

**Planning and Zoning Commission Meeting
Minutes**

October 15, 2025

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

QUESTIONS AND COMMENTS

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

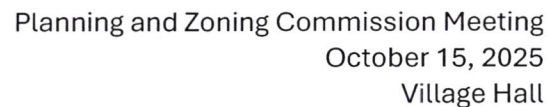
S. Petti moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of October 15, 2025.

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

Meeting adjourned at 8:29 PM.



Erin Swanson, Recording Secretary

[illegible]



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.

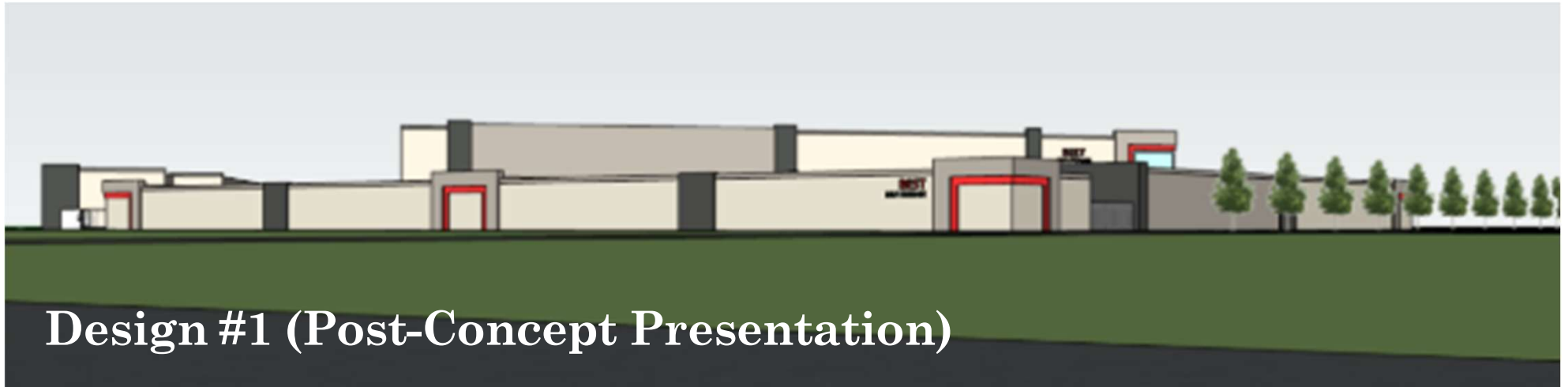


Concept Presentation – May 12, 2025

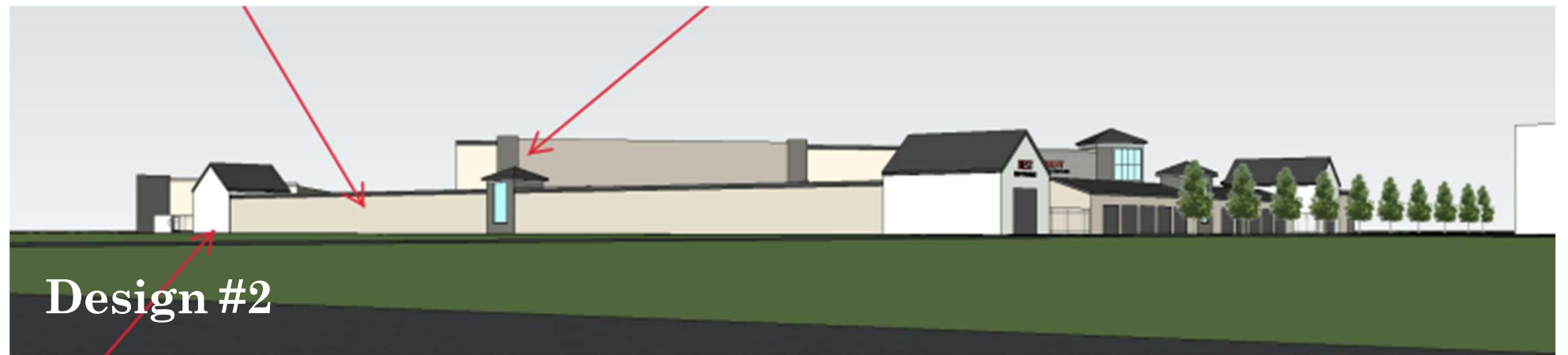
Nelson Development presented the concept to the Village Board for informal feedback:

- 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.





Design #1 (Post-Concept Presentation)



Design #2



Variation Requests (7)

1. Use Variation

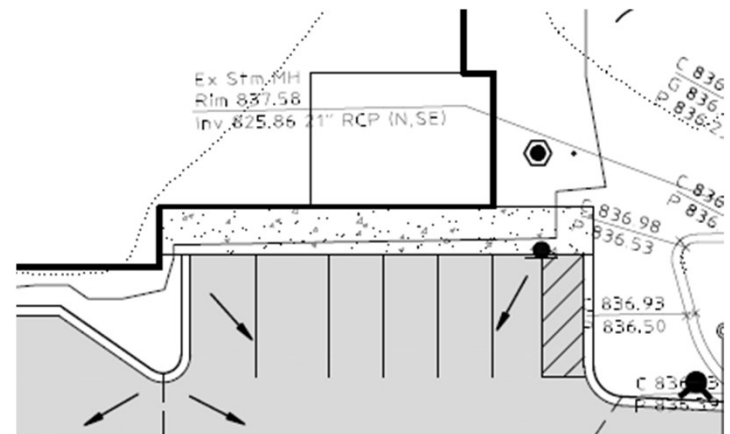
- Self-storage (or “mini-warehouse” in the Zoning Ordinance) not permitted by right in the C-4 Shopping Center district.
- It is permitted in the following districts: C-3 Heavy Commercial, M-1 General Manufacturing, and M-MU Manufacturing Mixed-Use.

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.

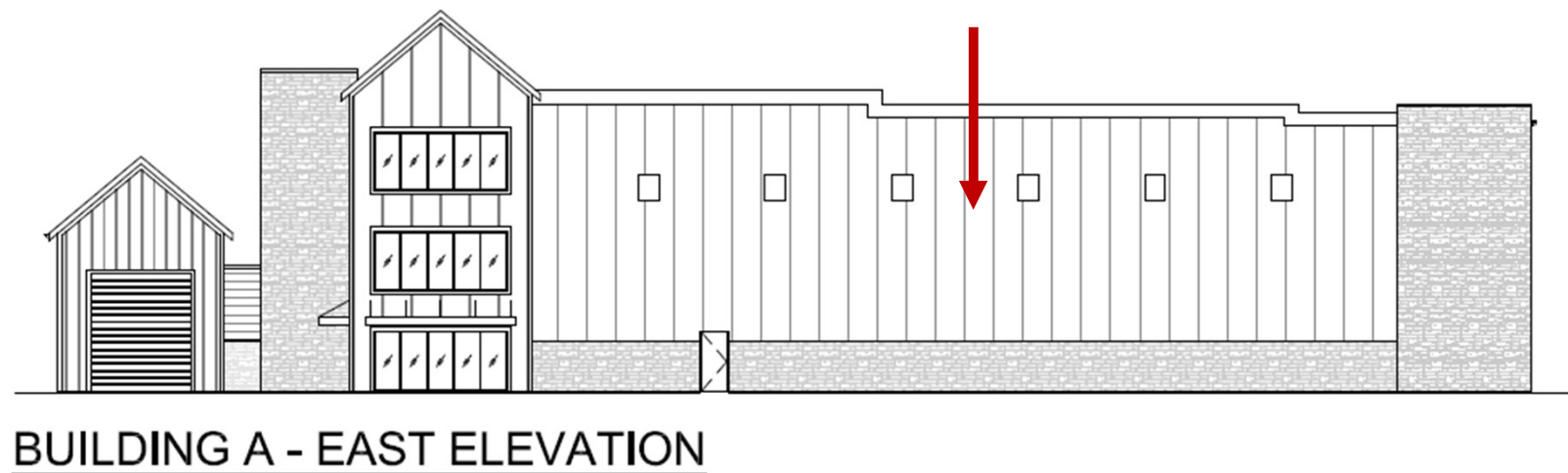
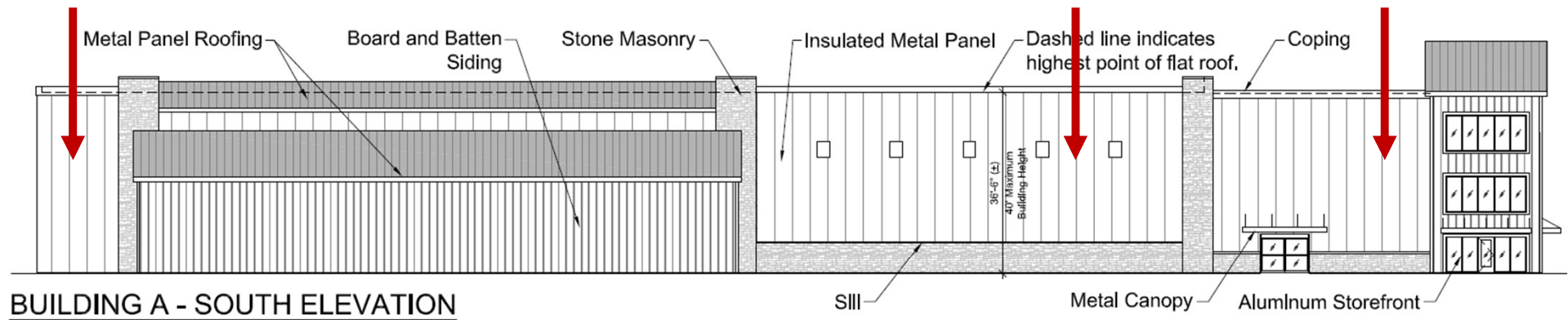
6. Roofline Articulation

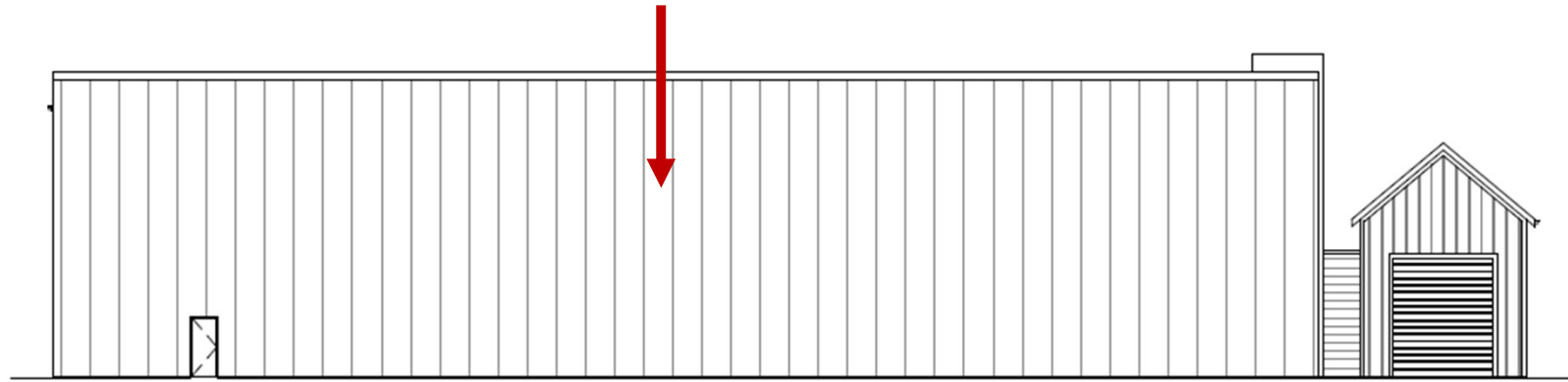
- Shopping center rooflines are not permitted to run in a continuous plane for more than 100' without offset.
- They must be “broken up” through articulations in the façade, change in the height, or change in color, material, forms, etc.
- There are portions of the main building near the back of the 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)

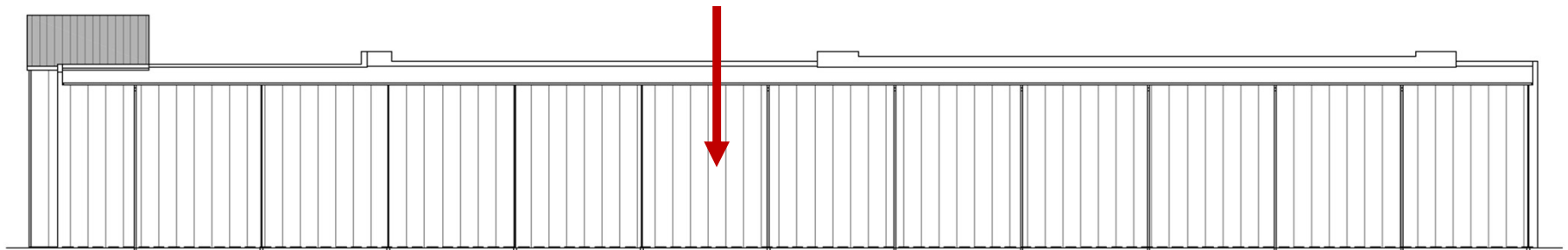
- Metal panels are not on the list of permitted materials for shopping centers.
- Limited to brick, stone, stucco, wood, or architectural precast concrete.
- The three-story indoor facility features insulated metal panels (regal white, embossed finish).
- Other materials used throughout the project include: 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