDING & GROUNDS		1,005.00 1,005.00	0.00	Paid	Y 09/22/2025	
1NQT-P6M7-4HD4 0000025391	AMAZON CAPITAL SERVICES, INC. LG TRAILER STRAPS 100-430-47535.000	08/14/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		63.55 63.55	0.00	Paid	Y 09/22/2025	
29694 0000025394	FOSTER COACH SALES, INC AMB 349 HORN SOLENOID 100-430-47522.000	08/14/2025 VJANKOWSKI MT MTLs AMBULANCES		98.87 98.87	0.00	Paid	Y 09/22/2025	
43684012 0000025410	CAHILL HEATING & A/C EMERGENCY REPLACEMENT OF VFD AND THREE F 100-420-46620.000	08/11/2025 VJANKOWSKI MT BUILDING & GROUNDS		6,796.00 6,796.00	0.00	Paid	Y 09/22/2025	26-00564

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check LED STREETLIGHT DRIVER								
9609183455 0000025422	GRAINGER LED STREETLIGHT DRIVER 100-420-47549.000	08/15/2025 VJANKOWSKI MT MTLs STREET LITES		165.81 165.81	0.00	Paid	Y 09/22/2025	
87516/6 0000025436	ACE HARDWARE OF LIBERTYVILLE FM CLEANING FLOOR BRUSH 100-420-47510.000	08/18/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		32.38 32.38	0.00	Paid	Y 09/22/2025	
556798 0000025451	UNITED INDUSTRIAL CONSTRUCTION CONCRETE STEP RENOVATIONS AT ENTRANCE TO VJANKOWSKI 100-420-46620.000	08/05/2025 MT BUILDING & GROUNDS		12,650.00 12,650.00	0.00	Paid	Y 09/22/2025	26-00471
CL-2025122007 0000025456	NORTH SHORE GAS CAMBRIDGE GAS MAIN REMEDIATION 500-462-47563.000	08/12/2025 VJANKOWSKI MT MTLs WATERMAINS		3,793.49 3,793.49	0.00	Paid	Y 09/22/2025	26-00558
INV17061660 0000025503	ZORO TOOLS FUSE HOLDERS FOR STREETLIGHTS 100-420-47549.000	08/20/2025 VJANKOWSKI MT MTLs STREET LITES		314.25 314.25	0.00	Paid	Y 09/22/2025	
082517 0000025512	VEREGY CENTRAL, LLC REPLACEMENT OF 84 LED STREETLIGHTS LOCAT VJANKOWSKI 100-260-48743.000	08/03/2025 STREETLIGHTS		9,949.00 9,949.00	0.00	Paid	Y 09/22/2025	26-00488
218557A 0000025513	SUPERIOR INDUSTRY SUPPLY CAN LINERS PW 100-420-47030.000	08/20/2025 VJANKOWSKI JANITORIAL SUPPLIES		34.70 34.70	0.00	Paid	Y 09/22/2025	
60146 0000025514	SYNAGRO CENTRAL, LLC REPLACE PO # 26-00258 DAHM ENTERPRISES VJANKOWSKI 500-453-47460.000	08/01/2025 SLUDGE HAULING		17,559.99 17,559.99	0.00	Paid	Y 09/22/2025	26-00543

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check OVER HEAD DOOR ADJUSTMENTS DOOR 11 PW							
002865							
0000025521	LAKE COUNTY DOOR CO.	08/12/2025		280.00	0.00	Paid	Y
	OVER HEAD DOOR ADJUSTMENTS DOOR 11 PW VJANKOWSKI			280.00			09/22/2025
	100-420-46620.000 MT BUILDING & GROUNDS						
80184548-2							
0000025522	TERMINIX ANDERSON	07/30/2025		200.00	0.00	Paid	Y
	PEST CONTROL VJANKOWSKI						09/22/2025
	100-420-46599.000 MISC PROPERTY SERVICES			200.00			
87551/6							
0000025527	ACE HARDWARE OF LIBERTYVILLE	08/22/2025		24.27	0.00	Paid	Y
	PAINT FOR EVENT LIGHTS VJANKOWSKI						09/22/2025
	100-420-47510.000 MT MTLs BLDGS & GROUNDS			24.27			
1HP6-CQXF-67JF							
0000025529	AMAZON CAPITAL SERVICES, INC.	08/22/2025		173.97	0.00	Paid	Y
	FUSES FOR STREETLIGHTS VJANKOWSKI						09/22/2025
	100-420-47549.000 MT MTLs STREET LITES			173.97			
37536							
0000025536	MENARD, INC	08/20/2025		199.97	0.00	Paid	Y
	EVENT LIGHTING VJANKOWSKI						09/22/2025
	100-420-47510.000 MT MTLs BLDGS & GROUNDS			199.97			
26658							
0000025537	CERTIFIED BALANCE & SCALE CORP	08/18/2025		1,916.00	0.00	Paid	Y
	LAB BALANCE SERVICE AND CALIBRATION VJANKOWSKI						09/22/2025
	500-453-46661.000 MT PURIFICATION EQUIPMENT			1,916.00			
347664							
0000025539	PADDOCK PUBLICATIONS INC.	08/25/2025		250.70	0.00	Paid	Y
	NEWSPAPER NOTICE - PUBLIC HEARING - PZ20 VJANKOWSKI						09/22/2025
	100-203-46901.000 ADVERTISING			250.70			
81552682							
0000025564	TERMINIX ANDERSON	08/25/2025		250.22	0.00	Paid	Y
	PEST CONTROL VJANKOWSKI						09/22/2025
	100-420-46599.000 MISC PROPERTY SERVICES			250.22			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check LAB SUPPLIES							
INV00808465 0000025567	USABUEBOOK LAB SUPPLIES 500-453-47050.000	08/25/2025 VJANKOWSKI LABORATORY SUPPLIES		674.62 674.62	0.00	Paid	Y 09/22/2025
177763 0000025575	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JULY 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27797.000	08/26/2025 CONC 2025-06 DREAM CLEAN AT 60/83/SCHANK		1,056.25 1,056.25	0.00	Paid	Y 09/22/2025
177759 0000025581	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JULY 2025 - 169 SEYMOUR AVE VJANKOWSKI 100-240-46401.000	08/26/2025 CORPORATE COUNSEL		1,100.00 1,100.00	0.00	Paid	Y 09/22/2025
177766 0000025582	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JULY 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27793.000	08/26/2025 CONC 2025-002 - 540 N SEYMOUR		650.00 650.00	0.00	Paid	Y 09/22/2025
177765 0000025583	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JULY 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27795.000	08/26/2025 CONC 2025-004 PULTE-LEVIN PROPERTY		568.75 568.75	0.00	Paid	Y 09/22/2025
177761 0000025585	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JULY 2025 - CONCEPT #2022-0 VJANKOWSKI 630-000-27775.000	08/26/2025 CONC 2022-006 WIRTZ		2,275.00 2,275.00	0.00	Paid	Y 26-00553 09/22/2025
87595/6 0000025590	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR CAMRERA INSTALL AT ABC 294-294-46620.000	08/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		2.68 2.68	0.00	Paid	Y 09/22/2025
434069949001 0000025594	ODP BUSINESS SOLUTIONS, LLC RECORDS OFFICE SUPPLIES 100-306-47015.000	08/14/2025 VJANKOWSKI OFFICE SUPPLIES		7.57 7.57	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check RECORDS AND TRAINING ROOM SUPPLIES							
434080333001 0000025595	ODP BUSINESS SOLUTIONS, LLC RECORDS AND TRAINING ROOM SUPPLIES 100-301-46371.000 100-306-47015.000	08/14/2025 VJANKOWSKI TRAINING SUPPLIES OFFICE SUPPLIES		224.57 195.72 28.85	0.00	Paid	Y 09/22/2025
45556640 0000025600	BELLE TIRE DISTRIBUTORS CAR 56 ROTATE AND BALANCE 100-430-46641.000	05/01/2025 VJANKOWSKI MT INSPECTION VEHICLES		30.00 30.00	0.00	Paid	Y 09/22/2025
45650893 0000025601	BELLE TIRE DISTRIBUTORS SQUAD 2 TIRES 100-430-47524.000	05/01/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		827.96 827.96	0.00	Paid	Y 09/22/2025
INV17105303 0000025607	ZORO TOOLS LED DRIVERS FOR STREETLIGHTS 100-420-47549.000	08/26/2025 VJANKOWSKI MT MTLS STREET LITES		1,089.00 1,089.00	0.00	Paid	Y 09/22/2025
3001 0000025608	NEDCO LLC TREE MAINTENANCE, REMOVAL AND BRUSH CLEA 294-294-46620.000	08/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		14,300.00 14,300.00	0.00	Paid	Y 26-00384 09/22/2025
3002 0000025609	NEDCO LLC TREE TRIMMING IN METRA'S PARKING LOT AN 100-427-46620.000	08/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		2,500.00 2,500.00	0.00	Paid	Y 26-00383 09/22/2025
000077 0000025611	NAPA AUTO PARTS CS A171 OIL FILTER 100-430-47535.000	08/26/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		18.85 18.85	0.00	Paid	Y 09/22/2025
000081 0000025612	NAPA AUTO PARTS TRUCK 700 HARDWARE KIT 100-430-47528.000	08/26/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		11.69 11.69	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TRUCK 700 BRAKE PARTS							
000089 0000025613	NAPA AUTO PARTS TRUCK 700 BRAKE PARTS 100-430-47528.000	08/26/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		344.87 344.87	0.00	Paid	Y 09/22/2025
000131 0000025614	NAPA AUTO PARTS RETURN 100-430-47528.000	08/26/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		(144.44) (144.44)	0.00	Paid	Y 09/22/2025
000160 0000025615	NAPA AUTO PARTS TRUCK 438 OIL FILTER 100-430-47526.000	08/26/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		51.14 51.14	0.00	Paid	Y 09/22/2025
000162 0000025616	NAPA AUTO PARTS TRUCK 646 BATTERIES 100-430-47528.000	08/26/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		401.43 401.43	0.00	Paid	Y 09/22/2025
000204 0000025617	NAPA AUTO PARTS CS A171 BATTERIES 100-430-47535.000	08/26/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		395.98 395.98	0.00	Paid	Y 09/22/2025
000206 0000025618	NAPA AUTO PARTS CORE RETURN 100-430-47528.000	08/26/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		(36.00) (36.00)	0.00	Paid	Y 09/22/2025
000209 0000025619	NAPA AUTO PARTS VAN 111 BRAKES 500-452-47527.000	08/26/2025 VJANKOWSKI MT MTLS UTILITY VANS		226.29 226.29	0.00	Paid	Y 09/22/2025
000220 0000025620	NAPA AUTO PARTS CORE RETURN 100-430-47526.000	08/26/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		(36.00) (36.00)	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check OXYGER ORDER							
51723007 0000025621	LINDE GAS & EQUIPMENT INC OXYGER ORDER 100-324-47040.000	08/27/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		131.43 131.43	0.00	Paid	Y 09/22/2025
PL-AHO 082625 0000025623	JOAN VASQUEZ AHO SERVICES 08-26-25 100-301-46499.000	08/26/2025 VJANKOWSKI PROFESSIONAL SERVICES		150.00 150.00	0.00	Paid	Y 09/22/2025
29770 0000025624	FOSTER COACH SALES, INC NEW AMB 346 AUTO PULSE STRAPS 272-335-48330.000	08/27/2025 VJANKOWSKI AMBULANCES		307.85 307.85	0.00	Paid	Y 09/22/2025
1954185 0000025625	POLYDYNE INC. POLYMER FOR SLUDGE PRESS AT WWTP 500-453-47080.000	08/18/2025 VJANKOWSKI CLARIFLOC SUPPLY		3,927.94 3,927.94	0.00	Paid	Y 26-00269 09/22/2025
42063703 0000025626	KOMLINE-SANDERSON REPLACE DRIVE UNIT FOR PISTON PUMP FOR P 500-453-47531.000 500-453-46910.000	08/18/2025 VJANKOWSKI DRIVE UNIT FOR PISTON PUMP FREIGHT		11,027.32 10,745.00 282.32	0.00	Paid	Y 26-00374 09/22/2025
9540420250701 0000025628	MOTOROLA SOLUTIONS STARCOM21 NETWOR STARCOM21 MONTHLY RADIO SERVICE FEES INC 100-323-47351.000	08/01/2025 VJANKOWSKI RADIO SERVICING		2,260.00 2,260.00	0.00	Paid	Y 26-00536 09/22/2025
25 0000025630	BROGAN'S AWARDS & SPORTSWEAR AWARD FOR W. FRASIER ON THE MCDC 100-111-46999.000	08/25/2025 VJANKOWSKI MISC OTHER SERVICES		58.00 58.00	0.00	Paid	Y 09/22/2025
302641 0000025633	BRAD MANNING FORD INC AMB 349 WINDOW SWITCHES 100-430-47522.000	08/27/2025 VJANKOWSKI MT MTLS AMBULANCES		99.27 99.27	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check WASTE TONER CONTAINER COPIER							
5194							
0000025634	DIGITAL IMAGE SUPPLIES, INC. WASTE TONER CONTAINER COPIER 100-410-47013.000	08/27/2025 VJANKOWSKI COPIER SUPPLIES		344.25 344.25	0.00	Paid	Y 09/22/2025
087601/6							
0000025635	ACE HARDWARE OF LIBERTYVILLE KUBOTA 652 BODY SUPPLIES 100-430-47525.000	08/27/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		42.43 42.43	0.00	Paid	Y 09/22/2025
151221							
0000025636	J.G. UNIFORMS, INC UNIFORM ITEMS FOR OFFICER FIERRO 100-305-47120.000	08/26/2025 VJANKOWSKI CLOTHING ALLOWANCE		1,264.00 1,264.00	0.00	Paid	Y 09/22/2025
151222							
0000025637	J.G. UNIFORMS, INC UNIFORM ITEMS FOR OFFICER SORENSEN 100-305-47120.000	08/26/2025 VJANKOWSKI CLOTHING ALLOWANCE		1,484.75 1,484.75	0.00	Paid	Y 09/22/2025
151223							
0000025638	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER DAIFALLAH 100-305-47120.000	08/26/2025 VJANKOWSKI CLOTHING ALLOWANCE		903.75 903.75	0.00	Paid	Y 09/22/2025
303150							
0000025639	BRAD MANNING FORD INC CAR 58 BRAKES AND SQUAD BRAKES 100-430-47524.000 100-430-47521.000	08/27/2025 VJANKOWSKI MT MTLS PATROL VEHICLES MT MTLS INSP VEHICLES		953.95 650.00 303.95	0.00	Paid	Y 09/22/2025
13404							
0000025640	FIRELINE SHIELDS HELMET SHIELDS 100-323-47110.000	08/25/2025 VJANKOWSKI GLOVES/BOOTS/COATS		173.00 173.00	0.00	Paid	Y 09/22/2025
271196							
0000025641	MCGINTY BROS., INC. SELECTIVE HERBICIDE APPLICATION FOR DIAM 100-441-46677.000	08/27/2025 VJANKOWSKI MT LANDSCAPING		2,600.00 2,600.00	0.00	Paid	Y 26-00398 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check SELECTIVE HERBICIDE APPLICATION FOR DIAMOND LAKE SHORELINE & COURTLAND COMMONS POND							
271197 0000025642	MCGINTY BROS., INC. SELECTIVE HERBICIDE APPLICATION FOR DIAMOND LAKE SHORELINE & COURTLAND COMMONS POND 100-441-46677.000	08/27/2025 VJANKOWSKI MT LANDSCAPING		760.00 760.00	0.00	Paid	Y 26-00398 09/22/2025
1431752 0000025643	ROWELL CHEMICAL CORP. SODIUM HYPOCHLORITE FOR FLOW DISINFECTION 500-453-47051.000	08/27/2025 VJANKOWSKI SODIUM HYPOCHLORITE 2 G BULK		8,097.20 8,097.20	0.00	Paid	Y 26-00403 09/22/2025
6380 0000025644	ILCMA/NORTHERN IL UNIVERSITY JOB AD PW UTILITIES SUPERINTENDENT 100-205-46901.000	08/27/2025 VJANKOWSKI ADVERTISING		50.00 50.00	0.00	Paid	Y 09/22/2025
13412 0000025645	FIRELINE SHIELDS HELMET SHIELD 100-323-47110.000	08/27/2025 VJANKOWSKI GLOVES/BOOTS/COATS		93.00 93.00	0.00	Paid	Y 09/22/2025
25082503B 0000025646	PRECISION LANGUAGE & GRAPHICS, INC. TRANSLATION-PET ANIMAL WASTE ORD 100-204-46998.000	08/27/2025 VJANKOWSKI GENERAL MARKETING		125.00 125.00	0.00	Paid	Y 09/22/2025
000347 0000025647	NAPA AUTO PARTS LG A55 SURPLUS HOOD AJAR SWITCH 100-430-47535.000	08/27/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		34.19 34.19	0.00	Paid	Y 09/22/2025
000384 0000025648	NAPA AUTO PARTS LG A55 SURPLUS BACKUP ALARM 100-430-47535.000	08/27/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		44.42 44.42	0.00	Paid	Y 09/22/2025
22258 0000025649	RITTER GIS INC CITYWORKS SUPPORT SERVICES 500-461-46410.000 100-410-46415.000	08/28/2025 VJANKOWSKI CONSULTING SERVICES COMPUTER SOFTWARE SUPPORT		2,460.00 460.00 2,000.00	0.00	Paid	Y 26-00246 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check MASC LUNCH SEPTEMBER 2025							
PL-MASC 0925 0000025650	HITZ PIZZA MASC LUNCH SEPTEMBER 2025 100-303-46372.000	08/27/2025 VJANKOWSKI PREVENTION EDUCATION MTLS		230.00 230.00	0.00	Paid	Y 09/22/2025
87605/6 0000025651	ACE HARDWARE OF LIBERTYVILLE REPLACEMENT CARTRAGE FOR NAIL GUN 100-441-47070.000	08/28/2025 VJANKOWSKI TOOLS/SUPPLIES		35.98 35.98	0.00	Paid	Y 09/22/2025
572951 0000025652	RILCO, INC. BULK ANTIFREEZE 100-430-47080.000	08/26/2025 VJANKOWSKI CHEMICAL SUPPLIES		385.00 385.00	0.00	Paid	Y 09/22/2025
36324 0000025653	SUPER AGGREGATES INC ASPHALT SPOILS HAULED OUT 100-441-47490.000	08/23/2025 VJANKOWSKI REFUSE DISPOSAL		120.00 120.00	0.00	Paid	Y 09/22/2025
87606/6 0000025654	ACE HARDWARE OF LIBERTYVILLE KUBOTA 652 SPRAY PAINT 100-430-47525.000	08/28/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		7.73 7.73	0.00	Paid	Y 09/22/2025
246662 0000025655	GRAYSLAKE FEED SALES, INC. SEED FOR ROW RESTORATION 100-420-47510.000	08/28/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		226.00 226.00	0.00	Paid	Y 09/22/2025
303193 0000025656	BRAD MANNING FORD INC LG A55 SURPLUS EXPANSION VALVE KIT 100-430-47535.000	08/27/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		85.42 85.42	0.00	Paid	Y 09/22/2025
46466387 0000025657	BELLE TIRE DISTRIBUTORS CAR 64 TIRES 100-430-47521.000	08/28/2025 VJANKOWSKI MT MTLS INSP VEHICLES		268.00 268.00	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check LG A55 HARDWARE							
087612/6 0000025658	ACE HARDWARE OF LIBERTYVILLE LG A55 HARDWARE 100-430-47535.000	08/28/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		3.04 3.04	0.00	Paid	Y 09/22/2025
ARV/65625913 0000025659	SNAP-ON INDUSTRIAL COOLANT REFILL KIT 100-430-47070.000	08/28/2025 VJANKOWSKI TOOLS/SUPPLIES		269.95 269.95	0.00	Paid	Y 09/22/2025
W35038 0000025660	WEST SIDE TRACTOR SALES LOADER 451 PARK BRAKE SEAL KIT 100-430-47525.000	08/29/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		169.50 169.50	0.00	Paid	Y 09/22/2025
87614/6 0000025661	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR WIFI BOOSTERS AT VH 100-420-47510.000	08/29/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		6.29 6.29	0.00	Paid	Y 09/22/2025
CONTINV013667 0000025662	IMAGING ESSENTIALS INC LARGE COPIER/SCANNER 100-410-46613.000	08/29/2025 VJANKOWSKI MT COPIERS		250.00 250.00	0.00	Paid	Y 09/22/2025
225465 0000025663	AIR ONE EQUIPMENT INC FIREFIGHTING GLOVES 100-323-47110.000	08/29/2025 VJANKOWSKI GLOVES - 2 SM / 2 MD/ 2 LG/ 2 XL		635.00 635.00	0.00	Paid	Y 26-00542 09/22/2025
INV-79-2548472- 0000025665	KNAPHEIDE-EQUIPMENT CO-CHICAGO TRAILER 465 BREAKAWAY KIT 100-430-47525.000	08/29/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		69.72 69.72	0.00	Paid	Y 09/22/2025
51805 0000025666	SPECIAL T UNLIMITED SLEA UNIFORM PACKAGE FOR DAIFALLAH, FIER 100-305-47120.000	08/26/2025 VJANKOWSKI CLOTHING ALLOWANCE		846.00 846.00	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check MCC ANNUAL LUNCH - L. MONROE

MCC LUNCH 08282

0000025670	MUNDELEIN COMMUNITY CONNECTION	08/28/2025		35.00	0.00	Paid	Y
	MCC ANNUAL LUNCH - L. MONROE	VJANKOWSKI					09/22/2025
	100-201-46340.000	CONV/SCHOOLS/MTGS		35.00			

25-1859

0000025671	THOMPSON ELEVATOR INSPECTION SERV.	08/22/2025		43.00	0.00	Paid	Y
		VJANKOWSKI					09/22/2025
	100-281-46511.000	ELEVATOR INSPECTION		43.00			

107869

0000025672	LAUTERBACH & AMEN, LLP	08/25/2025		3,970.00	0.00	Paid	Y 26-00559
	PROF SERVICES-APRIL 2024 ARPA AUDIT	VJANKOWSKI					09/22/2025
	100-231-46402.000	MUNICIPAL AUDIT		3,970.00			

1JCC-FGKN-WQC4

0000025673	AMAZON CAPITAL SERVICES, INC.	08/30/2025		73.09	0.00	Paid	Y
	FLOODLIGHTS FOR BUILDING	VJANKOWSKI					09/22/2025
	100-301-47510.000	MT MTLS BLDGS & GROUNDS		73.09			

80209520

0000025674	BADGER METER, INC.	08/29/2025		717.75	0.00	Paid	Y
	AUGUST HOSTING	VJANKOWSKI					09/22/2025
	500-463-47560.000	MT MTLS METERS		717.75			

0541671

0000025675	CONWAY SHIELD, INC	08/31/2025		35.50	0.00	Paid	Y
	HELMET CHIN STRAPS	VJANKOWSKI					09/22/2025
	100-323-47110.000	GLOVES/BOOTS/COATS		35.50			

3566337

0000025676	IMPACT NETWORKING LLC	08/29/2025		19.26	0.00	Paid	Y
	REPLACEMENT WASTE TONER BOX FOR LARGE CO	VJANKOWSKI					09/22/2025
	100-410-46613.000	MT COPIERS		19.26			

905556

0000025677	LANDCARE USA LLC	09/01/2025		22,458.00	0.00	Paid	Y 26-00226
	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2	VJANKOWSKI					09/22/2025
	100-441-46677.000	MT LANDSCAPING		15,000.00			
	100-427-46677.000	MT LANDSCAPING		2,000.00			
	500-462-46620.000	MT BUILDING & GROUNDS		3,000.00			
	500-453-46620.000	MT BUILDING & GROUNDS		2,458.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 OF THREE-YEAR CONTRACT.

905557

0000025678	LANDCARE USA LLC	09/01/2025		2,499.25	0.00	Paid	Y 26-00226 09/22/2025
	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2	VJANKOWSKI		1,000.00			
	100-441-46677.000	MT LANDSCAPING		250.00			
	100-427-46677.000	MT LANDSCAPING		750.00			
	500-462-46620.000	MT BUILDING & GROUNDS		499.25			
	500-453-46620.000	MT BUILDING & GROUNDS					

197344541

0000025679	ULINE	09/01/2025		74.00	0.00	Paid	Y 09/22/2025
	AMBULANCE EQUIPMENT - BINS	VJANKOWSKI		74.00			
	272-335-48330.000	AMBULANCES					

INV00813155

0000025680	USABBLUEBOOK	08/29/2025		33.71	0.00	Paid	Y 09/22/2025
	LAB SUPPLIES	VJANKOWSKI		33.71			
	500-453-47050.000	LABORATORY SUPPLIES					

47704476

0000025681	FIRST-CITIZENS BANK & TRUST	08/31/2025		250.02	0.00	Paid	Y 09/22/2025
	COPIER	VJANKOWSKI		250.02			
	100-410-46613.000	MT COPIERS					

04370502440

0000025682	AUTO-WARES-ILLINOIS	06/16/2025		12.79	0.00	Paid	Y 09/22/2025
	CAR 64 BLEEDER SCREW	VJANKOWSKI		12.79			
	100-430-47521.000	MT MTLS INSP VEHICLES					

04370503621

0000025683	AUTO-WARES-ILLINOIS	07/07/2025		8.69	0.00	Paid	Y 09/22/2025
	SUV 396 BULB	VJANKOWSKI		8.69			
	100-430-47523.000	MT MTLS FIRE APPARATUS					

04370504082

0000025684	AUTO-WARES-ILLINOIS	07/15/2025		50.94	0.00	Paid	Y 09/22/2025
	MIX GAS	VJANKOWSKI		50.94			
	100-430-47440.000	GASOLINE					

04370505151

0000025685	AUTO-WARES-ILLINOIS	08/06/2025		53.94	0.00	Paid	Y 09/22/2025
	MIX GAS	VJANKOWSKI		53.94			
	100-430-47440.000	GASOLINE					

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check MPRD DOGGY DIP GIVEAWAY ITEMS - BALLS (200)

PPP-37258 0000025686	PROMOTIONAL PRODUCTS CO-OP LLC	08/29/2025		405.00	0.00	Paid	Y 09/22/2025
	MPRD DOGGY DIP GIVEAWAY ITEMS - BALLS (2 VJANKOWSKI						
	100-111-47099.000	MISC SUPPLIES		280.00			
	100-111-47099.000	MISC SUPPLIES		59.00			
	100-111-47099.000	MISC SUPPLIES		66.00			

397127 0000025688	BURKE, WARREN, MACKAY & SERRITELLA, 08/25/2025			1,650.00	0.00	Paid	Y 09/22/2025
	LEGAL FEES - JULY 2025 - CONCEPT #2020-0 VJANKOWSKI						
	630-000-27776.000	CONC 2020-003 OAK CREEK		1,650.00			

8110 0000025690	MUNICIPAL GIS PARTNERS, INC	08/31/2025		12,022.24	0.00	Paid	Y 09/22/2025
	GIS CONSORTIUM MEMBERSHIP	VJANKOWSKI					
	500-451-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM		4,808.00			
	500-461-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM		4,808.00			
	100-440-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM		2,406.24			

002923 0000025691	LAKE COUNTY DOOR CO.	08/27/2025		1,488.70	0.00	Paid	Y 09/22/2025
	OVERHEAD DOOR REPAIR FOR CRACKED BRACKET VJANKOWSKI						
	100-420-46620.000	MT BUILDING & GROUNDS		1,488.70			

INV-55574 0000025692	SIGNS NOW MUNDELEIN	08/29/2025		41.89	0.00	Paid	Y 09/22/2025
	OPEN HOUSE SIGNS UPDATED	VJANKOWSKI					
	100-322-46372.000	PREVENTION EDUCATION MTLs		41.89			

2386453462 0000025693	MEDLINE INDUSTRIES, LP	08/29/2025		744.52	0.00	Paid	Y 09/22/2025
	EMS SUPPLIES	VJANKOWSKI					
	100-324-47040.000	TRAUMA UNIT SUPPLIES		744.52			

52783 0000025694	PETER BAKER & SON CO.	08/31/2025		217.16	0.00	Paid	Y 09/22/2025
	ASPHALT FOR ROAD PATCHING	VJANKOWSKI					
	100-441-47543.000	MT MTLs BITUMINOUS PATCH		217.16			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check PW UTILITIES SUPERINTENDENT JOB POSTING							
R73920799 0000025696	COMMUNITY BRANDS HOLDCO, LLC-8182 PW UTILITIES SUPERINTENDENT JOB POSTING 100-205-46901.000	09/02/2025 VJANKOWSKI ADVERTISING		249.00 249.00	0.00	Paid	Y 09/22/2025
151407 0000025697	J.G. UNIFORMS, INC UNIFORMS OFFICER SORENSEN 100-305-47120.000	08/29/2025 VJANKOWSKI CLOTHING ALLOWANCE		488.60 488.60	0.00	Paid	Y 09/22/2025
151408 0000025698	J.G. UNIFORMS, INC UNIFORMS OFFICER FIERRO 100-305-47120.000	08/29/2025 VJANKOWSKI CLOTHING ALLOWANCE		334.10 334.10	0.00	Paid	Y 09/22/2025
151410 0000025699	J.G. UNIFORMS, INC UNIFORMS OFFICER DAIFALLAH 100-305-47120.000	08/29/2025 VJANKOWSKI CLOTHING ALLOWANCE		647.10 647.10	0.00	Paid	Y 09/22/2025
247366 0000025700	GRAYSLAKE FEED SALES, INC. RESTORATION 500-462-47599.000	09/02/2025 VJANKOWSKI MISC MAINT MATERIALS		127.59 127.59	0.00	Paid	Y 09/22/2025
6660028110 0000025701	COMMERCIAL TIRE SERVICE, INC CS A171 DRIVE TIRES 100-430-47535.000	09/02/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		1,454.96 1,454.96	0.00	Paid	Y 09/22/2025
W1776801 0000025702	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000 100-430-47440.000	09/02/2025 VJANKOWSKI GASOLINE GASOLINE		14,029.00 1,723.12 12,305.88	0.00	Paid	Y 26-00359 09/22/2025
W1776802 0000025703	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000	09/02/2025 VJANKOWSKI GASOLINE		7,702.32 7,702.32	0.00	Paid	Y 26-00359 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check MATERIAL FOR ABC BUILDING CAMRERAS							
87637/6 0000025704	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR ABC BUILDING CAMRERAS 294-294-46620.000	09/02/2025 VJANKOWSKI MT BUILDING & GROUNDS		3.59 3.59	0.00	Paid	Y 09/22/2025
155625 0000025705	EISEMAN-LUDMAR CO., INC. SERGEANT METAL INSIGNIA FOR STOCK 100-305-47120.000 100-301-46910.000	08/28/2025 VJANKOWSKI CLOTHING ALLOWANCE FREIGHT		66.24 51.25 14.99	0.00	Paid	Y 09/22/2025
28160 0000025706	T.O.P.S. IN DOG TRAINING K9 MAINTENANCE FOR RANGER AND THERAPY DO 100-305-47099.000	08/01/2025 VJANKOWSKI MISC SUPPLIES		570.00 570.00	0.00	Paid	Y 09/22/2025
5144084 0000025707	LIBERTYVILLE LINCOLN SALES INC SQUAD 7 MODULE 100-430-47524.000	08/05/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		473.25 473.25	0.00	Paid	Y 09/22/2025
5144094 0000025708	LIBERTYVILLE LINCOLN SALES INC SQUAD 46 GASKETS 100-430-47524.000	08/06/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		53.48 53.48	0.00	Paid	Y 09/22/2025
5144145 0000025709	LIBERTYVILLE LINCOLN SALES INC SQUAD 7 RING 100-430-47524.000	08/08/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		117.48 117.48	0.00	Paid	Y 09/22/2025
5144146 0000025710	LIBERTYVILLE LINCOLN SALES INC AMB 349 GASKET 100-430-47522.000	08/08/2025 VJANKOWSKI MT MTLS AMBULANCES		62.19 62.19	0.00	Paid	Y 09/22/2025
5144157 0000025711	LIBERTYVILLE LINCOLN SALES INC RETURN 100-430-47524.000	08/08/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		(473.25) (473.25)	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check SQUAD 8 THERMOSTAT								
5144275 0000025712	LIBERTYVILLE LINCOLN SALES INC SQUAD 8 THERMOSTAT 100-430-47524.000	08/14/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		64.88 64.88	0.00	Paid	Y 09/22/2025	
5144335 0000025713	LIBERTYVILLE LINCOLN SALES INC AMB 342 HYDROBOOST 100-430-47522.000	08/19/2025 VJANKOWSKI MT MTLS AMBULANCES		340.36 340.36	0.00	Paid	Y 09/22/2025	
5144485 0000025714	LIBERTYVILLE LINCOLN SALES INC SQUAD 5 STRUTS FROM ACCIDENT 100-430-46644.000	08/26/2025 VJANKOWSKI MT PATROL VEHICLES		463.84 463.84	0.00	Paid	Y 09/22/2025	
5144490 0000025715	LIBERTYVILLE LINCOLN SALES INC SQUAD 5 LINK 100-430-47524.000	08/26/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		155.92 155.92	0.00	Paid	Y 09/22/2025	
5144517 0000025716	LIBERTYVILLE LINCOLN SALES INC CS A171 GAS STRUTS 100-430-47535.000	08/27/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		74.16 74.16	0.00	Paid	Y 09/22/2025	
2025015.04 0000025718	FARR ASSOC ARCHITECTURE & URBAN CONSULTANT FEES - AUGUST 2025 - 630-000-27775.000	DES 09/02/2025 FARR ASS VJANKOWSKI CONC 2022-006 WIRTZ		1,625.00 1,625.00	0.00	Paid	Y 09/22/2025	26-00420
9627025142 0000025720	GRAINGER SHOP S HOOKS 100-430-47070.000	09/02/2025 VJANKOWSKI TOOLS/SUPPLIES		6.54 6.54	0.00	Paid	Y 09/22/2025	
9626797782 0000025721	GRAINGER KEY TAGS 100-430-47070.000	09/02/2025 VJANKOWSKI TOOLS/SUPPLIES		117.90 117.90	0.00	Paid	Y 09/22/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check VAN 105 BRAKES							
000877							
0000025722	NAPA AUTO PARTS	09/02/2025		226.29	0.00	Paid	Y
	VAN 105 BRAKES	VJANKOWSKI					09/22/2025
	500-452-47527.000	MT MTLS UTILITY VANS		226.29			
4393524							
0000025723	VULCAN CONSTR MATLS, LLC	08/31/2025		594.02	0.00	Paid	Y
	GRAVEL	VJANKOWSKI					09/22/2025
	500-462-47544.000	MT MTLS GRAVEL		594.02			
46468765							
0000025735	BELLE TIRE DISTRIBUTORS	09/03/2025		844.00	0.00	Paid	Y
	CAR 901 TIRES	VJANKOWSKI					09/22/2025
	100-430-47520.000	MT MTLS ADMIN VEHICLES		844.00			
0602144-IN							
0000025737	DIRECT FITNESS SOLUTIONS, LLC	08/20/2025		150.00	0.00	Paid	Y
	REPAIR TO STAIRMASTER AT ST 2	VJANKOWSKI					09/22/2025
	100-323-47070.000	TOOLS/SUPPLIES		150.00			
PD-AUG 2025							
0000025738	ATLAS CAR WASH	08/31/2025		67.95	0.00	Paid	Y
	AUGUST CAR WASHES	VJANKOWSKI					09/22/2025
	100-303-46644.000	MT PATROL VEHICLES		59.95			
	100-305-46644.000	MT PATROL VEHICLES		8.00			
303718							
0000025739	BRAD MANNING FORD INC	09/02/2025		212.50	0.00	Paid	Y
	TRUCK 57 BRAKE LINES	VJANKOWSKI					09/22/2025
	100-430-47521.000	MT MTLS INSP VEHICLES		212.50			
303745							
0000025740	BRAD MANNING FORD INC	09/02/2025		380.86	0.00	Paid	Y
	AMB 342 FRONT HUB	VJANKOWSKI					09/22/2025
	100-430-47522.000	MT MTLS AMBULANCES		380.86			
303718-2							
0000025741	BRAD MANNING FORD INC	09/03/2025		98.54	0.00	Paid	Y
	TRUCK 57 BRAKE LINES	VJANKOWSKI					09/22/2025
	100-430-47521.000	MT MTLS INSP VEHICLES		98.54			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check AMB 342 SEAL								
303795 0000025742	BRAD MANNING FORD INC AMB 342 SEAL 100-430-47522.000	09/03/2025 VJANKOWSKI MT MTLS AMBULANCES		84.84 84.84	0.00	Paid	Y 09/22/2025	
PSAD53900 0000025745	STEVEN KROLL TUITION REIMBURSEMENT STEVE KROLL SEPT 2 100-301-46340.000	09/03/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		1,065.42 1,065.42	0.00	Paid	Y 09/22/2025	
10012025 0000025746	BESTCO UA RETIREE BENISTAR INS OCT 2025 100-000-26080.000	09/01/2025 VJANKOWSKI HEALTH INSURANCE PAYABLE		12,111.74 12,111.74	0.00	Paid	Y 09/22/2025	26-00221
F2-250836297 0000025747	CUMMINS SALES AND SERVICE CS E12 EXHAUST MANIFOLD 100-430-47535.000	08/27/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		1,274.18 1,274.18	0.00	Paid	Y 09/22/2025	
808FY26-02 0000025748	VILLAGE OF LIBERTYVILLE WWTP WATER AND SEWER SERVICES 500-453-47470.000	09/01/2025 VJANKOWSKI WATER SERVICE CHARGES		46.71 46.71	0.00	Paid	Y 09/22/2025	
819FY26-02 0000025749	VILLAGE OF LIBERTYVILLE WWTP WATER AND SEWER SERVICES 500-453-47470.000	09/01/2025 VJANKOWSKI WATER SERVICE CHARGES		32.75 32.75	0.00	Paid	Y 09/22/2025	
436925364001 0000025750	ODP BUSINESS SOLUTIONS, LLC ADMIN OFFICE SUPPLIES 100-301-47015.000	08/26/2025 VJANKOWSKI OFFICE SUPPLIES		194.85 194.85	0.00	Paid	Y 09/22/2025	
892153558 0000025751	VCNA PRAIRIE LLC CONCRETE FOR CURB REPAIRS 100-441-47555.000	08/27/2025 VJANKOWSKI MT MTLS CURBS		868.44 868.44	0.00	Paid	Y 09/22/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check WWTP SUPPLIES

PSI809916 0000025753	1ST AYD CORPORATION WWTP SUPPLIES 500-453-47030.000	08/25/2025 VJANKOWSKI JANITORIAL SUPPLIES		98.39 98.39	0.00	Paid	Y 09/22/2025
-------------------------	---	---	--	----------------	------	------	-----------------

70258 0000025754	MUNICIPAL COLL OF AMERICA INC AUGUST 2025 COLLECTIONS 500-000-33210.000 100-000-32750.000	08/31/2025 VJANKOWSKI VILLAGE WATER CHARGES PL HEARING OFFICER FINES		615.24 201.86 413.38	0.00	Paid	Y 09/22/2025
---------------------	--	---	--	----------------------------	------	------	-----------------

2025 0831 WTR 0000025755	CENTRAL LAKE COUNTY JAWA WATER CHARGES AUGUST 2025 500-463-47450.000	09/02/2025 VJANKOWSKI CLCJAWA WATER CHARGES		171,016.62 171,016.62	0.00	Paid	Y 09/22/2025
-----------------------------	--	---	--	--------------------------	------	------	-----------------

2025 0630 SD 0000025756	CENTRAL LAKE COUNTY JAWA ELECTRICAL/ROUTINE MAINT FEES JUNE 2025 500-462-47421.000 500-462-46662.000	09/02/2025 VJANKOWSKI ELP WTR RECEIVING STRTR MT WTR RECEIVING STRUCTR		270.54 132.50 138.04	0.00	Paid	Y 09/22/2025
----------------------------	---	---	--	----------------------------	------	------	-----------------

087645/6 0000025757	ACE HARDWARE OF LIBERTYVILLE SHOP BATTERIES 100-430-47070.000	09/03/2025 VJANKOWSKI TOOLS/SUPPLIES		20.69 20.69	0.00	Paid	Y 09/22/2025
------------------------	---	--	--	----------------	------	------	-----------------

087646/6 0000025758	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR ABC BUILDING IN KSN SPACE 294-294-46620.000	09/03/2025 VJANKOWSKI MT BUILDING & GROUNDS		19.42 19.42	0.00	Paid	Y 09/22/2025
------------------------	---	---	--	----------------	------	------	-----------------

430037419 0000025759	LAKE COUNTY TREASURER QUARTERLY TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	06/09/2003 VJANKOWSKI MT TRAFFIC SIGNALS		2,688.67 2,688.67	0.00	Paid	Y 09/22/2025	26-00569
-------------------------	--	--	--	----------------------	------	------	-----------------	----------

303846 0000025760	BRAD MANNING FORD INC TRUCK 57 OIL COOLER 100-430-47521.000	09/03/2025 VJANKOWSKI MT MTLS INSP VEHICLES		127.50 127.50	0.00	Paid	Y 09/22/2025
----------------------	---	---	--	------------------	------	------	-----------------

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TRUCK 57 BRAKE FLUID							
001078 0000025763	NAPA AUTO PARTS TRUCK 57 BRAKE FLUID 100-430-47521.000	09/03/2025 VJANKOWSKI MT MTLS INSP VEHICLES		36.89 36.89	0.00	Paid	Y 09/22/2025
001081 0000025764	NAPA AUTO PARTS TRUCK 431 BATTERIES AND PM FILTERS 100-430-47526.000	09/03/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		709.71 709.71	0.00	Paid	Y 09/22/2025
001100 0000025765	NAPA AUTO PARTS CORE CREDIT 100-430-47526.000	09/03/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		(81.00) (81.00)	0.00	Paid	Y 09/22/2025
001117 0000025766	NAPA AUTO PARTS TRUCK 431 DRAIN VALVE 100-430-47526.000	09/03/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		71.96 71.96	0.00	Paid	Y 09/22/2025
217841 0000025767	SUPERIOR INDUSTRY SUPPLY CLEANER FOR PW 100-420-47030.000	09/03/2025 VJANKOWSKI JANITORIAL SUPPLIES		602.40 602.40	0.00	Paid	Y 09/22/2025
218557B 0000025768	SUPERIOR INDUSTRY SUPPLY CAN LINERS FOR GARAGE 100-420-47030.000	09/03/2025 VJANKOWSKI JANITORIAL SUPPLIES		201.68 201.68	0.00	Paid	Y 09/22/2025
852470495 0000025769	THOMSON REUTERS BACKGROUND CHECKS 100-304-46999.000 100-105-46999.000	09/01/2025 VJANKOWSKI MISC OTHER SERVICES MISC OTHER SERVICES		299.73 149.86 149.87	0.00	Paid	Y 09/22/2025
112P315764 0000025770	CIT TRUCKS LLC ENGINE 317 FUEL FILTERS 100-430-47523.000	09/04/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		295.87 295.87	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check REPAIR TO HURST EQUIP							
225636							
0000025771	AIR ONE EQUIPMENT INC	09/04/2025		407.00	0.00	Paid	Y
	REPAIR TO HURST EQUIP	VJANKOWSKI					09/22/2025
	100-324-46669.000	MT OTHER EQUIPMENT		407.00			
PPP-37259							
0000025772	PROMOTIONAL PRODUCTS CO-OP LLC	09/03/2025		1,210.65	0.00	Paid	Y
	EMPLOYEE GIFTS 2025 ANNUAL PICNIC	VJANKOWSKI					09/22/2025
	100-205-46902.000	EMPLOYEE AWARDS		1,210.65			
6660028148							
0000025773	COMMERCIAL TIRE SERVICE, INC	09/04/2025		(191.68)	0.00	Paid	Y
	CREDIT	VJANKOWSKI					09/22/2025
	100-430-47535.000	CONTRACTUAL FIRE PARTS		(191.68)			
SRVINV007571							
0000025774	IMAGING ESSENTIALS INC	07/11/2025		15.00	0.00	Paid	Y
	INK CARTRIDGES FOR PLOTTER	VJANKOWSKI					09/22/2025
	100-410-46613.000	MT COPIERS		15.00			
1744							
0000025775	J. SHUMAN PHOTOGRAPHY	09/04/2025		42.00	0.00	Paid	Y
		VJANKOWSKI					09/22/2025
	100-103-46499.000	PROFESSIONAL SERVICES		42.00			
4424842000-0625							
0000025783	COMED	07/02/2025		226.75	0.00	Paid	Y
	ENERGY CHARGES-JUNE 25-99 HAMMOND	VJANKOWSKI					09/22/2025
	100-441-47420.000	ELECTRIC LIGHT/POWER		226.75			
4424842000-0725							
0000025784	COMED	08/01/2025		250.08	0.00	Paid	Y
	ENERGY CHARGES-JULY 25-99 HAMMOND	VJANKOWSKI					09/22/2025
	100-441-47420.000	ELECTRIC LIGHT/POWER		250.08			
4424842000-0825							
0000025785	COMED	09/02/2025		258.56	0.00	Paid	Y
	ENERGY CHARGES-AUG 25-99 HAMMOND	VJANKOWSKI					09/22/2025
	100-441-47420.000	ELECTRIC LIGHT/POWER		258.56			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TRUCK 602 VALVE							
298981-2 0000025786	BRAD MANNING FORD INC TRUCK 602 VALVE 100-430-47528.000	08/06/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		7.22 7.22	0.00	Paid	Y 09/22/2025
294193 0000025787	INFOSEND, INC. PRINTING/POSTAGE AUG PAST DUE/SEPT BILLI VJANKOWSKI 500-463-47016.000 500-463-46441.000	08/31/2025 POSTAGE PRINTING SERVICES		4,250.27 3,277.59 972.68	0.00	Paid	Y 26-00244 09/22/2025
9629650228 0000025789	GRAINGER TRUCK 415 TRANSFER PUMP PARTS 100-430-47528.000	09/04/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		97.61 97.61	0.00	Paid	Y 09/22/2025
001238 0000025790	NAPA AUTO PARTS CAR 901 WHEEL BEARING 100-430-47520.000	09/04/2025 VJANKOWSKI MT MTLS ADMIN VEHICLES		151.68 151.68	0.00	Paid	Y 09/22/2025
001260 0000025791	NAPA AUTO PARTS TRUCK 415 DISPENSER PUMP PARTS 100-430-47528.000	09/04/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		19.08 19.08	0.00	Paid	Y 09/22/2025
001341 0000025792	NAPA AUTO PARTS TRUCK 415 FRONT END PARTS 100-430-47528.000	09/04/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		266.95 266.95	0.00	Paid	Y 09/22/2025
001344 0000025793	NAPA AUTO PARTS TRUCK 602 BRAKE PADS 100-430-47528.000	09/04/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		39.99 39.99	0.00	Paid	Y 09/22/2025
001349 0000025794	NAPA AUTO PARTS TRUCK 436 PM FILTERS 100-430-47526.000	09/04/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		146.53 146.53	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check CAMERAS FOR ABC							
1F4G-9C4X-4XM4 0000025796	AMAZON CAPITAL SERVICES, INC. CAMERAS FOR ABC 294-294-46620.000	09/05/2025 VJANKOWSKI MT BUILDING & GROUNDS		519.98 519.98	0.00	Paid	Y 09/22/2025
219264 0000025797	SUPERIOR INDUSTRY SUPPLY JANITORIAL SUPPLIES 100-420-47030.000	09/04/2025 VJANKOWSKI JANITORIAL SUPPLIES		1,964.50 1,964.50	0.00	Paid	Y 09/22/2025
12166052 0000025798	ARENDS HOGAN WALKER LLC MOWER 468 FUEL CONDITIONER 100-430-47525.000	06/26/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		11.72 11.72	0.00	Paid	Y 09/22/2025
6121331195 0000025799	VERIZON LIFT STATION #4 500-452-47330.000	08/18/2025 VJANKOWSKI MOBILE PHONE CHARGES		70.06 70.06	0.00	Paid	Y 09/22/2025
387674/1 0000025800	ACE HARDWARE OF LIBERTYVILLE TRUCK 436 HARDWARE 100-430-47526.000	09/05/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		20.97 20.97	0.00	Paid	Y 09/22/2025
87662/6 0000025801	ACE HARDWARE OF LIBERTYVILLE TRUCK 703 DRIVER SET 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		30.59 30.59	0.00	Paid	Y 09/22/2025
8120233000-0825 0000025802	COMED ENERGY CHARGES-3332 EPSTEIN SIGN-AUG 202 100-441-47420.000	09/02/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		66.20 66.20	0.00	Paid	Y 09/22/2025
3665583814-0825 0000025803	COMED ENERGY CHARGES-301 ARCHER-AUG 2025 100-201-47420.000	09/02/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		821.41 821.41	0.00	Paid	Y 09/22/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check ENERGY CHARGES-3811 MELODY SIGN-AUG 2025							
3034202111-0825 0000025804	COMED ENERGY CHARGES-3811 MELODY SIGN-AUG 2025 VJANKOWSKI 100-441-47420.000	09/02/2025		66.20	0.00	Paid	Y 09/22/2025
				66.20			
1557812000-0825 0000025805	COMED ENERGY CHARGES-22 E PARK-AUG 2025 VJANKOWSKI 100-441-47420.000	09/02/2025		39.61	0.00	Paid	Y 09/22/2025
				39.61			
87663/6 0000025806	ACE HARDWARE OF LIBERTYVILLE SCRUBBER 653 PROPANE REFILL 100-430-47440.000	09/05/2025		35.03	0.00	Paid	Y 09/22/2025
				35.03			
286215 0000025807	REAL WHEELS RWC CORP. ENG 311 TPMS CAPS 100-430-47523.000	08/01/2025		121.44	0.00	Paid	Y 09/22/2025
				121.44			
52566119.001 0000025809	WILLOW ELECTRICAL SUPPLY LIGHTING MATERIAL RE STOCK 100-420-47510.000	09/03/2025		1,405.50	0.00	Paid	Y 09/22/2025
				1,405.50			
2761523333-0825 0000025837	COMED ENERGY CHARGES-44 E HAWLEY ST LITE-AUG 2 VJANKOWSKI 100-441-47420.000	09/08/2025		52.16	0.00	Paid	Y 09/22/2025
				52.16			
5620464531 0000025889	NORTH SHORE GAS GAS CHARGES-22 E PARK ST-AUG 2025 VJANKOWSKI 100-441-47430.000	09/09/2025		64.27	0.00	Paid	Y 09/22/2025
				64.27			
5621487278 0000025890	NORTH SHORE GAS GAS CHARGES-301 N ARCHER-AUG 2025 VJANKOWSKI 294-294-47430.000	09/09/2025		337.67	0.00	Paid	Y 09/22/2025
				337.67			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check GAS CHARGES-300 PLAZA-AUG 2025							
5618202224 0000025891	NORTH SHORE GAS GAS CHARGES-300 PLAZA-AUG 2025 500-453-47430.000	09/05/2025 VJANKOWSKI		773.37	0.00	Paid	Y 09/22/2025
		HEATING FUELS		773.37			
5616660318 0000025892	NORTH SHORE GAS GAS CHARGES-801 E ALLANSON-AUG 2025 500-453-47430.000	09/05/2025 VJANKOWSKI		51.67	0.00	Paid	Y 09/22/2025
		HEATING FUELS		51.67			
71252697801 0000025893	CONSTELLATION NEWENERGY ENERGY-STREET LIGHTS-AUG 2025 100-441-47420.000	08/31/2025 VJANKOWSKI		2,358.64	0.00	Paid	Y 09/22/2025
		ELECTRIC LIGHT/POWER		2,358.64			
40127416028-082 0000025896	NICOR GAS COMPANY GAS CHARGES-2810 W RT60-AUG 2025 500-452-47430.000	09/02/2025 VJANKOWSKI		56.99	0.00	Paid	Y 09/22/2025
		HEATING FUELS		56.99			
520012809555 0000025911	BCBS IL REFUND & RECOVERY JPEHLER:08052023 100-100-32205.000	09/04/2025 VJANKOWSKI		1,177.22	0.00	Paid	Y 09/22/2025
		AMBULANCE SERVICES		1,177.22			
520012468583 0000025912	BCBS IL REFUND & RECOVERY TFREEDBERG:02012023 100-100-32205.000	09/04/2025 VJANKOWSKI		1,966.60	0.00	Paid	Y 09/22/2025
		AMBULANCE SERVICES		1,966.60			
INV-00100538 0000025913	LAKE CO STORMWATER MGT COMMISSION PERMIT FEES FOR THE COURTLAND COMMONS PE 414-445-48799.000	09/03/2025 VJANKOWSKI		4,200.00	0.00	Paid	Y 26-00571 09/22/2025
		OTHER INFRASTRUCTURE IMPR		4,200.00			
INV-00100537 0000025914	LAKE CO STORMWATER MGT COMMISSION PERMIT FEES FOR THE COURTLAND COMMONS PE 414-445-48799.000	09/03/2025 VJANKOWSKI		440.00	0.00	Paid	Y 26-00571 09/22/2025
		OTHER INFRASTRUCTURE IMPR		440.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check PERMIT FEES FOR THE COURTLAND COMMONS PEDESTRIAN BRIDGE

INV-00100539 0000025915	LAKE CO STORMWATER MGT COMMISSION PERMIT FEES FOR THE COURTLAND COMMONS PE VJANKOWSKI 414-445-48799.000	09/03/2025		960.00 960.00	0.00	Paid	Y 26-00571 09/22/2025
----------------------------	---	------------	--	------------------	------	------	--------------------------

18960060137-082

0000025918	NICOR GAS COMPANY GAS CHARGES-3718 CANTON CR LIFT-AUG 2025 VJANKOWSKI 500-452-47430.000	09/03/2025		57.28 57.28	0.00	Paid	Y 09/22/2025
------------	---	------------	--	----------------	------	------	-----------------

70391475285-082

0000025919	NICOR GAS COMPANY GAS CHARGES-3585 GRAND DOM LIFT-AUG 2025 VJANKOWSKI 500-452-47430.000	09/03/2025		58.21 58.21	0.00	Paid	Y 09/22/2025
------------	---	------------	--	----------------	------	------	-----------------

Total Pay By Check Type Paper Check:

421,386.13	0.00
------------	------

of Invoices: 211 # Due: 0

of Credit Memos: 6 # Due: 0

Net of Invoices and Credit Memos:

Totals: 437,512.73 0.00

Totals: (962.37) 0.00

436,550.36 0.00

--- TOTALS BY GL BANK ---

POOL

TOTAL 436,550.36

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-25100.000	15,100.55
100-000-26080.000	12,111.74
100-000-32750.000	413.38
100-100-32205.000	3,143.82
100-103-46499.000	42.00
100-105-46999.000	149.87
100-111-46999.000	58.00
100-111-47099.000	405.00
100-201-46340.000	35.00
100-201-47420.000	821.41
100-203-46901.000	250.70
100-204-46998.000	125.00
100-205-46901.000	299.00
100-205-46902.000	1,210.65

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-231-46402.000			3,970.00			
	100-231-46505.000			63.68			
	100-240-46401.000			1,100.00			
	100-260-48743.000			9,949.00			
	100-281-46511.000			43.00			
	100-301-46340.000			1,065.42			
	100-301-46371.000			195.72			
	100-301-46499.000			150.00			
	100-301-46910.000			14.99			
	100-301-47015.000			194.85			
	100-301-47510.000			73.09			
	100-303-46372.000			230.00			
	100-303-46644.000			59.95			
	100-304-46999.000			149.86			
	100-305-46644.000			8.00			
	100-305-47099.000			570.00			
	100-305-47120.000			6,019.55			
	100-306-47015.000			36.42			
	100-322-46372.000			41.89			
	100-323-47070.000			150.00			
	100-323-47110.000			936.50			
	100-323-47351.000			2,260.00			
	100-324-46669.000			407.00			
	100-324-47040.000			875.95			
	100-410-46415.000			2,000.00			
	100-410-46613.000			534.28			
	100-410-47013.000			344.25			
	100-420-46599.000			450.22			
	100-420-46620.000			22,219.70			
	100-420-47030.000			4,176.36			
	100-420-47510.000			1,894.41			
	100-420-47549.000			1,743.03			
	100-427-46620.000			2,500.00			
	100-427-46677.000			2,250.00			
	100-430-46641.000			30.00			
	100-430-46643.000			388.00			
	100-430-46644.000			463.84			
	100-430-47070.000			427.79			
	100-430-47080.000			385.00			
	100-430-47440.000			12,445.79			
	100-430-47520.000			1,146.67			
	100-430-47521.000			1,060.17			
	100-430-47522.000			1,066.39			
	100-430-47523.000			426.00			
	100-430-47524.000			1,937.79			
	100-430-47525.000			458.35			
	100-430-47526.000			883.31			
	100-430-47528.000			1,081.68			
	100-430-47535.000			3,257.07			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-440-46410.000			2,406.24			
	100-441-46671.000			2,688.67			
	100-441-46677.000			19,360.00			
	100-441-47070.000			35.98			
	100-441-47420.000			3,318.20			
	100-441-47430.000			64.27			
	100-441-47490.000			120.00			
	100-441-47543.000			217.16			
	100-441-47546.000			64.50			
	100-441-47555.000			868.44			
	272-335-48330.000			381.85			
	294-294-46620.000			14,845.67			
	294-294-47430.000			337.67			
	414-445-48799.000			5,600.00			
	500-000-33210.000			201.86			
	500-451-46410.000			4,808.00			
	500-452-47330.000			70.06			
	500-452-47430.000			172.48			
	500-452-47440.000			9,425.44			
	500-452-47527.000			452.58			
	500-453-46620.000			2,957.25			
	500-453-46661.000			1,916.00			
	500-453-46910.000			282.32			
	500-453-47030.000			98.39			
	500-453-47050.000			708.33			
	500-453-47051.000			8,097.20			
	500-453-47080.000			3,927.94			
	500-453-47430.000			825.04			
	500-453-47460.000			17,559.99			
	500-453-47470.000			79.46			
	500-453-47531.000			10,745.00			
	500-461-46410.000			5,268.00			
	500-462-46620.000			3,750.00			
	500-462-46662.000			138.04			
	500-462-47421.000			132.50			
	500-462-47544.000			594.02			
	500-462-47563.000			3,793.49			
	500-462-47599.000			127.59			
	500-463-46441.000			972.68			
	500-463-47016.000			3,277.59			
	500-463-47450.000			171,016.62			
	500-463-47560.000			717.75			
	630-000-27775.000			3,900.00			
	630-000-27776.000			1,650.00			
	630-000-27793.000			650.00			
	630-000-27795.000			568.75			
	630-000-27797.000			1,056.25			

--- TOTALS BY FUND ---

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/09/2025 - 09/22/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

100	CORPORATE			155,444.55	0.00		
272	EQUIPMENT			381.85	0.00		
294	ARCHER BUSINESS CTR			15,183.34	0.00		
414	ARPA/GRANTS			5,600.00	0.00		
500	WATERWORKS & SEWERAGE			252,115.62	0.00		
630	ESCROW DEPOSITS			7,825.00	0.00		

--- TOTALS BY DEPT/ACTIVITY ---

000	NON DEPARTMENTAL			35,652.53	0.00		
100	GENERAL			3,143.82	0.00		
103	FOURTH OF JULY COMMISSION			42.00	0.00		
105	POLICE/FIRE COMMISSION			149.87	0.00		
111	EXECUTIVE			463.00	0.00		
201	ADMINISTRATIVE			856.41	0.00		
203	COMMUNITY DEVELOPEMENT			250.70	0.00		
204	MARKETING			125.00	0.00		
205	HUMAN RESOURCE			1,509.65	0.00		
231	FINANCE - ADMINISTRATION			4,033.68	0.00		
240	LEGAL			1,100.00	0.00		
260	CAPITAL PROJECTS			9,949.00	0.00		
281	BUILDING - ADMINISTRATION			43.00	0.00		
294	ARCHER BUSINESS CENTER			15,183.34	0.00		
301	POLICE - ADMINISTRATION			1,694.07	0.00		
303	POLICE - COMMUNITY SERV.			289.95	0.00		
304	POLICE - INVESTIGATIONS			149.86	0.00		
305	POLICE - PATROL			6,597.55	0.00		
306	POLICE - RECORDS			36.42	0.00		
322	FIRE - PREVENTION			41.89	0.00		
323	FIRE - FIRE OPERATIONS			3,346.50	0.00		
324	FIRE - RESQUE OPERATIONS			1,282.95	0.00		
335	FIRE			381.85	0.00		
410	PUBLIC WORKS ADMIN			2,878.53	0.00		
420	FACILITY MAINTENANCE			30,483.72	0.00		
427	BLDG/GRDS - TRAIN PARK			4,750.00	0.00		
430	VEHICLE MAINTENANCE			25,457.85	0.00		
440	STREET - ADMINISTRATION			2,406.24	0.00		
441	STREET - MAINTENANCE			26,737.22	0.00		
445	ARPA SPENDING			5,600.00	0.00		
451	SEWER - ADMINISTRATION			4,808.00	0.00		
452	SEWER - UPTOWN			10,120.56	0.00		
453	SEWER -TREATMENT PLANTS			47,196.92	0.00		
461	WATER - ADMINISTRATION			5,268.00	0.00		
462	WATER - MAINTENANCE			8,535.64	0.00		
463	WATER - METER READING			175,984.64	0.00		

To: Mayor and Board of Trustees

From: Jennifer Rogers, Executive Assistant
Bill Lark, Chief

For: Village Board Meeting of September 22, 2025

Subject: Invoice payment approval for GEMT to Illinois Department of Healthcare / Family Services

Financial Impact:

\$119,685.93 - 100-100-32205.000 - Ambulance Services

Attachments:

1. GEMT 2025 4th Qtr Inv
2. GEMT 2025 payment quarter 4

Background:

In July of 2019, the Illinois Department of Healthcare and Family Services established a new funding program for public providers of emergency 911 transport. Each state that has adopted a Medicaid program is entitled to receive federal funds to assist that state with providing healthcare coverage. This program resulted in state legislation to increase reimbursements for those communities providing ground emergency medical transport (GEMT) of Medicaid patients from the Federal Medicaid program.

To provide greater cost coverage to the Village of Mundelein, for covered ambulance services, we entered into an IGA with the Illinois Department of Healthcare and Family Services on November 14, 2021, to participate in the GEMT program for the calendar year 2025. This agreement may be renewed for additional periods by mutual consent.

In accordance with the IGA, the Village of Mundelein must remit 50% of these reimbursable costs to the State of Illinois. The attached Illinois Department Healthcare and Family Services invoice number 2025FY25Q4-174, in the amount of \$119,685.93, is our 50% remittance of funds collected funds for the 4th quarter.

All invoices over \$20,000 must be presented to the Village Board for approval. Approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00572 and payment in the amount of \$119,685.93 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.



HFS

Illinois Department of
Healthcare and Family Services

INVOICE

Date: 8/29/2025

INVOICE #: 2025FY25Q4-174

FOR: GEMT Payments From
(4/1/2025 to 6/30/2025)

BILL TO:

MUNDELEIN FIRE DEPARTMENT
300 PLAZA CIRCLE
MUNDELEIN, IL 60060

DESCRIPTION	YEAR	QUARTER	TOTAL	TOTAL DUE
PROCEDURE CODE A0427 & A0429	2025	Q4	\$119,685.93	
				\$119,685.93
TOTAL DUE:				\$119,685.93

TOTAL AMOUNT DUE BY: 10/31/2025

MAKE ALL CHECKS PAYABLE TO:

HFS Bureau of Fiscal Operations – GEMT
PO Box 19491
Springfield, IL 62794-9491



MEMORANDUM

To: Eric Guenther, Village Administrator

Cc: Linda Miller, Finance Director

From: Bill Lark, Fire Chief

Date: September 8, 2025

Re: GEMT 2025 Reimbursement Quarter 4

In July of 2019, the Illinois Department of Healthcare and Family Services established a new funding program for public providers of emergency 911 transport. Each state that has adopted a Medicaid program is entitled to receive federal funds to assist that state with providing healthcare coverage. This program resulted in state legislation to increase reimbursements for those communities providing ground emergency medical transport (GEMT) of Medicaid patients from the Federal Medicaid program.

To provide greater cost coverage to the Village of Mundelein, for covered ambulance services, we entered into an IGA with the Illinois Department of Healthcare and Family Services on November 14, 2021, to participate in the GEMT program for the calendar year 2025. This agreement may be renewed for additional periods by mutual consent.

In accordance with the IGA, the Village of Mundelein must remit 50% of these reimbursable costs to the State of Illinois. The attached Illinois Department Healthcare and Family Services invoice number 2025FY25Q4 - 174, in the amount of \$119,685.93, is our 50% remittance of funds collected from April 1, 2025, to June 30, 2025.

To: Mayor and Board of Trustees

From: Lee Limperatos, Assistant Finance Director
Linda Miller, Finance Director

For: Village Board Meeting of September 22, 2025

Subject: Lauterbach & Amen - FY25 Audit Services

Financial Impact:

\$42,000.00 - 100-231-46402 - Municipal Audit

Attachments:

1. Lauterbach & Amen - FY2025 Progress Billing

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00585 in the amount of \$42,000 to Lauterbach & Amen for the audit for Fiscal Year 2025.

SECTION V. The Village agrees to pay the Auditor for services rendered based on the following not-to-exceed fees:

	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>
Comprehensive Annual Financial Report	<u>\$33,500</u>	<u>\$34,500</u>	<u>\$35,500</u>	<u>\$36,600</u>
Single Audit Report	<u>\$3,750</u>	<u>\$3,860</u>	<u>\$3,970</u>	<u>\$4,080</u>
TIF Audit Report	<u>\$500</u>	<u>\$515</u>	<u>\$530</u>	<u>\$545</u>
Total Fees	<u>\$37,750</u>	<u>\$38,875</u>	<u>\$40,000</u>	<u>\$41,225</u>

Payment will be made upon receipt of progress billings with final payment made after receipt of the Annual Financial Report, Single Audit Report, and TIF Audit Report.

The Auditor and the Village agree that an equitable adjustment in the contract price may be negotiated if the cost or the time required for performance of the audit service is increased pursuant to a change in scope requested by the Village or required by State or Federal regulations.

SECTION VI. If the Auditor is unable to complete the audit before the scheduled completion date provided in Section II of this Agreement, written notice to the Village must be provided by the Auditor thirty (30) days prior to said date of completion.

The Auditor agrees to deliver the Audit Opinion on or before October 25th of each year of the Agreement, unless the Village has caused the audit period to be longer.

The Village reserves the right to cancel audit services for the remainder of the period covered by their agreement.

May 6, 2022
Date



Auditor
Signature of Authorized Representative

Date

Eric Guenther
Village Administrator

Attest:

Karen Walsh
Village Clerk