

AGENDA

PLANNING AND ZONING COMMISSION MEETING

October 1, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from September 3, 2025
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. PZC2025-0035 – Solaria Crossings Townhouses – 301-319 E. Route 83 - PUD Rezoning
- VIII. QUESTIONS AND COMMENTS
- IX. ADJOURNMENT
 - A. Adjourn the Planning and Zoning Commission Meeting

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

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in

this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

**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:
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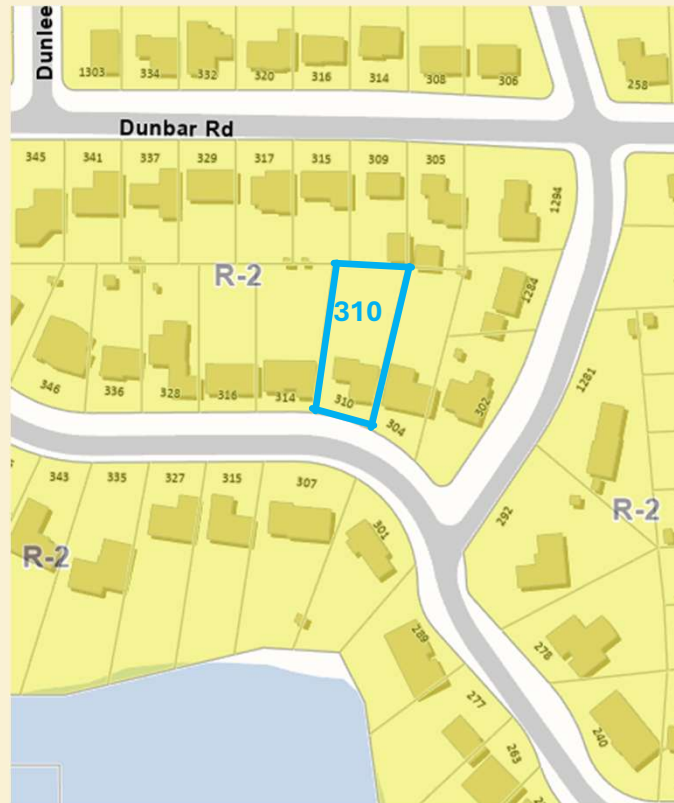
Sign-In Sheet

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, Pa	Email: brianbucci@gmail.com
Name: Elizabeth Dasso		Phone: edasso@biskcreative.com
Company: Bisk		Email:
Name:		Phone:
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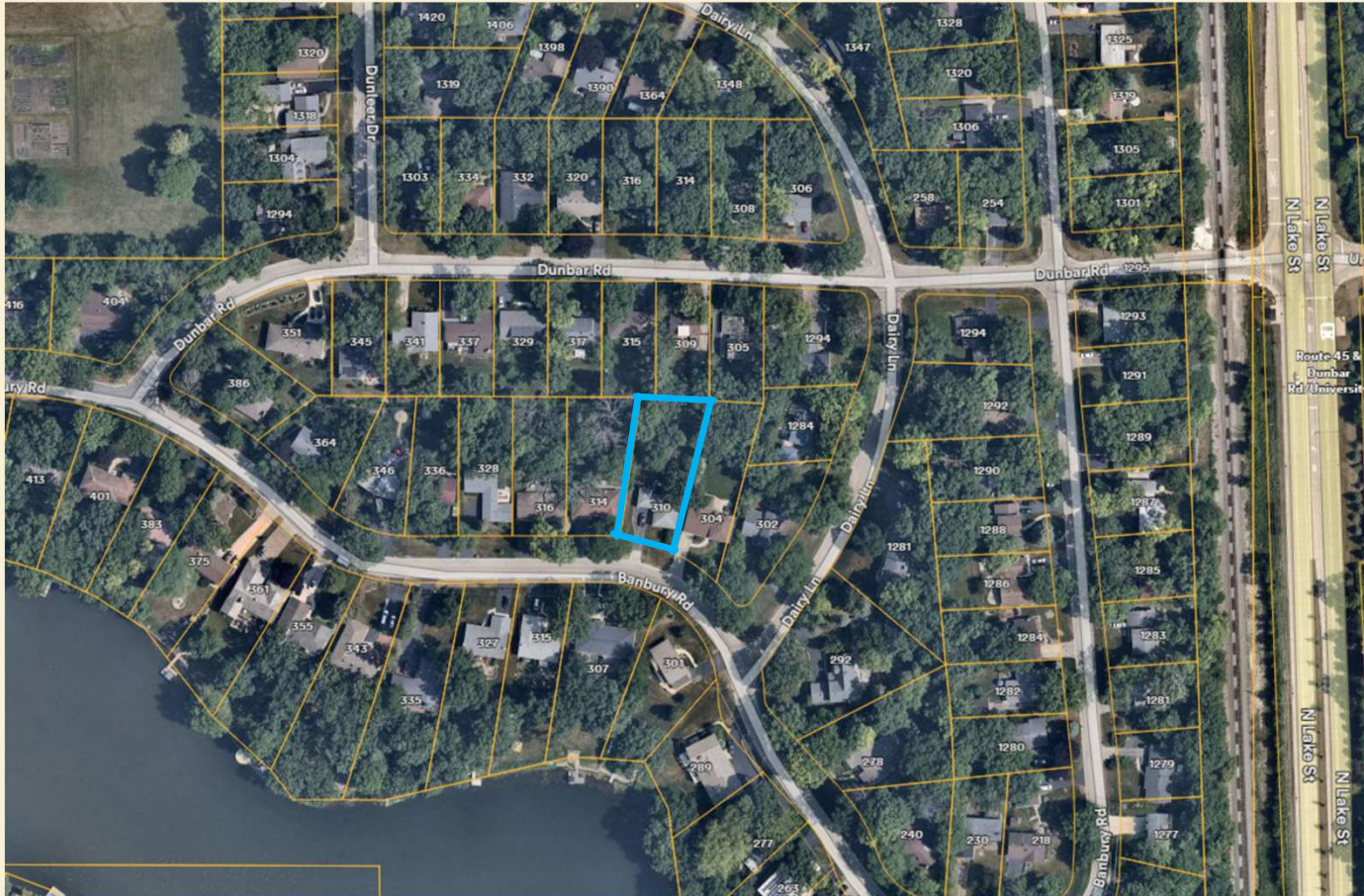
Village Staff Overview: 310 Banbury Road

September 3, 2025

Location Map: 310 Banbury Road

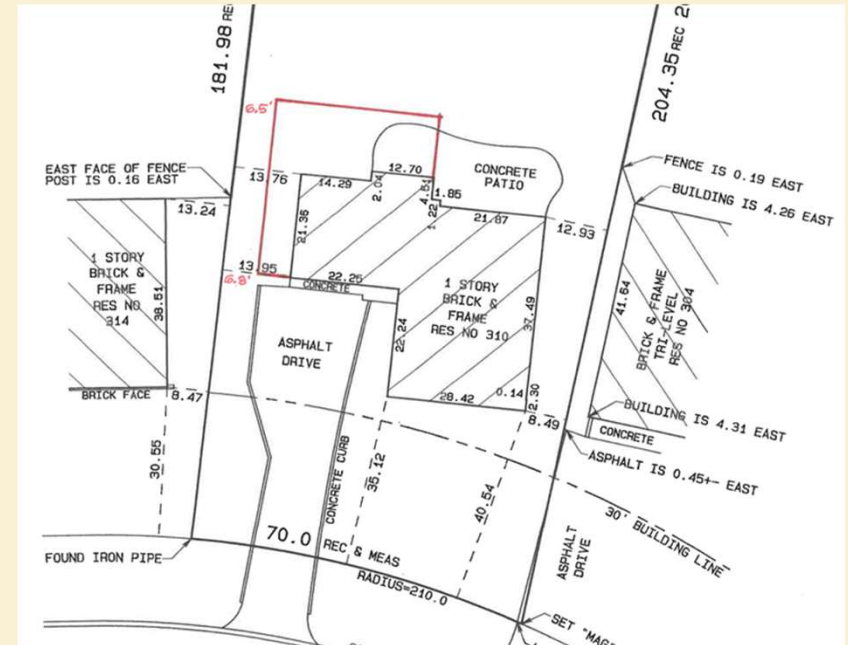


Aerial



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

5



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.

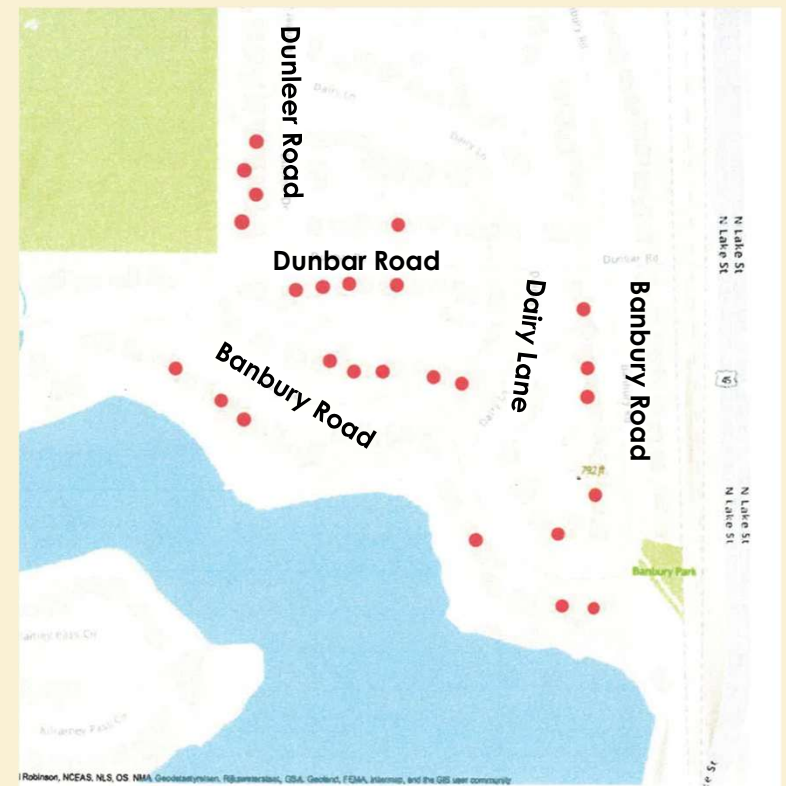


Analysis: Neighborhood Density and Character

- 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.



PZ2025-0032

1700-1710 Butterfield Road

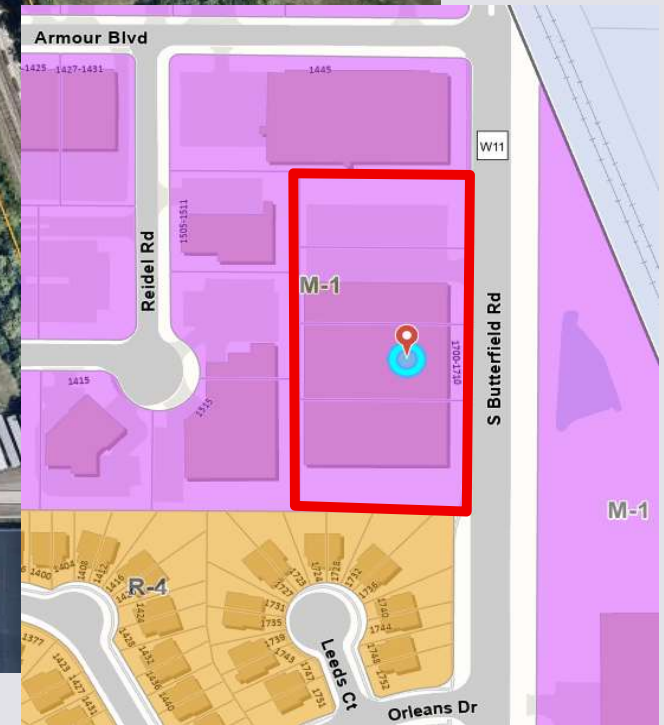
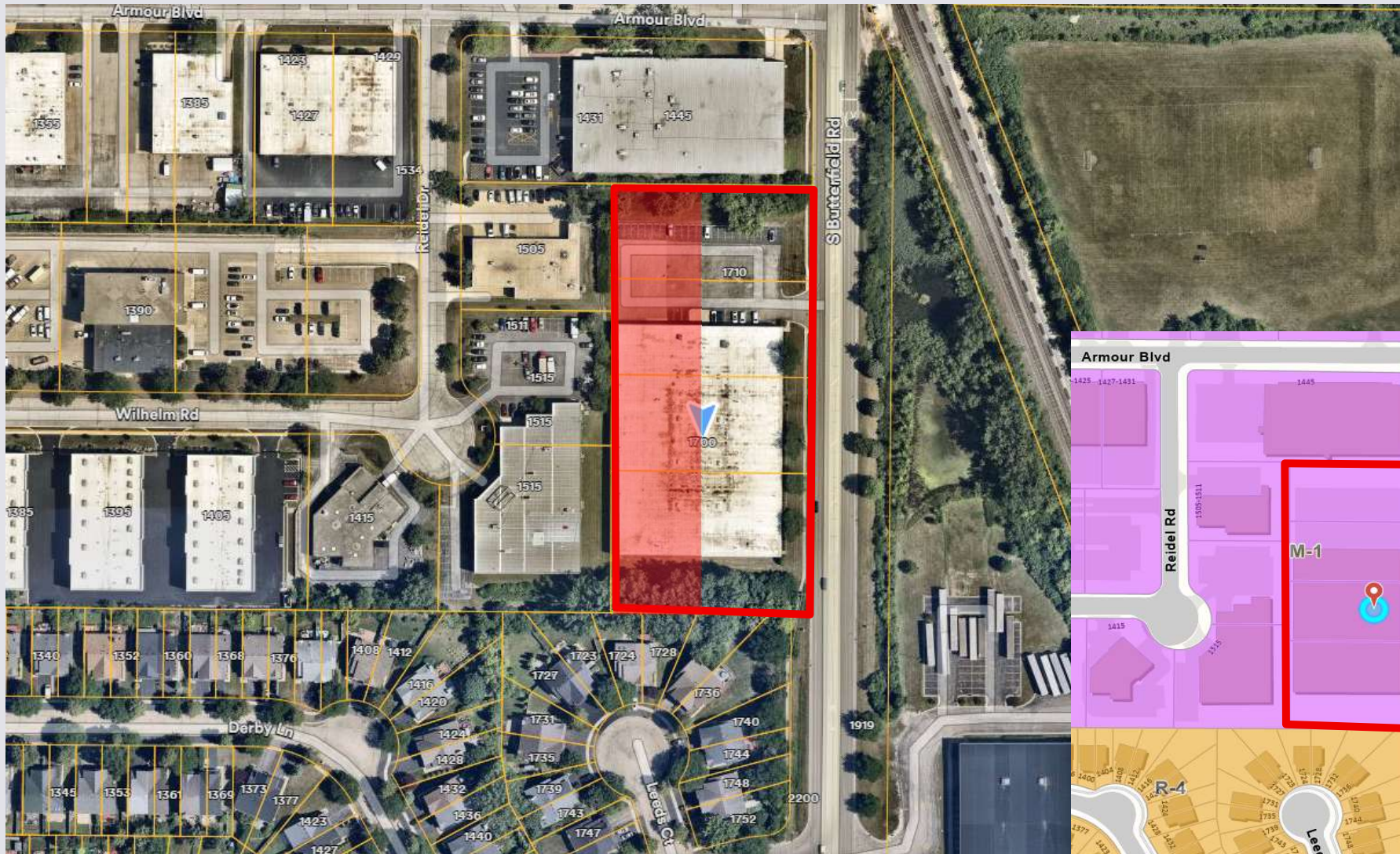
Applications

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

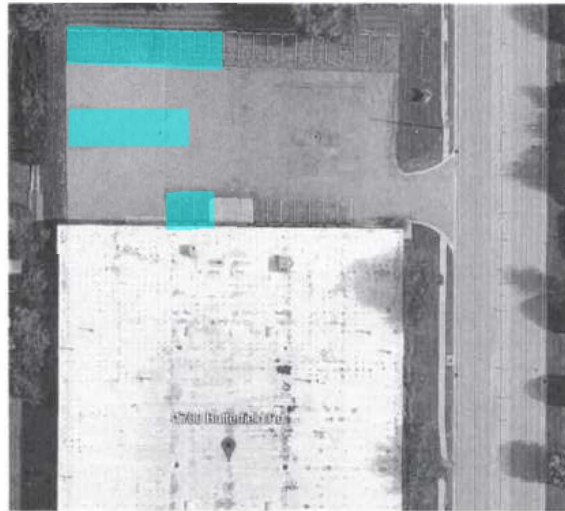
EXHIBIT D

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

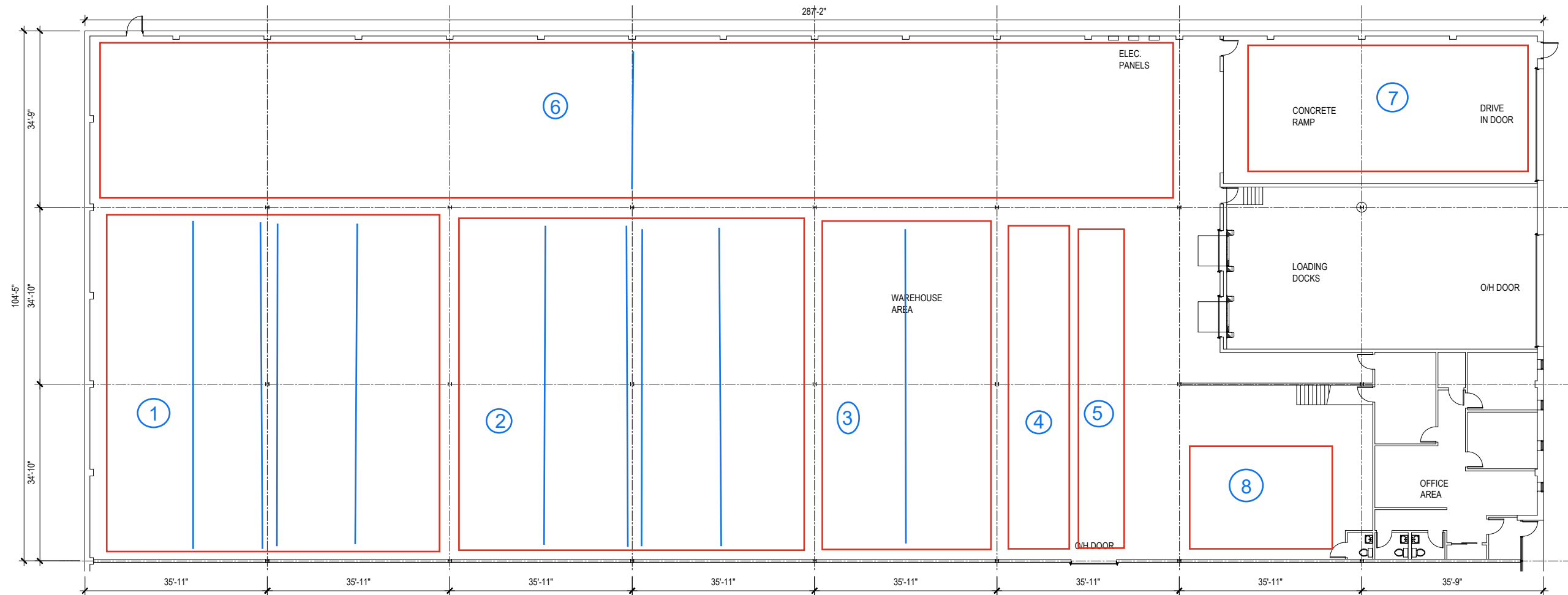
Current Parking Lot



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.

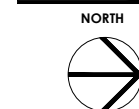
Area 6: 200 ft long toss area. Blue line is partition to cut this area in half.

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

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
DRAFT MOTION	Motion to recommend approval or denial of a variation from Table 20.40-1 of Section 20.40.020 of the Zoning Ordinance to allow an art studio in the M-1 General Manufacturing Zoning District at 1710 Butterfield Road.
On September 3, 2025, the Planning and Zoning Commission voted ____ for approval or denial 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;	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The use being requested is allowed in other districts within the Village.
2. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally allows certain uses in the M-1 General Manufacturing Zoning District.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	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>DRAFT DENIAL</i>	If the variation is granted, it will alter the essential character of the locality by increasing traffic in the area, as kids are being dropped off at the vicinity.
<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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The proposed use is permitted in commercial districts.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission finds that the petitioner has created this hardship, and the petitioner could build more parking spaces followed the requirements in the Zoning Ordinance.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	

<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
<i>DRAFT DENIAL</i>	The granting of the requested variation will be detrimental to the public welfare in which the property is located as it will increase foot traffic to a district that gets very few customers.
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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The proposed variation will impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, and 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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
<i>DRAFT DENIAL</i>	The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance, which outlines specific regulations for the zoning districts. 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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The value of the property in question will not 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
DRAFT MOTION	Motion to recommend approval or denial 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 Butterfield Road.
On September 3, 2025, the Planning and Zoning Commission voted ___-___ for approval or denial 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;	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property.
2. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking requirements for all uses.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	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>DRAFT DENIAL</i>	If the variation is granted, it will alter the essential character of the locality by increasing traffic in the area, needing sufficient parking spaces on the property.
<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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The proposed use is permitted in commercial districts, where larger parking lots are typically located alongside on-street parking.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	

<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The Commission finds that the petitioner has created this hardship, and the petitioner could find a different location with more parking spaces following the requirements in the Zoning Ordinance.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
<i>DRAFT DENIAL</i>	The granting of the requested variation will be detrimental to the public welfare in which the property is located as it will increase foot traffic to a district that gets very few customers.
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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The proposed variation will impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, and 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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
<i>DRAFT DENIAL</i>	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.	
<i>DRAFT APPROVAL</i>	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.
<i>DRAFT DENIAL</i>	The value of the property in question will not 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: Commission Members

From: Erin Swanson, Administrative Assistant

For: Planning and Zoning Commission Meeting of October 1, 2025

Subject: PZC2025-0035 – Solaria Crossings Townhouses – 301-319 E. Route 83 - PUD Rezoning

Attachments:

1. Certificate of Publication
2. Petitioner's Packet
3. Village Engineer Comments on Utility Plan
4. Public Commentary Received as of 9-25-2025

Background:

The subject property, 301 and 319 East Route 83, is located at the southwest corner of IL Route 60/83 and Willow Spring Road. The property is situated southwest of the Garden Fresh Shopping Center and west of Patriot's Plaza. The properties are located near the corporate boundary between Mundelein and Long Grove.

Historically, the property has been used for residential and agricultural purposes. Based on the oldest available aerial imagery (1939), the property was once connected to a farm and housed various structures, some of which still appear to exist. Today, it still has a single-family home built in 1942. Between 1946 and 1961, Willow Spring Road was constructed, and a single-family neighborhood was developed over the area that was formerly farmed (now incorporated into Long Grove).

Figure 1: Historic Aerial Imagery

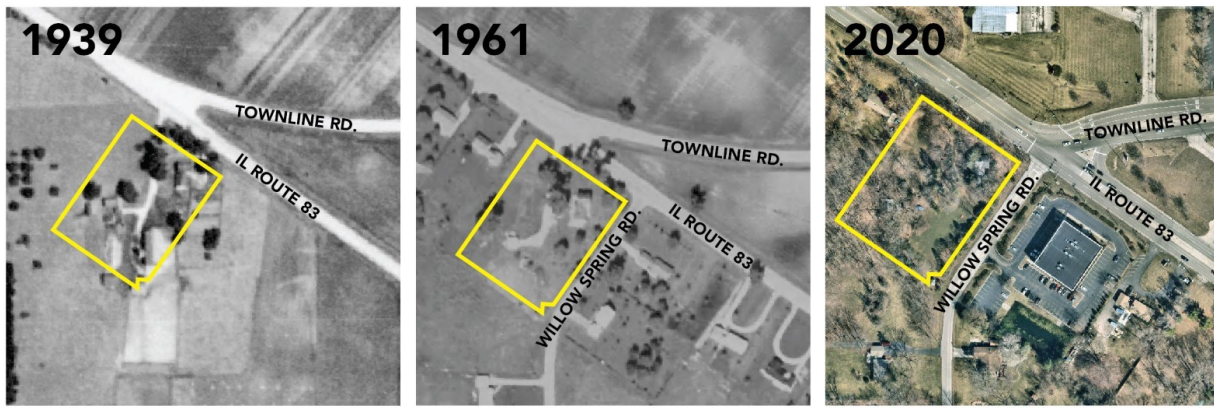
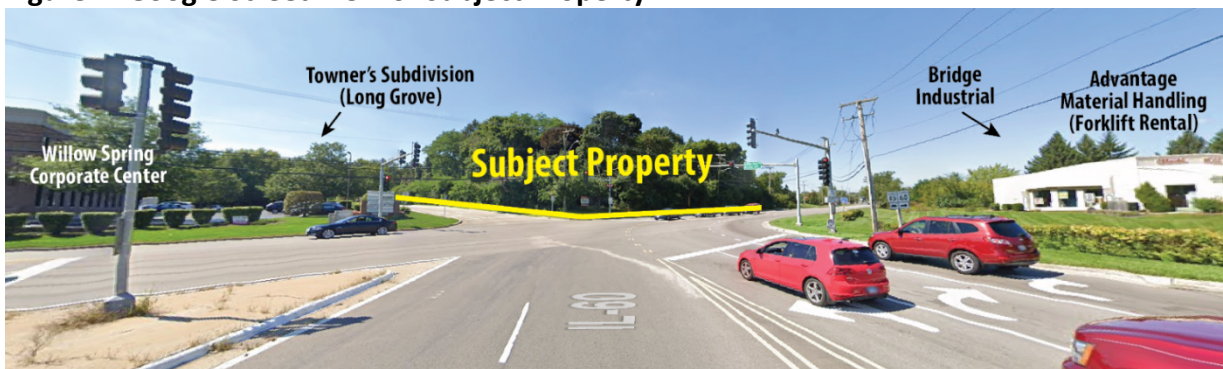


Figure 2: Google Street View of Subject Property



In 2022, the PZC heard a case for an automatic car wash on the subject property, which required a rezoning and a special use. The PZC ultimately recommended denial of the project after a number of continuances (see below). The denial recommendation was based in an incapability between a low-density residential neighborhood and an automotive-based commercial use that generates significant traffic. The meeting packets for those meetings can be found at this link if needed for review:

<https://mundelevillageil.ig2.com/Citizens/calendar.aspx?From=1%2f1%2f2022&To=12%2f31%2f2022>

- **August 17, 2022** – Continued due to low PZC attendance.
- **August 30, 2022** – Continued with direction to the Petitioner to revise access points, have a full traffic study done, revise the sound study, and provide IEPA information about the adjacent well.
- **November 2, 2022** – Continued to give petitioner more time for revisions.
- **November 16, 2022** – Public hearing concluded with a recommendation for denial.

New Proposal

Verve Ventures, LLC initially contacted the Village in mid-2024 to inquire about the site and a

potential townhouse development. Since that time, they have worked with staff to refine a site plan and architectural design consistent with Village standards and overall community vision. The project is named “**Solaria Crossings**”.

- **Residential Product:** 21 front-loaded townhouse units facing an internal loop.
- **Parking:** Each unit has a two-car garage and a two-car driveway. One unit has a one-car garage due to space (easternmost end of Block C). There is a guest parking area with 9 spaces.
- **Access:** The development is served by one access point on Willow Spring Road. The existing access point on IL Route 83 will be closed. Pedestrian sidewalks circulate the development and along Willow Spring Road.
- **Roadways:** No new public streets are proposed. The development is served by a private driveway loop, which will be maintained by an HOA created to maintain all common spaces. As part of the project, the applicant will be repaving and installing new curbs along Willow Spring Road where it abuts the development.
- **Stormwater:** A wetland bottom detention pond is proposed at the northeast corner of the site, which will be contained by a 4’ wrought iron safety fence and landscape block wall.
- **Trash:** Individual trash bins will be kept in resident garages to be rolled out on pickup days, which has been confirmed with Groot.
- **Ownership:** The units will be for sale. The HOA will maintain ownership of the driveway and all common elements.
- **Landscaping:** The landscape plan features:
 - Shade trees planted along the unit fronts (one tree every two units) plus foundation planting at each unit. There are also shade trees in the rear yards of Block A.
 - Landscaped berm along IL Route 83 with evergreens.
 - Landscape buffer yard along the southwest and northwest property lines where they abut single-family residential uses, which includes:
 - 23 shade trees
 - 199 shrubs
 - 6’ vinyl fence
- Parkway trees along Willow Spring Road.
- 6’ vinyl fence along the northeast, southeast, and southwest property lines. There is a 4’ wrought iron fence on the northeast property line facing IL Route 83.

Figure 3: Site Plan

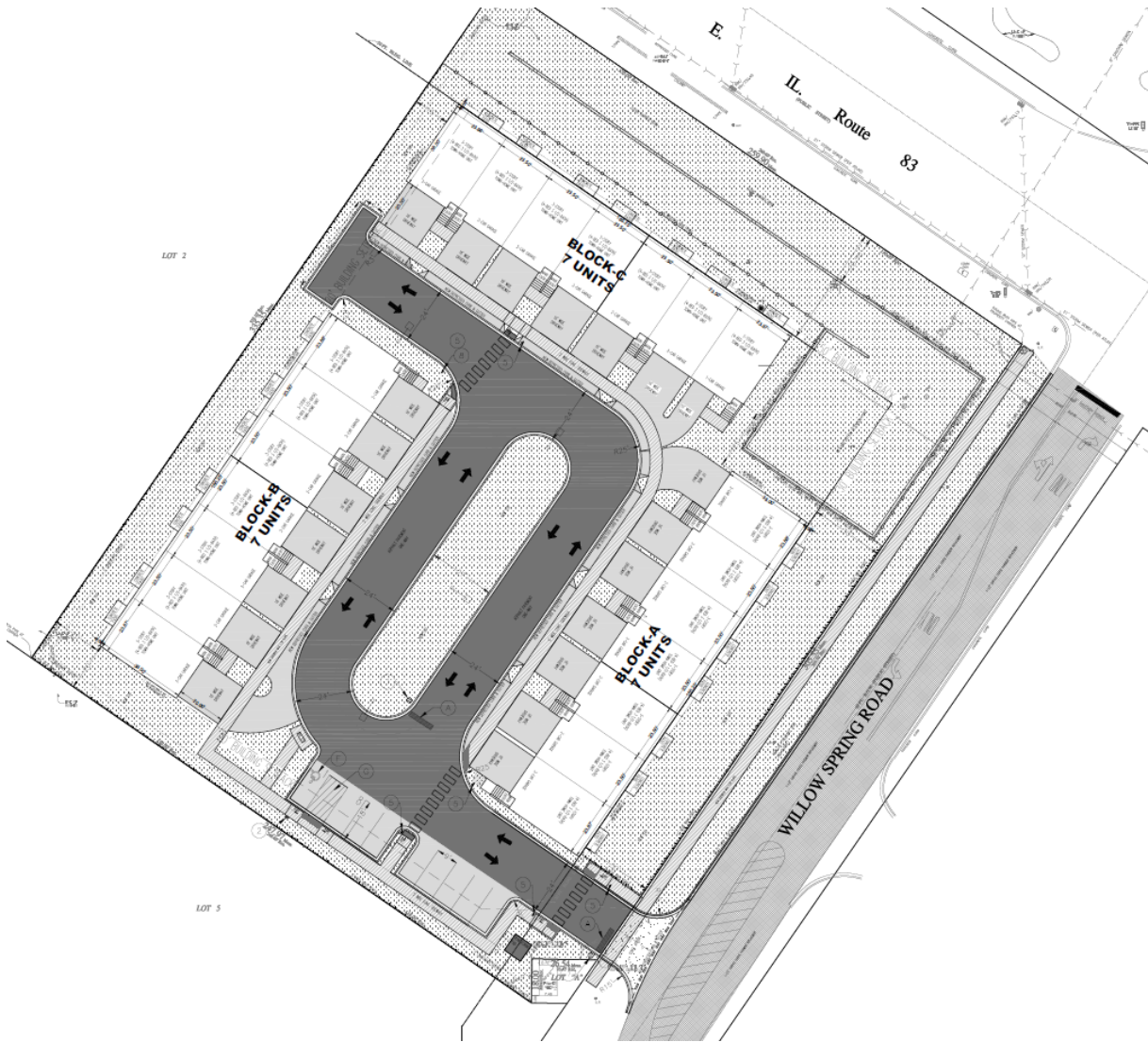


Figure 4: Excerpts from Architectural Elevations





Zoning Requests

1. Rezoning. There is a map amendment requested to rezone the property from **R-1 Single-Family Residential** to **R-5 Multi-Family Residential**. The R-5 district is the only residential district that permits townhouses.

2. Planned Unit Development. A PUD is a custom zoning plan for a specific area granted via special use permit, which sets rules for how the land can be used on top of the standard Zoning Ordinance. A PUD is approved by ordinance and negates the need to apply for individual variations from the Municipal Code that may normally be required. A local example of a PUD is Grand Dominion by Del Webb, which is subject to building setbacks unique to that subdivision rather than the setbacks established by the Zoning Ordinance.

The Petitioner is requesting a Preliminary PUD for Solaria Crossings to allow the Village to evaluate the project comprehensively for design and overall compatibility, and to consider approval of the project as presented in the submitted plans. Townhouse developments often have layouts that do not align neatly with standard setback and bulk regulations. Any departures are clearly illustrated in the plans and drawings provided for Village review.

The Petitioner will need to return for approval of a Final PUD, which does not require a public hearing. The Final PUD is typically approved so long as it is in substantial conformance with the

Preliminary PUD.

The Petitioner has flagged one modification that is not visible on the plans, which the PZC should discuss and specifically choose whether to grant it as part of the Preliminary PUD approval. The Zoning Ordinance normally requires that a building permit be issued within one year of granting a Special Use for the Special Use Permit to stay valid. Construction must commence within six months of issuance of a building permit for the permit to remain valid. The Petitioner is requesting that the permit application deadline be extended from one to two years.

- *A modification from Section 20.16.040(G)(2) to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the Village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.*

Staff Comments

The following comments were received by Staff:

Public Works/Engineering Department (Adam Boeche)

1. Staff has concerns with the last unit on the southeast end of Block C, as its placement creates a constrained driveway layout that may result in conflicts. As a result, staff does not support the inclusion of this last unit as proposed. The applicant may choose to proceed with the unit as shown, but should be aware it will likely be a discussion point at the Planning and Zoning Commission hearing. Staff's concerns will be provided to the Commission for their consideration.
2. A marked-up copy of the utility plans was provided to the applicant. These comments can be addressed at permit.

Public Comments

See written public commentary submitted by Mr. John Sopata and Mr. Robert Lass. To address a few items brought up in the commentary:

- Continuation Request: Mr. Sopata requested a continuance of two months. See the attached letter for rationale. Staff comments:
 - Staff recommends that the PZC inquire with the Petitioner whether they support or object to a continuance and take all parties' positions into consideration.

- Staff does not feel that the zoning petition is unusually complex compared to a typical zoning case (e.g., medium density residential use, no public roads), which should be weighed accordingly. More complex hearings have been held and concluded in a single evening.
 - The Petitioner has met or exceeded all public notice requirements under the Village Zoning Ordinance and State statute. Notice must be provided at least 15 days prior to the public hearing, but no more than 30 days prior. The applicant sent their certified mail notice five days in advance of the 15-day deadline.
 - If a continuance is considered, Village legal counsel advises against a full two-month continuation without clear justification, recommending instead a continuation to the next available public hearing (i.e. two weeks).
- **Notice Requirements:** Mr. Sopata asserts that the notice requirements have not been satisfied:
 - Hearing Notice Sign. The Zoning Ordinance requires that a hearing notice sign *“shall be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to passing pedestrians and motorists. Properties with more than one street frontage shall be required to post one sign visible from each street frontage.”* Two signs were placed on the project site – one facing Route 83, and one facing Willow Spring Road.

Mr. Sopata claims requirements were not met because there was not a sign placed on each individual property PIN, as the project spans two parcels (301 and 319 E. Route 83). **Village legal counsel has confirmed there is no Village or State requirement that a sign be posted on every parcel;** the project site is considered as a whole. Requiring signs on every parcel would be unreasonably burdensome, as projects may involve numerous parcels and dozens of signs. The zoning application on file lists all PINs included in the request, which is available for review by interested parties.

Furthermore, legal counsel notes that Mr. Sopata acknowledged the posted sign in his comments, indicating that the signage was visible and accessible to the public.

- IDOT Notice. Mr. Sopata claims the hearing should not proceed because the Illinois Department of Transportation (IDOT) did not receive certified mail notice. IDOT does not own parcels within the notice area; the project is only adjacent to a State route (IL Route 83). Right-of-way is not parceled and is therefore not included when applicants obtain taxpayer lists from Lake County or township offices.

Legal counsel confirmed there is no Village or State requirement that the roadway agency be mailed notice. She is not personally aware of any municipalities that impose such a requirement. While many projects along State routes require IDOT approval (e.g., for access points), this project does not propose new access onto IL Route 83.

Moreover, another party cannot object on behalf of IDOT unless they represent the

agency. If the PZC wishes to confirm IDOT's position, the Petitioner can be directed to contact them.

- Towner's Community Well: Mr. Sopata objects to the lack of detail regarding the adjacent Towner's Community Well. See the attached letter for his expanded comments. The Village Engineer provides the following commentary:

Adam Boeche, Director of Public Works and Engineering: *"The Illinois EPA's groundwater setback requirement protecting community water supply (CWS) wells (415 ILCS 5/14.3) delineates a minimum for unconfined aquifers of 200'. This setback is established to prevent potential contamination sources within this defined distance. A previous petition proposed a triple basin to treat runoff from a car wash facility. At the time of that petition, the IEPA was engaged and opined that this potential contamination source was beyond the minimum distance required and indicated that "there are no restrictions with regard to location of the car wash." The new, proposed development of this site does not include any such potential contamination source and thus has no restriction as it relates to the adjacent well based on the current site plan."*

According to Illinois EPA regulations, "potential primary or secondary sources" of groundwater contamination include facilities that handle, store, or dispose of hazardous substances, wastes, or petroleum products (e.g., landfills, underground storage tanks, industrial facilities, certain commercial operations) [415 ILCS 5/3.345]. Residential uses such as townhouses are not identified in statute or IEPA rules as potential contamination sources because they do not inherently involve such activities. Standard residential stormwater runoff is regulated through local subdivision and stormwater management ordinances, but it is not classified as a contamination risk under the Environmental Protection Act.

Comprehensive Plan

The Comprehensive Plan (adopted 2020) contains a Future Land Use Plan that designates an ideal future land use for each property. This takes into account surrounding land uses, economic demand, traffic counts, residential density, property history, and many more economic and land use factors that contribute to the ideal use for a property. The designation for the property in question is noted as "Flexible Use" due to its location along a heavily traveled commercial corridor but adjacent to a low-density residential neighborhood, implying that multiple uses could make sense on the site but should take the surrounding context into consideration.

The previous Comprehensive Plan (adopted 2011) stated that the preferred future land use of the subject property was "General Commercial" but was changed to "Flexible Use" when the new plan was adopted.

Analysis

Staff is in support of the proposed townhouse development, Solaria Crossings, providing the

following points for consideration.

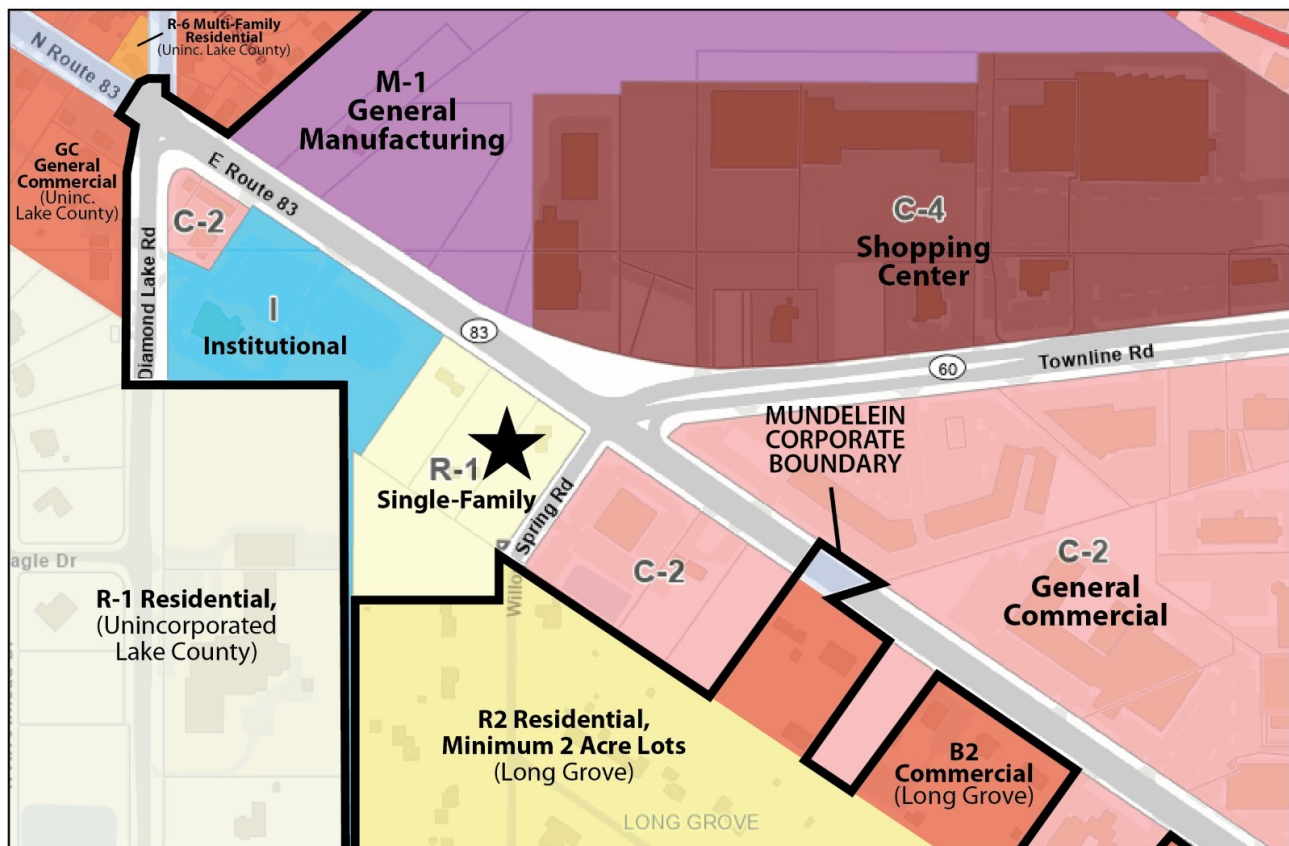
- Surrounding Land Use. As the Comprehensive Plan indicates, the highest and best use for the subject property is noted as “flexible” due to its unique location at the junction of a variety of conflicting land uses. On one hand, the property is located along a heavily traveled commercial corridor and faces two shopping centers, an office building, and an industrial facility. On the other hand, it backs up to a low-density single-family residential neighborhood located in the Long Grove community.

The property is largely unique in that it abuts five different zoning districts, which range considerably in intensity:

Direction	Use	Zoning Classification	Municipality
South	Single-Family Residential	R2Residential (Minimum 2 Acre Lots)	Long Grove
West	Single-Family Residential & Lake County Traffic Court	R-1 Single-Family I Institutional	Mundelein
North	New Bridge Industrial Development	M-1 General Manufacturing	Mundelein
North	Garden Fresh Shopping Center and Forklift Rental Facility	C-4 Shopping Center	Mundelein
East	Office Building	C-2 General Commercial	Mundelein

The subject property functions as a **critical transition area between low-density single-family residential and higher-intensity commercial and industrial uses**. A medium-density residential development, such as townhomes, provides an appropriate and context-sensitive buffer in this location. This use mitigates the stark contrast that would otherwise exist between the residential neighborhood to the south and the surrounding manufacturing and commercial districts, offering both a physical and visual transition that is consistent with sound planning principles.

Figure 5: Surrounding Zoning Districts



- **Feasibility of Current Zoning.** One of the *Standards for Granting a Map Amendment* tasks the PZC to consider the viability of developing the property for one or more of the uses permitted under the existing zoning classification (R-1 Single-Family).
 - From a practical perspective, the property could in theory be subdivided into 3-7 single-family residential lots (minimum of 12,000 SF in area and 80' in lot width), based on a simple division of total lot area and frontage. This does not take lot configuration and roadways into account.
 - From an economic perspective, it is unlikely that a residential developer would pursue a single-family project of this size and density, particularly at such a heavily trafficked and commercial corner. For perspective, the only inquiries Staff has received in the past ~10 years from parties interested in developing this site have been for townhomes, car washes, and gas stations.

Recommendation:

Motion to recommend approval/denial of a map amendment to rezone 301 & 319 E. Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential (PINs: 15-06-101-003 and 15-06-101-004); and

Motion to recommend approval/denial of a Preliminary Planned Unit Development for the Solaria Crossings townhouse project at 301 & 319 E. Route 83 (PINs: 15-06-101-003 and 15-06-101-004).

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

NOTICE IS HEREBY GIVEN that on October 1, 2025, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by **Verve Ventures, LLC** (Case PZ2025-0035) concerning a request for a map amendment to rezone the subject property from R-1 Single-Family Residential to R-5 Multi-Family Residential and for a Special Use for a Planned Unit Development (PUD) for residential townhouses at **301 and 319 E. IL Route 60, Mundelein, Illinois 60060**, in accordance with the application on file with the Village of Mundelein.

PINs: 15-06-101-003 and 15-06-101-004

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

CASE NO.: PZ2025-0035

The name and address of the Petitioner:

Verve Ventures, LLC

381 Raymond Street

Buffalo Grove, IL 60089

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on September 24, 2025, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949 3282.

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

Dated at Mundelein, Illinois, this September 16th, 2025.

Terry Roswick /s/

Chairman

Planning and Zoning Commission

Published in Daily Herald September 16 2025 (305297)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

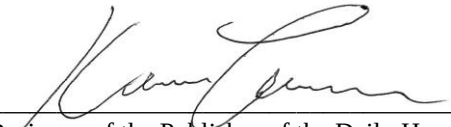
Lake County Daily Herald

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

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/16/2025

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

BY


Designee of the Publisher of the Daily Herald

Control # 305297 *LAKE*



Petitioner's Packet

PZ2025-035

Solaria Crossings

1. PZC Application
2. Site Survey
3. Architectural Design
4. Engineering Plans and Site Plan
5. Landscaping Plans
6. Photometric Plan
7. Traffic Trip Generation Report
8. Affidavit of Mailing

PROPERTY INFORMATION**ZONING**

Address 319 and 301 Illinois 83, Mundelein, IL Current Zoning R-1
Property Index Numbers (PIN) 15-06-101-003 and -004 Proposed Zoning R-5 PUD
Current Use Vacant

Size of Property 1.992 acres Proposed Use Townhome Community
Size of Building Space _____ (sq. ft.)
Size of Space Utilized _____

PETITIONER INFORMATION**PROPERTY OWNER INFORMATION**

Business/Org. Name Verve Ventures, LLC Business/Org. Name Same as Petitioner Name: Venu
Kakumanu Name _____
Title A Manager Title _____
Address 381 Raymond St., Address _____
City, State, Zip Buffalo Grove, IL 60089 City, State, Zip _____
Phone 224-321-2608 Phone _____
Email berylbeamllc@gmail.com Email _____
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.16.00 and 20.16.040 and 20.16.050 and 20.28.010

DESCRIPTION OF PROPOSED SPECIAL USE *(Attach sheet if additional space is needed)*

Petitioner requests that the Property which is the subject of this Petition be rezoned from R-1 residential to R-5 residential and that a special use for a planned unit development be approved so as to permit its development and use for a townhome community to be known as Solaria Crossings Townhomes in accordance with the plans submitted herewith.

Petitioner also attaches the following supplements to this Petition:

- Legal description attached as **Exhibit A;**
- Statement of Intended Development Operations attached as **Exhibit B;**
- Statement of Conformance to Standards attached as **Exhibit C;**
- Itemization of Request Departures attached as **Exhibit D;**
- Those plans and drawings itemized on **Exhibit E** attached hereto

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Venu Kakumanu, under oath, state that I am an authorized officer of the property owner

commonly described as (Address) 319 and 301 Illinois 83, Mundelein, IL and that such property is owned by

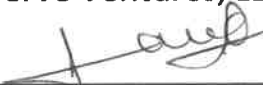
(Printed Name) Verge Ventures, LLC as of this date. As owner of the property, I do hereby authorize Venu

Kakumanu** (Printed Name or Not Applicable) to represent me in the following Planning and Zoning

Commission/Village Board matter,

Rezoning and special use for planned unit development approval for a townhome development on the Subject Property. (Action).

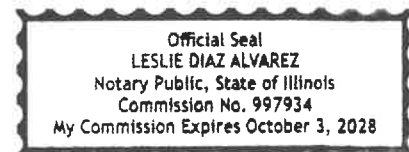
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

Subscribed and sworn to before me

this 8 day of August, 2020~~25~~.


Notary Public Signature



**Peter C. Bazos, Esq. and any other lawyer from the firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC, Elgin, Illinois.

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) 319 and 301 Illinois 83, 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:**

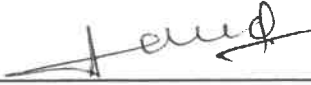
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

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.

Verve Ventures, LLC

By:  _____

Venu Kakumanu, a Manager

August 8th, 2025

Petitioner requests that all communications to the Petitioner by the Village also be transmitted to Petitioner's counsel as follows:

Peter C. Bazos, Esq.
Bazos, Freeman, Schuster, Reinke & Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123
Phone 847-742-8800
Email: pbazos@bazosfreeman.com with copy to awilson@bazosfreeman.com

EXHIBIT A

LEGAL DESCRIPTION

Lots 3 and 4 in FRED AND RUSSELL TOWNER'S Subdivision of part of the Northwest Quarter of Section 6, Township 43 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1951 as Document 727954 in Book 1045 of Records, Page 269, in Lake County, Illinois.

EXHIBIT B
Statement of Intended Development and Operations

Petitioner is the owner of the Subject Property, which is comprised of approximately 1.992 acres of vacant land. As can be seen on the attached aerial, the Site is bounded on the north by Illinois Rt. 83 and immediately north of that, by a shopping center, on the west by the Mundelein Branch Traffic Court, on the south, by a school, and on the east by Willow Springs Road and immediately east of that a dental office. Given these adjacencies, rezoning from R-1 to R-5 with a special use for planned unit development for the proposed 21-unit townhome project amounts to good land use planning and meets all of the standards for the requested actions as contained in the Mundelein Municipal Code.

The Project is to be called “**Solaria Crossings Townhomes**”

EXHIBIT C
Statement of Conformance to Standards for Special Use and PUD

Petitioner seeks approval of a special use ("SU") for a planned unit development ("PUD").

CONFORMANCE WITH SPECIAL USE STANDARDS

Petitioner respectfully submits that its request for approval of a SU as to its proposed townhome project meets the standards for special uses as set forth in the Village Code as follows:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. Please see the nearby uses itemized in Statement 1 above.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies. The proposed townhome use will provide residential homeowners who will be consumers for the nearby retail businesses.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located, subject to the departures approved as part of the PUD.

More specifically, the location of the proposed Project is at a busy intersection and is bounded on the west by the Mundelein traffic court, on the south by Diamond Lake School, on the east across Willow Spring Road with a commercial office building immediately to the east, and on the north, across Route 83, by a shopping center.

CONFORMANCE WITH PUD STANDARDS

Petitioner respectfully submits that its request for approval of a SU for a PUD as to its proposed townhome project meets the standards for planned units developments as set forth in the Village Code as follows:

In general, the proposed Project, as designed, seeks relatively minor modifications to otherwise applicable traditional bulk and yard regulations, with such modifications being useful in protecting the character of the substantially developed and stable area within which the proposed project is located. Through the approval of the requested PUD, the village will achieve the following specific objectives:

- A. Encourage flexibility in the development of land and in the design of structures.
- B. Encourage planned diversification in the location of structures.
- C. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this title.
- D. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems and utilities.
- E. Provide for more usable and suitably located open space and recreation areas than might otherwise be provided under the application of other chapters of this title.
- F. Encourage the construction of appropriate aesthetic amenities which will enhance the character of the site.
- G. Guarantee quality construction commensurate with other developments within the community, and compatible with the character of the surrounding area and adjoining properties.
- H. Facilitate the implementation of the village land use policies, particularly with respect to areas designated for

potential redevelopment.

- I. Encourage quality construction and design through an efficient application procedure that is sensitive to the need for expeditious development review.

EXHIBIT D
Itemization of Requested Departures

Petitioner requests that the Ordinance enacted by the Village in order to grant a Special Use for PUD for this Project include the following departures from the otherwise-required provisions of the Village Code:

1. _____
2. _____
3. A modification to Section 20.16.040-G-2 to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.
4. Such other departures as are discernible from the final plans and drawings for the Project approved by the Village

EXHIBIT E
Itemization of Accompanying Plans and Drawings and other Submittal Materials

In support of its request for a special use for a planned unit development for the Project described herein, the Petitioner has also delivered to the Village the following additional materials (collectively, the “Supporting Plans”):

1. Site Plan dated August 11, 2025;
2. Solaria Crossing Townhome Development Site Improvement Plans prepared by ARV Engineering, Inc, last revised June 30, 2025;
3. Landscape Plan prepared by Studio G Landscape Architecture last revised June 30, 2025;
4. Architectural Plans prepared by Purohit Architects last revised June 25, 2025;
5. Photometric Study prepared by Eclairage Cyclone Lighting last revised June 25, 2025
6. Boundary and Topographic Survey prepared by Professionals Associated-MM Survey Co. dated June 16, 2025
7. Aerial photo of the Property
8. Fee Reimbursement Agreement



BOUNDARY & TOPOGRAPHIC SURVEY

OF

LOTS 3 AND 4 IN FRED AND RUSSELL TOWNER'S SUBDIVISION OF ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 450.98 FEET THEREOF) (ALSO EXCEPT ALL THAT PART OF THE EAST 210.00 FEET OF SAID NORTHWEST 1/4 LYING NORTH OF THE SOUTH 716.00 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1991 AS DOCUMENT 727584 IN BOOK 1045 OF RECORDS, PAGE 269, IN LAKE COUNTY, ILLINOIS.

TOTAL LAND AREA = 86,766 sq. ft. = 1.992 acres, more or less
COMMONLY KNOWN AS: 319 E. IL. RTE. 83, MUNDELEIN, IL. 60060

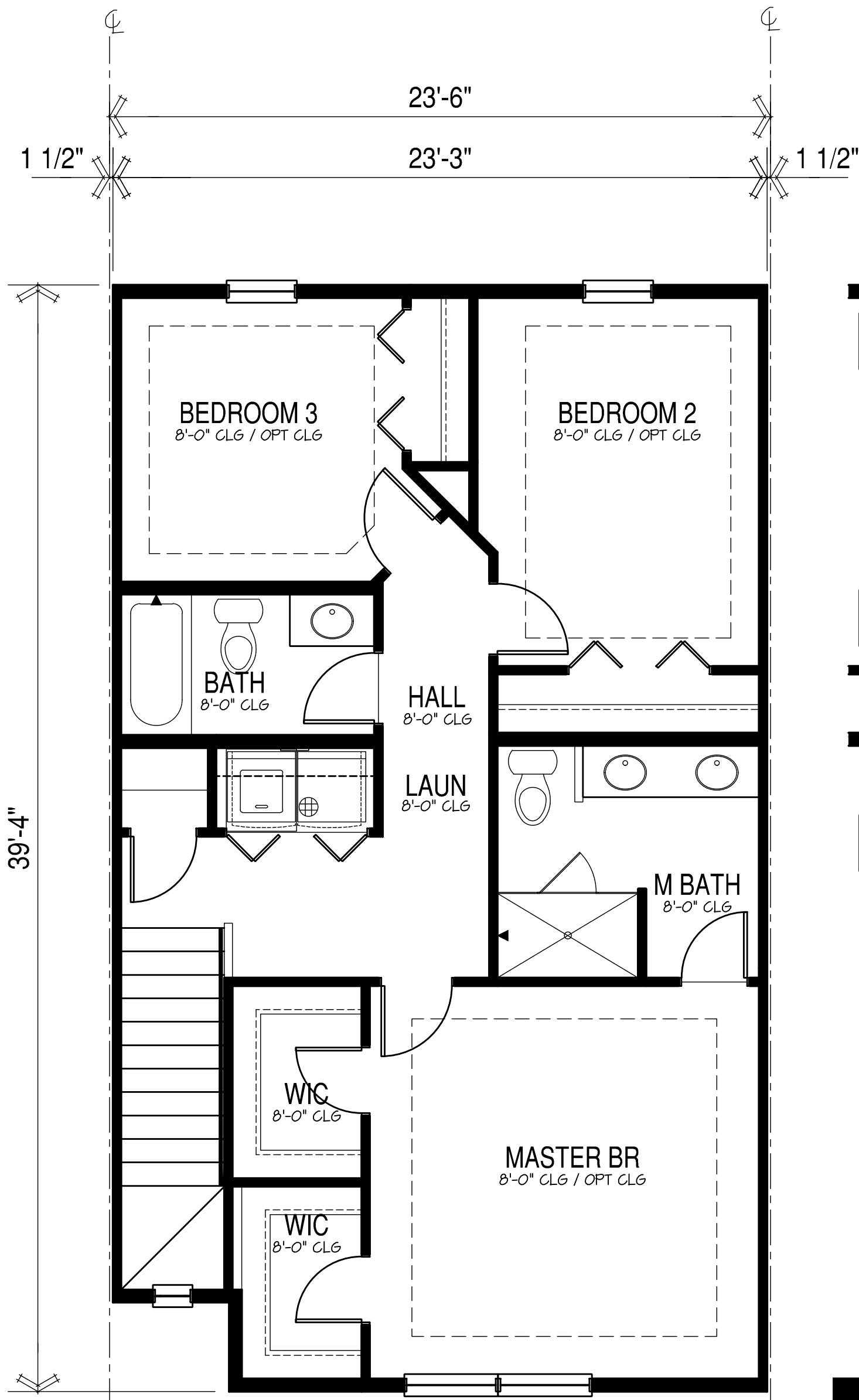
- LEGEND:**
- SATELLITE LINE
 - - - - - STORM LINE
 - WATER LINE
 - GAS LINE
 - UTILITY POLE W/ WIRES
 - ▲ - ELECTRIC PAINT MARK (RED)
 - ▲ - WATER PAINT MARK (BLUE)
 - ▲ - GAS PAINT MARK (YELLOW)
 - ▲ - COAL PAINT MARK (ORANGE)
 - ▲ - SMOKE PAINT MARK (GREEN)
 - STREET SIGN
 - ① - SPUR MANHOLE
 - ② - CATCH BASIN
 - ③ - WATER MANHOLE
 - ④ - COAL MANHOLE
 - ⑤ - ELECTRIC MANHOLE
 - ⑥ - GAS VALVE
 - ⑦ - WATER VALVE
 - ⑧ - FIRE HYDRANT
 - ⑨ - RAIL
 - ⑩ - STREET LIGHT
 - ⑪ - TRAFFIC LIGHT
 - ⑫ - DECIDUOUS TREE
 - ⑬ - CONIFEROUS TREE
 - FL - FLOOR ELEVATION
 - TYPE - TOP OF PIPE
 - B/P - BOTTOM OF PIPE

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHER WISE REFER TO YOUR DEED OR ABSTRACT.

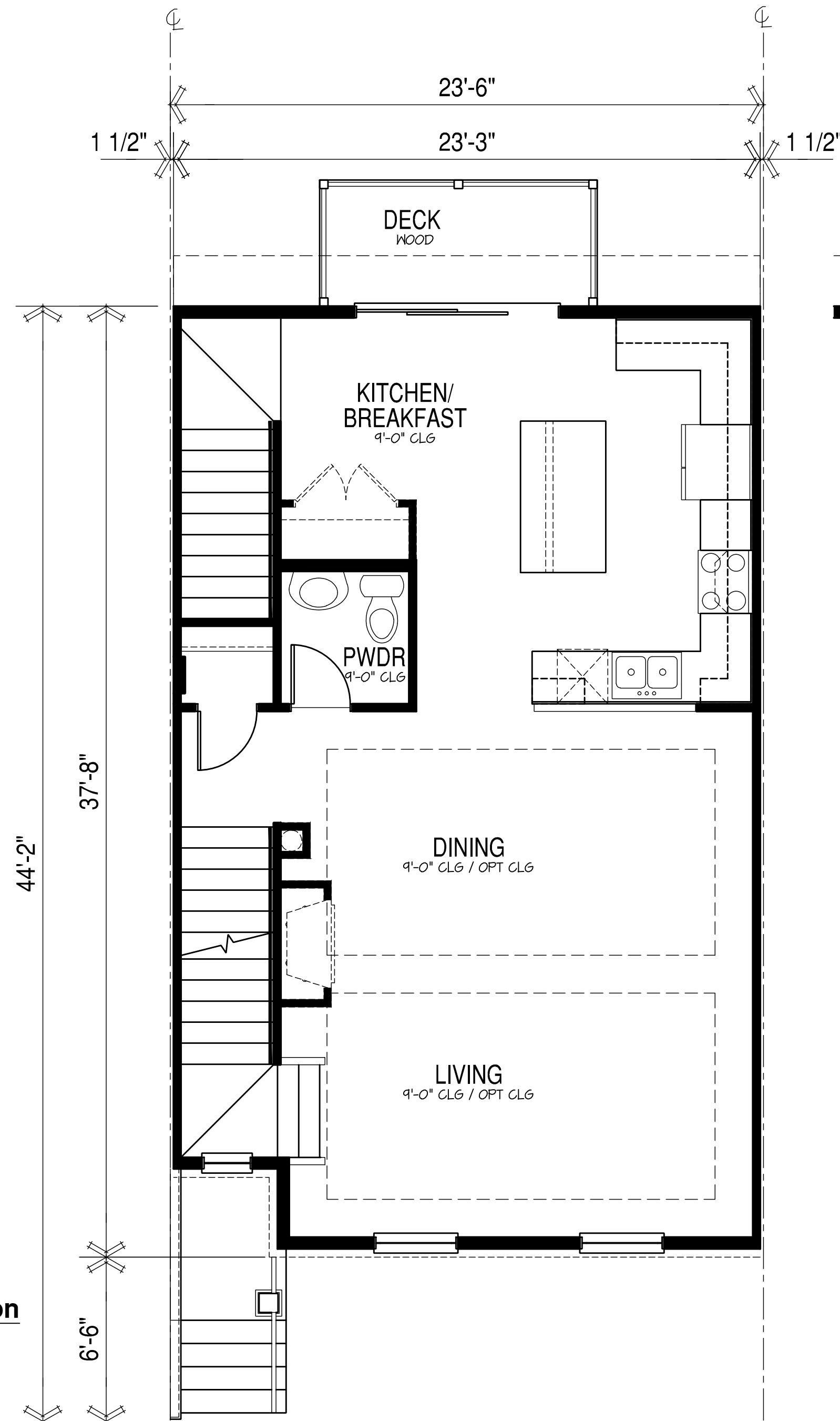
Order No. **109133.1**
Scale: 1 inch = **20** feet.
Date of Field Work: **03 MARCH 2025**
Ordered by: **VENU KAKUMANI**

BENCHMARK REFERENCE:
GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE COPS CONTINUOUSLY OPERATING REFERENCE STATIONS)
DATUM: NAVD 83 (NORTH AMERICAN VERTICAL DATUM 1983)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: **JUNE 16, 2025**
Paul J. Jansz
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026
DRAWN BY: *MM*



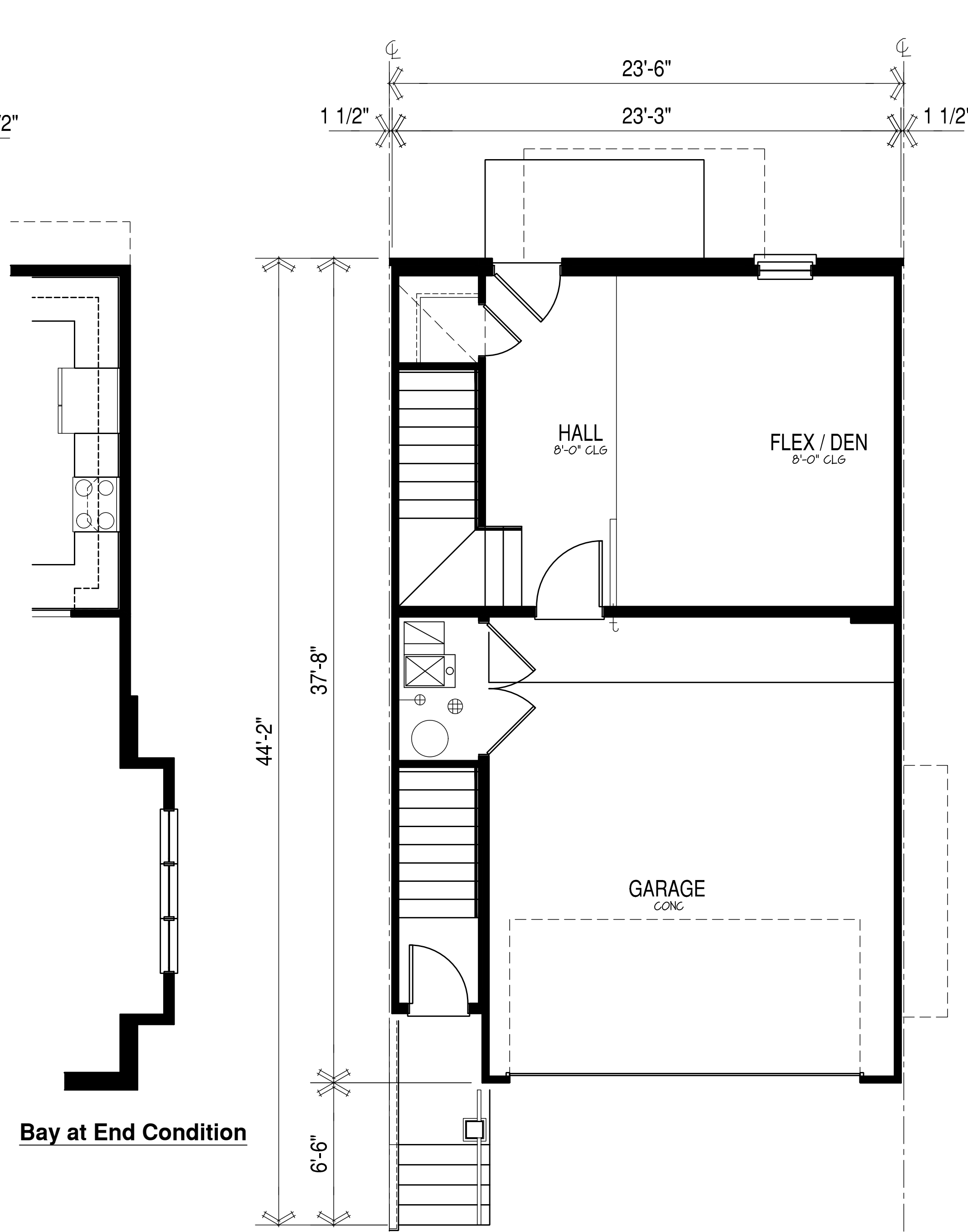
Bay at End Condition



At Unit A, B & C - Interior Condition

Main Floor Plan

SCALE: 1/4"=1'-0"



Bay at End Condition

End Condition

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

DR1.0

PAI PROJECT NUMBER 25123.00

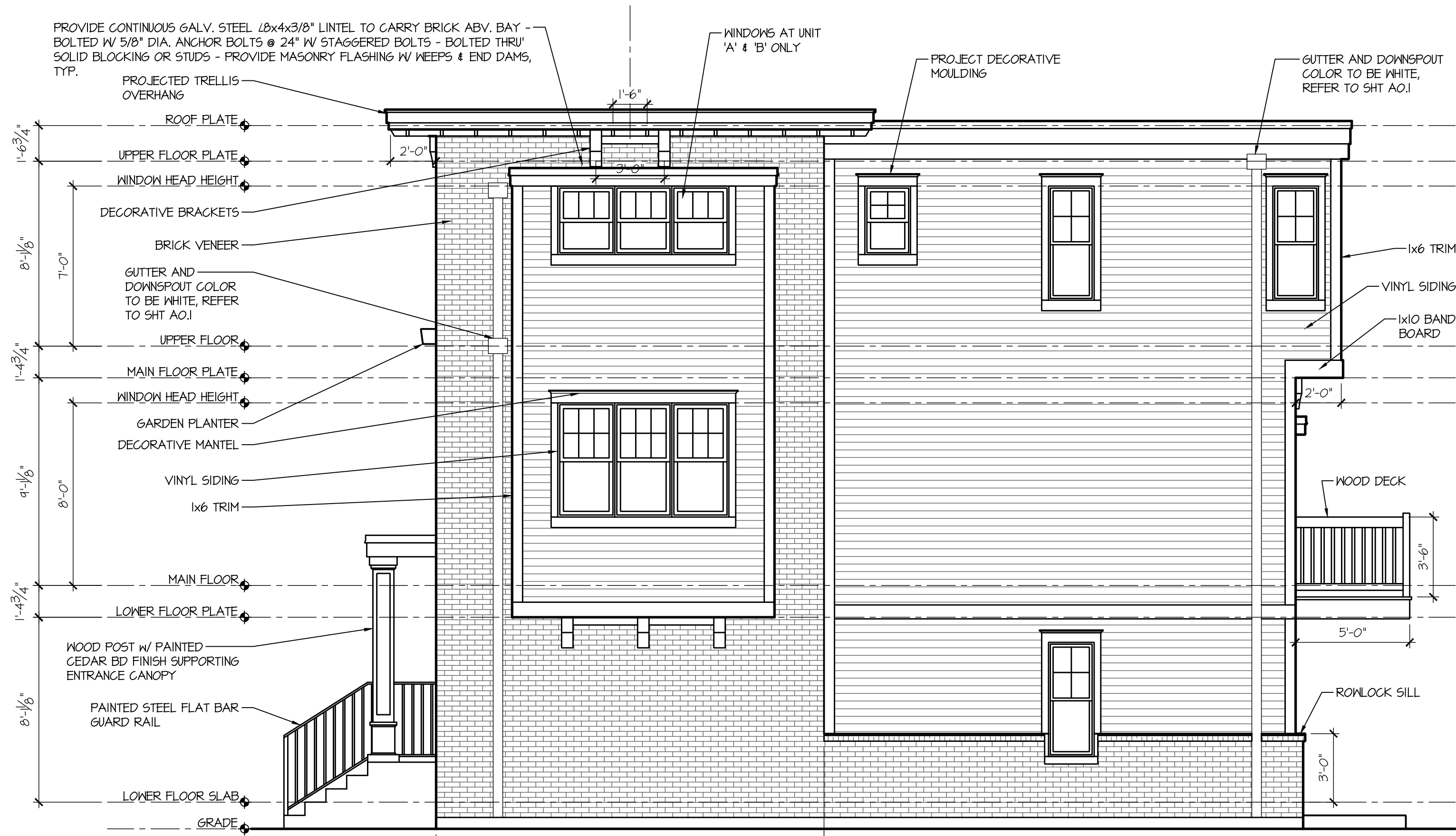
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Drawn By: SP

Sheet:

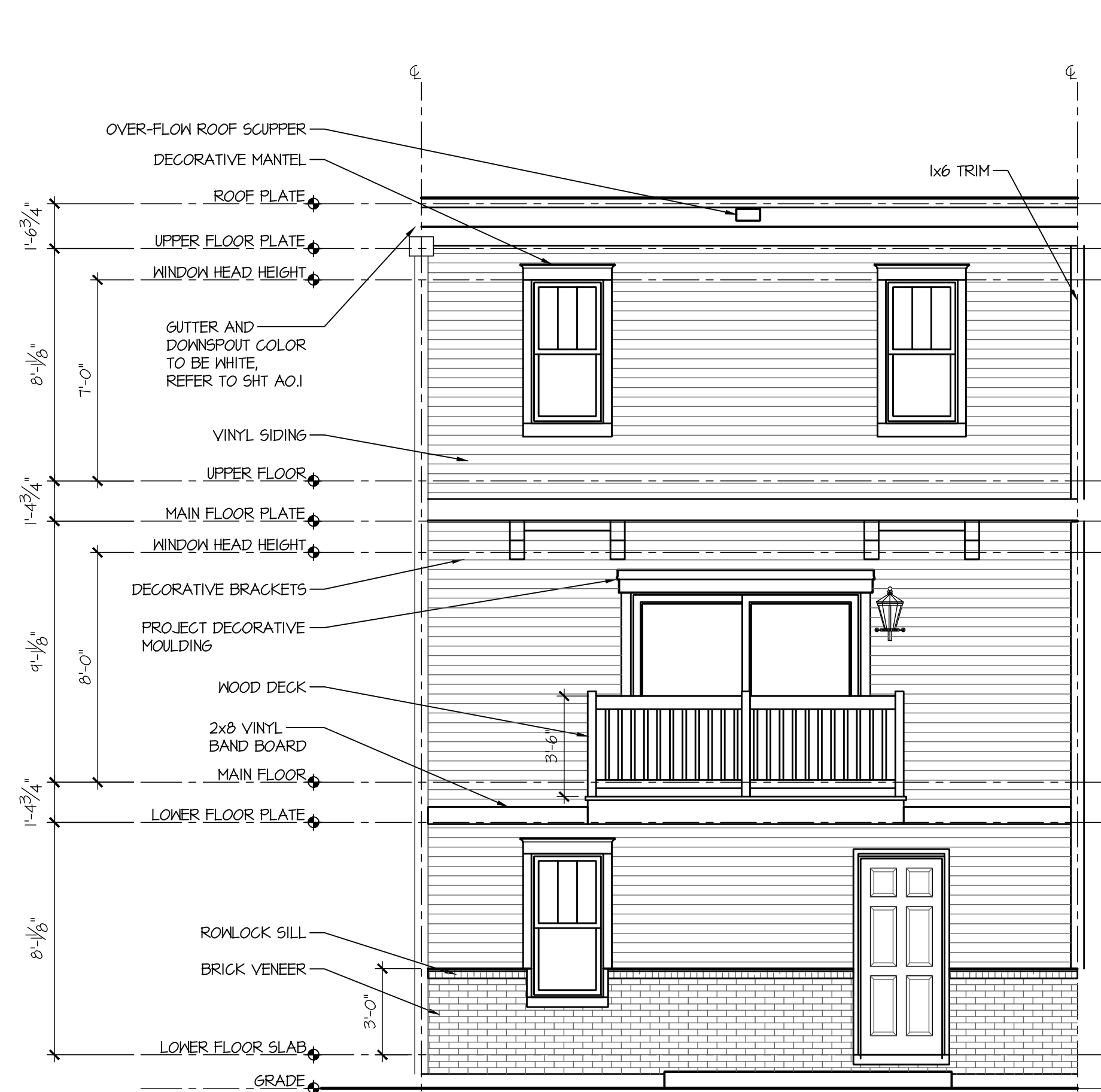
PUROHIT ARCHITECTS
Tel: 847.757.1618, Fax: 847.359.6844
Email: shilpa@purohitarchitects.com
www.purohitarchitects.com
2020 E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

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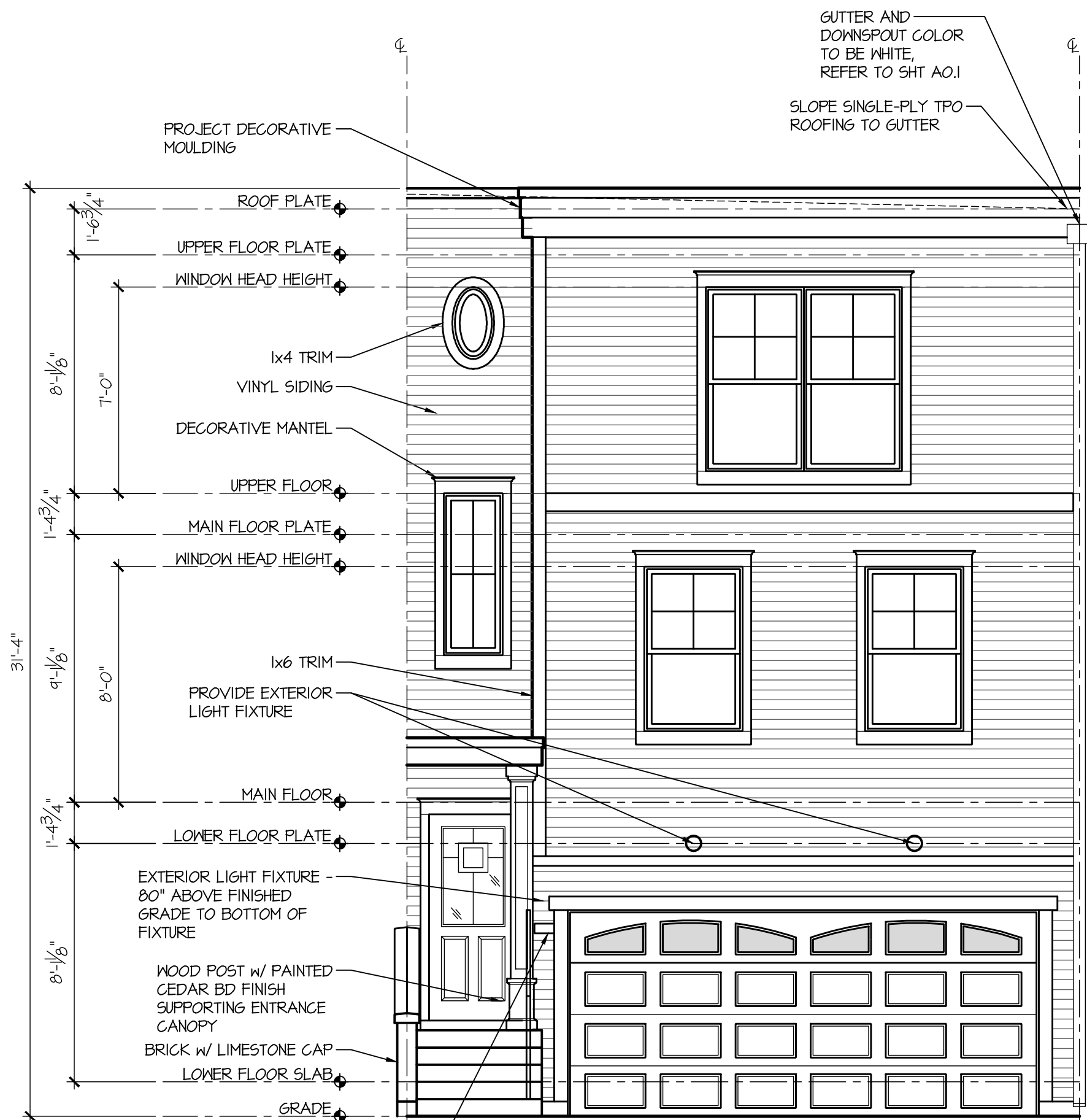
MILESTONE DATES:
Building X
Issued for Permit
2025-XX-XX



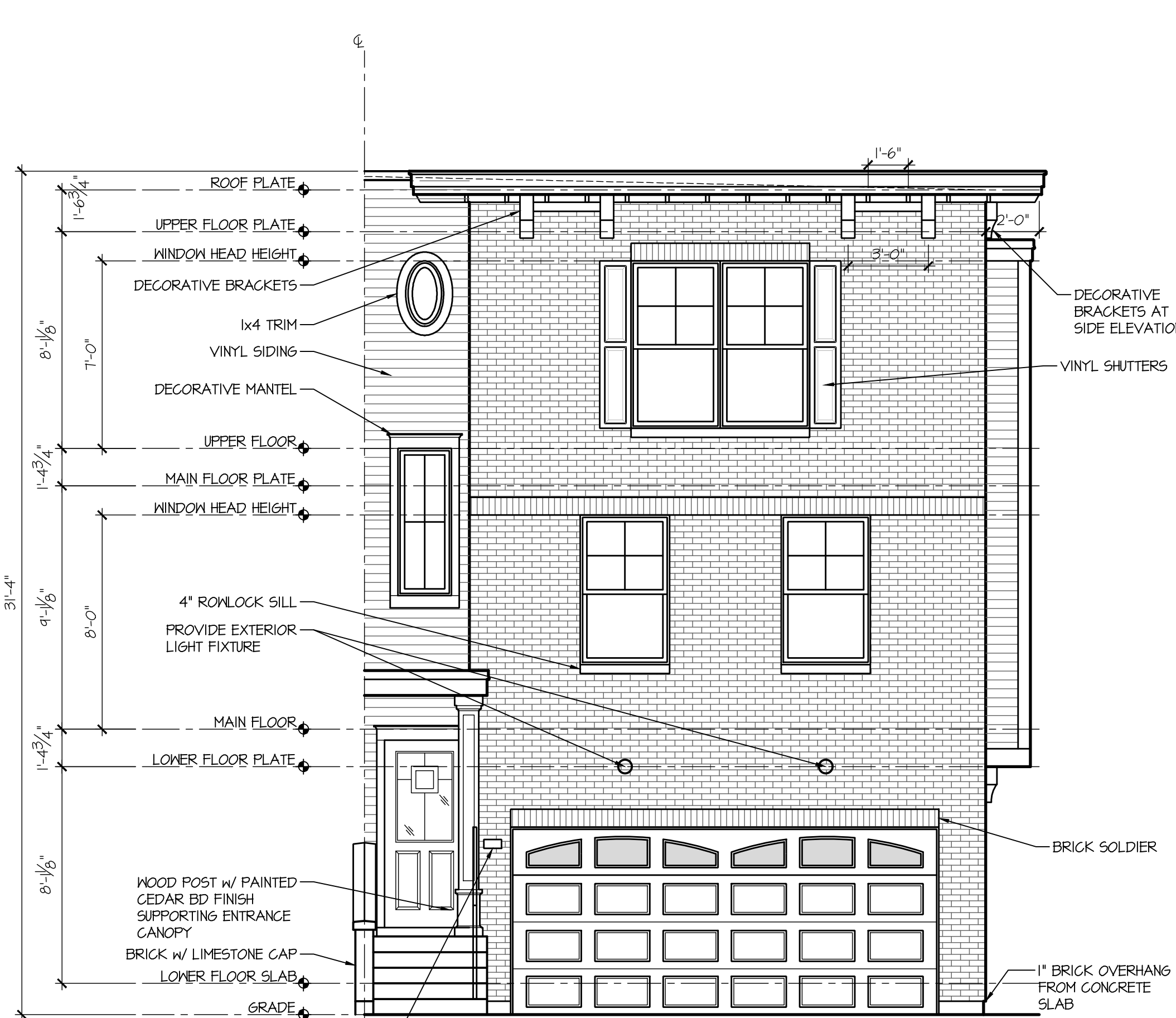
Unit A, B & C - End Condition Only
Left and Right Elevation
SCALE: 1/4"=1'-0"



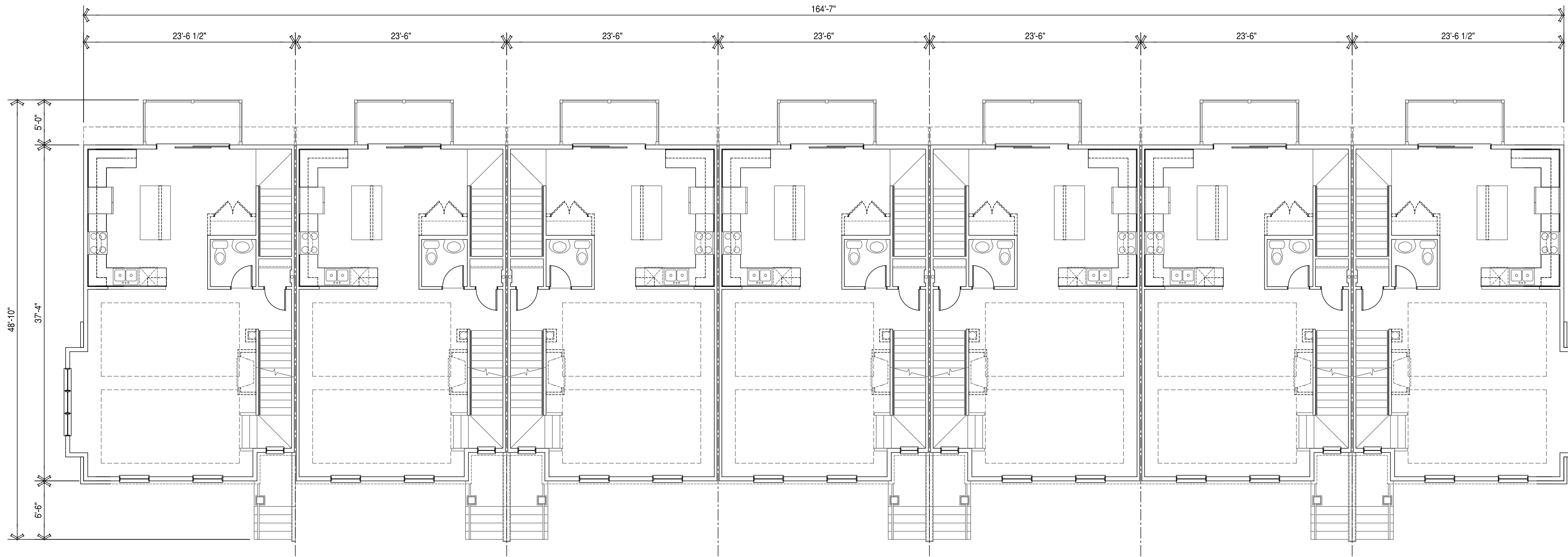
Unit A & B - Interior Condition Only
Rear Elevation
SCALE: 1/4"=1'-0"



Unit A & B - Interior Condition Only
Front Elevation
SCALE: 1/4"=1'-0"

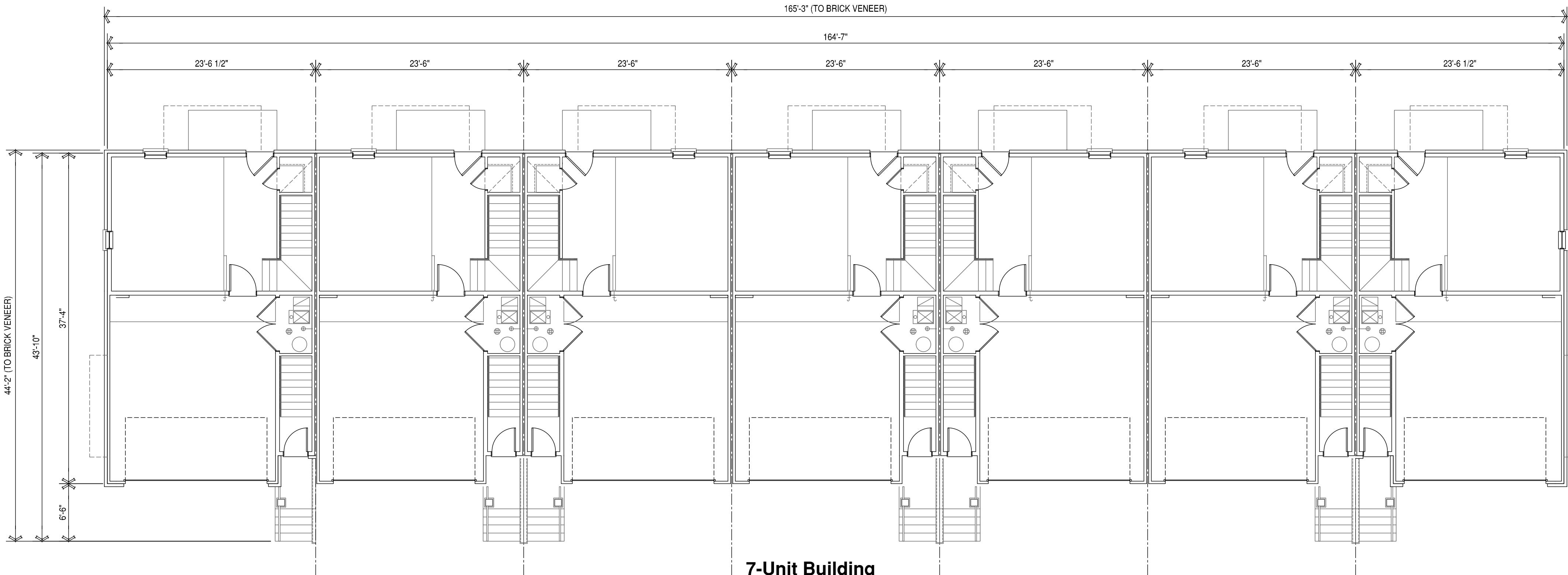


Unit A, B & C - End Condition Only
Front Elevation
SCALE: 1/4"=1'-0"



7-Unit Building
Main Floor Plan

SCALE: 1/8"=1'-0"



7-Unit Building
Lower Floor Plan

SCALE: 1/8"=1'-0"

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

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Email: shlopa@purohitarchitects.com
www.purohitarchitects.com
2020 E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

Solaria Crossings
Mundelein, IL 60060

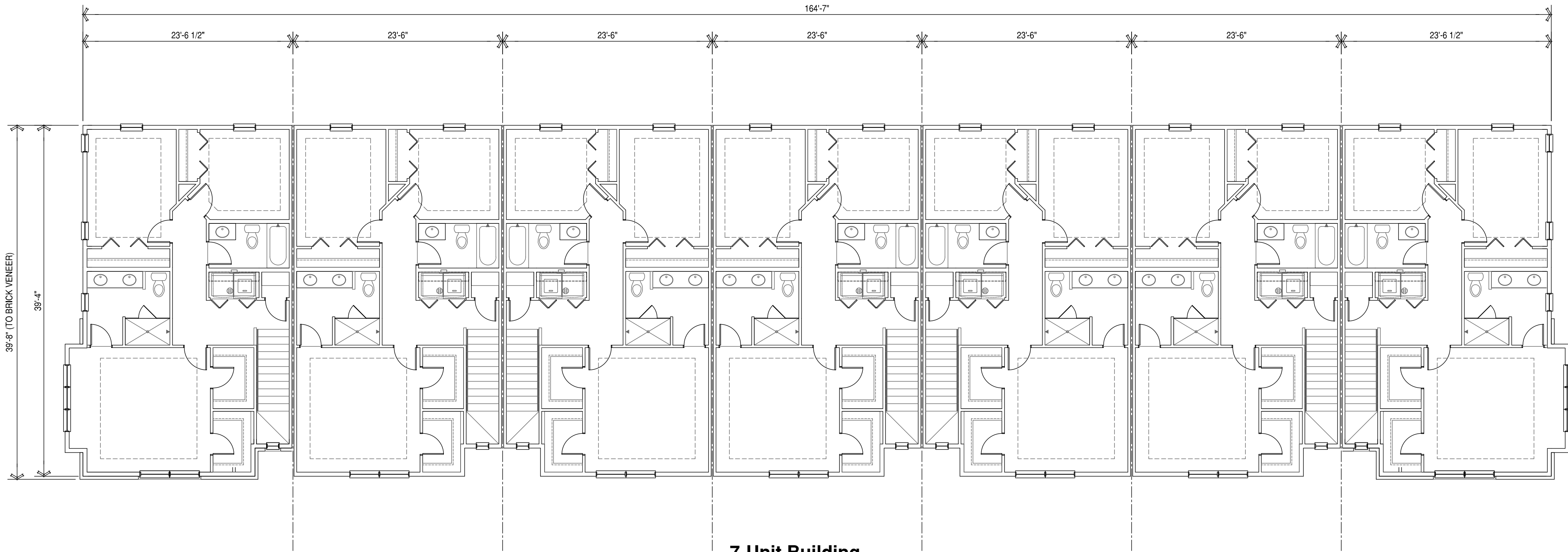
Issue Date: 2025-XX-XX
Drawn By: SP

Sheet:

DR3.0

PAI PROJECT
NUMBER
25123.00

2025-06-25 - DESIGN REVIEW



7-Unit Building
Upper Floor Plan
SCALE: 1/8"=1'-0"

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

Issue Date: 2025-XX-XX

Drawn By: SP

Sheet:

DR4.0

PAI PROJECT NUMBER 25123.00

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

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LICENSE NO.: 194.005943

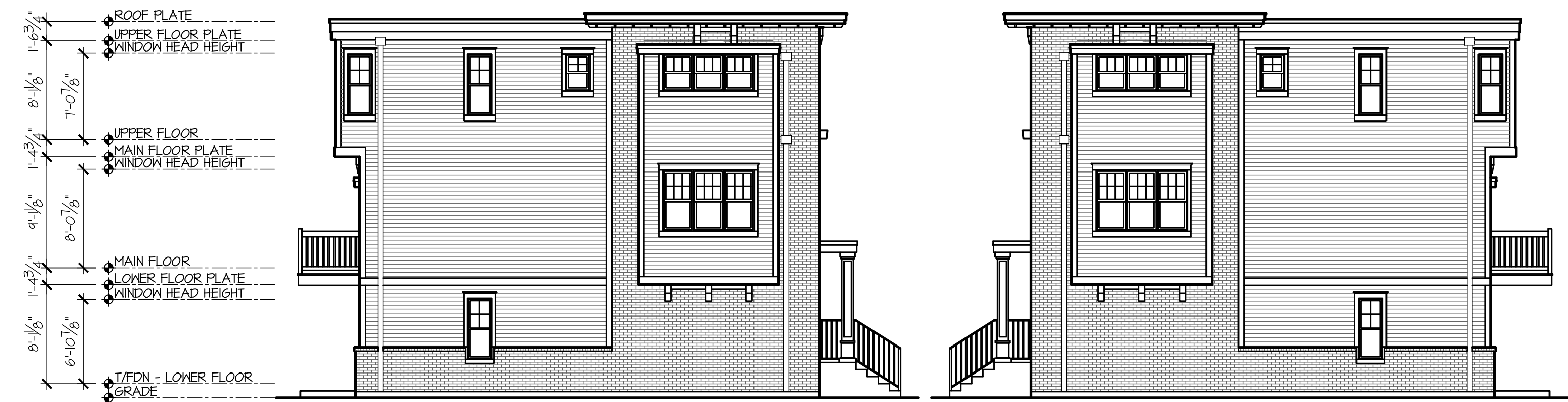
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PAI

Tel: 847.757.1618, Fax: 847.359.6844
Email: ships@purohitarchitects.com
www.purohitarchitects.com
2020, E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173



7-Unit Building
Front Elevation
SCALE: 1/8"=1'-0"



7-Unit Building
Left Elevation
SCALE: 1/8"=1'-0"

7-Unit Building
Right Elevation
SCALE: 1/8"=1'-0"



7-Unit Building
Rear Elevation
SCALE: 1/8"=1'-0"

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

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WRITTEN PERMISSION OF THE ARCHITECT.

PUROHIT ARCHITECTS

Tel: 847.757.1618, Fax: 847.359.6844
Email: shiba@purohitarchitects.com
www.purohitarchitects.com
2020, E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

IPA

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

Issue Date: 2025-XX-XX
Drawn By: SP

Sheet:

DR5.0

PAI PROJECT
NUMBER
25123.00

These drawings may have been reproduced at a scale different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Do not scale drawings, contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

SOLARIA CROSSINGS TOWNHOUSE DEVELOPMENT

SITE IMPROVEMENTS

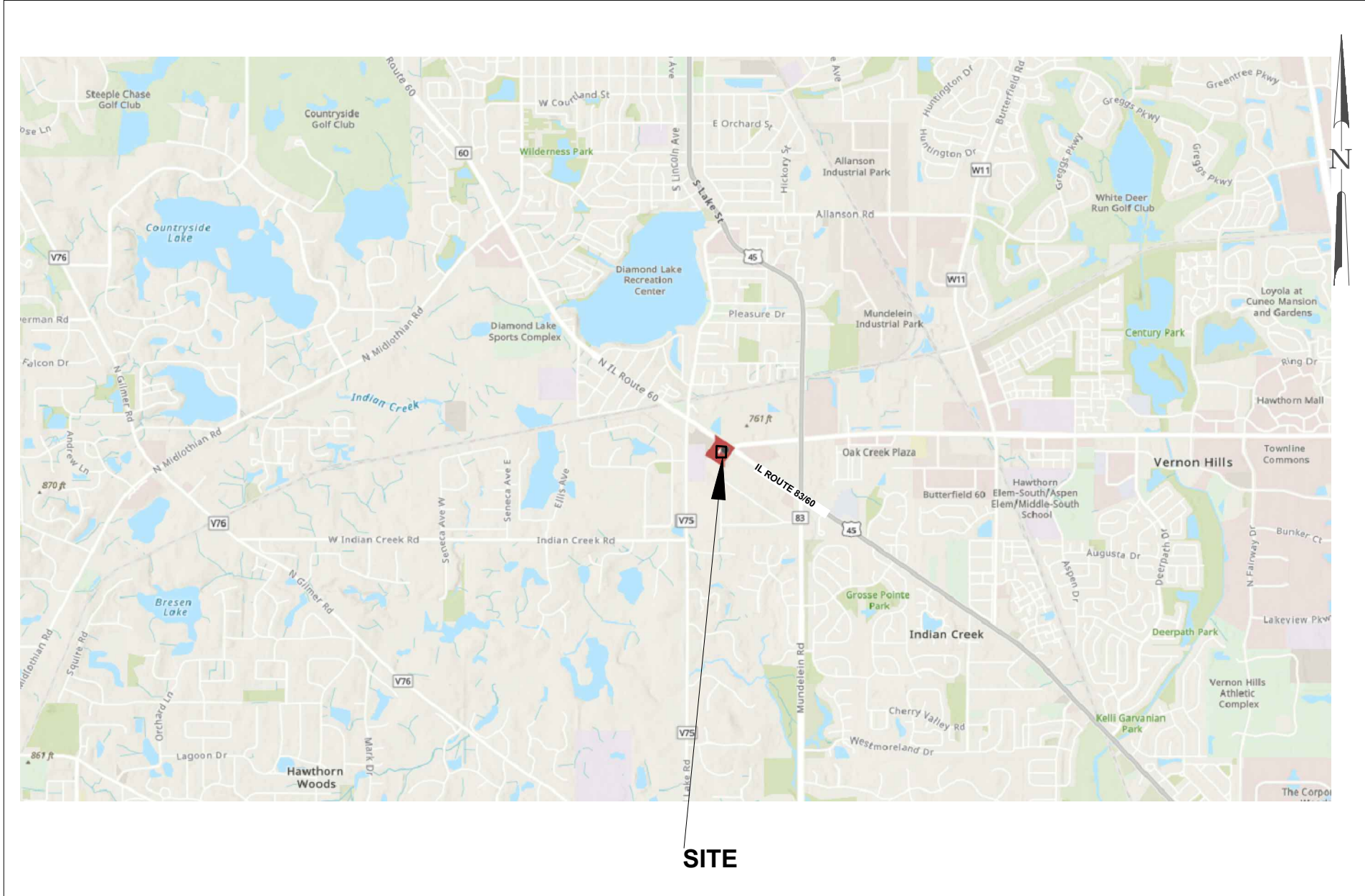
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL, 60060

SECTION: 6
TOWNSHIP: 43N
RANGE: 11E

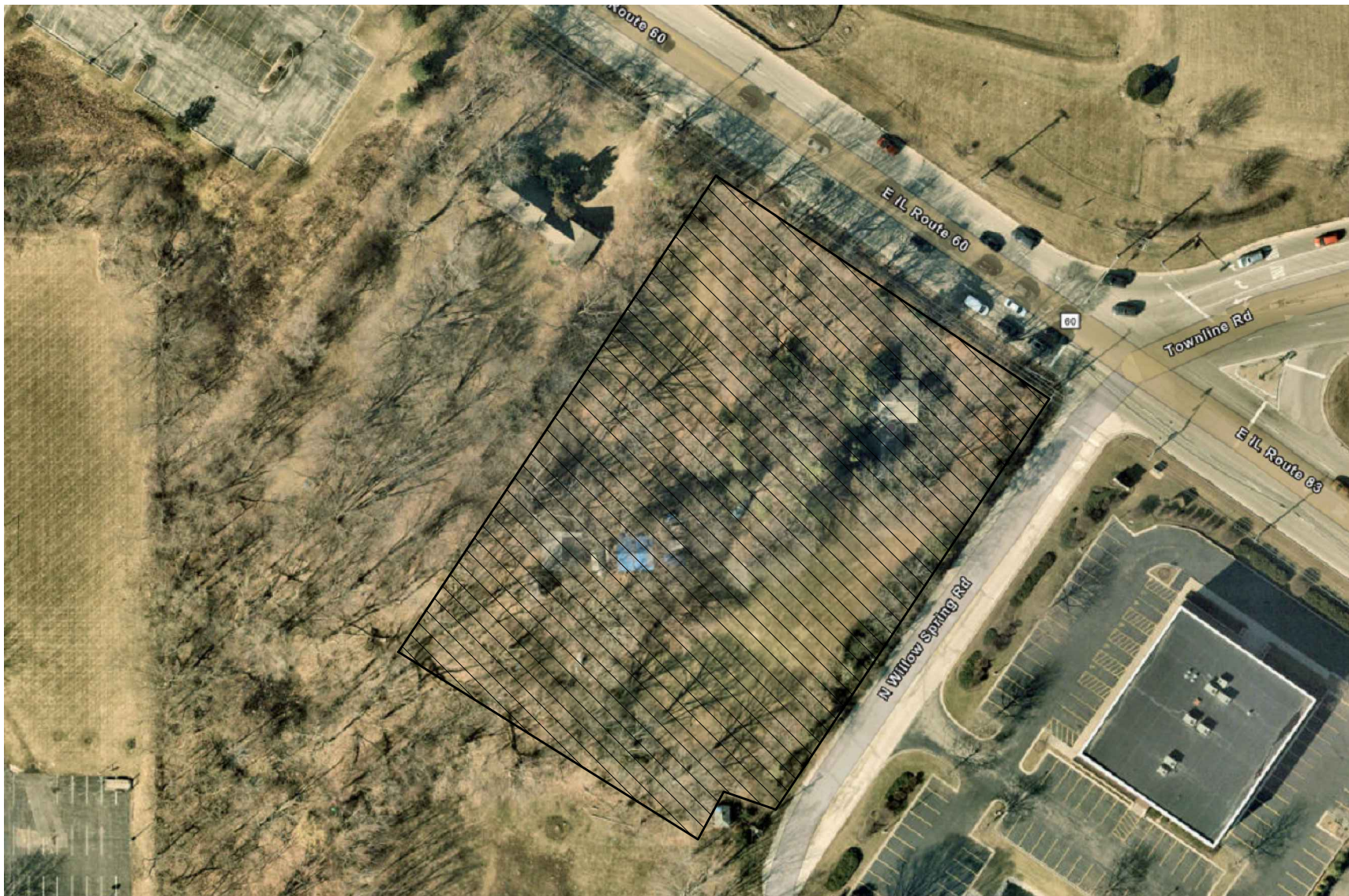
P.I.N. 15-06-101-003-0000
15-06-101-004-0000

PRELIMINARY PLAN

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

- C-1 TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
- C-2 EXISTING TOPOGRAPHY
- C-3 SOIL EROSION & SEDIMENTATION CONTROL PLAN-PHASE I
- C-4 DEMOLITION PLAN
- C-5 SOIL EROSION & SEDIMENTATION CONTROL PLAN - PHASE II [NOT INCLUDED]
- C-6 SWPPP [NOT INCLUDED]
- C-7 SITE PLAN & GEOMETRIC PLAN - OVERALL SITE
- C-8 STRIPING & SIGN PLAN - OVERALL SITE
- C-9 AUTOTURN EXHIBIT
- C-10 PROPOSED GRADING & DRAINAGE PLAN - OVERALL SITE
- C-11 PROPOSED UTILITIES PLAN - OVERALL SITE
- C-12 PROPOSED SANITARY AND WATER MAIN PLAN & PROFILE [NOT INCLUDED]
- C-13 PROPOSED SANITARY AND WATER MAIN PLAN & PROFILE [NOT INCLUDED]
- C-14 CONSTRUCTION NOTES [NOT INCLUDED]
- C-15 VILLAGE STANDARD NOTES [NOT INCLUDED]
- C-16 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-17 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-18 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-19 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-20 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-21 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-22 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-23 IDOT DRAINAGE EXHIBIT [NOT INCLUDED]
- C-24 IDOT CROSS-SECTIONS [NOT INCLUDED]
- C-25 DRAINAGE AREA EXHIBIT [NOT INCLUDED]

BENCHMARK INFO

BM1: LAKE COUNTY BENCHMARK M-30T LOCATED AT THE NORTHEAST CORNER OF ILLINOIS ROUTE 60 (TOWNLINE ROAD) EAST AND ILLINOIS ROUTES 60/83. PART OF VILLAGE OF MUNDELEIN BENCHMARK NETWORK. IT IS A RAILROAD SPIKE IN NORTHEAST FACE OF POWER POLE. ELVATION 754.98 (NGVD29) OR ELEV. 754.72 (NAVD-88)

GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION)
DATUM: NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

SITE BENCHMARK IS

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

ARV Engineering, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

PROJECT NARRATIVE

GENERAL: PROPOSED 21 UNIT TOWNHOUSE DEVELOPMENT/SUBDIVISION IS PROPOSED ON AN EXISTING 1.992 AC. SINGLE FAMILY LOT. THREE (3) BUILDINGS WITH SEVEN (7) UNITS IN EACH IS BEING PROPOSED. STORMWATER DETENTION AND VOLUME REDUCTION/CONTROL MEASURES HAS BEEN PROPOSED FOR THE SITE.

AREA SUMMARY:
TOTAL AREA OF SITE: 1.992 ACRES
DISTURBED AREA OF SITE: 1.992 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF THE SITE. THERE NO ARE WETLANDS WITHIN 100' OF THE SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREAS.

DETENTION/VOLUME CONTROL FACILITY: SITE IS LOCATED IN LAKE COUNTY. DETENTION & RVR ARE PER LAKE COUNTY STORMWATER ORDINANCE, AS ADOPTED BY VILLAGE OF MUNDELEIN. PROPOSED DETENTION IS PROVIDED IN A WETLAND BOTTOM DETENTION POND.

SANITARY SEWERS: NEW 8" SANITARY MAIN IS PROPOSED FOR THE SUBDIVISION AND 21 NEW 6" SANITARY SERVICE HAS BEEN PROPOSED TO EACH OF THE UNITS.

WATERMAIN: NEW 8" WATER MAIN IS PROPOSED FOR THE SUBDIVISION AND 21 NEW 1" WATER SERVICE HAS BEEN PROPOSED TO EACH OF THE UNITS. NEW 3-FIRE HYDRANTS HAVE BEEN PROPOSED ON SITE.

SOILS/INFILTRATION RATE: N/A

GROUNDWATER ELEVATION: NO SEASONAL GROUNDWATER TABLE FOUND WITHIN 2 FEET OF BOTTOM OF WETLAND BOTTOM DETENTION POND. CHANGE IN SOIL COLOR FOUND AT N/A



ENGINEER

07-01-25

DATE

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.
- I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
STORM SEWER LINE	---	---
STORM MANHOLE (OPEN LID)	○	●
STORM MANHOLE (CLOSED LID)	○	●
SANITARY MANHOLE	○	■
COMBINED SEWER	---	---
COMBINED MANHOLE	○	■
CATCH BASIN	○	■
INLET	○	■
WATER VALVE VAULT	○	○
WATER VALVE	○	○
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	---	---
DOWNSPOUT (ROOF DRAINS)	---	---
WATER B. BOX	---	---
TREE PROTECTION FENCE	---	---
CONSTRUCTION FENCE	---	---
INLET FILTER BASKET	---	---
TRAFFIC DIRECTION PAVEMENT MARKING	---	---
TELEPHONE LINE	---	---
RETAINING WALL WRAILING	---	---
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF CURB	B/C XXX.XX	B/C XXX.XX
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
SOD GRADES	W VVV VV	S XXX.XX
DESPRESSED CURB	D/C XXX.XX	D/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX

TITLE SHEET, LEGEND, SITE LOCATION

MAP, & AERIAL MAP

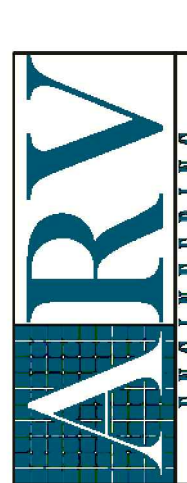
MARKET LANE TOWNHOUSE DEVELOPMENT
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060

SHEET TITLE PROJECT ADDRESS
NOT FOR CONSTRUCTION

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PROJECT NO.: 25002
START DATE: FEB. 07, 2025
SCALE: NTS

SHEET NUMBER
C-1
1 OF 25



ARV ENGINEERING, INC.
CIVIL ENGINEERING / LAND DEVELOPMENT
PH : (312) 404-3855
9863 N. ELMORE ST.
NILES, IL 60714
abhjitveer@yahoo.com

DATE	REVISIONS	ISSUE	PROJECT STAFF
03-28-25		A	PROJECT MANAGER: A. VEER
04-19-25		B	ENGINEER: A. VEER
07-01-25		AA	



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
TEMPORARY CONSTRUCTION EXITS											
TEMPORARY CONTROL MEASURES											
SEDIMENT CONTROL BASINS											
STRIP & STOCKPILE TOPSOIL											
ROUGH GRADE											
STORM FACILITIES											
SITE CONSTRUCTION											
PERMANENT CONTROL STRUCTURES											
FOUNDATION / BUILDING CONSTRUCTION											
FINISH GRADING											
LANDSCAPING/SEED/FINAL STABILIZATION											

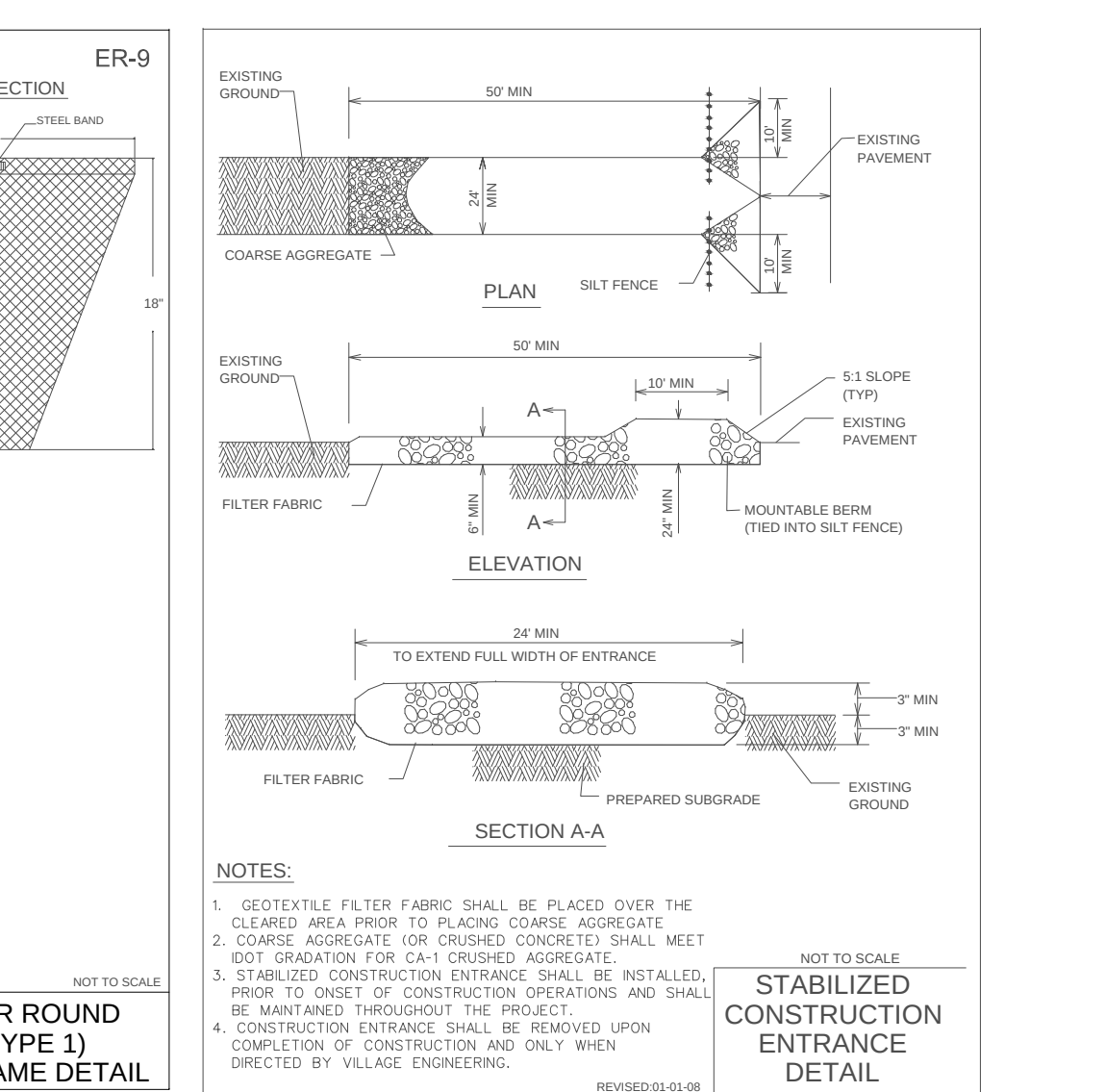
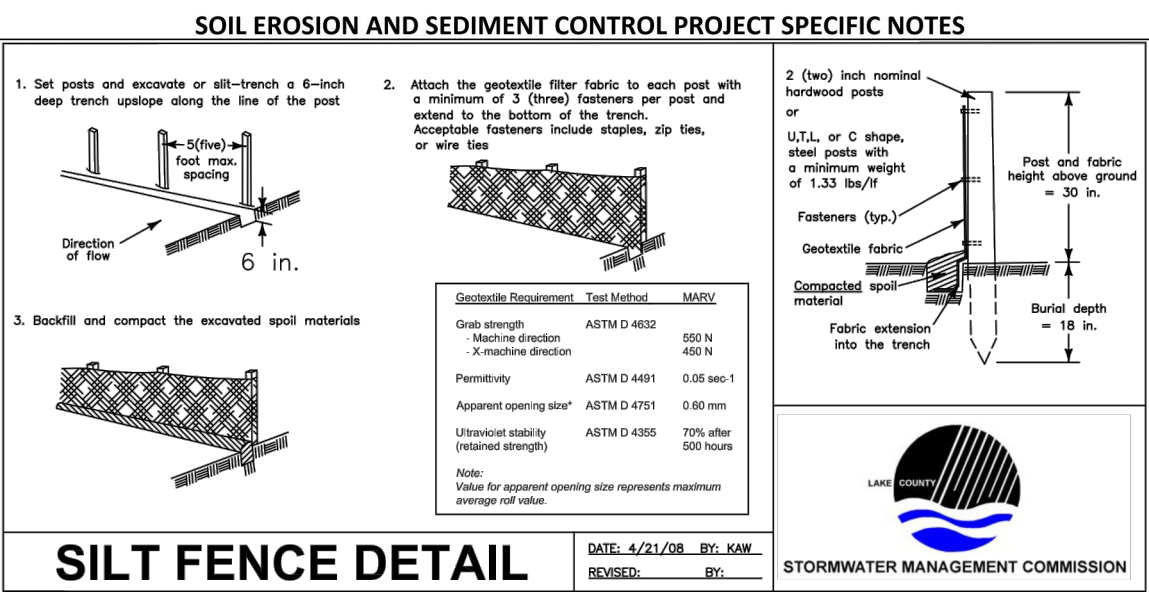
1) CONTRACTOR SHALL UPDATE THE TABLE BY DATING THE APPLICABLE ACTIVITIES AS PROJECT PROGRESSES.
2) TIME SCHEDULE MUST CONCOIDE WITH SEQUENCE OF CONSTRUCTION.

SEEDING INFORMATION
CONTRACTOR TO SEED ALL DISTURBED AREA.
TURF GRASS SEED MIX:
FURNISH AND APPLY SUNNY TURF GRASS SEED MIX (TIMOTHY-33.3% / ORCHARDGRASS-33.3% / KENTUCKY BLUEGRASS-33.3%, SEEDING RATE=70 LBS./ACRE AND COMMON OATS=30 LBS./ACRE FOR A TOTAL 100 LBS./ACRE. OVERSEED WITH 10 LBS./ACRE ANNUAL RYE.
SEEDING MUST COMMENCE WITHIN 1 WEEK OF THE COMPLETION OF FINAL GRADING.

TEMPORARY SEEDING, SPECIES, RATES, & DATES											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											
SPECIES	LBS/	ACRE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
OATS	90										
CEREAL RYE	90										
WINTER WHEAT	90										
WINTER MULCH	25										

- LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES
(SMC – 2013 revision)**
- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. IF Dewatering SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

- LAKE COUNTY DIVISION OF TRANSPORTATION
SOIL EROSION AND SEDIMENT CONTROL GENERAL NOTES
(LCDOT – 2/4/15 revision)**
- A. AREAS OR EMBANKMENTS WITH 2:1 SLOPES OR STEEPER SHALL BE STABILIZED WITH SOD OR EROSION CONTROL BLANKET (SPECIAL) IN COMBINATION WITH SEEDING.
- B. ANY SEDIMENT OR SOIL TRACKED OFF THE SITE SHALL BE REMOVED BY SCRAPING OR STREET SWEEPING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE CONTRACT.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL EXISTING AREAS (TO REMAIN) AFFECTED BY CONSTRUCTION ACTIVITIES, EQUIPMENT, OR LABORERS TO THE ORIGINAL UNDISTURBED CONDITIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL NEW WORK UNTIL THE COMPLETION OF THE CONTRACT.
- D. PERIMETER EROSION BARRIER SHALL BE INSTALLED AT LOCATIONS SPECIFIED IN THE PLANS AT 1 FOOT OUTSIDE THE TOE OF SLOPE OR INSIDE THE RIGHT-OF-WAY WHICHEVER IS CLOSER TO THE CENTERLINE, OR AS DIRECTED BY THE ENGINEER PRIOR TO THE START OF ANY EARTHWORK, CULVERT, OR STORM SEWER CONSTRUCTION.
- E. THE PERIMETER EROSION BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH VEGETATION. AT THIS TIME, THE PERIMETER EROSION BARRIER SHALL BE REMOVED AND AREAS DAMAGED BY THE PERIMETER EROSION BARRIER REMOVAL SHALL BE RESTORED. THE RESTORATION OF THE AREA DISTURBED BY THE PERIMETER EROSION BARRIER REMOVAL SHALL BE INCLUDED IN THE PAY ITEM OF PERIMETER EROSION BARRIER.
- F. THE INSTALLATION & REMOVAL OF PERIMETER EROSION BARRIER SHALL BE PAID FOR UNDER THE ITEM OF PERIMETER EROSION BARRIER. MAINTENANCE OF PERIMETER EROSION BARRIER SHALL BE PAID FOR UNDER THE ITEM OF MAINTENANCE OF TEMPORARY EROSION CONTROL SYSTEMS.
- G. TEMPORARY DITCH CHECKS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD DETAIL SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THE DITCH CHECKS SHALL BE INSTALLED AS GRADING PROGRESSES THROUGH THE PROJECT.
- H. ALL SEEDED AREAS SHALL BE COVERED WITH EROSION CONTROL BLANKET.



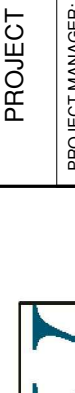
BEST MANAGEMENT PRACTICES SEQUENCE

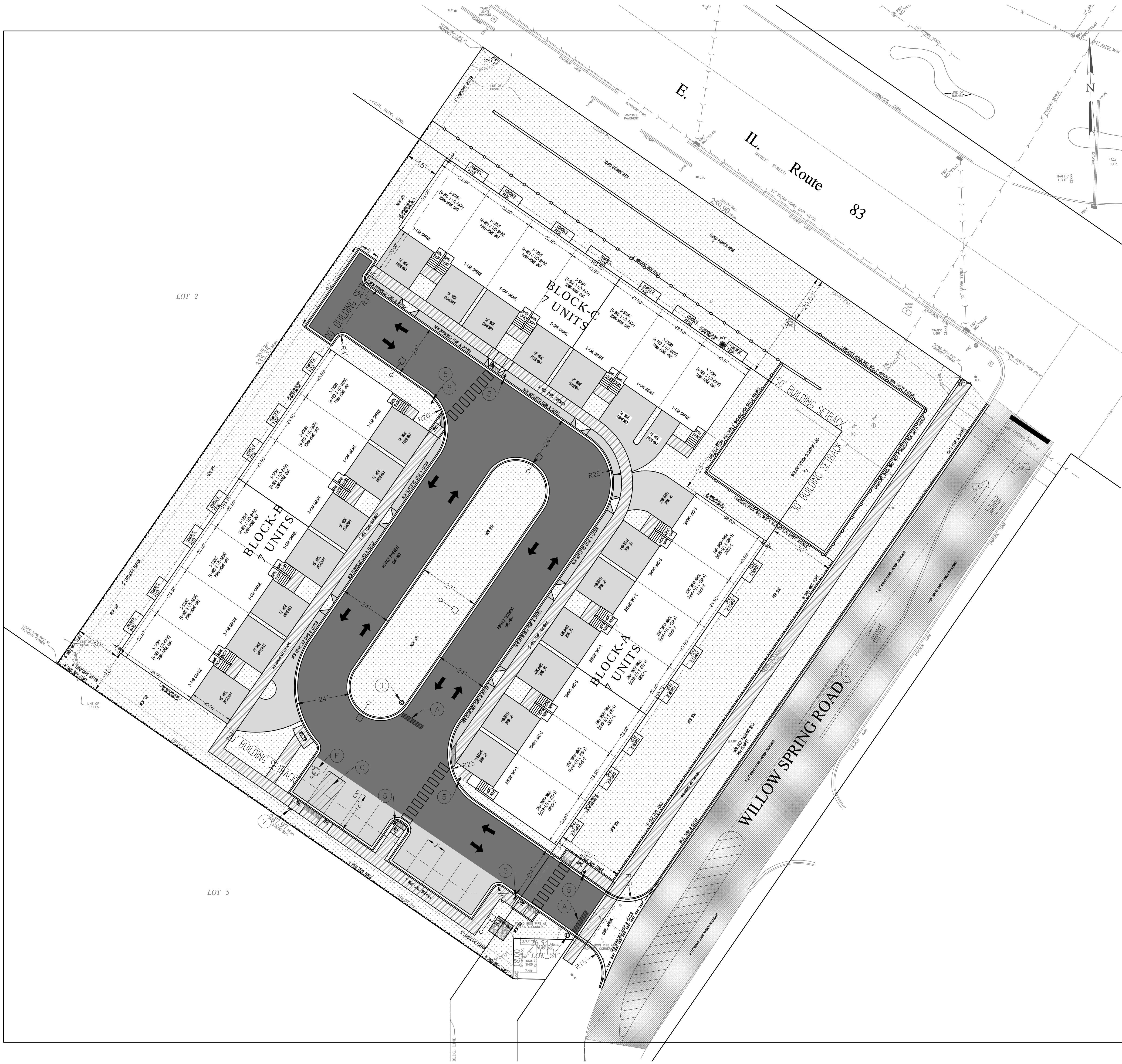
- NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DEVOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.
- PHASE – I
- INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH-OUT PROJECT.
 - USE MAIL OR, FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION, INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
 - PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
 - CLEAR AND REMOVE BRUSH AND TREES.
 - CONSTRUCT DETENTION FACILITY WITHIN 30 DAYS OF TREE REMOVAL/BRUSH CLEARING.
 - INSTALL UTILITIES AND PERFORM MASS GRADING.
- HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GRADING-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.
- DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.
7. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
9. BEGIN CLEARING AND GRUBBING THE SITE.
10. BEGIN GRADING THE SITE.
- PHASE – II
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENuded AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
 - INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
 - INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
 - TEMPORARILY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
 - COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
 - STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

- All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
- Submission of a Notice of Intent (NOI) to IEPA.
 - Presession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - Implementation of the SWPPP.
 - Submission of an Incidence of Noncompliance (ION) if an event occurs.
 - Weekly reports after 1/2" rainfall or 5" snowfall.
 - Documentation of changes to ESC plan.
 - Submission of a Notice of Termination (NOT) when final stabilization is achieved.
- Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- The contractor shall maintain existing positive drainage from off-site at all times during construction. Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
- Under structures. Building slabs, steps and pavements, Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
 - Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
- All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
- Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
 - Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
 - All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
 - Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
 - Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
 - Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
 - Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. And all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
 - The contractor shall install all erosion control items prior to commencement of any work.
 - The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

- SCHAUMBURG EROSION AND SEDIMENT CONTROL NOTES**
- All erosion and sediment control measures are to be constructed and maintained in accordance with the Illinois Urban Manual, latest edition.
 - All erosion and sediment control measures shall be installed prior to the start of any construction or disturbance of the site. The measures may have to be adjusted to meet field conditions during construction. Any measures, in addition to those outlined in the plans and which are deemed necessary by the village, shall be implemented immediately by the developer.
 - Regular inspection and maintenance of all erosion and sediment control measures must be provided by the developer. Inspections should occur weekly and after any rainfall greater than 1/2". Any non-functioning sediment control measures or damaged devices that are found during inspection shall be repaired or replaced immediately. The developer shall be responsible for any sediment which leaves the property, and the developer is also responsible for maintenance of all sediment control measures until the site is permanently stabilized.
 - All points of construction ingress and egress shall be protected to prevent tracking of debris, dirt, and mud onto adjacent streets, parking lots, or properties. Any debris, dirt, or mud that reaches an improved public right-of-way, street, or parking area shall be promptly removed, and transported to a proper disposal area. All sediment must be prevented from entering any public or private storm drainage system. Reusable inlet filter baskets (Flexstorm, Catchall, or equivalent), sediment basins, and water filtering bags, shall be provided as needed.
 - All drainage swales shall be sodded. Areas or embankments having slopes steeper than or equal to 3H:1V, and approved by the village, shall be stabilized with sod, matting, or erosion blanket in combination with appropriate seeding.
 - Topsoil stockpiles shall be located to avoid erosion of stockpile onto neighboring properties or into restored project areas. Stockpiles shall be located so that a drainage swale is located between the stockpile and any downstream properties. If a stockpile is to remain in place for more than 14 days, it must be seeded and blanketed to minimize soil erosion by both wind and water.
 - The developer is responsible for obtaining a separate National Pollution Discharge Elimination System (NPDES) permit from the Illinois Environmental Protection Agency whenever 1 acre or more of property is disturbed. For developments over 1 acre, the developer must also prepare and maintain a Storm Water Pollution Prevention Plan (SWPPP) at the project site, along with the NPDES permit. For developments less than 1 acre, a Sediment and Erosion Control Plan must be maintained by the developer.
 - Disturbed areas shall be stabilized with temporary or permanent measures within 14 calendar days of the end of active hydrologic disturbance, or redisturbance.
 - If dewatering services are used, adjacent properties and discharge locations shall be protected from erosion. Discharges from construction dewatering shall be routed through an effective sediment control measure such as a sediment trap, a sediment basin, or any other appropriate measure.

3		OF		25	
C-3					
SCALE: 1"=30'-0"					
START DATE: FEB. 07, 2025					
PROJECT NO.: 25002					
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SHEET TITLE		PROJECT ADDRESS			
TREE PRESERVATION, & EROSION AND SEDIMENTATION CONTROL PLAN-PHASE I		MARKET LANE TOWNHOUSE DEVELOPMENT 319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060			
		ARV ENGINEERING, INC. CIVIL ENGINEERING / LAND DEVELOPMENT 9653 N. ELMORE ST. NILES, IL 60714 PH : (312) 404-3855 abjhljvnt@yahoo.com			
PROJECT STAFF		ISSUE		REVISIONS	
PROJECT MANAGER: A. VEEB P.E.		A		SITE PLAN REVIEW	
ENGINEER:		B		SITE PLAN REVIEW / REUSED PER VILLAGE COMMENTS	
		AA		PRELIMINARY PLANS	



- SITE PLAN NOTES:**
- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
 - C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
 - D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY OTHERS, ARV ENGINEERING INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 - H. THE CONTRACTOR SHALL CONTACT J.U.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
 - L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
 - N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - O. TOTAL LAND AREA IS 1.992+/- ACRES. DISTURBED AREA OF THE SITE 1.992+/- ACRES.
 - P. WETLANDS WERE NOT PRESENT ON THIS SITE.
 - Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
 - R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
 - S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
 - T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
 - U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE

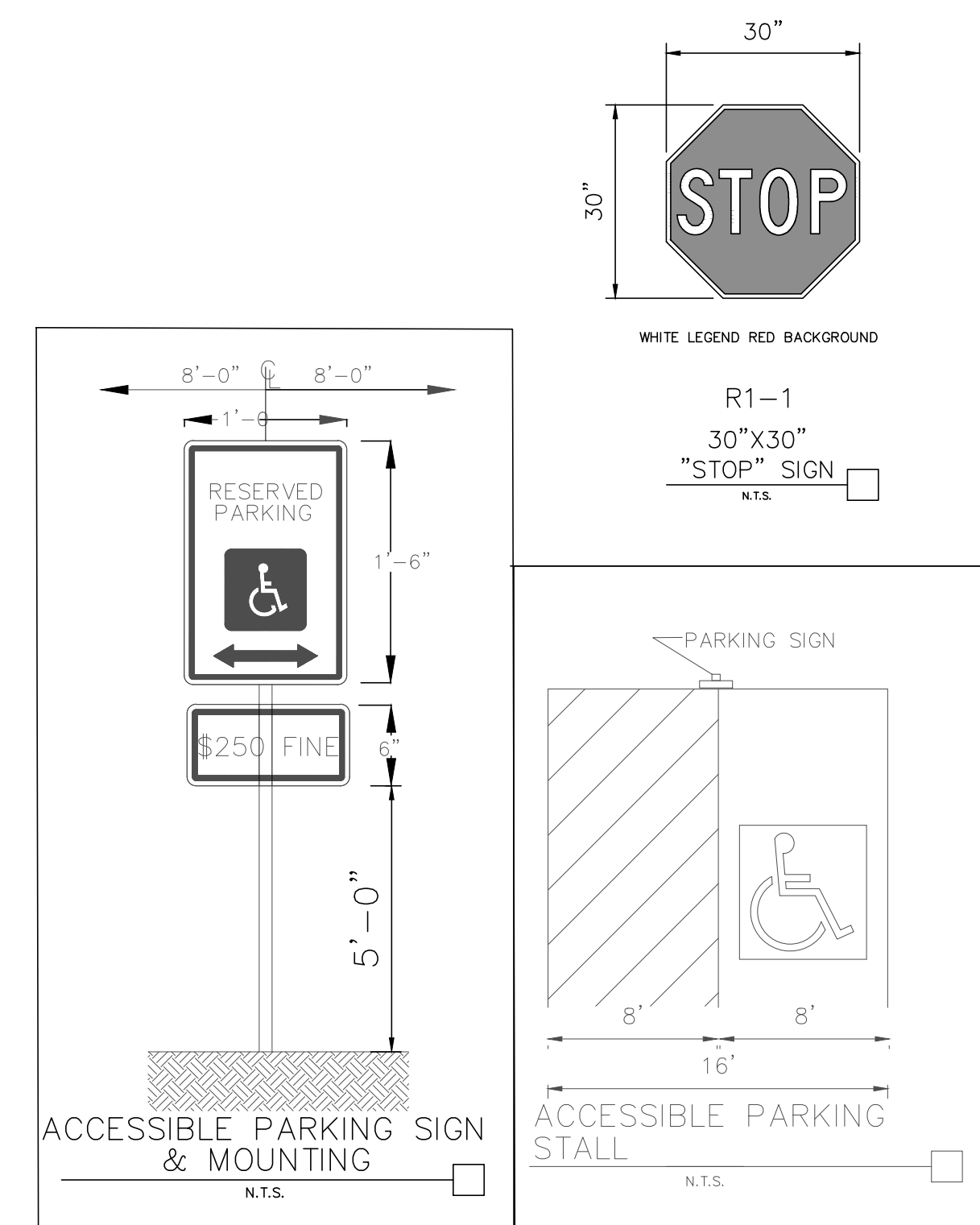
- B6.12 CURB & GUTTER
- B6.12 CURB & GUTTER W/REVERSE PITCH
- 6" BARRIER CURB

PAVEMENT LEGEND	
	HEAVY DUTY PAVEMENT (SN=2*0.4+3.5*0.33+12*1.3=3.5) 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3-1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE CA-6, TYPE B
	STANDARD DUTY PAVEMENT (SN=2*0.4+2*0.33+10*1.3=2.76) 2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE CA-6, TYPE B
	1-1/2" RESURFACE STREET PAVEMENT 1-1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N70 & RE-STRIFE (THERMOPLASTIC)
	CONCRETE PAVEMENT (SN=8*5+10*1.3=5.3) 8" PCC 10" AGGREGATE BASE COURSE CA-6, TYPE B
	CONCRETE APRON 8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF, IF ALLOWED IN ROW)* 10" COMPACTED AGGREGATE BASE CA-6, TYPE B
	CONCRETE PADS - TRASH CORAL & UTILITY PADS 8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF* 4" COMPACTED AGGREGATE BASE CA-6, TYPE B
	SIDEWALKS 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
	SOD 2" SOD 4" TOPSOIL
*REFER TO CONCRETE JOINT DETAILS (IF ANY).	

PROJECT STAFF		ISSUE		REVISIONS		DATE	
PROJECT MANAGER:	A. VERPTE	A		SITE PLAN REVIEW		03/28/25	
ENGINEER:		B		SITE PLAN REVIEW, REVISED PER VILLAGE COMMENTS		04/19/25	
		AA		PRELIMINARY PLANS		07/01/25	

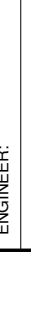
ARV ENGINEERING, INC.
CIVIL ENGINEERING / LAND DEVELOPMENT
8653 N. ELMORE ST. PH: (312) 404-3855
NILES, IL 60714 abhijitv@arv.com

SITE PLAN & GEOMETRIC PLAN		OVERALL SITE	
MARKET LANE TOWNHOUSE DEVELOPMENT		319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060	
SHEET TITLE	PROJECT ADDRESS		
NOT FOR CONSTRUCTION			
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PROJECT NO.:		25002	
START DATE:		FEB. 07, 2025	
SCALE:		1"=20'-0"	
SHEET NUMBER		C-7	
7		OF 25	



	SIGNAGE LEGEND
①	STOP SIGN (R1-1)
②	ACCESSIBLE PARKING SIGN (R7-8)
③	NO PARKING SIGN FIRE LANE (R8-31)
④	DO NOT ENTER (R5-1)
⑤	PEDESTRIAN CROSSING SIGN
⑥	PICK-UP AND DROP-OFF ONLY — NO PARKING SIGN
⑦	ONE-WAY SIGN (R6-2R/R6-2L)
⑧	RIGHT TURN SIGN (R3-5R)

PAVEMENT MARKING LEGEND	
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
(H)	6" SOLID WHITE LINE

STRIPING AND SIGNAGE PLAN OVERALL SITE MARKET LANE TOWNHOUSE DEVELOPMENT 319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060				ARV ENGINEERING, INC. CIVIL ENGINEERING LAND DEVELOPMENT 8653 N. ELMORE ST. NILES, IL 60714 PH : (312) 404-3855 abhijitree@yahoo.com		<table><tr><th colspan="2">PROJECT STAFF</th><th>ISSUE</th><th>REVISIONS</th><th>DATE</th></tr><tr><td>PROJECT MANAGER:</td><td>A. VERP E.</td><td>A</td><td>SITE PLAN REVIEW</td><td>02-28-25</td></tr><tr><td>ENGINEER:</td><td></td><td>B</td><td>SITE PLAN REVIEW / REVISION PER VILLAGE COMMENTS</td><td>04-19-25</td></tr><tr><td></td><td></td><td>AK</td><td>PRELIMINARY PLANS</td><td>07-01-25</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>		PROJECT STAFF		ISSUE	REVISIONS	DATE	PROJECT MANAGER:	A. VERP E.	A	SITE PLAN REVIEW	02-28-25	ENGINEER:		B	SITE PLAN REVIEW / REVISION PER VILLAGE COMMENTS	04-19-25			AK	PRELIMINARY PLANS	07-01-25															
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SHEET TITLE		PROJECT ADDRESS		NOT FOR CONSTRUCTION																																						

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PROJECT NO.:

25002

START DATE:

FEB. 07, 2025

SCALE:

1"=20'-0"

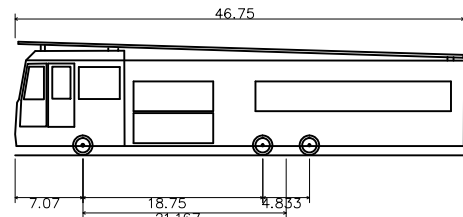
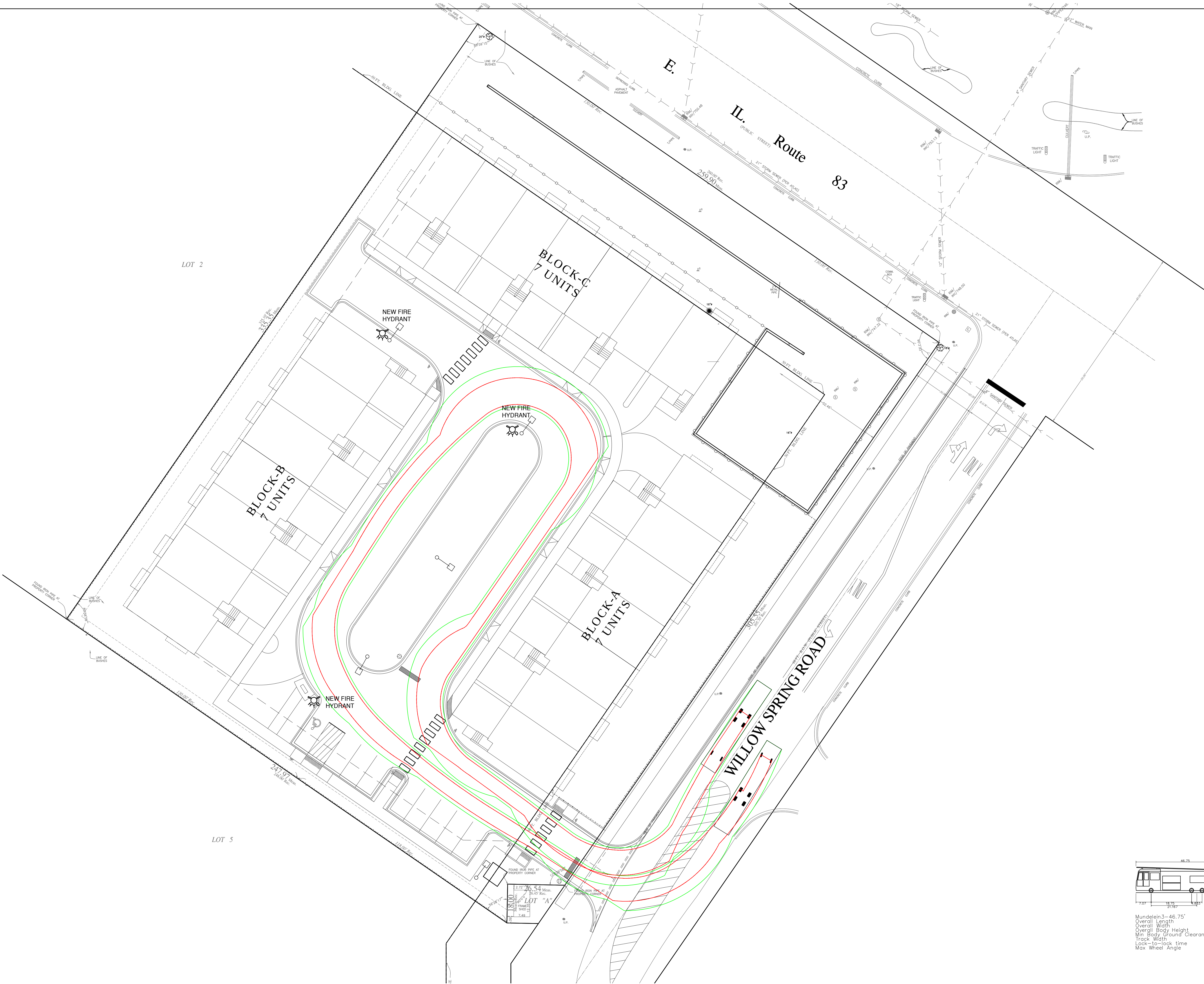
SHEET NUMBER

C-8

8

OF

25



Mundelein3-46.75'
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

46.750ft
18.750ft
11.533ft
6.833ft
20.00s
20.00°

DATE

02/28/25

REVISIONS

1	PRELIMINARY PLANS	07/01/25
2	PRELIMINARY PLANS	07/01/25
3	PRELIMINARY PLANS	07/01/25
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100	PRELIMINARY PLANS	07/01/25

PROJECT STAFF

PROJECT MANAGER	A. VERTE
ENGINEER	AA

ISSUE

A	VERTE
B	VERTE
AA	VERTE

REVISIONS

1	PRELIMINARY PLANS	07/01/25
2	PRELIMINARY PLANS	07/01/25
3	PRELIMINARY PLANS	07/01/25
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100	PRELIMINARY PLANS	07/01/25

DATE

02/28/25

PROJECT ADDRESS

319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060

SHEET TITLE

AUTOTURN EXHIBIT

NOT FOR CONSTRUCTION

PROJECT NO.

25002

START DATE

FEB. 07, 2025

SCALE

1"=20'-0"

SHEET NUMBER

C-9

9

OF

25

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PROJECT NO.

25002

START DATE

FEB. 07, 2025

SCALE

1"=20'-0"

SHEET NUMBER

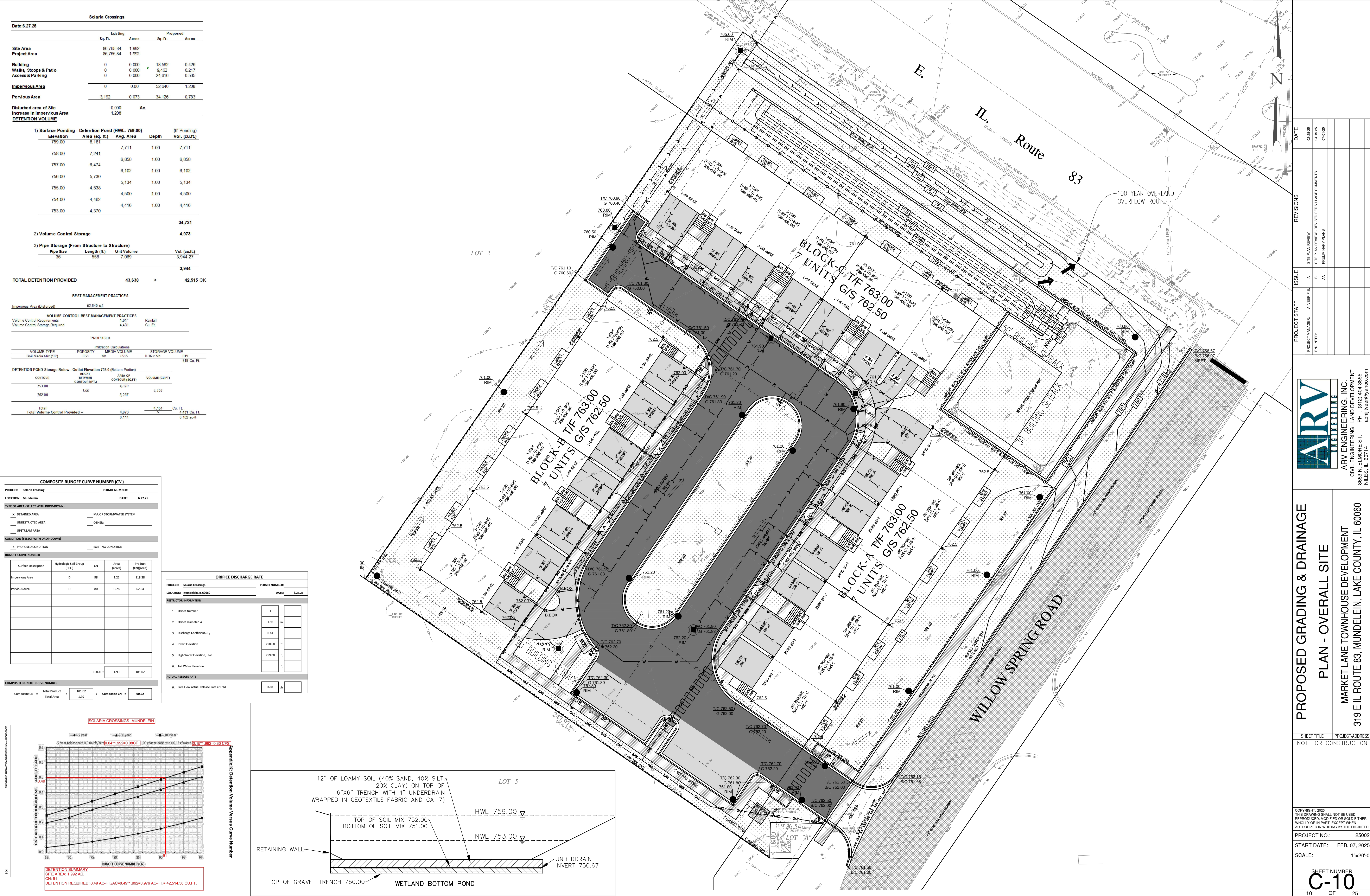
C-9

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OF

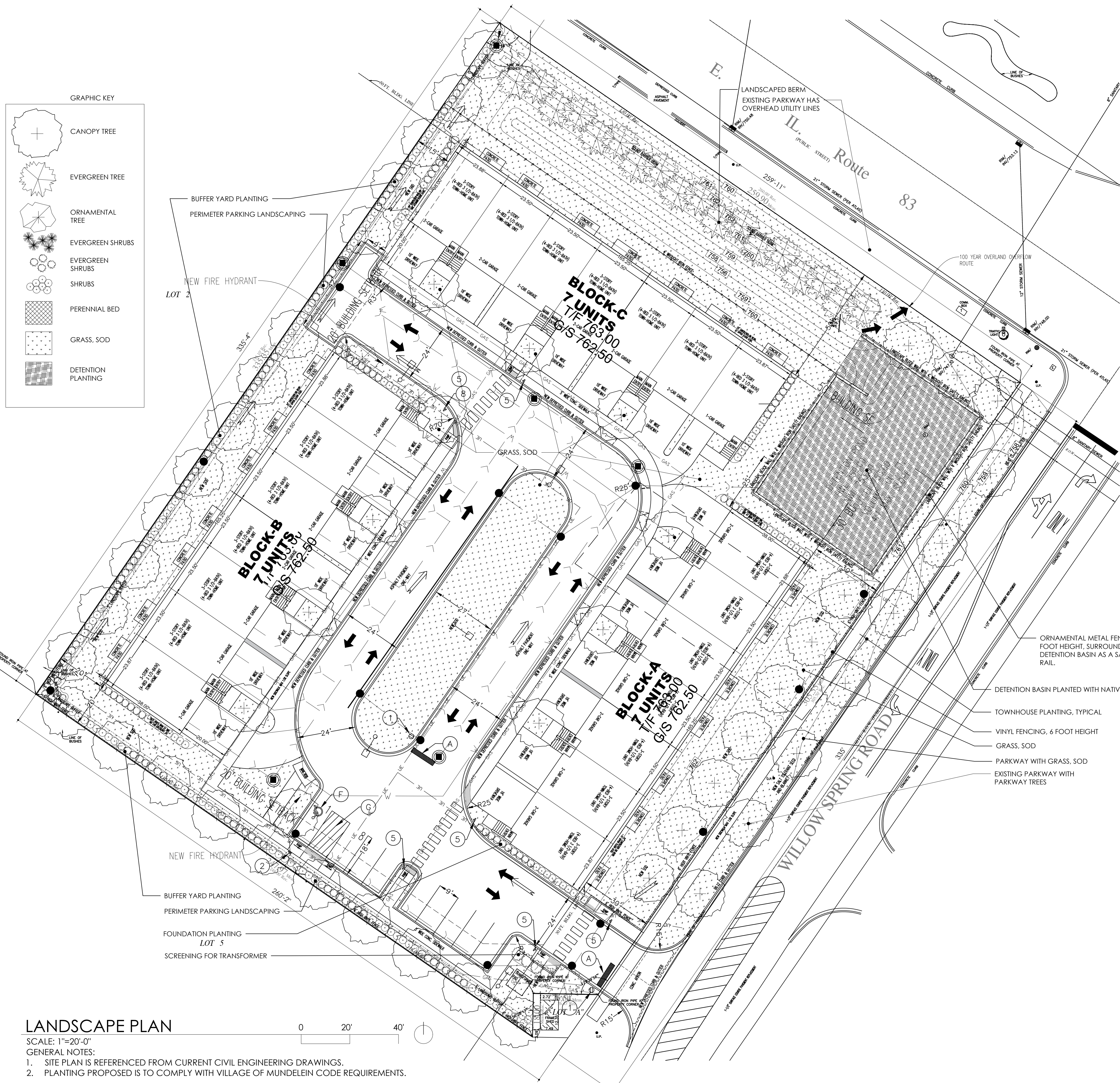
25

Page 83 of 135



GRAPHIC KEY

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUBS
- EVERGREEN SHRUBS
- SHRUBS
- PERENNIAL BED
- GRASS, SOD
- DETENTION PLANTING



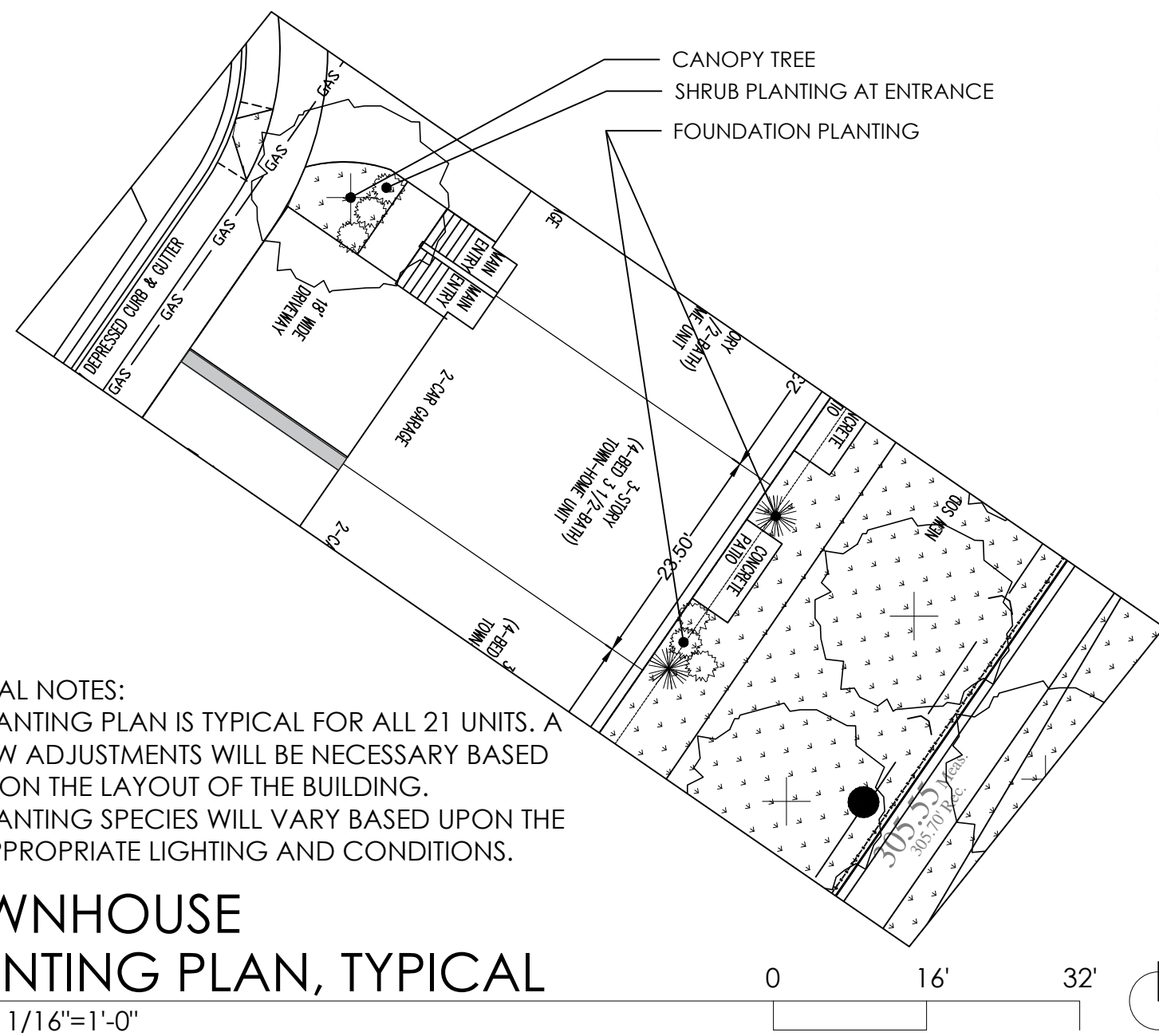
LANDSCAPE PLAN

- SCALE: 1"=20'-0"
- GENERAL NOTES:
- SITE PLAN IS REFERENCED FROM CURRENT CIVIL ENGINEERING DRAWINGS.
 - PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF MUNDELEIN CODE REQUIREMENTS.

- GENERAL NOTES:
- PLANTING PLAN IS TYPICAL FOR ALL 21 UNITS. A FEW ADJUSTMENTS WILL BE NECESSARY BASED UPON THE LAYOUT OF THE BUILDING.
 - PLANTING SPECIES WILL VARY BASED UPON THE APPROPRIATE LIGHTING AND CONDITIONS.

TOWNHOUSE PLANTING PLAN, TYPICAL

SCALE: 1/16"=1'-0"



20.60.070 - On-lot landscape	Number of Units	Req. Trees (2/Unit)	Proposed Trees
description	21	42	42
2 trees per dwelling unit			

20.60.080 - Building foundation landscape	Req. planting	Proposed planting
description	Planting will require 60% coverage, shrubs spaced 3 feet on center.	Planting coverage across building frontage 100% except for pathway and driveway.
foundation planting at each unit		

20.60.100 - Parking lot perimeter landscape yard	Req. planting	Proposed planting
Shrub screening	Shrub planting every 3 feet	Shrub planting every 3 feet, planned with buffer planting

20.60.110 - Interior parking lot landscape	Req. planting	Proposed planting
description	Site has less than 10 parking spaces	No parking island required
		Parking island provided with shade tree

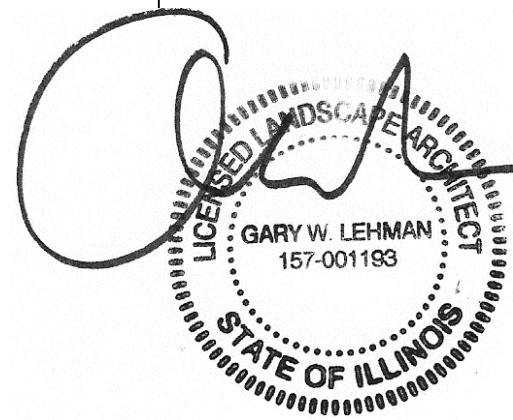
20.60.120 - Buffer yards	Req. Trees (1/25LF)	Req. Shrubs (1/3LF)	Proposed Trees	Proposed Shrubs
Location	Distance			
Northeast-no buffer required	0	0	0	0
Southwest-no buffer required	0	0	0	0
Southwest (260LF)	260	10	87	10
Northwest (335LF)	335	13	112	13

16.23.080 - Landscaping on public rights-of-way and parkways	Req. Trees (1/80LF)	Proposed Trees	Notes
Parkway Trees	Distance		
Willow Spring Road	335	7	7
IL Route 83	260	5	Overhead utility lines will not allow for 0 parkway trees

LANDSCAPE CALCULATIONS

Code	Botanical Name	Common Name	Size	Condition	Notes
Shade Trees					
ACER	Acer rubrum	Red Maple	2.5" cal.	B&B	
CARPINUS	Carpinus caroliniana	Hornbeam	2.5" cal.	B&B	
CELTIS	Celtis occidentalis	Sweetgum	2.5" cal.	B&B	
GYMNOCADUS	Gymnocladus dioica	Kentucky Coffeetree	2.5" cal.	B&B	
LIRIODENDRON	Liriodendron tulipifera	Tulip Tree	2.5" cal.	B&B	
QUERCUS	Quercus imbricaria	Shingle Oak	2.5" cal.	B&B	
TILIA	Tilia americana	Redmond Linden	2.5" cal.	B&B	
ULMUS	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	2.5" cal.	B&B	
Evergreen Trees					
PICEA	Picea glauca	White Spruce	6 foot height	B&B	
PINUS ST	Pinus strobus	Eastern White Pine	6 foot height	B&B	
THUJA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6 foot height	B&B	
Ornamental Trees					
BETULA	Betula nigra 'Dura-Heat'	Dura-Heat River Birch	8 foot height	B&B	Multi-stemmed
CERCIS	Cercis canadensis	Eastern Redbud	8 foot height	B&B	
CORNUS A	Cornus alternifolia	Pagoda Dogwood	8 foot height	B&B	Multi-stemmed
CRATAEGUS	Crataegus phaeocorynium	Washington Hawthorn	8 foot height	B&B	Multi-stemmed
Deciduous Shrubs					
CORNUS S	Cornus sericea	Redtwig Dogwood	36" height	B&B	
HYDRANGEA	Hydrangea arborescens	Annabelle Smooth Hydrangea	36" height	B&B	
PHYSOCARPUS	Physocarpus opulifolius	Common Ninebark	36" height	B&B	
ROSA	Rosa 'Radwhite'	White Knock Out Shrub Rose	36" height	B&B	
SYRINGA P	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" height	B&B	
VIBURNUM B	Viburnum prunifolium	Black Haw	36" height	B&B	
Evergreen Shrubs					
BUXUS	Buxus microphylla	Littleleaf Boxwood	36" height	B&B	
ILEX	Ilex x meserveae	Meserve Holly	36" height	B&B	
JUNIPERUS C	Juniperus chinensis	Sea Green Juniper	36" height	B&B	
TAXUS	Taxus x media densiformis	Dense Yew	36" height	B&B	
Grasses					
ANDROPOGON	Andropogon gerardii	Big Bluestem	24" height	3 gallon	
CALAMAGROSTIS	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	24" height	3 gallon	

PLANT SCHEDULE



DATE	REVISIONS	ISSUE	PROJECT STAFF
09/30/25		1	PROJECT MANAGER: G. LEHMAN/DIA LANDSCAPE ARCH: G. LEHMAN/DIA DRAFTSMAN: G. LEHMAN/DIA



LANDSCAPE PLANS
MARKET LANE TOWNHOUSE DEVELOPMENT
319 IL ROUTE 83
MUNDELEIN, LAKE COUNTY, ILLINOIS

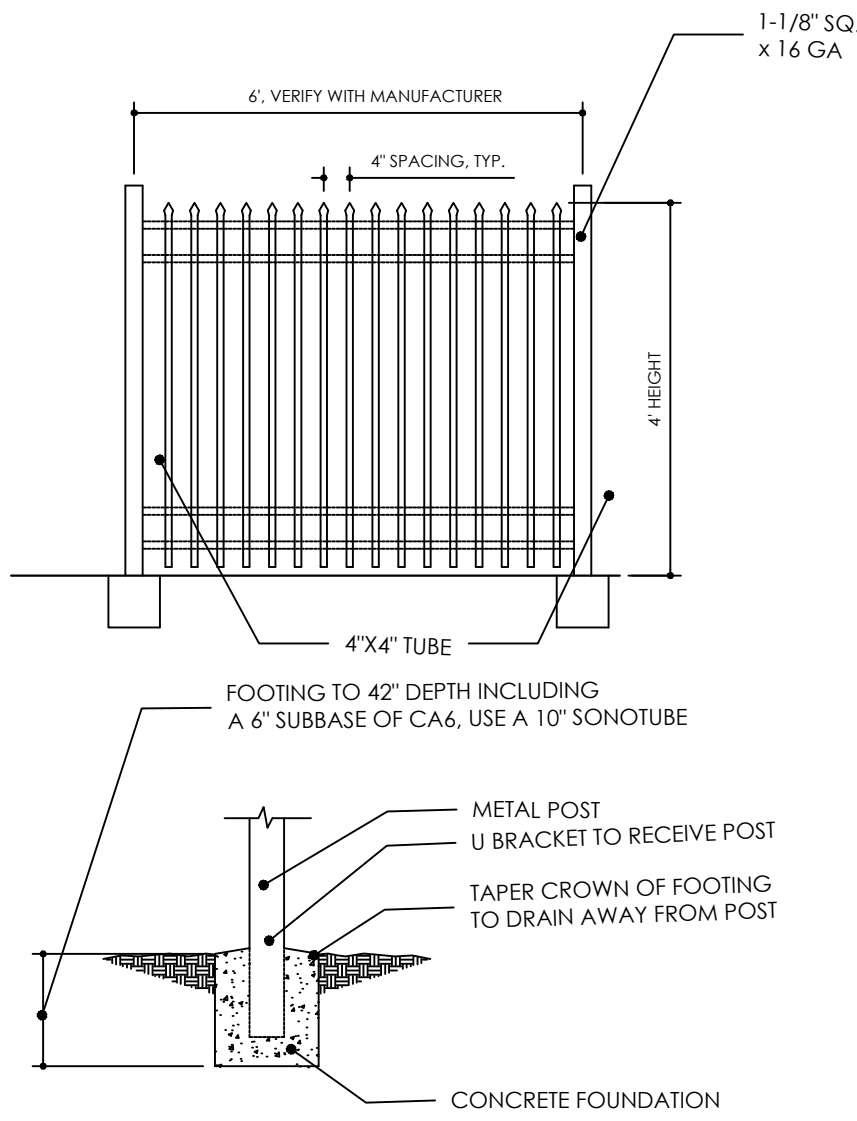
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AUTHORIZED IN WRITING BY THE LANDSCAPE
ARCHITECT.

PROJECT NO.: 25037
ISSUE DATE: JUNE 30, 2025

SCALE:

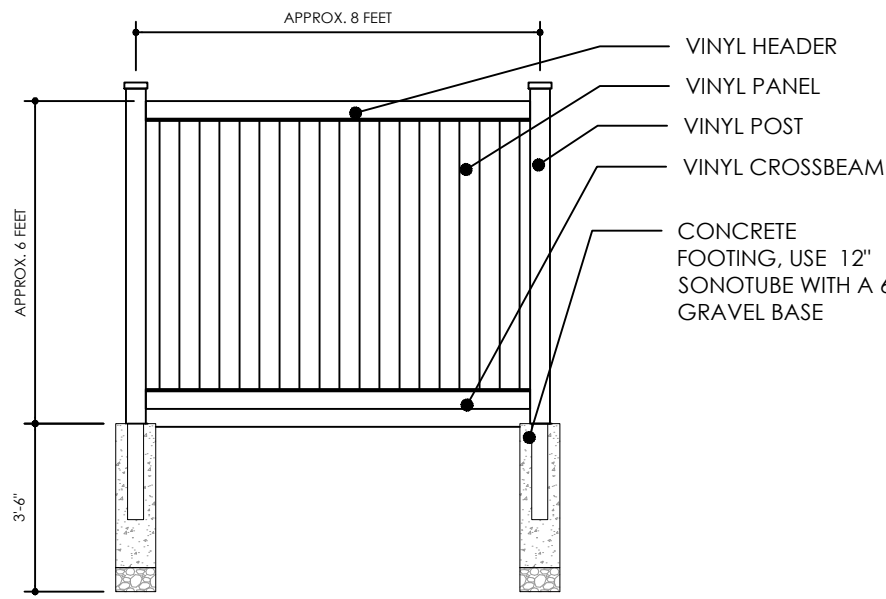
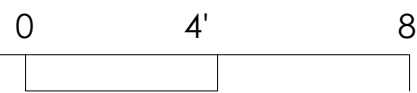
SHEET NUMBER

L1



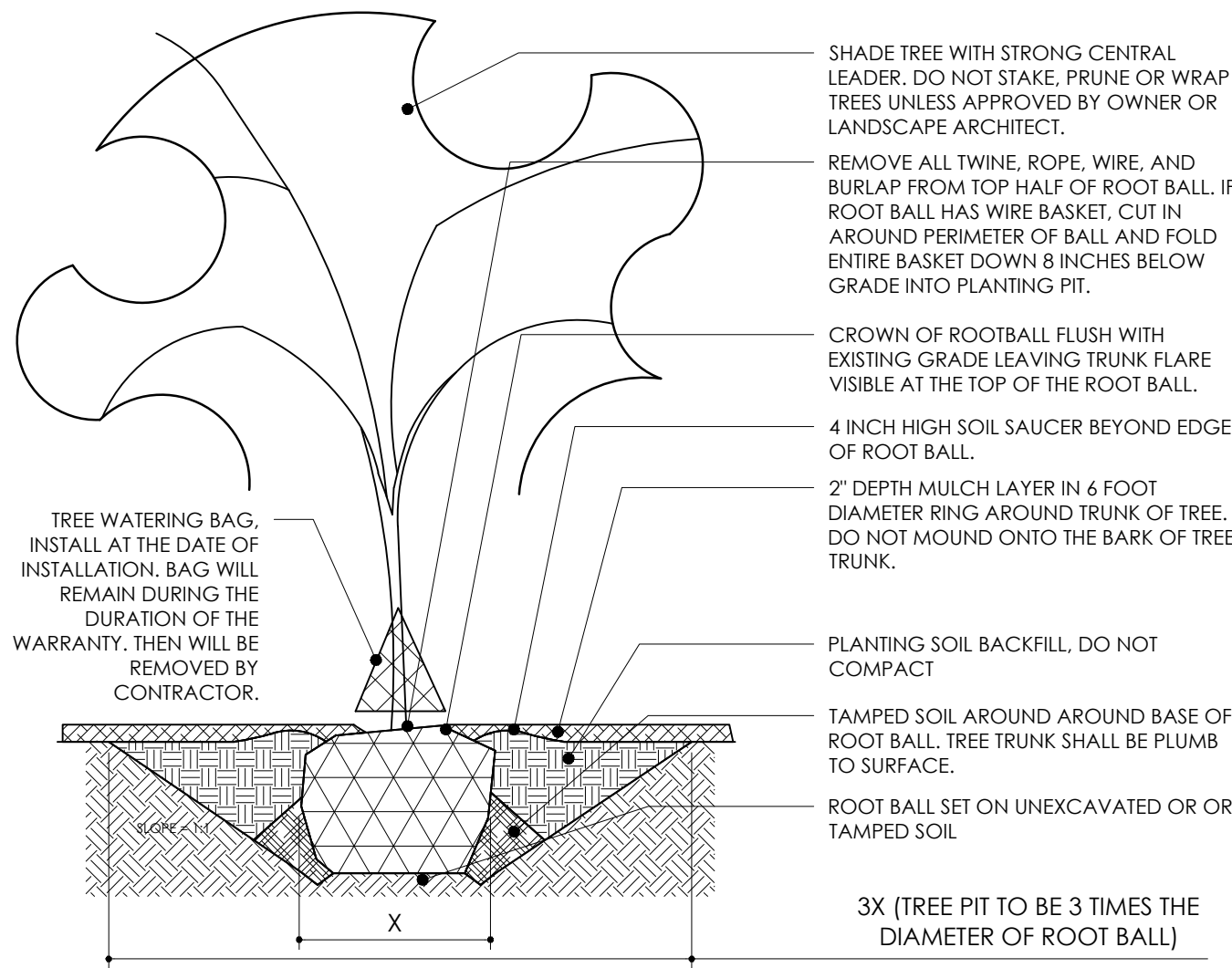
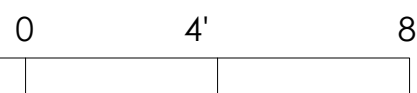
ORNAMENTAL METAL FENCE,
4 FOOT HEIGHT, DETAIL

SCALE: 1/4"=1'-0"



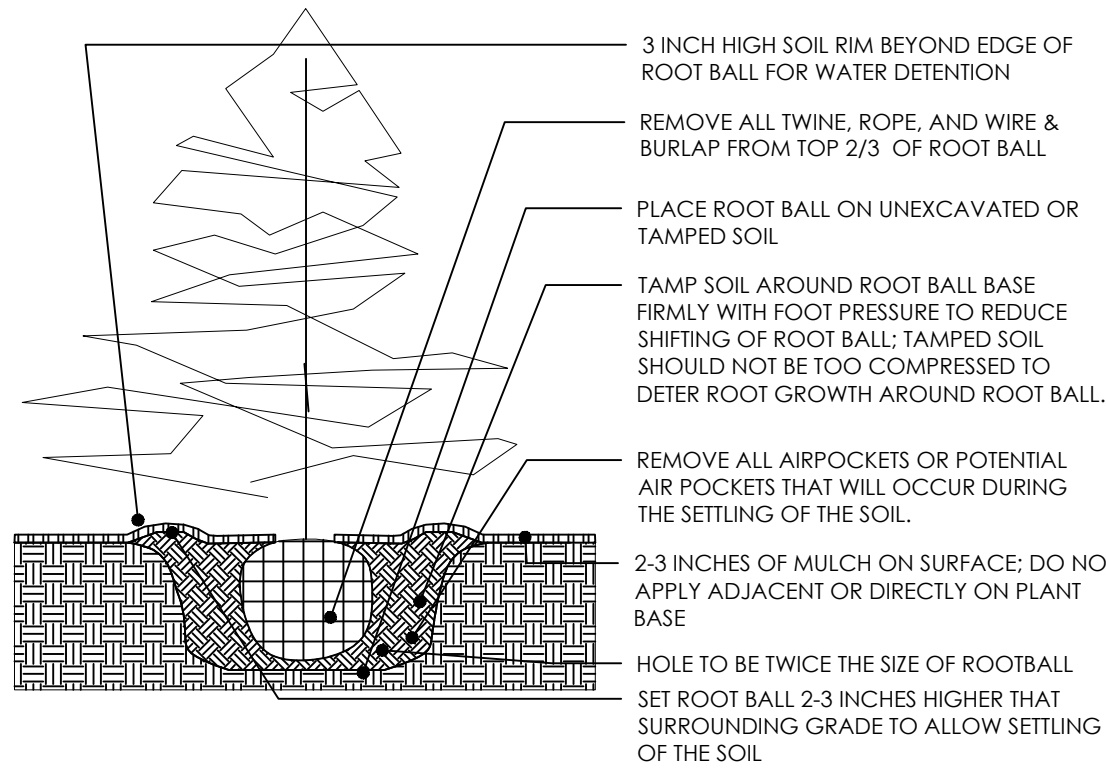
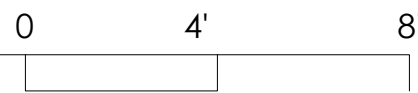
VINYL FENCE,
6 FOOT HEIGHT, DETAIL

SCALE: 1/4"=1'-0"



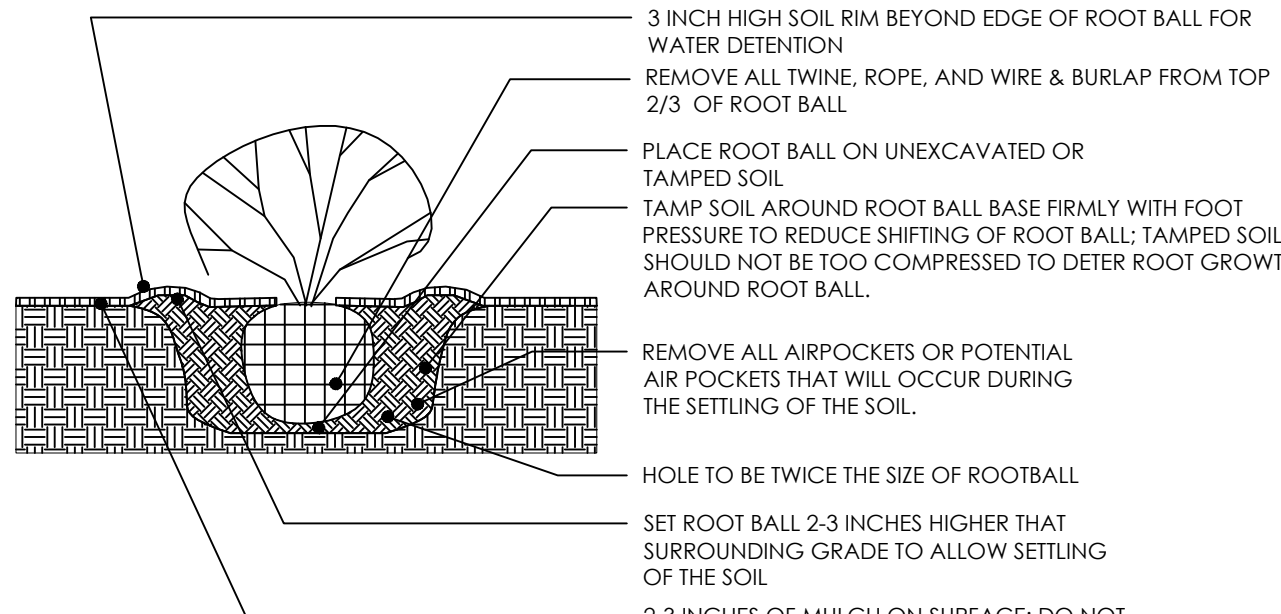
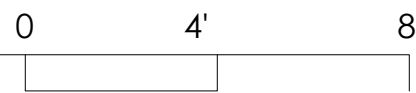
DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'-0"



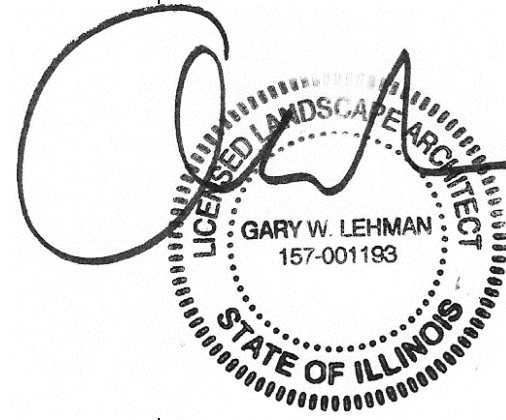
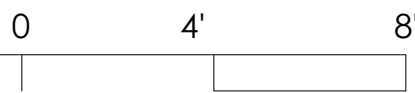
EVERGREEN TREE DETAIL

SCALE: 1/4"=1'-0"



SHRUB DETAIL

SCALE: 1/4"=1'-0"



DATE	REVISIONS	ISSUE	PROJECT STAFF
09/30/25		1	PROJECT MANAGER: G. LEHMAN/BLA LANDSCAPE ARCHT.: G. LEHMAN/BLA DRAFTSMAN: G. LEHMAN/BLA



LANDSCAPE PLANS
MARKET LANE TOWNHOUSE DEVELOPMENT
319 IL ROUTE 83
MUNDELEIN, LAKE COUNTY, ILLINOIS

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ARCHITECT.

PROJECT NO.: 25037

ISSUE DATE: JUNE 30, 2025

SCALE:

SHEET NUMBER

L2

Photometric Study

Mundelein Tribeca Version

Lake County, IL

LUMINAIRES

Luminaire Schedule												
Symbole	Qty	Label	Arrangement	Load (W)	Output (Lm)	Description	LLF	LLD	LDD	Arm	Tag	BUG Rating
	1	A	Single	47.275	5494	BECSxA-NL-T3HS-P30-30K	0.850	1.000	1.000	3		B1-U0-G1
	1	B	Single	47.335	5066	BECSxA-NL-T4HS-P30-30K	0.850	1.000	1.000	3		B1-U0-G2
	3	C	Single	47.501	6704	BECSxA-NL-T5-P30-30K	0.850	1.000	1.000	3		B3-U0-G1

RESULTS

Calculation Summary								
Label	CalcType	Unitées	Avg	Min	Max	Avgy/Min	Max/Min	
Parking Lot	Illuminance	Fc	0.80	0.2	1.8	4.00	9.00	
Sidewalk_1	Illuminance	Fc	0.34	0.1	2.1	3.40	21.00	
Sidewalk_2	Illuminance	Fc	0.35	0.2	0.5	1.75	2.50	

LOCATION

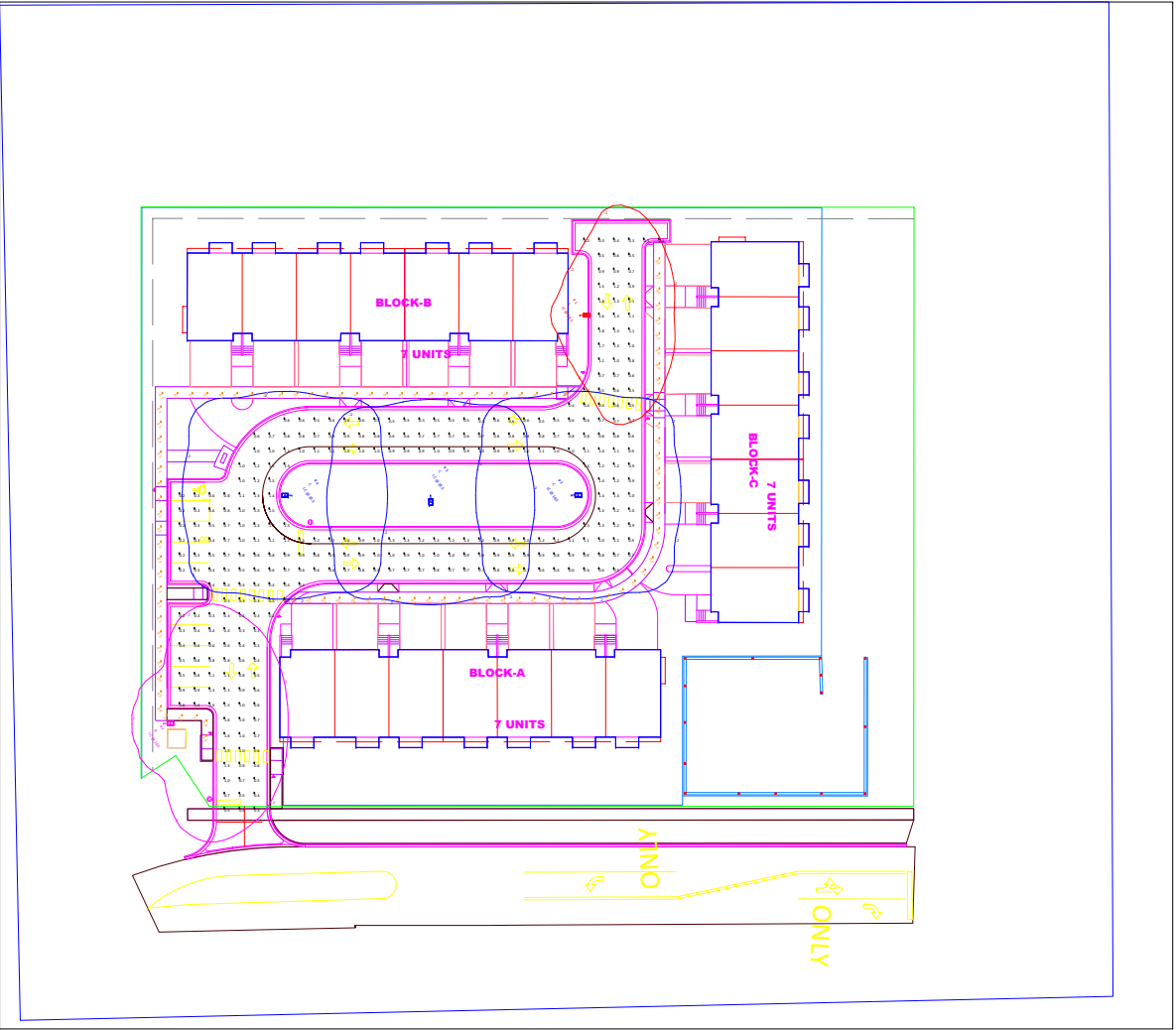
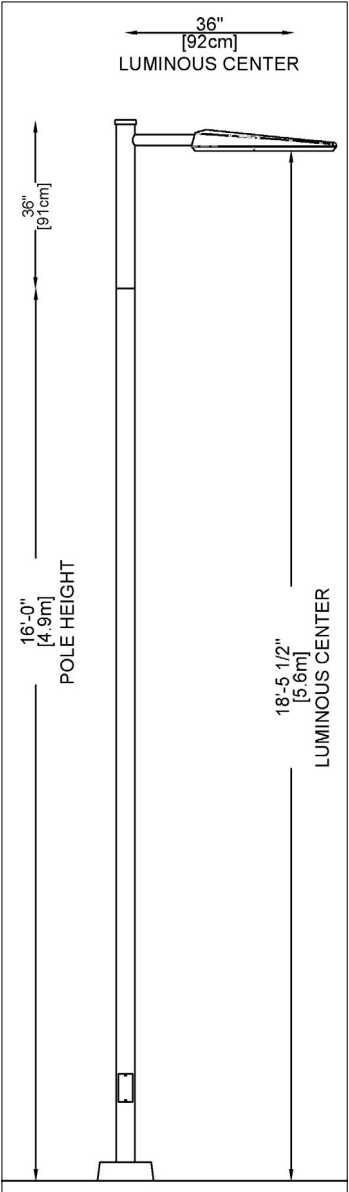
Luminaire Location Summary			
LumNo	Label	Tilt	LC
1	A	0	18.5
2	B	0	18.5
3	C	0	18.5
4	C	0	18.5
5	C	0	18.5

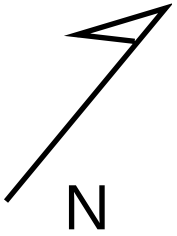
PHOTOMETRIC REQUIREMENT

PARKING LOT (ANSI/IES RP-8-22)

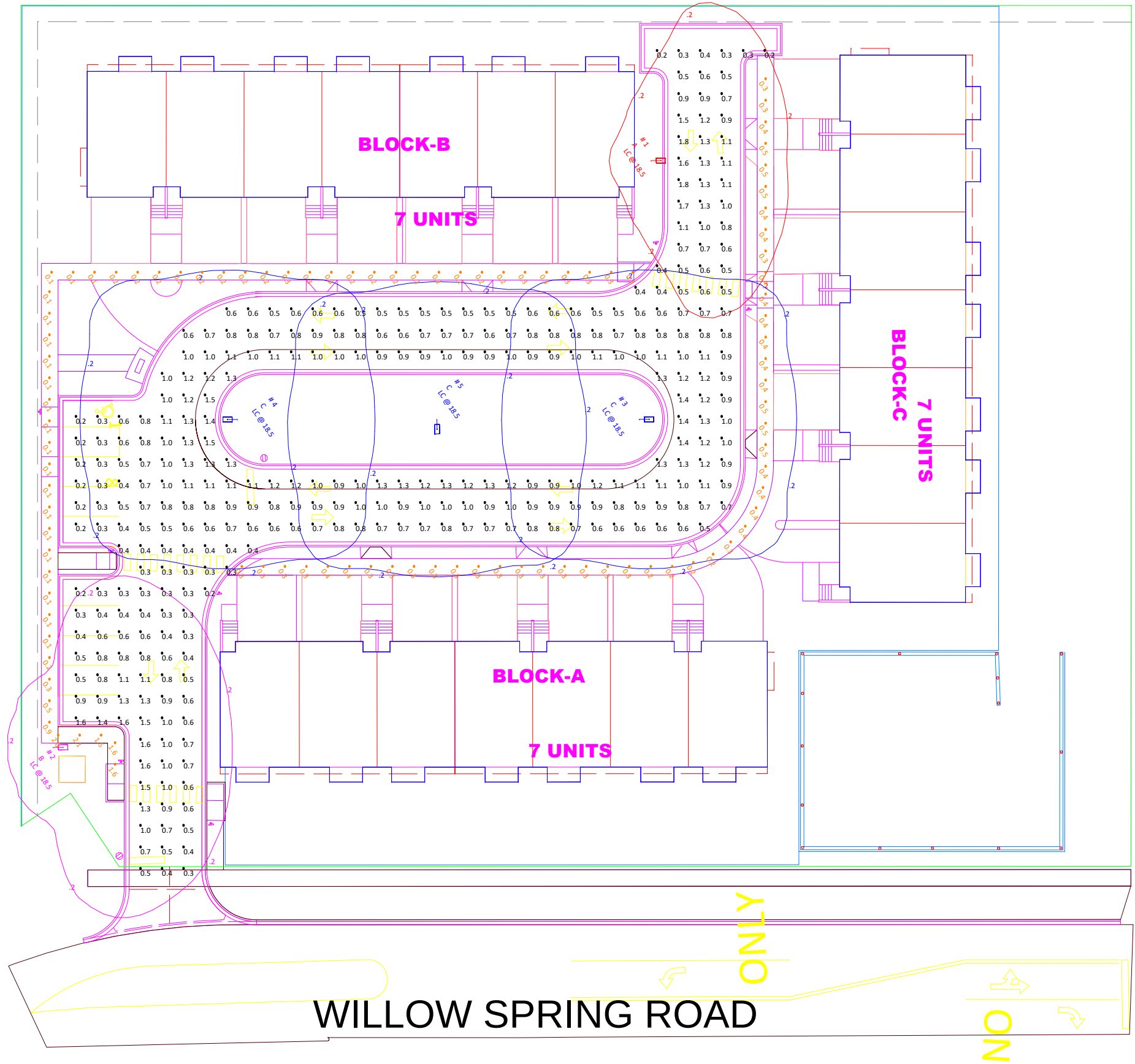
Illuminance (Eavg) : 0.2 Fc

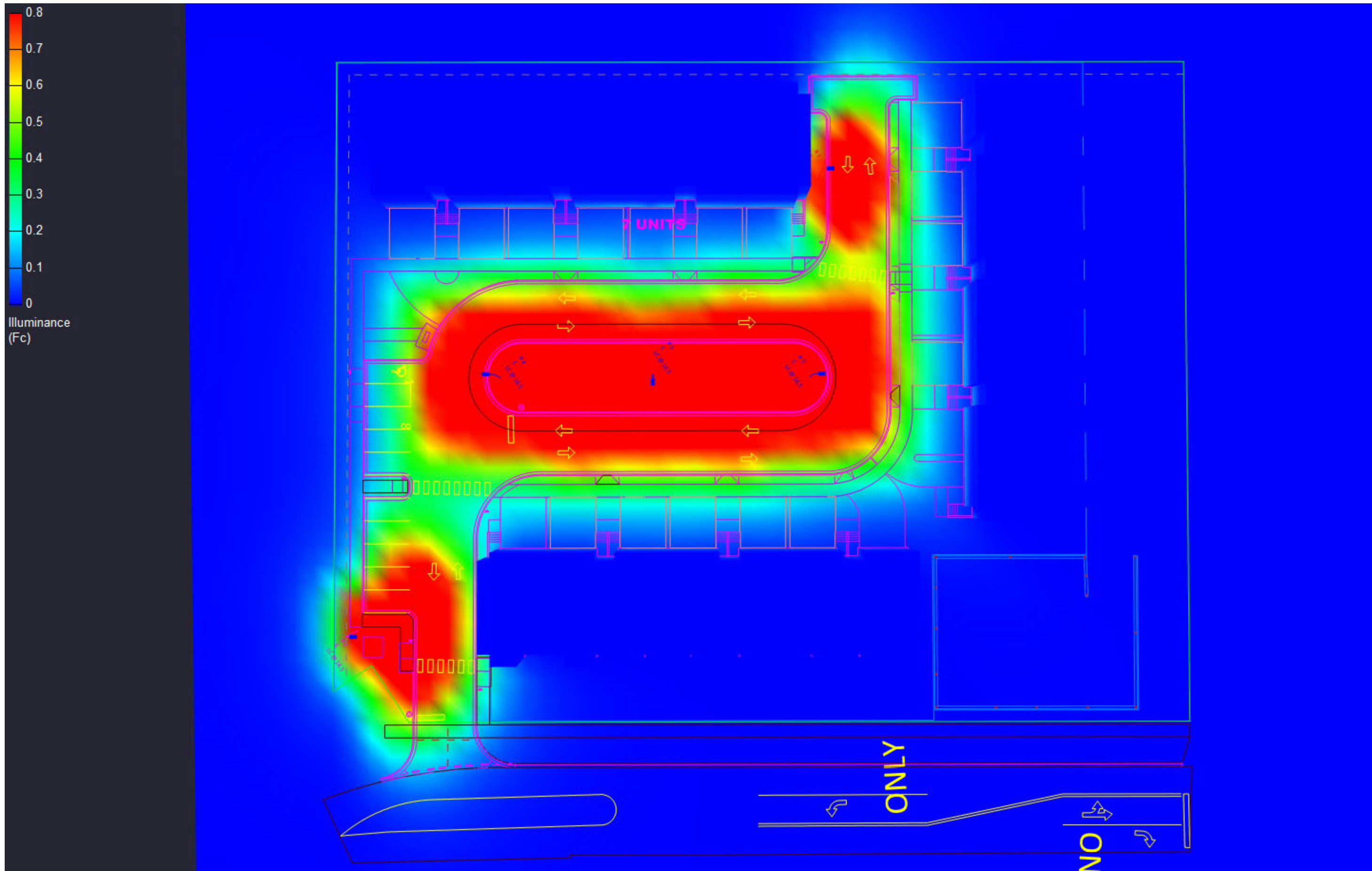
Uniformity (Emax/Emin) : 20:1

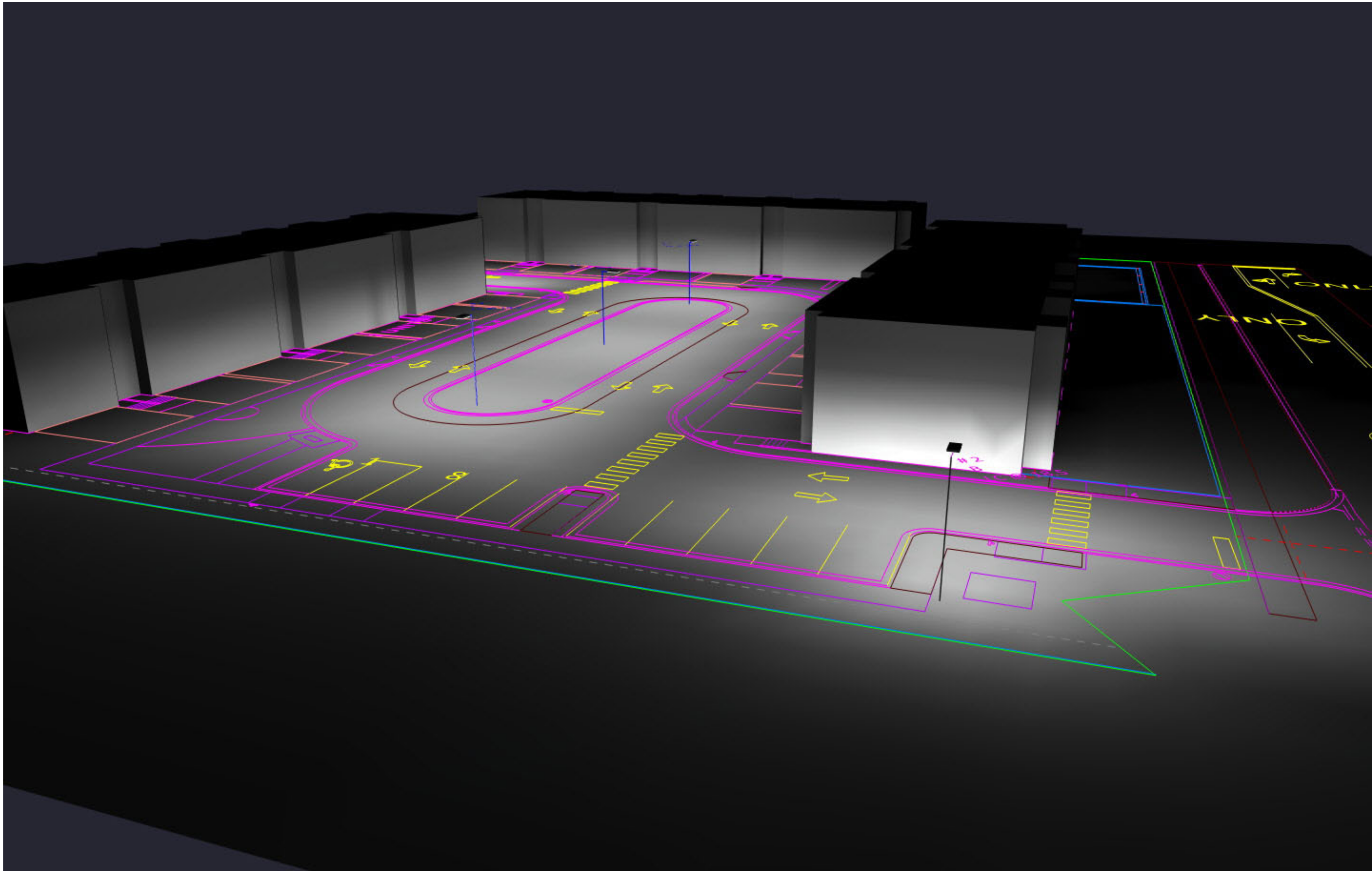


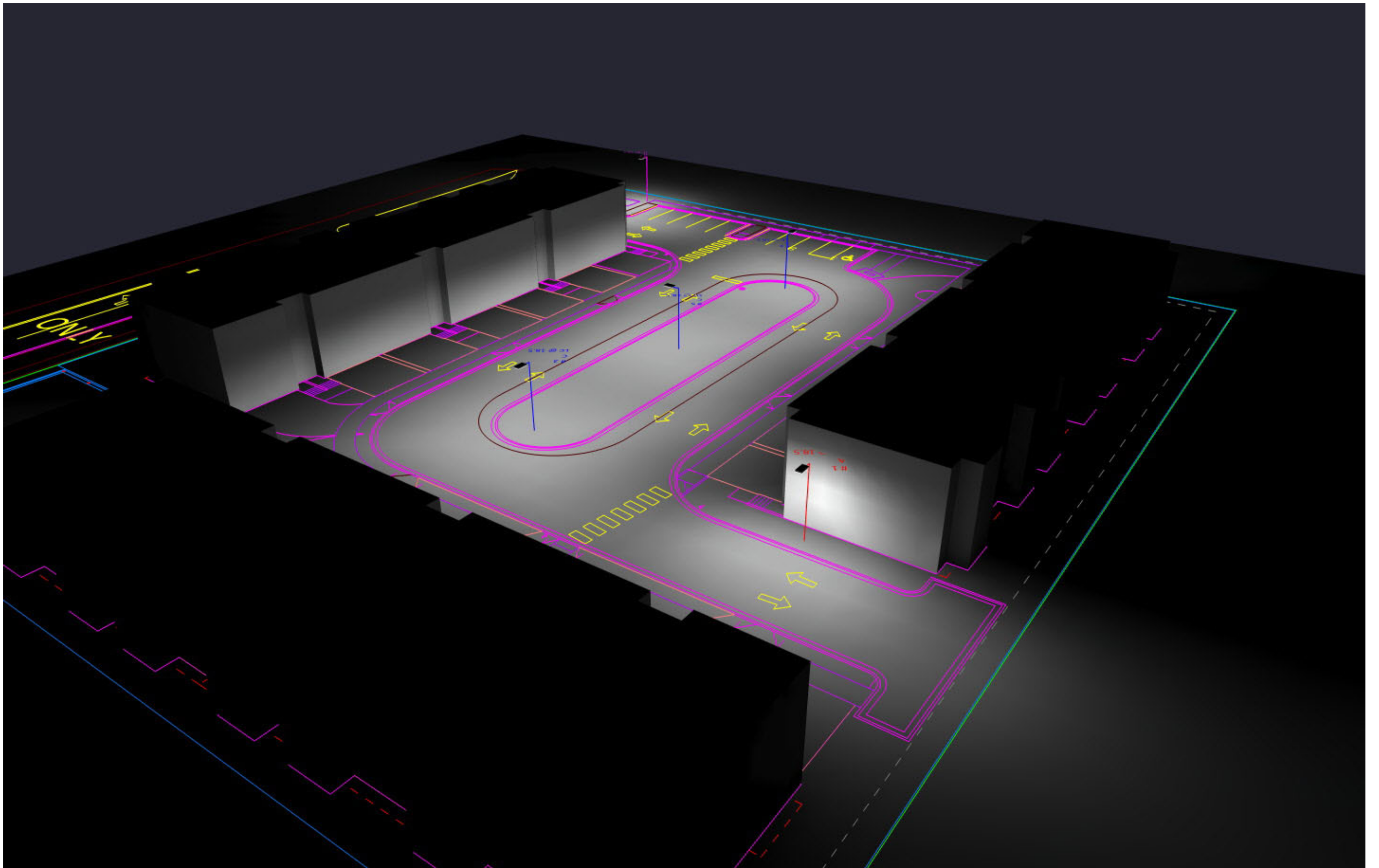


E. IL ROUTE 83
(IDOT ROW)









MEMORANDUM

To:

Colleen Malec, AICP
Senior Planner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060
D 847-949-3289 | O 847-949-3282
cmalec@mundelein.org

Date:

September 24, 2025

Subject:

Trip Generation Estimate – 21 Three-Bedroom Townhome Units
Mundelein, IL

Dear Ms. Malec,

This memorandum provides a trip generation estimate for the proposed development of twenty-one (21) three-bedroom townhome units within the Village of Mundelein, Illinois. The analysis references the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, using Land Use Code 220 – *Multifamily Housing (Low-Rise)*, which encompasses townhomes and similar attached residential units up to three stories.

Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **Daily (Weekday):**
Trip Rate per Unit: 7.32
Total Trips: 154
- **AM Peak Hour:**
Trip Rate per Unit: 0.44
Total Trips: 9
Inbound: 25% (≈2 trips)
Outbound: 75% (≈7 trips)
- **PM Peak Hour:**
Trip Rate per Unit: 0.52
Total Trips: 11
Inbound: 63% (≈7 trips)
Outbound: 37% (≈4 trips)

These rates reflect average suburban conditions and are not adjusted for transit availability or internal capture. Bedroom count is not a primary variable in ITE trip generation methodology; however, three-bedroom units typically align with standard household occupancy assumptions embedded in the dataset.

Conclusion:

The proposed 21-unit townhome development is expected to generate approximately 154 daily vehicle trips, including 9 trips during the AM peak hour and 11 trips during the PM peak hour. These volumes are consistent with low-rise multifamily residential uses and are not anticipated to create adverse impacts on the surrounding roadway network.

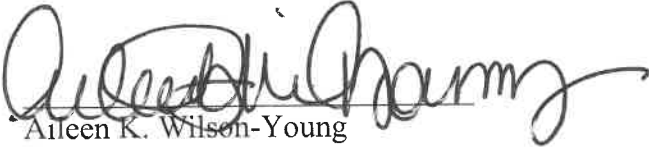
STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

AFFIDAVIT OF MAILING

The undersigned, Aileen K. Wilson-Young, being first duly sworn on oath, states as follows:

1. Affiant is an employee of and paralegal for law firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC in Elgin, Illinois.
2. On September 11, 2025, at the direction of Peter C. Bazos, Esq., the Affiant did cause to be mailed by certified, return receipt requested, the attached Legal Notice to all of the individuals who are listed on the attached name and address list.
3. The names of the address list were provided to the law firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC by Vernon Township Assessor and the Village of Mundelein, Senior Planner, Colleen Malec, as a result of their search of tax payers within 250 feet (excluding roads and alleys) of the subject property.

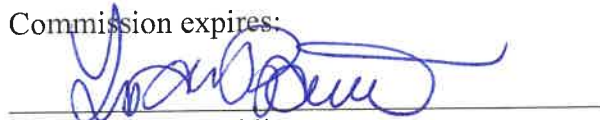
Dated this 11th day of September, 2025


Aileen K. Wilson-Young

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Aileen K. Wilson-Young, personally known to me to be the same person(s) whose name(s) is / are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he / they signed, sealed and delivered the said instrument as his / their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal this 11th day of September, 2025.

Commission expires:



Notary Public
(SEAL)



BAZOSFREEMAN

Bazos, Freeman, Schuster, Reinke & Pope, LLC



Peter C. Bazos
Bradley T. Freeman
Mark Schuster
Aaron H. Reinke
Jonathan S. Pope

September 11, 2025

NOTICE TO ALL INTERESTED PARTIES

Writer's Contact:
pbazos@bazosfreeman.com
847-742-8800 x2030

The Mundelein Planning and Zoning Commission will address a petition by **Verve Ventures, LLC** (Case PZ2025-0035) concerning a request for a map amendment to rezone the subject property from R-1 Single-Family Residential to R-5 Multi-Family Residential and for a Special Use for a Planned Unit Development (PUD) for residential townhouses at **301 and 319 E. IL Route 60, Mundelein, Illinois 60060**, in accordance with the application on file with the Village of Mundelein.

PINs: 15-06-101-003 and 15-06-101-004

The Planning and Zoning Commission will address this petition on October 1, 2025, at 7:00 p.m. at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission. Persons having questions are encouraged to call the Village of Mundelein at (847) 949-3282 or email planning@mundelein.org.

If you cannot attend the meeting in person and you wish to submit a question or comment for review by the PZC during the public hearing, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" and the Case No. in the subject line.

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

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. You may also call me at my office 847-742-8800.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'PC Bazos', written over a horizontal line.

Peter C. Bazos, Esq.

1250 Larkin Avenue #100 Elgin, IL 60123
847-742-8800 (o) 847-742-9777 (fx)

www.bazosfreeman.com

S:\wpdocs\Work\43080\Public Notice\Public Notice 10-1-25 Meeting.docx

TAXPAYER NAME	TAXPAYER ADDRESS	TAXPAYER CITY/STATE/ZIP
JOSE QUEBRADO MUNOZ & NEREIDA ARTEAGA	25525 N HILGERS CT	MUNDELEIN IL 60060-4462
TOWNER SUBDIVISION WATER ASSOCIATION	PO BOX 531	MUNDELEIN IL 60060-0531
25862 WILLOW LLC	140 HILL ST	MOUNT PROSPECT IL 60056-2747
STEVE S BOZIC	6860 RFD	LONG GROVE IL 60047-2039
BRIDGE POINT MUNDELEIN, LLC	227 W MONROE ST STE 4200	CHICAGO IL 60606
THE BURKENSOT GROUP, LLC	900 TOWER RD	MUNDELEIN IL 60060-3812
VAN DAHM, JODI	7047 RFD	LONG GROVE IL 60060-4249
CENTRAL REALTY CORP	390 TOWNLINE RD	MUNDELEIN IL 60060-4225
ROBERT & WENDY LASS, JR	7066 RFD	LONG GROVE IL 60060-4257
EULBERG, KARLA & PAMELA A	7045 N WILLOW SPRING ROAD	MUNDELEIN IL 60060-0000
BOARD OF EDUCATION DISTRICT 76	26156 N ACORN LN	MUNDELEIN IL 60060-4071
301 TOWNLINE RD LLC	44 S VAIL AVE STE 203	ARLINGTON HEIGHTS IL 60005-1879
COUNTY OF LAKE	18 N COUNTY ST	WAUKEGAN IL 60085-4304

**Public Commentary Received
as of September 25, 2025**

PZ2025-035
Solaria Crossings

JOHN JOSEPH SOPATA

ATTORNEY AT LAW
3759 NORTH RAVENSWOOD, SUITE 231
CHICAGO, ILLINOIS 60613

PHONE (312) 719-4174 • JSOPATA@LAWYER.COM

September 23, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE and Letter in Opposition to Special Use and Map Change Application ("Application")
Proposed "Market Lane Townhouse Development" aka "Solaria Crossings Townhomes"
301-319 E. IL Rt 83, Mundelein, IL
Presently Scheduled PZC Hearing: October 1, 2025

Key Points:

- **The Application is completely silent as to the *immediately adjacent* Towner Subdivision Water Association's Permitted Community Water Supply Well, Illinois Environmental Protection Agency Water System No. IL0977250 ("Towner's Community Well");**
- **The proposed 21-unit residential development, detention basin, and proposed sanitary sewer connections may not meet the IEPA's Minimum Setback Zones from permitted community water supply wells, such as the adjacent Towner's Community Well. This requires further investigation. See 415 ILCS 5/14.2;**
- **"Towner Subdivision," the triangular area of Osage Ln, Meadow Rd, and Willow Spring Rd, is not served by sidewalks and increased cut-through traffic from the proposed development imposes legitimate safety concerns on the public. Further study is needed. See *Key Outdoor, Inc. v. Ill. DOT*, 322 Ill. App. 3d 316, 326-327 (4th Dist. 2001) (greater concern should be given to legitimate safety concerns than the nature of the owner's property); and**
- **Notice requirements as set forth in the Ordinance at 20.12.030(c)(1.), Location and Time Period for Posting Signs, *et al.*, have not been satisfied.**

Dear Planning and Zoning Commission:

Please consider this a REQUEST FOR CONTINUANCE of two months, ideally, and letter of objection to the above-referenced Application. While an Illinois attorney, I am specifically seeking your attention and consideration as a 16-year resident of the community immediately surrounding the proposed special-use site. My home at 7057 Osage Ln (aka Osage Rd) lies

approximately 1200 feet from the proposed special-use site and directly on the inevitable short cut through the neighborhood. I am also served by the Towner Subdivision Water Association's Permitted Community Water Supply Well.

Specifically, I am referring to Environmental Protection Agency ("IEPA") Water System No. IL0977250. *See* "IEPA Water System Details," attached as Exhibit 1. Towner's Community Well lies immediately south of the proposed Special-Use site, sharing two borders with the site, and is in close proximity to its proposed detention. Towner's Community Well would be practically engulfed by the proposed development. *See* Application, Landscape Plan, Sheet No. L-1, *et al.* Strikingly, the Application is completely silent as to Towner's Community Well. *See* Application, generally, attached as Exhibit 2.

As detailed below, the placement of the proposed PUD does not meet the mandatory Approval Standards for Special Uses set forth in the Mundelein Zoning Ordinance ("Ordinance"), may violate the IEPA's prohibition against new, potential primary sources of contamination within 200 or less feet of any existing Community Water Supply Well, and is otherwise improper. Based on the plain language of the Ordinance, the Special Use must be denied. Alternatively, this process must be slowed to allow those affected to study ramifications and weigh potential options.

Special Use Applicable Standards

Please be reminded of some of the applicable sections of the Ordinance and legal standards pertaining to Special Uses:

20.16.040 – Special use.

A. Purpose. [...omitted for brevity...] **...It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.** (Emphasis added.)

In evaluating the Special Use aspect of the Application, this Commission is required¹ to make findings based on evidence presented at the public hearing pursuant to the Approval Standards for Special Uses set forth in Paragraph E of the Special Uses section of the Ordinance:

D. (1)(c.) The Planning and Zoning Commission shall vote to recommend either approval, approval with conditions or denial of the special use, and such recommendation shall be forwarded to the Village Board. The Planning and

¹ *See also* Ordinance at 20.72.020 – Interpretation (C.) (The word “shall” is mandatory, while the word “may” is permissive.)

Zoning Commission shall make findings, based upon the evidence presented at the public hearing, pursuant to each of the applicable standards in Paragraph E below. (Emphasis added.)

If *any* of the following Approval Standards for Special Uses is not satisfied, this Commission cannot recommend approval of the Special Use based on the plain language of the Ordinance:

E. Approval Standards for Special Uses. No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- 1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.**
- 2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.**
- 3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.**
- 4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.**

(Emphasis added.) In Illinois, Appellate Courts have held a party seeking a Special Use Permit has the burden of proving that the proposed use will meet the applicable standards. *People ex rel. Kreda v. Fitzgerald*, 33 Ill. App. 3d 209, 214 (1st Dist. 1975).

In addition, the Towner Subdivision Water Association is an Illinois Not-For-Profit Corporation since 1950 and serves residents of northern Long Grove and parts of Mundelein, Illinois. As "public" and "community" are the operative terms chosen by the legislature in drafting the Special Use section of the Ordinance, and neither is defined therein, each term must be assumed its normal, dictionary meaning. (See Ordinance 20.68.020, ..."F. Whenever a defined word or term appears in the text of this Ordinance, its meaning shall be construed as set forth in the definition. ... Words not defined shall be interpreted in accordance with the definitions considered to be normal dictionary usage.") Accordingly, this Commission should give no consideration to the fact that I, and certain other expected objectors, reside in Long Grove, 60060, and not Mundelein. In this instance we are the "community" and the Towner's Community Well is an impacted "public facility." Both we and our drinking water source are within the purview of the Ordinance and its purpose and protections.

Specific Objections

Mandatory Conclusion (1.) of Approval Standards for Special Uses

Here, the proposed Special-Use site fails at least two of the four mandatory Approval Standards for Special Uses set forth above.

(1.) The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community;

The Application's narrative response to mandatory conclusion (1.), which it is reasonable to believe the legislature set forth as the first mandatory conclusion to emphasize the importance of safety and health, follows in its entirety:

"The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community."

See Application, Exh. 2, and its Exhibit C. In other words, the Petitioner simply regurgitates the Approval Standard. Strikingly, it appears that the Petitioner is unaware of the adjacent well house and pumping station.

I. ADJACENT TOWNER'S COMMUNITY DRINKING WATER WELL

The Application is completely silent as to Towner's Community Well, sharing a border with the proposed Special-Use site. This Commission really does not need to look further to deny the Application. The applicant ("Petitioner") bears the burden to provide evidence to support the conclusion that, *"The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community."* By failing to even mention the adjacent Towner's Community Well, that conclusion is not supported. The nearby community and its Towner's Community Well did not merit consideration by the Petitioner

The Illinois Legislature and IEPA, however, realizing that not everything always goes as planned, and that retention ponds and sanitary sewer connection can fail, established buffer areas prohibiting certain land uses surrounding pre-existing community water supply wells such as Towner's Community Well:

(415 ILCS 5/14.2) (from Ch. 111 1/2, par. 1014.2)

Sec. 14.2. New potential source or route; minimum setback zone. A minimum setback zone is established for the location of each new potential source or new potential route as follows:

(a) Except as provided in subsections (b), (c) and (h) of this Section, no new potential route or potential primary source or potential secondary source may

be placed within 200 feet of any existing or permitted community water supply well or other potable water supply well.

...

(d) Except as provided in subsections (c) and (h) of this Section and Section 14.5, no new potential route or potential primary source or potential secondary source may be placed within 400 feet of any existing or permitted community water supply well deriving water from an unconfined shallow fractured or highly permeable bedrock formation or from an unconsolidated and unconfined sand and gravel formation. The Agency shall notify the owner and operator of each well which is afforded this setback protection and shall maintain a directory of all community water supply wells to which the 400 foot minimum setback zone applies.

See Illinois Environmental Protection Act, 415 ILCS 5/14.2.

Moreover, "Potential for Contamination of Shallow Aquifers in Illinois," (Richard C. Berg, John P. Kempton, Keros Cartwright, ISGS 1984) suggests areas of south-central Lake County in the vicinity of the Towner's Community Well and the proposed special-use site include shallow sands and gravel within 20 feet of land surface overlain by till or other fine grained materials. Berg describes these areas as having the "potential to contaminate shallow aquifers."

Here, because Application ignores the Towner's Community Well, I and Towner's residents need addition time to address potential impacts to our drinking water source and time to consult with the IEPA regarding its regulations. Towner's Community Well's actual well casing and pump lies less than 15 feet from the proposed Special-Use site yet was ignored in the Application. For this reason alone the PZC Hearing should be continued. Towner Community Wells users and I simply do not have the time or information to review the PUD's compliance with applicable law, which can be extremely nuanced. For example, Illinois Administrative Codes Title 77, Public Health, Chapter I, Department Of Public Health, Subchapter r, Water And Sewage, Part 920 Water Well Construction Code, in its Footnote 4 states:

"A water well or closed loop well may be located to within 10 feet of a sewer provided that the sewer consists of cast iron pipe with watertight mechanical joints or rubber gasket sealed joints that meet ASTM Standard C564-11, SDR 26 PVC pipe or schedule 40 PVC pipe or heavier with solvent welded watertight joints or elastomeric seals (gaskets) used for push-on joints that meet ASTM Standard F477-10."

This example of complexity is not exhaustive.

Alternately, the Application should simply be denied. The Application does not meet its burden in establishing the mandatory conclusion that the public health, safety and general welfare of Towner Subdivision Water Association community and its high-quality water (per IEPA required annual reporting, *see* Exh. 1) will be protected.

II. NO SIDEWALKS AND INHERENT TRAFFIC AND SAFETY CONCERNS

In addition to the obvious concerns regarding Towner's Community Well, "Towner Subdivision" (the triangular area of Osage Ln, Meadow Rd, and Willow Springs Rd) is not served by sidewalks. A 2019 traffic study supports the existing, strikingly quiet fixed standards of Osage Ln, the logical cut-through and shortcut. Average daily vehicle passes on Osage are 65 vehicles/24 hrs on weekdays and peak at only 120 vehicles/24 hrs on Saturdays. (See 2019 Traffic Study excerpt, attached as Exhibit 3). With typically less than three average vehicle passes per hour, a long-standing culture of walking, jogging, and other casual recreation on these quiet roads has been established. It is much of the reason why many choose to live here. Common sense and this Commission's experience suggest the multi-unit development imposed upon an R-1 lot and single-family subdivision will dramatically and negatively affect the nearby community. In fact, anticipated new residents will confront the inevitable backup at Willow Spring Rd and IL 60/83, aka Rt 83, and simply turn right out of the PUD's lot and take a quick left and follow Osage Ln to the its intersection with Rt 83 to the east.

The safety of the pedestrians in the sidewalk-free "Towner Subdivision" is paramount. For this reason, too, mandatory conclusion (1) of the Special Use Approval Standards is not satisfied. The Special Use should be denied, or at least the PZC Hearing should be continued to allow for additional study.

Mandatory Conclusion (2.) of Approval Standards for Special Uses

(2.) The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use;

With deceitful intent, incompetence, or ignorance, the Petitioner simply ignores the Towner Subdivision Water Association property at 25880 N Willow Spring Rd, adjacent to the proposed special-use site, when describing "the nearby uses itemized in Statement 1 above." See Application, Exh. 2, and its Exhibit C. For the reasons set forth in the objections to mandatory conclusion (1.), the proposed Special-Use site is not compatible with adjacent properties, in this case Towner's Community Well. Moreover, the Petitioner or its agents knew or should have known of the existence and location of the Towner's Community Well but chose to ignore it in their Application. The aforesaid address, the Towner Subdivision *Water Association* property at 25880 N Willow Spring Rd, was included in the list of adjacent properties for purposes of certified mailings. Furthermore, the Petitioner or its engineers and surveyors could have simply walked the proposed Special-Use site's southern property line. Again, it is not the burden of a nearby resident to research and underscore the significance and even presence of the Towner's Community Well to this Commission. See Ordinance, 20.16.040 – Special use. See also *People ex rel. Kreda v. Fitzgerald*, 33 Ill. App. 3d 209, 214 (1st Dist. 1975) (holding a party seeking a Special Use Permit has the burden of proving that the proposed use will meet the applicable standards). Knowingly, or even with a careless disregard, ignoring the Towner's Community Well when discussing adjacent properties in a Special Use application should be a "capital offense" to this Commission, and the Application should be denied. Minimally, the PZC Hearing should be continued.

Mandatory Conclusion (3.) of Approval Standards for Special Uses

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies;

Although "spirit and intent" is quite subjective, the identified purpose of the Ordinance, set forth on essentially page one's first paragraph, is "To promote and protect the public health, safety and welfare of the people." *See* Ordinance, 20.04.020 (A). As "people" is not defined in the Ordinance, the citizenry of Long Grove has equal standing to Village residents in decisions regarding zoning and Special Use matters such as here. And if the numeric order of the listed purposes and intentions of the Ordinance is telling, safety and well being is paramount.

If safety is paramount, the removal of hundreds of trees, razing single-family homes, and squeezing 21 residential units within 1.9-acres adjacent to an IEPA-Permitted Community Water Supply Well, with an ingress/egress on sidewalk-less streets, seems contrary to the spirit and intent of the Ordinance. The Application's presumptive, conclusory statements to the contrary fall far short of satisfying mandatory conclusion (3). *See* Application, Exh. 2, and its Exhibit C.

Mandatory Conclusion (4.) of Approval Standards for Special Uses

4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

By definition, the Special Use proposed requires re-zoning. To which I and nearby residents object and request additional time to evaluate, as detailed below.

Map Change Applicable Standards

The following is an itemized list of the Approval Standards for Map Amendments which the Planning and Zoning Commission and the Village Board shall² consider. *See* 20.16.020, (E)(1)(a-l). Accompanying each standard is factual, evidence-based truths contradicting the Application or other, fact-based objections.

a. The existing use and zoning of nearby property.

"Nearby" is not defined in the Mundelein Zoning Ordinance, but Oxford English Dictionary suggests the term is defined as, "*adjective. close at hand; not far away.*" Actual adjacent properties include Towner Subdivision Water Association's well to the south (PIN 1506101005), a single-family home to the southwest (PIN 1506101006), a single-family residence with a numeric "283" [IL Rt 83] posted above its doors to the west/northwest (PIN 1506101002), IL Rt 83 to the north/northeast, and Willow Spring Rd to the southeast. Intentionally or carelessly omitting a Community Water Supply Well in its Application should call the integrity and/or competence of this Petitioner into question. The Map Change Application could be denied for this reason alone, or at least the PZC Hearing should be continued.

² *See also* 20.72.020 – Interpretation (C.) (The word "shall" is mandatory, while the word "may" is permissive.)

b. The extent to which property values of the subject property are diminished by the existing zoning.

The truth is the **existing zoning**, R-1, does not meaningfully diminish the value **of the subject property**. It presently includes a single-family home and its 2021, for example, assessed Fair Market Value is over \$355,000. See 1st and 2nd Installment Lake County Property Tax Bills, P.I.N.s 15-06-101-003 and 15-06-101-004, attached as Exhibit 4. According to Zillow.com, that is greater than the "typical home value" in Mundelein. To the extent the R-1, proposed multi-unit, property has any diminished value, it is only because its owners fail to properly maintain the structures and land. See Active and Closed Village of Mundelein Complaints pertaining to the subject property, attached as Group Exhibit 5.

c. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

As detailed above, the proposed multi-unit development, sanitary sewer, and detention may not meet the IEPA's minimum setbacks from permitted community water supply wells, such as the Towner's Community Well. See 415 ILCS 5/14.2; and "Towner Subdivision," the triangular area of Osage Ln, Meadow Rd, and Willow Spring Rd, is not served by sidewalks and increased traffic from the proposed re-development imposes legitimate safety concerns on the public. The change to the status quo and the proposed project, out-letting to sidewalk-free streets and adjacent to a community water supply well, could endanger public health, safety and welfare.

d. The relative gain to the public, as compared to the hardship imposed upon the applicant.

As stated above, the R-1 proposed development site is presently improved with a house and auxiliary structures with an assessed fair-market, recent valuation of over \$355,000. The Petitioner has a perfectly viable use of the subject site, a residence and auxiliary structures valued at or near the Mundelein median.

In regards to the relative gain to the public, **with no attached marketing study** this Application should be given little weight.

The existing R-1 zoning of the property imposes no hardship on its owners.

e. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.

As stated above, the R-1 proposed multi-unit location is suitably developed for the purposes for which it is presently zoned. It is **developed** with an existing residence, **a use permitted under the existing zoning classification**. The properties' value as developed is over \$355,000, near the Mundelein median.

f. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

The wording of Approval Standard (f.) suggests the Mundelein Zoning Ordinance drafters had vacant land in mind when proposing Map Change Approval Standards. The truth is the property is not vacant in any sense of the word. As previously described, it is improved, with an assessed fair market value of over \$355,000. And as to "the context of development" along Illinois Route 83, other single family residences can be observed along the west side of IL Rt 83 from at least its intersection with Route 45 though nearly Midlothian Rd.

Moreover, for appraisal purposes a neighborhood is defined as, "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises." See www.thefreelibrary.com, *et al.* "Towner Subdivision" and its Water Association, of which 319 E. IL Rt 83 is a part, is a neighborhood. It cannot be reasonably argued that a multi-unit development, placed here, adjoining solely single-family residential development, supports a "congruous grouping of inhabitants." It is the R-5 PUD proposed complex that would be a detriment, not a complement, to the neighborhood in accordance with basic appraisal principals.

g. The evidence, or lack of evidence, of community need for the use proposed by the applicant.

Simply put, no marketing study equals no evidence of community need.

h. The consistency of the proposed amendment with the Comprehensive Plan.

The Comprehensive Plan, on its pg 30 (PDF pg 36), Section 3, Community Vision, Figure 10, Future Land Use Plan, indicates the proposed PUD site at 301-319 E. IL Rt 83 is "Flexible Use." And a stated goal of Section 4, Housing, pg 31 (PDF pg 37) is "Preserve and enhance the residential character of the Village." The Comprehensive Plan, based on its plain language, is more consistent with preserving R-1 properties with single family homes than promoting an out-of-place multi-unit development.

i. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

For the reasons set forth above, to the extent the Map Change might benefit anyone, it would largely benefit the owner and applicant. It cannot be disputed that the owner has failed, and continues to fail, to properly maintain the property. See Exh. 5, Village of Mundelein Complaints. In this objector's opinion, The Petitioner seeks a shortcut, bypassing the numerous, suitably zoned lots available and undercutting those property owners and sellers. The owners seek a reward for long-standing mismanagement of their property. Approval Standard (i) falls towards denial of the Map Change.

j. The extent to which the proposed amendment creates nonconformities.

The proposed Map Change would be inconsistent with all properties adjacent to the subject site. The property itself is zoned R-1, and bounded by public roads or similarly zoned parcels. The Mundelein traffic courthouse to the northwest, beyond the "283" E. IL Rt 83 residential property

immediately to the northwest, is zoned Institutional. The newly constructed, single family lot to the southwest is also zoned Residential R-1. *See* Mundelein 2021 Zoning District Map. The Map Change would actually create a nonconformity with adjacent properties.

k. The trend of development, if any, in the general area of the property in question.

The immediate area, the intersection of 60/83 and Willow Spring Rd, has remained static in terms of commercial development for nearly a decade. The R-1 proposed PUD site has been the location of a single-family home since at least 2008, the time of this objector's home purchase on Osage Ln in the immediate vicinity. The small office building across Willow Spring Rd has similarly been in place since at least 2008. The newest nearby development is, in fact, a single-family home completed in 2025 to the immediate southwest. As such, the immediate vicinity of the R-1 proposed multi-unit development site has been static for some time. And again, single family homes dot the west side of IL Rt. 83 for miles in each direction.

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

While the Petitioner's response here is best addressed by Village engineers, the impact of 21 residential units squeezed into a 1.9-acre site would have a tremendous effect on the local streets including Willow Spring Rd. and Osage Lane. For reasons better explained in the aforesaid Special Use objection, the Commission should consider the adequacy and advisability of an ingress/egress on quiet, sidewalk-free Willow Spring Rd, and deny the Map Change Application. At a minimum, additional time and further study by the residents is warranted.

Notice Shortfalls

Proper notice of the scheduled PZC meeting is lacking, and the Application should not be heard. Specifically, 20.12.030(b)(6.) states that "the body conducting the hearing shall hear no application unless the applicant complies in all respects to all notice requirements." And 20.12.030(C)(1.) requires that a "sign shall be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to passing pedestrians and motorists." Further, Section 20.68.020(a.), addressing Interpretation of the Ordinance, states "The singular number includes the plural, and the plural the singular."

Here, the proposed development site includes two separate properties and P.I.N.s, separately addressed, and thus two proposed zoning map changes. **Yet the northwestern parcel, 301 N. IL Route 83, displays no signs as of the date of this letter.** An interested passerby to 301 N. IL Route 83, itself the subject of a proposed Special Use and zoning map change, would have no idea and no notice of the PZC Hearing in regards to that property. Such is in violation of the Ordinance, in which "property" shall be also interpreted as including "properties".

Moreover, the Illinois Department of Transportation, an adjacent property owner, was not notified by Certified Mail in violation of the Ordinance.

For these reasons, too, the PZC Hearing should not proceed on October 1, 2025.

Conclusion

The community ramifications and potential, negative effect of a 21-unit PUD, adjacent to a Public Water Supply Well, is a dramatic change to the status quo. In fact, by definition a Special Use greatly impacts neighboring land. *See* 20.16.040. The proposed plan and Application is completely silent as to potential effects on my drinking water supply and provides little or no analysis on traffic or safety.

I'm simply asking that the PZC "pump the brakes" and allow the adjacent property owners and nearby residents, including me, time to digest the dramatic change, evaluate impacts through expert review, and weigh potential options. I request a two-month continuance.

Alternatively, this Commission should simply deny, in my opinion and objectively, the woefully deficient analysis of approval standards and deny the Application.

Thank you for your consideration.

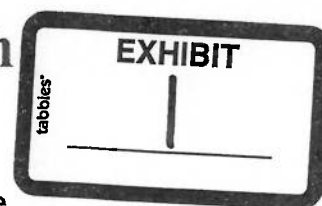
Sincerely,



John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060

Drinking Water Branch



Links

Water System Details

Water System Facilities

Water System No. : IL0977250

Federal Type : C

Sample Schedules

Water System Name : TOWNERS SUBDIVISION

State Type : C

Coliform/Microbial Sample Results

Principal County Served : LAKE

Primary Source : GW

Coliform Sample Summary Results

Status : A

Activity Date : 01-01-1910

Points of Contact

Lead And Copper Sample Summary Results

Name	Job Title	Type	Phone	Address	Email
SWANSON, MURNER C.	ROINC	SA	847-680-1113	509 EAST PARK AVENUE, SUITE 101, LIBERTYVILLE, IL-60048	MURNEYSWAN@AOL.COM
MCCORMICK, BILL	PRESIDENT	OW	847-566-6480	TOWNER SUBDIVISION WATER ASSOC, PO BOX 531, MUNELIN, IL-60060	Not Available
FRANKOWSKI, RICK		AC	847-287-6116	TOWNER SUBDIVISION WATER ASSN., 7062 RFD, MUNDELEIN, IL-60060	rick.frankowski@gmail.com
FRANKOWSKI, RICK		OC	847-287-6116	TOWNER SUBDIVISION WATER ASSN., 7062 RFD, MUNDELEIN, IL-60060	rick.frankowski@gmail.com

Chem/Rad Samples/Results

Chem/Rad Samples/Results by Analyte

Violations/Enforcement Actions

Site Visits

Milestones

Return Links

Water Systems

Water System Search

County Map

Glossary

Annual Operating Periods & Population Served

Service Connections

Start Month	Start Day	End Month	End Day	Population Type	Population Served	Type	Count	Meter Type	Meter Size Measure
1	1	12	31	R	206	RS	68	UM	0

Sources of Water

Service Areas

Name	Type Code	Status

Code	Name
R	NOT FOR PROFIT

Water System Details

WELL 2 (20243)	WL	A		CORPORATION
WELL 3 (20244)	WL	A	R	SUBDIVISION

Water Purchases

Seller Water System No.	Water System Name	Seller Facility Type	Seller State Asgn ID No.	Buyer Facility Type	Buyer State Asgn ID No.
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**PLANNING AND ZONING COMMISSION APPLICATION
PLANNED UNIT DEVELOPMENT**



PROPERTY INFORMATION**ZONING**

Address 319 and 301 Illinois 83, Mundelein, IL Current Zoning R-1
Property Index Numbers (PIN) 15-06-101-003 and -004 Proposed Zoning R-5 PUD

Current Use Vacant

Size of Property 1.992 acres Proposed Use Townhome Community

Size of Building Space _____ (sq. ft.)

Size of Space Utilized _____

PETITIONER INFORMATION**PROPERTY OWNER INFORMATION**

Business/Org. Name Verve Ventures, LLC Business/Org. Name Same as Petitioner Name: Venu
Kakumanu Name _____

Title A Manager Title _____

Address 381 Raymond St., Address _____

City, State, Zip Buffalo Grove, IL 60089 City, State, Zip _____

Phone 224-321-2608 Phone _____

Email berylbeamllc@gmail.com Email _____

Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.16.00 and 20.16.040 and 20.16.050 and 20.28.010

DESCRIPTION OF PROPOSED SPECIAL USE *(Attach sheet if additional space is needed)*

Petitioner requests that the Property which is the subject of this Petition be rezoned from R-1 residential to R-5 residential and that a special use for a planned unit development be approved so as to permit its development and use for a townhome community to be known as Solaria Crossings Townhomes in accordance with the plans submitted herewith.

Petitioner also attaches the following supplements to this Petition:

- Legal description attached as **Exhibit A**;
- Statement of Intended Development Operations attached as **Exhibit B**;
- Statement of Conformance to Standards attached as **Exhibit C**;
- Itemization of Request Departures attached as **Exhibit D**;
- Those plans and drawings itemized on **Exhibit E** attached hereto

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Venu Kakumanu, under oath, state that I am an authorized officer of the property owner
commonly described as (Address) 319 and 301 Illinois 83, Mundelein, IL and that such property is owned by
(Printed Name) Verge Ventures, LLC as of this date. As owner of the property, I do hereby authorize Venu
Kakumanu** (Printed Name or Not Applicable) to represent me in the following Planning and Zoning
Commission/Village Board matter,

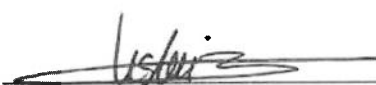
Rezoning and special use for planned unit development approval for a townhome development on the Subject
Property. (Action).

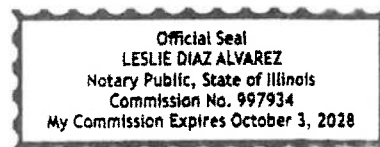
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

Subscribed and sworn to before me

this 8 day of August, 2020~~25~~25.


Notary Public Signature



**Peter C. Bazos, Esq. and any other lawyer from the firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC, Elgin,
Illinois.

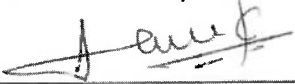
SITE VISIT AUTHORIZATION

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) 319 and 301 Illinois 83, 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:**

Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

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.

Verve Ventures, LLC

By:  _____

Venu Kakumanu, a Manager

August 8th, 2025

Petitioner requests that all communications to the Petitioner by the Village also be transmitted to Petitioner's counsel as follows:

Peter C. Bazos, Esq.
Bazos, Freeman, Schuster, Reinke & Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123
Phone 847-742-8800
Email: pbazos@bazosfreeman.com with copy to awilson@bazosfreeman.com

EXHIBIT A

LEGAL DESCRIPTION

Lots 3 and 4 in FRED AND RUSSELL TOWNER'S Subdivision of part of the Northwest Quarter of Section 6, Township 43 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1951 as Document 727954 in Book 1045 of Records, Page 269, in Lake County, Illinois.

EXHIBIT B
Statement of Intended Development and Operations

Petitioner is the owner of the Subject Property, which is comprised of approximately 1.992 acres of vacant land. As can be seen on the attached aerial, the Site is bounded on the north by Illinois Rt. 83 and immediately north of that, by a shopping center, on the west by the Mundelein Branch Traffic Court, on the south, by a school, and on the east by Willow Springs Road and immediately east of that a dental office. Given these adjacencies, rezoning from R-1 to R-5 with a special use for planned unit development for the proposed 21-unit townhome project amounts to good land use planning and meets all of the standards for the requested actions as contained in the Mundelein Municipal Code.

The Project is to be called "Solaria Crossings Townhomes"

EXHIBIT C
Statement of Conformance to Standards for Special Use and PUD

Petitioner seeks approval of a special use ("SU") for a planned unit development ("PUD").

CONFORMANCE WITH SPECIAL USE STANDARDS

Petitioner respectfully submits that its request for approval of a SU as to its proposed townhome project meets the standards for special uses as set forth in the Village Code as follows:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. Please see the nearby uses itemized in Statement 1 above.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies. The proposed townhome use will provide residential homeowners who will be consumers for the nearby retail businesses.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located, subject to the departures approved as part of the PUD.

More specifically, the location of the proposed Project is at a busy intersection and is bounded on the west by the Mundelein traffic court, on the south by Diamond Lake School, on the east across Willow Spring Road with a commercial office building immediately to the east, and on the north, across Route 83, by a shopping center.

CONFORMANCE WITH PUD STANDARDS

Petitioner respectfully submits that its request for approval of a SU for a PUD as to its proposed townhome project meets the standards for planned units developments as set forth in the Village Code as follows:

In general, the proposed Project, as designed, seeks relatively minor modifications to otherwise applicable traditional bulk and yard regulations, with such modifications being useful in protecting the character of the substantially developed and stable area within which the proposed project is located. Through the approval of the requested PUD, the village will achieve the following specific objectives:

- A. Encourage flexibility in the development of land and in the design of structures.
- B. Encourage planned diversification in the location of structures.
- C. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this title.
- D. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems and utilities.
- E. Provide for more usable and suitably located open space and recreation areas than might otherwise be provided under the application of other chapters of this title.
- F. Encourage the construction of appropriate aesthetic amenities which will enhance the character of the site.
- G. Guarantee quality construction commensurate with other developments within the community, and compatible with the character of the surrounding area and adjoining properties.
- H. Facilitate the implementation of the village land use policies, particularly with respect to areas designated for

potential redevelopment.

- I. Encourage quality construction and design through an efficient application procedure that is sensitive to the need for expeditious development review.

EXHIBIT D
Itemization of Requested Departures

Petitioner requests that the Ordinance enacted by the Village in order to grant a Special Use for PUD for this Project include the following departures from the otherwise-required provisions of the Village Code:

1. _____
2. _____
3. A modification to Section 20.16.040-G-2 to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.
4. Such other departures as are discernible from the final plans and drawings for the Project approved by the Village

EXHIBIT E

Itemization of Accompanying Plans and Drawings and other Submittal Materials

In support of its request for a special use for a planned unit development for the Project described herein, the Petitioner has also delivered to the Village the following additional materials (collectively, the “Supporting Plans”):

1. Site Plan dated August 11, 2025;
2. Solaria Crossing Townhome Development Site Improvement Plans prepared by ARV Engineering, Inc, last revised June 30, 2025;
3. Landscape Plan prepared by Studio G Landscape Architecture last revised June 30, 2025;
4. Architectural Plans prepared by Purohit Architects last revised June 25, 2025;
5. Photometric Study prepared by Eclairage Cyclone Lighting last revised June 25, 2025
6. Boundary and Topographis Survey prepared by Professionals Associated-MM Survey Co. dated June 16, 2025
7. Aerial photo of the Property
8. Fee Reimbursement Agreement

Type of report: Tube Count - Volume Data

LOCATION: Osage Rd W of IL 83

SPECIFIC LOCATION:

CITY/STATE: Lake, IL

QC JOB #: 14936001

DIRECTION: EB

DATE: Mar 26 2019 - Mar 26 2019

Start Time	Mon	Tue 26 Mar 19	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM	0	0				0			0	
01:00 AM	0	0				0			0	
02:00 AM	0	0				0			0	
03:00 AM	0	0				0			0	
04:00 AM	1	1				1			1	
05:00 AM	1	1				1			1	
06:00 AM	1	1				1			1	
07:00 AM	1	1				1			1	
08:00 AM	2	2				2			2	
09:00 AM	5	5				5			5	
10:00 AM	5	5				5			5	
11:00 AM	11	11				11			11	
12:00 PM	4	4				4			4	
01:00 PM	9	9				9			9	
02:00 PM	5	5				5			5	
03:00 PM	12	12				12			12	
04:00 PM	11	11				11			11	
05:00 PM	13	13				13			13	
06:00 PM	4	4				4			4	
07:00 PM	6	6				6			6	
08:00 PM	9	9				9			9	
09:00 PM	3	3				3			3	
10:00 PM	2	2				2			2	
11:00 PM	0	0				0			0	
Day Total	105	105				105			105	
% Weekday Average	100%	100%								
% Week Average	100%	100%				100%				
AM Peak Volume	11:00 AM 11	11:00 AM 11				11:00 AM 11			11:00 AM 11	
PM Peak Volume	5:00 PM 13	5:00 PM 13				5:00 PM 13			5:00 PM 13	

Comments:

Report generated on 3/29/2019 12:30 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.org>)

tabbles

EXHIBIT

3

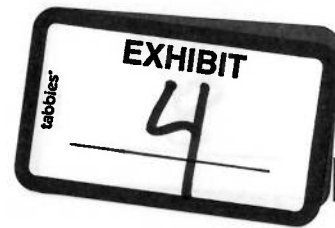


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT



Year 2021

15-06-101-003

15-06-101-003

STOJA BOZICH

6860 RFD

LONG GROVE IL 60047-2039

PRIOR TAXES SOLD.

2021 1st Installment due by **06/06/2022**

Interest calculated as of 06/30/2022

\$2,170.93 DUE

1506101003000000000213885202118

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2021

15-06-101-003

15-06-101-003

STOJA BOZICH

6860 RFD

LONG GROVE IL 60047-2039

PRIOR TAXES SOLD.

2021 2nd Installment due by **09/06/2022**

Interest calculated as of 06/30/2022

\$2,138.85 DUE

1506101003000000000213885202126

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	\$115,341
15-06-101-003	2021	16083	0.0000		

Property Location: 301 E IL ROUTE 83 MUNDELEIN IL 60060

Legal Description: FRED&RUSSELL TOWNER SUB LOT 3

Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.293469	\$112.82	1.08	+ Building Assessed Value	\$38,443
COUNTY OF LAKE	0.494197	\$189.99	-0.26	- Home Improvement	
COUNTY OF LAKE PENSION	0.103550	\$39.81	-0.62	- Disabled Vet Homestead	
DIAMOND LAKE SCHOOL DISTRICT #76	4.461807	\$1,715.25	-4.39	x State Multiplier	1.000
DIAMOND LAKE SCHOOL DISTRICT #76 PENSION	0.160418	\$61.67	8.11	= Equalized Value	\$38,443
FOREST PRESERVE	0.169525	\$65.17	-0.86	+ Farm Land & Bldg Assessed Value	
FOREST PRESERVE PENSION	0.009380	\$3.61	-0.50	+ State Assessed Pollution Control	
STEVENSON HIGH SCHOOL DISTRICT #125	2.959332	\$1,137.66	-10.97	+ State Assessed Railroads	
STEVENSON HIGH SCHOOL DISTRICT #125 PENSION	0.132976	\$51.12	49.05	= Total Assessed Value	\$38,443
VERNON AREA PUBLIC LIBRARY DIST	0.284108	\$109.23	2.79	- General Homestead Exemption	
VERNON AREA PUBLIC LIBRARY DIST PENSION	0.028179	\$10.83	0.17	- Sr. Citizen Homestead Exemption	
VIL OF MUNDELEIN	0.922503	\$354.63	-11.34	- Senior Freeze	
VIL OF MUNDELEIN PENSION	0.547230	\$210.37	-7.62	- Returning Veterans Homestead	
MUNDELEIN PARK AND REC DIST	0.396455	\$152.41	-2.08	- Disabled / Disabled Veterans	
MUNDELEIN PARK AND REC DIST PENSION	0.069104	\$26.57	2.02	- Natural Disaster Homestead	
ROAD AND BRIDGE-VERNON	0.000000	\$0.00	-14.80	= Taxable Valuation	\$38,443
TOWNSHIP OF VERNON	0.095067	\$36.54	15.64	x Tax Rate	11.127356
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.000056	\$0.02	0.02	= Real Estate Tax	\$4,277.70
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$4,277.70
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 06/30/2022	\$32.08
				+ Cost	\$0.00
				- Payment applied to Principal/Tax Sale	\$0.00
				=*SEE CLERK TO REDEEM*	

TOTALS	11.127356	\$4,277.70	25.44
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LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

1

Tax Year 2021

15-06-101-004



15-06-101-004

**STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039**

PRIOR TAXES SOLD.

2021 1st Installment due by **06/06/2022**

Interest calculated as of 06/30/2022

\$4,527.54 DUE

150610100400000000446063202117

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

2

Tax Year 2021

15-06-101-004



15-06-101-004

**STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039**

PRIOR TAXES SOLD.

2021 2nd Installment due by **09/06/2022**

Interest calculated as of 06/30/2022

\$4,460.63 DUE

150610100400000000446063202125

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
15-06-101-004	2021	16083	0.0000		\$240,546
Property Location: 319 E IL ROUTE 83 MUNDELEIN IL 60060					
Legal Description: FRED&RUSSELL TOWNER SUB LOT 4					
Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.293469	\$235.30	2.26	Land Assessed Value	\$36,268
COUNTY OF LAKE	0.494197	\$396.22	-0.55	+ Building Assessed Value	\$43,906
COUNTY OF LAKE PENSION	0.103550	\$83.02	-1.31	- Home Improvement	
DIAMOND LAKE SCHOOL DISTRICT #76	4.461807	\$3,577.21	-9.17	- Disabled Vet Homestead	
DIAMOND LAKE SCHOOL DISTRICT #76 PENSION	0.160418	\$128.61	16.91	x State Multiplier	1.000
FOREST PRESERVE	0.169525	\$135.92	-1.79	= Equalized Value	\$80,174
FOREST PRESERVE PENSION	0.009380	\$7.52	-1.05	+ Farm Land & Bldg Assessed Value	
STEVENSON HIGH SCHOOL DISTRICT #125	2.959332	\$2,372.61	-22.92	+ State Assessed Pollution Control	
STEVENSON HIGH SCHOOL DISTRICT #125 PENSION	0.132976	\$106.61	102.30	+ State Assessed Railroads	
VERNON AREA PUBLIC LIBRARY DIST	0.284108	\$227.79	5.81	= Total Assessed Value	\$80,174
VERNON AREA PUBLIC LIBRARY DIST PENSION	0.028179	\$22.59	0.35	- General Homestead Exemption	
VIL OF MUNDELEIN	0.922503	\$739.61	-23.64	- Sr. Citizen Homestead Exemption	
VIL OF MUNDELEIN PENSION	0.547230	\$438.73	-15.90	- Senior Freeze	
MUNDELEIN PARK AND REC DIST	0.396455	\$317.86	-4.34	- Returning Veterans Homestead	
MUNDELEIN PARK AND REC DIST PENSION	0.069104	\$55.40	4.20	- Disabled / Disabled Veterans	
ROAD AND BRIDGE-VERNON	0.000000	\$0.00	-30.86	- Natural Disaster Homestead	
TOWNSHIP OF VERNON	0.095067	\$76.22	32.62	= Taxable Valuation	\$80,174
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.000056	\$0.04	0.04	x Tax Rate	11.127356
				= Real Estate Tax	\$8,921.26
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$8,921.26
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 06/30/2022	\$66.91
				+ Cost	\$0.00
				- Payment applied to Principal/Tax Sale	\$0.00
				=*SEE CLERK TO REDEEM*	

TOTALS 11.127356 \$8,921.26 52.96

Complaints



Address **301** **E** ROUTE **83** PIN **1506101003**

Taxpayer Name **MILOS** **BOZIC** **1506101003**

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

Complaint Number	Received By	How Received	Complainant	Status	Referred To
C17-01-061	Kathy Kluge	Direct Observation	Building Department	Active	Kathy Kluge
C17-01-061 C09-06-010	Kathy Kluge Diane Kout	Direct Observation Telephone	Building Department Concerned Citizen	Active Closed	Kathy Kluge Kathy Kluge

Status	Date	UserName	Alleged Complaint as Received	Date of Complaint
Active	01/27/17	kkluge	Accessory structures are in major disrepair on this property and 319 route 83 are attached.	01/26/2017
Active	11/08/17	kkluge		
Active	11/08/17	kkluge		
Active	12/08/17	kkluge		

Contact Information

Tax Payer	Stoja Bozich	Type	Tax Payer
		Name	
		Address	
		City/State/Zip	
		Phone	() - Ext.
		Cell Phone	() - Fax () -
		Email	

Notes

Complaints

Address **301** **E** ROUTE **83** PIN **1506101003**

Taxpayer Name **MILOS** **BOZIC** **1506101003**

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

Complaint Number	Received By	How Received	Complainant	Status	Referred To
C09-06-010	Diane Kout	Telephone	Concerned Citizen	Closed	Kathy Kluge
C17-01-061	Kathy Kluge	Direct Observation	Building Department	Active	Kathy Kluge
C09-06-010	Diane Kout	Telephone	Concerned Citizen	Closed	Kathy Kluge

Status	Date	UserName	Alleged Complaint as Received	Date of Complaint
Active	06/02/09	dgilbert	[REDACTED] CALLED TO COMPLAIN THAT THIS PROPERTY HAS TALL GRASS/WEEDS AGAIN.	06/02/2009
Closed	06/05/09	kmueeller		

Contact Information

Complainant	Type
[REDACTED]	Complainant
Name	[REDACTED]
Address	[REDACTED]
City/State/Zip	[REDACTED]
Phone	[REDACTED]
Cell Phone	[REDACTED]
Email	[REDACTED]

Notes

[REDACTED]

Complaints

Address 319 E ROUTE 83 PIN 1508101004

Complaint Number	Complainant	Status	Referred To	Alleged Complaint as Received
C22-06-152	Other	Active	Kathy Kluge	Property weeds rubbish and trees.
C22-06-152	Other	Active	Kathy Kluge	
C17-01-060	Building Department	Active	Kathy Kluge	
C16-05-057	Building Department	Closed	Kathy Kluge	
C14-06-074		Closed	Kathy Kluge	

Actions

Date of Action	Employee	Type of Action	Follow Up Date	Notes
06/30/2022	Kathy Kluge	Email	June 30, 2022	Good afternoon Mr. Rios, Please visit the above referenced property, 301.3, 319 E Route 83, Mendota, IL 61460. The property is located on the corner of Route 83 and 319 E Route 83. The property is currently vacant and the owner is requesting a permit to build a structure on the property. The property is currently vacant and the owner is requesting a permit to build a structure on the property. The property is currently vacant and the owner is requesting a permit to build a structure on the property. Here is a copy of the property's title. The title is located on the property's title. The title is located on the property's title. The title is located on the property's title. Please understand that the property's title is located on the property's title. The title is located on the property's title. The title is located on the property's title. The title is located on the property's title. The title is located on the property's title. The title is located on the property's title. Thank you for your consideration.
06/30/2022	Kathy Kluge	Email	06/30/2022	

Details of Complaint

Date Entered 06/30/2022
 Entered By Kathy Kluge
 Description Vacant structures and land
 Ordinance 301.3

Details (Will appear in NOV Letter)

Description

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Required Actions

(Will appear in NOV Letter)

Actions:

Historical Actions

Good afternoon Ms. Kluge.

Please visit the above-referenced property, 301 - 319 E Route 83, Mundelein, P.I.N.(s) 15 06 101 003 0000 and 15 06 101 004 000. Despite sworn representations that the site is "vacant" on a recently submitted zoning map change, variation, and special-use permit application, the property is improved with a single-family residence. From public viewing perspectives, however, the property appears to include some noxious weeds, dangerous trees, and rubbish and garbage. Other violations, related to the structure, also appear likely.

More strikingly, despite sworn representations that the property's use is "none," the residence is identified as the Principal Office of "319 IL 83 LLC," the subject applicant. (See attached IL Secretary of State LLC File Detail Report.)

Please understand that the pending application should have no bearing on the owner's duty to keep the property in compliance with applicable code. A record that the site is, in fact, improved and in use despite sworn attestations otherwise on Page 1 of the application is also important.

Thank you for your consideration.

Complaints

Address **319** **E** ROUTE **83** PIN **1506101004**

Complaint Number	Complainant	Status	Referred To	Alleged Complaint as Received
C17-01-060	Building Department	Active	Kathy Kluge	Accessory structures are in disrepair. property tax is in the rears
C22-06-152	Other	Active	Kathy Kluge	
C17-01-060	Building Department	Active	Kathy Kluge	
C16-05-057	Building Department	Closed	Kathy Kluge	
C14-06-074		Closed	Kathy Kluge	

Actions

Date of Action	Employee	Type of Action	Follow Up Date	Notes
02/01/2017	Kathy Kluge	Telephone Call		left message with
02/01/2017	Kathy Kluge	Telephone Call		

Details of Complaint

Date Entered **02/01/2017**
Entered By **Kathy Kluge**
Description **Accessory Structures**
Ordinance **302.7**

Details (Will appear in NOV Letter)

Description

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Required Actions

(Will appear in NOV Letter)

Actions:

Historical Actions



VILLAGE OF

Mundelein

Incorporated in 1909

SUMMER 2022

INSIDE THIS EDITION

2022 Community Days
COMPLETE SCHEDULE

Community Days Bands -
Top-Notch Entertainment

Gold Star Business
Award Recipients

Oak Creek Plaza Update -
Townes at Oak Creek

MPD K-9 Titan Retires

Mundelein Roads Program

2022 Business Registrations
DUE NOW!

Beautification Committee
News

SAVE THE DATE!
Mundelein Grand Prix
Races Back to Mundelein
7-25-2022



Message From the Mayor

Dear Fellow Residents,

Happy Summer to everyone. I am so pleased that life is starting to get back to normal after two very long and difficult years. I commend our business owners for their tenacity and resilience, and I thank all our residents for their support of our local economy. Here is a quick update on Mundelein happenings.

Community Days July1-4!

The complete Mundelein Community Days schedule of events is featured in this newsletter. As always, I commend the Community Days Commissioners for their tireless efforts behind the scenes to make sure this festival continues to be THE BEST EVER! Our spectacular fireworks display takes place on July 4, the parade will be on July 3, and live entertainment from top name bands will perform all four days. The carnival runs for the full four days, as well. Parents-please be sure to take advantage of reduced prices July 2 & 3 from 2:00 p.m. to 5:00 p.m.

Congratulations Mundelein High School Varsity Baseball!

On behalf of the Board of Trustees, I offer our spirited CONGRATULATIONS to the Men's Varsity Baseball team (29-6) on their incredible season culminating in a TRIP TO THE CLASS 4A STATE TITLE GAME! While Mundelein earned State Runner-Up, we are so proud of the entire team and Coach Randy Lerner and his entire coaching staff for a truly inspirational, exciting, and

memorable baseball season. YOU MAKE MUNDELEIN PROUD!

Oak Creek Plaza Redevelopment

I hope you've seen the progress, thus far, on the former Oak Creek Plaza site. Demolition is nearly complete and site prep is underway. National homebuilder D.R. Horton will soon begin to develop 222 townhouse units for the Townes at Oak Creek. The townhomes will feature two- and three-bedroom models ranging in size from 1,579 SF to 1,756 SF. DR Horton did a wonderful job with Mundelein's Lake Ridge Townhome development and we trust this latest project will exceed our expectations. We're looking forward to watching the development unfold and ultimately transform this entire parcel into a beautiful residential area ideally situated in Mundelein.

Mundelein Grand Prix-Intelligentsia Bike Race - Save the Date!

I hope you have heard the good news by now! The Intelligentsia Cup-Mundelein Grand Prix professional cycling event is

- continued on page 9

Village of Mundelein

GOVERNOR'S HOMETOWN
AWARD WINNER

TOP 100 SAFEST CITIES IN AMERICA -
RANKED 44

10 BEST CHICAGO SUBURBS
FOR YOUNG COUPLES

10 BEST CHICAGO SUBURBS
FOR FAMILIES

MUNDELEIN HIGH SCHOOL - TOP 100
PUBLIC HIGH SCHOOL IN ILLINOIS

MUNDELEIN PARKS AND RECREATION
DISTRICT - ILLINOIS DISTINGUISHED
ACCREDITED AGENCY

CALEA ACCREDITED - THE GOLD
STANDARD IN PUBLIC SAFETY
ACCREDITATION

RECIPIENT NEW URBANISM
MERCY MERIT AWARD FOR
MASTER REDEVELOPMENT
IMPLEMENTATION PLAN

MOODY'S AA2 RATING -
THIRD HIGHEST GRADE FOR
FINANCIAL MANAGEMENT

RECIPIENT OF SUNSHINE AWARD
FOR GOVERNMENT TRANSPARENCY

MUNDELEIN VILLAGE
ADMINISTRATOR - 2017 PLANNING
ADVOCATE AWARD RECIPIENT,
AMERICAN PLANNING ASSOCIATION
-ILLINOIS CHAPTER (APA-IL)

REGIONAL TRANSIT AUTHORITY
(RTA) COMMUNITY PLANNING
IMPLEMENTATION SUCCESS STORY

September 24, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE

Proposed "Market Lane Townhouse Development"
301-319 E. IL Rt 83, Mundelein, IL
Presently Scheduled PZC Hearing: October 1, 2025

Dear Planning and Zoning Commission:

My name is Robert Lass. I am an owner/occupant of 7066 RFD, Long Grove, IL, a single-family home within 250 feet of the above-referenced, proposed project.

With this letter, I **request a continuance of the hearing before the Village of Mundelein Planning and Zoning Commission**, which I understand is presently scheduled for October 1, 2025. I have questions and concerns about the proposed project and need additional time for review and analysis.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read "Robert Lass", with a long horizontal flourish extending to the right.

Robert Lass
7066 RFD
Long Grove, IL