

**Planning and Zoning Commission Meeting
Minutes**

November 19, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on November 19, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, K. Teehan, T. Wilson
ABSENT: None

Village Attendance

PRESENT: Amanda Orenchuk, Director of Community Development; Colleen Malec, Senior Planner; Erin Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from October 15, 2025.

Chairman T. Roswick asked the commission if there were any requested changes or alterations to the Planning and Zoning Commission Meeting Minutes from October 15, 2025. There were no suggested changes.

K. Teehan moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from October 15, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, 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 business to be discussed.

NEW PZC BUSINESS

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

Open Public Hearing

S. Petti moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2025-0018.

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

Staff Presentation

C. Malec gave the attached presentation and provided a background on the property and the requested map amendment to rezone the property at 103 S Lake Street from R-3 Single Family Residential to R-4 Two Family Residential. The commissioners requested clarification between the zoning map and the comprehensive plan. The Comprehensive plan is a guiding document and the zoning map shows what the actual zoning of each lot within the Village is. Staff is in support of the petition. Staff does not usually take a stance, but the zoning request fits with the history of the property as well as the vision of the property within the Comprehensive Plan.

Petitioner Presentation

Marsha and Jose Rodriguez, owners of the property at 103 S Lake Street, were sworn in. Commissioner Petti asked if both units will be rented out. The property owners confirmed that both units will be rented out. The rental contract would detail which

parking spaces would be used for the units. The garage will be used by the property owner.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Robert Ward of 46 S. Greenview Avenue was sworn in. Mr. Ward expressed concerns about the future development of the property. He inquired if the house could be torn down and there could be several 2-units developed across the multiple lots. C. Malec stated that in theory they could if the lots were re-subdivided in a way that would allow the development and meet the setback requirements. It would not be an easy task to do, but in theory it would be able to do.

Mr. Ward also asked about how the addresses would be handled with the separation of the units. C. Malec stated that the Building Department handles the addressing within the Village and it would be under the Director's discretion.

J. Holden asked if there was any historical protections within the Village. C. Malec stated there are no protections on historical homes within the Village. The Historical Commission does collect information on some of the historical homes within the Village, but there are no protections in ways done by some other municipalities.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holdens stated she was in favor of this petition in order to do some cleanup based on the historical use of the property.

K. Teehan stated that he does have some concerns with developing all the lots as two family due to the historical significance of the home.

S. Petti stated that he was not concerned with the home being torn down and the lots developed due to the cost that would be needed to develop all the lots.

K. Anderson thanked staff for elaborating the staff report on the case. In reviewing the application with the comprehensive plan, he expressed support for the application.

Chairman T. Roswick asked the Commission to review the Findings of Fact.

Map Amendment Request

S. Petti moved, seconded by J. Holden, a **Motion** to recommend approval of a Map Amendment to rezone the property at 103 S Lake Street from R-3 Single-Family

Residential to R-4 Two-Family Residential, including the findings of fact as presented.

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

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0018.

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

Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZ2025-0038.

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

Staff Presentation

A. Orenchuk stated that the comprehensive plan update will incorporate traditional neighborhood design use recommendations. Staff is still working with Village Attorneys and Consultants. The current recommendation from staff is to continue the public hearing to allow additional review time of this update to be presented at a future Planning and Zoning Commission meeting. Prospective dates for the continuation could be December 3, December 17, or January 7.

Continue Public Hearing

K. Teehan moved, seconded by K. Garesche, a **Motion** to continue Public Hearing PZ2025-0038 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

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

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

Open Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to open Public Hearing PZ2025-0037.

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

Staff Presentation and Commission Discussion

A. Orenchuk gave the attached presentation detailing the proposed zoning ordinance

text amendments that have been in progress since 2017.

J. Holden requested clarification on the procedure for approving text amendment changes to the Zoning Ordinance. A. Orenchuk reviewed the approval procedure and the difference between the comprehensive plan and the zoning map. The Comprehensive Plan is a guide for a vision of how the Village sees future uses of properties located within the Village. The Zoning Map is a record of the current actual zoning designations of the properties within the Village. A. Orenchuk indicated that at the end of the several sessions anticipated to discuss the amendments, there will be a redline version of the document for the PZC to review and provide a recommendation to the Board.

Traditional Neighborhood / New Urbanism District

The project proposed as Ivanhoe Village is considered a Traditional Neighborhood Design (TND) or New Urbanism project with a mix of building types and open spaces along with specific street typography. The discussion at this meeting was not to specifically discuss the Ivanhoe Village proposal, but to discuss TND zoning in general.

Staff is requesting language within the code to create a shell district that would require any Traditional Neighborhood project to apply as a Planned Unit Development, which requires a regulating PUD Ordinance that gets considered with the application for a TND Map Amendment. There is a lot of nuance and prescriptive design for these types of developments that need some flexibility in locations of open space, road typologies, and mixtures of building types. The PUD gives the Village the ability to control the development a little better in terms of architecture and open spaces while supporting the form-based/design focused development.

The commission discussed similar projects located throughout the country and how municipalities have handled the zoning to date. Staff explained that in light of the Ivanhoe development, there was an avenue that was explored that looked at integrating a full form-based code for New Urbanism into the Village's municipal code.

In a master-planned community scenario with a long time horizon this became a challenge. This led to the exploration of TND as a PUD. The Commission supported adding language for Traditional Neighborhood/New Urbanism regulations within the Zoning Ordinance.

Administrative Hearings

There have been a couple hurdles in recent history regarding notification for hearings. Being a home-rule community, there is more flexibility regarding notification requirements. Certified mailers with green receipts are a significant cost for any property owner that needs to go through a public hearing. The requested change would allow the property owners to have virtual receipts, allowing for a significant cost

savings for the applicant.

The commission discussed other changes, including adding notices centrally on the Village Website. It was discussed that any changes made would need to be applied to all cases.

Accessory Structures

The Commission discussed accessory structure sizes allowed.

Recreational Equipment

The current zoning code references Recreation Equipment but does not have a definition. Staff included proposed text for this definition including swing sets, play sets, tree houses, ice rinks, basketball and other sports equipment on private residential property. The commission supported adding the definition to the Zoning Code.

Accessory Structures Attached to a Principal Structure

The commission discussed the merits of allowing an attached accessory structure, such as a pergola, to be expanded to the maximum property envelope that would be allowed for an enclosed addition to the principal structure.

The Commission discussed the similar issue of allowing a detached accessory structure, such as a gazebo, larger than the 144 square feet allowed by the Zoning Code, such as those currently available for purchase from major retailers such as Home Depot or Costco.

There was a lot more to discuss, but it was after 9:30 PM, so the Commission decided to continue the discussion to another meeting date.

Public Commentary

There was no public commentary.

Continue Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

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

NAYS: None
ABSTAIN: None

QUESTIONS AND COMMENTS

There were no further questions or comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of November 19, 2025.

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

The meeting was adjourned at 9:32 PM

Erin Swanson

Erin Swanson, Recording Secretary



300 Plaza Circle, Mundelein, IL 60060

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: <i>Marsha Rodriguez</i>	<i>210 ALBERTA DR. VERNON HILLS 60061</i>	Phone: <i>847-404-8558</i>
Company:		Email: <i>maria.rodriguez205@gmail.com</i>
Name: <i>ROBERT WARB</i>	<i>46 S. GREENVIEW MUNDELEIN</i>	Phone: <i>847-310-5206 WAROBL@COMCAST.NET</i>
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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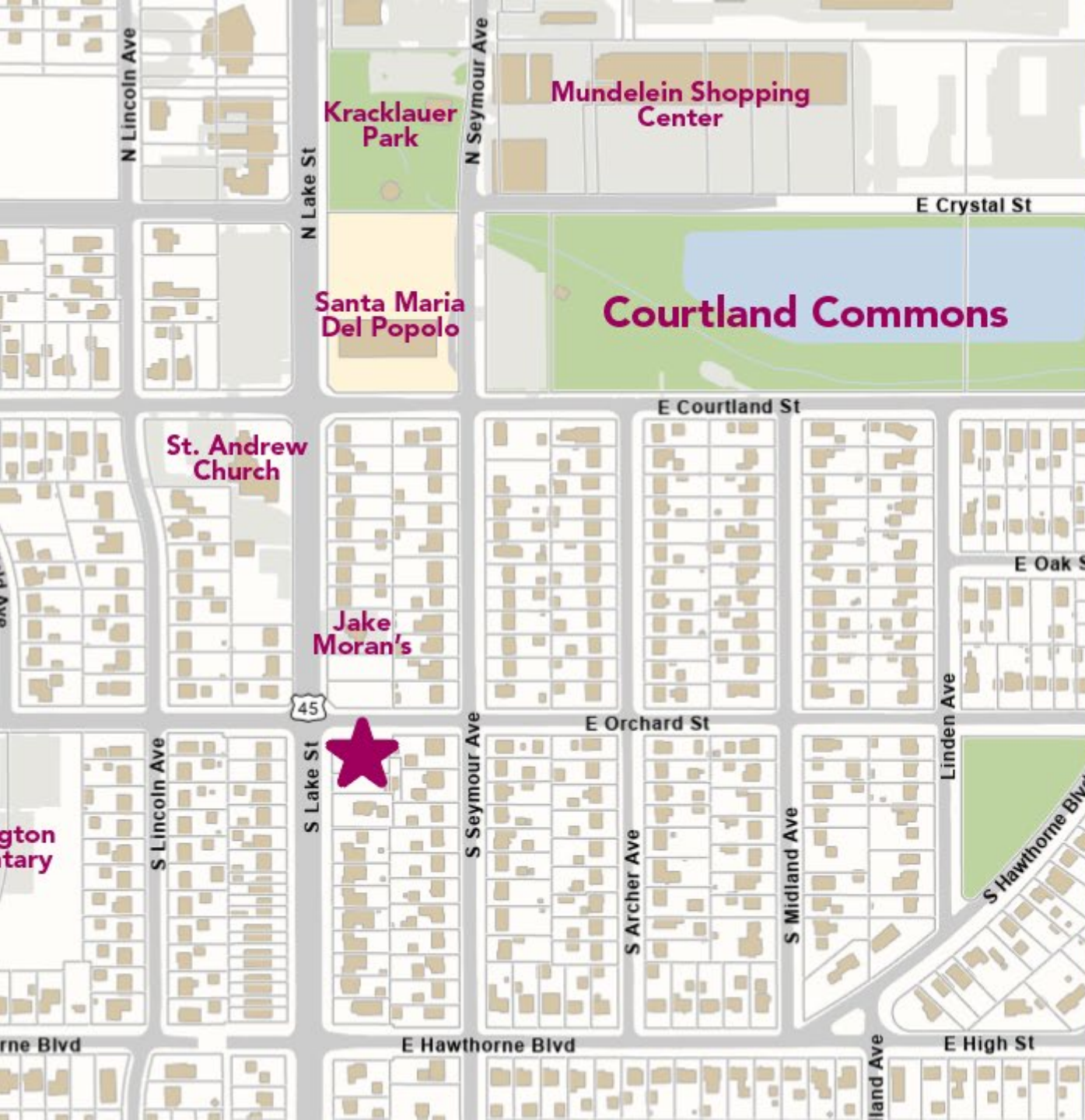


PZ2025-0018

103 S. Lake Street

Rezoning Request

Colleen Malec, Senior Planner
November 19, 2025







1861 Atlas



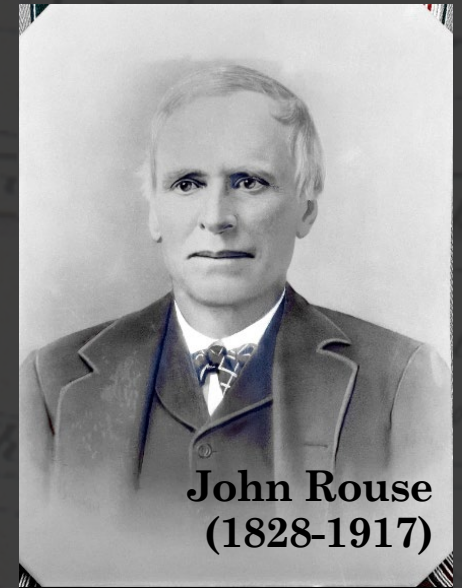
History

103 S. Lake predates Mundelein – one of the community's oldest homes.

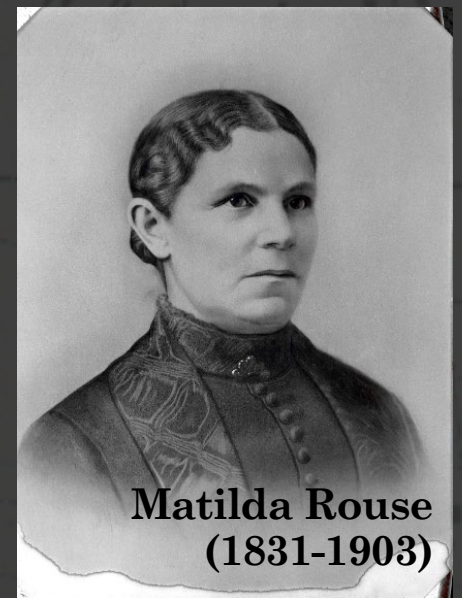
Constructed in 1895 by the Rouse Family, who arrived from England around 1840 and acquired hundreds of acres northeast of Diamond Lake (including the lake itself).

Built on the foundation of a prior house that burnt down by Harry Rouse, son of John and Matilda.

Members of the Rouse family have remained active in Lake County to this day. The home was owned by the Rouse Family until at least 1965.



John Rouse
(1828-1917)



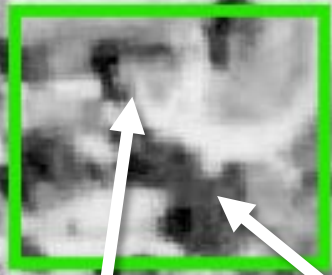
Matilda Rouse
(1831-1903)

1939 Aerial

S LAKE ST

Orchard St

E Orchard

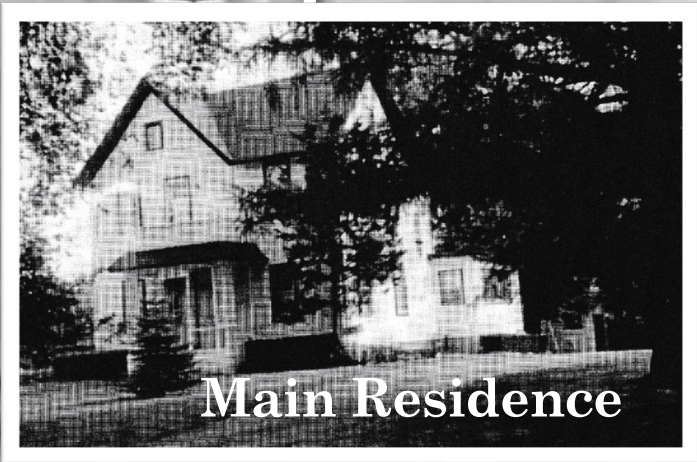


S Seymour Ave

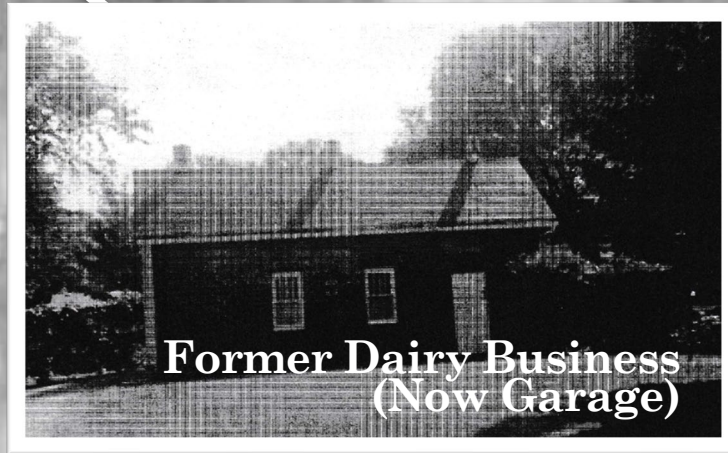
45



Former Barn (Now a Residence)



Main Residence



Former Dairy Business (Now Garage)

Dairy Farm

The Rouse Family operated a dairy farm in the early 1900's and started **Rouse Bros. Dairy** in 1921.

The business first operated out of the small brick garage that is still on the property.

The house behind the property (on Seymour) was originally the dairy barn, and has since been converted to a residence.

Rouse Bros. Dairy

Started in 1921. They owned one truck that they used to deliver milk from their farm.

Business expanded in 1925 and they relocated the business from the small garage to a new, brick building at 220 N. Lake Street (where the Police Station now sits).

Business eventually served customers as far as Barrington, Fox Lake, Lake Bluff, and Lake Forest with a horse and milk wagon.

In 1945 Rouse Bros. Dairy was sold to Meadow Gold and consolidated with a plant in Waukegan.



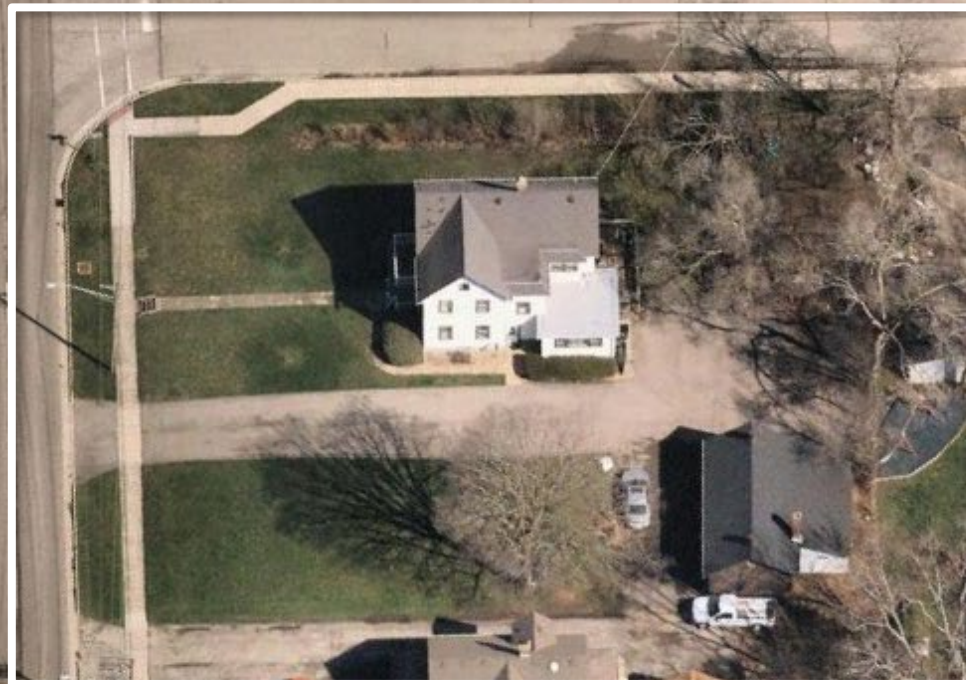
Rouse Brothers Dairy - 1930's



Original Rouse Bros. Bottle for Sale on Ebay

Property Ownership Over Time

- Constructed and occupied by various Rouse Family members from 1895 until at least 1965
- Owned by various members of the Miller Family until 2025
- **Purchased by the applicant in April 2025 (Marsha and Jose Rodriguez)**





Use of Property

Property is currently structured as two separate dwelling units (separate entrances).

Anecdotal evidence suggests that it has been a duplex for a long time – potentially 50-100 years:

- Family friend of the Millers recalls her memory of it being two units in the 1970's
- Notes in code enforcement files acknowledged two units
- Historical Commission files from the 1980's claiming it was converted by the 1st generation of Rouse children.

Excerpt in Joel Chandler's 1983 Notebook – Found by the Historical Commission

ROUSE FARM HOUSE

103 S. Lake Street

The Rouse Farm House was built in 1895 on the foundation
of the previous Rouse home which burned down.

This house was built by Harry Rouse. Mr. & Mrs. Rouse
had four sons - John, Harry, Ralph and Delbert. They had
extensive farm land on both sides of Lake Street, some they
farmed and some they rented out.

Later on the house was converted into two apartments
and Ralph and his family and Harry and his family lived there.
Bert Rouse and his mother moved into a house they built South
of the farm house.



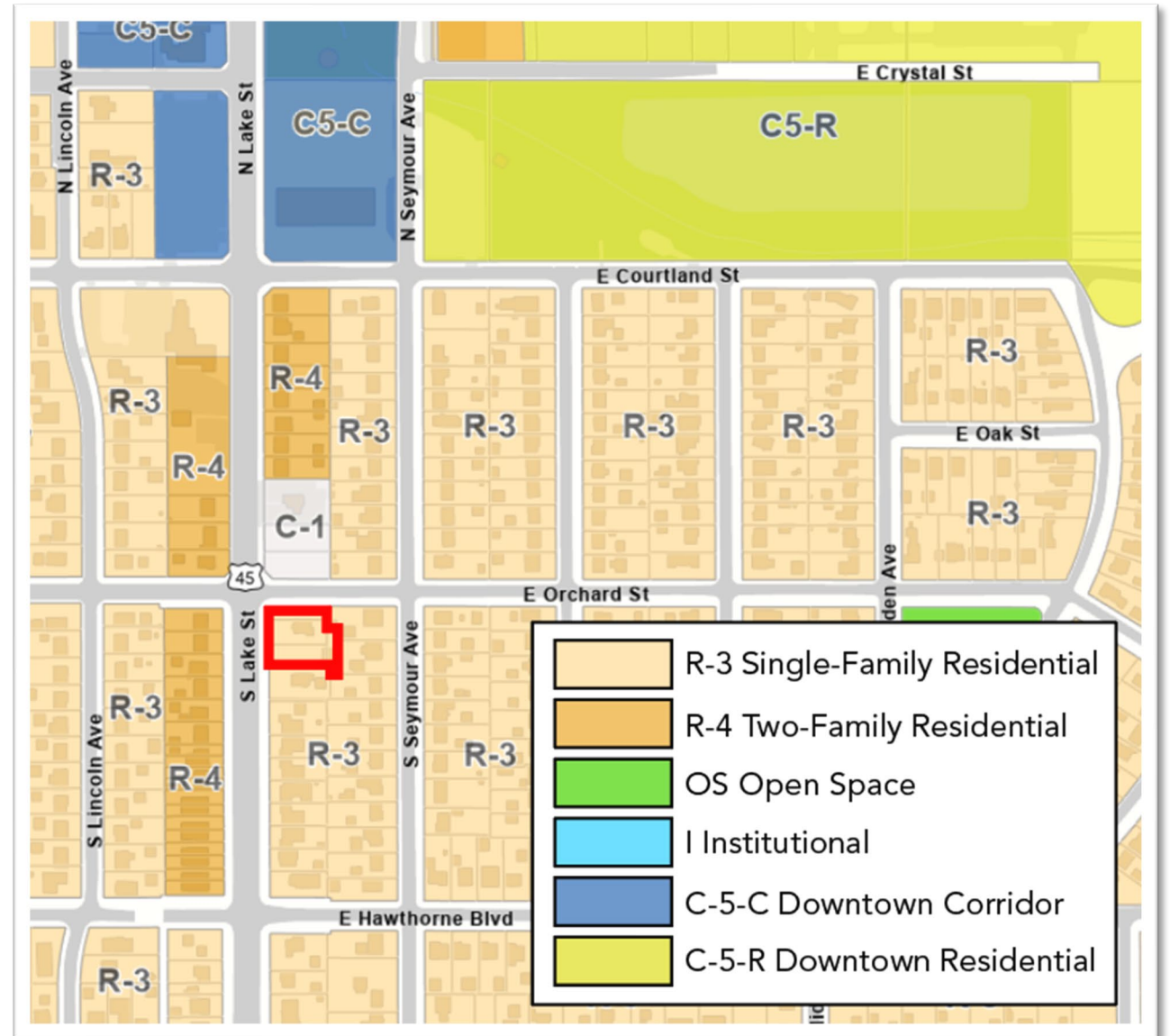
2025: Why Zoning Became an Issue

In early 2025, the previous owner indicated that they wanted to sell the property.

They requested a **zoning letter** confirming that the duplex use was permitted so prospective buyers had certainty that they would not inherit a code enforcement issue.

However, the property is zoned **R-3 Single-Family Residential**, which does not permit duplexes. The existing duplex use is *generally* considered an existing nonconformity by the Village.

The property has been zoned for single-family use as long as the Village has had zoning districts.



Zoning letter requests are not uncommon during property transactions, particularly when the use doesn't match the zoning.

The Village can write a formal letter stating that the use is deemed a “legal nonconforming use” for regulation purposes...

But only if we can locate hard evidence that the use originally received Village approval, such as:

- A building permit to separate units or utilities;
- Separated building utilities;
- Rental registration(s)

Nothing above could be located, so the Village could not write a zoning letter.

Based on anecdotal evidence, it is *very* possible that either:

- The building was converted before building permits and zoning law were commonplace.
- The building was converted with a permit, but so long ago that records are incomplete or gone.
- Until 2025, the two units have always been “rented” within the family, so there was never a need to separate utilities.
- The Village may have kept assigning a single-family zoning designation to the property because it was not known to be a duplex (or that knowledge was lost with time).

Map Amendment Request (Rezoning)

The applicant is requesting that the property be rezoned from:

R-3 Single-Family Residential

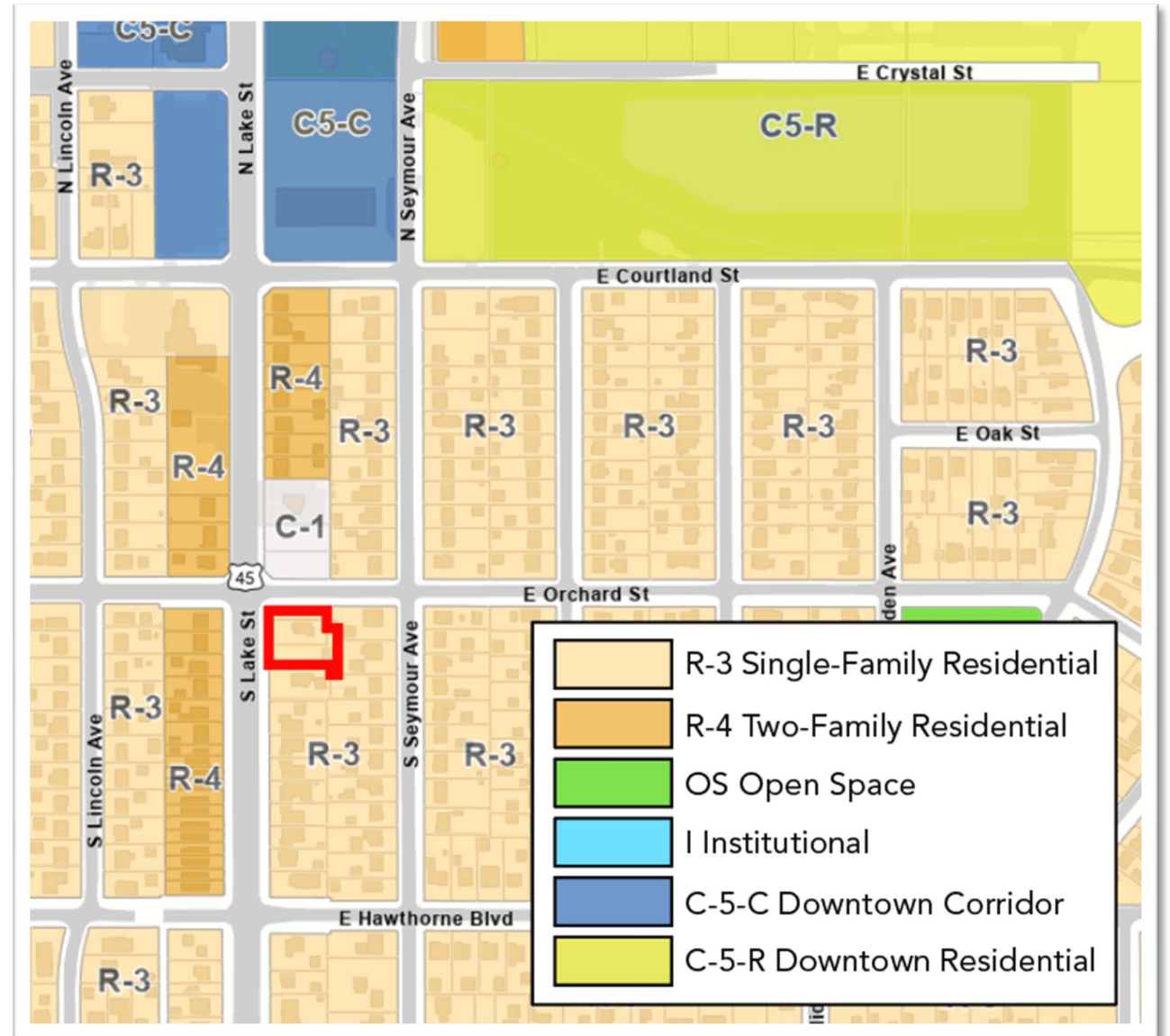


R-4 Two-Family Residential

The R-4 district permits duplexes by right, resulting in a legal conforming land use.

Property is contiguous with other R-4 zoned properties.

No changes to the property are proposed at this time. The owners intend to rent the two units out.



Staff Analysis

Staff supports the rezoning request for several reasons:

1) Zoning Compliance

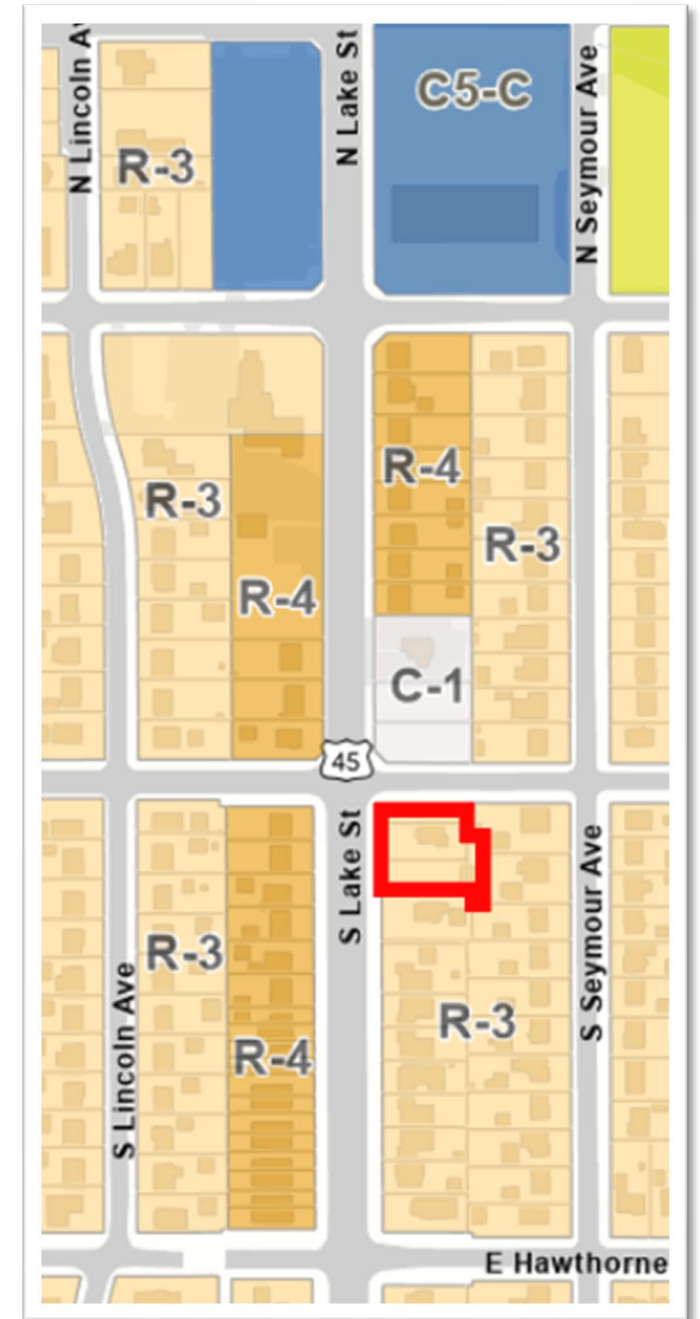
Good practice to eliminate nonconformities where possible. Less ambiguity for both the Village, property owners, and neighbors.

2) Contiguity

Property is contiguous with other R-4 parcels and would not be “spot zoning”.

2) Appropriate Density Near Downtown

Property is located 770 feet south of the Downtown zoning district. The nearby properties are zoned R-4 to encourage slightly increased density surrounding the downtown. Density supports economic development and revitalization of commercial areas.



Staff Analysis

4) Long-Standing Use

Anecdotal evidence strongly suggests that the duplex configuration has existed for decades, indicating that it is not a new or intensified use.

5) No Known Negative Impacts

Staff is not aware of any complaints, enforcement issues, or neighborhood concerns associated with the duplex use.

6) Limited Additional Uses in R-4

Aside from permitting duplexes, the R-4 district does not introduce new permitted uses beyond those already allowed in the current district (R-3 Single-Family). This limits the risk of unintended impacts.

USE ¹	DISTRICT					USE STANDARDS
	R-1	R-2	R-3	R-4	R-5	
RESIDENTIAL						
Community Residence, Large (More than 8 persons)					P	Section 20.48.040(L)
Community Residence, Small (8 or less persons)	P	P	P	P	P	Section 20.48.040(L)
Dwelling, Multi-Family					P	Section 20.28.060(2)
Dwelling, Single-Family	P	P	P	P	P	Section 20.28.060(1)
Dwelling, Single-Family Attached				P	P	Section 20.28.060(2)
Dwelling, Townhouse					P	Section 20.28.060(2)
Dwelling, Two-Family				P	P	Section 20.28.060(1)

Comprehensive Plan

The Future Land Use Plan within the 2021 Comprehensive Plan designates this property as “Single-Family Attached Residential”.

“Single-Family Attached Residential” in this context refers to:

- Duplexes
- Townhomes
- Rowhomes
- Dwelling types that generally have direct access to each unit and lack common interior spaces such as lobbies.



Staff Comments

Water/Sewer Utility Billing:

- Finance and Public Works both strongly recommend that sewer and water are separated (i.e. two separate meters).
- As it stands, the property has no way to quantify how much water is used by each separate unit.
- A water shutoff due to an unpaid bill could not be isolated to one unit if they are not separated.

Rental Registration:

The property owner should apply for landlord registration, which is a requirement for all rental dwelling units in Mundelein.

- Annual fee: \$40 per address plus \$12 for each additional unit
- PDF form available on Village website
- Due annually by January 31st





Questions?

FINDINGS OF FACT – 103 S. LAKE STREET

Map Amendment from R-3 to R-4

CASE NUMBER	PZ2025-0018
PUBLIC HEARING DATE	November 19, 2025
<p>On November 19, 2025, the Planning and Zoning Commission voted 7-0 to recommend Approval of a map amendment to rezone the property at 103 S. Lake Street from R-3 Single-Family Residential to R-4 Two-Family Residential.</p>	
<p><i>The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a balancing of these standards.</i></p>	
<p>1. The existing use and zoning of nearby property.</p>	
<p>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. Furthermore, this property is contiguous with other R-4 Two-Family Residential properties and would not be out of character with the properties on this block.</p>	
<p>2. The extent to which property values of the subject property are diminished by the existing zoning.</p>	
<p>The property values of the subject property could be diminished by the existing zoning, as it has long been structured as a duplex and considered an existing nonconforming use in the current R-3 Single-Family zoning district. The property has been used as a duplex for at least 50 years, possibly longer. The nonconforming status could affect the property value.</p>	
<p>3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the village.</p>	
<p>The amendment promotes the public health, safety, and welfare of the Village by bringing an existing use into conformance with the Zoning Map. Furthermore, the R-4 Two-Family Residential zoning district promotes slightly higher residential density near Downtown Mundelein, which helps to address a county-wide housing shortage, is a more efficient use of infrastructure, and brings more residents and spending power to support the businesses in Downtown Mundelein.</p>	
<p>4. The relative gain to the public, as compared to the hardship imposed upon the applicant.</p>	
<p>The Planning and Zoning Commission found that the public stands to gain by eliminating nonconformities and promoting additional density in the area surrounding Downtown Mundelein.</p>	
<p>5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.</p>	
<p>The property is currently used for a two-family purpose and is therefore not suitable for the current zoning of R-3 Single-Family Residential. It has been separated into two dwelling units for at least 50 years, and possibly up to 100 years. Combining the two dwelling units would be costly, burdensome, and would provide little benefit to the public.</p>	
<p>6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.</p>	
<p>The property has not been used for its present zoning (single-family residential) for at least 50 years. It has been occupied as a duplex.</p>	
<p>7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.</p>	
<p>There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community’s ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.</p>	
<p>8. The consistency of the proposed amendment with the comprehensive plan.</p>	
<p>The map amendment is consistent with the Comprehensive Plan, which recommends a future land use of “Attached Single Family” for this property. The current zoning designation is actually inconsistent with the Comprehensive Plan.</p>	

9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

The Planning and Zoning Commission found that the introduction of additional housing options to the community, as well as the elimination of nonconformities, benefits the residents of the Village as a whole beyond just the applicant. Additionally, the subject property has significant historic value, and any actions that might render it unusable, or even demolished, would be a loss to the community.

10. The extent to which the proposed amendment creates nonconformities.

The proposed amendment would eliminate a nonconformity.

11. The trend of development, if any, in the general area of the property in question.

The trend of development in the general area of the property in question is an increase in residential density, as the property is located just south of the Downtown zoning district, where townhouses and multi-family projects have been constructed.

12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

The site is served by adequate public facilities.



Zoning Code Text Amendments

November 19, 2025

Agenda

- Introduction & Purpose
- Structure of the Zoning Code
- Presentation of Amendments
- Discussions



ZONING ORDINANCE

VILLAGE OF MUNDELEIN, ILLINOIS

Prepared For
THE VILLAGE OF MUNDELEIN, ILLINOIS

Originally Prepared By
CAMIROS

Adopted September 24, 2012

Amended:

March 25, 2013
July 14, 2014
August 25, 2014
September 22, 2014
March 9, 2015
April 27, 2015
August 22, 2016
July 9, 2018
August 13, 2018
November 26, 2018
February 11, 2019
November 25, 2019
January 27, 2020
April 13, 2020
August 24, 2020
January 25, 2021
June 28, 2021
September 13, 2021
January 9, 2023
October 13, 2025
October 27, 2025
November 10, 2025]

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: The foregoing recitals shall be, and are hereby, incorporated herein by reference.

SECTION II: Section 20.36.010 Downtown Zoning District is hereby amended to insert a new subsection E to read

E. Purpose of Micro Industrial Overlay District. Facilitate conversion of small spaces into makers' spaces, advanced technology research labs, small scale fabricators, and other similar uses and provide zoning parameters to allow these uses, with conditions, into urban settings. These uses should be cautiously introduced to certain sites that would benefit from adaptive reuse that has the potential for a mix of micro industrial and applied arts businesses, training, and performances in order to encourage entrepreneurship, collaboration, adaptive reuse, and economic vibrancy. The overlay is limited to C-5-C and C-5-MU.

SECTION III: Section 20.36.020, Table 20.36-1 is hereby amended to add the language shown in Exhibit B, Permitted & Special Uses, attached hereto and made a part hereof.

SECTION IV: Section 20.36.020, is hereby amended to add a new subsection A to read as follows:

A. Application of the Districts.



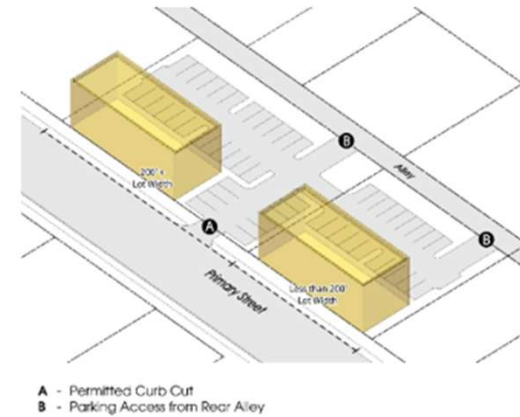
Structure of the Zoning Code

Several types:

- Traditional Euclidian Zoning
- Form-Based Codes (FBC)
- Hybrid Codes
- Unified Development Ordinances (UDO)

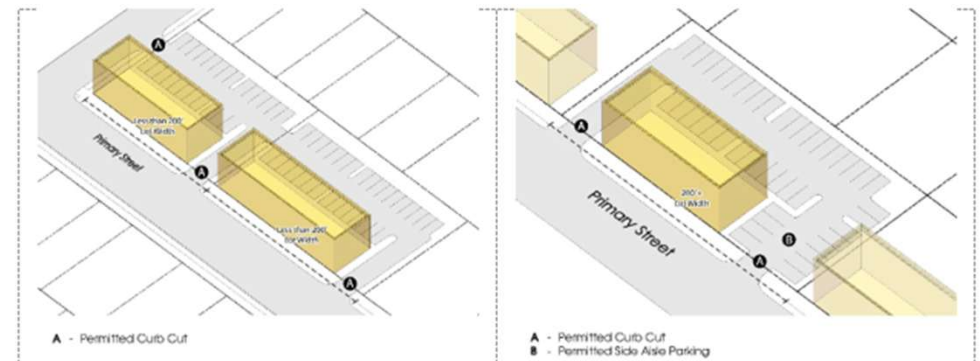
Hybrid Zoning Code

- Euclidean and Form-Based Code



3. All lots without alley access shall comply with the following regulations (See [Figure 20.36-27C: Parking Access](#)):
 - a. For interior lots with less than two hundred (200) feet in lot width, one (1) curb cut is permitted on the primary street.
 - b. For corner lots, one (1) curb cut is permitted on the primary street and one (1) curb cut is permitted on the secondary street.
 - c. For interior lots with more than two hundred (200) feet in lot width, two (2) curb cuts are permitted on the primary street.

FIGURE 20.36-27C: PARKING ACCESS

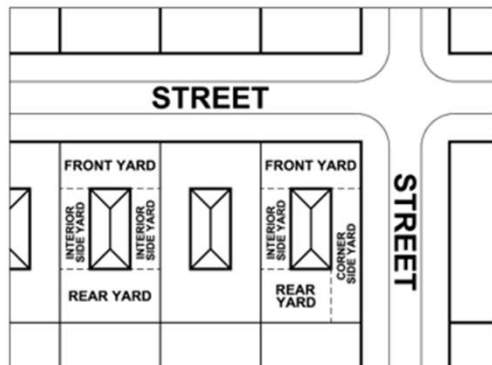


20.28.040 – Measurement of yards, single-family, two-family, and single-family attached.

A. Typical Yard Configurations.

1. A front yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a front lot line, as required by [Table 20.28-2](#). The front yard extends the full width of the lot between side lot lines for the required minimum depth, measured perpendicular to the front lot line. (See [Figure 20.28-1: Typical Yard Configurations](#))
2. A rear yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a rear lot line, as required by [Table 20.28-2](#). The rear yard extends between the side lot lines for the required minimum depth, measured perpendicular to the rear lot line. (See [Figure 20.28-1](#))
3. An interior side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from an interior side lot line, as required by [Table 20.28-2](#). The interior side yard extends along an interior side lot line between the front and rear yard, for the required minimum depth, measured perpendicular to the interior side lot line. (See [Figure 20.28-1](#))
4. A corner side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a corner side lot line, as required by [Table 20.28-2](#). The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, measured perpendicular to the corner side lot line. (See [Figure 20.28-1](#))

FIGURE 20.28-1: TYPICAL YARD CONFIGURATIONS



Traditional Euclidean Zoning

Allow certain structures within a certain building envelope.

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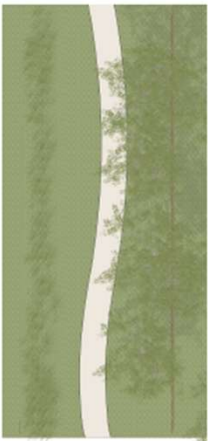
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Proposed Amendments



Shared Use Trail



Pedestrian Street



Shared Street



Residential Street



Commercial Street



Boulevard with Median



Canal Street

Street Transect



Special Types Cottage Courts







Special Types Cottage Courts



**Which Neighborhood
Would You Choose?**

These are both suburban neighborhoods

Links

<https://youtube.com/shorts/2zu059dpTc8?si=wYrdH472qed336Bf>

<https://youtu.be/LTvE9JsB1ul?si=HQ3y9MovhargY8mv>

Proposed Amendments

Administrative	Hearing Notices	20.16.030	<p>~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt.</p> <p>~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements.</p> <p>~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirements. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.</p>
Accessory Structures	Sheds in R-5 District	20.52.040(S)(3)	<p>Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.</p>
Accessory Structures	Definition for Recreational Equipment (Ice Rink?)		<p>No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".</p>
Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	<p>If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.</p>
Accessory Structures	Carports		<p>Permitted to be detached even if existing garage. Clarify if this is this the desire of the Village.</p>

Wooden pergolas



VEIKOUS Pergola
\$680.00
Wayfair



43% OFF
Veikous 12'x10' Cedar Wood Pergola
\$569.98 \$1,000



Backyard Discovery Beaumont 24'x12' Cedar Wood Patio Pergola Kit



8% OFF
Outsunny 12' x 16' Solid Wood Pergola
\$1,006.25 \$1,095

Mo



Mo



Metal pergolas



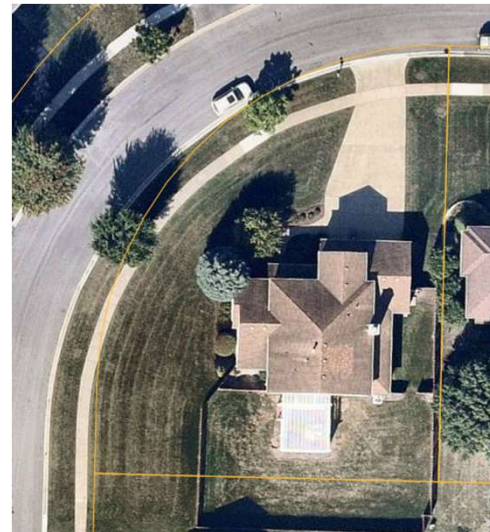
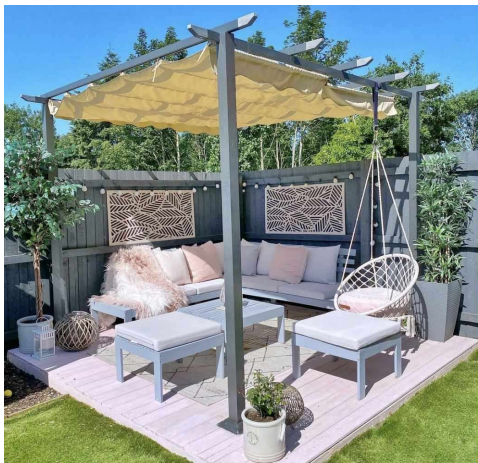
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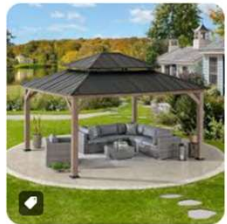


13% OFF



62% OFF





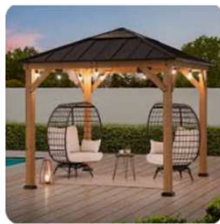
SUNJOY
Sunjoy 13 ft. x 15 ft. Ce...



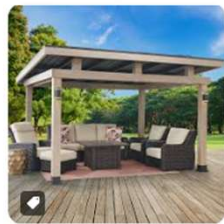
Kf Kloter Farms
Pressure Treated Belvedere Gaz...



Backyard Discovery
14x12 Norwood Gazebo



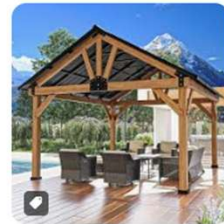
Wayfair
Sunjoy Hardtop Gazebo ...



Fortunoff Backyard Store ...
Modern Gazebo - Fortun...



Penn Dutch Structures
What Is A Gazebos And How...



The Home Depot - In stock
Outdoor Patio Hardtop ...



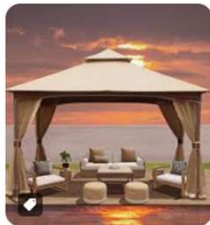
Country Lane Gazebos
Amish Gazebos ...



Garden Gate Store - Gar...
DIY Garden Gazebo W...



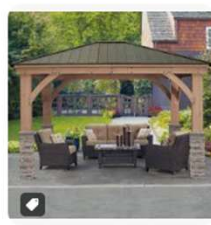
Amazon.com
Hardtop Gazebo ...



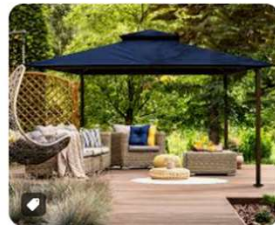
Domi Outdoor Living
Domi 10'x13' Double R...



Yc YardCraft
Large Wooden Gazebo Kits - Amis...



Yardistry - In stock
12 x 14 Gazebo with F...



Paragon Outdoor
Kingsbury | Soft Top Fabric Ga...



Amish Wholesale Gazebos - In stock
10x10 Cedar Rectangle Gazebo - A...



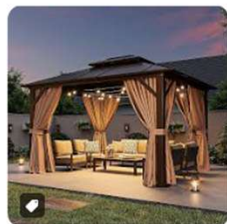
Pergola Kits USA.com ...
Octagon Red Cedar Ga...



Backyard Discovery
Backyard Discovery Nor...



The Backyard Showcase
Vinyl Gazebo Kits for Sale ...



Lowe's
Polycarbonate Roof Gaz...



Homestead Supplier - In s...
10' Bayside Panelized O...



Amish Craft Barn
Gazebos | Amish Craft Barn



Amazon.com
Amazon.com : Yardsight...



Walmart
Dycanpo 10x12 Hardtop ...



Bed Bath & Beyond
14ft x 12ft Outdoor Gaze...



Zoning Ordinance Text Amendment Wishlist

	A	B	C	D	E
	GROUPING	DESCRIPTION	SECTION NUMBER(S)	ISSUE	NOTES
1					
2					
3	Traditional Neighborhood Design	Zoning that accomodates form-based code specific to Traditional Neighborhood Design and New Urbanism	Numerous - 20.16, 20.20, 20.24, 20.44, 20.48, 20.64, 20.68, and 20.72	The Village does not have a specific zoning code or zoning district to accommodate Traditional Neighborhood Design, New Urbanism, or Form-Based Code.	Create a new Zoning District and inset it sequentially into the ordinance OR insert it into 20.44 Special Purpose Zoning Districts. The intent will be to require all TND/New Urban projects to be PUDs. The specific regulations will then be created for each TND zoned project within its applicable PUD Ordinance.
4	Administrative	Hearing Notices	20.16.030	~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt. ~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements. ~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirement. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.	
5	Accessory Structures	Sheds in R-5 (Multi-Family) District (POTENTIALLY STRIKE THIS ONE)	20.52.040(S)(3)	Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.	Possibly remove this amendment - are we trying to solve an issue for a very rare instance? Dialogue with Commission to see if it needs tweaking or not. If they need storage bigger than 144 SF, they could also just build a garage.
6	Accessory Structures	Definition for Recreational Equipment (ex. Ice Rink?)		No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".	Add a new defintion under General Terms Definitions: "Recreational Equipment means any outdoor accessory structure used on private residential property for recreational purposes including, but not limited to, swing sets, play sets, treehouses, ice rinks, basketball and other sport equipment. "Recreational Equipment" does not include equipment located on public parks/playgrounds, schools, or daycare centers.
7	Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.	Add a General Regulation for Accessory Structures: "Pergolas, gazebos, and porches that are attached to the principal structure are not subject to a maximum area provided that it meets the underlying Bulk and Yard Regulations of its applicable zoning district. The structure must be permanently attached to the principal structure, including a tie-in to the adjacent roof where feasible, and must compliment or match the materials of the principal structure."