

AGENDA

PLANNING AND ZONING COMMISSION MEETING

October 15, 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 October 1, 2025
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. PZ2025-0036 – Best Self Storage – 3400 W. Route 60 - Variations regarding Use, Parking Spaces, Photometric Plan, and Design Standards
- 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**

October 1, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on October 1, 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

Role Call

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

Board Attendance

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

ABSENT:

Village Attendance

PRESENT: Senior Planner C. Malec, Recording Secretary E. Swanson

MINUTES APPROVAL

**Approve the Planning and Zoning Commission Regular meeting minutes from
September 3, 2025**

S. Petti moved, seconded by K. Teehan, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from September 3, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

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

There was no general public commentary.

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

OLD PZC BUSINESS

There was no old PZC business.

NEW PZC BUSINESS

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

Open Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to open Public Hearing PZ2025-0035.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec presented the attached PowerPoint and gave a brief overview and history of the case. The petitioner is requesting an amendment to the zoning map and approval of a preliminary Planned Unit Development for the Solaria Crossings townhouses to be located at 301 & 319 E. Route 83.

Mr. John Sopata of Long Grove briefly interrupted asking when his written request for a continuance of the case would be considered. Chairman T. Roswick clarified the procedure of the Public Hearing stating that after the staff presentation, the petitioner would present, and after that would be public commentary where the members of the

public can ask questions and bring to light concerns regarding the petition.

Petitioner Presentation

Peter Bezos, Attorney representing Verve Ventures gave the attached PowerPoint presentation. Mr. Bezos stated that the petitioner feels that the proposed townhouse development would create the highest and best use of the land.

Venu Kakumanu of Verve Ventures reiterated the presentation by Mr. Bezos and stated that a zoning of R-5 for the lot would create a transition zone between the residential neighborhood to the south and the commercial developments to the north.

Hemal Purohit, Architect of Verve Ventures spoke of the thoughtfulness of the design. He stated that they chose to have an introverted, inner facing community. He further discussed the target demographic being young families and young professionals. Mr. Purohit further reviewed the combination of materials proposed in the building facade.

Veer Abhijit, Civil Engineer of Verve Ventures reviewed the engineering of the site plan including the driveways, green space, and retention pond on the property.

K. Garesche inquired if the petitioner was contacted for the purchase of the land to be used for the proposed expansion by IDOT. The petitioner stated that they are expecting to be contacted, but as of the meeting date, they had not yet been formally contacted.

K. Anderson asked questions regarding the detention area and the setback as it relates to the IDOT expansion.

T. Roswick asked if the pond would be a retention or detention pond. The petitioner stated it would be both. It would keep water up to 2 inches deep, but more than that would trigger water being drained out of the system within 48 hours.

K. Garesche inquired about the guest parking spaces and if those would be jointly owned by all unit owners. The petitioner stated that the spaces are planned to be maintained by the HOA, but had not hammered out all the details yet regarding the rules for visitor parking spaces.

T. Roswick asked if the property is currently unoccupied. The petitioner stated that to his knowledge the property is vacant and has been for some time.

S. Petti asked about the parking spaces and if that would be enough. The petitioner stated that each townhouse would have a 2-car garage and 2 additional parking spaces in the driveway. The proposed 9 additional visitor parking spaces would be in addition. Mr. Petti asked if there would be any street parking available. C. Malec stated that the street is not wide enough to allow for street parking, but the current plan exceeds the

requirement for parking spaces.

K. Gareshe inquired as to if there was a crosswalk across route 83 to get from the subject property to the commercial areas. The commission does not believe that there is currently any crosswalk, but the IDOT plans can be checked to see if there is a plan to put one in. It was later confirmed that there is a plan to put in a crosswalk.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

The Chairman swore in all who wished to speak simultaneously.

Robert Lass of 7066 RFD, Long Grove, Illinois, spoke on the petition. Mr. Lass expressed concerns about the impact the development would have on the other residents of the Towners subdivision. He stated that the entrance and egress on Willow Spring Road could cause further traffic issues. As it stands the left turn lane onto route 60 will only accommodate 3 standard-sized vehicles. He also expressed concerns with the short light at the intersection. His fear is the additional pressure caused by the additional residents will force them to drive further into the subdivision, and his concern is that it is a residential neighborhood with narrow streets.

Pamela Eulberg of 7045 Willow Spring Road, Long Grove, Illinois, spoke on the petition. Ms. Eulberg stated that she agreed with the statements made by Mr. Lass, and stated that over the 4 years that they have lived at their current address, there has been an increase in cut-through traffic through the neighborhood. She has concerns with the safety of pedestrians and the lack of lights in the neighborhood. She also stated that she has concerns with having a retention pond added to the subdivision and that it might cause flooding.

K. Garesche asked if the Towner's neighborhood has a homeowners association. Mr. Gerstenbrand stated that they do not have a homeowners association, only a water association.

Konrad Gerstenbrand of 7044 Osage, Long Grove, Illinois, spoke on the petition. He stated that he has been a resident there since 1977 and is the current treasurer of the water association. He agrees with the concerns regarding the traffic patterns brought forth by his neighbor. He also shared concerns with the short duration of the light to get onto 60/83.

Madeline Longobardi of 7048 Osage, Long Grove, Illinois, spoke on the petition. She stated that she disagrees with the petitioner about the lot being difficult to sell as a single-family lot. She felt that the large lot was attractive, but the house currently on the lot needs to be repaired. She shared similar concerns regarding traffic and the

density of the project.

Jodi Van Dahm of 7047 Willow Spring Road, Long Grove, Illinois, spoke on the petition. Ms. Van Dahm stated that she purchased her house a year ago and expressed concerns with the noise and light that she would expect to be coming from the development. She also shared concerns with the lack of parking and expects future residents parking directly in front of her house on Willow Spring.

John Sopata of 7057 Osage, Long Grove, Illinois, spoke on the petition. Mr. Sopata stated that there was a letter sent by the Village of Long Grove regarding concerns with the development. (The letter referenced was received by the Village of Mundelein after the agenda was published and is attached at the end of the minutes). He further stated that he would like to request a continuance because the proposal of a multi-family development in that location in proximity to their single-family neighborhood is a lot to digest. He has concerns with 21 townhouses on a lot that is currently zoned for one. Mr. Sopata also stated that there is no traffic study for this project. Though Ms. Malec shared that there was a traffic study for the previously proposed gas station, there was no traffic study provided for this proposed development. He stated that he wanted to correct a statement made by Ms. Malec earlier and said that all the special use standards needed to be met. Ms. Malec clarified that the earlier statement made earlier was in reference to the Map Amendment Standards. According to the code it states "The approval of amendments is based on a balancing of these standards" and do not all have to be individually met, as with Special Use Standards.

Mr. Sopata shared a publication from 1976 regarding the subdivision well. He stated that there is a line that suggests that the aquifer depth is 85 feet. Mr. Sopata stated that the burden is on the applicant to prove that there is not going to be a negative effect of the development on the well, and they did not provide a hydro-geologic study.

K. Garesche requested clarification on the requested continuance. Ms. Garesche stated that Mr. Sopata asked for a 30-60 day continuance of the hearing, and asked as to what the additional time is requested for? Is he requesting anything specific?

Mr. Sopata stated that he has been working hard for many years and maybe he could pay for a traffic study. Ms. Garesche asked if he wanted a traffic study to be done during that requested continuance, and stated that she is requesting clarification as to what he is hoping to accomplish during the requested continuance time. Mr. Sopata stated that he could hire an engineering company to do a traffic study or that he could hire a hydro-geologist to evaluate the effects of this project, he could also have time to do additional research on the restrictive covenants from 1949.

Mr. Sopata stated that there was no testimony from a realtor or real estate

professional regarding the hardship. He felt that the property has value right now as a single family lot consistent with other lots in Mundelein. He felt that any decrease in value is due to the past property owner's neglect. As to the continuance request, he does not see an emergency that would justify moving the petition forward. He stated that he is requesting time to give him a chance to digest the dramatic change in zoning. He further stated that the applicant didn't include information about the cut-through traffic through the subdivision in their application and requested again for a 60 day continuance of the hearing to give the neighbors a chance to digest the information.

Jessica Permania of 7051 Osage, Long Grove, Illinois, spoke on the petition. Ms. Permania stated that she would also like to request a continuance as she felt there was not enough time allowed to take in all the information. Ms. Permania stated that they had purchased their specific house because it is a hidden subdivision without sidewalks. The development would force people to drive into their subdivision. Ms. Permania presented the Long Grove comprehensive plan and stated that Long Grove prefers to have as much nature areas as possible. She suggested that the commission read through some of the Long Grove comprehensive plan when they have a chance. She stated that it is a small neighborhood and it is obvious to the residents when someone is cutting through who doesn't live in the neighborhood. She felt that adding in another 21 units would add another 80-100 individuals into their neighborhood. Ms. Permania asked the commission if it was possible to have a 20-foot tall fence installed and asked why they couldn't just have the entrance on 60/83 instead of along Willow Springs.

Mr. Lass wished to speak again on the petition. He submitted a hand-written request for a continuance from another resident who was unable to attend the meeting.

Chairman T. Roswick asked if there was any further public commentary.

Mr. Bezos, legal representation for the applicant, reiterated the concerns of the neighbors on traffic, lighting, potential well contamination, meeting the standards, parking on subdivision streets, and the requests for a continuance. Mr. Bezos handed out a map on the site (attached). The Mundelein comprehensive plan lists the future use of the site as flexible. The proposed townhouse use fits within that use. Mr. Bezos reviewed the trip generation estimates and stated that this is not a large traffic generating project. Mr. Bezos reviewed the photometric plan showing that they plan to conform to Village codes regarding lighting and the project will have downcast lighting to reduce the impact to the neighbors. In regards to the well, the IEPA would have allowed a gas station on the same site previously which had larger potential for contamination. The townhouse project without basements has no contamination source. Mr. Bezos stated that in regard to the claim that the project does not meet the standards to grant a map amendment, the project meets 10 out of 12 of the standards as is and repeated the specific text from the ordinance "The approval of amendments is based on a balancing of these standards." Whereas the special use standards must all

be met. He further stated that a small, two-acre parcel located on a busy street does not lend itself to detached single-family development. He stated that the petitioner has met all the requirements for the requests and has given supplemental information regarding the neighbors' concerns. Therefore, it does not warrant a continuance.

Mr. Sopata wished to speak again on the petition. He gave some history on his perspective of the carwash petition and stated the the IEPA did have concerns and the carwash had to reconfigure the site in order to move forward. Mr. Sopata quoted some of the mechanical requirements for placing a well near a sewage system.

Chairman T. Roswick asked again if anyone would like to provide public commentary. Nobody indicated they would like to speak. Mr. Roswick asked C. Malec if the Village had received any other commentary. She indicated that the only written commentary received was provided (and is attached to these minutes).

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

K. Garesche asked about the letter received from Long Grove. One of the members of the public addressed the letter and indicated that the Village of Long Grove had also requested a continuance. However, after reading, it did not mention a continuance request and only requested that certain topics be considered, so she requested clarification to make sure she had the correct letter. It was confirmed that the letter dated October 1 (attached to these minutes) was the only one received from Long Grove and requested that specific topics are addressed by the commission regarding the application.

J. Holden spoke on the IDOT plans to widen 60/83 and modernize the traffic light. She asked staff if there is any additional information regarding the traffic light and what changes might be proposed to the timing. C. Malec stated that the information presented is the latest details that IDOT released. The Village does not have information on any proposed changes to the traffic light.

The commission discussed the proposed changes. From reviewing IDOT plans, some inferred that IDOT is attempting to divert traffic out of the area. The commission discussed the Long Grove neighbors' concern with the narrow roads and lack of sidewalks being a danger as well as their desire to keep narrow roads and lack of sidewalks for the character of the neighborhood.

There was further discussion on making an entrance/exit on 60/83. The previously proposed carwash had placed an entrance there, but this development would not have the same volume of traffic that would be generated by a carwash and could be a deterrent to residents of the development attempting to turn left in or out because it

could only be a right-in right-out. Further, it was discussed that while there is currently an access point on 60/83 via a driveway, it may or may not be viable for this project and the widening is up to the discretion of IDOT and could be denied.

T. Roswick stated that upon review of this parcel, it does not appear that low-density, detached single-family is the highest and best use of the property. It has remained undeveloped and unoccupied for many years, and though it has had a handful of inquiries to develop in 12+ years, the uses were always automotive or carwash based and were a less desirable use next to single family. The proposed townhouse development would be an appropriate transitional zoning. There has not been a request to develop as a single-family residence to date.

C. Malec refined the discussion on stormwater management. She wanted to clarify that this development project would be subject to the Lake County Stormwater Management Commission requirements. So they would be required to meet all of the stormwater runoff requirements.

The Village Engineer found that the development is in compliance with the IEPA regulations regarding the concerns with the community well. In regards to the use of the property, it is not a carwash use and it is compatible with the residential uses within the neighborhood. K. Garesche stated that perhaps the development could add something in the declarations regulating the use of pesticides or other forever chemicals to help preserve the health of the community well to the best of their ability. T. Roswick stated that the commission could make that a recommendation for the development.

The commission discussed the lighting concerns. K. Garesche noted that the neighbors have both safety concerns with the lack of lighting, but they also seemed to prefer the lack of lighting within the neighborhood. The Commission asked staff what the lighting requirements would be. C. Malec stated that there is a zero-foot candle requirement at the property. The lighting cannot trespass the property lines. The project meets this requirement.

S. Petti discussed the traffic concerns. There is development ongoing further up route 60/83 some of which are proposed and have not yet begun, and therefore, many of the traffic concerns are not due to this specific development. Mr. John Sopata interrupted the commission discussion to state that he felt that the statement made by S. Petti was a hunch. T. Roswick requested that the commission go back to their discussion.

K. Garesche stated that cut-through concerns could also be addressed by the Village of Long Grove, and it is not fully under Village control. The residents could petition their Village to have a cul-de-sac added to the street at the edge of their Village limits to remove the cut-through traffic entirely.

The commission discussed the architecture and materials proposed by the applicant. K. Anderson felt that he was comfortable with the style of the elevations, but would prefer higher quality materials to be used. T. Roswick asked staff if the design had passed through their review. C. Malec confirmed that the style of the architecture had gone through several iterations with feedback on staff before proceeding to the Planning and Zoning Commission. The applicant agreed to use all fiber cement-level quality siding or greater.

T. Roswick initiated the conversation regarding the request from the residents proposing a continuance on the hearing. It was decided that historically continuances had been required in order for the petitioner to fulfill a request. It was asked of staff what a traffic study, if requested, would accomplish. C. Malec stated that a traffic study is limited to finding whether the current roads could handle the addition of the proposed development and how many trips it is expected to generate, J. Holden restated the point that a traffic study would not verify whether people will cut through Long Grove, only if the roads can handle the added traffic. Therefore, it was found that a traffic study would not provide additional value as there is not a question of whether Route 60/83 can handle 21 Townhouses. J. Holden asked if the development had ever had an entry point proposed on 60/83. With the IDOT planned median location on 60/83, it would severely limit in and out of the development for residents to enter and exit their residents, so an entry point on 60/83 would not be suited for this project. K. Garesche stated that there does not appear to be any new items that the petitioner would need to provide to fulfill a requirement. It was decided that a continuance is not suitable in this case.

Map Amendment Request

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

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner S. Petti
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Preliminary Planned Unit Development Request

K. Garesche moved, seconded by K. Anderson, a **Motion** to recommend approval 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), including the Findings of Fact with recommended edits and the following conditions:

- 1. The townhouse exteriors shall not include aluminum or vinyl siding; only fiber cement quality siding or greater; and
- 2. If this project is found to be in violation of State law or other agency regulation with regards to the nearby well, the Petitioner must address said violations prior to submitting a Final PUD.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Additional Recommendations

K. Garesche moved, seconded by J. Holden, a Motion to make the following recommendations regarding the development at 301 & 319 E Route 83 (PINs: 15-06-101-003 and 15-06-101-004).

- 1. The Petitioner should attempt to resolve the Village Engineer’s concerns over the unit with a one-car garage and one-car driveway by working with Staff. For the Final PUD, the Petitioner should either remove that unit or propose an alternative driveway configuration that is acceptable to the Village Engineer.
- 2. The PZC requests that staff explore options to ease the backup on Willow Spring Road waiting to turn leftbound onto Route 60/83. Avenues could include advocating for a longer light (as part of the IDOT’s planned signal modernization) or extending the length of the left turn lane on Willow Spring Road.
- 3. The Petitioner should work with Staff to develop acceptable language for the covenants regarding limitations on chemicals that could adversely affect the nearby well, and to propose that language when the project returns for Final PUD approval.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
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MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Garesche, a **Motion** to close Public Hearing PZ2025-0035.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, 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

S. Petti moved, seconded by K. Anderson, a **Motion** to adjourn the Planning and Zoning Commission Meeting of October 1, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:14 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: KONRAD GERSTENBRAND	7044 RFD	Phone: 847 566 8285
Company:		Email:
Name: Pam + Karl Eulberg	7045 RFD	Phone: 630-780-7672
Company:		Email:
Name: HIMA KAKUMANU	389 RAYMOND RD	Phone: 847-848-3909
Company:		Email:
Name: Lakshmi Ponnagari	457 HANBURY DR	Phone: 573 645 5965
Company: verve verve		Email:
Name: MADHAVI KAKUMANU		Phone:
Company:		Email:
Name: Jodi Vandahm	7047 RFD	Phone: 630-335-5259
Company:		Email:
Name: Jeff TRUNNELL	7047 RFD	Phone: 224-456-2834
Company:		Email:
Name: Jessica Permania	7051 RFD	Phone: 300 309 7649
Company:		Email:
Name: Don Permanian	7051 RFD	Phone: 630 670 6766
Company:		Email:
Name: ROBERT LASI	7066 RFD	Phone: 847 566 6288
Company:		Email:
Name: Yenu Kakumanu	2243212608	Phone: 224 321 2608
Company:	319-ILRT-83	Email:
Name: John Sopata	7057 Osage	Phone: (312) 719-4174
Company:		Email:
Name: PIETRO ORSI		Phone: 847.366.1312
Company:		Email:

PZ2025-0035
**301 & 319 E. ROUTE 83
SOLARIA CROSSINGS**

Staff Presentation
Colleen Malec, Senior Planner
October 1, 2025

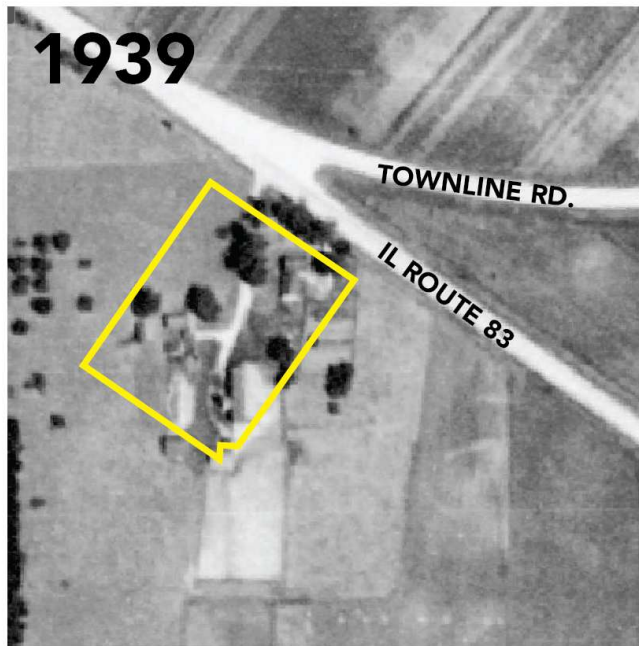


STREET VIEW



HISTORIC AERIALS

1939



1961



2020



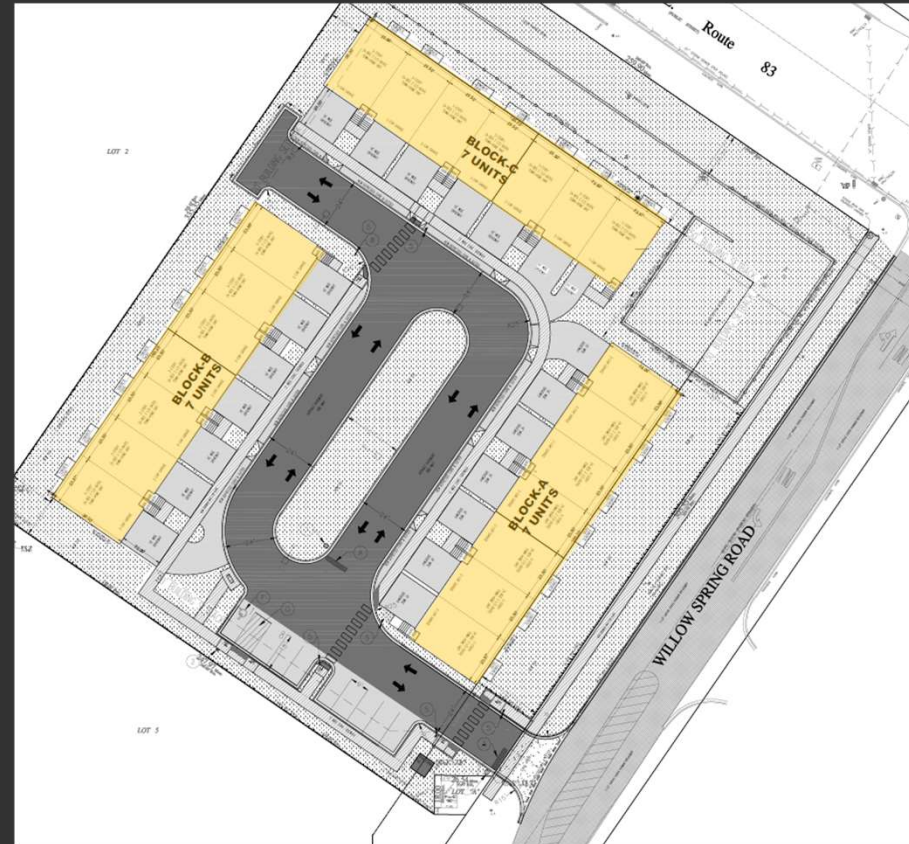


PREVIOUS PROPOSAL (2022)

- **Petitioner:** 319 IL 83, LLC
- **Zoning Requests:**
 - Rezoning to C-2 General Commercial (denied)
 - Special Use for a Car Wash (denied)
 - Setback Variation (approved)
 - Plat of Subdivision (approved)
- **Use:** Automated car wash with self-service vacuums
- **Access:** Route 60/83 only (RIRO)
- **Denied November 2022:** PZC found that an **automotive land use** that generates a large number of trips was not appropriate **adjacent to low density single family**.

NEW PROPOSAL

- **Petitioner:** Verve Ventures LLC
- **When:** Approached Village in mid-2024; has worked with Staff since then to refine site plan, engineering, and architecture.
- **What:** 21 Townhouses – front loaded; three stories
- **Ownership:** Proposed as for-sale. HOA to maintain common areas and roadway.
- **Roadways:** Private roads. One full access point on Willow Spring Road.
- **Parking:** Each unit has two-car garage, two-car driveway. Nine guest parking spaces.



ZONING REQUESTS

1. Map Amendment

- Current Zoning = R-1 Single-Family Residential.
- **Proposed Zoning = R-5 Multi-Family Residential.**
 - ✓ R-5 is the only residential district that permits townhouses.

2. Preliminary Planned Unit Development (PUD)

- **Custom zoning plan** for a specific area, typically for unique projects that don't fit cleanly within the code.
- Sets rules for how the land can be used (in addition to or with deviations from the standard Municipal Code).
- Allows Village to **evaluate the project comprehensively for design and overall compatibility.**
- PUDs are approved by ordinance and **negate the need for individual variations** that would normally be required.
- Example: Grand Dominion / Del Webb
- Will return for approval of Final PUD

Specifically Requested PUD Deviation

- 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.





FUTURE LAND USE LEGEND

- Growth Area
- LCDOT Route Extension
- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Big Box Retail
- Auto-Oriented Small- to Mid-Size Retail
- Urban Mix
- Flexible Use ←
- Public/Semi-Public/Utilities
- Office/Business Park
- Parks, Open Space, and Recreation

WHAT DOES THE COMPREHENSIVE PLAN RECOMMEND?

- The Comprehensive Plan (adopted 2020) contains a **Future Land Use Plan** that designates an ideal future land use for each property. Takes into account factors such as (but not limited to):
 - ✓ Surrounding land uses
 - ✓ Economic demand and viability
 - ✓ Traffic counts
 - ✓ Visibility
 - ✓ Property history
 - ✓ Available infrastructure
- **Subject property designated as “Flexible Use” because:**
 - ✓ High-visibility location on heavily traveled commercial intersection, *but also* adjacent to a low-density residential neighborhood.
 - ✓ 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.

SURROUNDING ZONING

The property sits between **five different zoning districts**, which range in intensity:

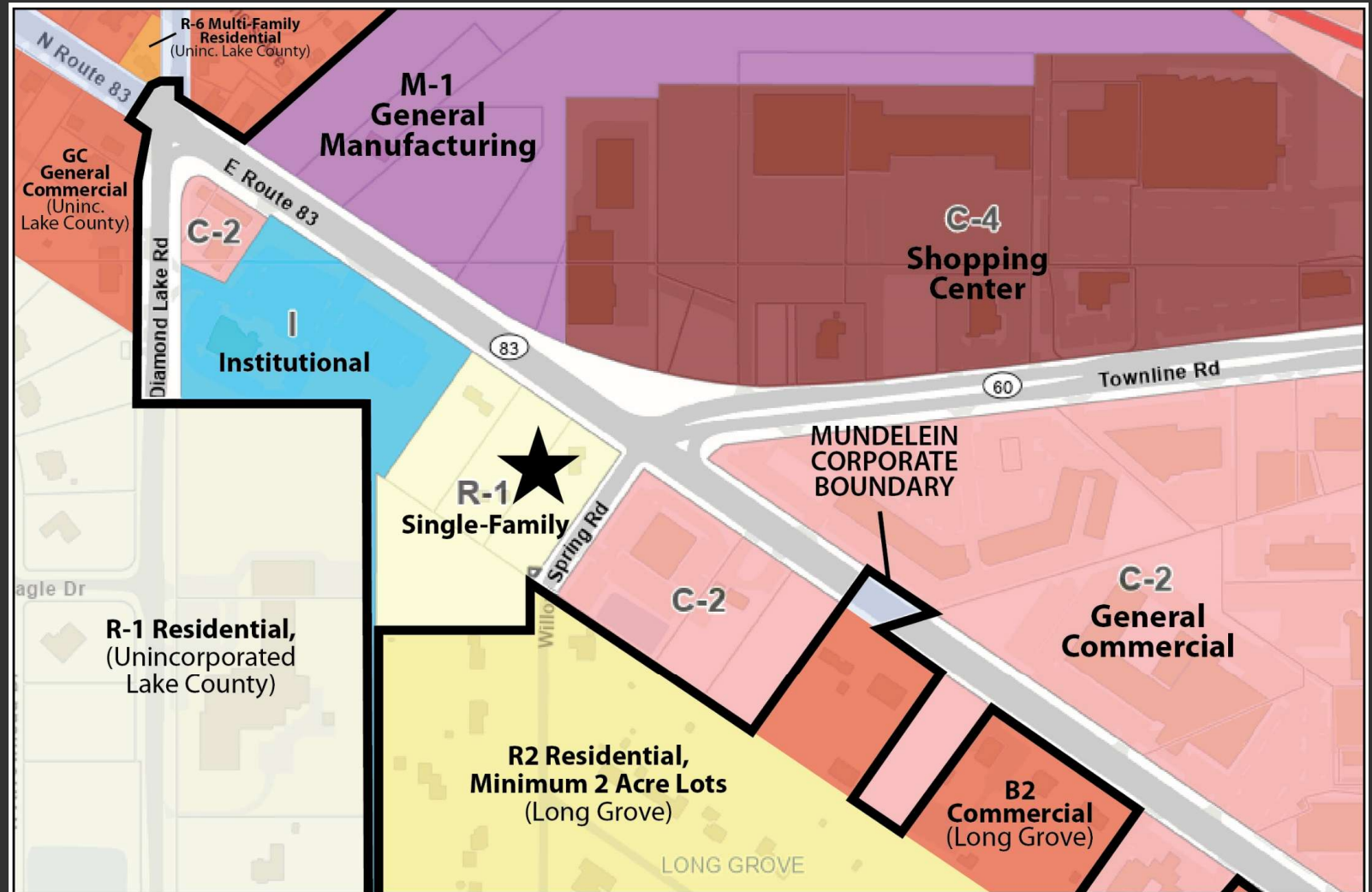
R2 Residential (Long Grove) – Single-Family Neighborhood

I Institutional – Lake County Traffic Court

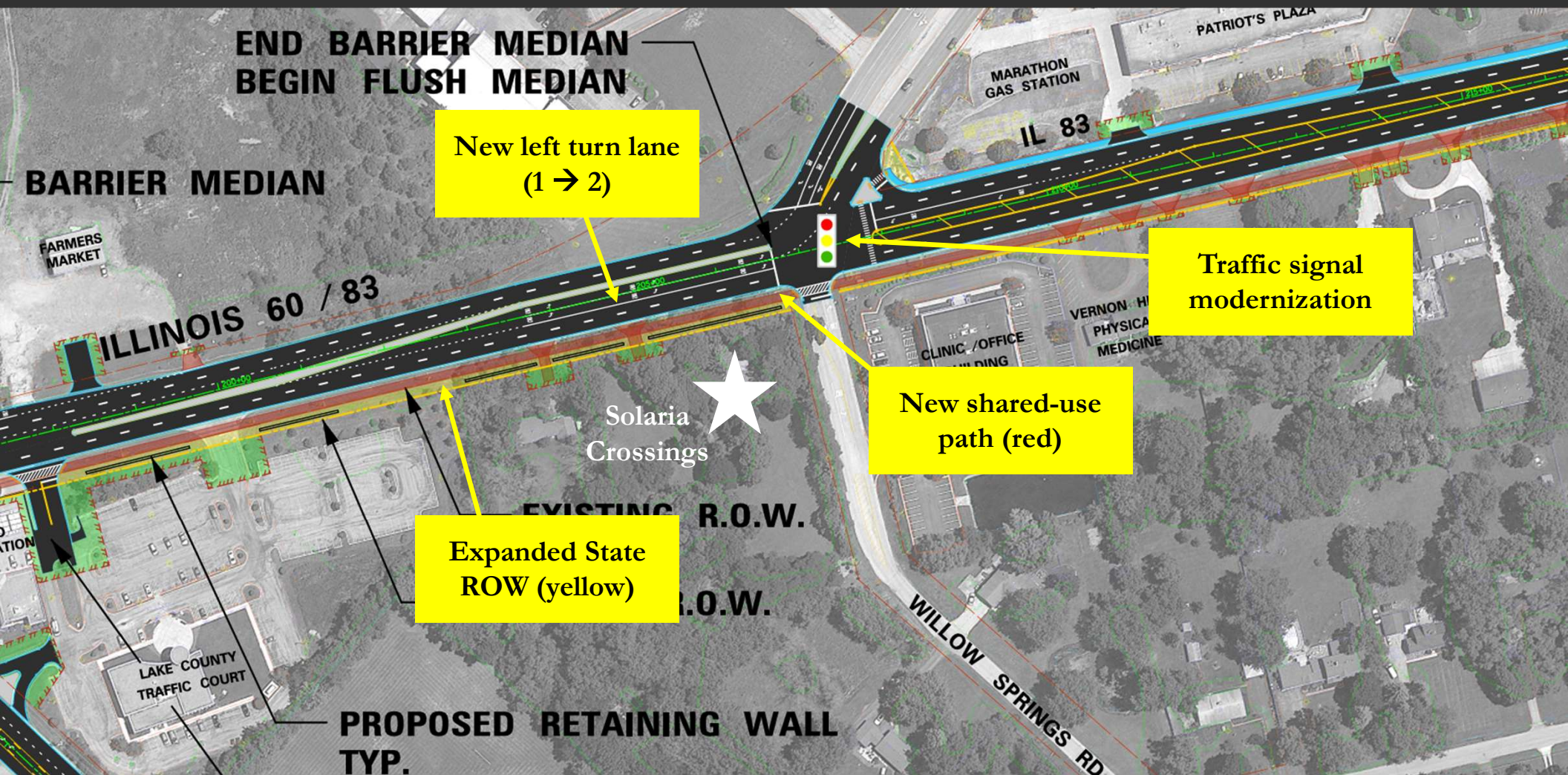
M-1 General Manufacturing – New Bridge Industrial Development

C-4 Shopping Center – Garden Fresh Shopping Center; Advantage Material Handling

C-2 General Commercial – Office Building



IDOT PROPOSED ROADWAY GEOMETRY - ROUTE 60/83 IMPROVEMENT PROJECT



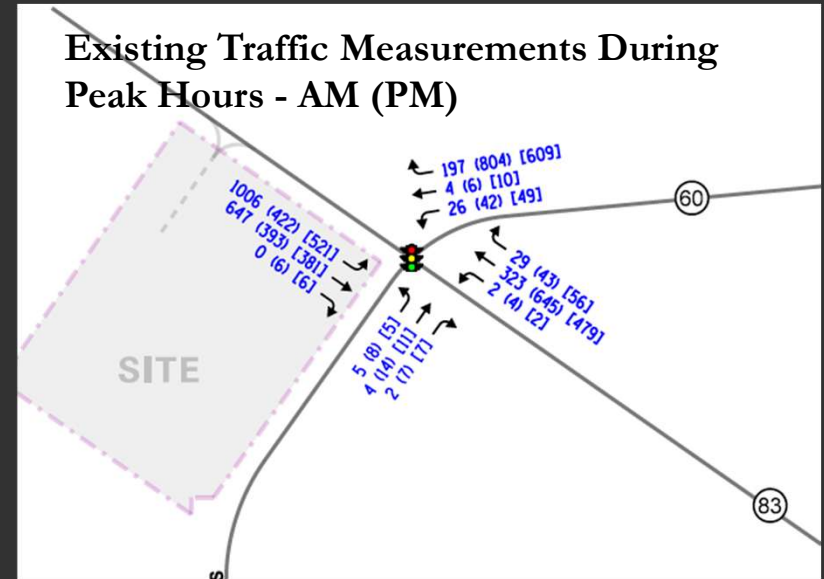
PRIOR TRAFFIC STUDY

Traffic Study from 2022 (Car Wash):

- Conducted by KLOA in 2022
- Estimated peak hour traffic volumes (ITE Land Use Code):
 - Weekday morning: 24/peak hour
 - Weekday evening: 71/peak hour
 - Saturday midday: 152/peak hour
- Traffic created by car wash was estimated to increase Willow Spring Road/60/83 intersection traffic by 1-3%
- No additional traffic control improvements recommended.

ITE Trip Estimate for Townhouses:

- Weekday peak hour (one hour between 7-9 AM)
- Average Rate: 0.52/unit/hour; Range: 0.23 – 1.14
- 21 units = Average 10.92 trips during peak hour; Range 4.83-23.94 trips



TOWNER'S SUBDIVISION COMMUNITY WELL

1. **Towner's Community Well** is located on a separate parcel at the southeast corner of the site. Development restrictions within the well's groundwater setback are governed by the Illinois Environmental Protection Agency (IEPA).
2. The **setback requirement** protecting wells for unconfined aquifers is **200 feet** to prevent contamination sources within this distance. (415 ILCS 5/14.3)
3. Not allowed within 200-foot buffer: "**Potential primary or secondary sources**" of groundwater contamination.
 - ✓ Defined as facilities that handle, store, or dispose of hazardous substances, wastes, or petroleum products (e.g. landfills, underground storage tanks, industrial facilities, and certain commercial operations). 415 ILCS 5/3.345
 - ✓ **Residential uses such as townhouses are not identified by State statute or IEPA rules as potential contamination sources.**
4. Prior car wash applicant worked with IEPA to establish that their triple basin to treat runoff was outside of minimum distance required.



STANDARDS FOR GRANTING MAP AMENDMENTS

- a. The existing use and zoning of **nearby property**.
- b. The extent to which **property values of the subject property are diminished** by the existing zoning.
- c. The extent to which the proposed amendment **promotes the public health, safety, and welfare** of the Village.
- d. The **relative gain to the public**, as compared to the hardship imposed upon the applicant.
- 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 uses permitted under the existing zoning classification**.
- f. The length of time that a property in question has been **vacant, as presently zoned**, considered in the context of development in the area where the property is located.
- g. The evidence, or lack of evidence, of **community need** for the use proposed by the applicant.
- h. The consistency of the proposed amendment with the **Comprehensive Plan**.

20.16.020(E): The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of **legislative discretion that is not controlled by any particular standard**. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a **balancing of these standards**.

- 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 on the interest of the applicant.
- j. The extent to which the proposed amendment **creates nonconformities**.
- k. The **trend of development**, if any, in the general area of the property in question; and
- 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.

STANDARDS FOR GRANTING A SPECIAL USE (PUD)

- a. 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.
- b. The proposed special use is **compatible with adjacent properties and other property within the immediate vicinity** of the special use.
- c. The special use in the specific location proposed is **consistent with the spirit and intent** of this Ordinance and the Village land use policies.
- d. The special use **conforms to the applicable regulations** of the zoning district in which it is to be located.

20.16.040(E): 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.

QUESTIONS FOR STAFF?
NEXT: PETITIONER'S PRESENTATION



Planning and Zoning Commission Meeting

Oct 1, 2025 – 7:00 pm
Village Hall –Board Room
300 Plaza Circle, Mundelein, IL -60060



Petitioner : Verve Ventures LLC

Solaria Crossings - Presenters and Overview



PUD – Scope & Introduction

Peter C. Bezos
Attorney



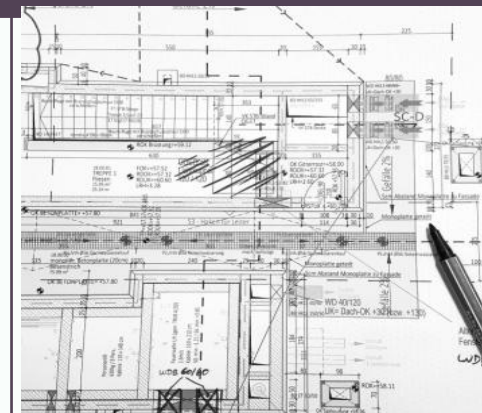
Project Vision

Venu Kakumanu
Verve Ventures
Petitioner



Lead Presenter

Hemal Purohit
Lead Architect



Site Plan

Abhijit Veer
Civil Engineer

PUD Intro – Subjected Property Introduction



Property Information

01

Address: 319 and 301 IL Rt 83, Mundelein, IL -60060
Property Index Numbers (PIN): 15-06-101-003 and -004
Size of Property: 1.992 acres



Description of Special Use

02

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

Proposed Special Use

03

Current Zoning:	R-1
Proposed Zoning:	R-5 PUD
Proposed Use:	Townhome Community

Section Of Zoning Ordinance:
20.16.00, 20.16.040, 20.16.050 and 20.28.010

Petitioner Information

04

Business/Org. Name: Verve Ventures, LLC

PUD Intro- Location Advantages

Great Location for a High-Density housing



01 Access

- Property is adjacent to major roads and have excellent access to get in and get out.
- Accessibility to shopping, schools, banks, hospitals, parks and recreational facilities.
- At the corner of a nice residential community which would add lot of value to both current and future residents.

02 Transportation & Public Infrastructure

- Proximity to major highways US-45, IL-83, IL-60, IL-176.
- Minutes away from train stations.
- Access to water, sewer, and stormwater systems, as well as electricity and gas.

03 Education & work life

- Access to excellent public-school districts, highlighted by Stevenson High School.
- Connectivity to major employment hubs, including industrial parks, corporate campuses, and direct transport links to Chicago.

PUD Intro- Location Advantages

Mundelein is great choice for Solaria Crossing Townhomes

01

- Situated in Lake County with convenient access to Chicago and major airports
- Excellent schools, abundant parks and trails, diverse shopping and dining, recreational facilities, and a wide range of community amenities.
- Award-winning fire and police services, a highly regarded library, and a commitment to transparent governance.
- Mundelein is home to signature community events and a vibrant social scene.
- A welcoming environment for small business development and continued residential growth.

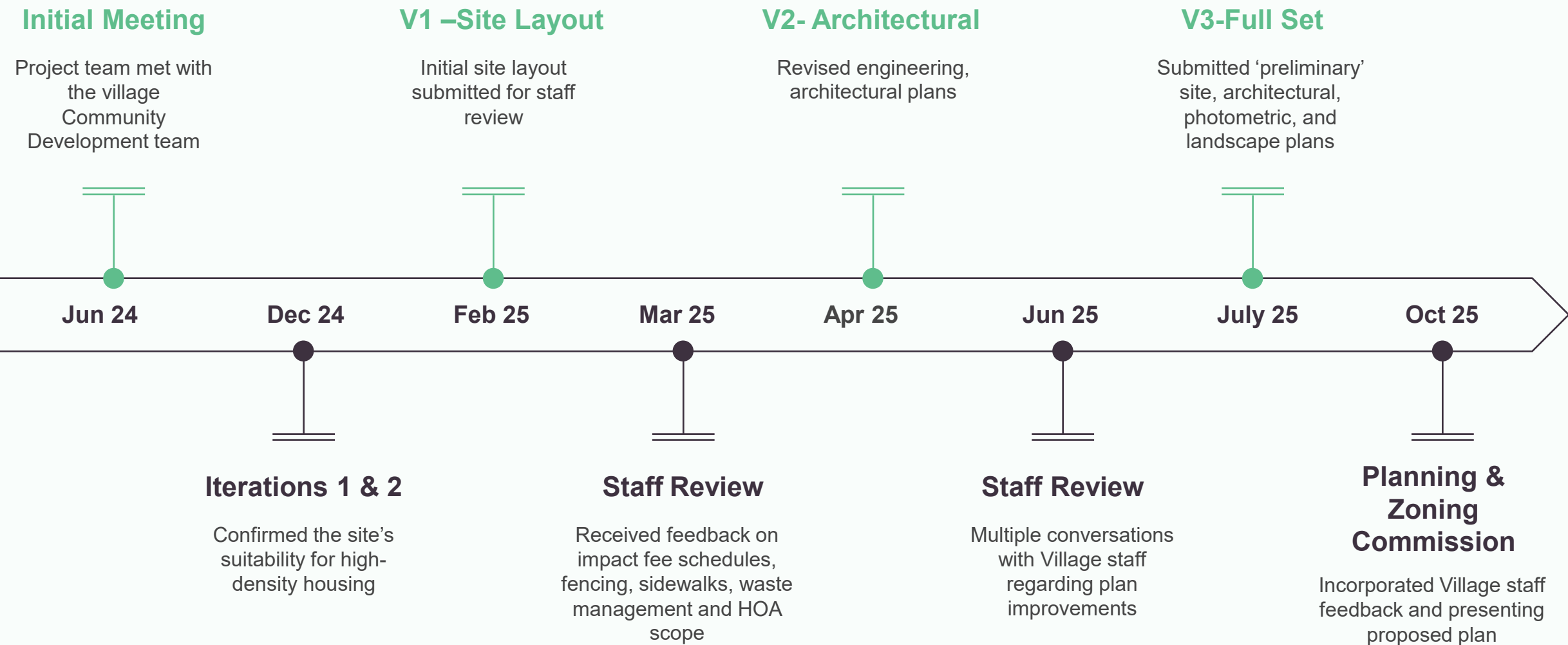


Summary

- Mundelein is a balanced, growing suburb—boasting a solid local economy, quality education, vibrant community life, and strong municipal backing.
- Ideal environment for a residential subdivision that appeals to families, young professionals, retirees, and anyone seeking long-term investments in community-oriented living.



PUD Process – History



Proposed Townhouses Overview



01

Number of Units

Proposed **21** units across three elegant townhome buildings.

02

Building Design

Urban modern luxury design features with spacious interiors.

03

Site Accessibility

Easy access to major roads and community amenities.

04

Zoning Compliance

Achieve maximum zoning requirements with adequate setbacks and density.

05

Community Benefits

Supports local businesses while attracting new residents.

06

Economic Strategy

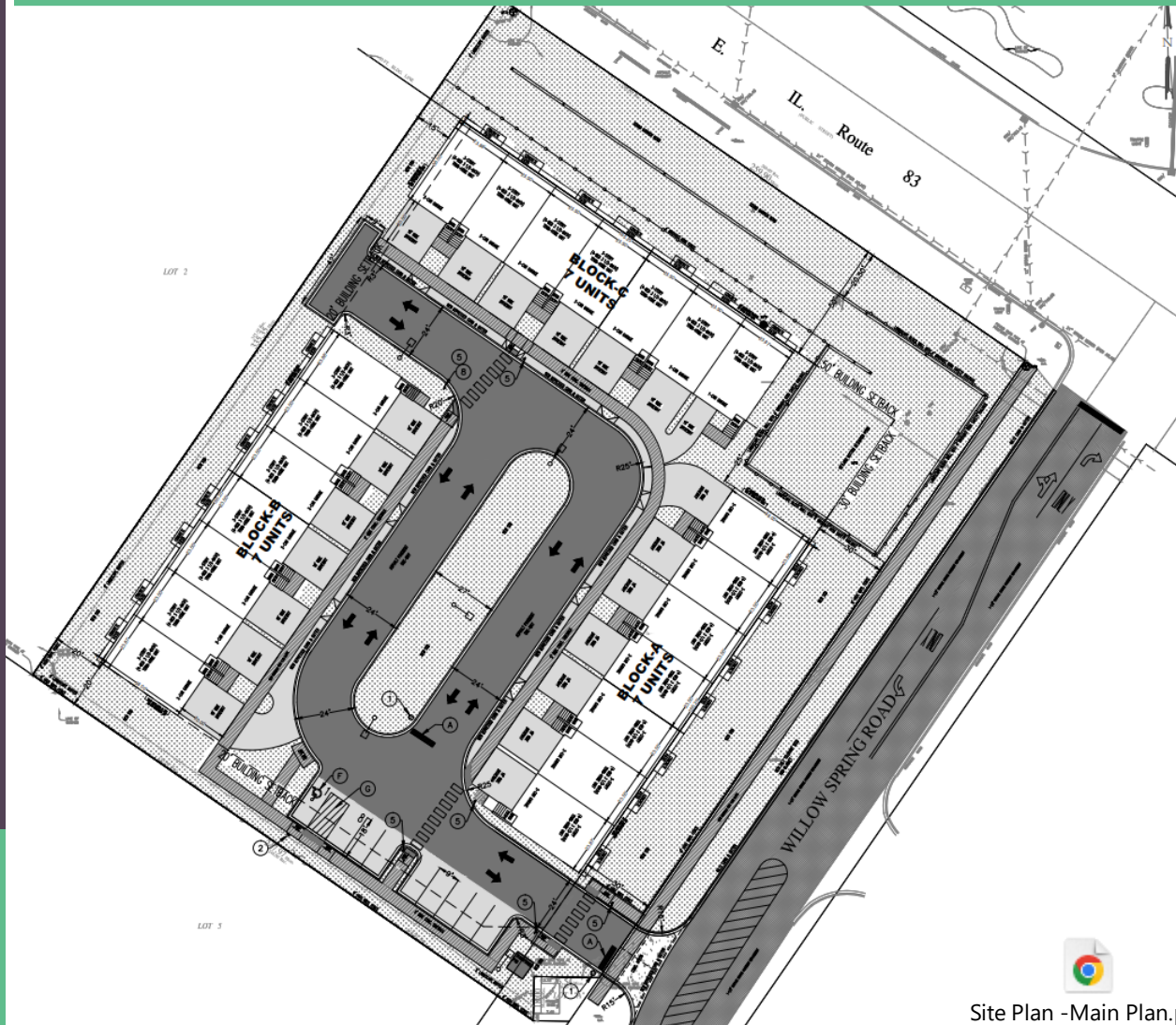
Offering competitive pricing for quality, spacious homes of approximately 2100 sq ft with an additional two car garage.

07

Design – Architectural design



Site Plan- Site Layout & Review Process



Site Plan -Main Plan.pdf

Survey and Topography

01

- Exhibit provided and preliminary review completed.

Density

02

- 21 Units - Meeting zoning ordinance for R5.

Entering and Exiting Site

03

- Exhibit provided and preliminary review completed.
- Exiting and entering from Willow Spring Road.

Setbacks

04

- Exhibit provided and preliminary review completed.

Interior Roads and Fire truck turns

05

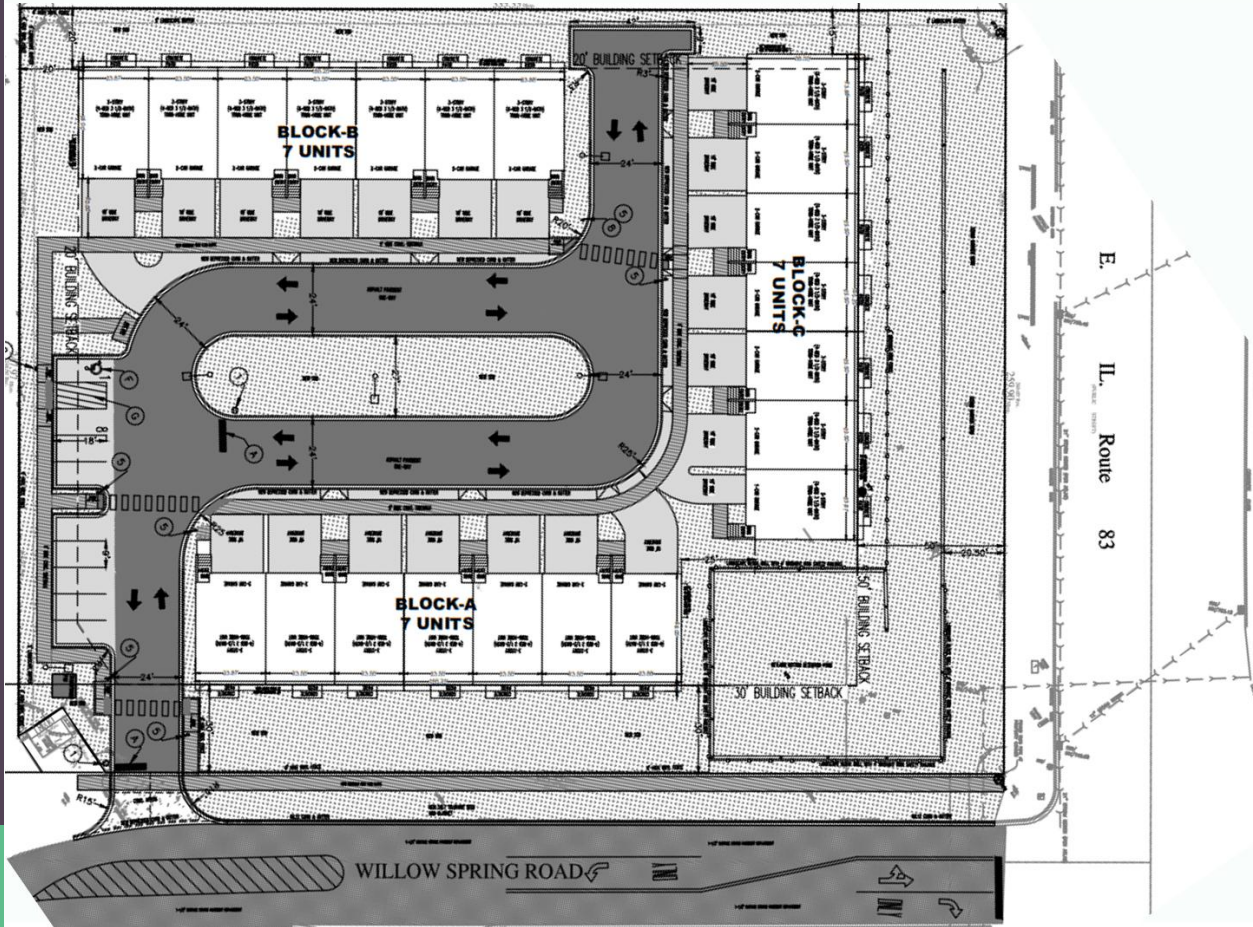
- Exhibit provided and preliminary review completed.

Sidewalks

06

- Exhibit provided and preliminary review completed.

Site Plan- Site Layout Considerations



Tree Preservation, Erosion and Sedimentation plan

07

- Exhibit provided and preliminary review completed.

Utilities

08

- Exhibit provided and preliminary review completed.
- Updated plan with the most recent changes requested.

Demolition Plan

09

- Exhibit provided and preliminary review completed.

Striping and Signage Plan

10

- Exhibit provided and preliminary review completed.

Auto turn Radius

11

- Exhibit provided and preliminary review completed.

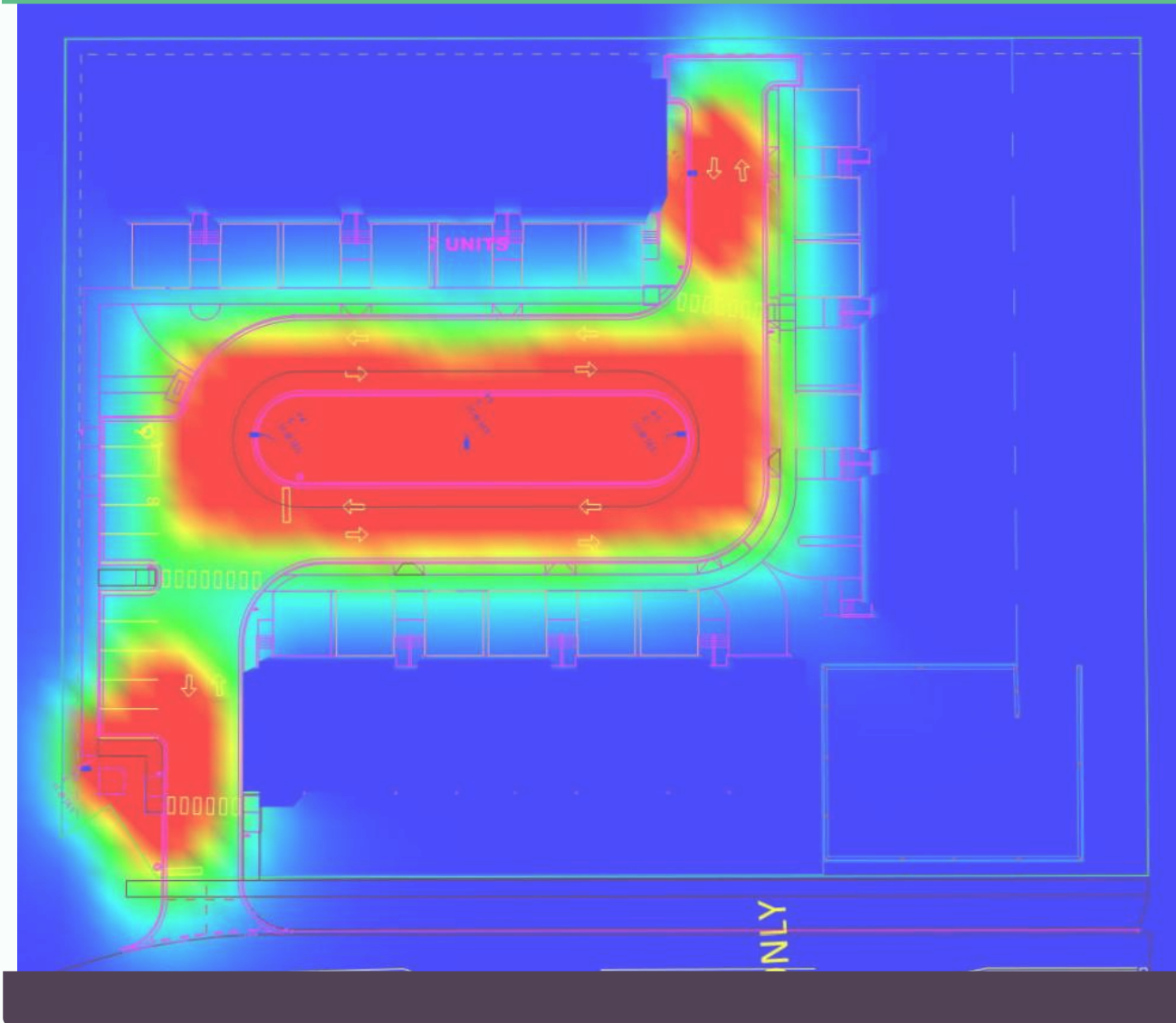
Parking Regulations

12

- Provide adequate off-street parking spaces as mandated.



Site Plan- Site Layout Considerations



13

Photometric Study

- Exhibit provided and preliminary review completed.

14

Landscape Plan

- Exhibit provided and preliminary review completed.

15

Fencing Requirements

- Included in the master plan. Exhibit and preliminary review completed.

16

Garbage Disposal

- Contacted Groot (Waste management Service Provider) and clarifications provided.

17

Homeowners Association –Bylaws

- Touch based on this topic and the exhibit to be created in near future phases.

06

Design – Architectural design



Design – Architectural design



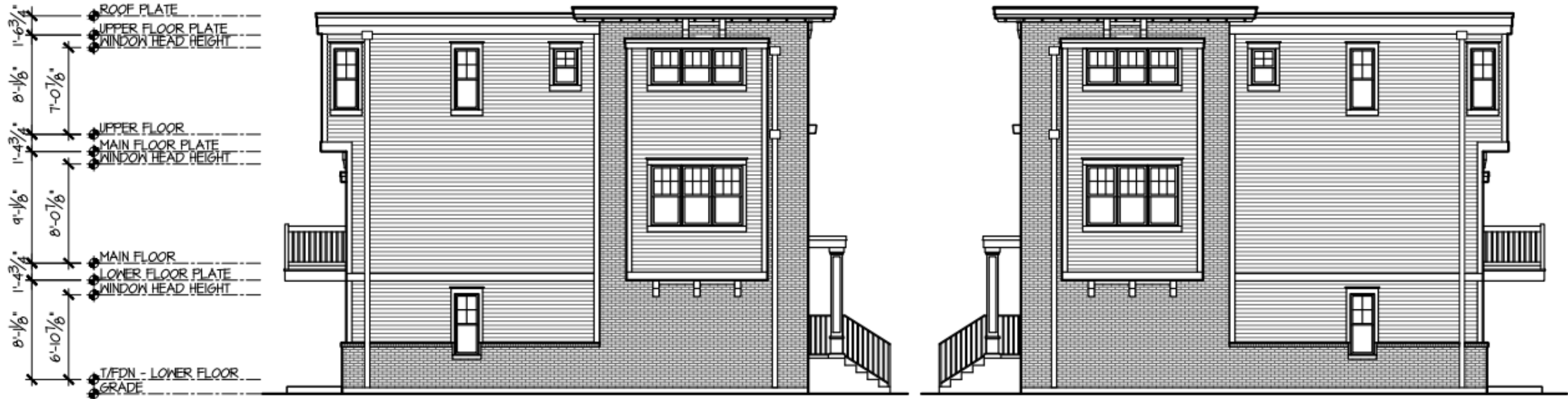
01 Front Elevation

- Proposed **21** units across three elegant townhome building
- Three-floor, urban luxury design with spacious interiors

02 Rear Elevation



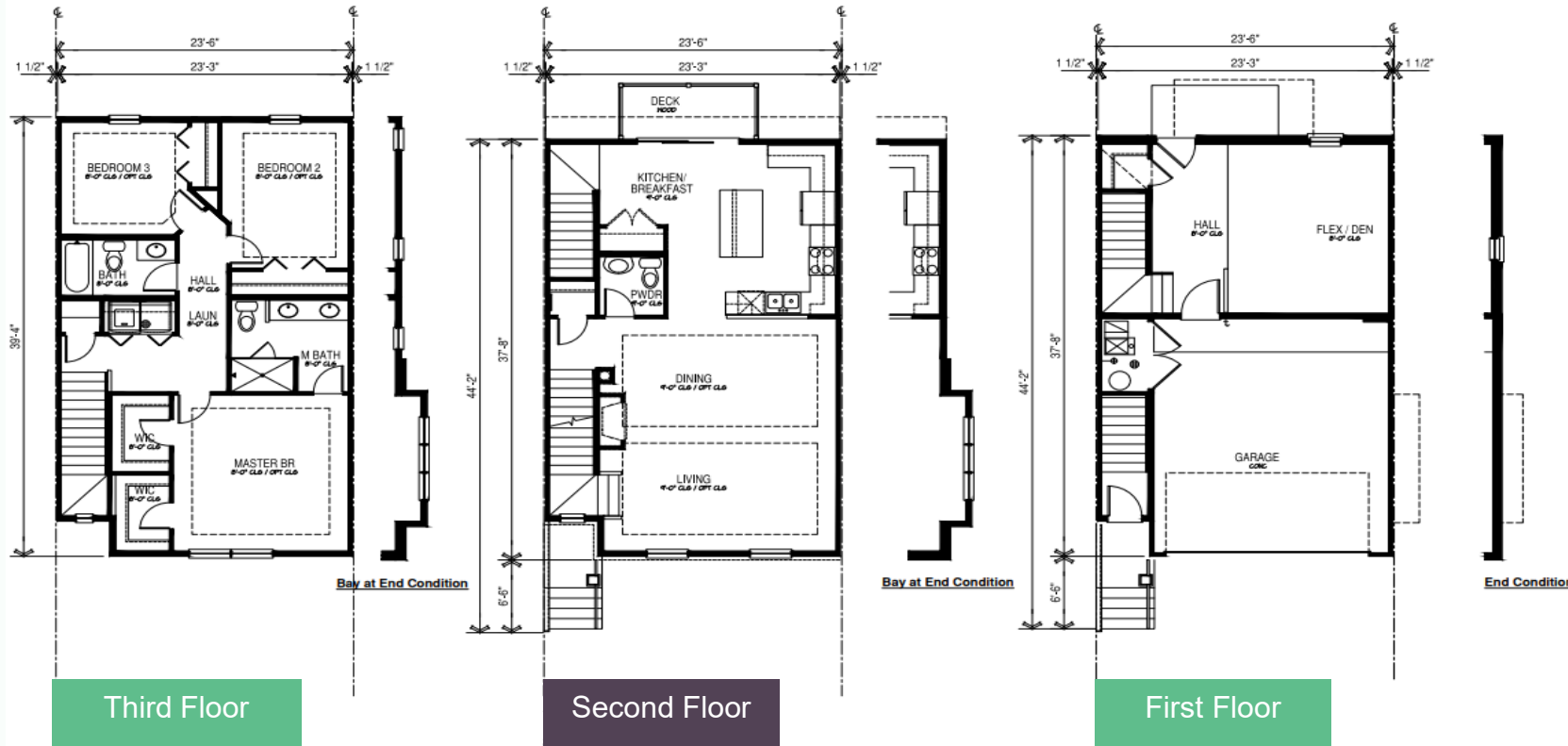
Design – Architectural design



03 Left Elevation

04 Right Elevation

Design – Architectural design



Size

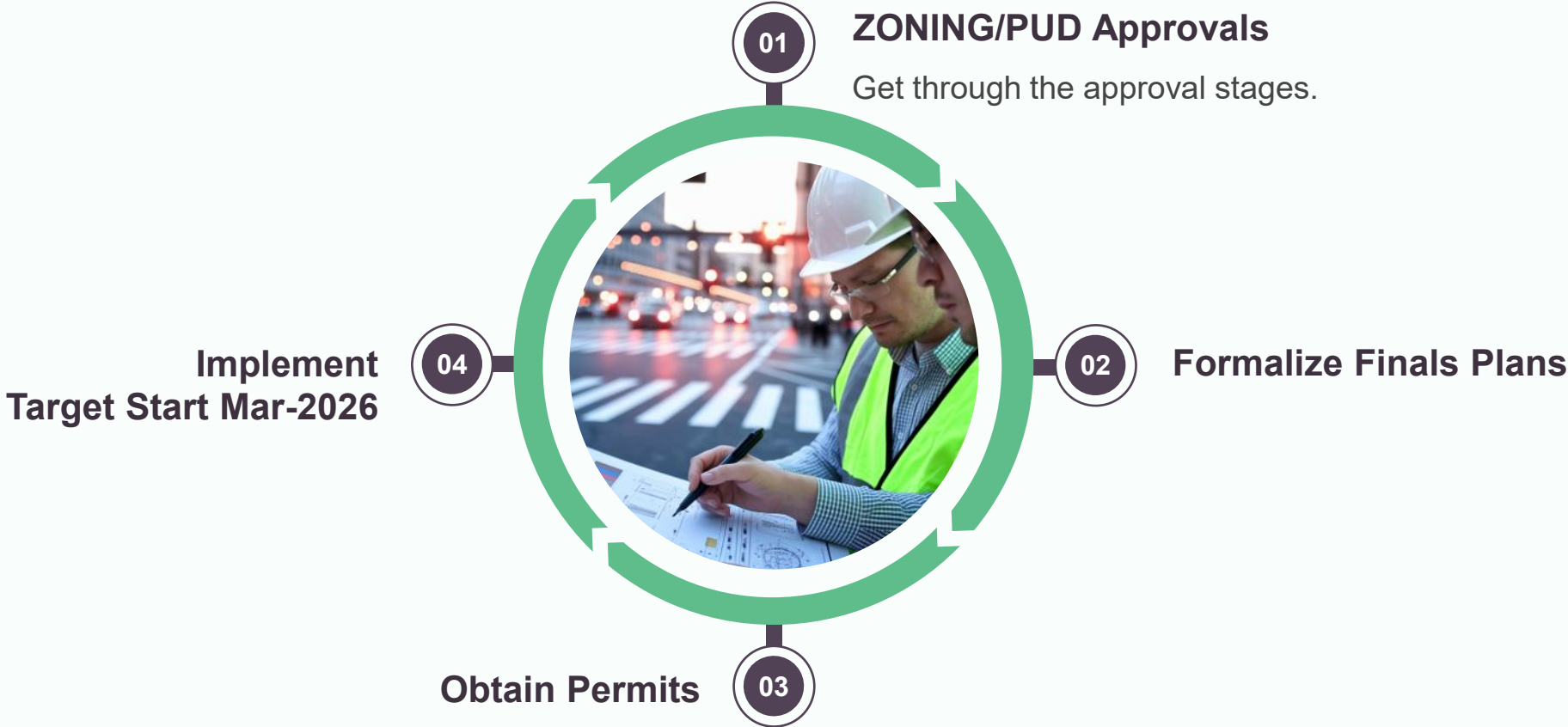
- Offering over 2,100 sq ft of thoughtfully designed living space.
- 3-bedroom townhomes.
- Finished space on the first floor with attached garage.



Features

- Open-concept layouts.
- Gourmet kitchens with designer cabinetry, quartz countertops, and stainless-steel appliances.

Next Steps



THANK YOU



Address

319 IL Route 83, Mundelein, IL



Contact Number

(224) 321 2608



Email Address

venukakumanu@icloud.com



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.

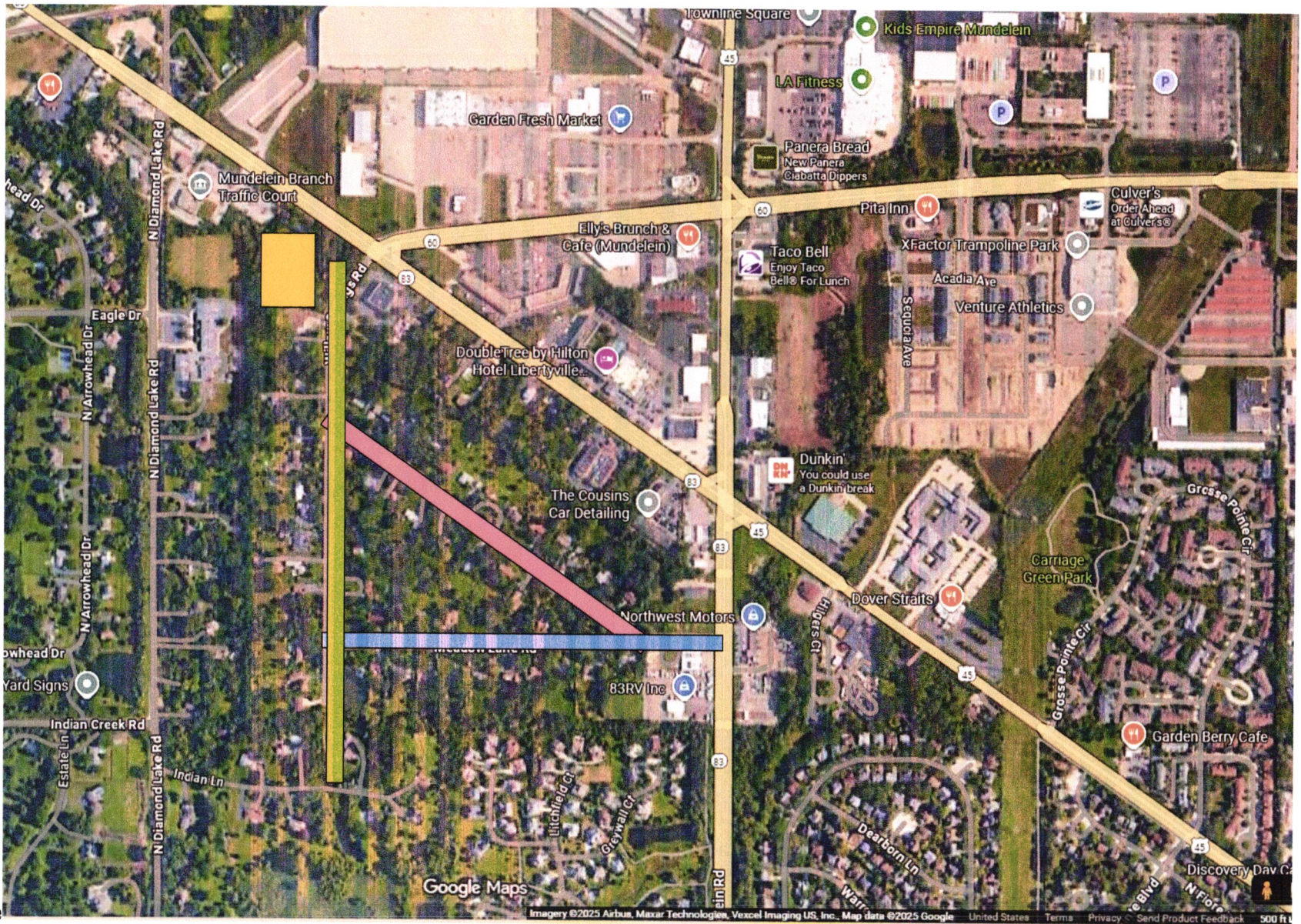
Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **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.



Site

Yellow = Site Green = Willow Springs Pink = Osage Blue = Meadow Lane

**Public Commentary Received
Prior to Public Hearing
(10/1/25)**

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.

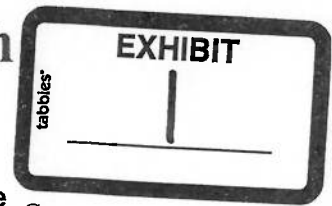
Sincerely,



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,

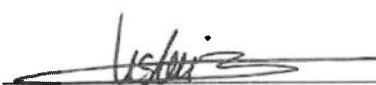
Rezoning and special use for planned unit development approval for a townhome development on the Subject
Property. (Action).

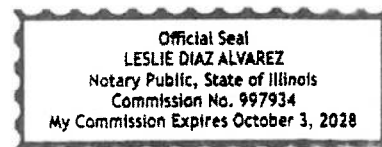
Verve Ventures, LLC

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.

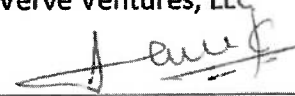
SITE VISIT AUTHORIZATION

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 Topographic 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	0	0			0	
01:00 AM	0	0	0	0	0	0			0	
02:00 AM	0	0	0	0	0	0			0	
03:00 AM	0	0	0	0	0	0			0	
04:00 AM	1	1	1	1	1	1			1	
05:00 AM	1	1	1	1	1	1			1	
06:00 AM	1	1	1	1	1	1			1	
07:00 AM	1	1	1	1	1	1			1	
08:00 AM	2	2	2	2	2	2			2	
09:00 AM	5	5	5	5	5	5			5	
10:00 AM	5	5	5	5	5	5			5	
11:00 AM	11	11	11	11	11	11			11	
12:00 PM	4	4	4	4	4	4			4	
01:00 PM	9	9	9	9	9	9			9	
02:00 PM	5	5	5	5	5	5			5	
03:00 PM	12	12	12	12	12	12			12	
04:00 PM	11	11	11	11	11	11			11	
05:00 PM	13	13	13	13	13	13			13	
06:00 PM	4	4	4	4	4	4			4	
07:00 PM	6	6	6	6	6	6			6	
08:00 PM	9	9	9	9	9	9			9	
09:00 PM	3	3	3	3	3	3			3	
10:00 PM	2	2	2	2	2	2			2	
11:00 PM	0	0	0	0	0	0			0	
Day Total	105	105	105	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

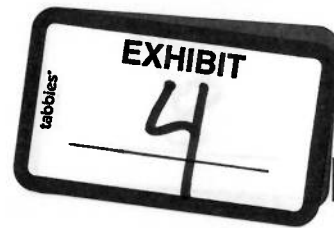


LakeCounty

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	CALLLED TO COMPLAIN THAT THIS PROPERTY HAS TALL GRASS/WEEDS AGAIN.	06/02/2009
Closed	06/05/09	kmueeller		

Contact Information

Complainant	Type
	Complainant
	Name
	Address
	City/State/Zip
	Phone
	Cell Phone
	Email

Notes

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 61240. 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. 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

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

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

September 29, 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: Notice of Restrictive Covenants, Lots 3 and 4, Fred & Russell Towner's Subdivision
Proposed Map Change, Variation, Special Use, "Solaria Crossings"
301-319 E. IL Rt 83, Mundelein, IL

Dear Planning and Zoning Commission:

Please note the above-referenced, Lots 3 and 4, Fred & Russell Towner's Subdivision each includes a Restrictive Covenant. Among other concerns, **I request additional time to evaluate the impact of the Restrictive Covenants**, if any, on the proposed project. For example, whether Courts or this Commission has defined "private residential purposes" in this context. Also, neither I nor this Commission appears to be privy to the exact square footage of floor areas of the proposed units, which may further be relevant to the Restrictive Covenant's applicability. The Restrictive Covenants are detailed below.

Please find attached chain-of-title documentation recorded with the lake County Recorder of Deeds from 1949 through 1961 for Lots 3 and 4, Fred & Russell Towner's Subdivision, the location of the proposed Map Change, Variation, Special Use, and 21-unit development described above. An early plat map depicting the locations of Lots 3 and 4 is also marked and attached for your reference at the end of this correspondence as Exhibit E. You'll note the original conveyances of Lots 3 and 4 in 1949 – 1950 included the following restrictive covenant:

"The Parties of the Second Part covenant and agree, and this deed is made upon the express condition, that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totaling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totaling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceeding in equity or other appropriate means."

See Warranty Deeds, Recorder's Document No. 698921 and 705781, attached as Exhibits A and B, respectively. Future deeds, including the 1959 Deed in Trust conveying Lots 3 and 4 to Russell V. Ray, specifically referenced the restrictions and covenants recorded within documents 698921 and 705781, quoted above. The 1959 deed is attached as Exhibit C. The deed conveying Lots 3 and 4 from Russell V. Ray to Milos Bozic and Vera Bosic is attached as Exhibit D.

As such, the Petitioner, Verve Ventures, LLC, had constructive and actual notice of the "private residential purposes" Restrictive Covenant running with the land they purchased. Please consider and recognize this Restrictive Covenant, in addition to "need," "compatibility," and the other objections before you when considering approval/denial of this proposed Map Change, Variation, Special Use, and radical development of Lots 3 and 4.

Finally, be reminded when evaluating the Special Use aspect of the Application, this Commission is required to make findings pursuant to the Approval Standards for Special Uses set forth in Paragraph E of the Special Uses section of the Ordinance. Similarly, when evaluating the Map Change aspect of the Application, this Commission is required to make findings pursuant to the Ordinance's Approval Standards for Map Amendments.¹ See 20.16.020, (E)(1)(a-l). ***It's not a question of whether or not the proposed site is suitable for townhomes. The question before this Commission is whether the Petitioner, who bears the burden, has independently proven each approval standard, including, for example, hardship based on the existing zoning.*** The Application, and even staff comments, are devoid of any evidence of hardship. This example is not exhaustive.

Thank you for your consideration.

Sincerely,

John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060

¹ See also 20.72.020 – Interpretation (C.) (The word "shall" is mandatory, while the word "may" is permissive.)

BOOK 980 PAGE 456

EXHIBIT

tabbies

A

WARRANTY DEED
Joint Tenancy

This Indenture Made this 14th day of December, 1949, between RUSSELL W. TOWNER and EVELYN S. TOWNER, his wife, of the Village of Libertyville, Lake County, Illinois, and FREDERICK C. TOWNER and SUSIE M. TOWNER, his wife, of the Town of Libertyville, in the County of Lake and State of Illinois, Parties of the First Part, and HERBERT A. BREMS and BERNICE V. BREMS, husband and wife, of the Town of Vernon, in the County of Lake and State of Illinois, Parties of the Second Part:

WITNESSETH, That the Parties of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, convey and warrant to the said Parties of the Second Part, not in tenancy in common, but in joint tenancy, the following described real estate, to-wit:



That part of the North West quarter of Section 6, Township 43 North, Range 11, East of the 3rd P. M., described as follows:- Beginning at the intersection of the Southerly right of way line of Route No. 83 with a line which is parallel with and 430.98 feet East of the West line of said Section 6; thence South Easterly on the Southerly line of said Route No. 83, 518 feet for a place of beginning; thence South Westerly at right angles to the last mentioned line 335.1 feet; thence South Easterly with a North Easterly-angle of 85 degrees 15 minutes from the last mentioned line 130.4 feet, thence North Easterly with a North Easterly angle of 85 degrees 15 minutes from the last mentioned line as extended Easterly 324.2 feet to a point on the Southerly line of Route No. 83; thence North Westerly on the Southerly line of Route 83 to the place of beginning,

situated in the Town of Vernon, in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the said Parties of the Second Part forever, not in tenancy in common, but in joint tenancy.

The Parties of the First Part hereby reserve for themselves, their heirs and assigns, an easement over the Southwesterly five (5) feet of said premises, measured at right angles to the southwesterly line of said premises, for electric light, telephone, water and other utility services, and in connection therewith said Parties of the First Part and their heirs and assigns shall have the right to install and maintain in and over the strip of land covered by said easement, poles, wires, pipes and/or other equipment for furnishing such services to other portions of the real estate described in the deeds recorded in the Recorder's Office of Lake County, Illinois, as Document Nos. 661245 and 661246, and in connection therewith, the right is also hereby reserved in the Parties of the First Part, their heirs and assigns of going on to said premises covered by said easement for the purpose of making such excavations and doing such work

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7.70

BOOK 1880 PAGE 457

from time to time as may be necessary to install, repair, maintain and replace the equipment aforesaid, for the efficient furnishing of said public utility services, it being expressly understood, however, that the Parties of the First Part, their heirs and assigns, in doing any such work, shall take all necessary precautions to properly protect the Parties of the Second Part and their successors in title from damages and liability in connection therewith, that no unreasonable delay shall be occasioned in connection with the making of any such excavation or work and that the premises shall be restored as nearly as practicable to their former state and in reasonably good condition after making any excavation or otherwise disturbing the condition of the premises.

The Parties of the Second Part covenant and agree, and this deed is made upon the express condition, that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totalling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totalling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceedings in equity or other appropriate means.

Subject to the general taxes levied for the year 1949 and subsequent years; to dedication by Document No. 377465, as shown by Doc. No. 384243; to the rights of the public, the municipality and the adjoining owners in and to that part of premises in question falling in roads, streets and highways, if any; to zoning and building laws and ordinances, if any, and to the rights of all persons claiming by, through or under the Parties of the Second Part, or either of them.

IN WITNESS WHEREOF, The said Parties of the First Part have hereunto set their hands and seals the day and year first above written.

State of Illinois) ss. No. 698921
Lake County)
Filed for Record MAY 29 A.D.
1950 at 10:00 o'clock P.M. and
duly recorded in Book 1880
of RECORDS Page 457

Russell W. Towner
RECORDED

Russell W. Towner (SEAL)
Evelyn S. Towner (SEAL)
Frederick C. Towner (SEAL)
Susie M. Towner (SEAL)

STATE OF ILLINOIS)
(ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Russell W. Towner and Evelyn S. Towner, his wife, and Frederick C. Towner and Susie M. Towner, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 my hand and Notarial Seal, this 14 day of November
A. D. 1949.

Anah O. Parker
Notary Public



BOOK 995 PAGE 456

EXHIBIT

B

WARRANTY DEED
Joint Tenancy

This Indenture Made this eighteenth day of July, 1950, between
 RUSSELL W. TOWNER and EVELYN S. TOWNER, his wife, of the Village of Libertyville,
 Lake County, Illinois, and FREDERICK C. TOWNER and SUSIE M. TOWNER, his wife, of
 the Town of Libertyville, in the County of Lake and State of Illinois, Parties of
 the First Part, and JULIUS PANKRATZ and JULIA PANKRATZ, husband and wife, of the
 City of Chicago, County of Cook and State of Illinois, Parties of the Second Part:

WITNESSETH, That the Parties of the First Part, for and in consideration
 of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in
 hand paid, convey and warrant to the said Parties of the Second Part, not in
 tenancy in common, but in joint tenancy, the following described real estate, to wit:

That part of the Northwest quarter (NW $\frac{1}{4}$) of Section 6, Township 43
 North, Range 11, East of the 3rd P.M., as follows: Beginning at the
 intersection of the Southwesterly right of way line of Route #83 with
 a line which is parallel with and 430.98 feet East of the west line
 of Section 6; thence Southeasterly on the Southwesterly line of said
 Route #83, 382 feet to the place of beginning and the most Northerly
 corner of premises intended to be described, thence Southwesterly
 at right angles to the last mentioned line 335.1 feet; thence South-
 easterly at right angles to the last mentioned line 130 feet; thence
 Northeasterly at right angles to the last mentioned line 335.1 feet
 to a point on the Southerly line of Route # 83; thence Northwesterly
 on the Southerly line of Route #83, 130 feet to the place of beginning,

situated in the Town of Vernon, in the County of Lake, in the State of Illinois,
 hereby releasing and waiving all rights under and by virtue of the Homestead
 Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the said Parties of the
 Second Part forever, not in tenancy in common, but in joint tenancy.

The Parties of the First Part hereby reserve for themselves, their heirs
 and assigns, an easement over the Southwesterly five (5) feet of said premises,
 measured at right angles to the southwesterly line of said premises, for electric
 light, telephone, water and other utility services, and in connection therewith said
 Parties of the First Part and their heirs and assigns shall have the right to install
 and maintain in and over the strip of land covered by said easement, poles, wires,
 pipes and/or other equipment for furnishing such services to other portions of the
 real estate described in the deeds recorded in the Recorder's Office of Lake County,
 Illinois, as Document Nos. 661245 and 661246, and in connection therewith, the right
 is also hereby reserved in the Parties of the First Part, their heirs and assigns
 of going on to said premises covered by said easement for the purpose of making such
 excavations and doing such work from time to time as may be necessary to install,

BOOK 995 PAGE 457

repair, maintain and replace the equipment aforesaid, for the efficient furnishing of said public utility services, it being expressly understood, however, that the Parties of the First Part, their heirs and assigns, in doing any such work, shall take all necessary precautions to properly protect the Parties of the Second Part and their successors in title from damages and liability in connection therewith, that no unreasonable delay shall be occasioned in connection with the making of any such excavation or work and that the premises shall be restored as nearly as practicable to their former state and in reasonably good condition after making any excavation or otherwise disturbing the condition of the premises.

The Parties of the Second Part covenant and agree, and this deed is made upon the express condition that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totalling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totalling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceedings in equity or other appropriate means.

Subject to the general taxes levied for the year 1950 and subsequent years; to the rights of the public, the municipality and the adjoining owners in and to that part of premises in question falling in roads, streets and highways, if any; to zoning and building laws and ordinances, if any, and to the rights of all persons claiming by, through or under the Parties of the Second Part, or either of them.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and seals the day and year first above written.

Date of this instrument } No. 705781
 State of Illinois }
 County of Lake }
 1950 JUL 18
 995
 RECORDS Page 456

Russell W. Towner (SEAL)

Evelyn S. Towner (SEAL)

Frederick C. Towner (SEAL)

Bessie E. Towner (SEAL)

STATE OF ILLINOIS)
) ss.
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Russell W. Towner and Evelyn S. Towner, his wife, and Frederick C. Towner and Bessie E. Towner, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 my hand and Notarial seal, this 18 day of July
 A.D. 19 50.

Arch. C. Parker
 Notary Public



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EXHIBIT

tabbles

C

DEED IN TRUST (ILLINOIS)

No. 1990
REVISED 10-22-60SEE E. G. & C. CHICAGO
LEGAL BLANKS

DEED IN TRUST

This Indenture Witnesseth, THAT THE GRANTORS, HERNICE A. BREMS andHERNICE V. BREMS, his wife,of the County of Kankasha and State of Wisconsin, for and in consideration of THEY and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT unto RUSSELL V. RAYof Lake County, Illinois, as Trustee, under the provisions of a trust agreement dated the 25th day of May, 1954, and known as Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every the successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Illinois, to-wit: Lots 3 and 4 in Fred and Russell Townner's Subdivision of part of the North West quarter of Section 6, Township 43 North, Range 11, East of the 3rd P. M., according to the plat thereof, recorded May 21, 1951, as Document 727954, in Book 1045 of Records, page 269, in Lake County, Illinois.

SUBJECT TO: (1) General taxes for 1958 and subsequent years; (2) Building line as shown on plat of said Subdivision; (3) Restrictions, covenants, conditions and easements contained in Deeds recorded as Documents 705781 and 698921; and (4) Trust Deed dated August 5, 1954 and recorded August 12, 1954 as Document 833338.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Anything herein to the contrary notwithstanding, all and every the successor or successors in trust under said trust agreement shall upon appointment become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of said trustee.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 27 day of January, 1959.

[SEAL]

Hernice A. Brems [SEAL]

[SEAL]

Hernice V. Brems [SEAL]

BOOK 1680 PAGE 659

BOOK 1680 PAGE 660

STATE OF ILLINOIS

COUNTY OF LAKE

ss.

I, JAMES L. RAY, a Notary Public

in and for said County, in the

State aforesaid, do hereby certify that HERBERT A. BREMS and BEHNICE V. BREMS, his wife,

personally known to me to be the same persons whose names are
 subscribed to the foregoing instrument, appeared before me this day in person
 and acknowledged that they signed, sealed and delivered the said instru-
 ment as 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 my hand and notarial seal this

27th day of January A. D. 1959

James L. Ray

Notary Public

State of Illinois 1019179
Lake County ss. Notary

Filed for Record at 1:30 o'clock

P.M. JAN 29 1959 and

recorded in Book 1680 at
RECORDS Page 659Eustace H. Thudback
RECORDED

Trust No.

Deed in Trust

TO

TRUSTEE

1
 By J. C. Ray, Son
 709 1/2 Milwaukee Ave
 Schuylkill Pa

COURT CLERK

P. 3.

R.S. 1320

EXHIBIT

D

TRUSTEE'S DEED

NO. 190

LEGAL BLANKS

This Indenture, made this 2nd day of October, 1961, between
 RUSSELL V. RAY

as trustee.... under the provisions of a trust agreement known as Trust No. 1

dated the 25th day of May, 1954, grantor.... and
 MILOS BOZIC and VERA BOZIC, his wife,
 of the Township of Vernon, County of Lake and State of Illinois
 grantees....

Witnesseth, That the grantor.... in consideration of the sum of TEN and NO/100 (\$10.00)

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the
 grantor.... as said trustee.... and of every other power and authority the grantor.... hereunto enabling, does..
 not as tenants in common but as joint tenants

hereby convey and quitclaim unto the grantees...., in fee simple, the following described real estate, situated in
 the County of Lake and State of Illinois

to wit:

Lots 3 and 4 in Fred and Russell Towner's Subdivision of part of the North
 West quarter of Section 6, Township 43 North, Range 11, East of the 3rd F.
 E., according to the plat thereof, recorded May 21, 1951, as Document
 727954, in Book 1045 of Records, page 269, in Lake County, Illinois.



together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

In Witness Whereof, the grantor...., as trustee.... as aforesaid, has hereunto set his
 hand.... and seal.... the day and year first above written.

RUSSELL V. RAY as trustee as aforesaid

(SEAL)

as trustee as aforesaid (SEAL)

BOOK 1891 PAGE 257

BOOK 1891 PAGE 258

COUNTY OF LAKE
STATE OF ILLINOIS

-58-

I, JAMES L. RAY, a notary public

in and for said County, in the State aforesaid, do hereby certify that

RUSSELL V. RAY, Trustee under the provisions of a trust agreement dated the 25th day of May, 1954 and known as Trust Number 1, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as trustee... as therein mentioned... signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day of October
A.D. 1961

James L. Ray
JAMES L. RAY - notary public

State of Illinois }
Lake County } ss. No. 1125315
Filed for Record in Recorder's Office

OCT 6 - 1961 - 9 00 AM

recorded in Book 1891
of RECORDS Page 257
Frank J. Mueller
RECORDER OF DEEDS

TRUSTEE'S DEED

RUSSELL V. RAY

As Trustee... Under Trust Agreement No. 1

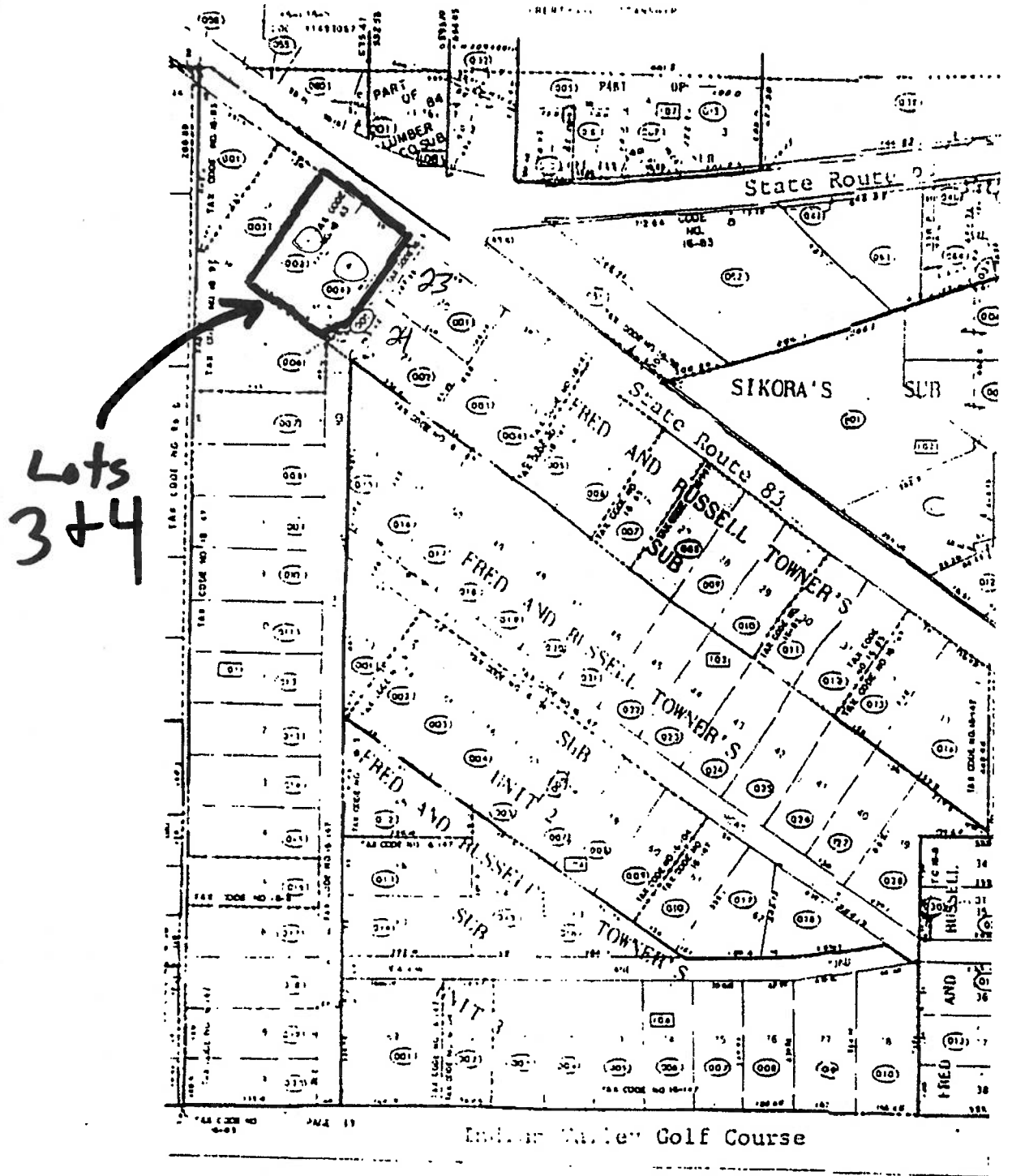
TO

MILOS BOZIC and VERA BOZIC

Ray C. Ray - Sec
709 N. Milwaukee Ave
Chicago, Ill
[Signature]

COPIES - 100% - 100%

tabbles' EXHIBIT E





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.

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

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

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



Village President

Bill Jacob, Chair
Administration & Legislation

Trustees

Chris Borawski, Chair
Security, Sustainability

David Gayton, Chair
Building, Water, & Sewer

Adam Harris, Chair
Communications

Mohammed Jameel, Chair
Economic Development

Rita O'Connor, Chair
Roads, Bridges & Pathways

Kent Tinucci, Chair
Finance

Village Clerk

Pam Brown

Village Administration

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Village Manager
csparkman@longgroveil.gov

Dana McCarthy
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dmccarthy@longgroveil.gov

Jillyen Phelps
Administrative Services Manager
jphelps@longgroveil.gov

Kinga Hoscolo
Administrative Services Coordinator
khoscolo@longgroveil.gov

Megan Conway
*Communications and Office
Operations Specialist*
mconway@longgroveil.gov

Meredith Wright
Administrative Assistant
mwright@longgroveil.gov

Date: October 1, 2025

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

Re: Village of Long Grove – Initial Comments on Solaria Crossings
Subdivision Plans

Dear Chair Roswick,

After reviewing the attached subdivision plans for the proposed Solaria Crossings development, the Village of Long Grove offers the following preliminary comments for consideration:

- **Density & Neighborhood Compatibility**

The proposed development appears to be relatively dense when compared to the surrounding single-family residential neighborhoods within Long Grove. We encourage consideration of reducing the overall density to better align with the existing character and lot sizes of adjacent subdivisions. A lower density would also reduce potential impacts related to traffic, infrastructure, and stormwater.

- **Roadway Impacts & Connectivity**

Please note that both Willow Spring Road and Osage Road are under the jurisdiction of the Village of Long Grove. This development may introduce additional traffic volumes to these roads, potentially increasing cut-through traffic for both local and regional drivers. We request that the developer:

- Evaluate traffic impacts to Village roads through a study or analysis, and
- Explore traffic calming or control measures (e.g., turn restrictions, signage, or street design modifications) to mitigate potential cut-through behavior and ensure safety for existing residents.

- **Stormwater Management**

It appears the project intends to connect to Mundelein's water, sewer, and stormwater infrastructure. While that may address primary stormwater conveyance, the Village requests clarification on how:

- On-site and overland runoff will be managed, especially for flows that may impact Long Grove properties or roads; and

- Whether there are retention, detention, or green infrastructure components included in the site design to limit discharge during major storm events.

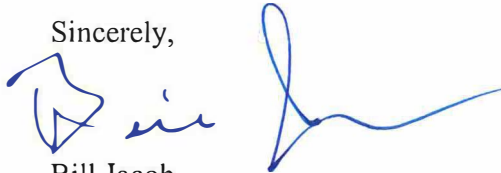
- **Potential Impact to Existing Wells**

There is a known community well located on the southeastern portion of the property that services residents of the Towners Subdivision, adjacent to the proposed development. The Village requests confirmation of:

- Whether this well will be preserved and protected,
- And whether any construction activities or changes in drainage/hydrology could impact the availability or quality of the well water for current users.

Thank you in advance for your attention to these comments. We welcome further dialogue and request that responses or plan revisions addressing the above points be shared with the Village for continued review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Jacob', with a stylized flourish extending to the right.

Bill Jacob
Village President

Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047
847-634-9440 | Fax: 847-634-9408

JOHN JOSEPH SOPATA

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

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

September 30, 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 – TRAFFIC STUDY
Proposed Map Change, Variation, Special Use, “Salaria Crossings”
301-319 E. IL Rt 83, Mundelein, IL

Dear Planning and Zoning Commission:

Please be reminded the above Application proposes 21 residential units, each with multiple garage spaces and guest parking, with ingress/egressed exclusively on Willow Springs Road. No Traffic Study was included in the Application.

You’ll note in 2022 the Village of Long Grove objected to a re-zoning and Special Use at the same location based on traffic concerns, most specifically on Osage Road. The Village of Long Grove’s 2022 letter is attached.

With this correspondence I request a continuance of at least two months to evaluate and contract a Traffic Study. Perhaps the Commission will require a similar study by the petitioner. Alternatively, the petitioner can evaluate ingress/egress exclusively on IL Route 83.

Thank you for your consideration.

Sincerely,



John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060



October 27, 2022

Village President

Bill Jacob, Chair
Administration & Legislation

Trustees

Chris Borawski, Chair
Security, Sustainability

Anne Kritzmire, Chair
Finance

Jennifer Michaud, Chair
Economic Development

Rita O'Connor, Chair
Roads, Bridges & Pathways

Bobbie O'Reilly, Chair
*Environmental Concerns,
Communications*

Kent Tinucci, Chair
Building, Water, & Sewer

Village Clerk
Michele Schmitke

Village Administration

Gregory Jackson
Village Manager
gjackson@longgroveil.gov

Melissa Wiak
Assistant Village Manager
mwiak@longgroveil.gov

Margerita Romanello
Building Commissioner
mromanello@longgroveil.gov

Natalie Benner
Management Analyst
nbenner@longgroveil.gov

Sherry Shlagman
*Administrative Services
Coordinator*
sshlagman@longgroveil.gov

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

RE: Proposal for the Development of a Car Wash at IL Rt.83 and IL Rt. 60 (319 E. IL Rt. 83 and or 301 E. IL Rt. 83)

Dear Chair Roswick,

It has been brought to my attention, and that of Long Grove Village staff, that a proposal for the development of a car wash at IL Rt. 83 and IL Rt. 60 will be going before Mundelein Planning and Zoning Commission this November. Please accept this communication as publicly expressing opposition to the development project on behalf of myself and the concerned Long Grove citizens residing nearby.

Currently, this area of our Village is challenged by drivers attempting to avoid the Rt. 83 and Rt. 60 intersection. Instead, drivers make their way through residential streets to the west, most notably Osage Road, sometimes without regard for speed or neighborhood activity. We believe that the development proposed will further exacerbate this traffic flow activity. It was out of this very concern, for both public safety and quality of life, that the Long Grove Village Board declined to move forward with a like project just south at 7107 IL Rt. 83.

This is an important issue for the northern part of our community. I thank you in advance for adding this to the public record and giving our concerns due consideration.

Sincerely,

Bill Jacob
Village President

cc: Honorable Steve Lentz, Village President, Mundelein
Village of Long Grove Board of Trustees
Gregory Jackson, Village Manager, Long Grove
File

3110 RFD, Long Grove, Illinois 60047-9623
Tel: (847) 634-9440 • Fax: (847) 634-9408
www.longgroveil.gov

My name is Gary Matthews
I live at 2008 Willow Springs
I would like to request a continuance
to review and discuss concerns
regarding the construction of this project.

A handwritten signature in dark ink, appearing to read "Gary Matthews". The signature is stylized with a long horizontal stroke extending from the end of the name.

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.



Robert Lass
7066 RFD
Long Grove, IL

ISWS/BUL-601201/76

BULLETIN 60-20

STATE OF ILLINOIS

DEPARTMENT OF REGISTRATION AND EDUCATION



Towner
Well Specifics

*Public Groundwater Supplies
in Lake County*

by DOROTHY M. WOLLER and JAMES P. GIBB

ILLINOIS STATE WATER SURVEY

URBANA

1976

TOWNER SUBDIVISION

Towner Subdivision (est. 228), located 1 mile south of Mundelein, installed a public water supply in 1910. The water system is owned and operated by the Towner Subdivision Water Association. Two wells (Nos. 2 and 3) are in use. In 1953 there were 10 services, none metered. In 1974 there were 66 services, none metered; the average and maximum daily pumpages were 24,073 and 36,000 gpd, respectively. The water is not treated.

WELL NO. 1, finished in Silurian dolomite, was completed in 1910 to a depth of 265 ft by H. Luebbe, Mundelein. This well was abandoned and sealed with concrete in 1957. The well was located west of Willow Springs Road, approximately 860 ft S and 900 ft E of the NW corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 755 ft.

The well was cased with 4-in. pipe from 0.7 ft above the pumphouse floor to an unknown depth followed by a 2-in. pipe to an unknown depth.

WELL NO. 2, finished at the top of the Silurian dolomite, was completed in 1950 to a depth of 180 ft by Fred Kiene, Mundelein. The well is located north of Osage Road and 1 block west of Route 83, about 0.5 mile southeast of Well No. 1, approximately 2125 ft S and 2900 ft W of the NE corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 728 ft.

The following mineral analysis made by the Illinois Environmental Protection Agency (Lab. No. C005343) is for a water sample from the well collected January 29, 1974, after 30 min of pumping.

WELL NO. 2, LABORATORY NO. C005343

	mg/l	me/l		mg/l	me/l
Iron	Fe	0.1	Silica	SiO ₂	16.0
Manganese	Mn	0.00	Fluoride	F	0.6 0.03
Ammonium	NH ₄	1.1 0.06	Boron	B	0.7
Sodium	Na	110 4.78	Nitrate	NO ₃	0.6 0.01
Potassium	K	1.2 0.03	Chloride	Cl	6 0.17
Calcium	Ca	96 4.79	Sulfate	SO ₄	625 13.00
Magnesium	Mg	59 4.86	Alkalinity (as CaCO ₃)		86 1.72
Arsenic	As	0.00	Hardness (as CaCO ₃)		682 9.64
Barium	Ba	0.0	Total dissolved minerals		1022
Copper	Cu	0.00	pH (as rec'd)		7.5
Cadmium	Cd	0.00	Radioactivity		
Chromium	Cr	0.00	Alpha pc/l		1.7
Lead	Pb	0.00	± deviation		2.2
Mercury	Hg	0.0000	Beta pc/l		3.8
Nickel	Ni	0.0	± deviation		2.4
Selenium	Se	0.00			
Silver	Ag	0.00			
Cyanide	CN	0.00			
Zinc	Zn	0.00			

An 8-in. diameter hole was drilled to a depth of 180 ft.

The well is cased with 8-in. pipe from 0.3 ft above the concrete pedestal to a depth of 180 ft.

In December 1959, the nonpumping water level was reported to be 67 ft and in 1965, it was reported to be 75 ft.

The pumping equipment presently installed is a Red Jacket submersible pump set at 126 ft, rated at 100 gpm, and powered by a 10-hp Franklin electric motor.

WELL NO. 3, finished in Silurian dolomite, was completed in April 1957 to a depth of 280 ft by Henry Boysen, Libertyville. The well is located approximately 650 ft S and 750 ft E of the NW corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 760 ft.

A drillers log of Well No. 3 follows:

Strata	Thickness (ft)	Depth (ft)
Clay	197	197
Clay and gravel	38	235
Limestone	45	280

A 6-in. diameter hole was drilled to a depth of 280 ft. The well is cased with 6-in. pipe from 1 ft above the pumphouse floor to a depth of 241 ft.

Upon completion, the well reportedly produced 50 gpm with a drawdown of 75 ft from a nonpumping water level of 85 ft below land surface.

The pumping equipment presently installed consists of a 3-hp electric motor, a Red Jacket submersible pump (Serial No. BPKP376) set at 168 ft, rated at 45 gpm, and has 168 ft of 2-in. column pipe.

The following mineral analysis made by the Illinois Environmental Protection Agency (Lab. No. 03538) is for a water sample from the well collected December 27, 1971, after 30 min of pumping at 45 gpm.

WELL NO. 3, LABORATORY NO. 03538

	mg/l	me/l		mg/l	me/l
Iron	Fe	0.0	Silica	SiO ₂	19
Manganese	Mn	0.0	Fluoride	F	0.7 0.04
Ammonium	NH ₄	0.0	Boron	B	0.7
Sodium	Na	85 3.70	Nitrate	NO ₃	3.5 0.06
Potassium	K	1.4 0.04	Chloride	Cl	5.0 0.14
Calcium	Ca	36 1.80	Sulfate	SO ₄	262 5.45
Magnesium	Mg	35 2.88	Alkalinity (as CaCO ₃)		116 2.32
Barium	Ba	0.0	Hardness (as CaCO ₃)		240
Copper	Cu	0.0	Total dissolved minerals		547
Cadmium	Cd	0.00	pH (as rec'd)		7.9
Chromium	Cr	0.0	Radioactivity		
Lead	Pb	0.00	Alpha pc/l		0
Mercury	Hg	<0.0005	± deviation		1
Nickel	Ni	0.0	Beta pc/l		1
Silver	Ag	0.0	± deviation		3
Zinc	Zn	0.35			

FINDINGS OF FACT – Solaria Crossings Townhouses – PZ2025-0035

1. Special Use (Planned Unit Development)

CASE NUMBER	PZ2025-0035
PUBLIC HEARING DATE	October 1, 2025
On October 1, 2025, the Planning and Zoning Commission voted 7-0 to recommend approval of a special use permit for a Planned Unit Development (PUD) for the Solaria Crossings townhouse project at 301-319 E. Route 83, with conditions.	
<i>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.</i>	
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.	
Draft Approval	The proposed townhouses would not be expected to endanger the public health, safety, or general welfare, as the proposed residential use does not introduce any high-intensity activities with potential for noise, contamination, unreasonable traffic, or safety issues.
Draft Denial	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
Draft Approval	The property is located along a heavily traveled commercial corridor and faces two shopping centers, an office building, and an industrial facility. It also backs up to a low-density single-family residential neighborhood. The location is unique in that it is surrounded by at least five different zoning districts, which range considerably in intensity. 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.
Draft Denial	
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.	
Draft Approval	The Comprehensive Plan's 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 proposed residential townhouse use and density is consistent with the spirit of the Comprehensive Plan.
Draft Denial	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
Draft Approval	The project is compliant with the regulations under the R-5 Multi-Family Residential district, with the exception of deviations granted as part of the Preliminary PUD approval.
Draft Denial	

2. Map Amendment

CASE NUMBER	PZ2025-0035
PUBLIC HEARING DATE	October 1, 2025
On October 1, 2025, the Planning and Zoning Commission voted 7-0 to recommend approval of a map amendment to rezone the property at 301 and 319 E. Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential.	
<i>The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following</i>	

standards. The approval of amendments is based on a balancing of these standards.

1. The existing use and zoning of nearby property.

Draft Approval	The property is unique in that it is surrounded by at least five different zoning districts, which range considerably in intensity. Nearby zoning districts include low-density residential, institutional, general commercial, shopping center commercial, and general manufacturing. The property's highest and best use is flexible as a result.
Draft Denial	

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

Draft Approval	It is unknown whether the property values of the subject property are currently diminished by the existing use of the property; however, in the past decade, Staff has received no inquiries from developers seeking to construct anything on the property that is permitted under the R-1 Single-Family Residential zoning designation. All inquiries have been for townhouses, gas stations, or car washes. Furthermore, it is unlikely that a developer would pursue a single-family project of the size and density supported by the site, due to the location along a heavily trafficked and commercial corridor, and the lack of return on the low number of units.
Draft Denial	

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

Draft Approval	The amendment promotes the public health, safety, and welfare of the Village through the addition of housing – in a county experiencing a critical housing shortage. Construction of housing in Lake County is falling behind population growth, rising costs, and a lack of affordable housing. Furthermore, the project also removes an aging and dilapidated structure that receives complaints from nearby residents. The project also removes overgrown vegetation that blocks sightlines around the Route 60/83 and Willow Spring Road intersection. Residents that testified at previous hearings for the subject property stated that the vegetation blocked drivers on Route 83 from seeing cars waiting at the light, causing many near-accidents over the years.
Draft Denial	

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

Draft Approval	The Planning and Zoning Commission found that the introduction of additional housing options to the community, is a valid and important gain to the public when compared to any hardship experienced by the applicant.
Draft Denial	

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

Draft Approval	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.
Draft Denial	

6. 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.

Draft Approval	The property contains a residential structure. It is unknown to the commission whether it is occupied.
Draft Denial	

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

Draft Approval	There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community's ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.
Draft Denial	

8. The consistency of the proposed amendment with the comprehensive plan.

Draft Approval	The Comprehensive Plan's 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 proposed residential townhouse use and density is consistent with the spirit of the Comprehensive Plan.
Draft Denial	
9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.	
Draft Approval	The Planning and Zoning Commission found that the introduction of additional housing options to the community benefits the residents of the Village as a whole beyond just the applicant.
Draft Denial	
10. The extent to which the proposed amendment creates nonconformities.	
Draft Approval	The proposed amendment would create a nonconformity only if the existing single-family residential structure were left undemolished.
Draft Denial	
11. The trend of development, if any, in the general area of the property in question.	
Draft Approval	The trend of development in the general area of the property in question is mixed and ranges from single-family residential, to industrial, to commercial.
Draft Denial	
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	
Draft Approval	The site is served by adequate public facilities.
Draft Denial	

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of October 15, 2025

Subject: PZ2025-0036 – Best Self Storage – 3400 W. Route 60 - Variations regarding Use, Parking Spaces, Photometric Plan, and Design Standards

Attachments:

1. Certificate of Publication
2. Petitioner's Packet

Background:

Petition Information

Petitioner:

Nelson Property Acquisitions
PO Box 161
Elm Grove, WI 53122

Property Owner:

Mundelein 83 III LLC
3400 W. Route 60
Mundelein, IL 60060

Property Location:

3400 IL Route 60 (Mundelein Crossings)

Existing Zoning:

C-4 Shopping Center Commercial

Existing Land Use:

Undeveloped

Proposed Land Use:

Property History

The subject property is a vacant, undeveloped lot on the northwest end of the Mundelein Crossings Shopping Center. It is under common ownership with the rest of the center.

The applicant, Nelson Development, presented an early version of a concept for a self-storage facility to the Village Board on May 12, 2025, for informal feedback. This preliminary discussion allowed the Board to share initial impressions on a project that requires a Use Variation, helping to identify any major concerns and reduce uncertainty before the applicant proceeds with the formal entitlement process and associated costs.

Summary of feedback from the Village Board:

- Overall support for allowing the concept to advance for more detailed review, and a desire to see more information and a final design.
- Mixed opinions on the use itself - some Trustees saw it as a practical redevelopment opportunity for a long-undeveloped site, while others felt self-storage is not an ideal use for such a visible entryway site.
- Strong emphasis on high-quality design and appearance, given the site's visibility near major commercial areas.
- Recognition of potential financial benefits from property taxes and the Village's storage space fee.
- Concern that the Village may already have an ample supply of storage facilities compared to nearby communities.

Since that time, the applicant has worked with staff to further develop the architectural design of the facility.

Project Details

- What: Self-storage facility with two components: 1) Indoor, climate-controlled units in a three-story building; and 2) Outdoor, drive-up garage units.
- Architecture: Farmhouse-inspired to reflect surrounding area. White Hardie siding (both horizontal and board and batten), a dark grey standing seam metal roof, and other decorative elements evoke the farmhouse feel.
- Parking: Six parking spaces (including one ADA space).
- Access: The development is accessed from IL Route 60. Visitors enter from a private driveway that runs along the northwest side of Home Depot.
- Stormwater: No detention or retention basins are necessary for the subject property. This lot is tributary to the Mundelein Crossings Detention Basin 4 that allows for 85% impervious coverage. The proposed improvements will cover a 72% area, and therefore no additional detention is required.

- Landscaping: The landscape plan features:
 - Approximately 80 existing trees around the perimeter of the site to be preserved; four trees to be removed.
 - Additional trees to be planted: 13 canopy trees, 6 ornamental trees, 12 evergreen trees
 - Foundation landscaping provided along the southwest and southeast perimeters of the site.

Figure 3: Site Plan and Area Map



Figure 4: Street View of Subject Property from IL Route 60



Figure 5: Architectural Renderings



Zoning Variation Requests

1. Use Variation

Self-storage (or “mini-warehouse” in the Zoning Ordinance) is not permitted by right in the C-4 Shopping Center zoning district. It is permitted in the following districts: C-3 Heavy Commercial, M-1 General Manufacturing, and M-MU Manufacturing Mixed-Use.

2. Parking Variation

The Zoning Ordinance requires 1 space per 25 storage units for self-storage facilities, which might warrant future reevaluation due to the excessive number of spaces required. The code does not differentiate between indoor and outdoor garage units, which users typically drive up to.

The project proposes 1,425 units, which would require 57 parking spaces. The applicant is requesting that this be reduced to six parking spaces (includes one ADA space).

3. Photometric Variation

The applicant very closely meets the 0.0 footcandle limitation at the property line, but in some areas, it exceeds zero. The highest proposed light level at the property line is 1.2 footcandles along the southwest site boundary.

4. Design Standard Variations (4):

1. *Building Entrance Orientation* – For shopping centers, the Zoning Ordinance requires that the primary façade of the building be oriented towards the street with entrances facing or clearly visible from the primary street. For this proposal, the garages are located at the front of the site, with the main building located towards the rear. This layout obscures the main entrance from Route 60, and does not become visible until the user approaches the facility entry drive. The main building, which is the tallest building in the proposal, was relocated to the back of the site due to a request by the neighboring big box retailer to not block sightlines to their building.
2. *Ground Floor Transparency* – Shopping centers are required to have at least 50% transparency along the ground floor elevation between 2’ and 8’ above grade, which applies to any walls that front a public street or access area. The intention is to allow views of indoor space and product display areas. The applicant has requested a waiver from this requirement.
3. *Roofline Articulation* – Shopping centers are not permitted to run in a continuous plane for more than 100’ without offset. They must be “broken up” through articulations in the façade, change in the height, or change in color, material, forms, etc. There may be portions of the main building near the back of the site that do not meet this requirement, so the applicant requests a variation to permit the roofline articulation as shown on the attached plans.
4. *Building Materials (Metal Panels)*– Shopping centers are not permitted to use metal panels on exterior elevations. They are limited to clay brick, natural or cast stone, stucco, wood, and architectural precast concrete. See the Building Elevations within the Petitioner’s Packet. The applicant proposes a range of materials, with some areas featuring architectural insulated metal panels:
 - i. Stone masonry
 - ii. Architectural insulated metal panel (regal white, embossed finish)
 1. Primarily facing internally or to the rear
 - iii. James Hardie cementitious siding (both board and batten and horizontal)
 - iv. Standing seam metal roof (zinc grey)

Staff Comments

The following comments were received by Staff:

Public Works/Engineering Department (Adam Boeche)

1. The site was part of the Mundelein Crossings development so utilities are waiting for them on site.

Public Comments

No public comments were received as of the writing of this staff report.

Comprehensive Plan

The Comprehensive Plan recommends auto-oriented small- to mid-size retail on the subject property. Other relevant goals and objectives:

- Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
- Encourage the maximization of retail sales tax generating uses in all commercial corridors and centers.
- Ensure that new development and redevelopment is thoughtfully designed in way that is complementary to adjacent development.

Analysis

1. Use Variation:

The C-4 Shopping Center District is generally intended for active, customer-oriented commercial uses. Self-storage facilities are typically permitted only in manufacturing districts or the C-3 heavy commercial district, where **lower traffic generation** and **internalized activity** are more consistent with surrounding uses. In shopping center districts, self-storage is usually discouraged because it can limit opportunities for traditional retail and other high-activity commercial tenants.

However, the subject property has remained undeveloped for more than 20 years despite surrounding commercial investment, suggesting **market challenges for typical C-4 uses**. The site is located at the northwest corner of the Village, surrounded by a mix of zoning districts:

Southeast – C-4 Shopping Center Commercial

Northwest – R-1 Single-Family Residential (default zoning assigned to Ivanhoe Village annexation)

Southwest – R-3 Single-Family Residential (Sheldon Woods)

Northeast – Vacant/wetlands

There are currently no self-storage facilities in the northwest quadrant of Mundelein, nor within a two-mile radius, even as this area continues to develop as the Village's primary residential growth corridor. Staff finds that the proposed use **could meet a market need** while improving a long-vacant site, provided that the design and architecture are held to a **high standard appropriate for this highly visible entryway** into the community.

2. Architecture Expectations:

Because the applicant is seeking a Use Variation to allow a self-storage facility in a district where it is not otherwise permitted, design quality was a central focus throughout staff's review. The project has undergone multiple rounds of revision in response to staff feedback, with an understanding that approval in this location would require the applicant to go **above and beyond the typical architectural expectations** for a self-storage use.

The resulting concept features a **farmhouse-inspired architectural style**, intended to reflect and complement nearby agricultural and equestrian influences as well as the forthcoming Ivanhoe Village development. Given the site's position as a highly visible gateway into the community and its proximity to a heavily visited shopping center, staff emphasizes that exceptional architecture and landscaping are essential to ensuring compatibility and visual quality. In staff's view, this higher level of design attention is what makes the requested Use Variation supportable and key to the project's potential success at this location.

3. Design Requirement Variations:

Staff supports the requested design variations, as the **C-4 Shopping Center design standards were written with large-format retail buildings in mind** and do not translate cleanly to a self-storage use. Requirements such as ground-floor transparency, extensive roofline articulation, limits on metal wall panels, and visibility of main entrances are intended to promote active, customer-facing environments along retail corridors. In contrast, self-storage facilities are low-intensity uses with minimal customer traffic and limited need for display windows or prominent entry features.

Applying these standards literally would be both **impractical and unnecessarily burdensome for this type of building, without yielding meaningful public benefit**. The proposed design instead focuses on overall architectural quality, materials, and visual integration with its surroundings, which staff finds to be a more appropriate interpretation of the C-4 design intent in this context.

4. Parking Variation:

The zoning ordinance requires **one space per 25 storage units**, which would total approximately **57 spaces** for this development. This requirement appears excessive for the operational needs of self-storage facilities and may warrant future reevaluation. The applicant's narrative states that their experience is to **expect an average of eight vehicles per hour for a 1,425-unit facility**, with many customers accessing drive-up units directly rather than parking in front of the office.

To evaluate the request, staff reviewed three existing self-storage sites in Mundelein and their average parking utilization based on periodic aerial imagery:

Extra Space Self Storage (Lake) – 6 spaces provided; average 0.5 spaces in use
Extra Space Self Storage (Townline) – 9 spaces provided; average 1.8 spaces in use
StorageMart – 17 spaces provided; average 1.1 spaces in use

StorageMart received a variation in 2015 reducing required parking from 40 to 17 spaces, along with similar variations for the land use and metal panels. Based on observed utilization and comparable approvals, staff supports the applicant's request to reduce the required parking.

5. Lighting Variation:

Staff supports the requested variation to allow higher light levels at the property line, as the site is located within a larger shopping center where **achieving zero foot-candles at the shared parcel line is impractical** and would result in reduced visibility and safety within the shopping center.

Recommendation:

1. **Motion** to recommend approval/denial of a Variation from Section 20.32.020 to permit a Mini-Warehouse facility in the C-4 Shopping Center zoning district at 3400 W. Route 60;
2. **Motion** to recommend approval/denial of a Variation from Section 20.56.130 to reduce the number of required parking spaces to six spaces for a Mini-Warehouse at 3400 W. Route 60;
3. **Motion** to recommend approval/denial of a Variation from Section 20.52.040(A)(1) to increase the maximum footcandles at the property line from 0.0 footcandles to 1.2 footcandles for a Mini-Warehouse at 3400 W. Route 60;
4. **Motion** to recommend approval/denial of a Variation from Section 20.32.040(C)(1)(c) to permit a primary façade that is not oriented towards or clearly visible from the primary street for a Mini-Warehouse at 3400 W. Route 60;
5. **Motion** to recommend approval/denial of a Variation from Section 20.32.040(C)(2)(d) to waive the ground floor transparency requirements for a Mini-Warehouse at 3400 W. Route 60;
6. **Motion** to recommend approval/denial of a Variation from Section 20.32.040(C)(3)(a) regarding roofline articulation for a Mini-Warehouse at 3400 W. Route 60; and
7. **Motion** to recommend approval/denial of a Variation from Section 20.32.040(C)(4)(b) to permit metal wall panels for a Mini-Warehouse at 3400 W. Route 60.

NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on **October 15, 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 request for certain variations from the Zoning Ordinance related to a **proposed self-storage facility at 301 and 319 E. IL Route 60, Mundelein, Illinois 60060**: 1) a variation from Section 20.32.020 to allow a "Mini-Warehouse" in the C-4 Shopping Center zoning district; 2) a variation from Section 20.56.130 to reduce the number of required parking spaces; 3) a variation from Section 20.52.040(A)(1) regarding maximum footcandles at the property line; and 4) certain design standard variations from Section 20.32.040(C) regarding building entrance orientation, ground floor transparency, roofline articulation, and building materials; in accordance with the application on file with the Village of Mundelein.
PIN: 10-15-403-001
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.: PZ2025-0036
The name and address of the Petitioner:
Nelson Property Acquisitions
PO Box 161
Elm Grove, WI 53122
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 October 8, 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 30th, 2025.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald Sept. 29, 2025 (307226)

CERTIFICATE OF PUBLICATION

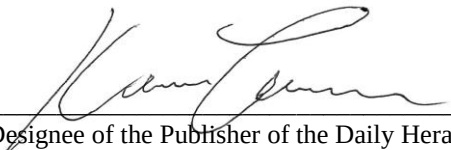
Paddock Publications, Inc.

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 09/29/2025 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 # 307226 *LAKE*



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 3400 W IL Route 60
Property Index Numbers (PIN) 1015403001

Size of Property 540,473 / 12.407 (sq. ft./acres)
Size of Building Space 186,252 (sq. ft.)
Size of Space Utilized 161,500

ZONING

Current Zoning C-4
Proposed Zoning C-4
Current Use Vacant
Proposed Use Mini-Warehouse

PETITIONER INFORMATION

Business/Org. Name Nelson Property Acquisitions
Name Jordan Nelson
Title President
Address PO Box 161
City, State, Zip Elm Grove WI 53122
Phone (262) 420-0652
Email jordan@nelson-development.com

PROPERTY OWNER INFORMATION

Business/Org. Name Mundelein 83 III LLC
Name William Shiner
Title Manager
Address 3400 IL Rte 60
City, State, Zip Mundelein, IL, 60060
Phone (847) 256-8800
Email wshiner@shinergroup.com

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

SECTION OF ZONING ORDINANCE: Use 20.32.020 & Parking 20.56.130

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

-Request for the a Mini-Warehouse use in the C-4 zoning.
-Parking for a Mini-Warehouse is 1/25 units. Mini-Warehouse is a low use for parking and
and a 1/25 units is more than is needed for this use. We are requesting a reduction to
6 parking spaces adjacent to the office with multiple loading area locations.

Identified Variations - 3400 W IL Route 60

Zoning Section	Zoning Requirement	Variation Request
20.32.020	Permitted Use: Per Table 20.32-1, Mini-Warehouse is not a permitted use in C-4.	Mini-Warehouses, once envisioned solely as non-conditioned metal sheds, have little resemblance to modern self-storage facilities. The proposed self-storage facility is a use that services and supports other uses in C-4 zoning, as well as needs in the surrounding neighborhood.
20.56.130	Parking Amount: Per Table 20.56-1, the parking requirement for a Mini-Warehouse is 1 per 25 storage units.	This parking requirement is an outdated standard for modern self-storage facilities. We are proposing six (6) parking spaces outside of the secured perimeter of the facility. Based on historical data, the parking need is minimal, due to the low number of employees and infrequent customer visits to the office of short duration. The more direct need is spaces for loading from vehicles, and with interior drive-through loading, along with abundant space on site in drive lanes for customers to load directly adjacent to their unit, the amount of vehicular space is more than sufficient for the need.
20.32.040.C.1.c	Design Standards - Building Entrance Orientation: The primary facade of the building shall be oriented toward the street with entrances facing or clearly visible from the primary street. Main entrances to the buildings must be well defined.	To provide a more pleasant perimeter to the site, the one-story perimeter buildings incorporate farmstead elements into their elevations, and those buildings are configured to have the primary visibility from the street. The entrance to the facility is at the side of the site, to help screen loading activities.
20.32.040.C.2.d	Design Standards - Ground Floor Transparency: Non-residential units under twenty-five thousand square feet on the ground floor along a public street require fifty percent transparency comprised of clear windows or doors for the façade area between two feet and eight feet above the average grade for all walls that front on a public street or access area, which allows views of indoor space or product display areas.	As a self-storage facility, providing windows at the ground floor is inappropriate for the use, as it would expose storage contents to the street. Architectural elements and opaque materials are provided to break up the facades and present pleasant elevations, in keeping with the intent of the zoning ordinance.
20.32.040.C.3.a	Design Standards - Roofline Articulation: The roofline at the top of the structure must not run in a continuous plane for more than one hundred feet without offset of the roof plane. Rooflines must be "broken up" by providing articulations in the facade of buildings, change in the height of portions of roofs, or change in color, material, forms, etc.	The roofline of buildings that border the streets and access drives have steps and modulations that break up the building mass into smaller elements. Buildings that are set back from the street are screened, buffered or obscured by these perimeter buildings and there are portions that do not have roofline offsets. The variation in size, shape and volume of the various building masses fulfill the intent of the design standard.
20.32.040.C.4.b.iv	Design Standards - Building Materials (Metal Panels): The following building materials are prohibited. However, such materials may be used as part of decorative or detail elements, or on facades that are not visible from the public right-of-way (excluding alleys) or abutting residential districts. iv. Metal wall panels;	Building material on buildings close to public street and access drives are constructed of masonry and cementitious siding that emulate wood and masonry. At the 3-story building, textured insulated metal panels are provided to provide an insulated building envelope that maintains stable interior temperature for the storage use. Because this building is set back from public roads and buffered by 1-story buildings, these panels appear equivalent to approved building materials such as stucco and architectural precast concrete.
20.52.040.A.1	Lighting Levels: No exterior lighting shall glare into, or upon, the surrounding area or any residential premises. In addition, no exterior lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public streets. The light level shall be no greater than zero footcandles at any property line or public right-of-way line.	There are no residential premises adjacent to this property. All lighting will be full cut-off lighting so that the illumination source will not be visible from offsite. At the side of the facility facing IL 60, the building lighting illuminates an on-site access road that will be used as a shared access drive. Because it is a shared drive, it is located directly abutting a property line, and as such, there will be some spill of light at the property line. There are some other areas where there is slight spill of light over the property line. However, the lighting levels would only be a maximum of about 1 footcandle, and would have negligible impact to surrounding properties.

STANDARDS FOR GRANTING A VARIATION

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

- a. The strict application of the terms of this Ordinance will result in undue hardship. *Self-storage facilities are a unique use that is not directly addressed in current zoning ordinances. Their use and operations are very different than other types of buildings, and to overlay requirements for other building types would be a detriment to the effective use and operation of the facility, causing undue hardship.*
- b. The plight of the owner is due to unique circumstances. *Modern self-storage is a unique service that is increasing in demand in recent years, and current zoning codes do not directly address the design, operation and use of these facilities.*
- c. The variation, if granted, will not alter the essential character of the locality. *The design of the facility underscores and enhances the character of the neighborhood. By providing single story buildings that emulate a farmstead aesthetic near the street, this facility assists in the transition between two different neighborhood uses - from the retail development to the south and the existing and proposed residential areas to the north.*

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (attach additional pages, if necessary):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out. *The proposed facility provides a complementary use and service that was not contemplated in the original development. The site's location in this development area makes it subject to conditions that are not suited for its proposed use and would pose a detriment to its operations.*
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. *The difficulty has not been created by any person presently having a proprietary interest in the property.*
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. *This variance request will not be detrimental to the public. This provides a needed amenity to those in the neighborhood, so provides a desired service.*
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. *The configuration of buildings on the site are such that it will not impair light and air to adjacent properties. The proposed facility does not generate significant traffic loads, and would be much less than nearly all other possible uses, so the proposed facility would assist in reducing previously anticipated traffic loads that would contribute to congestion.*
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. *This facility provides a service that is in demand in the neighborhood and helps to foster growth and improved level of amenities to the community.*
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. *The granting of the variations would allow the facility to function more efficiently and effectively, enhancing its chances for success and increasing the value of the property.*

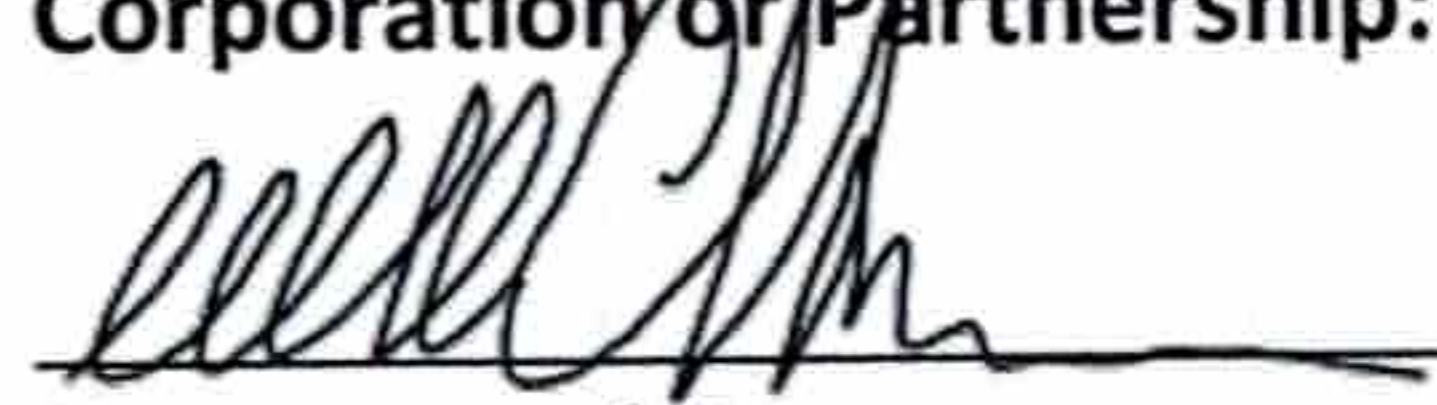
SITE VISIT AUTHORIZATION

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) 3400 W IL Route 60

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:**

 8/21/2025
Signature of Owner Date

By William A. Shiner
Manager
Title/Full Corporate Name

If Contract Purchaser:

 8-22-2025
Signature of Contract Purchaser Date

By JORDAN WILLIAM NELSON
PRESIDENT - NELSON PROPERTY ACQUISITIONS
Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

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

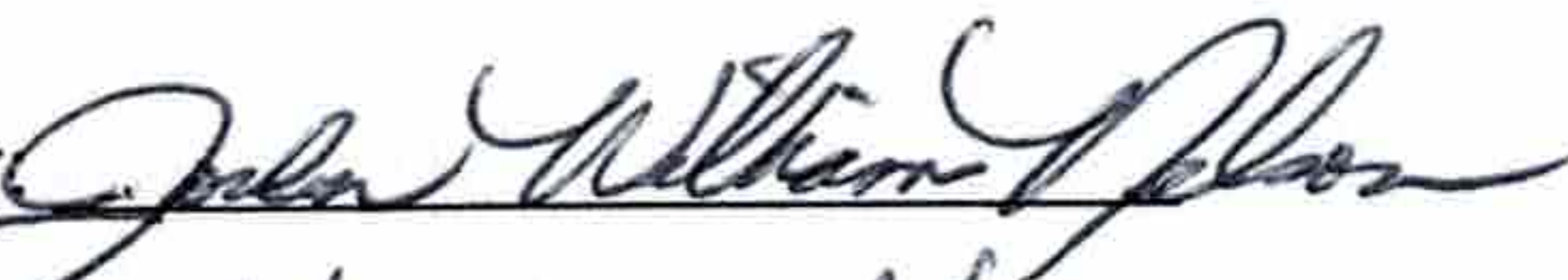
Signature (Owner): 
Printed Name: William A. Shiner

Date: 8/21/2025
Title: Manager

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Contract Purchaser: 
Printed Name: Jordan William Nersisyan

Date: 8-22-2025
Title: PRESIDENT

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

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF WAUKESHA)
STATE OF WI)
ILLINOIS)

I, Jordan William Nelson, under oath, state that I am
_____ the sole _____)
_____ am petitioner) owner of the property
_____ an authorized officer of the _____)

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

Jordan William Nelson
Signature

Subscribed and sworn to before me

this 10 day of October, 2025

Rebecca Daniels
Notary Public





BEST
SELF STORAGE

**CONCEPT
PRESENTATION
NARRATIVE**

Proposed self-storage development overview located at 3400 IL RTE 60 Mundelein, IL describing the use, need and benefits of the facility in the community

Chad Middendorf & Jordan Nelson

NELSON
development

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Overview & Summary

Best Self Storage and Nelson Development proposes a self-storage development in Mundelein, IL parcel address 3400 IL RTE 60 Lot 1 of Mundelein Crossings. Our goal is to be granted either a variance in the C-4 Zoning District or rezone a parcel for the specified use. Our team intends to utilize a vacant site to increase neighborhood value and tax base, provide a necessary amenity to the community, and engage the community leaders in alignment of the future district plans.

Nelson Development intends to develop approximately 100,000 climate-controlled and 60,000 drive up net rentable self-storage facility on the site, offering accessibility to the surrounding community. Additionally, the facility offers a variety of unit sizes to accommodate various needs of the customer.

Per our market research, our team revealed a current need for a self-storage facility. Currently, no facilities exist in the two-mile radius and only one facility in the 3-mile radius. A convenient self-storage option will support the existing neighborhood and encourage mixed use development and occupancy, especially with forecasted growth in this geographical area. As we see a future desire for housing development, self-storage offers a catalyst by providing an amenity which offers flexibility for seasonal storage, recreational storage, remote & hybrid sales storage, commercial and traditional residential storage.

The development will be a Class A+ facility with features such as secured access, security cameras and individual locks. We will have a routine maintenance and cleaning schedule to ensure the facility is kept to the highest standards. The facility will be staffed at normal business hours with extended access for customers (6am - 10pm).

Self-storage is a valuable amenity to the community, offering a range of benefits to residents, businesses, and the community at large. Self-storage offers flexibility to renters during life transitions such as moving, downsizing, renovations, divorce, or death in the family, by allowing a secure way to manage their belongings during a transition without stress.

Self-storage is both a luxury and a necessity at various stages and situations of life. Self-storage can hold precious family heirlooms to commercial products for a small business being a resource to many different people. The strength of a community is the freedom to choose, and self-storage allows people to choose. Our team strives to make stronger communities by meeting the needs and exceeding the expectations of its citizens.

Project Details

Nelson Development intends to create a 160,000 net rentable self-storage facility on the eastern side of the site offering accessibility to the surrounding community. The facility would be a three-story steel and concrete structure offering a hybrid of climate-controlled storage and exterior drive up with drive through loading and unloading zone. The breakdown of unit type is listed in the table below:

The neighborhood near the site is primarily comprised of retail and vacant land parcels, single family homes and residential neighborhoods as well as several commercial enterprises of various types and sizes. We have taken the surroundings into consideration while designing our facility. Our team feels this is a perfect location for a storage facility providing valuable service for the neighboring retail and the surrounding developments.

This parcel is currently zoned C-4 Shopping Center and may need to be re-zoned to C-3 Heavy Commercial or the granted allowance of a special variance (TABLE 20.32-1: COMMERCIAL DISTRICTS PERMITTED AND SPECIAL USES Village of Mundelein Code of Ordinances). The proposed development helps to support Mundelein's *Comprehensive Plan* while helping to address restrictions that may deter other development types. During the community wide open house on May 21, 2019, participants provided feedback that one of their top priorities was economic development to bring additional industrial development into the village. The economic development section of the comprehensive plan outlines the goals to "Improve and strengthen the Village's diverse tax base and fiscal stability through the attraction, retention, and expansion of businesses in the Village" and "Plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors." The proposed development helps to meet these goals, while also fitting within the Village's policies within the comprehensive plan highlighted below.

Policies	
1	Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the village
2	Strengthen the role, function, and "uniqueness" of each development to maximize its competitive edge and market viability
3	Utilize a commercial "node" approach to locating commercial uses in the Village, rather than simply establish linear commercial development along the major corridors
5	Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
10	Encourage the maximization of retail sales tax generating uses in all commercial corridors and centers.
14	Ensure that new development and redevelopment is thoughtfully designed in way that is complementary to adjacent development.

The lot in Mundelein Crossings is a complimentary location to the community and retail business. Our team estimates that once fully operational, the facility would expect 8 cars per hour based on 1,425 units. This allows the development to have a much smaller parking lot, factoring in 8 parking stalls to meet the needs of the facility.

Market & Demographics

The population within four miles of the development site has increased over the last 20 years. Within 2 miles the current population is 19,559, 36,376 within three miles, and 68,342 within four miles of the development site. The population and household numbers within four miles of the site are projected to moderately increase over the

next five years as the Ivanhoe Village, the Crossing of Mundelein, and Sheldon Woods develop. The expected growth increase by 2028 within two miles of the site is 2.82%, 2.79% within three miles, and 2.81% within four miles of the site. The largest percentage of renters are between the ages of 46 and 55 followed by 36 to 45 and 56 to 65 age groups. 70 percent of all storage tenants tend to be residential customers.

There are 7,018 households within two miles of the development site; of these 5,353 are families and 1,665 non-family households. The number of owner-occupied housing units is 6,344 with renter occupied houses being 674 and vacant housing units being 208. The median age of the household is 57.7 years. Within three miles, there are 12,830 households: 9,486 being family and 3,344 being non-family households. Owner-occupied housing is 10,496, renter occupied is 2,334, and vacant is 524. Of specific note, within the 3-mile radius, 56 percent of households do not have a basement. The median age of the household is 55.7. Within four miles, there are 23,837 households with 18,295 being families, and 5,542 being non-families. Of the 24,800 housing units, 20,433 are owner occupied, 3,404 are renter occupied and 963 are vacant. The median age of the household is 55.7 years.

There are 0 facilities within two miles of Mundelein Crossings, only 1 facility within 3 miles, and 7 facilities within 4 miles with an additional two facilities within 4 miles currently in the planning phase. Our current market analysis indicates that the four-mile subject market is under supplied, which is referenced in the table below. The MSA SQ/CAP is the comparison number used that represents the amount of rentable square feet per person in the Metropolitan Statistical Area. There is an unmet demand of over 146,693 square feet within two miles, and 197,845 square feet within 3 miles.

RADIUS	SUBJECT PROPERTY			MSA SQ/CAP	STATE SQ/CAP	SF EQUIL	HIGHEST MSA US	LOWEST MSA US	US AVERAGE		
				4.77	4.98	7.5	12.64	2.82	5.71		
			Variances								
2 MILE	0.00			-4.77	-4.98	-7.50	-12.64	-2.82			
3 MILE	2.06			-2.71	-2.92	-5.44	-10.58	-0.76			
4 MILE	7.58			2.81	2.60	0.08	-5.06	4.76			
CALCULATION											
Demand Calculations Including the noted competitors in the subject market											
	2023	# OF	SQUARE	SQUARE FEET		Potential Unmet Demand			Potential Unmet Demand		
	POPULATIO	FACILITIES	FOOTAGE	PER CAPITA		Comp: MSA SF/Person			Comp: MSA SF/Person		
						Plus 10% Commercial			No Commercial		
RADIUS											
2 MILE	19,559	0	0	0.00		161362			146693		
3 MILE	36,376	1	74975	2.06		225127			197845		
4 MILE	68,342	7	518270	7.58		45552			-5705		

Benefits of Self Storage

The proposed development by Nelson Property Acquisitions and Nelson Development located in Mundelein Crossing, Mundelein IL intends to use a vacant site to increase neighborhood value/ tax base, provide a necessary amenity to the community, and engage the community leaders in alignment of the future district plans. Additionally, the economic forecast for office and retail space continues to change, making our proposed development an ideal business on the site.

Our proposed self-storage facility will increase the tax base through construction and development, property taxes, sales and business taxes, increased business activity, and enhanced property values. Through the construction of the facility, economic activity will be generated through the building process, helping create jobs and services from local vendors. This initial burst of economic activity will contribute to sales tax revenue and other construction-related fees & permits. Once the building is complete, the total assessed value of taxable property provides revenue at Mundelein Crossings, generating business-related taxes. The support of local businesses often leads to additional taxes, sales taxes and even payroll taxes. Self-storage facilities contribute to reducing clutter and improve the greater aesthetics of a community, leading to enhanced property values and tax base.

Self-storage is a valuable amenity to any community, offering a range of benefits to residents, businesses, and the community at large. With features such as gated access, security cameras and individual locks, our facility would allow enhanced security for valuables. Self-storage fosters a sense of community by providing a location to store communal resources like event equipment or shared tools, while also supporting local events by offering temporary storage for supplies or decorations. By offering a place to store excess items, self-storage can reduce clutter in homes, yards, and communal areas, contributing to a cleaner, more organized village environment. Additionally, our development will reduce environmental impact by waste reduction, encouraging recycling or reuse by storing future need or donated through community initiatives.

Small businesses and entrepreneurs living and working in Mundelein will benefit from self-storage, providing a secure location to store inventory, equipment or other materials which enable businesses to operate from smaller premises without sacrificing storage needs. Self-storage is a cost-effective alternative to expanding or relocating.

The community at large also benefits from self-storage development, by storing emergency supplies, disaster response equipment or community resources, enhancing the village's preparedness and resilience. Additionally, the village can utilize self-storage for safe seasonal storage for items like gardening equipment, sports gear, or holiday decorations.

This development will be a versatile asset to the Village of Mundelein, offering practical solutions to a wide range of storage needs while supporting local business and enhancing the community. The presence of a self-storage facility can be a draw for businesses and residents, providing a valuable amenity that can encourage businesses to set up or stay in the village. This increase in economic activity can lead to more business opportunities, jobs, and generally a more vibrant local economy, while increasing the tax base.

Facility & Operations

Nelson Development intends to maintain an A+ business rating for our self-storage facility. This features highest quality construction and design, curb appeal, and access for our customers. Coupled with the proximity to a



residential neighborhood, we will invest in State-of-the-art security which will include access-controlled facility entry, recorded security surveillance, and security cameras.

Nelson Development targets occupancy rates for self-storage to hover in the 90-95 percent range. When a store has too many unoccupied units, it is unable to generate money to its full potential; on the other hand, if there are too few unoccupied the store will have to turn customers away. With that target in mind, and due to the current unmet demand for self-storage in the micro market, we anticipate a 36-month lease-up period to stabilization.

As an A+ business, we will offer extended access hours from 6:00 AM to 10:00 PM for tenants with 7 Day-per-week office hours. Monday through Friday will be open from 9:00 am to 6:00 PM, 8:00 am to 4:00 PM on Saturdays and 10:00 AM to 4:00 PM on Sundays.

Design & Aesthetics

The building is designed to offer a modern aesthetic with a nod to classical materials. Our material palette is wood look, stone look, and cementitious panels in various configurations. The neighboring buildings provide visual cues for the height and layout of the facility. Our team will be sensitive to the eastern edge and neighboring residential properties, ensuring privacy and safety of the residents.

Conclusion

Our proposed development offers a Class A+ self-storage facility in a high demand market with potential future retail development. We see the benefits of this development in contributing to an increased tax base and addressing a need for future population growth. We plan to work with community leaders to understand the future needs and offer valuable amenities to the Village of Mundelein.

Best Self Storage and Nelson Development propose a 160,000 net rentable self-storage development in Mundelein, IL described as Lot 11 in Mudelein Crossing to be granted a variance in the C-4 Zoning District or rezone a parcel for the specified use. Our team revealed a current need for a self-storage facility, with no facilities existing in the two-mile radius. Our team intends to utilize a vacant site to increase neighborhood value and tax base, provide a necessary amenity to the community, and engage the community leaders in alignment of the future district plans. As the desire for community development continues, self-storage is a valuable and complimentary amenity.

Self-storage is both a luxury and a necessity at various stages and situations of life. Self-storage can hold precious family heirlooms to commercial products for a small business, being a resource to many different people. The strength of a community is the freedom to choose, and self-storage allows people to choose. Our team strives to make stronger communities by meeting the needs and exceeding the expectations of its citizens.

Best Stroage - Mundelein - JJ50
3400 W IL Route 60
August 20, 2025



Best Stroage - Mundelein - JJ50
3400 W IL Route 60
August 20, 2025



Best Stroage - Mundelein - JJ50
3400 W IL Route 60
August 20, 2025



LEGAL DESCRIPTION

PARCEL 1:
LOT 11 IN MUNDELEIN CROSSINGS FINAL PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 22, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 5566516, IN LAKE COUNTY, ILLINOIS.

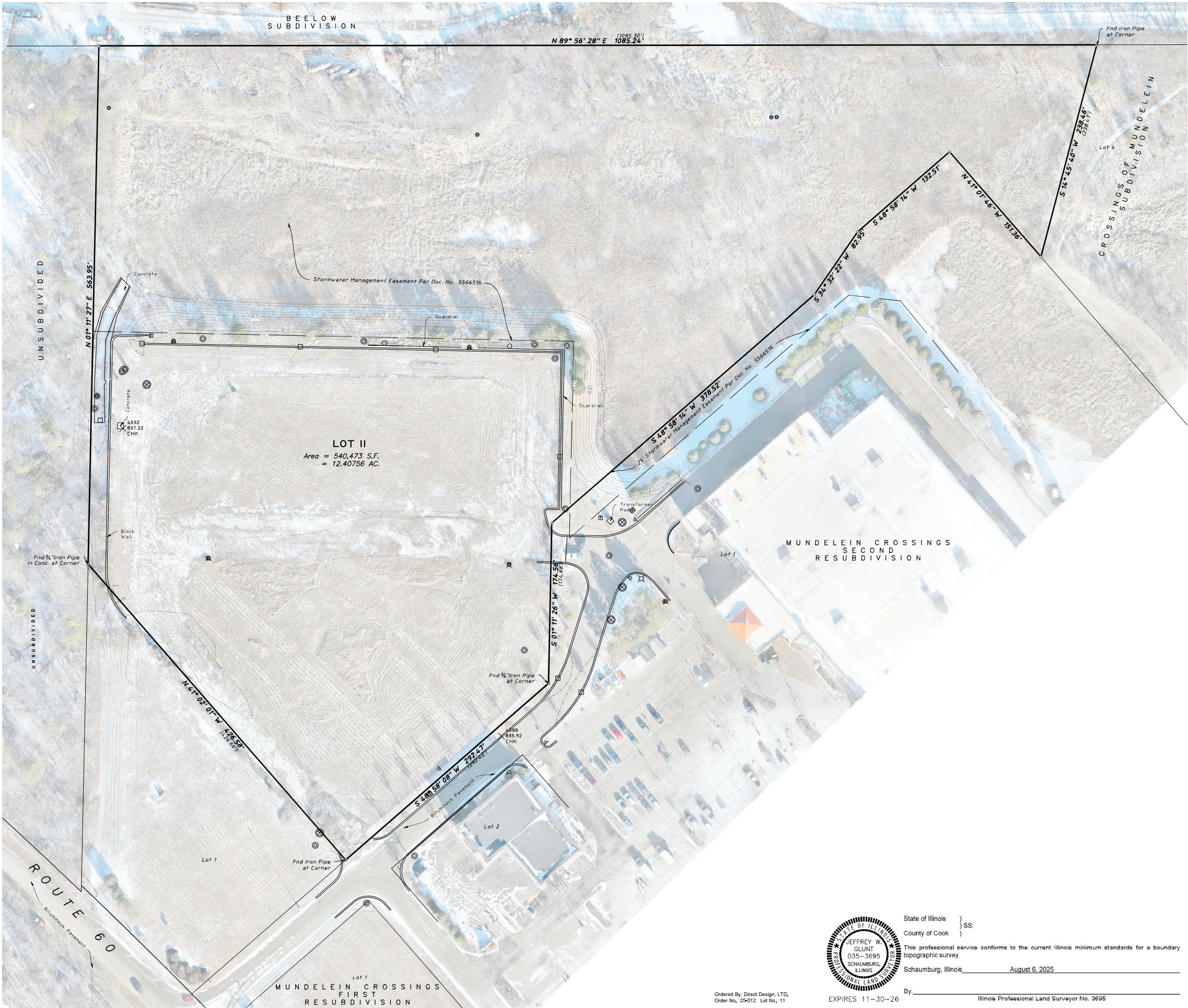
PARCEL 2:
NON-EXCLUSIVE APPURTENANT RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND MUNDELEIN 83, LLC RECORDED SEPTEMBER 4, 2003 AS DOCUMENT 5353854.

LEGEND

- | | |
|--|---------------------|
| | Manhole |
| | Catch Basin |
| | Inlet |
| | Flared End Section |
| | Fire Hydrant |
| | Valve Vault |
| | Valve Box |
| | Light Pole |
| | Hand Hole |
| | Fence |
| | Guardrail |
| | Sign |
| | Electrical Pedestal |
| | Telephone Pedestal |
| | Cable TV Pedestal |
| | Curb & Gutter |
| | Retaining Wall |
| | Contour Line |
| | Record |

Surveyor's Notes:

- Field work was completed on August 5, 2025.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Topcon Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

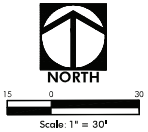
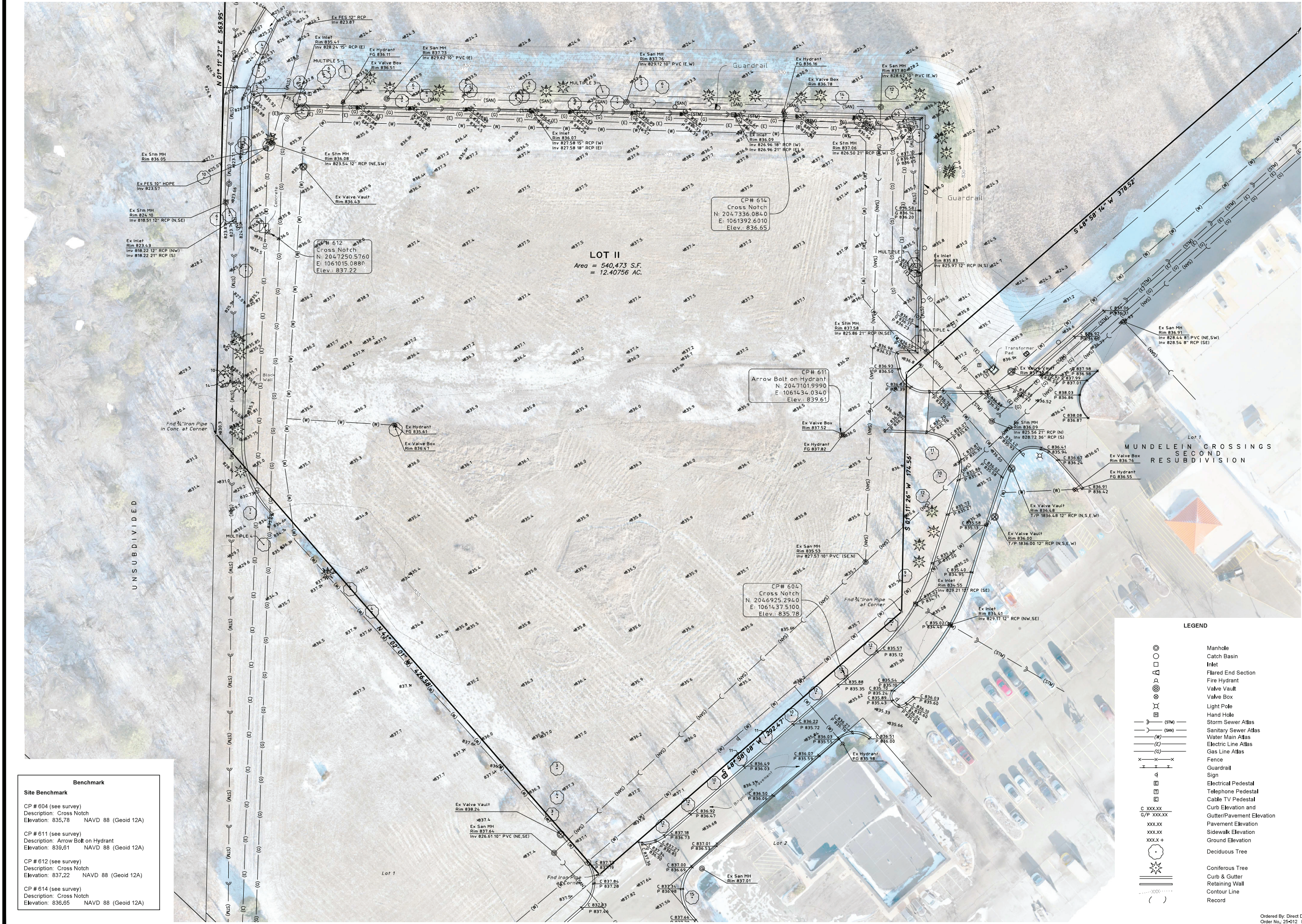


State of Illinois }
County of Cook } SS:
This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.
Schaumburg, Illinois August 6, 2025
By: _____ Illinois Professional Land Surveyor No. 2605

BOUNDARY & TOPOGRAPHIC SURVEY

3400 W. ILLINOIS ROUTE 60
MUNDELEIN, ILLINOIS
LAKE COUNTY

Project Manager: KML
Drafter: TSK
Date: 2025-08-06
Project No. 25-012
Sheet 1/2



HAEGER ENGINEERING
consulting engineers • land surveyors
100 East Shore Parkway, Schaumburg, IL 60193 • 630-847-3946 Fax: 630-847-3946
Illinois Professional Design Firm License No. 184-0003152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
3400 W. ILLINOIS ROUTE 60
MUNDELEIN, ILLINOIS
LAKE COUNTY

Project Manager: KML
Drafter: TSK
Date: 2025-08-06
Project No. 25-012
Sheet 2

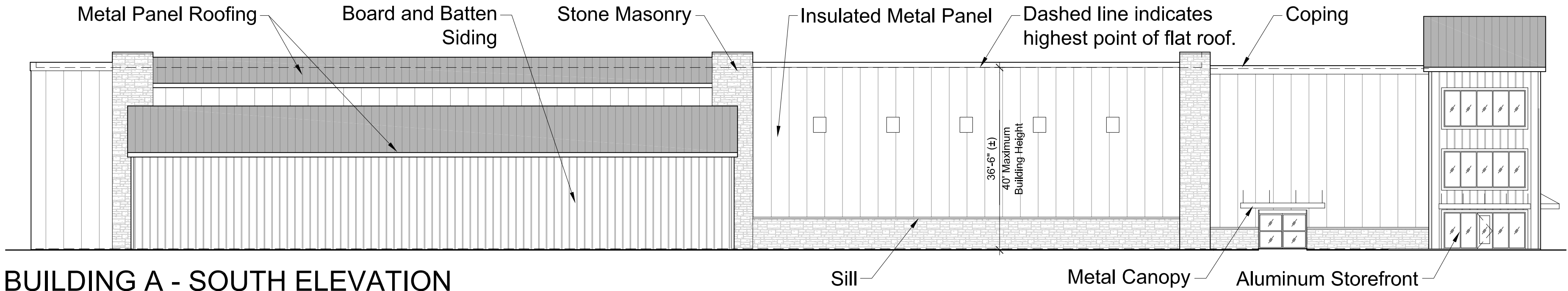
Ordered By: Direct Design, LTD.
Order No.: 25-012 Lot No.: 11





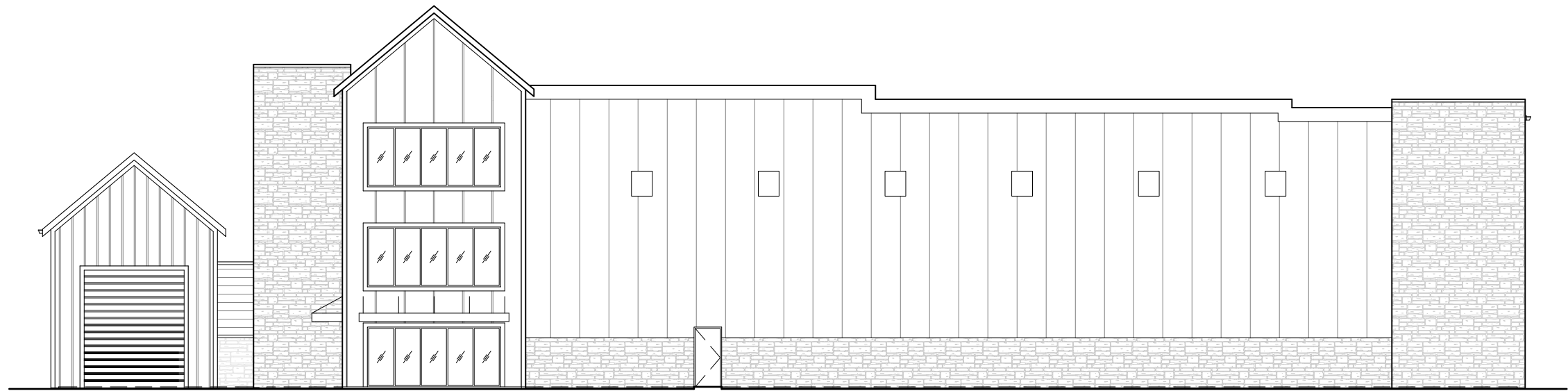
BUILDING ELEVATIONS

SELF-STORAGE
FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025

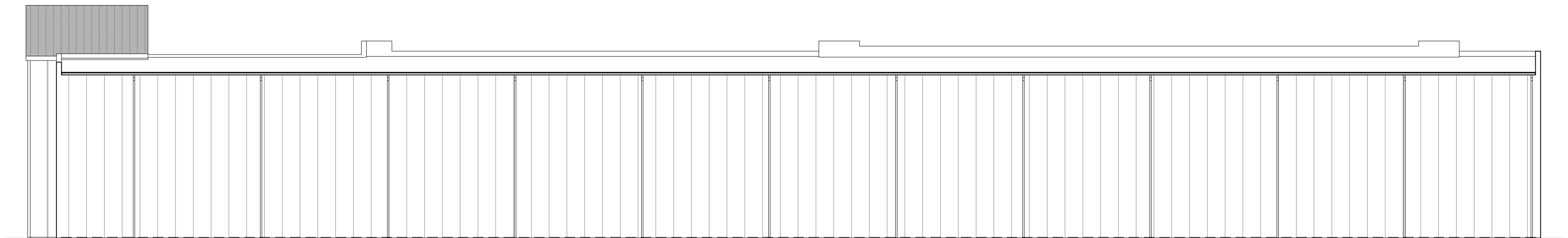


BUILDING A - SOUTH ELEVATION

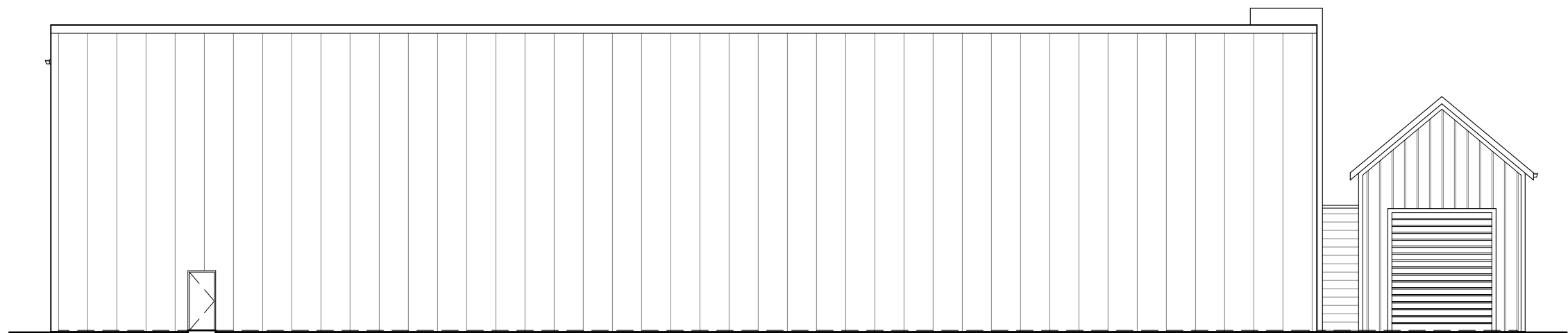
Building Height 20.72.030
The vertical distance measured from grade to:
1. In the case of a flat roof, the highest point.
2. In the case of a mansard roof, the deck line.
3. In the case of a gable, hip or gambrel roof, the mean point between the eaves and the ridge. Chimneys, spires, steeples, towers, elevator penthouses, tanks and similar projections other than signs shall not be included in calculating the height.



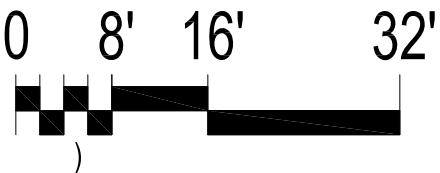
BUILDING A - EAST ELEVATION



BUILDING A - NORTH ELEVATION

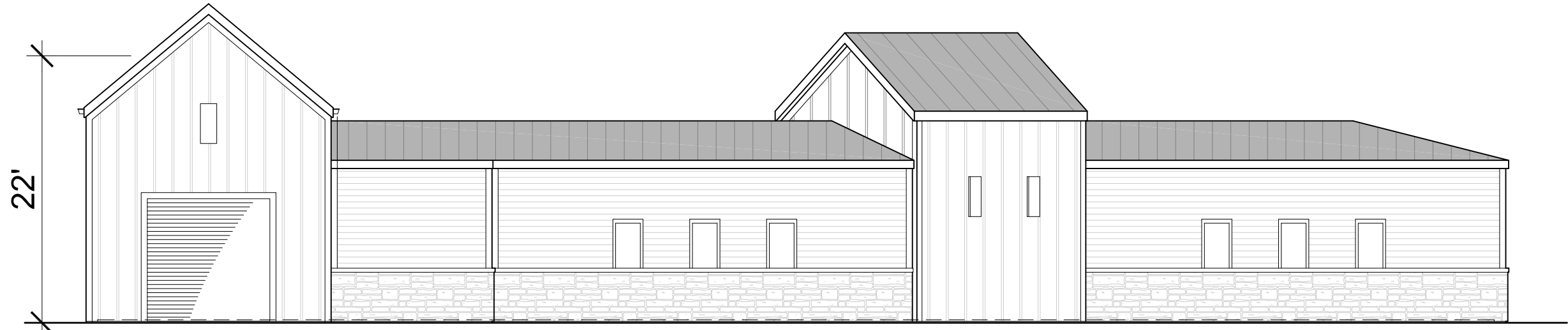


BUILDING A - WEST ELEVATION

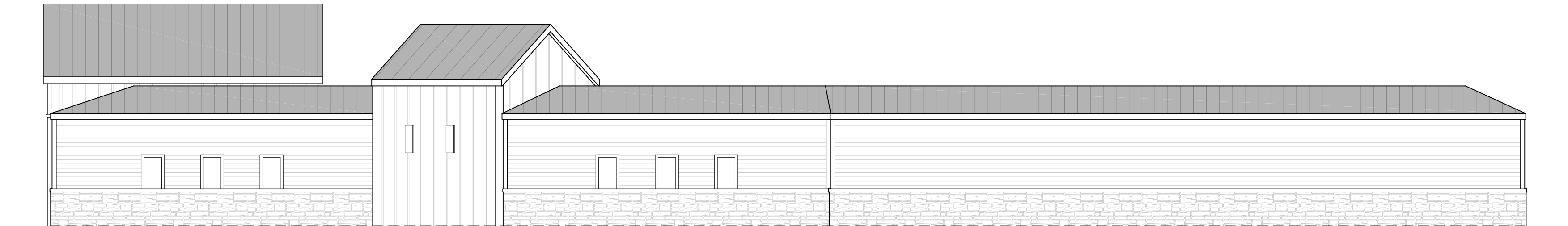


BUILDING ELEVATIONS

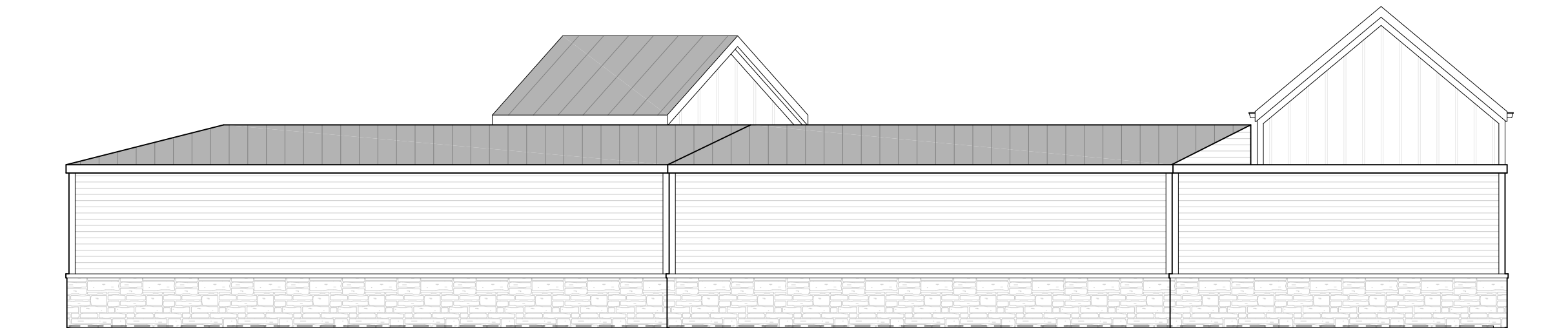
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



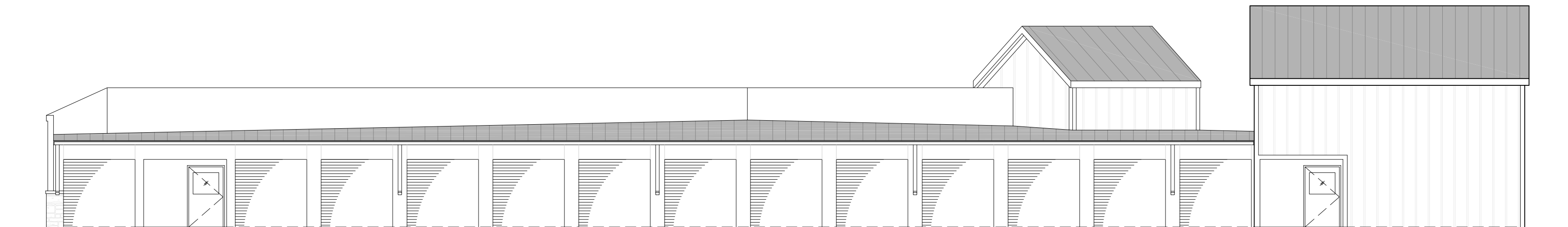
BUILDING B - SOUTH ELEVATION



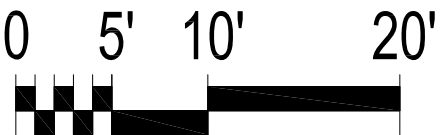
BUILDING B - EAST ELEVATION



BUILDING B - NORTH ELEVATION

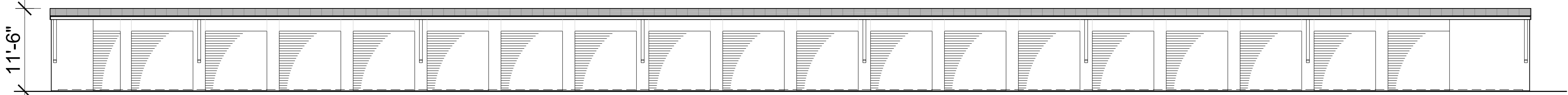


BUILDING B - WEST ELEVATION

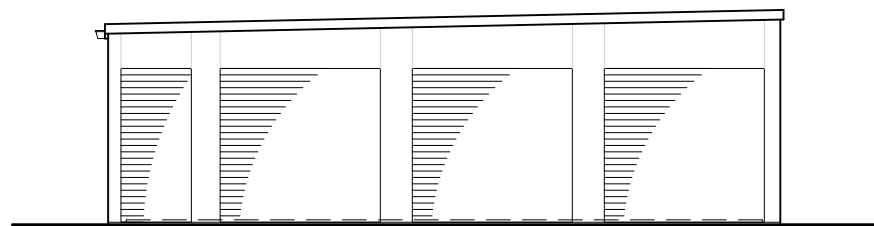


BUILDING ELEVATIONS

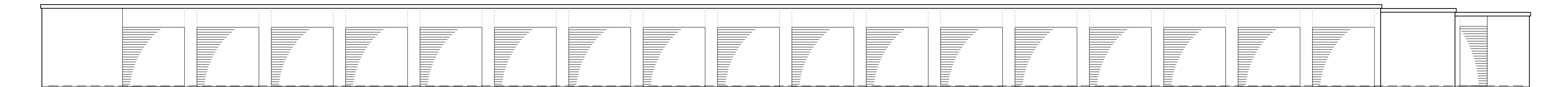
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



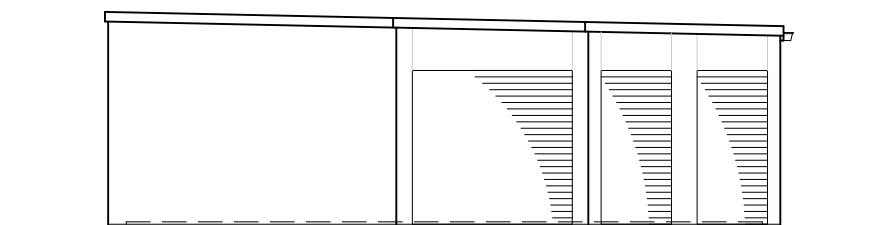
BUILDING C - WEST ELEVATION



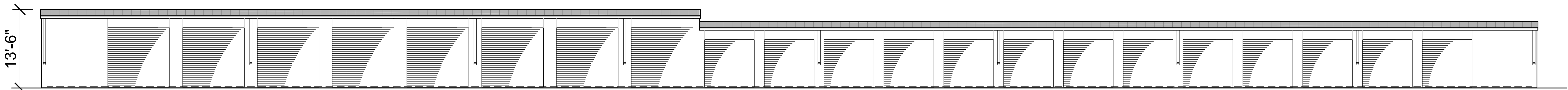
BUILDING C - SOUTH ELEVATION



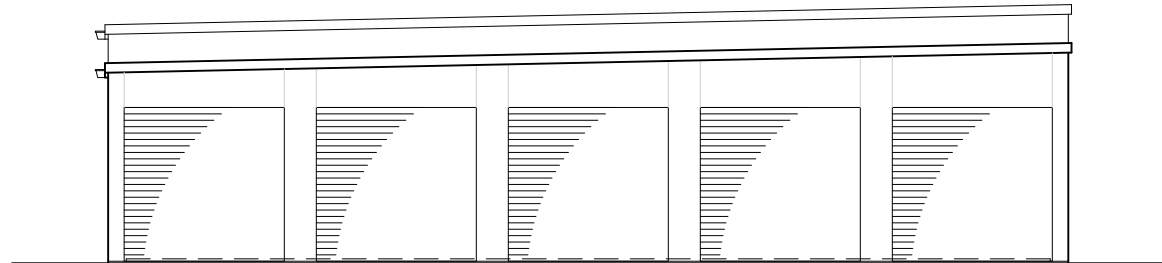
BUILDING C - EAST ELEVATION



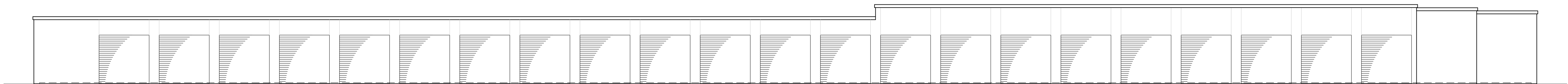
BUILDING C - NORTH ELEVATION



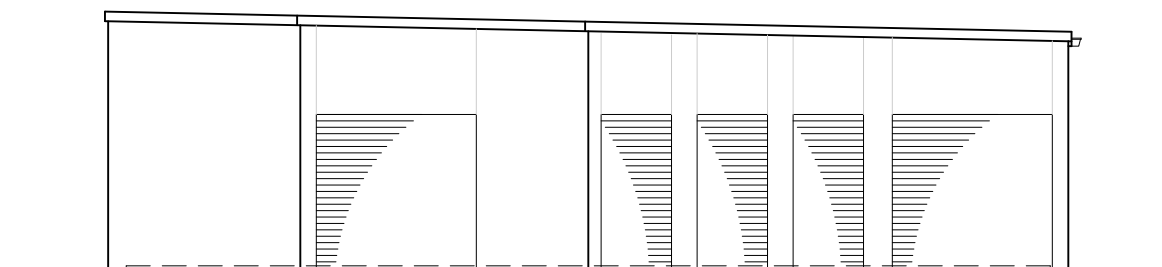
BUILDING D - WEST ELEVATION



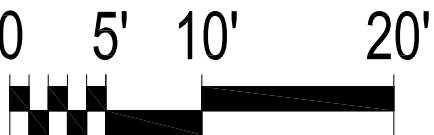
BUILDING D - SOUTH ELEVATION



BUILDING D - EAST ELEVATION

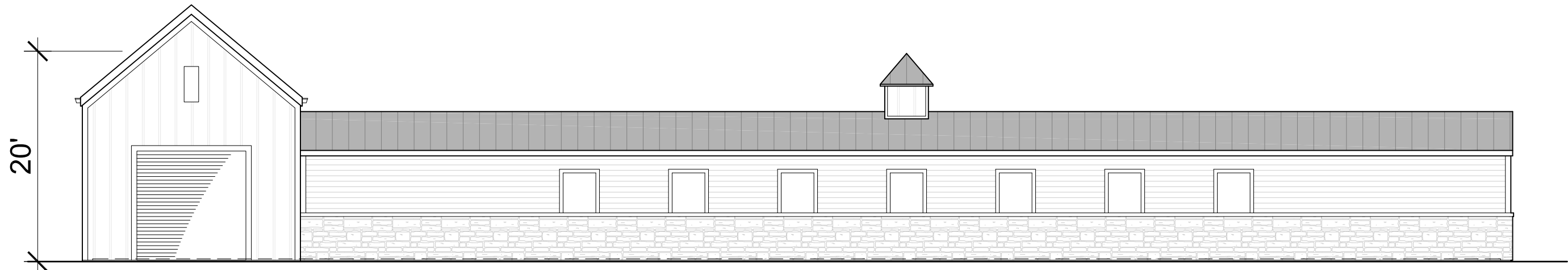


BUILDING D - NORTH ELEVATION

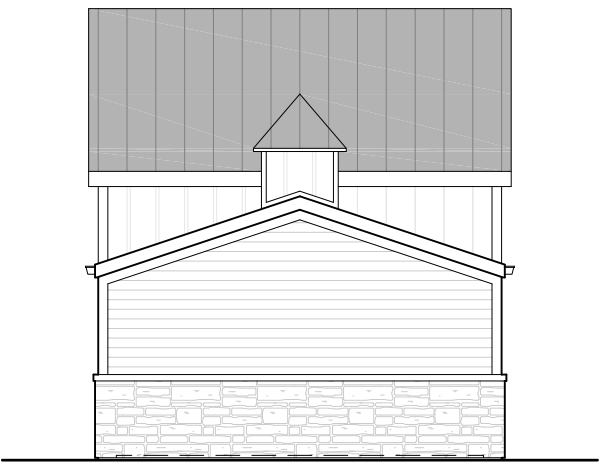


BUILDING ELEVATIONS

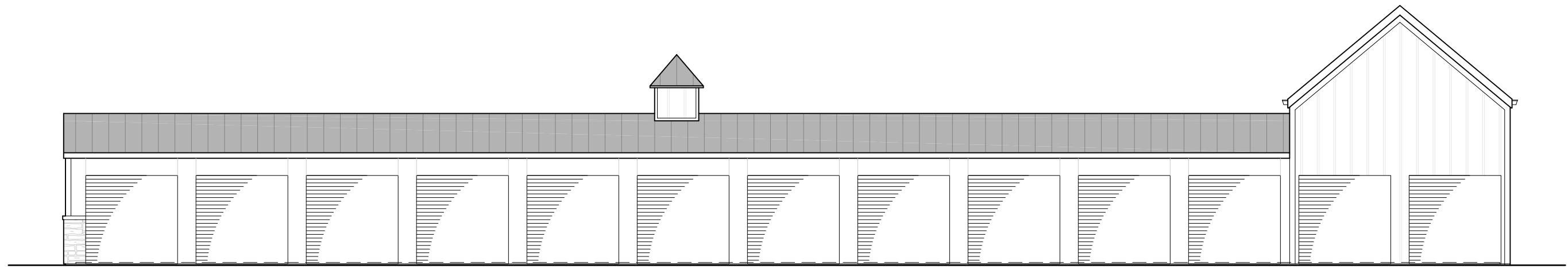
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



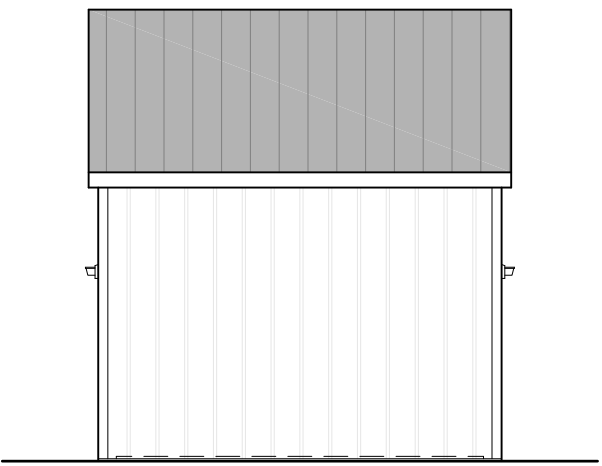
BUILDING E - WEST ELEVATION



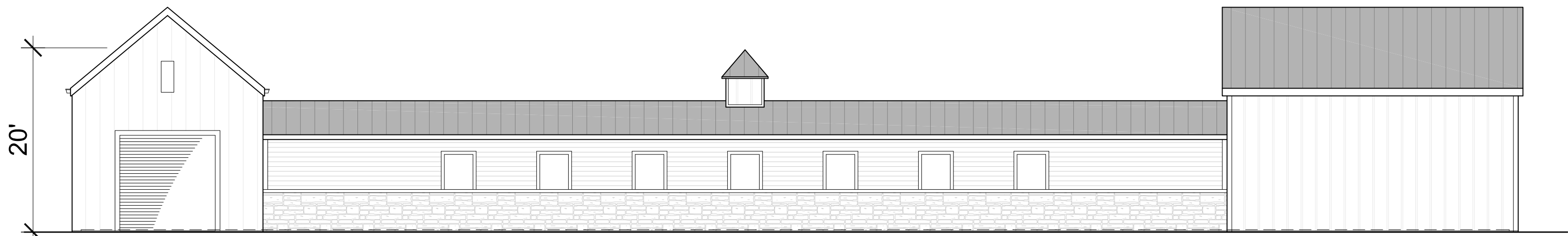
BUILDING E - SOUTH ELEVATION



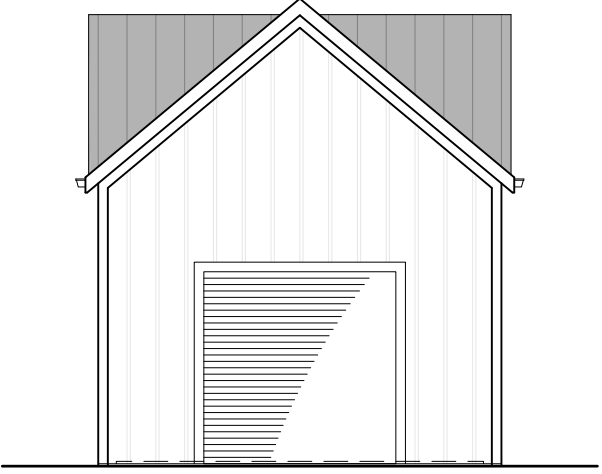
BUILDING E - EAST ELEVATION



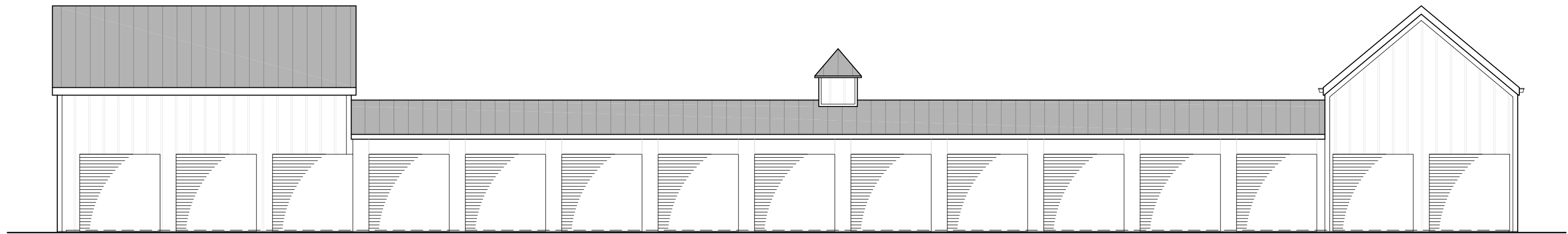
BUILDING E - NORTH ELEVATION



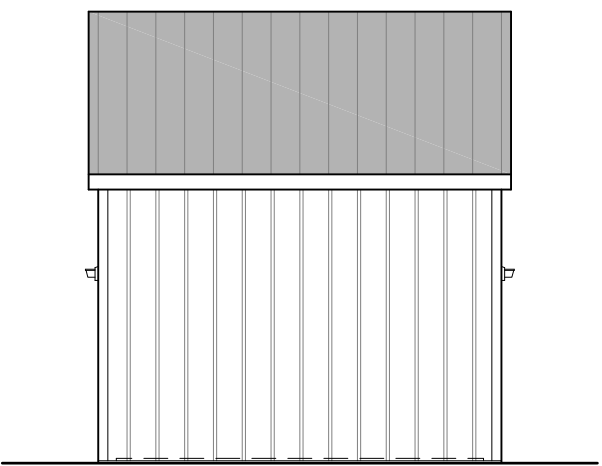
BUILDING F - WEST ELEVATION



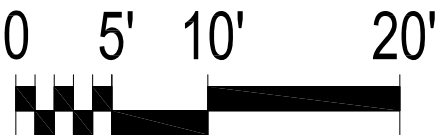
BUILDING F - SOUTH ELEVATION



BUILDING F - EAST ELEVATION

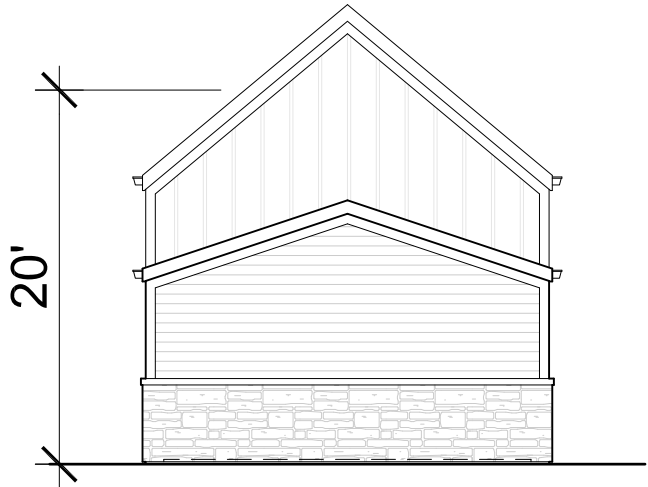


BUILDING F - NORTH ELEVATION

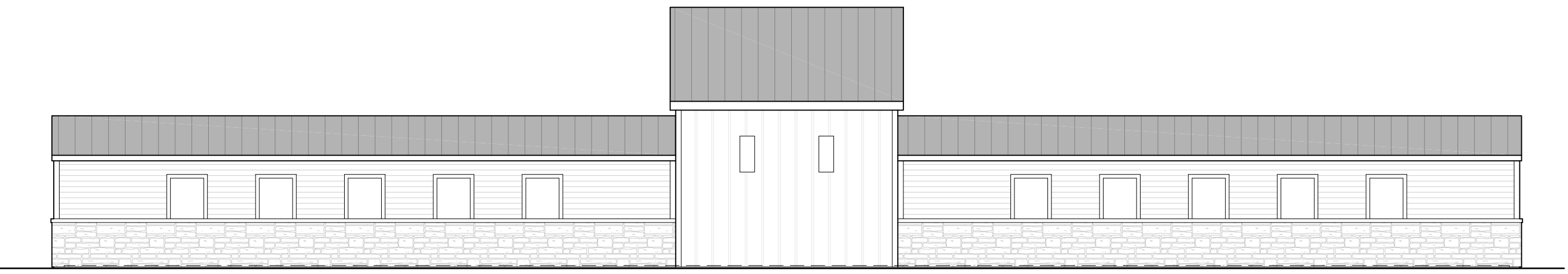


BUILDING ELEVATIONS

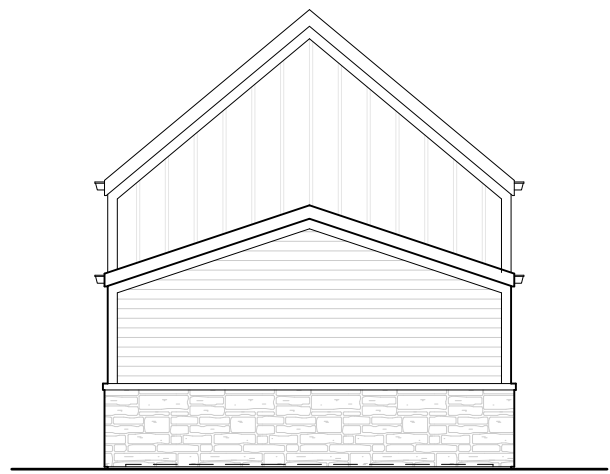
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



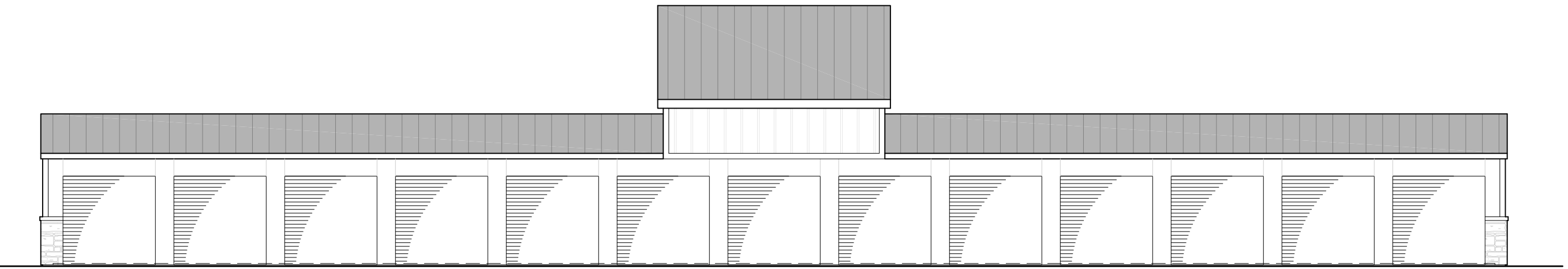
BUILDING G - WEST ELEVATION



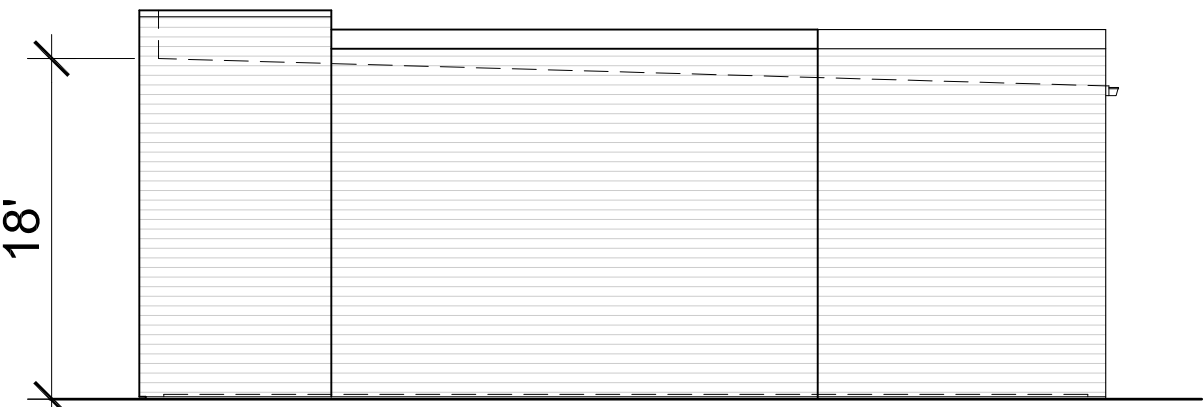
BUILDING G - SOUTH ELEVATION



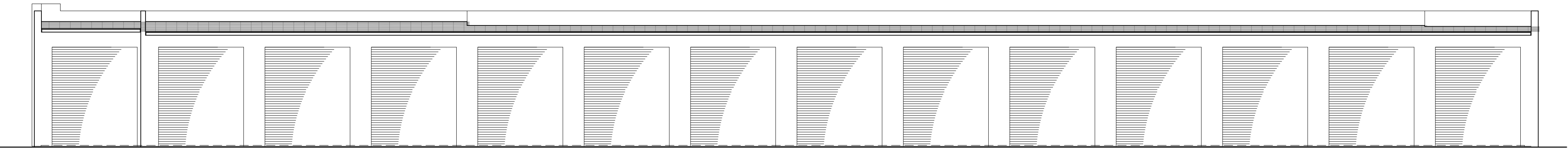
BUILDING G - EAST ELEVATION



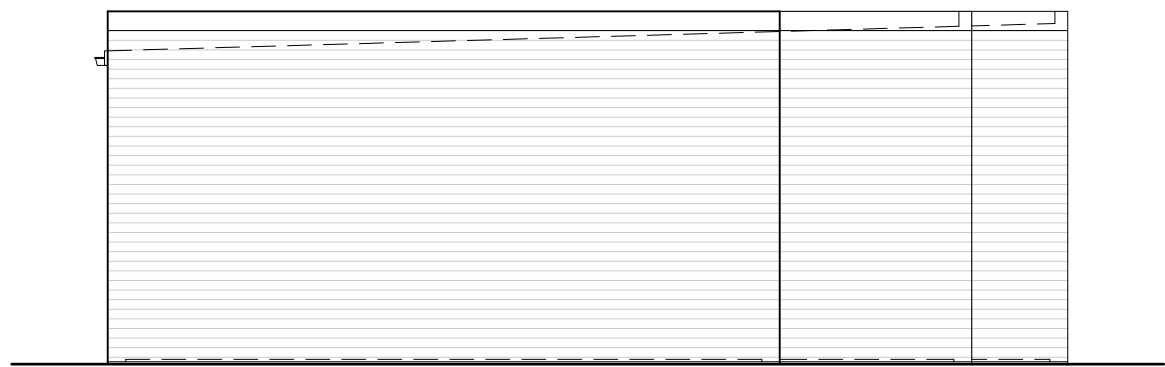
BUILDING G - NORTH ELEVATION



BUILDING H - WEST ELEVATION



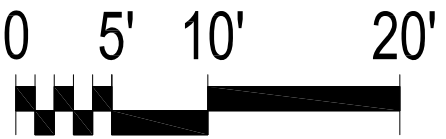
BUILDING H - SOUTH ELEVATION



BUILDING H - EAST ELEVATION



BUILDING H - NORTH ELEVATION



Exterior Materials (1 of 2)

Self-Storage Facility
IL Route 60, Mundelein, IL
September 24, 2025

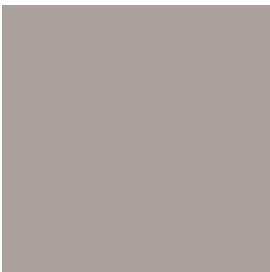
Profile Sample

Color

C1 - Canopy:
Material: Pre-manufactured Metal Canopy
Manufacturer: Mapes Architectural Canopies
Model: SuperShade
Color: Iron Ore



CP1 - Coping:
Material: Brake Metal
Manufacturer: MBCI
Color: Driftwood



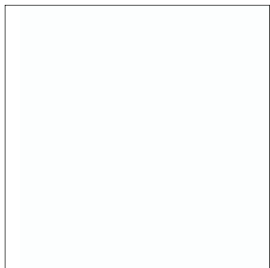
D2 - Hi-speed Roll-up Overhead Door:
Material: Aluminum / Glass
Manufacturer: Assa Abloy
Model: RR3000 Vision
Color: Brushed Aluminum



M1 - Stone Masonry:
Material: Stone
Manufacturer: Cultured Stone
Color: Cobblefield



S1 - Siding:
Material: Architectural Insulated Metal Panel
Manufacturer: Kingspan
Color: Regal White, embossed finish
Orientation: Vertical



Note: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.

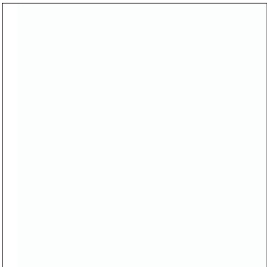
Exterior Materials (2 of 2)

Self-Storage Facility
IL Route 60, Mundelein, IL
September 24, 2025

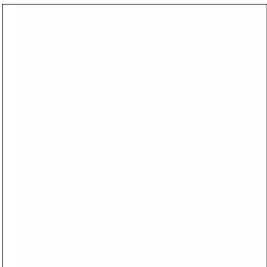
Profile Sample

Color

S2 - Siding Panels (Non-Insulated):
Material: Cementitious
Manufacturer: James Hardie
Style: Board and Batten
Color: White
Orientation: Vertical



S3 - Siding Panels (Non-Insulated):
Material: Cementitious
Manufacturer: James Hardie
Color: White
Orientation: Horizontal



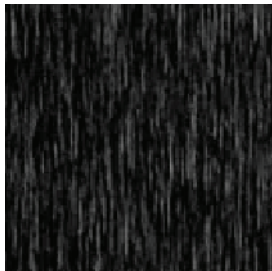
PS1 - Precast Sill:
Material: Precast Concrete
Manufacturer: TBD
Color: Light Gray



R1 - Standing Seam Roofing:
Material: Metal
Manufacturer: MBCI
Color: Zinc Gray



W1 - Storefront:
Material: Aluminum / Glass
Manufacturer: Kawneer
Model: TriFab VersaGlaze 451T
Color: Black Anodized



Note: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.

MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
3400 W. ILLINOIS ROUTE 60

SECTION 23 TOWNSHIP 44 NORTH RANGE 10 EAST
MUNDELEIN, ILLINOIS
LAKE COUNTY



PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF MUNDELEIN
300 Plaza Circle, Mundelein, IL 60060
Tel: 847-949-3200

Benchmark
Site Benchmark
CP # 604 (see survey) Description: Cross Notch Elevation: 835.78 NAVD 88 (Geoid 12A)
CP # 611 (see survey) Description: Arrow Bolt on Hydrant Elevation: 839.61 NAVD 88 (Geoid 12A)
CP # 612 (see survey) Description: Cross Notch Elevation: 837.22 NAVD 88 (Geoid 12A)
CP # 614 (see survey) Description: Cross Notch Elevation: 836.65 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

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100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
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www.haegerengineering.com

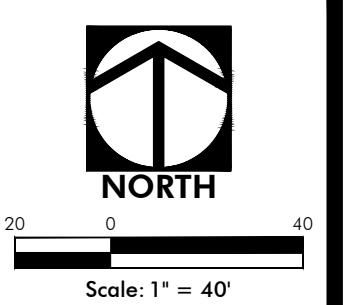
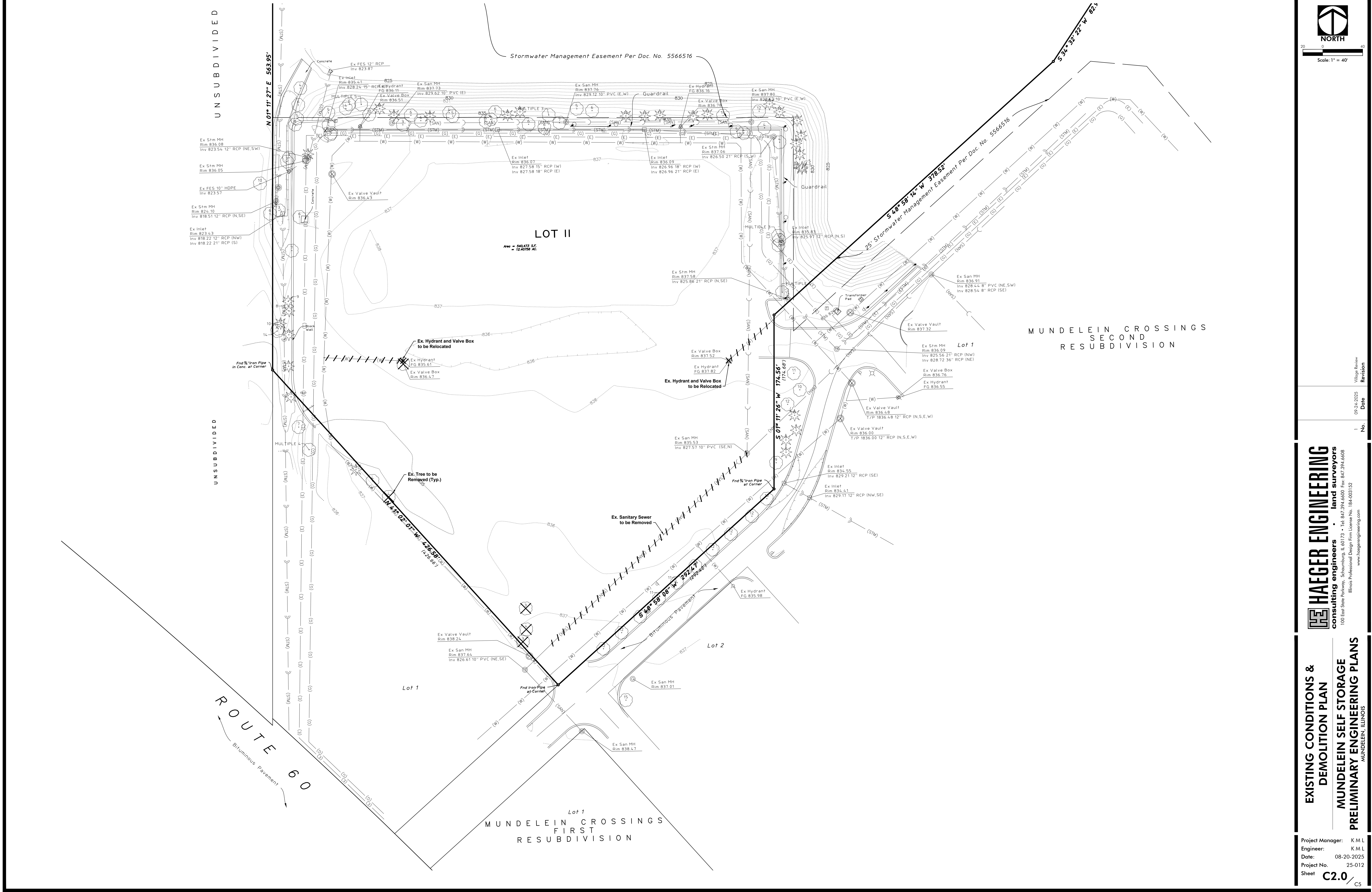
TITLE SHEET
MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
MUNDELEIN, ILLINOIS

Project Manager: K M L
Engineer: K M L
Date: 08-20-2025
Project No. 25-012
Sheet C1.0



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



No.	Date	Revision
1	09-24-2025	Village Review

**HAEGER ENGINEERING**

consulting engineers • land surveyors

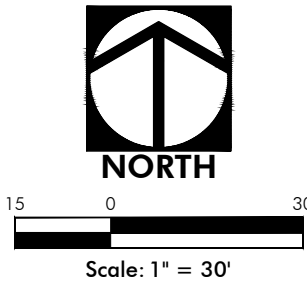
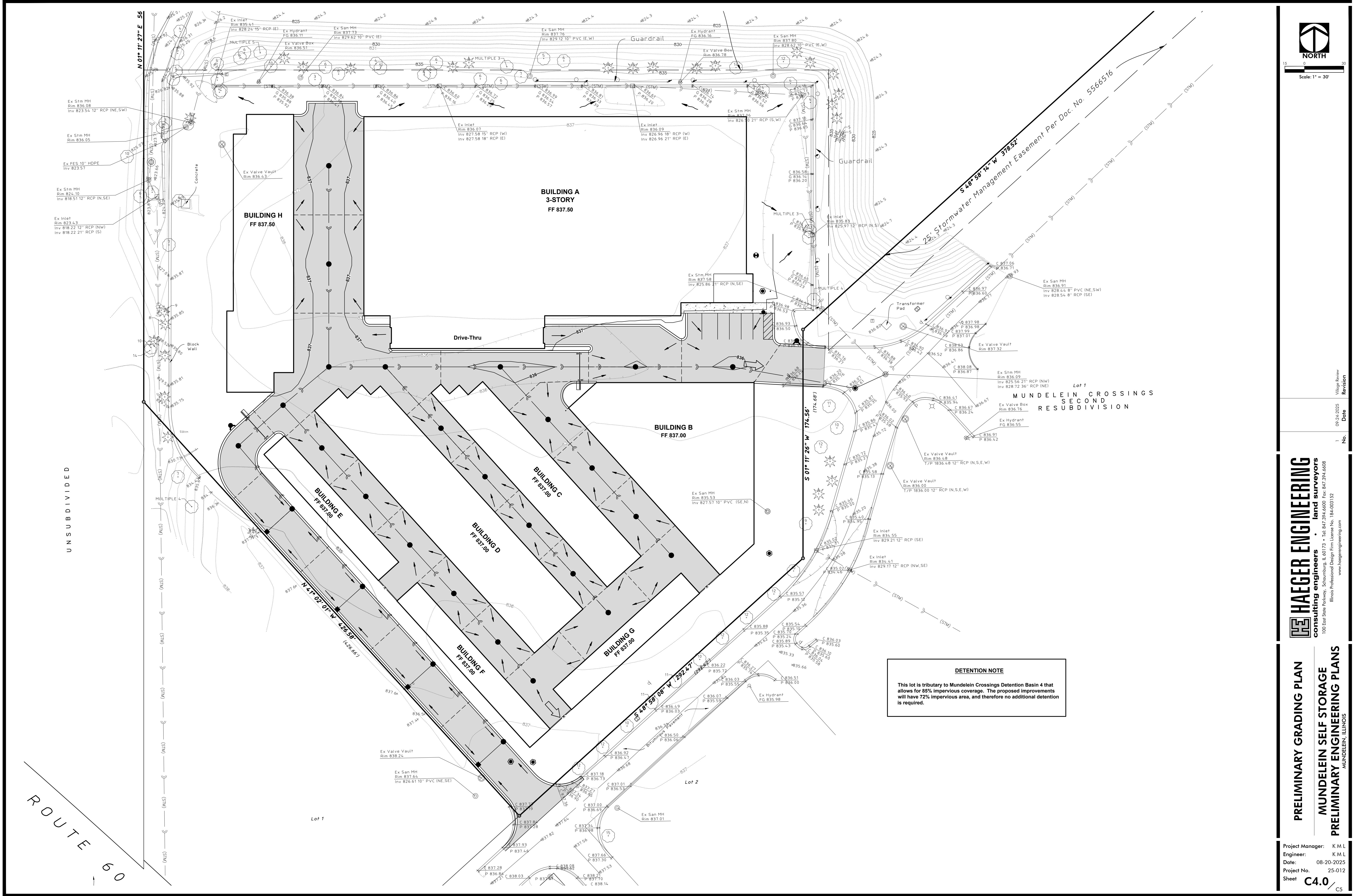
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EXISTING CONDITIONS & DEMOLITION PLAN

MUNDELEIN SELF STORAGE PRELIMINARY ENGINEERING PLANS

MUNDELEIN, ILLINOIS

Project Manager:	K M L
Engineer:	K M L
Date:	08-20-2025
Project No.	25-012
Sheet	C2.0



PRELIMINARY GRADING PLAN

MUNDELEIN SELF STORAGE

PRELIMINARY ENGINEERING PLANS

MUNDELEIN, ILLINOIS

HAEGER ENGINEERING

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Project Manager: K M L

Engineer: K M L

Date: 08-20-2025

Project No. 25-012

Sheet C4.0

1

No.

Date

09-24-2025

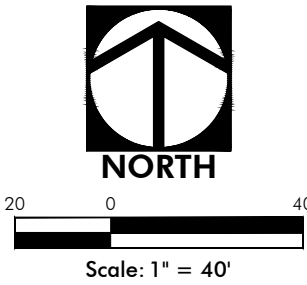
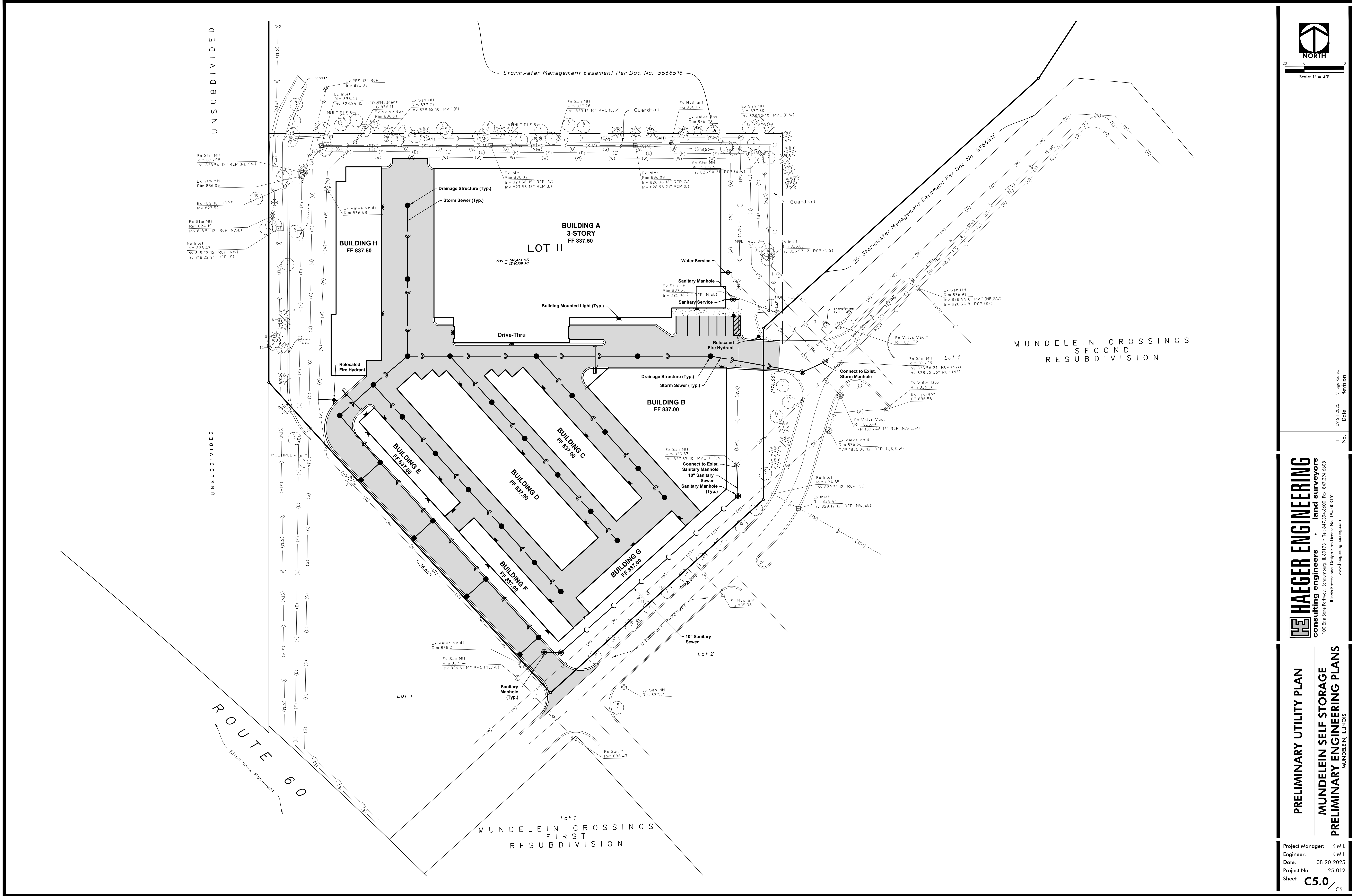
Village Review

Revision

Plot Date: Sep 24, 2025 - 8:32am Plotted By: km1

File Name: P:\2025\25012\Drawings\Preliminary\25012 Prelim Eng.dwg

Page 148 of 162



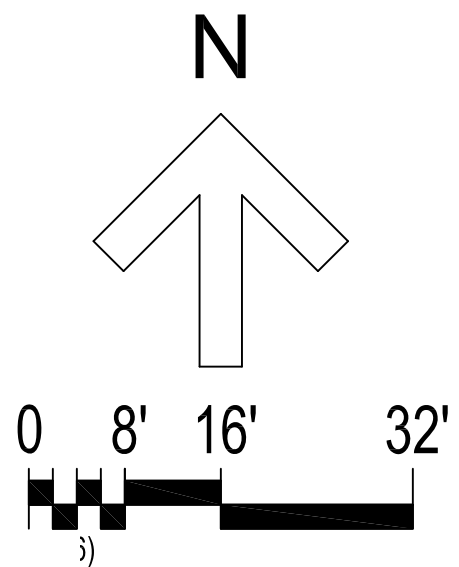
Revision	Date
1	09-24-2025

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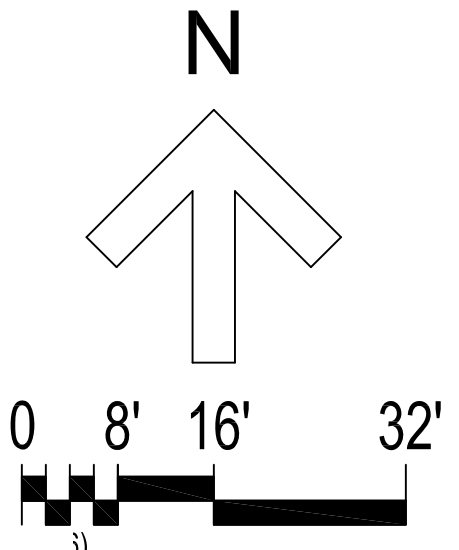
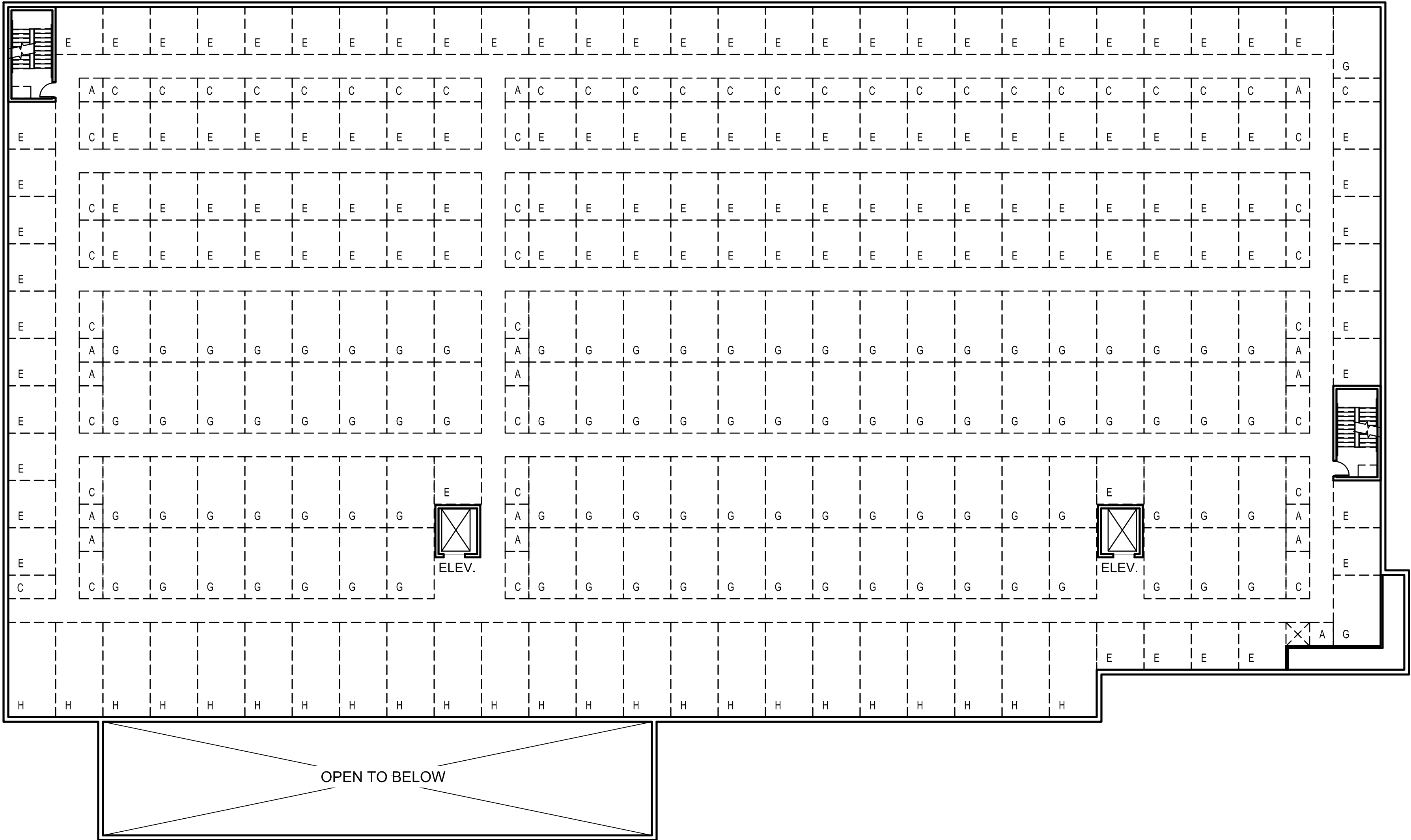
PRELIMINARY UTILITY PLAN
MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
MUNDELEIN, ILLINOIS

Project Manager:	K M L
Engineer:	K M L
Date:	08-20-2025
Project No.	25-012
Sheet	C5.0

FIRST FLOOR PLAN
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPTEMBER 23, 2025



SECOND FLOOR PLAN
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPTEMBER 23, 2025



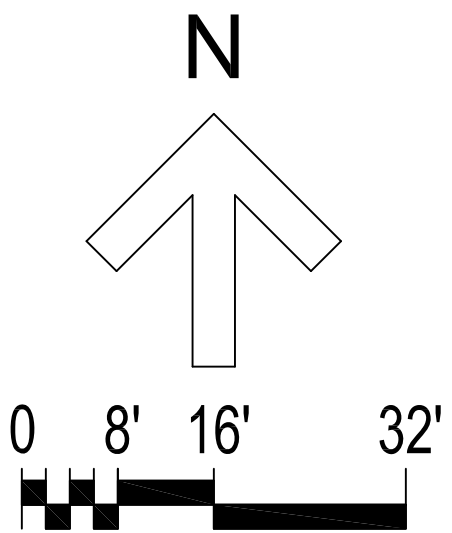
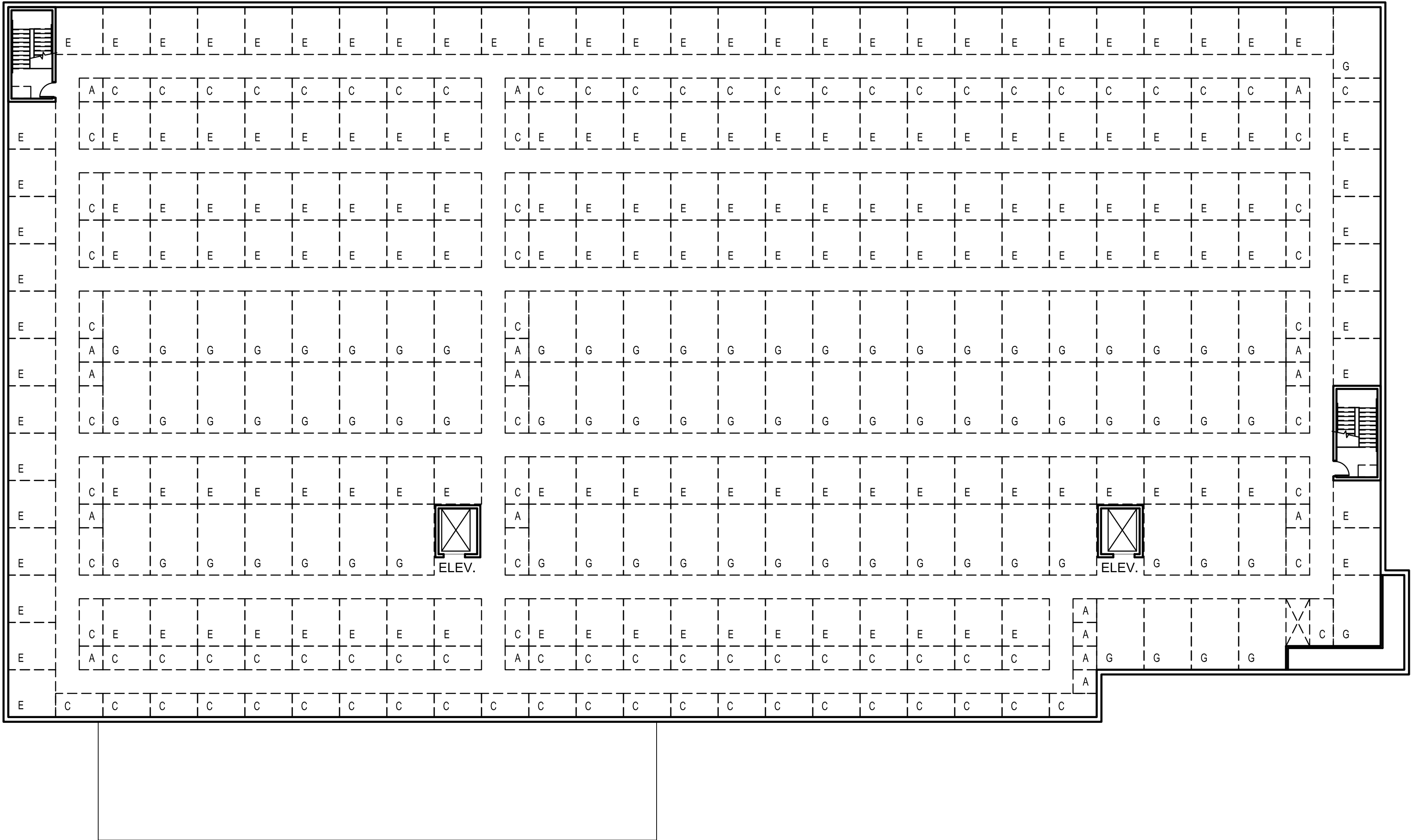
THIRD FLOOR PLAN

SELF-STORAGE FACILITY

IL ROUTE 60

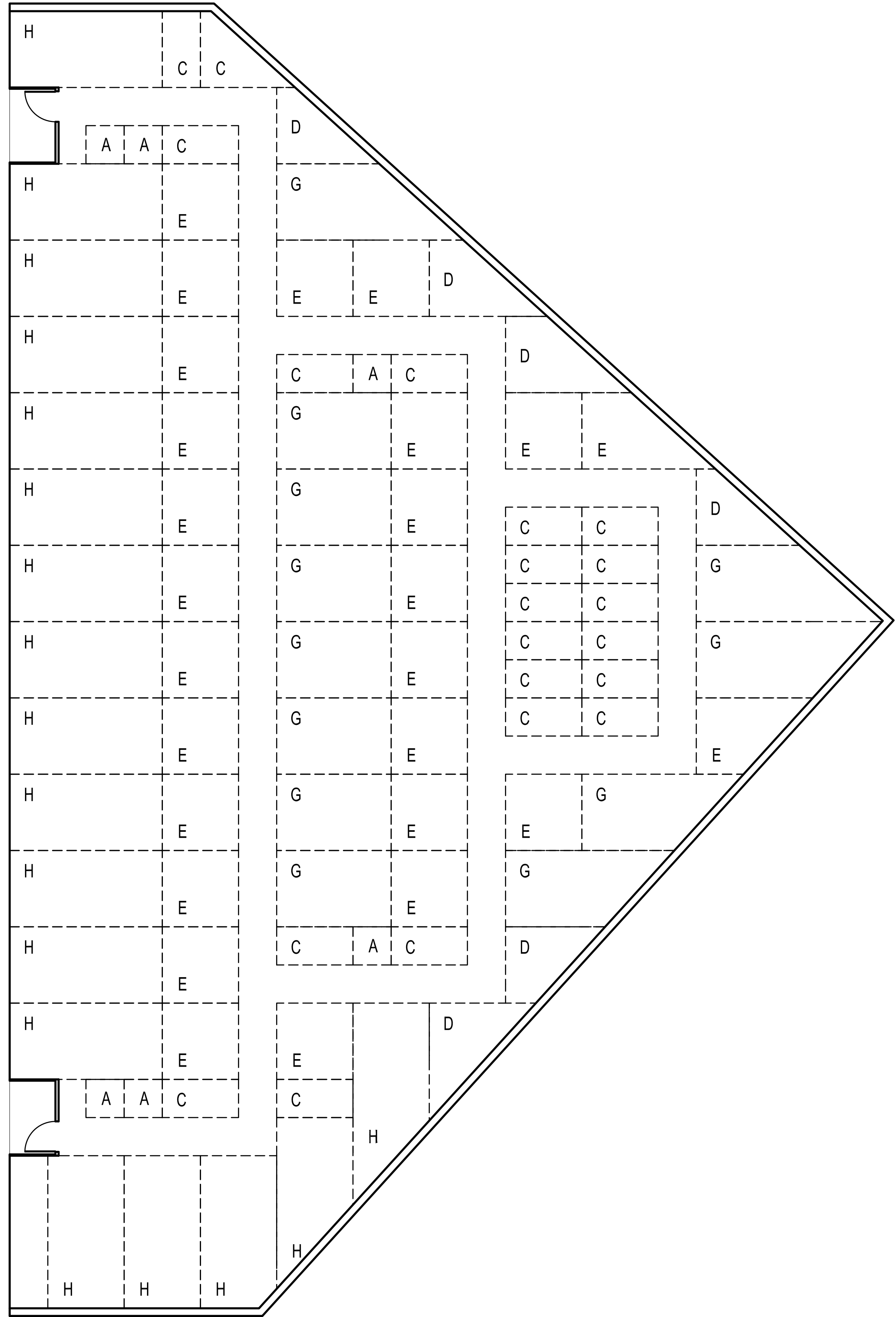
MUNDELEIN, IL

SEPTEMBER 23, 2025

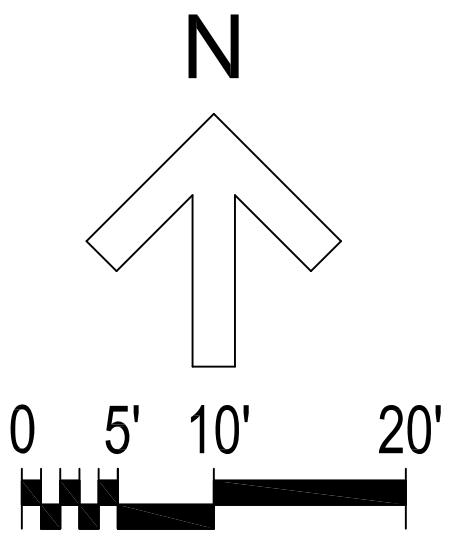


CONCEPT FLOOR PLAN

SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPTEMBER 23, 2025

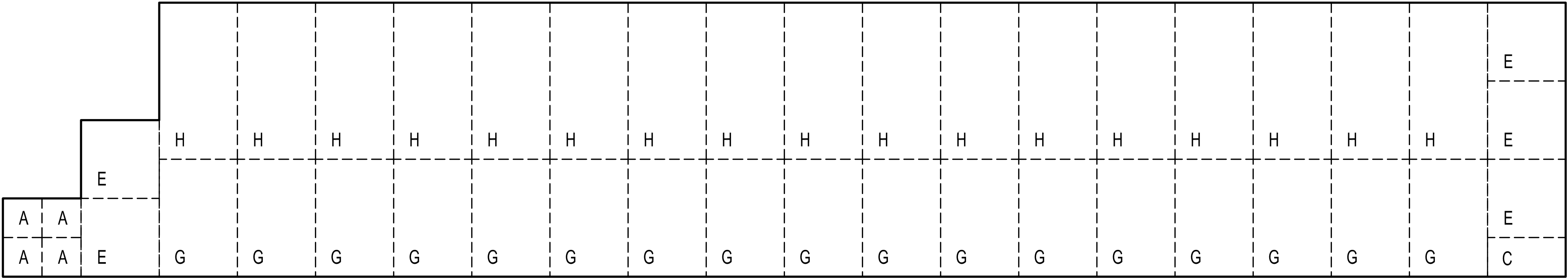


BUILDING B

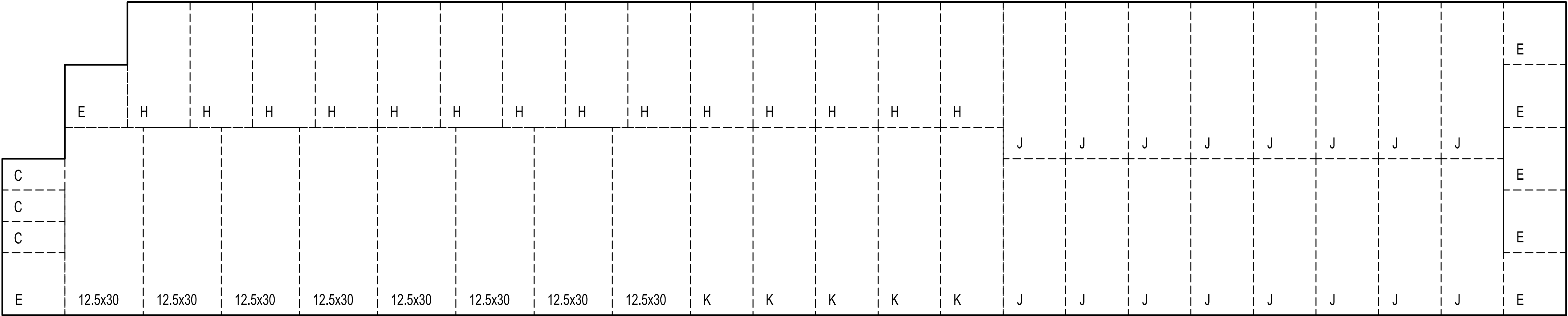


CONCEPT FLOOR PLANS

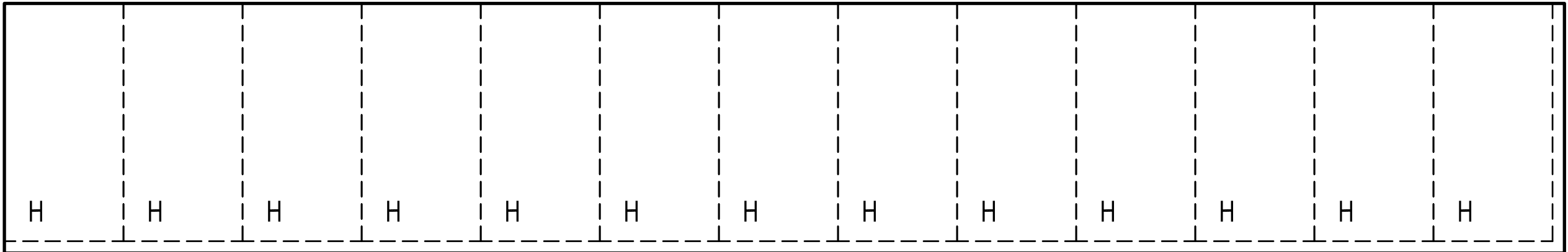
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPTEMBER 23, 2025



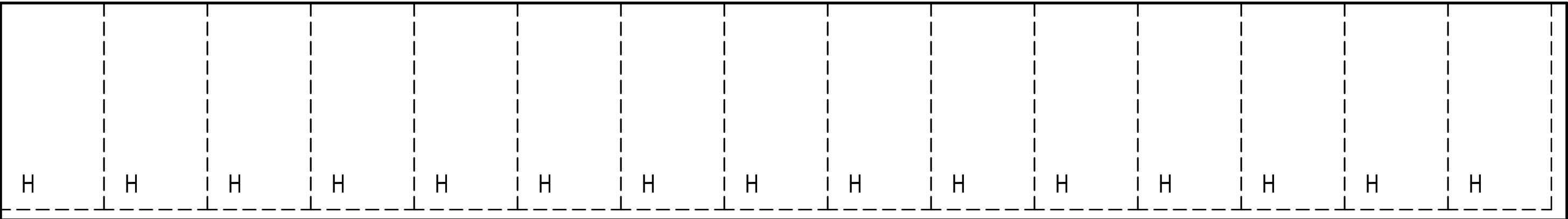
BUILDING C



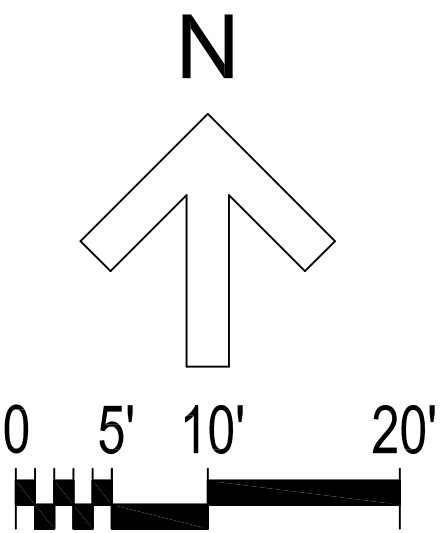
BUILDING D



BUILDING E



BUILDING F



MUNDELEIN SELF-STORAGE CENTER

MUNDELEIN, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
NELSON DEVELOPMENT, LLC
13500 WATERTOWN PLANK ROAD, SUITE 207
ELM GROVE, WI 53122
TEL (262) 420-0652
CONTACT: JORDAN NELSON

SURVEYOR / CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600
CONTACT: LEN KLEINJAN / KIM LASK

ARCHITECT:
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, IL 60089
TEL (847) 541-4151
CONTACT: DAVID WYTMAR / RUSSELL THIELE

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / KARL KROGSTAD

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE PLANT SYMBOLS KEY LANDSCAPE CODE REQUIREMENTS
L0.3	SHEET KEY
L1.0	TREE PRESERVATION & REMOVAL PLAN
L2.0	LANDSCAPE PLAN



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

AUGUST 20, 2025

REVISIONS

1.	9/24/25 PER REVISED SITE PLAN
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**MUNDELEIN SELF-STORAGE
MUNDELEIN, IL**

**PRELIMINARY LANDSCAPE PLAN
- COVER**

SHEET NUMBER

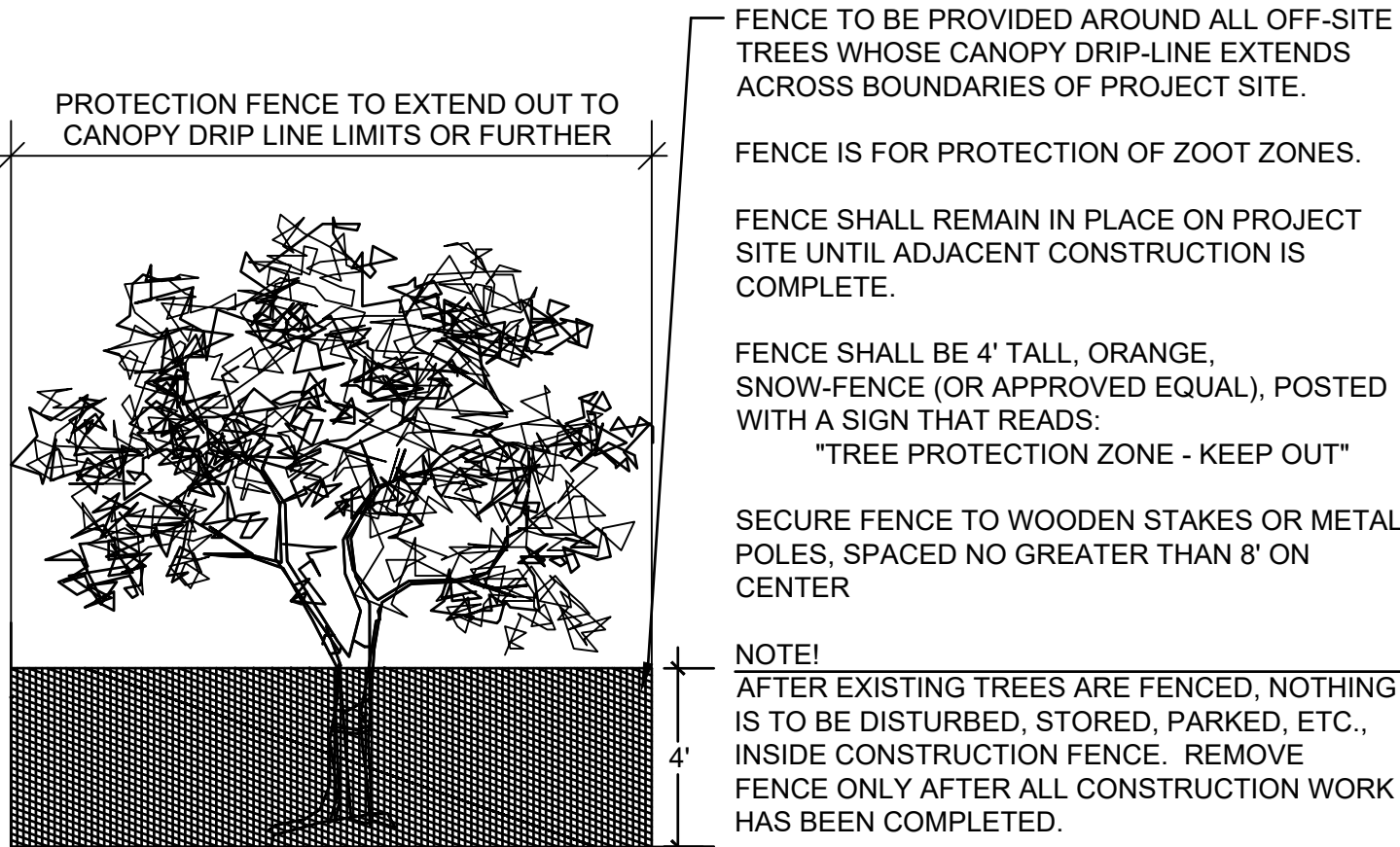
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NOTES: TREE PRESERVATION

TREE PRESERVATION:

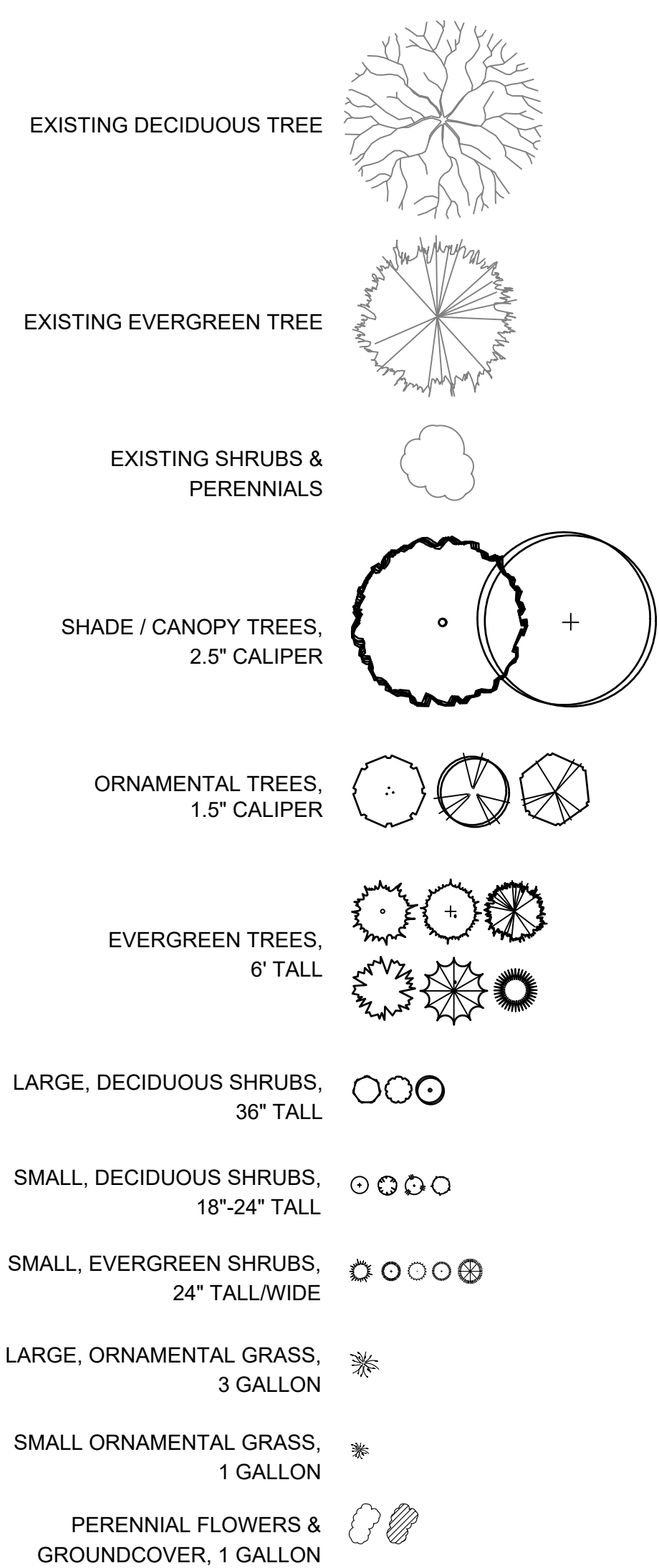
- A. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE

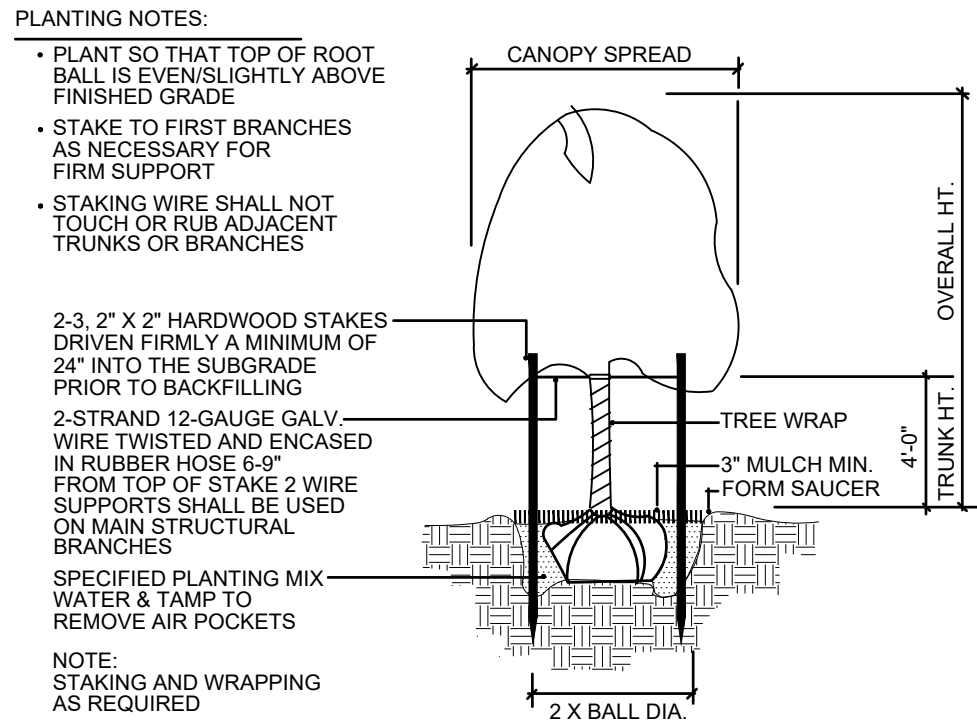


PLANT SYMBOLS KEY

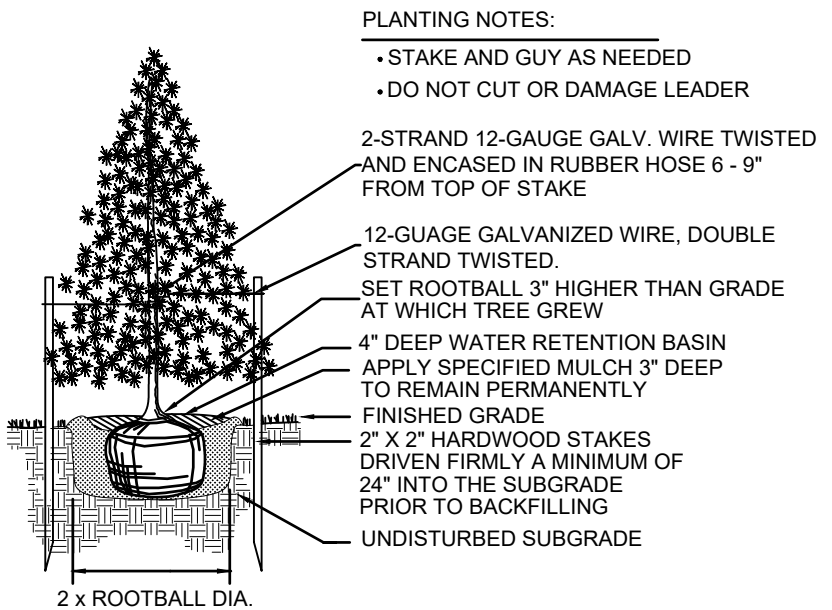
NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



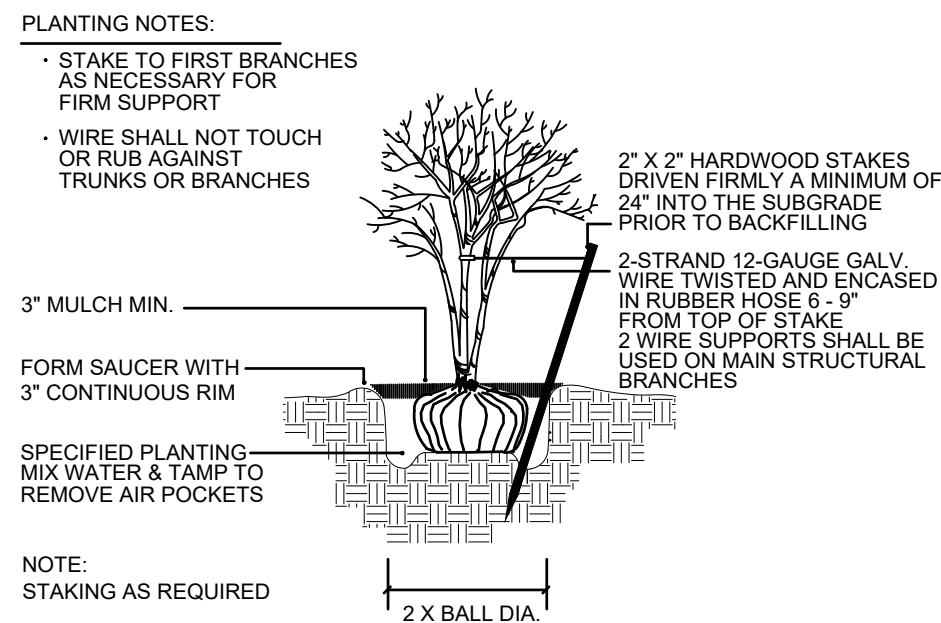
DETAILS: PLANTING



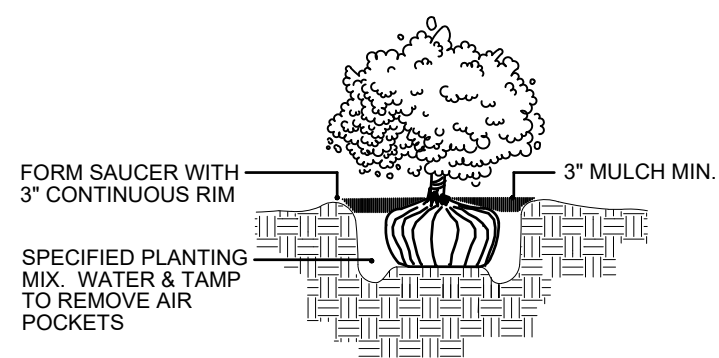
TREE PLANTING & STAKING
NOT TO SCALE



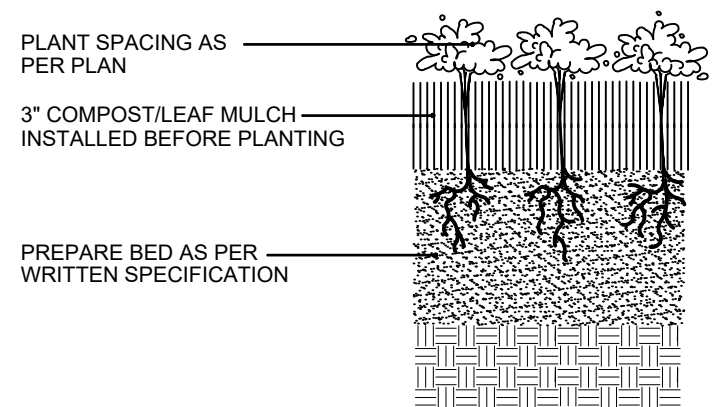
EVERGREEN TREE PLANTING
NOT TO SCALE



MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6\"/>



dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

AUGUST 20, 2025

REVISIONS

1.	9/24/25 PER REVISED SITE PLAN
2.	
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10.	

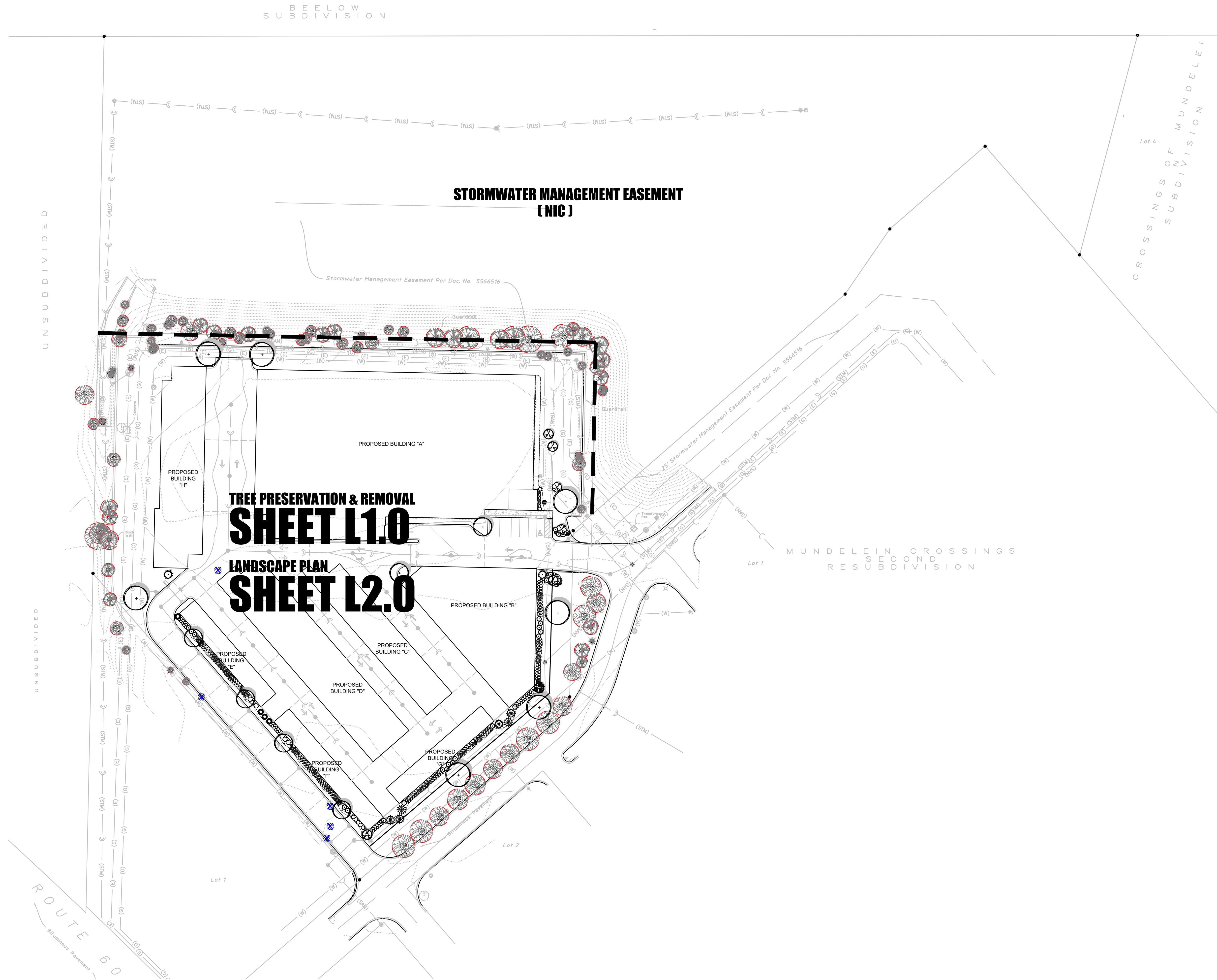
PROJECT NAME AND SHEET TITLE

MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- NOTES, SYMBOLS KEY &
PLANTING DETAILS

SHEET NUMBER

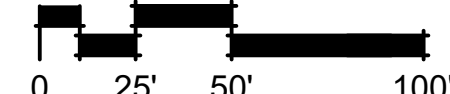
LO.2



TREE PRESERVATION & REMOVAL
SHEET L1.0
LANDSCAPE PLAN
SHEET L2.0



SHEET KEY
SCALE: 1" = 50'-0"



dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

AUGUST 20, 2025

REVISIONS

1.	9/24/25 PER REVISED SITE PLAN
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9.	
10.	

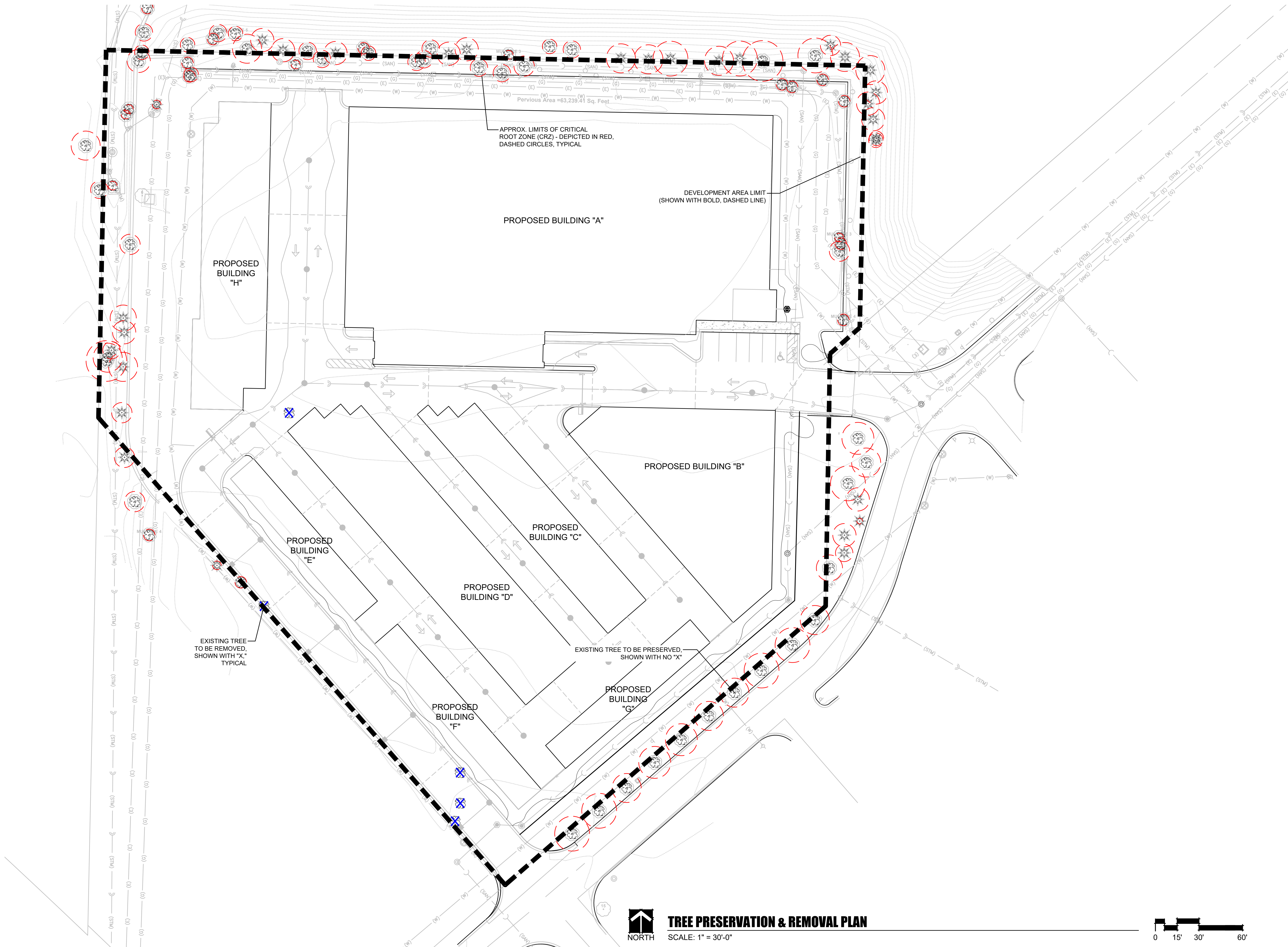
PROJECT NAME AND SHEET TITLE

MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L0.3



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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
NELSON DEVELOPMENT, LLC

ELM GROVE, WI

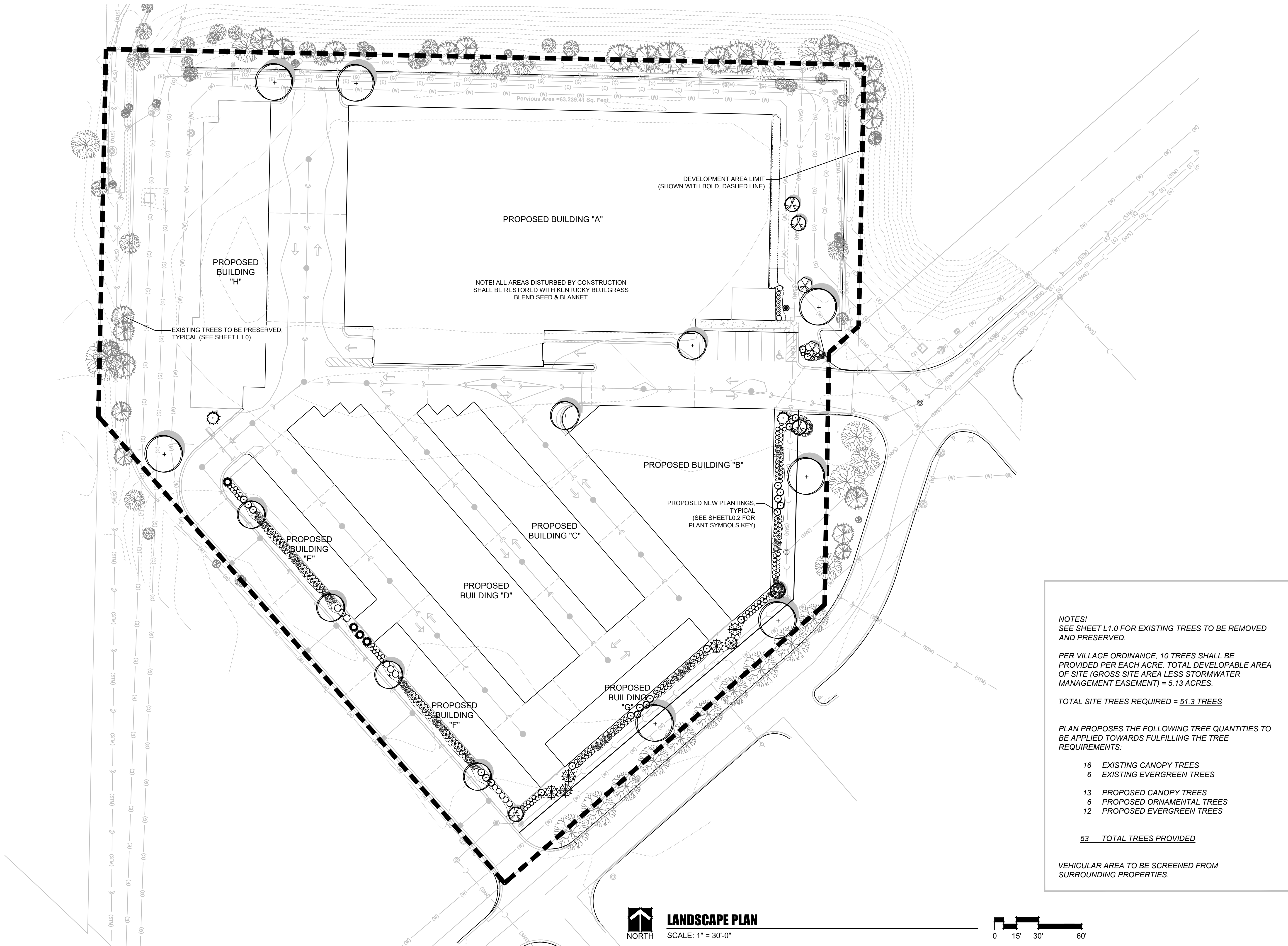
PLAN DATE
AUGUST 20, 2025

REVISIONS	
1.	9/24/25 PER REVISED SITE PLAN
2.	
3.	
4.	
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7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE
MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- TREE PRES & REMOVAL PLAN

SHEET NUMBER
L1.0



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STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE
AUGUST 20, 2025

REVISIONS	
1.	9/24/25 PER REVISED SITE PLAN
2.	
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10.	

PROJECT NAME AND SHEET TITLE
**MUNDELEIN SELF-STORAGE
MUNDELEIN, IL**

**PRELIMINARY LANDSCAPE PLAN
- DEVELOPMENT AREA**

SHEET NUMBER
L2.0



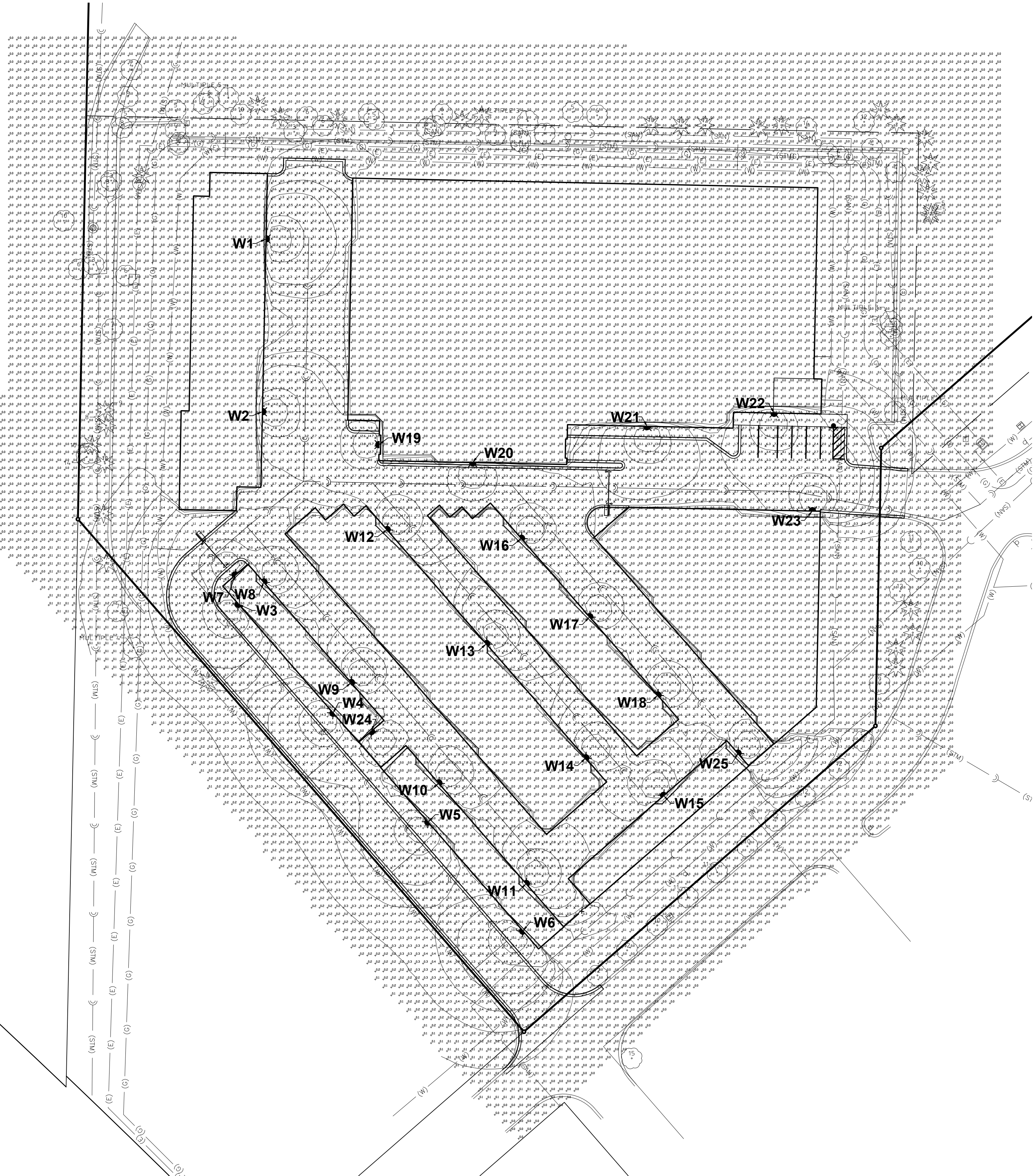
8/19/2025

Nelson Development, LLC
Self-Storage Center - Mundelein, IL

Landscape Architect's Opinion of Probable Cost (per plan dated 8/20/25)

NOTE! This opinion of probable cost represents an estimate; it does not include anything not specifically listed and it is subject to change based upon availability, market conditions, site conditions, time of year, duration of construction schedule, installation year, and other unforeseen challenges.

QTY	SIZE	COMMON NAME	UNIT	EXTENSION
General Labor & Misc. (estimated)				
13	Each	Tree Removals	\$ 225.00	\$ 2,925.00
Softscape - Plant Material (supply & install - estimated)				
9	2.5" caliper	Canopy Trees (<i>deciduous</i>)	\$ 450.00	\$ 4,050.00
2	2.5" caliper	Columnar, Canopy Trees (<i>deciduous</i>)	\$ 525.00	\$ 1,050.00
7	6' high	Ornamental Trees (<i>deciduous</i>)	\$ 450.00	\$ 3,150.00
4	6' high	Evergreen Trees (<i>Arborvitae</i> var.)	\$ 425.00	\$ 1,700.00
8	6' high	Evergreen Trees (<i>Misc. var., non-Arb var.</i>)	\$ 475.00	\$ 3,800.00
TBD	S.Y.	Turf: Seed & Blanket (<i>Kentucky Bluegrass Blend</i>)	\$ 2.50	\$ -
TBD	S.Y.	Turf: Sod (<i>Kentucky Bluegrass Blend</i>)	\$ 5.00	\$ -
Materials (supply & install - estimated)				
1.25	C.Y.	Soil Amendments	\$ 90.00	\$ 112.50
3.5	C.Y.	Premium Shredded Hardwood Mulch	\$ 90.00	\$ 315.00
ESTIMATED TOTAL - Tree Removals & Landscape :				\$ 17,102.50



Luminaires				Luminaires			
Label	Mounting Height	Orientation	Tilt	Label	Mounting Height	Orientation	Tilt
W1	16.0'	90°	0°	W13	16.0'	45°	0°
W2	16.0'	90°	0°	W14	16.0'	45°	0°
W3	16.0'	225°	0°	W15	16.0'	315°	0°
W4	16.0'	225°	0°	W16	16.0'	45°	0°
W5	16.0'	225°	0°	W17	16.0'	45°	0°
W6	16.0'	225°	0°	W18	16.0'	45°	0°
W7	16.0'	315°	0°	W19	16.0'	270°	0°
W8	16.0'	45°	0°	W20	16.0'	180°	0°
W9	16.0'	45°	0°	W21	16.0'	180°	0°
W10	16.0'	45°	0°	W22	16.0'	180°	0°
W11	16.0'	45°	0°	W23	16.0'	0°	0°
W12	16.0'	45°	0°	W24	16.0'	135°	0°
				W25	16.0'	45°	0°

Statistics (Calculation Height: At Finished Grade)							
Description		Avg (fc)	Max (fc)	Min (fc)	Max/Min	Avg/Min	
Calculation Zone - 50 ft Beyond Property Line		0.8	16.0	0.0	N/A	N/A	
Statistic Zone - On Site Pavement		3.4	16.0	0.2	80:1	17:1	

Project

Date

Catalog Number

Type

Product Performance Summary

Lumen Output

Up to 19,664 lumens

Efficacy

Up to 173 LPW

CRI

≥ 70 CRI

Available CCT

5000K

Warranty

Ten-Year Warranty

Product Overview

Introducing the QubePAK®4, US LED's latest advancement in wall pack lighting. Engineered to outperform and outlast traditional HID wall packs, the QubePAK®4 is the epitome of energy efficiency and durability. Built with a robust housing and traditional aesthetics, it stands resilient against the elements, ensuring exceptional performance for 167,000 hours (L70). The QubePAK®4 is perfect for new construction and retrofit projects, offering outstanding illumination in a popular classic design.

Product Applications

Self-Storage Facilities

Recreational Areas

Educational Facilities

Building Exteriors

Business Campuses

Security Lighting

Industrial Facilities

Wall Washing

Mail/Retail Areas

Parking Lots

Product Certifications

UL Listed

UL Premium Listed

Complies with UL1598 and CSA C22.2

Suitable for Wet Locations

IP65 Rated Enclosure

RoHS Compliant

Warranty

Backed by US LED's industry-leading Ten-Year Warranty.

Key Features

Low-wattage, highly-efficient patented LED replacement for legacy HID wall packs.

Traditional aesthetics offer a familiar commercial look for any outdoor application.

Robust die-cast housing is IP65-rated to protect integral components.

Construction

Two-piece die-cast aluminum housing optimizes thermal management (IP65 Rated).

Housing is protected by a RoHS compliant, corrosion resistant powder coat finish.

Standard architectural bronze finish.

High-impact, heat-resistant borosilicate glass lens is forged and won't degrade.

Electrical

120-277V 50/60Hz driver.

0-10V dimming standard.

System power factor >98% and THD <20%.

Operating temperature: -40°C to 45°C (-40°F to 113°F).

Mounting

Designed for wall mounting above four feet from the ground.

Housing is configured for mounting directly over a standard 4" outlet box (by optional) or surface wiring via any of the convenient 1/2" threaded conduit entries.

Optics

Industry-leading LEDs with 5000K CCT minimum 70 CRI.

ES Type IV distribution.

Lumen Maintenance: >167,000 hours (L70, 1-40°F to 113°F).

Example: ULWL1-1-UNVL-50-40-BZ

Series	Mounting	Input Voltage	CCT	Wattage	Finish
ULWL1	Standard	120-277V	50 5000K	24 24W	BZ Bronze
				32 32W	W White
				40 40W	C Custom
				56 56W	
				126 120W	

Accessories

Remote Battery Back-Up

Custom Enclosed

Integrated Battery Back-Up

Photocell

Wire Guard

QubePAK®4

Outdoor LED Wall Pack

Dimensions

Product Net Weight

8.00 lbs. (3.63kg)

14.21 in. [361mm]

9.25 in. [235mm]

7.64 in. [194mm]

Performance Data

All photometric testing performed to IESNA LM-79 standards by an accredited testing facility. For photometric data details, please visit www.usled.com or consult the factory directly.

Model	CCT	System Level Power	Delivered Lumens	Efficacy	BLU Rating	L70 Calculated Life
ULWL1-1-UNVL-50-24-XX	5000K	25W	3,984	173 LPW	B1-UG-G3	≥167,000 Hours
ULWL1-1-UNVL-50-32-XX	5000K	32W	5,447	170 LPW	B1-UG-G3	≥167,000 Hours
ULWL1-1-UNVL-50-40-XX	5000K	38W	6,545	168 LPW	B1-UG-G4	≥167,000 Hours
ULWL1-1-UNVL-50-56-XX	5000K	71W	12,526	168 LPW	B2-UG-G5	≥167,000 Hours
ULWL1-1-UNVL-50-126-XX	5000K	91W	16,599	165 LPW	B3-UG-G5	≥167,000 Hours
ULWL1-1-UNVL-50-120-XX	5000K	119W	19,664	164 LPW	B4-UG-G5	≥167,000 Hours

QubePAK®4

Outdoor LED Wall Pack

Accessories

[Option BB] Remote Emergency Battery Back-Up

Product Overview

UL Listed LED emergency driver that allows the same luminaire to be used for both normal and emergency operation. In the event of a power failure, the battery back-up switches to the emergency mode and operates the luminaire for 90 minutes.

Key Features

Meets all NEC, IBC, and Life Safety Code Emergency Lighting Requirements.

Suitable for use in plenum or damp locations.

Constant wattage delivery maintains illumination for the full emergency runtime with no degradation.

Self-testing feature.

Five-Year warranty.

Specifications

Rated Input Voltage	100-347VAC, 50/60Hz
Input Current	≤100mA Max
Input Power	12W Max
Output Voltage Range	170V DC
Output Power	6-59W
Recharge Time	24 Hours
Discharge Time	90 Minutes
Ambient Temperature Rating	0°F to 50°C (32°F to 122°F)

Product Dimensions

12 91" 228mm

12 4" 315mm

1.97" 50mm

1.45" 36.8mm

10.94" 278mm

Example: ULWL1-1-UNVL-50-40-BZ

Series	Mounting	Input Voltage	CCT	Wattage	Finish
ULWL1	Standard	120-277V	50 5000K	24 24W	BZ Bronze
				32 32W	W White
				40 40W	C Custom
				56 56W	
				126 120W	

Accessories

Remote Battery Back-Up

Custom Enclosed

Integrated Battery Back-Up

Photocell

Wire Guard

QubePAK®4

Outdoor LED Wall Pack

Accessories

[Option PC] Electronic Photocell 120-277VAC

Product Overview

The electronic photocell accessory is perfect for simplified outdoor lighting control, providing easy ON/OFF function in accordance with the ambient lighting level.

Key Features

Installed internally within the fixture (no external mounting required).

Non-drift silicon light sensor with IR filter.

DC relay with zero-crossing circuitry for extended life.

Specifications

Sensor Time Delay	Instant ON; 3 sec to 10 sec OFF
Photo Cell Type	Silicon Diode
Photo Control Switch Type	Relay
Power Consumption	0.4W Max
Activation On	10-20Lx
Activation Off	30-80Lx
Dimensions	2.25" (H) x 1.14" (W) x 1.73" (D)
Operation Temperature	-40°C to 70°C (-40°F to 158°F)

Example: ULWL1-1-UNVL-50-40-BZ

Series	Mounting	Input Voltage	CCT	Wattage	Finish
ULWL1	Standard	120-277V	50 5000K	24 24W	BZ Bronze
				32 32W	W White
				40 40W	C Custom
				56 56W	
				126 120W	

Accessories

Remote Battery Back-Up

Custom Enclosed

Integrated Battery Back-Up

Photocell

Wire Guard

SITE LIGHTING AND PHOTOMETRIC PLAN
MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
MUNDELEIN, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

Project Manager: K M L
Engineer: J D L
Date: 08-20-2025
Project No. 25-012
Sheet 1

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