

**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.

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

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed [Yes 6, No 0, Abstained 0]</b>                           |
| <b>MOVER:</b>    | Commissioner J. Holden                                             |
| <b>SECONDER:</b> | Commissioner S. Petti                                              |
| <b>AYES:</b>     | T. Roswick, K. Anderson, J. Holden, S. Petti, K. Teehan, T. Wilson |
| <b>NAYS:</b>     | None                                                               |
| <b>ABSTAIN:</b>  | 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 Sloat of 310 Banbury Road was sworn in. Mr. Sloat 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. Sloat elaborated on the proposed plan of improvements. Mr. Sloat 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.

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

### **Close Public Hearing**

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

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

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

Commissioner 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.

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

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

**Close Public Hearing**

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

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

*Erin Swanson*

Erin Swanson, Recording Secretary

[illegible]

**PHONE/EMAIL**[illegible]



# **Village Staff Overview: 310 Banbury Road**

**September 3, 2025**



# Location Map: 310 Banbury Road





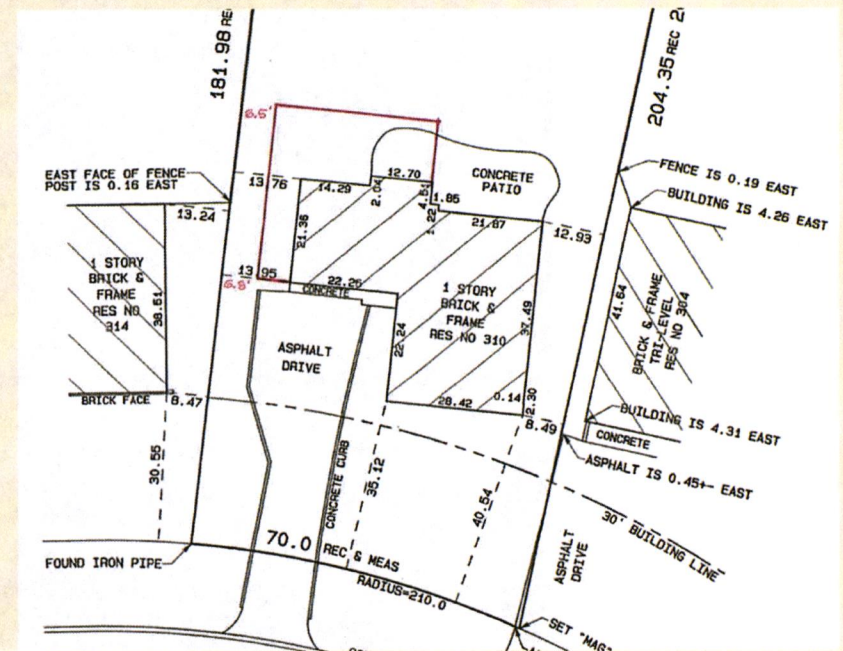
# Aerial





# Background

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







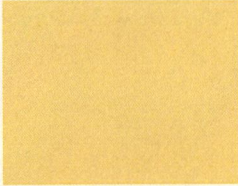
Western Property Line



Required Interior Side Yard  
Setback: Eight (8) Feet

Location of the  
Proposed  
Addition

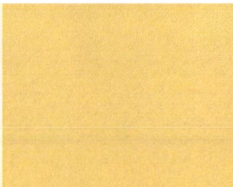




## **Building Additions Requirements**

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





# Zoning Request

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

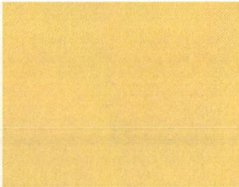




# Comprehensive Plan

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





## **Analysis: Neighborhood Density and Character**

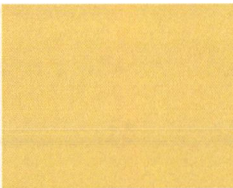
- The Loch Lomond neighborhood was originally developed under Lake County's jurisdiction prior to its annexation into the Village of Mundelein.
- This property is a typical lot within the subdivision, measuring 15,086 square feet, slightly larger than the neighborhood average of 14,400 square feet.
- The Zoning Ordinance is generally written to accommodate the more common Village-wide lot size of approximately 7,500 square feet.



- 10







## 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

|                                                                                                                                                                                                                                                                                                                                        |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER</b>                                                                                                                                                                                                                                                                                                                     | PZ2025-0028                                                                                                           |
| <b>PUBLIC HEARING DATE</b>                                                                                                                                                                                                                                                                                                             | September 3, 2025                                                                                                     |
| <b>VARIATION</b>                                                                                                                                                                                                                                                                                                                       | A variation from Table 20.28-2 of Section 20.28.030 granting relief from the minimum interior side yard requirements. |
| <b>Motion</b> 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 <b>approval</b> 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 &amp; Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>                                                        |                                                                                                                       |
| <b>1. The strict application of the terms of this Ordinance will result in undue hardship;</b>                                                                                                                                                                                                                                         |                                                                                                                       |
| 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.                                                                         |                                                                                                                       |
| <b>2. The plight of the owner is due to unique circumstances;</b>                                                                                                                                                                                                                                                                      |                                                                                                                       |
| 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. |                                                                                                                       |
| <b>3. The variation, if granted, will not alter the essential character of the locality;</b>                                                                                                                                                                                                                                           |                                                                                                                       |
| 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 &amp; Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>                                                                                                                             |                                                                                                                       |
| <b>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.</b>                             |                                                                                                                       |
| The Commission finds that there is hardship attributable to the shape, surroundings, and topographical conditions of the property.                                                                                                                                                                                                     |                                                                                                                       |
| <b>2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.</b>                                                                                                                                                                                   |                                                                                                                       |
| 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.                                                                                                                                     |                                                                                                                       |
| <b>3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.</b>                                                                                                                                                                                            |                                                                                                                       |
| The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.                                                                                                                                                                                      |                                                                                                                       |
| <b>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.</b>                                                        |                                                                                                                       |
| 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.                                                                  |                                                                                                                       |
| <b>5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.</b>                                                                                                                                                                                                             |                                                                                                                       |

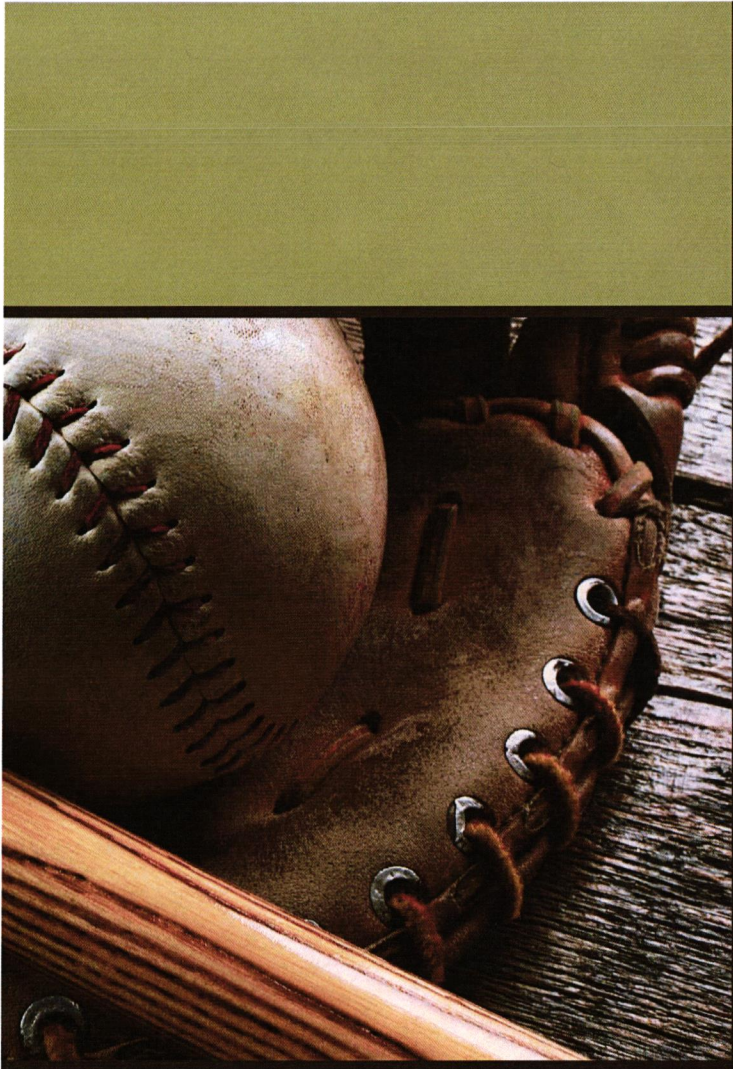


The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

**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)

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### **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**



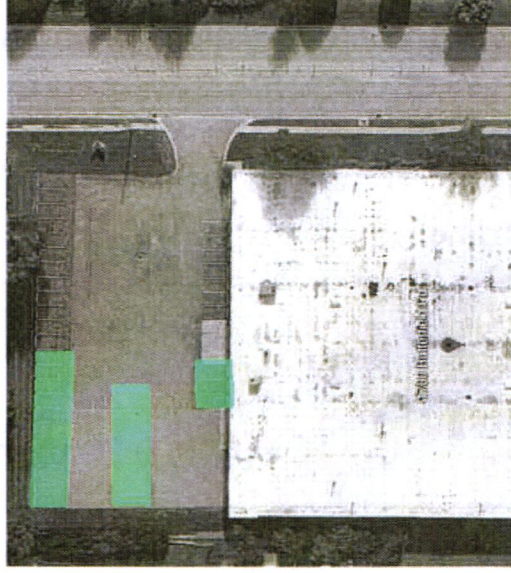
## EXHIBIT D

### 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



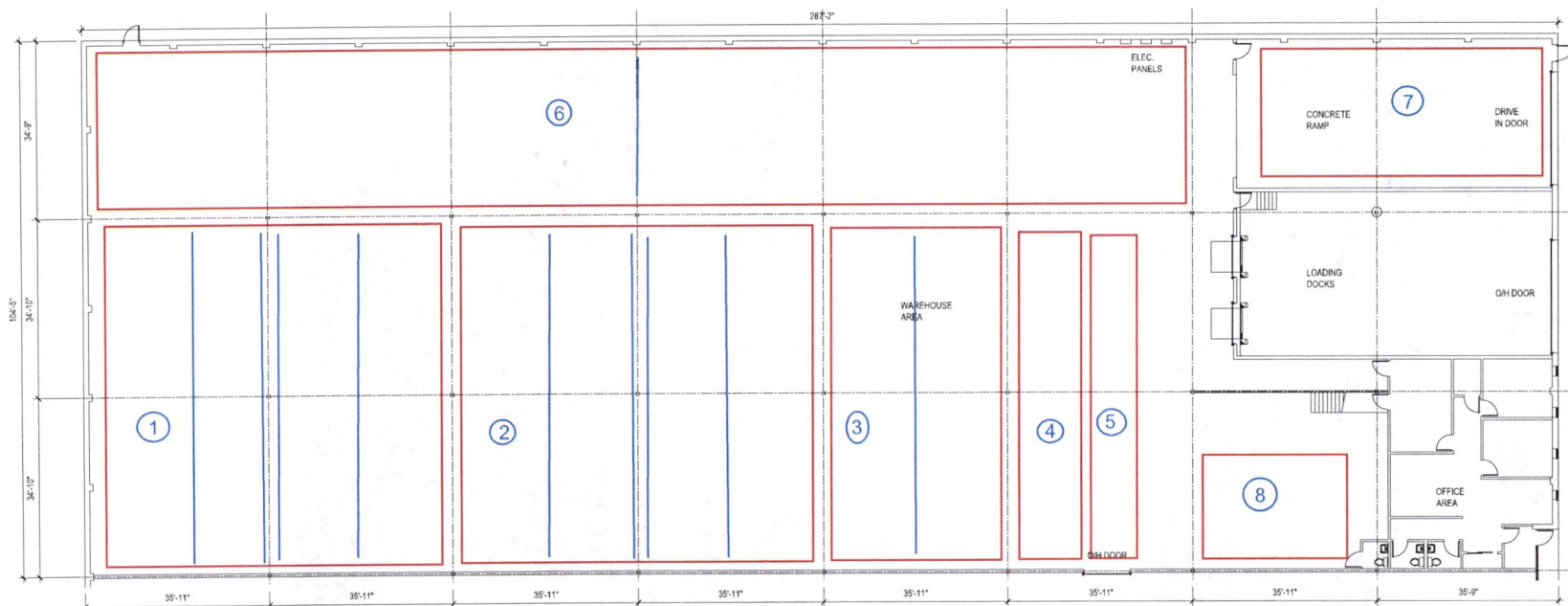
**Current Parking Lot**



**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.        |
| <b>TOTAL BLDG. AREA</b> | <b>60,018 S.F.</b> |

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 #



Navamar 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

**From:** Erin Swanson

**Sent:** Wednesday, September 3, 2025 10:49 AM

**To:** Isabel Guadarrama <iguadarrama@mundelein.org>

**Cc:** Amanda Orenchuk <aorenychuk@mundelein.org>

**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 was misleading.
  - 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](mailto:eswanson@mundelein.org)



## FINDINGS OF FACT – VARIATION

|                                                                                                                                                                                                                                                                                                            |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>CASE NUMBER</b>                                                                                                                                                                                                                                                                                         | PZ2025-0032                                                                                        |
| <b>PUBLIC HEARING DATE</b>                                                                                                                                                                                                                                                                                 | September 3, 2025                                                                                  |
| <b>VARIATION</b>                                                                                                                                                                                                                                                                                           | Variation to allow an art studio for a practice facility in the M-1 General manufacturing district |
| On September 3, 2025, the Planning and Zoning Commission voted 6-0 for <b>approval</b> 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 &amp; Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>                            |                                                                                                    |
| <b>1. The strict application of the terms of this Ordinance will result in undue hardship;</b>                                                                                                                                                                                                             |                                                                                                    |
| 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. |                                                                                                    |
| <b>2. The plight of the owner is due to unique circumstances;</b>                                                                                                                                                                                                                                          |                                                                                                    |
| 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.                                                                                         |                                                                                                    |
| <b>3. The variation, if granted, will not alter the essential character of the locality;</b>                                                                                                                                                                                                               |                                                                                                    |
| The requested variation will not alter the essential character of the locality, as the proposed use is mostly being used for baseball practice for minors who do not drive and are dropped off by an adult.                                                                                                |                                                                                                    |
| <i>The Zoning Administrator, Planning &amp; Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>                                                                                                 |                                                                                                    |
| <b>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.</b> |                                                                                                    |
| 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.                                                        |                                                                                                    |
| <b>2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.</b>                                                                                                                                                       |                                                                                                    |
| 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.                                                                                                         |                                                                                                    |
| <b>3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.</b>                                                                                                                                                                |                                                                                                    |
| The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.                                                                                                                                                          |                                                                                                    |
| <b>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.</b>                            |                                                                                                    |
| 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.                                      |                                                                                                    |
| <b>5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.</b>                                                                                                                                                                                 |                                                                                                    |
| The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.                                                                                                                                                                 |                                                                                                    |
| <b>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.</b>                                                                                                  |                                                                                                    |
| The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.                                                                                                            |                                                                                                    |



## FINDINGS OF FACT – VARIATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>CASE NUMBER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PZ2025-0032                                        |
| <b>PUBLIC HEARING DATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | September 3, 2025                                  |
| <b>VARIATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Reduction in the required number of parking spaces |
| On September 3, 2025, the Planning and Zoning Commission voted 6-0 for <b>approval</b> 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 &amp; Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>                                                                                                                                                                                                                                                                 |                                                    |
| <b>1. The strict application of the terms of this Ordinance will result in undue hardship;</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                    |
| 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. |                                                    |
| <b>2. The plight of the owner is due to unique circumstances;</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |
| 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.                                                                    |                                                    |
| <b>3. The variation, if granted, will not alter the essential character of the locality;</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                    |
| The requested variation will not alter the essential character of the locality, as the proposed use is mostly being used for baseball practice for minors who do not drive and are dropped off by an adult.                                                                                                                                                                                                                                                                                                                                     |                                                    |
| <i>The Zoning Administrator, Planning &amp; Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>                                                                                                                                                                                                                                                                                                                                      |                                                    |
| <b>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.</b>                                                                                                                                                                                                                                      |                                                    |
| 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.                                                                          |                                                    |
| <b>2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |
| 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.                                                                                                                                                                    |                                                    |
| <b>3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    |
| The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.                                                                                                                                                                                                                                                                                                                                                                                               |                                                    |
| <b>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.</b>                                                                                                                                                                                                                                                                 |                                                    |
| 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.                                                                                                                                                                                                                                                                           |                                                    |
| <b>5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |
| The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.                                                                                                                                                                                                                                                                                                                                                                                                      |                                                    |



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

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

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