

**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, K. Teehan, T. Wilson
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]
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.

erin swanson

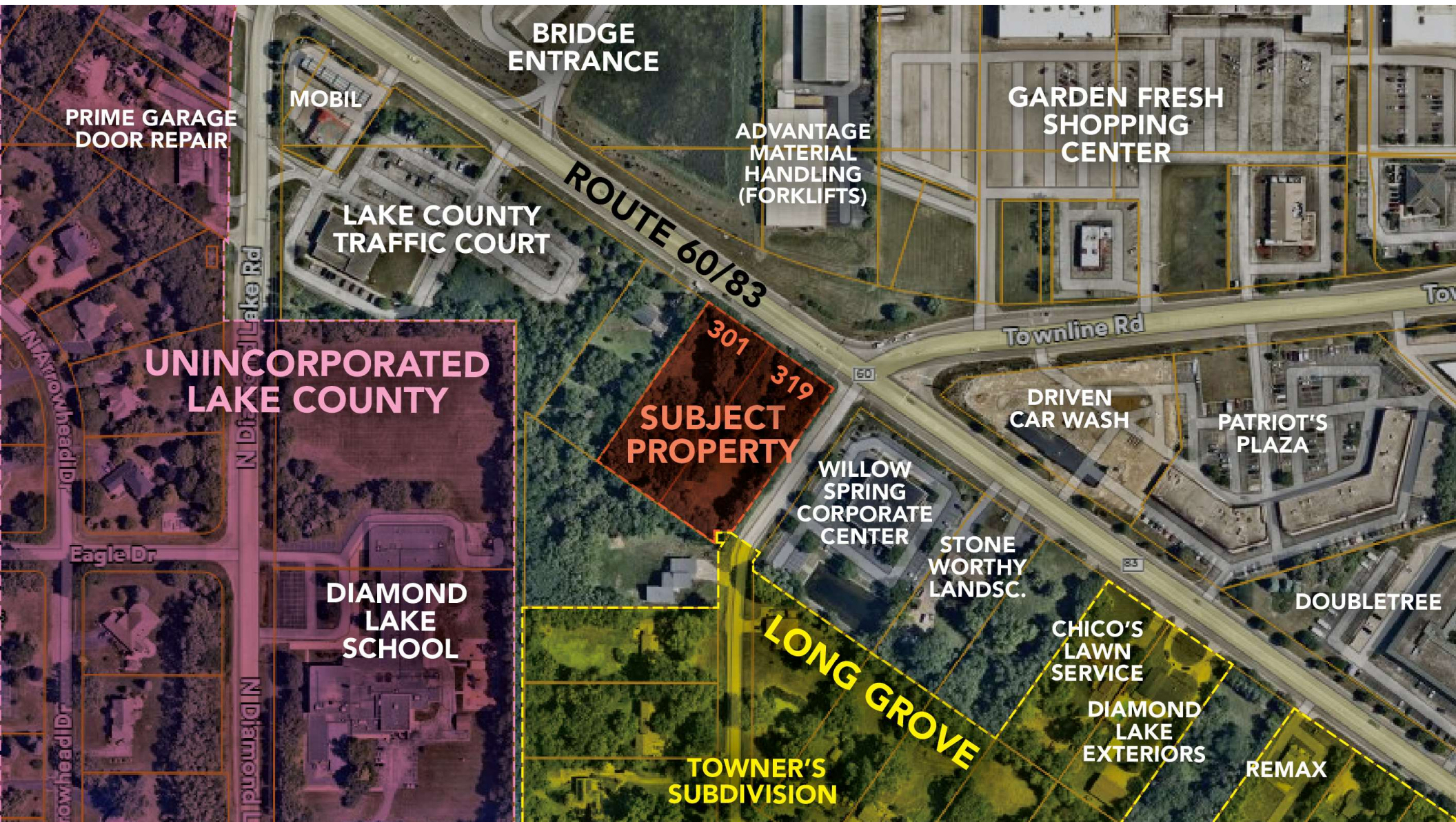
Erin Swanson, Recording Secretary

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: 630-780-1612
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 7049
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: 2243212608
Company:	319-ILRT83	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

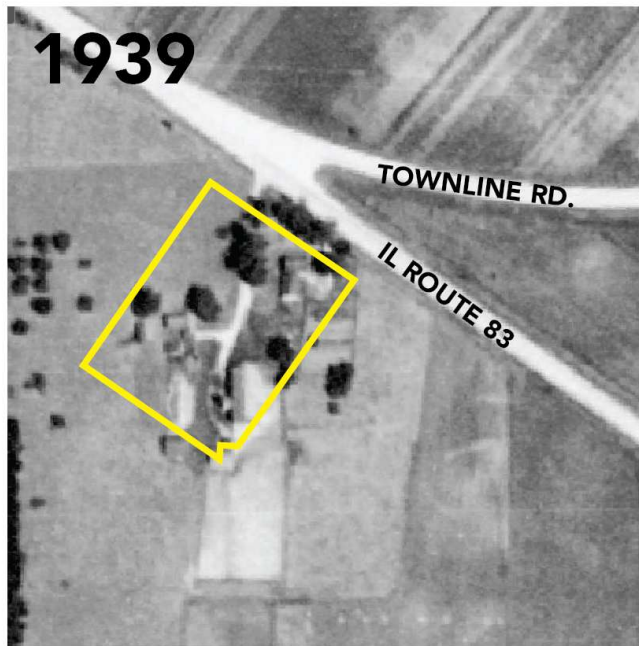


STREET VIEW



HISTORIC AERIALS

1939



1961



2020



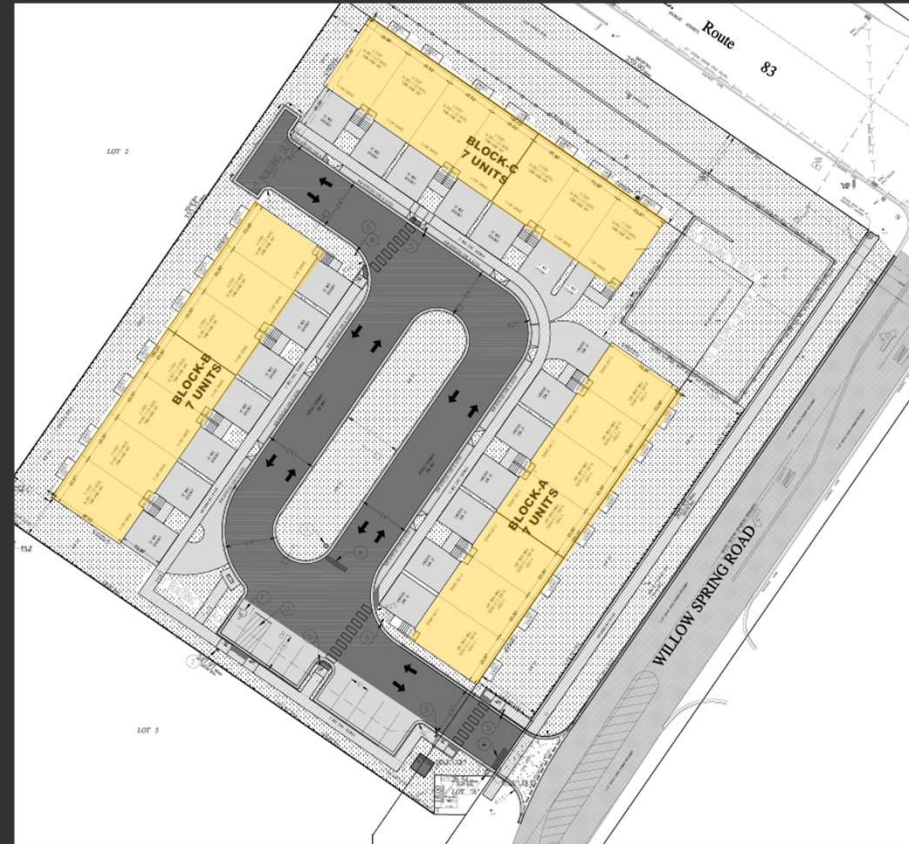


PREVIOUS PROPOSAL (2022)

- **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:

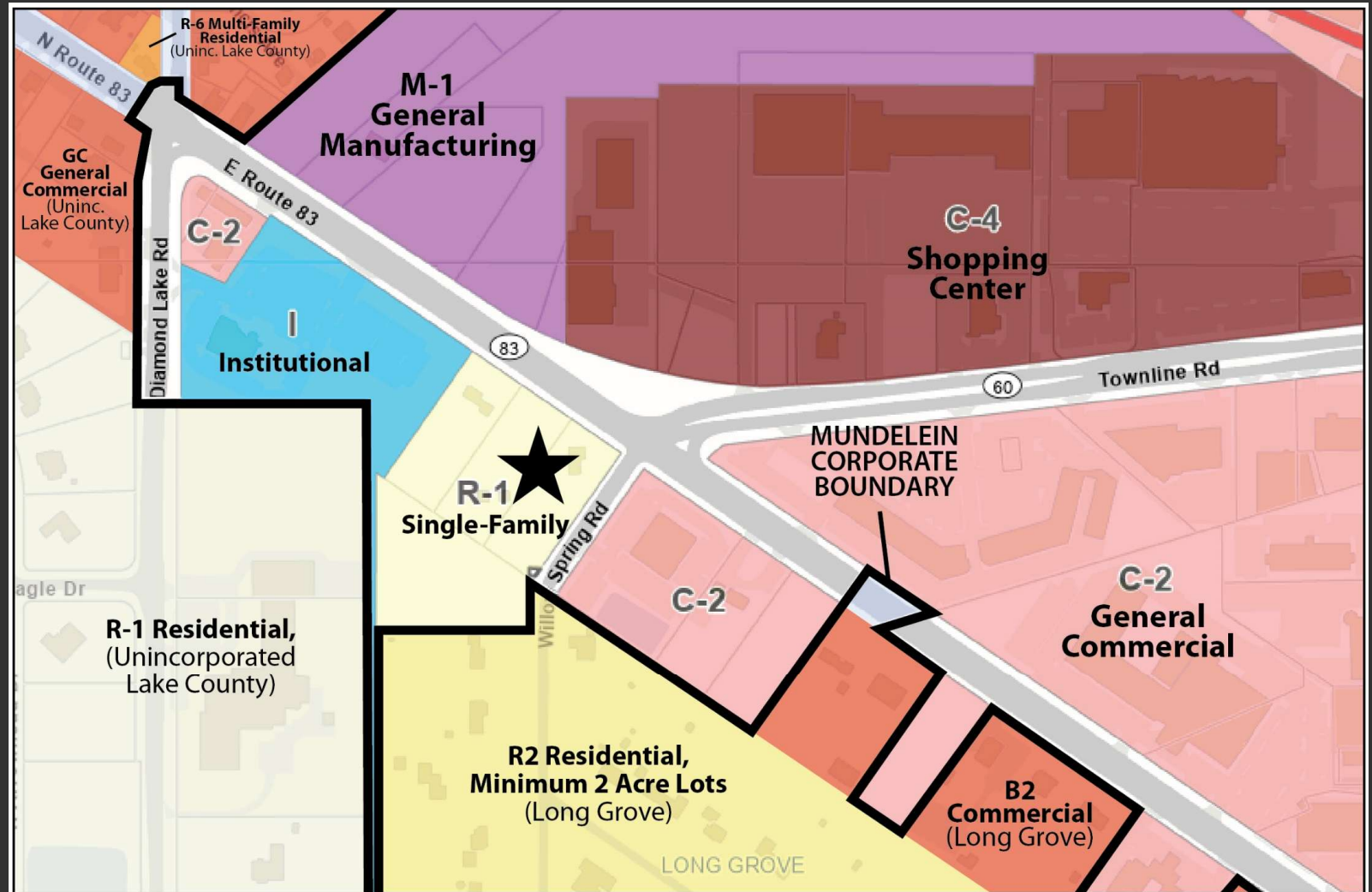
R2 Residential (Long Grove) – Single-Family Neighborhood

I Institutional – Lake County Traffic Court

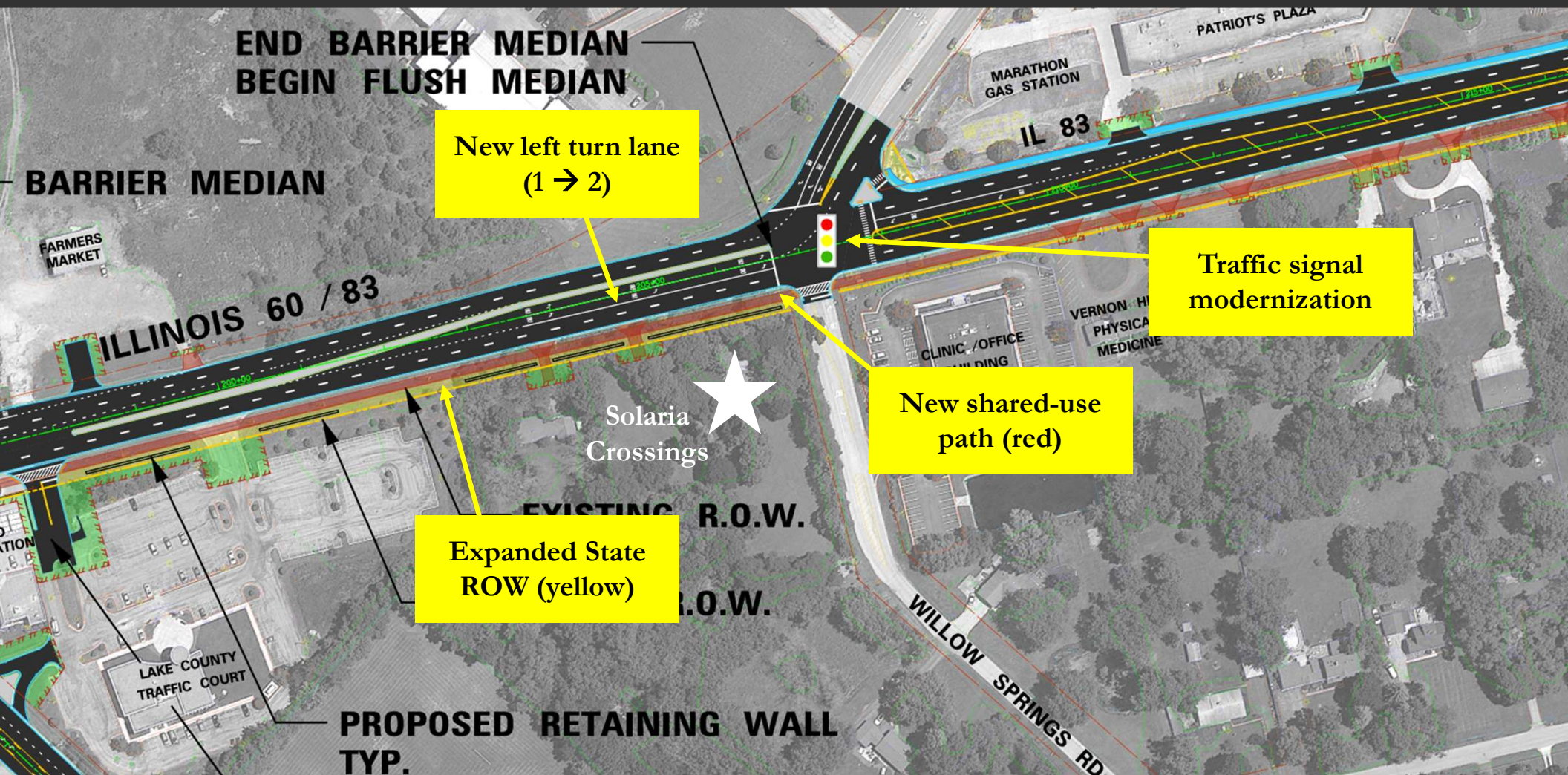
M-1 General Manufacturing – New Bridge Industrial Development

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



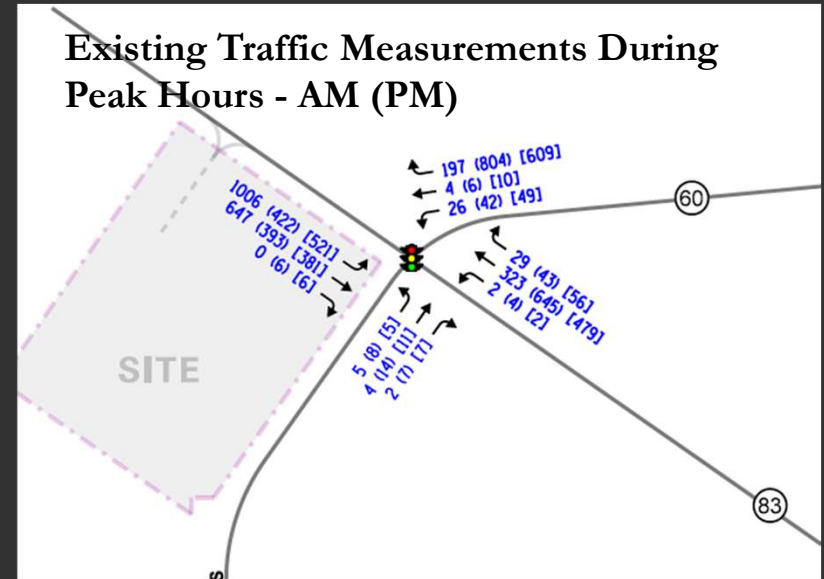
PRIOR TRAFFIC STUDY

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



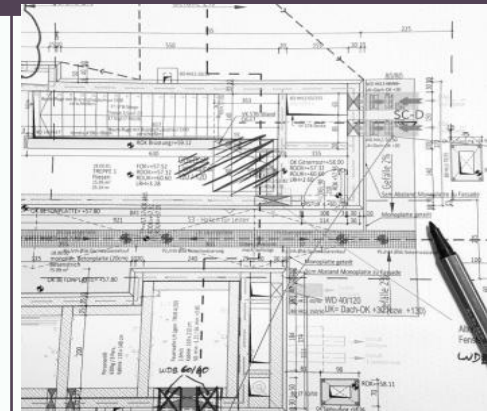
Project Vision

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.

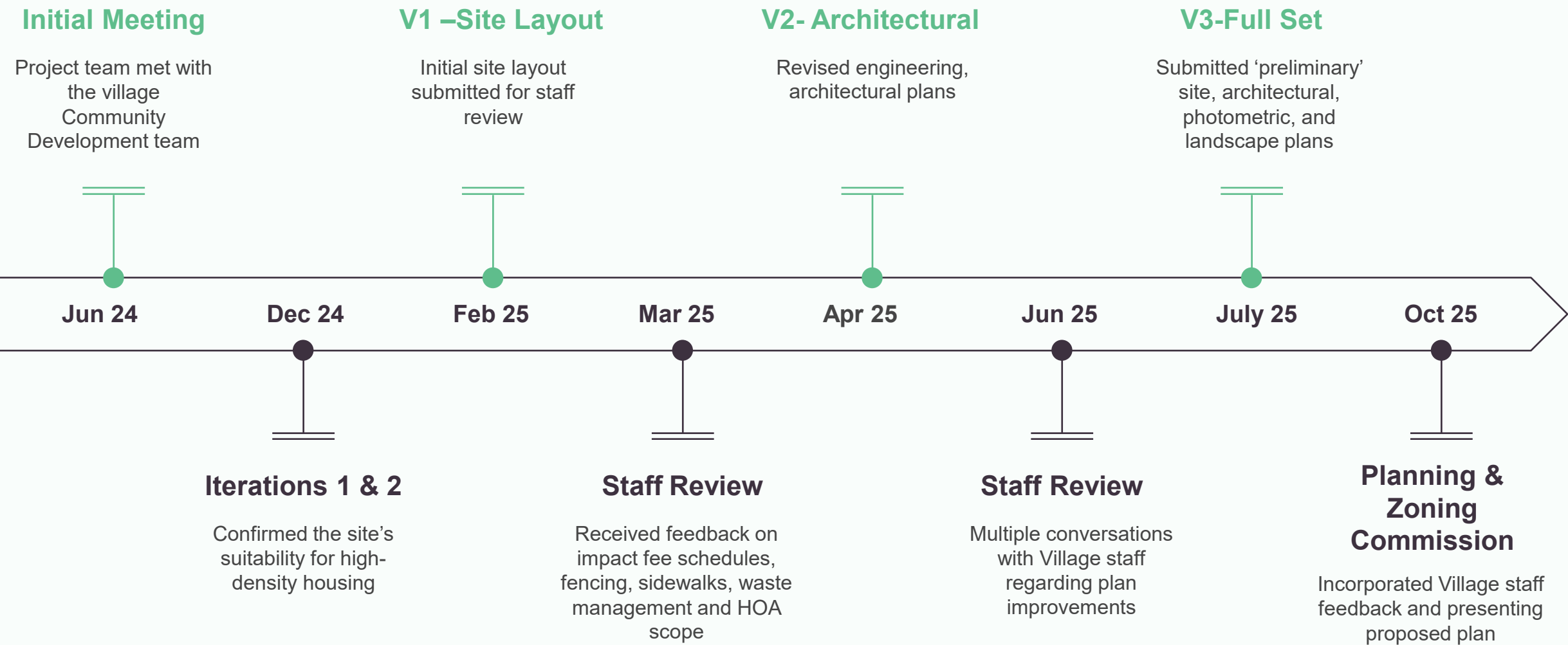


Summary

- 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

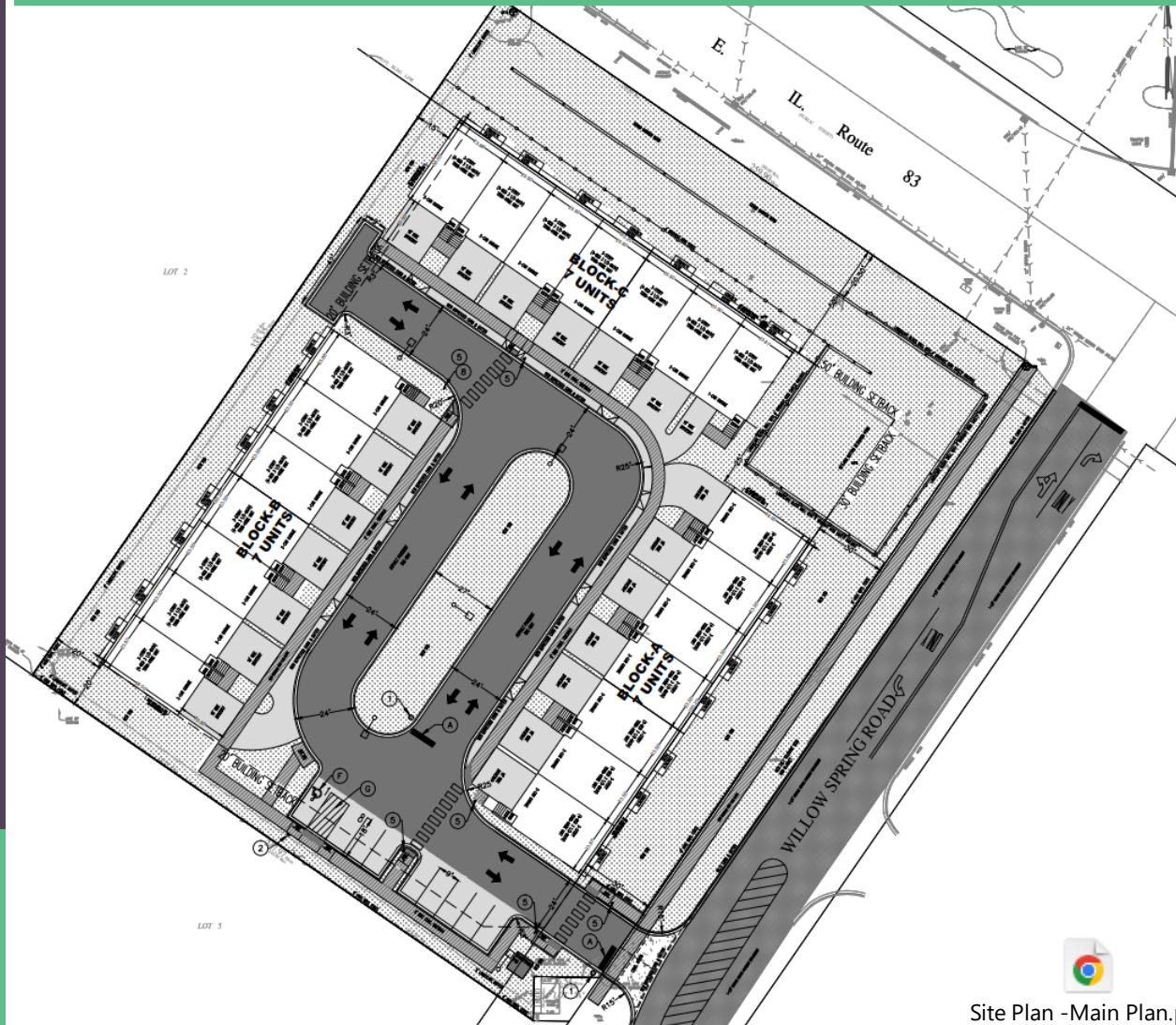
Offering competitive pricing for quality, spacious homes of approximately 2100 sq ft with an additional two car garage.

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

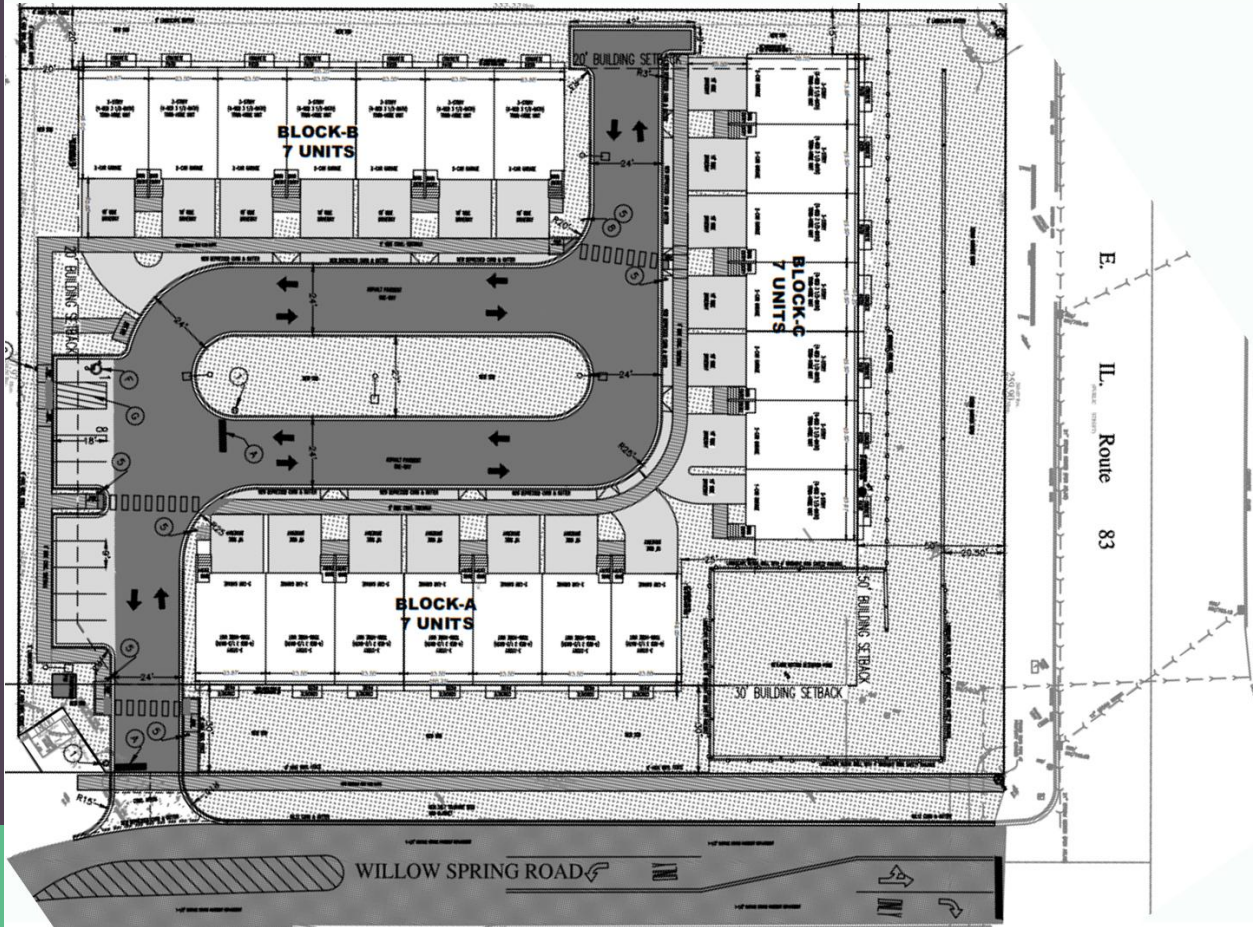
- Exhibit provided and preliminary review completed.

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.

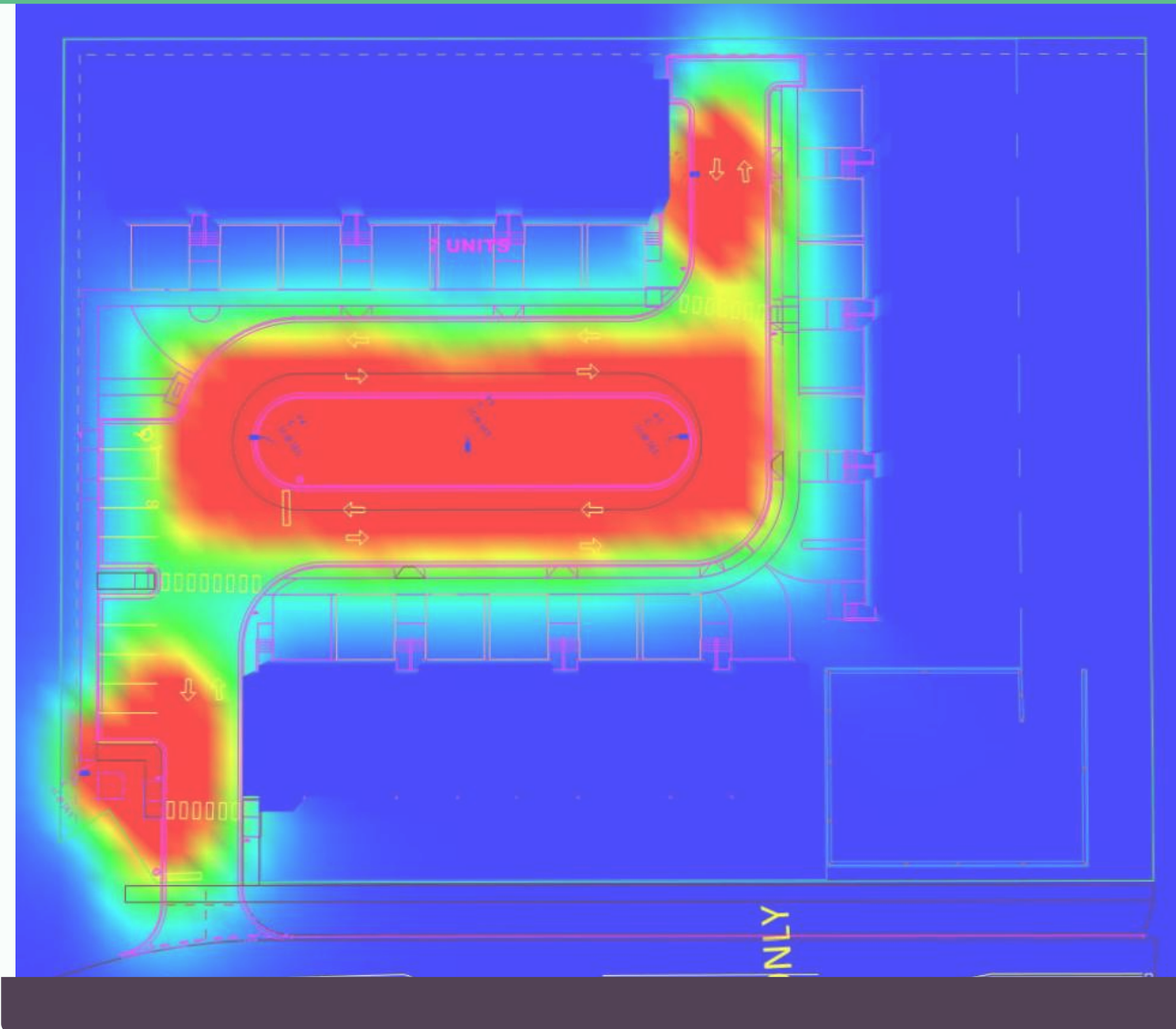
Parking Regulations

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



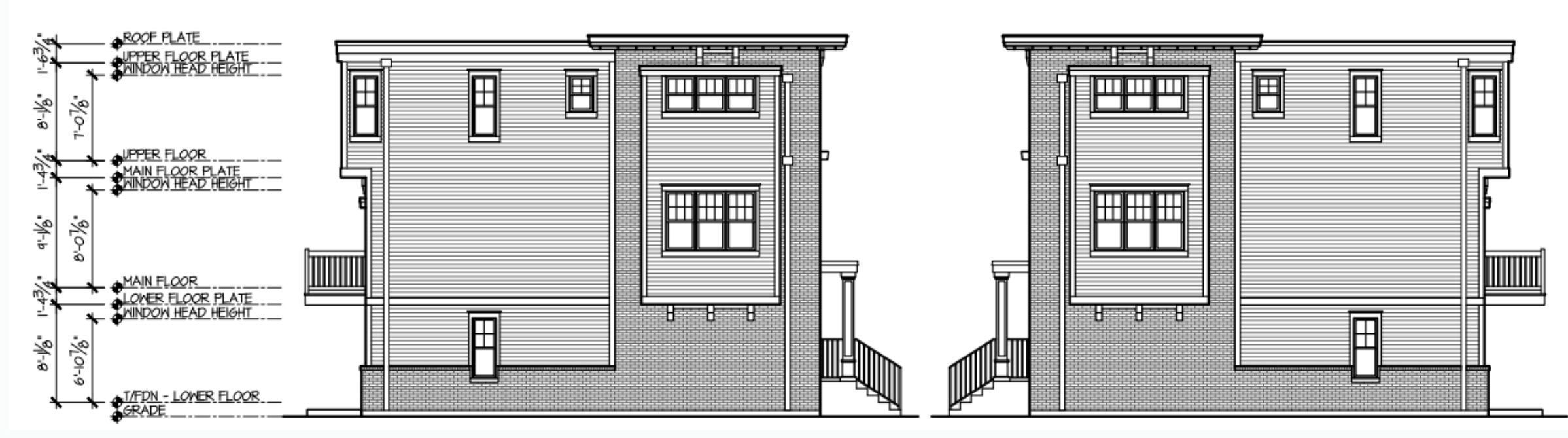
01 Front Elevation

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

02 Rear Elevation



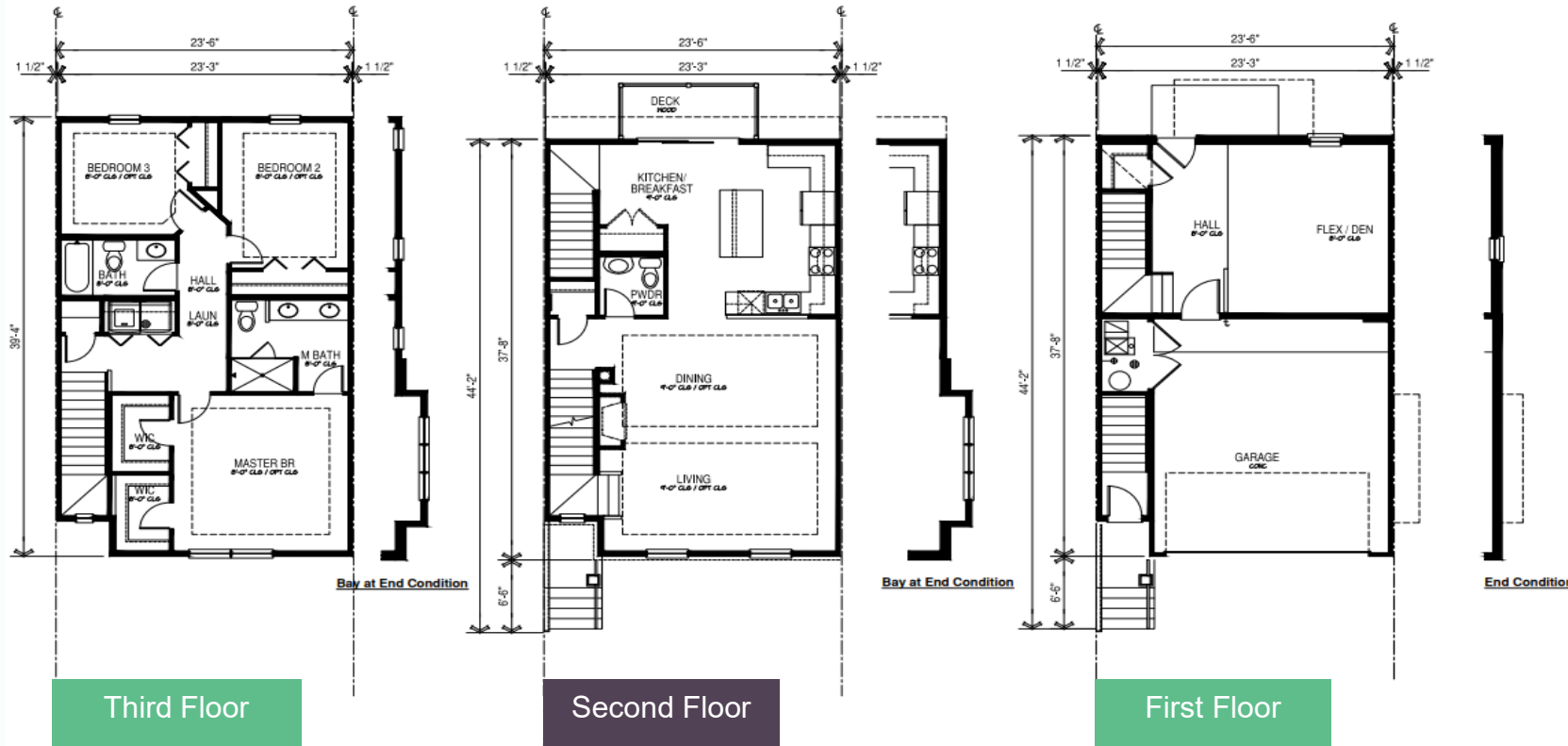
Design – Architectural design



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.

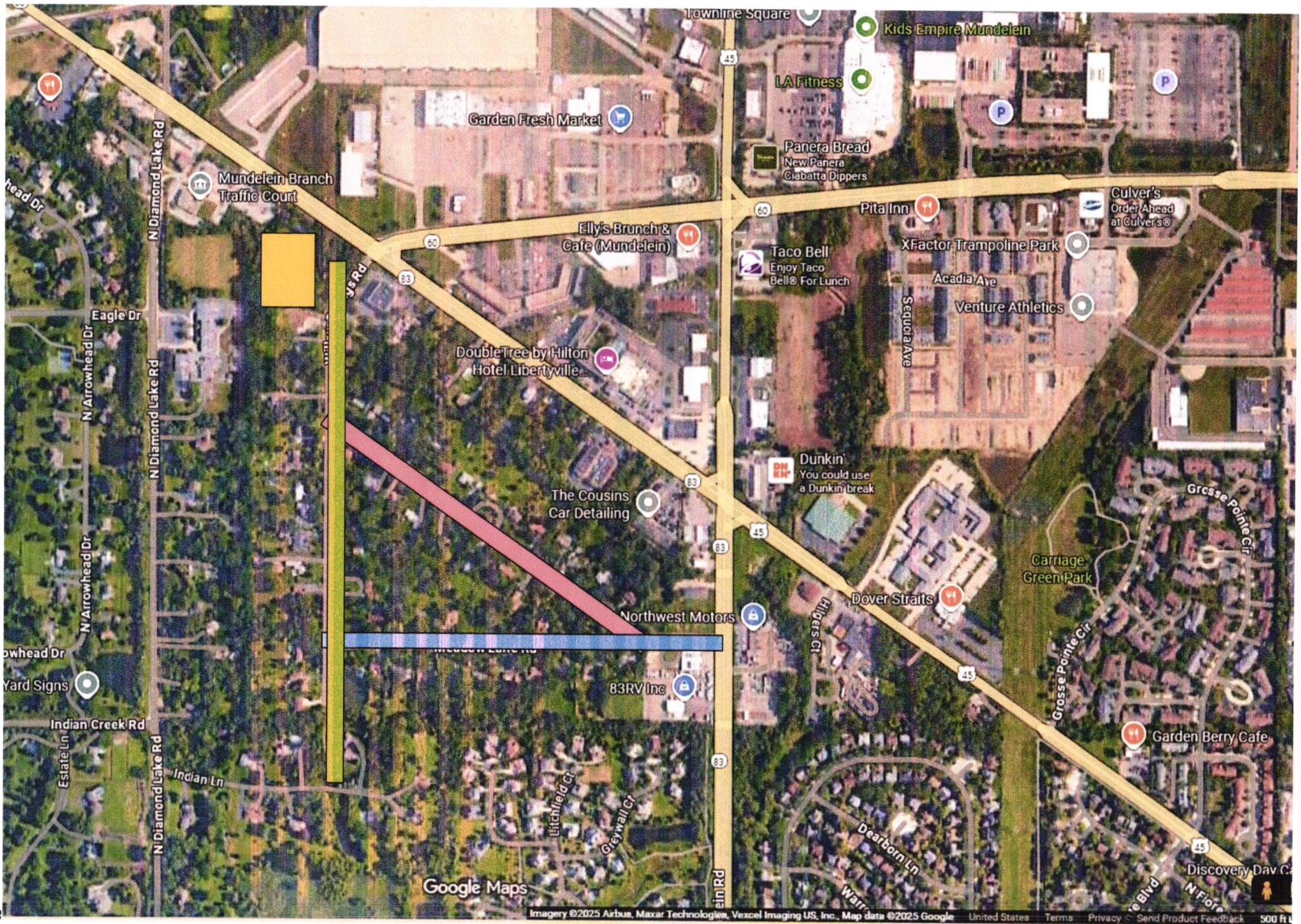
Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **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.

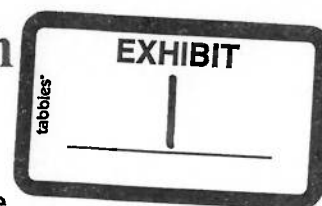
Sincerely,



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,

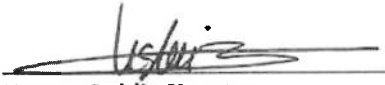
Rezoning and special use for planned unit development approval for a townhome development on the Subject
Property. (Action).

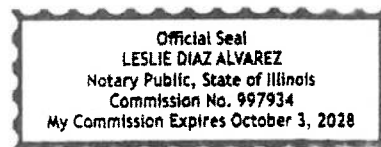
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

Subscribed and sworn to before me

this 8 day of August, 2020.


Notary Public Signature



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

SITE VISIT AUTHORIZATION

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

(Address) 319 and 301 Illinois 83, Mundelein, IL Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

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

Verve Ventures, LLC

By: 

Venu Kakumanu, a Manager

REQUIRED SIGNATURES

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

Verve Ventures, LLC

By:  _____

Venu Kakumanu, a Manager

August 8th, 2025

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

EXHIBIT B
Statement of Intended Development and Operations

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

The Project is to be called "Solaria Crossings Townhomes"

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

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

CONFORMANCE WITH SPECIAL USE STANDARDS

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

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

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

CONFORMANCE WITH PUD STANDARDS

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

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

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

potential redevelopment.

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

EXHIBIT D
Itemization of Requested Departures

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

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

EXHIBIT E

Itemization of Accompanying Plans and Drawings and other Submittal Materials

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

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

Type of report: Tube Count - Volume Data

LOCATION: Osage Rd W of IL 83

SPECIFIC LOCATION:

CITY/STATE: Lake, IL

QC JOB #: 14936001

DIRECTION: EB

DATE: Mar 26 2019 - Mar 26 2019

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

Comments:

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

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

tabbles

EXHIBIT

3

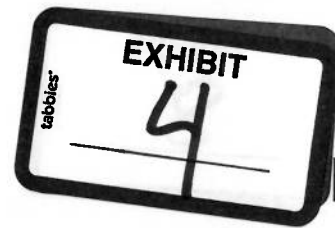


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT



Year 2021

15-06-101-003

15-06-101-003

STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039

PRIOR TAXES SOLD.

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

Interest calculated as of 06/30/2022

\$2,170.93 DUE

1506101003000000000213885202118

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

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2021

15-06-101-003

15-06-101-003

STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039

PRIOR TAXES SOLD.

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

Interest calculated as of 06/30/2022

\$2,138.85 DUE

1506101003000000000213885202126

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

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

Property Location: 301 E IL ROUTE 83 MUNDELEIN IL 60060

Legal Description: FRED&RUSSELL TOWNER SUB LOT 3

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

TOTALS	11.127356	\$4,277.70	25.44
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LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

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

1

Tax Year 2021

15-06-101-004



15-06-101-004

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

PRIOR TAXES SOLD.

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

Interest calculated as of 06/30/2022

\$4,527.54 DUE

150610100400000000446063202117

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

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

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

2

Tax Year 2021

15-06-101-004



15-06-101-004

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

PRIOR TAXES SOLD.

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

Interest calculated as of 06/30/2022

\$4,460.63 DUE

150610100400000000446063202125

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

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

TOTALS 11.127356 \$8,921.26 52.96

Complaints



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

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

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

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

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

Contact Information

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

Notes

Complaints

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

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

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

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

Status	Date	UserName	Alleged Complaint as Received	Date of Complaint
Active	06/02/09	dgilbert	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 61840. 15 06 101 002 000 and 15 06 101 004 000. Despite owner representations that the site is "vacant" as a recently a finished and by ramp change, addition, and special-use permit application, the property is impaired with a single-story residence. From public viewing perspectives, because the property appears to include some serious weeds, dangerous trees, and rubbish and garbage. Other violations, related to the structure, also appear to be. Here strongly, despite owner representations that it is property's use is "vacant," the reference is identified in the Principal's Office of 319 E. 83 LLC "the subject application." (See attached IL Secretary of State LLC file search 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 is used for other than agricultural activities is on Page 1 of the Application & State's Department. 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

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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. Peckham
 Notary Public



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EXHIBIT

tabbles

C

DEED IN TRUST (ILLINOIS)

No. 1990
REVISED 10-22-60FOR E. COLE & CO. CHICAGO
LEGAL BLANKS

DEED IN TRUST

This Indenture Witnesseth, THAT THE GRANTORS, HERNICE A. BREMS andHERNICE V. BREMS, his wife,of the County of Kanassa 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 188 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 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

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 659

Ernest H. Thudback
RECORDED

Trust No.

Deed in Trust

TO

TRUSTEE

*James L. Ray, Same
709 1/2 Milwaukee Ave
Schuylkill, Pa*

CHASE & CHESTER

Pd 300

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....

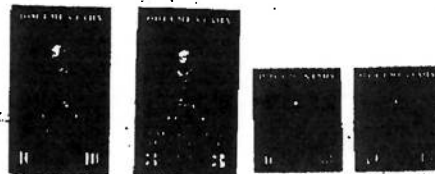
Witnesseth, That the grantor.... in consideration of the sum of TEN and NO/100 (\$10.00)

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%

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.

Congratulations Mundelein High School Varsity Baseball!

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

memorable baseball season. YOU MAKE MUNDELEIN PROUD!

Oak Creek Plaza Redevelopment

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

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

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

- continued on page 9

Village of Mundelein

GOVERNOR'S HOMETOWN
AWARD WINNER

TOP 100 SAFEST CITIES IN AMERICA -
RANKED 44

10 BEST CHICAGO SUBURBS
FOR YOUNG COUPLES

10 BEST CHICAGO SUBURBS
FOR FAMILIES

MUNDELEIN HIGH SCHOOL - TOP 100
PUBLIC HIGH SCHOOL IN ILLINOIS

MUNDELEIN PARKS AND RECREATION
DISTRICT - ILLINOIS DISTINGUISHED
ACCREDITED AGENCY

CALEA ACCREDITED - THE GOLD
STANDARD IN PUBLIC SAFETY
ACCREDITATION

RECIPIENT NEW URBANISM
MERCY MERIT AWARD FOR
MASTER REDEVELOPMENT
IMPLEMENTATION PLAN

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

RECIPIENT OF SUNSHINE AWARD
FOR GOVERNMENT TRANSPARENCY

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

REGIONAL TRANSIT AUTHORITY
(RTA) COMMUNITY PLANNING
IMPLEMENTATION SUCCESS STORY

September 24, 2025

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

RE: REQUEST FOR CONTINUANCE

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

Dear Planning and Zoning Commission:

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

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

Thank you for your consideration.

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

Robert Lass
7066 RFD
Long Grove, IL



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
Assistant Village Manager
dmccarthy@longgroveil.gov

Jillyen Phelps
Administrative Services Manager
jphelps@longgroveil.gov

Kinga Hoschilo
Administrative Services Coordinator
khoschilo@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.

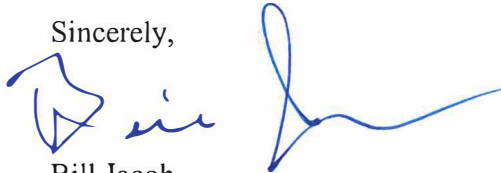
- **Potential Impact to Existing Wells**

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
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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 black ink, appearing to read "Gary Matthews". The signature is stylized with a long horizontal stroke extending to the right.

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)		82 9.64
Barium	Ba	0.0			
Copper	Cu	0.00	Total dissolved minerals		1022
Cadmium	Cd	0.00			
Chromium	Cr	0.00	pH (as rec'd)		7.5
Lead	Pb	0.00	Radioactivity		
Mercury	Hg	0.0000	Alpha pc/l		1.7
Nickel	Ni	0.0	± deviation		2.2
Selenium	Se	0.00	Beta pc/l		3.8
Silver	Ag	0.00	± deviation		2.4
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			
Chromium	Cr	0.0	pH (as rec'd)		7.9
Lead	Pb	0.00	Radioactivity		
Mercury	Hg	<0.0005	Alpha pc/l		0
Nickel	Ni	0.0	± deviation		1
Silver	Ag	0.0	Beta pc/l		1
Zinc	Zn	0.35	± deviation		3

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	