

AGENDA

PLANNING AND ZONING COMMISSION MEETING

November 19, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from October 15, 2025.
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. Public Hearing - PZ2025-0018 - 103 S Lake Street - Map Amendment
 - B. Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment
 - C. Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code
- VIII. QUESTIONS AND COMMENTS
- IX. ADJOURNMENT
 - A. Adjourn the Planning and Zoning Commission Meeting

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

Agenda materials are available at www.mundelein.org/Agendas-Minutes

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on October 15, 2025 at 300 Plaza Circle, Mundelein. Commissioner K. Garesche called the meeting to order at 7:01 PM.

PLEDGE OF ALLEGIANCE

Commissioner K. Garesche led the Pledge of Allegiance.

ATTENDANCE

Roll Call

Commissioner K. Garesche took the roll call. It indicated as follows:

Commission Attendance

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

Village Attendance

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

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from October 1, 2025

S. Petti moved, seconded by K. Teehan, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from October 1, 2025.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no general public commentary.

OLD PZC BUSINESS

There was no old PZC business.

NEW PZC BUSINESS

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

Open Public Hearing

S. Petti moved, seconded by T. Wilson, a **Motion** to open Public Hearing PZ2025-0036

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner T. Wilson
AYES:	K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec gave the attached PowerPoint presentation and provided an overview and history of the case. The petitioner is requesting variations regarding use, parking spaces, photometric plan, and design standards.

K. Garesche asked staff where the proposed Ivanhoe Village development is in relation to this proposed storage facility.

Petitioner Presentation

Jordan Nelson of Nelson Development gave the attached PowerPoint presentation. Mr. Nelson reviewed the project and aesthetic design, as well as research on the need for storage facilities. He gave details on the proposed facility hours of operation and traffic count estimate.

David Wytmar of Groundwork, LTD gave details on proposed R.V. storage and flow of usage expected in the facility.

S. Petti requested information on the metal panel request. Mr. Wytmar stated that the metal panels offer more insulation for optimized temperature control within the facility.

Public Commentary

There was no public commentary.

Commission Discussion

K. Teehan voiced some concerns in regards to parking and traffic. He expressed concerns particularly to the traffic on Route 60/83 due to the increase in development projects.

T. Wilson asked about the history of the business as he could not find many resources online. Mr. Nelson gave the locations of a few other Best self storage locations, and stated that they have a long history in the business overall, but the brand is relatively new.

S. Petti asked further questions regarding the roofline articulation.

Request regarding a variation to allow a mini-warehouse facility in the C-4 Shopping Center zoning district

S. Petti moved, seconded by K. Teehan, a **Motion** to recommend approval of a Variation from Section 20.32.020 to permit a Mini-Warehouse facility in the C-4 Shopping Center zoning district at 3400 W. Route 60, including approval of the Findings of Fact as written.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Request regarding a Variation to reduce the number of required parking spaces

K. Teehan moved, seconded by S. Petti, a **Motion** to recommend approval of a Variation from Section 20.56.130 to reduce the number of required parking spaces to six spaces for a Mini-Warehouse at 3400 W. Route 60, including approval of the Findings of Fact as written.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner K. Teehan
SECONDER: Commissioner S. Petti
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Request regarding a Variation to increase the maximum footcandles

S. Petti moved, seconded by K. Teehan, a **Motion** to recommend approval of a Variation from Section 20.52.040(A)(1) to increase the maximum footcandles at the property line from 0.0 footcandles to 1.2 footcandles for a Mini-Warehouse at 3400 W. Route 60

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner S. Petti
SECONDER: Commissioner K. Teehan
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Request regarding a Variation to permit a primary facade that is not oriented towards the primary street

K. Teehan moved, seconded by T. Wilson, a **Motion** to recommend approval of a Variation from Section 20.32.040(C)(1)(c) to permit a primary façade that is not oriented towards or clearly visible from the primary street for a Mini-Warehouse at 3400 W. Route 60, including the Findings of Fact as written.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner K. Teehan
SECONDER: Commissioner T. Wilson
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Request regarding a Variation to waive the ground floor transparency requirements

S. Petti moved, seconded by T. Wilson, a **Motion** to recommend approval of a Variation from Section 20.32.040(C)(2)(d) to waive the ground floor transparency requirements for a Mini-Warehouse at 3400 W. Route 60, including the Findings of Fact as written.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner S. Petti
SECONDER: Commissioner T. Wilson
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Request regarding a Variation regarding roofline articulation

K. Teehan moved, seconded by T. Wilson, a **Motion** to recommend approval of a Variation from Section 20.32.040(C)(3)(a) regarding roofline articulation for a Mini-Warehouse at 3400 W. Route 60, including the Findings of Fact as written.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner K. Teehan
SECONDER: Commissioner T. Wilson
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Request regarding a Variation to permit metal wall panels

S. Petti moved, seconded by K. Teehan, a **Motion** to recommend approval of a Variation from Section 20.32.040(C)(4)(b) to permit metal wall panels for a Mini-Warehouse at 3400 W. Route 60, including the Findings of Fact as written.

RESULT: Passed [Yes 4, No 0, Abstained 0]
MOVER: Commissioner S. Petti
SECONDER: Commissioner K. Teehan
AYES: K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS: None
ABSTAIN: None

Close Public Hearing

S. Petti moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2025-0036.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	K. Garesche, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Meeting adjourned at 8:29 PM.

QUESTIONS AND COMMENTS

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Jordan Nelson		Phone:
Company: Nelson Development		Email:
Name: David Wytmar		Phone:
Company: Groundwork, LTD		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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PZ2025-0036

Best Self Storage

3400 W. Route 60

Colleen Malec, Senior Planner
October 15, 2025

**PROPOSED SITE
3400 W. ROUTE 60**



**HOME
DEPOT**

**CROSSINGS OF
MUNDELEIN**

IL ROUTE 60

TARGET

**SHELDON
WOODS**

APPROXIMATE PROJECT LOCATION



**MAVIS
TIRES &
BRAKES**

**HOME
DEPOT**

IL ROUTE 60

Proposal

Self-storage facility featuring:

1. Indoor, climate controlled units in a 3-story building
2. Outdoor, drive-up garage units

Indoor facility located at rear, garages at front.

Access from driveway west of Home Depot entrance.

Stormwater already accounted for by Mundelein Crossings Detention Basin 4.

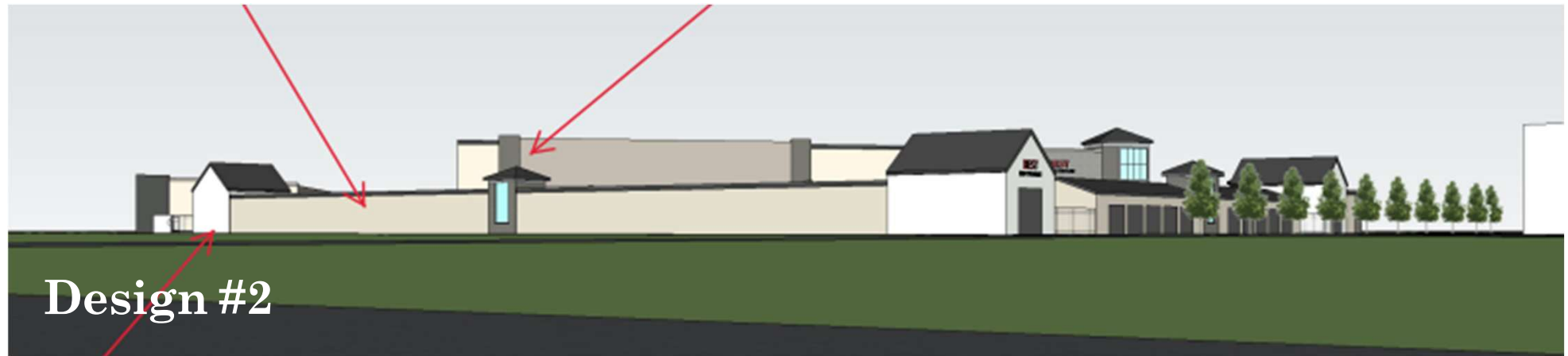
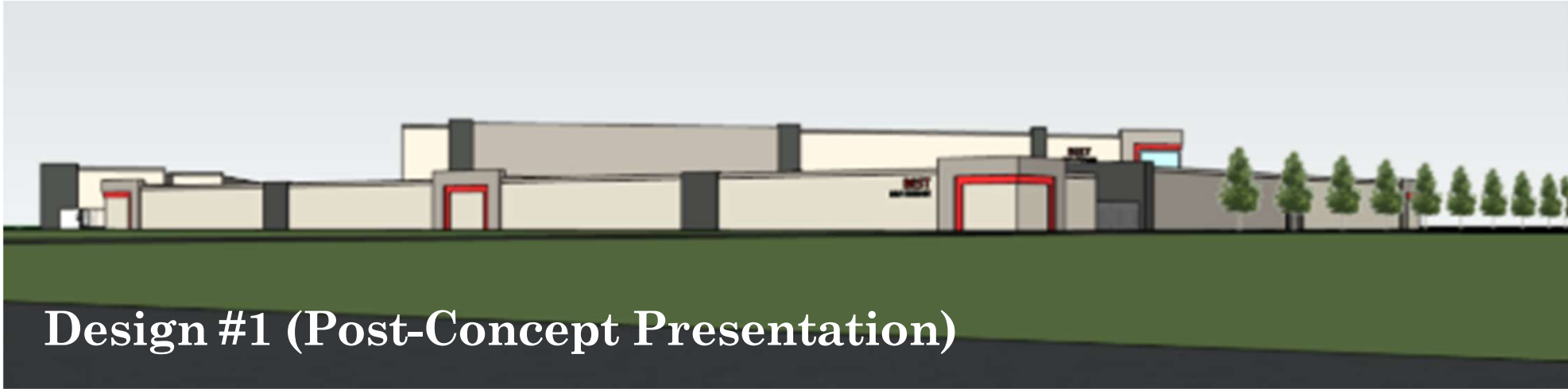


Concept Presentation – May 12, 2025

Nelson Development presented the concept to the Village Board for informal feedback:

- Overall support for allowing the concept to advance for more detailed review.
- Mixed opinions on the use itself - some Trustees saw it as a practical redevelopment opportunity for a long-undeveloped site, while others were hesitant about such a visible entryway site.
- Strong emphasis on high-quality design and appearance, given the site's visibility near major commercial areas and Ivanhoe Village.
- Recognition of potential financial benefits from property taxes and the Village's storage space fee.
- Concern that the Village may already have an ample supply of storage facilities compared to nearby communities.







Final Design (Facing Route 60)



Final Design (Facing Home Depot Entrance)

Variation Requests (7)

1. Use Variation

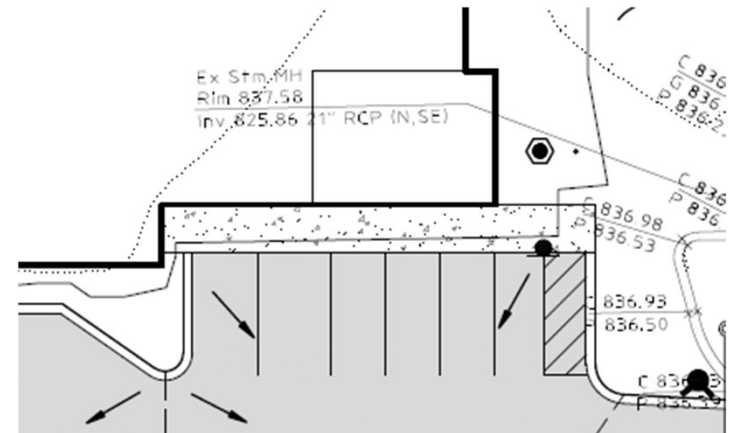
- Self-storage (or “mini-warehouse” in the Zoning Ordinance) not permitted by right in the C-4 Shopping Center district.
- It is permitted in the following districts: C-3 Heavy Commercial, M-1 General Manufacturing, and M-MU Manufacturing Mixed-Use.

2. Parking Variation

- The Zoning Ordinance requires 1 space per 25 storage units for self-storage facilities.
- The code does not differentiate between indoor and outdoor garage units, which users typically drive up to.
- The project proposes 1,425 units, which would require 57 parking spaces.
- The applicant is requesting that this be reduced to six parking spaces (includes one ADA space).

3. Photometric Variation

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



Variation Requests (7)

4. Primary Façade Orientation

- The Zoning Ordinance requires that the primary façade of shopping centers be oriented towards the street with entrances facing or clearly visible from the primary street.
- The garages are located at the front of the site, with the main building located towards the rear. This layout obscures the main entrance from Route 60.

5. Ground Floor Transparency

- Shopping centers are required to have at least 50% transparency along the ground floor elevation between 2' and 8' above grade where they face the public.
- The intention is to allow views of indoor space and product display areas.
- The applicant has requested a waiver from this requirement.

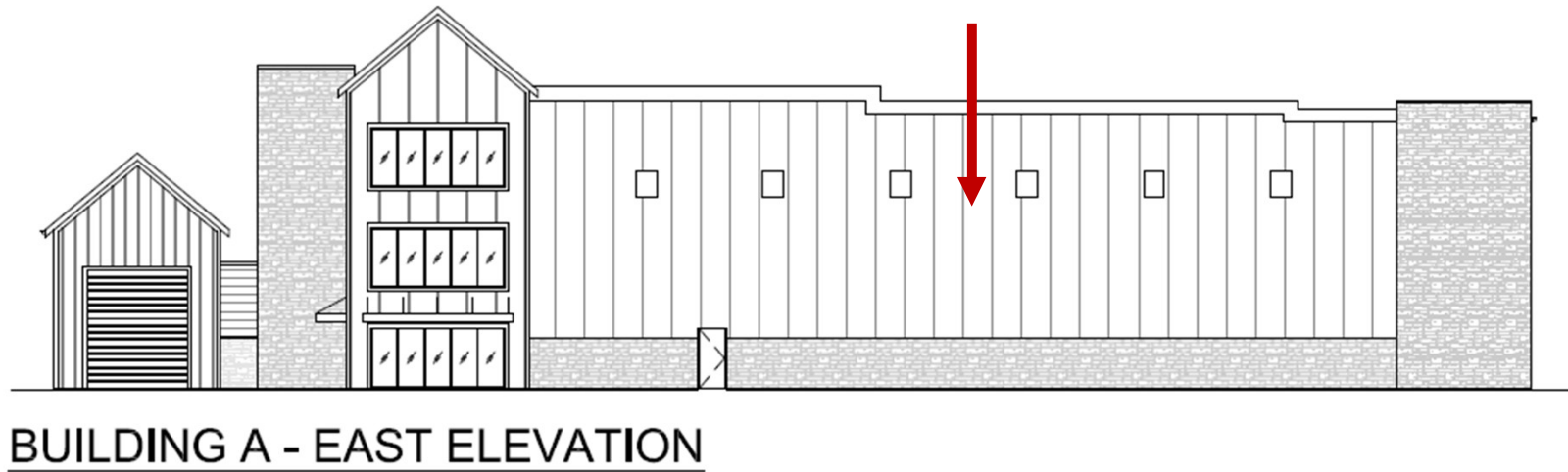
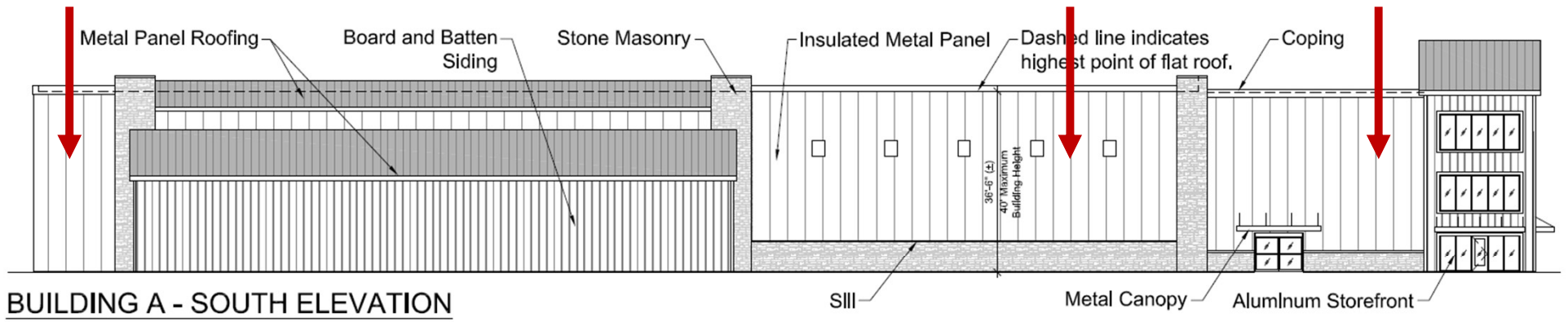
6. Roofline Articulation

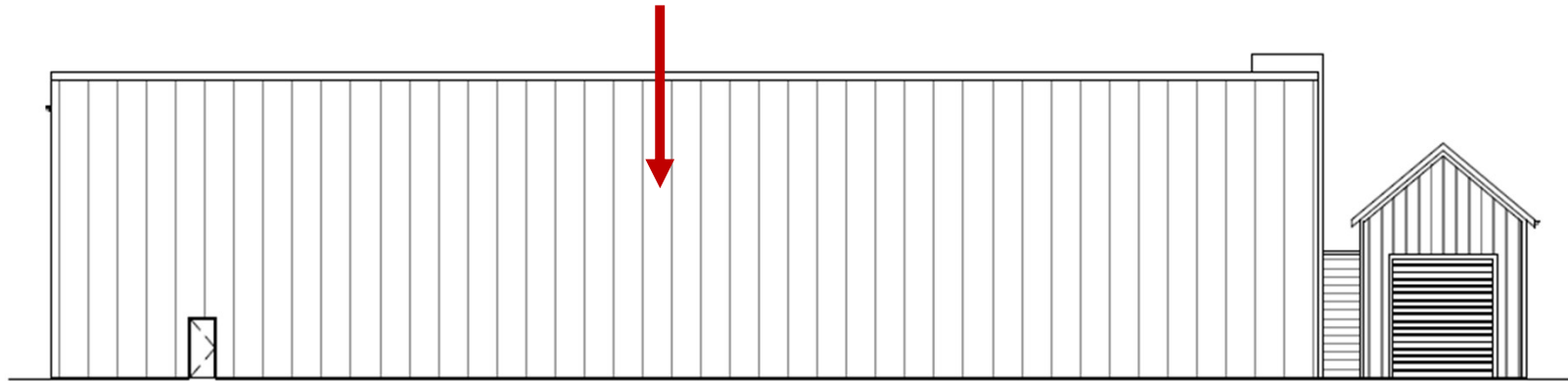
- Shopping center rooflines are not permitted to run in a continuous plane for more than 100' without offset.
- They must be “broken up” through articulations in the façade, change in the height, or change in color, material, forms, etc.
- There are portions of the main building near the back of the site that do not meet this requirement, so the applicant requests a variation to permit the roofline articulation as shown on the attached plans.

7. Building Materials (Metal Panels)

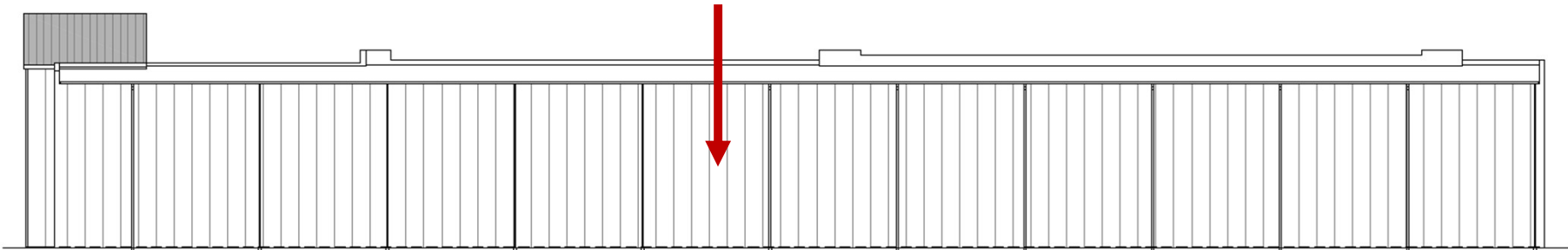
- Metal panels are not on the list of permitted materials for shopping centers.
- Limited to brick, stone, stucco, wood, or architectural precast concrete.
- The three-story indoor facility features insulated metal panels (regal white, embossed finish).
- Other materials used throughout the project include: stone masonry, James Hardie fiber cement siding (both board and batten and horizontal), and standing seam metal roofs.







BUILDING A - WEST ELEVATION



BUILDING A - NORTH ELEVATION



Questions?
Next: Petitioner's Presentation

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of November 19, 2025

Subject: Public Hearing - PZ2025-0018 - 103 S Lake Street - Map Amendment

Attachments:

1. Certificate of Publication
2. Petitioner's Packet

Background:

Petition Information

Petitioner:

Marsha and Jose Rodriguez
210 Albert Drive
Vernon Hills, IL 60061

Property Owner:

Same

Property Location:

103 S. Lake Street

Existing Zoning:

R-3 Single-Family Residential

Requested Zoning:

R-4 Two-Family Residential

Existing Land Use:

Duplex

Property History

The subject property at 103 S. Lake Street has longstanding historical significance in Mundelein. Aerial imagery indicates that the home has existed since at least 1939, and records suggest it was originally built in 1895 (well before the Village's incorporation in 1909). The house sits on land once owned by the Rouse family, one of Mundelein's oldest founding families. The Rouse Family operated a dairy farm and Rouse Bros. Dairy in the early 1900s. At first, the business operated out of the small brick garage that still sits on the property at 103 S. Lake, before the retail storefront relocated to a building north on Lake Street (where the Police Station sits today).

John and Matilda Rouse arrived from England around 1840 and acquired acreage northeast of Diamond Lake, including the 125-acre lake itself. By the late 1800s, the Rouse farm extended to 387 acres, including the subject property. The neighboring home to the rear on Seymour Avenue was originally the dairy barn serving this property before being converted to a residence.

Members of the Rouse family have remained active in public, civic, and agricultural life in Lake County since 1844 and continue to reside in the area today. According to letters found in Village records, the property was owned by the Rouse family until at least 1965.

Figure 1: Location Map

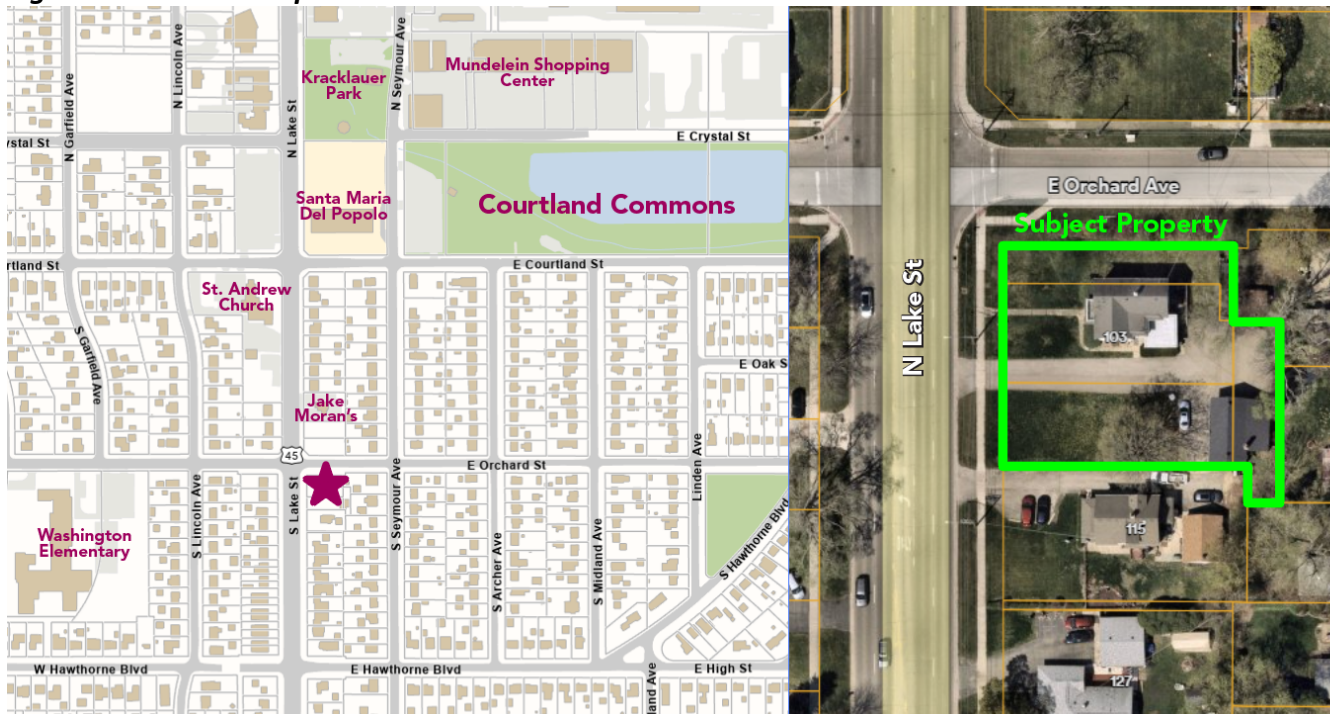


Figure 2: Street View



Figure 3: 1939 Historic Aerial



Use of Property

The property has long functioned as a two-unit dwelling, although there are no Village records documenting when or under what circumstances the conversion occurred and whether it received any municipal approvals. Anecdotal accounts from family friends of the prior owner suggest the structure has operated as a duplex since at least the 1970s, but permit records from that era are incomplete and unreliable. Code enforcement history suggests that the Village became aware of the two-family use in 2004 and acknowledged it as an existing condition.

However, it does appear that the property has been zoned for single-family use since at least 1957:

- **1957 Zoning Classification:** R-2 One-Family Dwelling District
- **2012 Zoning Classification:** R-5 One Family (10,000 SF Minimum Lot Size)
- **2013-2025 Zoning Classification:** R-3 Single-Family Residential

The previous owner (whose family also owned the neighboring Jake Moran's) contacted the Village in early 2025 stating their intention to sell the property, and requested written confirmation that the duplex use was a permitted, conforming use. At that time, staff consulted legal counsel who advised that there was no documentation formally establishing that it was converted legally, and as a result, the Village could not put such a statement in writing because the property is zoned for single-family use. However, the Village clarified that it would not pursue enforcement to require conversion back to a single-family home and accepts the existing condition.

Although the property was not formally registered as a rental, the prior owner reportedly lived in the building and rented the other unit to a family member, which might explain why it was not treated by the owner as a traditional rental arrangement. The two units share water and sewer service, but have long maintained separate ComEd electric accounts and have separate entrances.

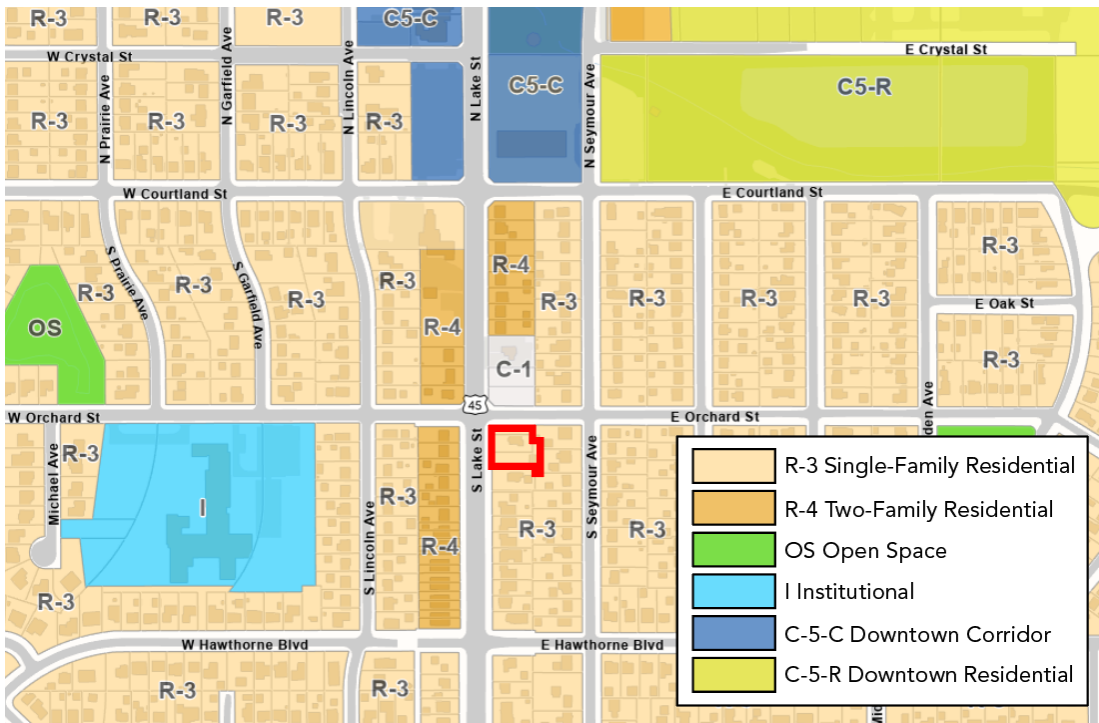
Rezoning Request (Map Amendment)

The previous owner had submitted an application in early 2025 for a rezoning to the R-4 Two-Family Residential district; however, the property sold before the application proceeded. The new property owner has submitted a new application requesting the rezoning for the purpose of aligning the property's long-standing use with the zoning map.

The new owner has not proposed any changes to the building or site and solely seeks to rezone the property to bring it into legal, conforming status. Staff notes that the current zoning designation does not permit duplexes; however, the R-4 District allows this use by right and is contiguous with other R-4 parcels in the immediate area.

- Current Zoning: R-3 Single-Family Residential
- Proposed Zoning: R-4 Two-Family Residential

Figure 4: Zoning District Map



Staff Comments

Both the Finance Department and Public Works & Engineering strongly recommend that the site utilities are modified to separate the water and sewer services for the two separate units (i.e. two separate meters). As it currently stands, the property owner has no way of quantifying how much water is used by each separate unit. If a water bill is unpaid, then water shutoff would affect both tenants.

The property owner has agreed to this change, stating that it is their preference as well, and will separately pursue this with Public Works & Engineering.

Based on anecdote, the secondary unit has historically been rented out to the prior owner’s family members, so it is likely that utility billing was handled informally and never necessitated a separate meter.

Public Comments

No comments were received from the public at the time of writing this staff report.

Comprehensive Plan

The Future Land Use Plan within the Comprehensive Plan designates the subject property as “**Single-Family Attached Residential**” (i.e. duplex), despite the current zoning or R-3 Single-Family

Residential. The rezoning would be consistent with the long-term plan, which encourages additional density in and around the downtown, particularly on busy corridors such as Route 45.

Figure 5: Comprehensive Plan Excerpt – Future Land Use Plan



Analysis

Staff supports the proposed map amendment based on the following:

- **Zoning Compliance**: Bringing the property into conformance with the Zoning Ordinance benefits both the Village and current/future owners by reducing ambiguity and ensuring the use matches the zoning classification on record.
- **Contiguity**: The property is contiguous with other R-4 parcels; therefore, the rezoning would not constitute spot zoning and aligns logically with the existing zoning pattern.
- **Appropriate Density Near Downtown**: The location’s proximity to Downtown Mundelein makes a slightly higher residential density appropriate and compatible with nearby townhouses and multi-family developments already present or under construction in the downtown area.
- **Long-Standing Use**: Limited evidence suggests that the duplex configuration has existed for decades, indicating this is not a new or intensified use but an established condition. Evidence includes anecdotal testimony, electric billing records, and the existing layout of the home itself.
- **No Known Negative Impacts**: Staff is not aware of any complaints, enforcement issues, or neighborhood concerns associated with the two-unit use.
- **Limited Additional Uses in R-4**: Aside from permitting duplexes, the R-4 District does not introduce new uses beyond those already permitted in the R-3 District, minimizing the risk of unintended impacts.

- Correction of Historical Oversight: The property was likely zoned R-3 during the 2012 Zoning Ordinance rewrite because the Village did not know the structure contained two units. Rezoning corrects this map inaccuracy to reflect on-the-ground conditions.
- Consistency with Comprehensive Plan: The 2021 Comprehensive Plan’s Future Land Use Plan designates the subject property as “Single-Family Attached Residential” despite the current R-3 zoning.
- Purpose of Request: The applicant seeks rezoning solely to align the zoning map with the long-standing duplex use; no building modifications or intensification are proposed.

Recommendation:

Motion to recommend approval/denial of a Map Amendment to rezone the property at 103 South Lake Street from R-3 Single-Family Residential to R-4 Two-Family Residential.

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

NOTICE IS HEREBY GIVEN that on November 19, 2025, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Marsha and Jose Rodriguez. The petition requests a Map Amendment to rezone the property at 103 S. Lake Street, Mundelein, Illinois 60060 from R-3 (Single-Family Residential) to R-4 (Two-Family Residential), in accordance with the application on file with the Village of Mundelein.
PINS: 11-30-309-001; 11-30-309-002; 11-30-309-003; 11-30-309-015

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

CASE NO.: PZ2025-0018

The name and address of the Petitioner:
Marsha and Jose Rodriguez
210 Albert Drive
Vernon Hills, IL 60061

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on November 12, 2025, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949-3282. The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

Dated at Mundelein, Illinois, this 4th day of November, 2025.

Terry Roswick /s/
Chairman

Planning and Zoning Commission
Published in Daily Herald Nov. 3, 2025 (311357)

CERTIFICATE OF PUBLICATION

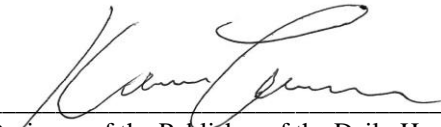
Paddock Publications, Inc.

Lake County Daily Herald

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

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 11/03/2025 in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY



Designee of the Publisher of the Daily Herald

Control # 311357 *LAKE*



PROPERTY INFORMATION

Address 103 S Lake St Mundelein
Property Index Numbers (PIN) 11-30-309-001
11-30-309-002 11-30-309-003 11-30-309-005
Size of Property 17,800 SF (sq. ft. /acres)
Size of Building Space 2,192 SF (sq. ft.)
Size of Space Utilized 2,192 SF

ZONING

Current Zoning B R3-Single family
Proposed Zoning R4-two-family
Current Use Duplex
Proposed Use Duplex

PETITIONER INFORMATION

Business/Org. Name _____
Name Marsha Rodriguez
Jose Rodriguez
Title _____
Address 210 Albert Dr.
City, State, Zip Vernon Hills IL 60061
Phone 847-404-8558
Email jmarrodriguez05@gmail.com
Petitioner Status: Owner Lessee Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____
Name Marsha + Jose
Rodriguez
Title _____
Address 210 Albert Dr.
City, State, Zip Vernon Hills IL 60061
Phone 847-404-8558
Email jmarrodriguez05@gmail.com

SECTION OF ZONING ORDINANCE: N/A

DESCRIPTION OF PROPOSED MAP AMENDMENT: *(Attach sheet if additional space is needed)*

Rezoning from R-3 Single Family to R-4
two-family to reflect existing duplex use.

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) 103 S. Lake St. Mundelein IL 60060

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:

Marsha Rodriguez
Jose A 10/30/25
Signature of Owner Date

By Marsha Rodriguez
Jose A Rodriguez
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name
REQUIRED SIGNATURES

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

Signature (Owner): Jose A. Rodriguez
Printed Name: Jose A. Rodriguez

Date: 10/30/25
Title: Owner

Signature (Owner): Marsha Rodriguez
Printed Name: Marsha Rodriguez

Date: 10/30/25
Title: Owner

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

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Marsha + Jose Rodriguez, under oath, state that I am

 x the sole)
 an) owner of the property
 an authorized officer of the)

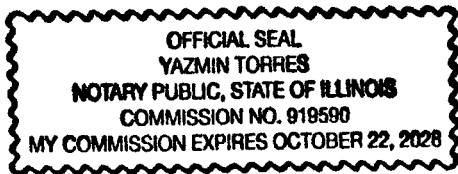
hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within 250 feet of the subject property, attached hereto as Exhibit A, on 30 day of October, 2025.

~~Marsha Rodriguez~~ Marsha Rodriguez José Rodríguez
Signature

Subscribed and sworn to before me

this 30 day of October, 2025.

Yazmin Torres
Notary Public



This home has always been a
MULTI FAMILY – TWO FLAT HOME

2- separate UNITS

2- ComEd meter box's one for each unit

Page 4 answers

A-The subject property is currently zoned for single-family residential use. The surrounding properties include a mix of residential and commercial uses, with some two-family developments nearby. Rezoning to two-family would align with the existing diversity of land uses in the area.

B-The current single-family zoning may limit the property's potential, possibly diminishing its value compared to neighboring two-family or mixed-use properties. Rezoning could enhance the property's value by allowing for higher-density development.

C- Introducing two-family housing can provide more housing options, potentially improving affordability and accommodating diverse household needs, thereby promoting the general welfare of the community.

D- Public Gain vs. Applicant Hardship: The public could benefit from increased housing availability and diversity. For the applicant, the rezoning would alleviate the hardship of underutilization of the property under its current zoning.

E- The property's size and location make it suitable for two-family development, especially considering its proximity to public transportation and commercial areas.

F- If the property has remained underutilized or vacant for an extended period, this may indicate that the current zoning is not conducive to development, supporting the case for rezoning.

G- There is a growing demand for diverse housing options in Mundelein. Two-family housing can address this need by providing alternatives to single-family homes.

H- The proposed rezoning aligns with Mundelein's Comprehensive Plan, which encourages a mix of housing types and densities to accommodate various population needs.

I- Rezoning would contribute to the Village's goals of housing diversity and efficient land use, benefiting the broader community beyond the interests of the applicant.

J- The rezoning is not expected to create nonconformities, as the proposed use would be consistent with the surrounding area's character and existing developments.

K- The area has seen a trend toward higher-density residential and mixed-use developments, indicating that two-family housing is compatible with current development patterns.

L- The property is served by existing infrastructure, including roads, utilities, and emergency services, which can accommodate the increased demand from multi-family development.



AN EXELON COMPANY

SERVICE FROM 1/30/25 THROUGH 3/3/25 (32 DAYS)
Residential - Single

Christine Miller
103 S Lake St 01
Mundelein, IL 60060
(847) 401-6144

Page 1 of 3

Issued 3/3/25

Account # 1866389000

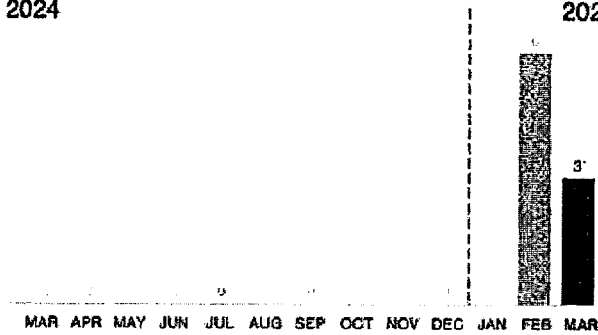
New Charges Due by 3/25/25	\$20.31
Total Amount Due	\$13.37

Thank you for your payments totaling \$13.88.

TOTAL USAGE (kWh)

2024

2025



Current month's reading is Actual.

AVERAGE DAILY USE (monthly usage/days in period)

Current Month	27.0° avg. temp
0.1 kWh	

Last Month	27.5° avg. temp	Last Year	0° avg. temp
0.7 kWh		0 kWh	

⚡ Ten 100W light bulbs for 1 hour = 1 kWh

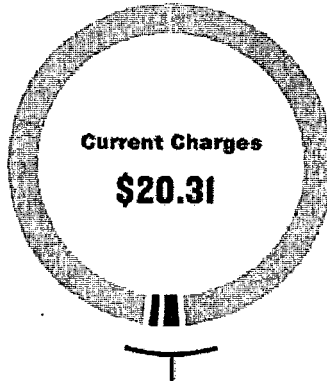
CURRENT CHARGES SUMMARY

See reverse side for details



SUPPLY
\$0.20

DELIVERY
\$19.76



Current Charges
\$20.31

TAXES & FEES \$0.35

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AN EXELON COMPANY

0110890 01 AV 0.54 **AUTO T8 0 1044 60060-273499 -C01-00-P00000-11



CHRISTINE MILLER
103 S LAKE ST # 1
MUNDELEIN, IL 60060-2734



COMED
PO BOX 6111
CAROL STREAM, IL 60197-6111



Pay your bill online, by phone or by mail.

See reverse side for more info

Account # 1866389000

New Charges Due by 3/25/25	\$20.31
Total Amount Due	\$13.37
Payment Amount:	

18663890000000133750840013377



AN EXELON COMPANY

Page 1 of 3

Issued 3/3/25

Account # 8797499000

SERVICE FROM 1/30/25 THROUGH 3/3/25 (32 DAYS)
Residential - Single

Total Amount Due by 3/25/25

\$50.57

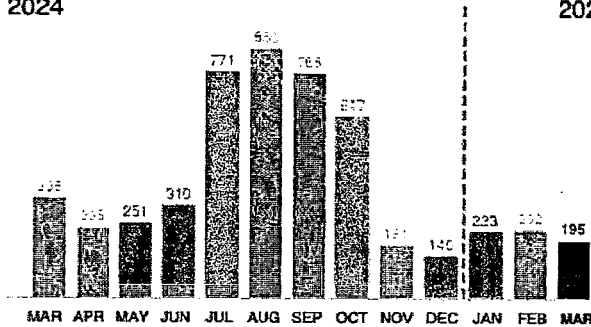
Rosanna Miller
103 S Lake St
Mundelein, IL 60060
(847) 401-6144

Thank you for your payments totaling **\$319.36.**

TOTAL USAGE (kWh)

2024

2025



Current month's reading is Actual.

AVERAGE DAILY USE (monthly usage/days in period)

Current Month

27.0° avg. temp

6.1 kWh



34%

from last year

Last Month

24.3° avg. temp

7.5 kWh

Last Year

27.5° avg. temp

9.3 kWh

⚡ Ten 100W light bulbs for 1 hour = 1 kWh

CURRENT CHARGES SUMMARY

See reverse side for details ↪



SUPPLY
\$12.84

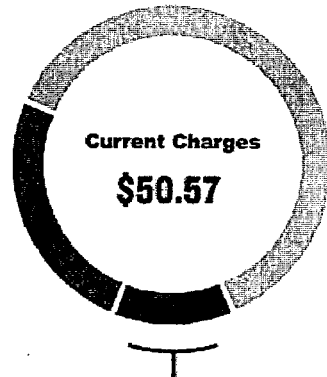
DELIVERY
\$31.64

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TAXES & FEES \$6.09

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0113640 01 AV 0.54 **AUTO T5 0 4044 60060-273499 -C01-00-P00000-11



ROSANNA MILLER
103 S LAKE ST
MUNDELEIN, IL 60060-2734



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PO BOX 6111
CAROL STREAM, IL 60197-6111



Pay your bill online, by phone or by mail.

See reverse side for more info ↪

Account # 8797499000

Total Amount Due by 3/25/25

\$50.57

Payment Amount:

879749900000000505750840050573

1044-01-0113640-0001-0018467



AMIR2023
LCT-TI

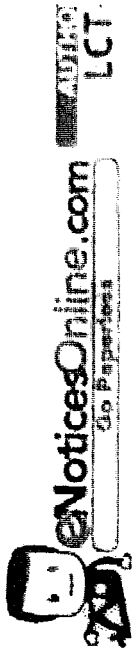
Pin Number 11-30-309-001 Tax Year 2023 Tax Code 11069 Acres 0

103 S LAKE ST MUNDELEIN IL 60060
LAKEWOOD HEIGHTS (EX S5FT)& W1/2 VAC ALLEY LOT 210

Fair Market Value

- + Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

	Rate	Current Amount	Change From Prior Year
COUNTY #532	0.294247	\$17.42	\$0.60
NSION	0.492804	\$29.15	\$0.81
TARY SCHOOL DISTRICT #75	0.093450	\$5.53	\$0.39
TARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$255.79	\$-1.23
PENSION	0.230346	\$13.63	\$7.07
IG- SCHOOL DISTRICT #120	0.159588	\$9.44	\$0.03
IG- SCHOOL DISTRICT #120 PENSION	0.008373	\$0.50	\$0.07
BRARY DIST PENSION	2.382629	\$140.96	\$3.04
BRARY DIST PENSION	0.103376	\$6.12	\$0.82
BRARY DIST PENSION	0.337987	\$20.00	\$0.57
BRARY DIST PENSION	0.014611	\$0.86	\$-0.05
BRARY DIST PENSION	0.903806	\$53.47	\$0.92
BRARY DIST PENSION	0.567774	\$33.59	\$2.44
BRARY DIST PENSION	0.399368	\$23.63	\$0.63
BRARY DIST PENSION	0.067180	\$3.97	\$0.11
BRARY DIST PENSION	0.061665	\$3.65	\$0.16
BRARY DIST PENSION	0.000179	\$0.01	\$0.00
BRARY DIST PENSION	0.068385	\$4.04	\$0.20
BRARY DIST PENSION	0.000296	\$0.02	\$0.00
TOTAL	10.509997	\$621.78	\$16.58



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Pin Number 11-30-309-002
Tax Year 2023
Tax Code 11069
Acres 0

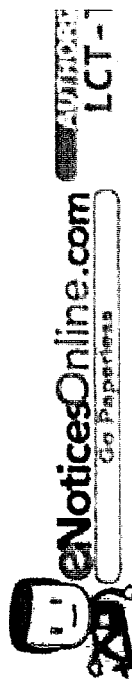
Address: 103 S LAKE ST MUNDELEIN IL 60060

Address: LAKEWOOD HEIGHTS S 5FTLOT 210 & LOT 211 212 & W1/2 VACTD ALLEY

Fair Market Value

- Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

	Rate	Current Amount	Change From Prior Year
CO. COUNTY #532	0.294247	\$146.08	\$-0.08
PENSION	0.492804	\$244.65	\$-1.60
ENTARY SCHOOL DISTRICT #75	0.093450	\$46.39	\$1.78
ENTARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$2,146.66	\$-86.51
VE PENSION	0.230346	\$114.36	\$57.33
VE PENSION	0.159588	\$79.22	\$-2.63
S HIGH SCHOOL DISTRICT #120	0.008373	\$4.16	\$0.41
S HIGH SCHOOL DISTRICT #120 PENSION	2.382629	\$1,182.88	\$-15.52
LIBRARY DIST	0.103376	\$51.32	\$5.22
LIBRARY DIST PENSION	0.337987	\$167.81	\$-0.97
N PENSION	0.014611	\$7.25	\$-0.65
AND REC DIST	0.803819	\$448.72	\$-7.92
AND REC DIST PENSION	0.567774	\$281.88	\$11.22
E-LIBERTYVILLE PENSION	0.399368	\$198.27	\$-1.69
E-LIBERTYVILLE PENSION	0.067180	\$33.35	\$-0.17
E-LIBERTYVILLE PENSION	0.061665	\$30.61	\$0.40
E-LIBERTYVILLE PENSION	0.000179	\$0.09	\$0.00
E-LIBERTYVILLE PENSION	0.068385	\$33.95	\$0.46
E-LIBERTYVILLE PENSION	0.000296	\$0.15	\$0.00
	10.510010	\$5,217.80	\$-40.92



Pin Number 11-30-309-015 Tax Year 2023 Tax Code 11069 Acres 0

1: 103 S SEYMOUR AVE MUNDELEIN IL 60060
 2: LAKEWOOD HEIGHTS W 26 FT OF LOTS 207 & 208 ALSO TH PT E 1/2 V AC ALLEY LYG S OF NLN LOT 208 EXT D W & N OF N LN S 5 FT LOT 2 14 EXT D E

	Rate	Current Amount	Change From Prior Year
COUNTY #532	0.294247	\$4.98	\$0.18
PENSION	0.492804	\$8.32	\$0.23
ENTARY SCHOOL DISTRICT #75	0.093450	\$1.58	\$0.11
ENTARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$73.12	\$-0.29
E PENSION	0.230346	\$3.90	\$2.03
E PENSION	0.159588	\$2.70	\$0.00
HIGH SCHOOL DISTRICT #120	0.008373	\$0.14	\$0.02
HIGH SCHOOL DISTRICT #120 PENSION	2.382629	\$40.29	\$0.90
LIBRARY DIST PENSION	0.103376	\$1.75	\$0.24
LIBRARY DIST PENSION	0.337987	\$5.71	\$0.15
PENSION	0.014611	\$0.25	\$-0.01
AND REC DIST	0.903806	\$15.28	\$0.27
AND REC DIST PENSION	0.567774	\$9.60	\$0.71
LIBERTYVILLE	0.399368	\$6.75	\$0.17
LIBERTYVILLE PENSION	0.067180	\$1.13	\$0.03
LIBERTYVILLE PENSION	0.061665	\$1.06	\$0.06
LIBERTYVILLE PENSION	0.000179	\$0.00	\$0.00
LIBERTYVILLE PENSION	0.068385	\$1.16	\$0.07
LIBERTYVILLE PENSION	0.000296	\$0.00	\$-0.01
	10.509997	\$177.72	\$4.86

- Fair Market Value
- Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

To: Commission Members

From: Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of November 19, 2025

Subject: Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Attachments:

1. Legal Tear Sheet
2. Application for Comp Plan and Text Amendments - 10-30-2025

Background:

The Village adopted a new Comprehensive Plan in February 2021 under Ordinance 21-02-07. The Village desires to

- Provide a vision for Traditional Neighborhood Design and Development;
- Address Transportation, Transit, and Mobility;
- Make general updates to the document for existing and future land use maps, including areas that have experienced annexations and/or rezoning since 2021; and
- Include other modifications which may be deemed necessary to outline the vision, character, and goals of the Village of Mundelein.

Staff engaged Kimley-Horn, the creators of the 2021 document, to assist with the amendment. Additional time is needed for the proposed amendments. Staff requests a continuation of the public hearing. Options for a date of continuation would be December 3, December 17, or January 7, depending on availability of the Commission.

Recommendation:

Motion to recommend continuation of public hearing PZ2025-0038, Comprehensive Plan Amendment, to a date, place, and time certain.

Legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

Public Hearings & Notices

LAKE COUNTY ZONING NOTICE CUP-001125-2025
Grant Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Tuesday November 18, 2025, at the Fox Lake District Library 255 East Grand Avenue, Fox Lake, IL, on the petition of Justin Realty, Inc., record owner, who seeks the following: Delegated Conditional Use Permit to allow for the establishment of a Hotel and Motel use in the Limited Commercial (L-2) District, 2.655,451 sq. ft. (Please note that quantitative values may be subject to minor alterations due to the conditions surveyed. The subject property is located at 36930 and 36909 N Stanton Point Rd. Ingleside, IL 60041 and is approximately 0.45 acres.)

Jason Justen is the sole director and officer of Justin Realty Inc., 166 Cherry Ln Ingleside, IL, Jason Justen, also of 166 Cherry Ln Ingleside, IL, is the sole shareholder of Justin Realty, Inc. Justin Realty, Inc. owns approximately 100% of the issued and outstanding shares. P.I.N.s: 0511200001, 0511201005, 0511204055

This application is available for public examination online at <https://www.lakecountyil.gov/onlineappzoning.asp?2> ELD-32627 or for the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chelof, Project Manager 847-377-2120

Gregory Koepfen
Chair

Published in Daily Herald Oct. 31, 2025 (311001)

NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE BOARD OF PARK COMMISSIONERS OF THE ARK AND LAKE COUNTIES, ILLINOIS TO SELL NOT TO EXCEED \$15,000,000 GENERAL OBLIGATION LIMITED TAX PARK BONDS

PUBLIC NOTICE IS HEREBY GIVEN that the Arlington Heights Park District, Cook and Lake Counties, Illinois (the "District"), will hold a public hearing on the 11th day of November, 2025, at 6:30 o'clock P.M. The hearing will be held in the Administration Center, 40 North Arlington Heights Road, Arlington Heights, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the District in the amount of not to exceed \$15,000,000 for the payment of land condemnation or archon for parks and other projects involving the acquisition and protecting of the same and the existing land and facilities of the District, for the payment of outstanding obligations of the District and for the payment of the expenses incident thereto.

By order of the Board of Park Commissioners of the Arlington Heights Park District, Cook and Lake Counties, Illinois.

DATED the 31st day of October, 2025.

Carrie A. Fullerton
Secretary, Board of Park Commissioners,
Arlington Heights Park District,
Cook and Lake Counties, Illinois

Published in Daily Herald Oct. 31, 2025 (310998)

Public Notice
DuPage County, Wood Dale, IL

A Public Hearing will be conducted by the Wood Dale Community Development Commission during a meeting on Monday, November 17, 2025 at 7:00 p.m. in the Council Chambers of Wood Dale City Hall, 404 N Wood Dale Road, Wood Dale, Illinois, concerning the application described herein.

An application has been filed by the Wood Dale Park District (111 E. Foster Ave. Wood Dale, IL) for a Subdivision of Wood Dale, Illinois and Formulas and Final Site Plan Review, and Final Plat of Subdivision pursuant to Sections 17.205B, 17.206 and 17.805 of the Municipal Code of the City of Wood Dale and application for zoning reclassification. The intent of the petition is to enable operation of a multi-use recreation and community center at 107 N. Wood Dale Road, previously occupied by the Calvary Evangelical Lutheran Church. The application is being heard under Case No. CDC-2025-0099.

The subject property is located at 107 N. Wood Dale Road (PIN 03-15-123-016) at the north-east corner of the intersection of Wood Dale Road and Montrose Drive in Wood Dale, Illinois. The property, approximately 1 acre in size, is zoned R-4 Medium Density Single-Family District. The property is improved with an existing building, surface parking and a playground and no significant physical changes are being proposed. The WD Park District center will primarily serve older adults and active seniors, while also accommodating other public programming needs. Wood Dale Park District is the applicant and property owner.

All persons interested are invited to attend said hearing and be heard. The public hearing may be continued to another date, time, and place without the publication or delivery of notice, such as this one. The Community Development Commission may also consider such other relief as may be necessary or desirable in connection with the application. Said application is on file and available for examination during regular business hours at the Community Development Department at the Wood Dale City Hall. For reference please see the CDC Agenda Packet which will be available after November 12, 2025 on our website at www.wooddale.com > Agendas & Minutes > Community Development Commission.

The public is encouraged to submit written comments and questions to the public hearing at planning@wooddale.com. All written comments and questions will be shared with the Community Development Commission.

Dated this 31st Day of October 2025
Gosia Pociucha, Senior Planner
Questions regarding this notice can be directed to Gosia Pociucha at (630) 787-3734 or planning@wooddale.com
Published in Daily Herald October 31, 2025 (311060)

NOTICE OF HEARING BEFORE THE PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on November 19, 2025, at 7:00 p.m., a public hearing will be held before the Village of Mundelein Planning and Zoning Commission at Mundelein Village Hall, 300 Plazzo Circle, Mundelein, Illinois. The hearing will address a petition submitted by the Village of Mundelein proposing an amendment to the Comprehensive Plan, adopted 2021, Ordinance 21-02-07 Establishing the Ordinance Comprehensive Plan for 2021, to provide a vision for Traditional Neighborhood Design and Development, address Transportation, Transit, and Mobility, make regular updates to the document for existing and future land use maps, and other modifications which may be deemed necessary to outline the vision, character, and goals of the Village of Mundelein, in accordance with the documents on file with the Village of Mundelein.

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

CASE NO.: PZ2025-0038
The name and address of the Petitioner:
Village of Mundelein
300 Plazzo Circle
Mundelein, IL 60060

This Notice is an invitation to all interested individuals to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission at planning@mundelein.org. Comments received by 5:00 p.m. CT on November 13, 2025, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commission Members on the day of the public hearing. For any questions, individuals are encouraged to contact the Village of Mundelein at (847) 949-3282.

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

Dated at Mundelein, Illinois, this 31st day of October, 2025.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald Oct. 31, 2025 (311169)

NOTICE OF HEARING BEFORE THE PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on November 19, 2025, at 7:00 p.m., a public hearing will be held before the Village of Mundelein Planning and Zoning Commission at Mundelein Village Hall, 300 Plazzo Circle, Mundelein, Illinois. The hearing will address a petition submitted by the Village of Mundelein proposing an amendment to the Comprehensive Plan, adopted 2021, Ordinance 21-02-07 Establishing the Ordinance Comprehensive Plan for 2021, to provide a vision for Traditional Neighborhood Design and Development, address Transportation, Transit, and Mobility, make regular updates to the document for existing and future land use maps, and other modifications which may be deemed necessary to outline the vision, character, and goals of the Village of Mundelein, in accordance with the documents on file with the Village of Mundelein.

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

CASE NO.: PZ2025-0038
The name and address of the Petitioner:
Village of Mundelein
300 Plazzo Circle
Mundelein, IL 60060

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

Dated at Mundelein, Illinois, this 31st day of October, 2025.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald Oct. 31, 2025 (311168)

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TIME IS MONEY!

So why waste either struggling to balance your checkbook or trying to find a professional with a real strength in the Daily Herald PROFESSIONAL SERVICE DIRECTORY

AVOID SCAMS

You can avoid would-be scammers by following these common-sense rules:

- **DEAL LOCALLY WITH FOLKS YOU CAN MEET IN PERSON.** Follow this one rule and avoid 99% of scam attempts.
- **DO NOT RENT HOUSES OR PURCHASE GOODS SIGHT - UNSEEN.** That amazing rental or cheap item may not actually exist.
- **NEVER WIRE FUNDS TO A STRANGER.** Anyone who asks you to do so is likely a scammer.
- **BEWARE OF FAKE CASHIER CHECKS & MONEY ORDERS.** Banks will hold YOU responsible when the fake is discovered weeks later.
- **DAILY HERALD MEDIA GROUP IS NOT INVOLVED IN ANY TRANSACTION,** and does not handle payments, or "buyer protection".
- **NEVER GIVE OUT FINANCIAL INFORMATION** (bank account number, social security number, log-in info, etc.)
- **DO NOT SUBMIT TO CREDIT OR BACKGROUND CHECKS** until you have met the job interviewer or landlord/agent in person.

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Treasurer Reports

City of Oakbrook Terrace REVENUE SUMMARY
April 30, 2024

REVENUE SUMMARY April 30, 2024

	GENERAL	CAPITAL IMPROVEMENT FUNDS	NONMAJOR GOVERNMENTAL FUNDS	FY 2024 TOTAL
Revenues				
Local Taxes	5,677,677	2,383,730	178,040	8,239,447
Intergovernmental	3,655,451	500,000	120,823	4,276,274
Licenses & Permits	736,083	-	-	736,083
Charges for Services	195,200	-	-	195,200
Fines & Forfeits	1,149,161	-	-	1,149,161
Investment Income	111,524	12,524	5,028	129,076
Miscellaneous	96,629	-	-	96,629
TOTAL REVENUES	11,621,725	2,896,254	303,891	14,821,870

Payroll Gross Earnings
Gross Earnings under \$25,000: Barbari, K. Berkshire, N. Brown, B. Cavallieri, Donoval, J. Ebbi, A. Esposito, P. Fitzgerald, M. Freda, P. Greco, D. Hajduk, N. Jackson, D. Kleinow, J. Marasco, A. Marquez, Logalbo, P. Molina, Morales, J. Napoli, J. Rada, R. Reyes, C. Sarallo, M. Shadley, M. Shanahan, R. Thalmann, W. Valle, J. Vlach, F. Walberg, R. Wang, A. Gross Earnings \$25,000 - \$49,999: Bulava, M. Cavazos, S. Jones-Whiting, K. Jastrzynski, P. Pelzer, Br Gross Earnings \$50,000 - \$99,999: Burgard, S. N. DeBok, Z. Esposito, J. Kappos, S. Mora, R. Paffel, Br Gross Earnings \$100,000 - \$124,999: Cipriani, M. D'Angelo, A. Elsner, D. Guicciardi, D. Johnson, V. Pilego Mendez, C. Rasmussen, M. Gross Earnings over \$125,000: Bastianoni, A. Bryant, J. Calvello, C. Cansino, Clark, Demario, N. Hytton, M. Ledenbach, T. Mellens, M. O'Rourke, L. Ritz, J. Sluzewicz, J. Tomopoulos, T. Ward, C.

All Funds Totaled
Balance May 1, 2023 18,040,995
Disbursements (14,061,497)
Other Financing Sources 95,309
Balance April 30, 2024 18,996,677

Vendor Payments of \$2,500 or more
A.R.M. & Associates Inc 14,620.50; Accel Entertainment 3,000.00; Administrative Consulting Specialists LLC 31,250.00; Advocate Occupational Health 2,919.00; Al Warren Oil Co., Inc. 3,037.00; Al's Truck Driving School Inc 2,950.00; American Castle Oil Refs 23,982.25; American Family Life Assurance Comp 3,888.32; Ameritas Life Insurance Corp 39,722.84; ARC Imaging Resources 26,451.76; Atlas Backup 5,804.00; Atrium, Inc 123,440.00; Axon Enterprise, Inc. 50,801.70; B 2B Technologies 5,731.90; Bill Payment Center Nicor Gas 13,914.33; Black Pearl Sealingcoat, Inc. 2,830.00; Bluders Tree Service 4,100.00; Blue Cross/Shield of Illinois 809,013.56; Bristol Equipment and Rentals 24,964.00; Brown Equipment Company, Inc 2,084.00; DuPage County Sheriff's Office 6,611.00; Inspecta Services Co 7,298.00; Elmhurst Auto Parts 4,362.34; Everbridge, Inc. 3,700.00; Fastsigns 5,606.94; Flag Creek Water Reclamation District 3,592.27; Flock Safety 43,100.00; Flood Bros. Disposal Co. 7,560.27; FORVIS 64,700.00; Foster & Foster Inc. 6,100.00; Fraternal Order of Police 11,056.87; Frontline Public Safety Solutions 2,826.00; FUSUS Inc 100,000.00; Gary R. Weber Associates, Inc. 9,411.57; George Benes 9,935.88; Granite Telecommunications 10,066.22; Harris Gov. Cars 14,650.00; Herc Rentals Inc. 3,491.19; IDEM IA Identity & Security 5,714.00; Illinois Public Risk Fund 278,083.00; Illinois Public Risk Fund 8,783.00; Isaac Ray Forensic Gro up 7,768.75; Itasvay LLC 7,332.12; Jetco Ltd. 136,735.00; Konica Minolta Business Solutions 1,620.33; Koziol Reporting Service 3,073.00; Lakeside Bank 81,603.43; Law Offices of John L. Fiori 65,568.75; Lions of Illinois Foundation 5,360.00; Magellan Healthcare 13,999.90; MaRous & Company 14,000.00; Marquee Event Group, Inc. 7,626.69; Marsh & McLennan Agency LLC 10,349.00; Maureen McGuire 14,910.00; Meade Electric Company, Inc. 4,669.21; MECO Consulting Group LLC 29,820.00; Mem Electric, Inc. 3,980.00; Mercury Systems Corp. 2,845.12; Metro Tank & Pump Company 7,635.00; MGT of America Consulting 33,992.92; Michael Chada 9,938.80; Midwest Mechanical 17,947.10; Mike Ditka's Oakbrook 12,296.95; Minuteman Press 17,839.34; Monroe Truck Equipment 23,116.00; N E Multi-Regional Training 3,340.00; NIK-TINA Security 12,500.00; NIU Center for Governmental Studies 33,750.00; Oakbrook Terrace Historical Society 6,000.00; Oakbrook Terrace Park District 2,600.00; Office of the Illinois Attorney General: Cit 7,398.39; Oleary's Contractors Equipment & Supply 65,532.00; Packey Webb Ford 21,043.00; Performance Construction & Engineering 1,088,886.36; Pitney Bowes Global Financial Svcs 3,355.02; Procom Enterprises, Ltd. 13,426.21; Pyrotecnic Fireworks Inc 31,160.00; Ray O'Herron Co. Inc. 21,947.58; Reserve Account Pitney Bowes Inc. 5,377.68; Richard F. Blass & Associates, L.L.C. 3,800.00; Robert J. Gonzini 18,793.05; Runco Office Supplies and Equipment C. 5,262.91; Semper Fi Landscaping Inc 100,052.30; Sound Incorporated 5,948.00; Special T Unlimited 2,749.00; Springfield Holding Company LLC 15,939.63; Standard Insurance Co. 7,996.00; State Treasurer 14,408.02; Storino Ramello & Durkin 379,266.86; Strategia Consulting LLC 3,506.25; Sutton Ford 101,991.00; The Bank of New York Mellon 603,220.00; The Fiolo Corporat n 3,286.00; The Joint Commission 13,818.42; ThermFlo, Inc 14,405.00; Tony's Irrigation Services Inc 22,440.00; Traffic Control & Protection Inc. 3,370.00; Travelers CL Remittance Center 145,389.00; TruGreen 3,758.94; TSA Productions 48,000.00; Uncle Bubs BBQ & Catering 20,000.00; United Talent Coordinators 42,050.00; Veritas Business 16,518.16; Villa Park Municipal 7,525.00; West Central Municipal 2,096.18; Vision Service Plus 160.80; West Central Municipal 10,825.00; Westside Mechanical, Inc. 22,514.33; Willowbrook Ford Kia 84,009.52; Yorktown Dail, Inc. 3,616.80

The following is a statement by Tanya Walker, Finance Director of the City of Oakbrook Terrace DuPage County Illinois of the amount of public funds received and disbursed during the fiscal year ending April 30, 2024 and a summary of operations of all funds as excerpted from the annual financial report as filed with the State of Illinois.

I, Tanya Walker being duly sworn Finance Director of the City of Oakbrook Terrace, state that the following statement is a correct statement of the amount of public funds on hand at the commencement of the fiscal year, the amount of public funds received, and their sources, and the amount expended, and their purposes as set forth in this statement

Tanya Walker
Finance Director

I, Michael Shadley, do certify that I am the duly qualified City Clerk of the City of Oakbrook Terrace DuPage County, Illinois as such officer I am the Keeper of records and files of the City of Oakbrook Terrace and I do certify as follows:

That this is a true copy of the Treasurer's Report for the fiscal year May 1, 2023 and ending April 30, 2024 as submitted for publication in the DuPage County Chronicle.

Witness whereof I have hereto affixed my official hand and seal of the City this 14th day of October 2025.

Michael Shadley
City Clerk

Published in Daily Herald October 31, 1025 (2371019)

ILLINOIS STATE BOARD OF EDUCATION
School Services 217-785-8779

ANNUAL STATEMENT OF AFFAIRS FISCAL YEAR ENDING JUNE 30, 2025
C/O Grove School District 68 34 Rte 191 Northbrook, IL 60062-9600-02
1700 Oplaine Rd Libertyville, IL 60048 1541, Lake County Illinois
District Type: Elementary

The Annual Statement of Affairs has been posted on the district's website and published in accordance with Section 10-17 of the School Code no later than December 1.

SIZE OF DISTRICT IN SQUARE MILES	TAX RATE BY FUND (IN %)
2.318600	1 EDUCATIONAL
NUMBER OF ATTENDANCE CENTERS	OPERATIONS & MAINTENANCE
1	2.268400
NUMBER OF CERTIFICATED EMPLOYEES	BOND & INTEREST
0.161403	0.000000
PART-TIME	97 TRANSPORTATION
0.045500	1 MUNICIPAL RETIREMENT
NUMBER OF NON-CERTIFICATED EMPLOYEES	SOCIAL SECURITY
0.033800	0.000000
FULL-TIME	29 WORKING CASH
0.000000	16 FIRE PREVENTION & SAFETY
PART-TIME	0.000000
0.015400	TORT IMMUNITY
0.000000	CAPITAL PROJECTS
0.000000	SPECIAL EDUCATION
0.000000	LEASING
0.000000	OTHER
0.000000	OTHER

Data previously included in the Annual Statement of Affairs can be found at: Payments to certified personnel: Posted on district website per 105 ILCS 5/10-20.47
Student Counts: Included in district's report card
Financial Data: Included in district's Annual Financial Report posted on ISBE's Cerberus Server

SALARY SCHEDULE OF GROSS PAYMENTS FOR NON-CERTIFICATED PERSONNEL
Salary Range: Less Than \$39,999: ANDERSON, ELISSA; ANGELES FRANCO, ANTONIO; ARBUCKLE, ELIZABETH; ATYKIN, GULNUR; BERES, LORI; BURKE, DIANE; BUENO, CAROLINA; CASELLI, MARY; CASEY, REBECCA; COBEY, ELISABETH; COLUINS, LEANNA; CONSIDINE, CYNTHIA; CORONEOS, JANNI; COUGHLIN, ANN BURKE; CRUSCO, HAVY; CRUZ, MELANIE; ERISMAN, NANCY; FELL, AMY; GELSPAR, LILIAN; GOUGH, ANAND K; HAMLIN, CYNTHIA C; HARPER, JANET; HECHT, CORINA; HASTALD, MORGAN; HILL, LEXI; HILLIARD, AIDAN; HUENNEKENS, DONA; JAFFE, SHELLEY R; JOHNSON, ROSLYN; JONES, ANDREA; JONES, GRIFFIN; KANE, JONI; KAUFMAN, DONALD; KOEHLER, LYNN A; KORRUT, MARYANNE; KRISHNAMOORTHY, SUBHA; KURLAND, SUSAN; LAMBERT, VICKIE J; LARA, SCOTT; LEMUS, MARIA; LOUHEAU, AMY; MACEDO, THERESA; MAZAMBI, SONIA; MARI, NADIA; MAHONEY, DANIEL; MAJEWSKI, GREG; MANDAL, MOUNITA; MARTINS DACOSTA, LIDIA; MATHESON, CHERYL A; MICHAELS, MI; MISRA, NEHA; MOHAMED, ISRAA; NAWROCKI, KARA; NINO, PABLO; PEREIRA, FABIOLA; PULTE, MARY; SALEEM, TOOBA; SARDENBERG, MONICK; SCHMIDT, JODI L; SCHROEDER, MARY ANN; SERVATIOS, DIANA; SESSICA, KAREN J; SORENSEN, MARIE; SPINDLER, CASSANDRA; STEFFENHAGEN, JEVESKA L; SWIFT, MARY C; TILLY, ANDREW; TROTT, CYNTHIA; VALDES, CARLOS; VALENZUELA, VALERIA; VOLETTA, KEVIN; WEBER, ETHAN; WEBER, CONNOR J; WHITLOCK, JILL; WHITTEN, NICOLE M; WILLIAMS, BETH; ZAJAC, LAUREN

Salary Range: \$40,000 - \$54,999: AFIFY, DALIA; CAMPOS, ANA ESTELA; DRATHS, KAREN; GAROFALO, ANTHONY; GOODMAN, JACKSON; JAMES, LORAIN; MILLER, MURRAY; OLSON, TAMMY; PERLIN, SHANNON M; POULSEN, KENT; SCHULTZ, JENNIE

Salary Range: \$55,000 - \$74,999: ARGAEZ CASALLAS, JENNY; BYFORD, ROBERT L; GHANAYEM, ROSE; GILBERT, SUSAN; HARDY, KRISTEN D; KLEST, THOMAS; KOTIW, CHLOE E; LIU, JENNIFER; MATHIAS, ANDREW; MCGEE, DIANE; MCGEE, DIANE; MCGEE, DIANE; MAHONEY, DANIEL; MAJEWSKI, GREG; MANDAL, MOUNITA; MARTINS DACOSTA, LIDIA; MATHESON, CHERYL A; MICHAELS, MI; MISRA, NEHA; MOHAMED, ISRAA; NAWROCKI, KARA; NINO, PABLO; PEREIRA, FABIOLA; PULTE, MARY; SALEEM, TOOBA; SARDENBERG, MONICK; SCHMIDT, JODI L; SCHROEDER, MARY ANN; SERVATIOS, DIANA; SESSICA, KAREN J; SORENSEN, MARIE; SPINDLER, CASSANDRA; STEFFENHAGEN, JEVESKA L; SWIFT, MARY C; TILLY, ANDREW; TROTT, CYNTHIA; VALDES, CARLOS; VALENZUELA, VALERIA; VOLETTA, KEVIN; WEBER, ETHAN; WEBER, CONNOR J; WHITLOCK, JILL; WHITTEN, NICOLE M; WILLIAMS, BETH; ZAJAC, LAUREN

Salary Range: \$75,000 and Over: ANDRIEVSKY, HETTY; MERNANDEZ, JOSE L; HILLIARD, DEREK D; JACOBS, PATRICIA L; LEMUS, CARLOS; MCBRIDE, JENNIFER; RIZZI, DANIELA; ELAINE

PAYMENTS TO PERSON, FIRM, OR CORPORATION OVER \$2,500
EXCLUDING WAGES AND SALARIES
22 VETS LLC 56,217 ; ACADEMIC ADVANTAGE 6,750 ; ACCURATE BIOMETRICS 3,182 ; ACS FILTERS & SERVICE 3,540 ; AIR CON REFRIGERATION & HEATING INC 13,195 ; ALLERTON HILL COMMUNICATIONS, LLC 60,000 ; AMPULFY EDUCATION, INC 36,624 ; ANCORPA INC 1,161,403 ; ANDRINO, ANDREA 1,926 ; AOPS 1,640 ; APPL 1,400 ; ANITA, NADIA 43,285 ; ARIZONA STATE DEPT OF REVENUE 4,463 ; AVERUS 3,366 ; BARMANTEA, HSA 3,080 ; BARR MECHANICAL SALES, INC 3,521 ; BBC FOR BENEFIT OF THE SCHOOL OF PSYCHOLOGISTS 114,165 ; BLUE CROSS BLUE SHIELD IL 2,308,587 ; BRASKICH, HSA 2,949 ; BRET SOLUTIONS LLC 84,993 ; BUCKEYE CLEANING CENTERS 4,545 ; CAMCOR, INC 69,905 ; CANDOR HEALTH EDUCATION 5,390 ; CANON FINANCIAL SERVICES, INC 55,342 ; CARPUL DIGITAL SIGNAGE 2,950 ; CDM GOVERNMENT INC 198,440 ; CENCO MEDICAL 8,300 ; CLAS ACT GRADUATION SPECIALISTS 1,210 ; CLIC 108,244 ; CMC CONNECTIONS 3,954 ; COLCLASURE, HSA 7,184 ; COMMITTEE FOR CHILDREN 3,495 ; CONNECTION'S ACADEMY EAST 140,933 ; CONSTELLATION NEWENERGY - GAS DIVISION, LLC 49,248 ; CONSTELLATION NEWENERGY, INC. 104,696 ; CRYARY, HSA 5,450 ; CRISIS PREVENTION INSTITUTE, INC 2,621 ; CURRICULUM ASSOCIATES, LLC 37,349 ; DB SERVICES 3,650.00; DEARBORN LIFE INSURANCE COMPANY 2,849.33; DISCOVERY EDUCATION 1,447.00; DUNN ANDREA, HSA 7,393.89; DUPAGE REGIONAL OFFICE OF EDUCATION 3,675.00; DURHAM SCHOOL SERVICE/G/LAKE 1,433,432.23; DURHAM SCHOOL SERVICES/VILLA 86,408.61; ECEZZION 49,700.00; ECRPA GROUP INC, 40,457.00; EFPITS JOURNAL TRAVELER 1,595,235.06; EMBRACE EDUCATION 4,367.98; EMPLOYEE BENEFITS CORPORATION 3,371.84; EVEREST ENERGY 2,651.00; EVERWHITE CORPORATION 5,500.00; EXPERIENTIAL LEARNING COLLABORATIVE 16,932.84; FLORES, HSA 8,025.15; FOLLETT CONTENT SOLUTIONS, LLC 10,121.61; FRONTLINE TECHNOLOGIES GROUP LLC 2,788.48; GAGGLE.NET, INC. 6,615.00; GEN 222,000 ; GALT, A.154.04; GILBERT, HSA 4,850.16; GOPHER SPORT 2,777.02; GRAINER INC 5,222.09; GREAT MINDS 36,055.10; GROOT, INC 6,900.94; GROVE MASONRY 155,071.00; HATTENBERRY, HSA 3,572.01; HD SUPPLY/FORMERLY HOME DEPOT PRO 29,221.53; HENNENBERG, DANIEL, 2,642.96; HERR, JONES, INC 2,806.00; HIMES PETRARCA AND FESTER 51,581.50; HUNTER TECHNOLOGY 3,167 ; ILLINOIS DEPT OF REVENUE 4,210.00; ILLINOIS ASSOCIATION OF SCHOOL BOARDS 25,244.00; ILLINOIS DEPT OF REVENUE 465,508.91; ILLINOIS MUNICIPAL RETIREMENT 269,162.93; ILLINOIS STATE DISBURSEMENT UNIT 18,322.26; IMPERIAL SURVEILLANCE, INC. 8,401.73; INCIDENT IQ, LLC 10,048.29; INDUSTRY HEATING 3,750.00; INFINITE CONNECTIONS, INC. 4,899.96; INTEGRATED SYSTEMS CORP 3,499.20; ITO ABSORB TECH, INC. 10,344.04; IXL LEARNING 3,450.00; JACOBS & SON, INC. 15,750.00; JACOBS, HSA 4,498.84; JAMES W SMITH PRINTING COMPANY 5,417.00; JMC SOFTWARE, LLC 19,728.28; JOHNSON CONTROLS FIRE PROTECTION LP (SIMPLEX) 12,714.03; JOHNSON, MPT, RENEE

Treasurer Reports

City of Oakbrook Terrace REVENUE SUMMARY
April 30, 2025

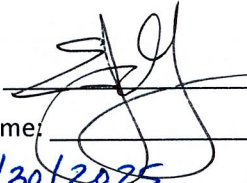
REVENUE SUMMARY April 30, 2025

	GENERAL	CAPITAL IMPROVEMENT FUNDS	NONMAJOR GOVERNMENTAL FUNDS	FY 2025 TOTAL
Revenues				
Local Taxes	5,732,342	2,643,493	192,086	8,567,921
Intergovernmental	3,636,857	42,000	124,341	4,003,228
Licenses & Permits	1,185,650	-	-	1,185,650
Charges for Services	179,369	-	-	179,369
Fines & Forfeits	192,565	-	-	192,565
Investment Income	429,766	103,987	19,287	553,040
Miscellaneous	55,899	4,228	-	60,127
TOTAL REVENUES	11,056,418	2,793,708	335,714	14,185,840

Payroll Gross Earnings
Gross Earnings under \$25,000: Barbari, K. Beckwith, J. Berkshire, N. Brown, B. Cavallieri, Donoval, J

PETITIONER INFORMATION

Business/Org. Name: Village of Mundelein _____
Name_ Eric Guenther _____
Title_ Village Administrator _____
Address_ 300 Plaza Circle _____
City: Mundelein State: Illinois Zip_ 60060 _____
Phone_ 847-949-3200 _____
Email_ eguenther@mundelein.org _____

Signature:  _____
Printed Name: _____
Date: 10/30/2025 _____
Title: Village Administrator _____

SECTION(S) OF ZONING ORDINANCE: All Sections of TITLE 20 of the Municipal Code, Zoning Ordinance, and the Comprehensive Plan for related updates.

PROPOSED TEXT AND JUSTIFICATION OF TEXT AMENDMENT *(Attach sheet if additional space is needed)*

After over 10 years of implementing projects referencing Title 20 of the Municipal Code, Zoning Code, there are areas of improvement, omission, clarifications, or adaptation that are recommended. Staff created a spreadsheet that outlines these issues and potential amendments. Almost every section of the Ordinance will have discussion and/or changes.

Additionally, the Village desires to create a base zoning district for traditional neighborhood design, which has its foundation in the principles of New Urbanism. Staff would like to amend the Comprehensive Plan to provide more firm direction around certain areas that may included this type of development, as well as recommend adoption of the base Traditional Neighborhood Design zoning district.

See attached spreadsheet of identified areas to review for potential modifications to the Zoning Ordinance.

STANDARDS FOR GRANTING A TEXT AMENDMENT

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning 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.

- a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village.
The proposed amendments continue to promote the public health, safety, and welfare of the Village.
- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
The relative gain to the public is a clearer document that allows more flexibility in sections such as accessory uses in rear yards of residences and clearer standards such as outdoor screening or trash enclosures.
- c. The consistency of the proposed amendment with the Comprehensive Plan.
The proposed amendment is consistent with the Comprehensive Plan. Additionally, an amendment to the Comprehensive Plan is proposed to incorporate past amendments and also a future Traditional Neighborhood area.
- d. The consistency of the proposed amendment with the intent and general regulations of this ordinance.
Yes, the amendments are consistent with the Village's intent.
- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The amendments cover all of these areas: corrections, clarifications, and policy changes.
- f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.
It is the belief of staff that these change are necessary to improve the experience of working with the Village, third parties, and this document.
- g. The extent to which the proposed amendment creates nonconformities.
The Intent is to minimize nonconformities.
- h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.
The amendments follow the structure and organization of the Ordinance.

To: Commission Members

From: Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of November 19, 2025

Subject: Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code

Attachments:

1. Legal Ad Tear Sheet
2. Application for Comp Plan and Text Amendments - 10-30-2025

Background:

Over the course of several years, staff collected a list of topics and sections of the zoning code that require discussion and potential amendments. The list includes over 70 areas to review. In many instances, the amendments are tweaks that provide clarification to the code. Other topics might be new language that addresses changes in policy or practice.

Additionally, there is a proposal to include a new zoning district for Traditional Neighborhood Design. This proposed zoning district will provide a basic zoning district for projects that intend to build under the Principles of New Urbanism and/or Traditional Neighborhood Design. The intent is to require any area petitioning for this zoning to be a Planned Unit Development (PUD). These developments would then have a project-specific PUD Ordinance outlining the development regulations. Modifications to Applications, PUD, Districts, Generic Use Definitions, and Generic Terms Definitions chapters of the Zoning Code are anticipated.

Staff plans to lead the Planning & Zoning Commission through the items over a series of meetings that will culminate in a redline version of the existing code that will replace Title 20 in its entirety. Much of the base language will remain, but the complexity of inserting this volume of edits is complicated and would benefit from a clean document after the amendments are finalized.

Additional meetings to discuss the text amendments will be necessary. A continuation of the public hearing will be necessary. Potential dates include December 3, December 17, or January 7, depending on the availability of the Planning & Zoning Commission.

Recommendation:

Motion to continue the public hearing, PZ2025-0037, Zoning Ordinance Text Amendments, to a date, place, and time certain.

Legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

Public Hearings & Notices

LAKE COUNTY ZONING NOTICE CUP-001125-2025
Grant Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Tuesday November 18, 2025, at the Fox Lake District Library 255 East Grand Avenue, Fox Lake, IL, on the petition of Justin Realty, Inc., record owner, who seeks the following: Delegated Conditional Use Permit to allow for the establishment of a Hotel and Motel use in the Limited Commercial (L-2) District, 2,655.45 sq. ft. (Please note that quantitative values may be subject to minor alterations due to the conditions surveyed. The subject property is located at 36930 and 36909 N Stanton Point Rd. Ingleside, IL 60041 and is approximately 0.45 acres.)

Jason Justen is the sole director and officer of Justin Realty Inc., 166 Cherry Ln Ingleside, IL, Jason Justen, also of 166 Cherry Ln Ingleside, IL, is the sole shareholder of Justin Realty, Inc. Justin Realty, Inc. owns approximately 100% of the issued and outstanding shares. P.I.N.s: 051120001, 051120105, 051120405

This application is available for public examination online at <https://www.lakecountyil.gov/development/252525-2025> or for the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chelof, Project Manager 847-377-2120

Gregory Koepfen
Chair
Published in Daily Herald Oct. 31, 2025 (311001)

NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE BOARD OF PARK COMMISSIONERS OF THE ARK AND LAKE COUNTIES, ILLINOIS TO SELL NOT TO EXCEED \$15,000,000 GENERAL OBLIGATION LIMITED TAX PARK BONDS

PUBLIC NOTICE IS HEREBY GIVEN that the Arlington Heights Park District, Cook and Lake Counties, Illinois (the "District"), will hold a public hearing on the 11th day of November, 2025, at 6:30 o'clock P.M. The hearing will be held in the Administration Center, 404 N Wood Dale Road, Wood Dale, Illinois, 60195. The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the District in the amount of not to exceed \$15,000,000 for the payment of land condemnation or archon for parks and other projects involving the acquisition and protecting of the same and the existing land and facilities of the District, for the payment of outstanding obligations of the District and for the payment of the expenses incident to the same.

By order of the Board of Park Commissioners of the Arlington Heights Park District, Cook and Lake Counties, Illinois.

DATED the 31st day of October, 2025.

Carrie A. Fullerton
Secretary, Board of Park Commissioners,
Arlington Heights Park District,
Cook and Lake Counties, Illinois
Published in Daily Herald Oct. 31, 2025 (310998)

Public Notice
DuPage County, Wood Dale, IL

A Public Hearing will be conducted by the Wood Dale Community Development Commission during a meeting on Monday, November 17, 2025 at 7:00 p.m. in the Council Chambers of Wood Dale City Hall, 404 N Wood Dale Road, Wood Dale, Illinois, concerning the application described herein.

An application has been filed by the Wood Dale Park District (111 E. Foster Ave. Wood Dale, IL) for a Special Use for Government Buildings and Facilities, Site Plan Review, and Final Plat of Subdivision pursuant to Sections 17.205B, 17.206 and 17.805 of the Municipal Code of the City of Wood Dale and application for zoning reclassification. The intent of the petition is to enable operation of a multi-use recreation and community center at 107 N. Wood Dale Road, previously occupied by the Calvary Evangelical Lutheran Church. The application is being heard under Case No. CDC-2025-0099.

The subject property is located at 107 N. Wood Dale Road (PIN 03-15-123-016) at the north-east corner of the intersection of Wood Dale Road and Montrose Drive in Wood Dale, Illinois. The property, approximately 1 acre in size, is zoned R-4 Medium Density Single-Family District. The property is improved with an existing building, surface parking and a playground and no significant physical changes are being proposed. The WD Park District center will primarily serve older adults and active seniors, while also accommodating other public programming needs. Wood Dale Park District is the applicant and property owner.

All persons interested are invited to attend said hearing and be heard. The public hearing may be continued to another date, time, and place without the publication or delivery of notice, such as this one. The Community Development Commission may also consider such other relief as may be necessary or desirable in connection with the application. Said application is on file and available for examination during regular business hours at the Community Development Department at the Wood Dale City Hall. For reference please see the CDC Agenda Packet which will be available after November 12, 2025 on our website at www.wooddale.com > Agendas & Minutes > Community Development Commission.

The public is encouraged to submit written comments and questions to the public hearing at planning@wooddale.com. All written comments and questions will be shared with the Community Development Commission.

Dated this 31st Day of October 2025
Gosia Pociucha, Senior Planner
Questions regarding this notice can be directed to Gosia Pociucha at (630) 787-3734 or planning@wooddale.com
Published in Daily Herald October 31, 2025 (311060)

NOTICE OF HEARING BEFORE THE PLANNING & ZONING COMMISSION

NOTICE IS HEREBY GIVEN that on November 19, 2025, at 7:00 p.m., a public hearing will be held before the Village of Mundelein Planning and Zoning Commission at Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois. The hearing will address a petition submitted by the Village of Mundelein proposing an amendment to the Comprehensive Plan, adopted 2021, Ordinance 21-02-07 Establishing the Ordinance Comprehensive Plan for 2021, to provide a vision for Traditional Neighborhood Design and Development, address Transportation, Transit, and Mobility, make regular updates to the document for existing and future land use maps, and other modifications which may be deemed necessary to outline the vision, character, and goals of the Village of Mundelein, in accordance with the documents on file with the Village of Mundelein.

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

CASE NO.: PZ2025-0038
The name and address of the Petitioner:
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

This Notice is an invitation to all interested individuals to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission at planning@mundelein.org. Comments received by 5:00 p.m. CT on November 13, 2025, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commission Members on the day of the public hearing. For any questions, individuals are encouraged to contact the Village of Mundelein at (847) 949-3282.

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

Dated at Mundelein, Illinois, this 31st day of October, 2025.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald Oct. 31, 2025 (311169)

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CASE NO.: PZ2025-0037
The name and address of the Petitioner:
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

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Treasurer Reports

City of Oakbrook Terrace REVENUE SUMMARY
April 30, 2024

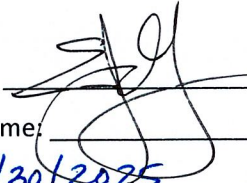
REVENUE SUMMARY April 30, 2024

	GENERAL	CAPITAL IMPROVEMENT FUNDS	NONMAJOR GOVERNMENTAL FUNDS	FY 2024 TOTAL
Revenues				
Local Taxes	5,677,677	2,383,730	178,040	8,239,447
Intergovernmental	3,655,451	500,000	120,823	4,276,274
Licenses & Permits	736,083	-	-	736,083
Charges for Services	195,200	-	-	195,200
Fines & Forfeits	1,149,161	-	-	1,149,161
Investment Income	111,524	12,524	5,028	129,076
Miscellaneous	96,629	-	-	96,629
TOTAL REVENUES	11,621,725	2,896,254	303,891	14,821,870

Payroll Gross Earnings
Gross Earnings under \$25,000: Barbari, K. Berkshire, J., Berkshire, N., Brown, B., Cavallieri, Donovall, J., Ebbi, A., Esposito, P., Fitzgerald, M., Freda, P., Greco, D., Hajduk, N., Jackson, D., Kleinow, J., Marasco, A., Marquez, Logalbo, P., Molina, Morales, J., Napoli, J., Rada, R., Reyes, C., Sarallo, M., Shadley, M., Shanahan, R., Thalmann, W., Valle, J., Vlach, F., Walberg, P., Wang, A., **Gross Earnings \$25,000 - \$49,999:** Bulava, M., Cavazos, S., Jones-Whiting, K., Jastrzynski, P., Pelzer, Br **Gross Earnings \$50,000 - \$99,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$100,000 - \$149,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$150,000 - \$199,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$200,000 - \$249,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$250,000 - \$299,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$300,000 - \$349,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$350,000 - 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\$6,999,999:** Burgard, S., Corona, Z., Esposito, J., Kappos, S., **Gross Earnings \$7,000,000 - \$7,04**

PETITIONER INFORMATION

Business/Org. Name: Village of Mundelein _____
Name_ Eric Guenther _____
Title_ Village Administrator _____
Address_ 300 Plaza Circle _____
City: Mundelein State: Illinois Zip_ 60060 _____
Phone_ 847-949-3200 _____
Email_ eguenther@mundelein.org _____

Signature:  _____
Printed Name: _____
Date: 10/30/2025 _____
Title: Village Administrator _____

SECTION(S) OF ZONING ORDINANCE: All Sections of TITLE 20 of the Municipal Code, Zoning Ordinance, and the Comprehensive Plan for related updates.

PROPOSED TEXT AND JUSTIFICATION OF TEXT AMENDMENT *(Attach sheet if additional space is needed)*

After over 10 years of implementing projects referencing Title 20 of the Municipal Code, Zoning Code, there are areas of improvement, omission, clarifications, or adaptation that are recommended. Staff created a spreadsheet that outlines these issues and potential amendments. Almost every section of the Ordinance will have discussion and/or changes.

Additionally, the Village desires to create a base zoning district for traditional neighborhood design, which has its foundation in the principles of New Urbanism. Staff would like to amend the Comprehensive Plan to provide more firm direction around certain areas that may included this type of development, as well as recommend adoption of the base Traditional Neighborhood Design zoning district.

See attached spreadsheet of identified areas to review for potential modifications to the Zoning Ordinance.

STANDARDS FOR GRANTING A TEXT AMENDMENT

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning 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.

- a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village.
The proposed amendments continue to promote the public health, safety, and welfare of the Village.

- b. The relative gain to the public, as compared to the hardship imposed upon the applicant.
The relative gain to the public is a clearer document that allows more flexibility in sections such as accessory uses in rear yards of residences and clearer standards such as outdoor screening or trash enclosures.

- c. The consistency of the proposed amendment with the Comprehensive Plan.
The proposed amendment is consistent with the Comprehensive Plan. Additionally, an amendment to the Comprehensive Plan is proposed to incorporate past amendments and also a future Traditional Neighborhood area.

- d. The consistency of the proposed amendment with the intent and general regulations of this ordinance.
Yes, the amendments are consistent with the Village's intent.

- e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
The amendments cover all of these areas: corrections, clarifications, and policy changes.

- f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.
It is the belief of staff that these change are necessary to improve the experience of working with the Village, third parties, and this document.

- g. The extent to which the proposed amendment creates nonconformities.
The Intent is to minimize nonconformities.

- h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.
The amendments follow the structure and organization of the Ordinance.