AGENDA
PLANNING AND ZONING COMMISSION MEETING

March 18, 2026 - 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 February 18, 2026

V. PUBLIC COMMENTARY

VI. OLD PZC BUSINESS

A. PZC2025-0025 – Dream Clean and Dunkin - Preliminary and Final Plat

VII. NEW PZC BUSINESS

A. PUBLIC HEARING - PZ2026-0001 - 333 Washington Blvd - Use Variation

B. PUBLIC HEARING - PZ2026-0002 - 143 N Seymour Ave - Use Variation

VIII. QUESTIONS AND COMMENTS

IX. ADJOURNMENT

A. Adjourn the Planning and Zoning Commission Meeting

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

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

Planning and Zoning Commission Meeting **February 18, 2026**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on February 18, 2026 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: A. Orenchuk, Director of Community Development; C. Malec, Senior Planner; J. Marvin, Associate Planner; and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from February 4, 2026

T. Roswick asked the commission if there were any requested changes to the meeting minutes from February 4, 2026. There were no requested changes.

J. Holden moved, seconded by K. Garesche, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from February 4, 2026. Motion Passed 7-0.

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

PUBLIC COMMENTARY

T. Roswick opened the floor to public commentary.

There was no general public commentary.

T. Roswick closed the floor to public commentary.

OLD PZC BUSINESS

Continuation of Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code from December 17, 2025.

Staff Presentation

Lakefront Access Parcels

C. Malec reviewed the prior discussion on the Lakefront Access Parcels and reviewed where the Commission left off on the updates to the Zoning Code. There was previously a discussion about pergolas, gazebos, and sheds.

Home Daycares

A. Orenchuk gave a brief overview of the prior discussions regarding the home daycare zoning text amendment. The current state language allows for a total of 8 children being cared for, including the providers' own children residing in the home. There is language that can allow more children if there are part-time helpers. This was not relayed accurately during previous conversations.

Gas Stations in C-1

C-1 Neighborhood commercial is intended to back up to or be embedded into a neighborhood. There is currently only one property zoned C-1 (Jake Moran's Property), but it may be a district that is used in the future by other properties. Staff feels that a gas station would not be appropriate in this district, so staff is proposing to remove that use from the C-1 Zoning District.

Pet Daycares

Pet Daycare services and kennels are two different uses in the current zoning code. Staff is recommending removing the kennel use as most, if not all, pet daycare facilities offer overnight boarding. Staff also proposes the change the pet daycare use to be a special use in order to ensure the safety and wellbeing of animals using the facility and any concerns that may affect neighboring properties or Village resources and

infrastructure.

Maximum Size of Pergolas and Gazebos
C. Malec gave a refresher on the prior discussion on the maximum size limit of pergolas and gazebos. The current maximum size is 144 square feet (12ft x 12ft). Staff receives regular requests for larger structures based on ones available for purchase at big box retailers.

Grandfathering Existing Fences and Driveways
C. Malec gave an overview of previous discussions on grandfathering in previously installed fences and driveways that may not meet current code requirements. Staff is proposing new 3-car driveways tapering off 35 feet from the garage doors instead of the current 20 feet. As proposed, most houses would not have a tapered driveway.

Murals
C. Malec stated that the definition chosen for murals includes "hand painted or tiled." However, there have been instances of other mediums being used for murals. Removing the reference to hand painting or tiling will catch all proposed requests.

Administrative Procedures
C. Malec gave an overview of the recommended changes proposed by legal counsel. The exact wording is still under legal review. Some of the proposed changes include:

- Adding the right-of-way jurisdiction of public hearings stating that property adjacent to a Village or State-owned right-of-way would not require the Village or State be contacted for the public hearing.
- A notification buffer for multi-families for public hearings, only the property owners that reside in the specific portion of property being affected and the homeowners' association would need to be contacted. As currently written, all residents within all buildings are notified.
- Allowing the Village to collect deposit fees related to the costs of Public Hearing signs.
- Clarifying that the Subject Property is considered to be all contiguous parcels.
- Removing the approval standards for text amendments. As text amendments are a matter of legislative discretion, approval standards are not required and may make the approvals unclear.

Public Commentary
Public Commentary remained open from the prior hearing on January 21, 2026.

Lakefront Access Parcels
Mark Logunetz of 3 Lakeview Drive was sworn in. Mr. Logunetz requested that the

commission consider allowing accessory storage structures on these parcels for storing of safety and property maintenance equipment.

Home Daycares
Milen Aguilar was sworn in. Ms. Aguilar requested that the Village meet the same code requirements of DCFS. She stated that the state does only allow the provider to care for up to 8 children, including their own, but more children could be cared for with an assistant.

Liliana Garcia was sworn in. Ms. Garcia stated that any prior concerns regarding increased residential traffic would not be an issue as drop-offs are usually staggered throughout the day and most do not happen at the same time.

Gas Stations in C-1
There was no public commentary.

Pet Daycares
There was no public commentary.

Maximum Size of Pergolas and Gazebos
There was no public commentary.

Grandfathering Existing Fences and Driveways
There was no public commentary.

Murals
Their was no public commentary.

Administrative Procedures
There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

Lakefront Access Parcels
The Commission discussed different height limits to the lakefront parcels. They also discussed the preference of ownership of these parcels being attached to a property nearby with a primary residence.

Home Daycares
J. Holden felt strongly that the Village should make the code to match that of the DCFS state regulations.

K. Garesche stated that she had met with the Village Administrator regarding the proposed implementation of increased capacity of the home daycares. However, she felt that caring for that many children by one provider can be a large task. There is no guarantee that all eight allowed children would not be there at the same time. There are care concerns regarding child safety and the increased capacity being proposed. The Village does not enforce these capacity limits. Ms. Garesche felt that the risk of child safety was not worth increasing to the maximum capacity requested, particularly since the Village does not regulate home-based daycares. She would be willing to increase the text amendment capacity from 6 to 8, but would not be comfortable adding language to increase the capacity further with the hiring of additional assistants.

S. Petti stated that he was not concerned with any one daycare in particular, but he did share concern about allowing the expanded capacity to possibly home daycares that may not be as qualified.

The Commission did a straw-pull vote on those who were in support of increasing the number of children allowed to be cared for in home daycare.

- 3 Commissioners were in support of increasing to 8 children with an additional 4 with the help of an assistant. This would match the language of DCFS.
- 4 Commissioners were in support of increasing to 8 children only.

It was recommended that Staff would highlight the split and present the Board with both options.

Gas Stations in C-1
The Commission was in support of removing gas stations from the C-1 zoning district.

Pet Daycares
The Commission was in support of staff's proposed changes.

Maximum Size of Pergolas and Gazebos
The Commission discussed differences in giving a full maximum square foot, or if it should be a percentage of house size or lot size.

Grandfathering Existing Fences and Driveways
S. Petti stated that he approved of the proposed changes and prefers the look of the straight driveway, as opposed to the tapered.

Murals
The Commission was in support of staff's proposed changes.

Administrative Procedures

The Commission discussed the logistics of the notification when not all buildings are within the notification buffer. The Commission also discussed the costs of public hearing signs and the posting requirements for them.

Additional Changes

Staff highlighted several other tweaks that did not make the report, such as modifications to the OR District to clarify warehousing and Distribution, and definitions.

Draft Zoning Ordinance

T. Roswick moved, seconded by J. Holden, a **Motion** to to recommend approval of the Zoning Ordinance Text Amendment to Title 20 of the Municipal Code including the commission's recommended changes. Motion passed 7-0.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Chairman T. Roswick
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. Garesche, a **Motion** to to close Public Hearing PZ2025-0037. Motion passed 7-0.

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

NEW PZC BUSINESS

There was no new PZC business.

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

J. Holden moved, seconded by K. Garesche, a **Motion** to adjourn the Planning and Zoning Commission Meeting of February 18, 2026. Motion passed 7-0.

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

The meeting was adjourned at 9:25 PM.

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein, IL 60060

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Mark Lagunetz	3 Lakeview Dr.	Phone: 224-358-7679
Company:		Email: malagunetz@gmail.com
Name: Milen Aguilar		Phone: (224)778-0074
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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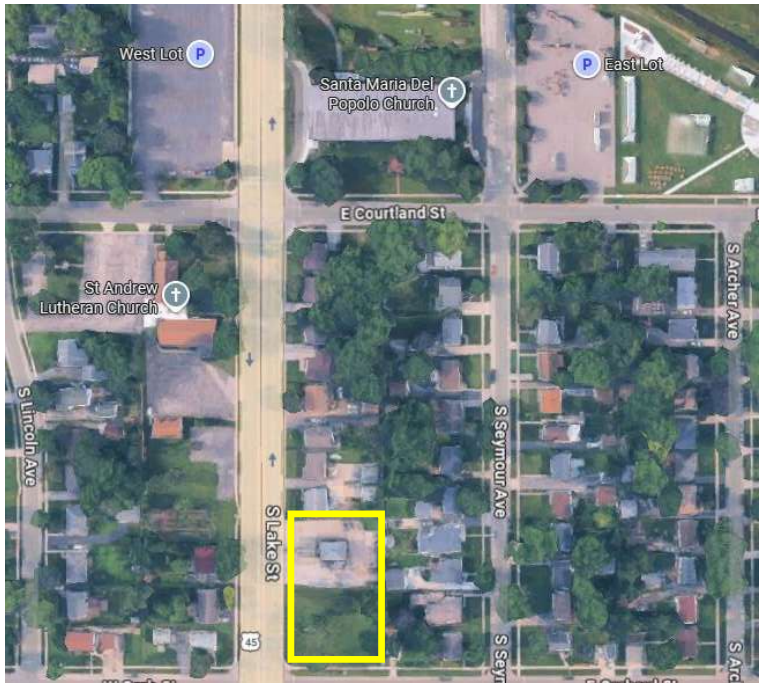
Gas Stations in C-1

Purpose of C-1 Neighborhood Commercial Zoning District. The C-1 Neighborhood Commercial District is intended to provide primarily for retail uses, personal service uses, and professional offices. The district is intended for application where there exists a grouping of commercial uses that are more **pedestrian-oriented and where residential areas are in close proximity.** The district regulations are designed to encourage compatibility with adjacent or nearby land uses.



There is <u>one</u> property zoned C-1 in Mundelein (pictured on right). Upon review of permitted uses, **gas stations do not seem to be in alignment with the Village vision for this area.**

Pet Day Care Services and Kennels

- "Pet Day Care" and "Kennels" are currently separately defined uses:
  - Pet Day Care = Permitted
  - Kennel = Special use
- However, both definitions allow overnight boarding and it is not clear how they are otherwise distinguished. **Most (if not all) pet day care locations in Mundelein offer overnight boarding, so what is a kennel?**
- Special Use requirement was difficult to apply (or not apply) consistently and fairly.
- Furthermore, Staff's opinion is that the daytime dog daycare has heavier impacts than overnight boarding, when dogs are typically asleep in crates overnight. **The Permitted vs. Special Use requirements may be more appropriate if reversed.**

Staff Recommendation:

- Remove "Kennel" use completely and consider all pet daycare or boarding facilities to be "Pet Day Care".
- Revise "Pet Day Care" to be a **special use** in areas it is allowed.
- Revise standards to add the highlighted (also applies to pet grooming):
  1. Floors of runs shall be made of impervious material to permit proper cleaning and disinfecting.
  2. All animal quarters and runs are to be kept in a clean, dry, and sanitary condition.
  3. Fencing surrounding exercise areas and/or runs shall be of a sufficient height to prevent escape and shall be buried to the extent possible as part of installation to prevent escape by digging beneath the fence posts.
  4. Noise shall be mitigated so as not to create a public nuisance for adjoining properties and shall comply with all local noise regulations. This shall exclude noise from exercise or training while outdoors during the daytime.
  5. A waste management plan must be submitted for review by the Village. Public Works must review and provide guidance for pre-treatment, disposal, or other impacts to Village systems.
  6. Water usage must be submitted for review by the Village. Public Works must review and provide guidance for water service and meter requirements for the use.
  7. Air quality, ventilation, and odor control must be demonstrated.
  8. Pet relief areas and waste stations must be provided and kept in clean and well-maintained condition.

Lake Access Parcels

History

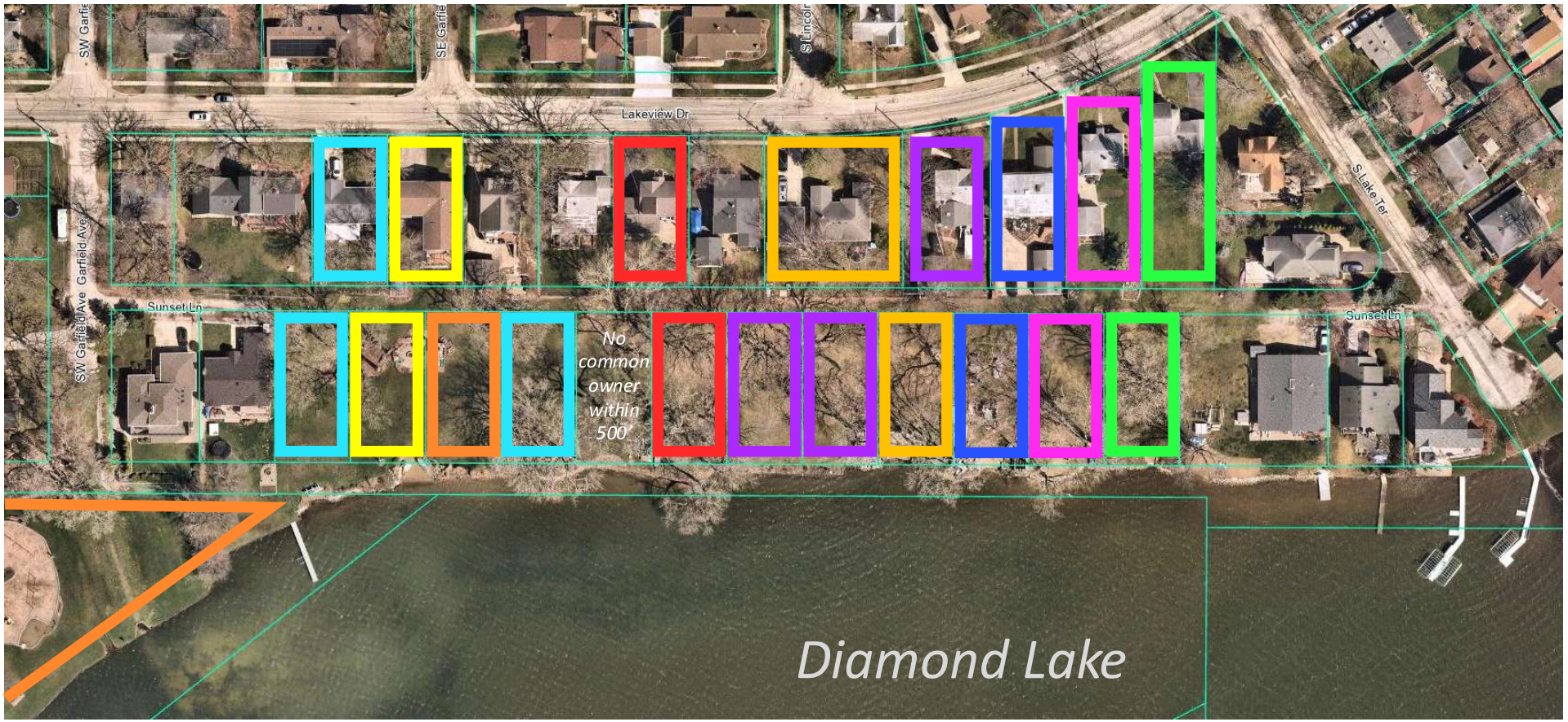
- Village receives requests to install **accessory structures on vacant lots along the north shore of Diamond Lake**. The parcels are unbuildable due to Sunset Lane being unimproved – leaving them without access to ROW.

- However, most are **owned by nearby owners as "lake access"** parcels, who wish to improve them with **piers, fire pits, etc**.

- Village code prohibits **accessory structures on a lot without a principal structure** (i.e. a house) unless those parcels are contiguous with another under common ownership that <u>does</u> have a principal structure. These are not "contiguous" due to the Sunset ROW.

- Legal counsel has advised that we cannot issue permits for accessory structures, as our code technically prohibits it. Many owners have installed structures without permits over the years as a result.

Common Ownership Along Sunset Lane



Proposed Language as Revised

B. Accessory Structures on Lake Access Parcels.

1. **Purpose and Applicability.** This section applies to certain vacant parcels with frontage on Diamond Lake or Loch Lomond that function solely to provide lake access to a nearby residential property.
2. **Definition of Lake Access Parcel.** A "Lake Access Parcel" is an individual lot that **does not contain a principal structure** and has **frontage along Diamond Lake or Loch Lomond**, provided that both of the following criteria are met:
    1. The parcel is under common ownership with a separate lot containing a principal structure; and
    2. The **lot containing the principal structure is located within five hundred (500) feet** of the Lake Access Parcel.
3. **Permitted Accessory structures.** Accessory structures may be constructed on a Lake Access Parcel despite the absence of a principal structure on that parcel. Only the following accessory structures are permitted, and **no more than one (1) of each type** may be established. No other accessory structures or uses are permitted:
    1. Pier
    2. Shed
    3. Patio
    4. Deck
    5. Walkway
    6. Pergola
    7. Gazebo
    8. Fire pit
    9. Recreational equipment
4. **Lot Coverage Limitation.** The combined lot coverage of all accessory structures on a Lake Access Parcel shall not exceed **twenty-five percent (25%)** of the total lot area.
5. **Prohibited Improvements and Uses.** The following improvements and activities are expressly prohibited on a Lake Access Parcel:
    1. Driveways or parking pads
    2. **Parking or storage of motor vehicles**, recreational vehicles, boats on trailers, or commercial vehicles. **Boats may be stored on a pier.**
    3. **Accessory structures may not be used for sleeping or habitation.**
6. **Severance of Common Ownership.**
    1. **Continuing Obligation.** The permissions granted under this Section are contingent upon the Lake Access Parcel remaining under common ownership with a lot containing a principal structure located within five hundred (500) feet of the Lake Access Parcel's property lines. Should common ownership of the two parcels be severed for any reason, all accessory structures on the Lake Access Parcel shall be removed and the lot restored to a clean and graded condition within twelve (12) months of the date on which common ownership is severed.
    2. **Acknowledgement of Removal Obligation.** Prior to the issuance of any building permit for an accessory structure on a Lake Access Parcel, the property owner shall execute a written acknowledgement, on a form provided by the Village, confirming that all accessory structures on the Lake Access Parcel are subject to removal upon severance of common ownership, and that the owner is responsible for disclosing this obligation to any prospective purchaser of either parcel.

Permitted Structures Staff Suggests Reinstating

- **Sheds**
  - Storage need is real – lifejackets, firewood, lawn maintenance equipment
  - Banning sheds pushes clutter into the open, worse for aesthetics and could discourage maintenance
- **Pergolas/Gazebos**
  - Low-impact shade/seating – big for making spaces usable in summer
  - No enclosed or habitable space, intensity is not significantly greater than a deck
- **View Obstruction Concern**
  - Zoning does not protect views as a property right; it should not drive exclusion of reasonable structures
  - Under normal circumstances, if a nearby owner is concerned about the view across another parcel, they should purchase/control that parcel
  - View protection across private property is a separate, larger policy discussion

No Sleeping/Habitation (New)

- All accessory structures prohibited from use as sleeping quarters or de facto cabins

Severance of Common Ownership – Case for Two Approaches

Options:

1. **<u>Require Removal (within 12 months)</u>**
   - Ability to sever ownership at any time defeats the purpose of the common ownership requirement within 500’
   - Unconnected owner creates semi-public feel inconsistent with single-family character of neighborhoods; feels like recreational amenity for a distant stranger in someone’s backyard
2. **<u>Grandfather Existing Structures</u>**
   - Legally-built structures represent a real financial investment. Removal upon ownership change (esp. involuntary: estate, divorce, hardship) is costly and could be seen as punitive
   - Prohibiting replacement/expansion is a softer approach that still prevents further intensification

Staff Recommendation: Require removal within 12 months + signed written acknowledgment at permitting — but open to Commission direction.

Home Day Cares

Update

Staff reread the documents for the Department of Child and Family Services with regards to day care homes. Upon re-review, the maximum number of children a home day care operator can have including their own children per the State is **8 children under the age of 12**.

- Additional helpers might increase this number depending on certain calculations and ages; however, staff recommends 8 children as it aligns with the State.
- The Village CANNOT supersede the regulations of DCFS and the State of Illinois. It can only be more restrictive.
- As a reminder, the Village Code previously stated a maximum of six (6) children.

Gazebo and Pergola Maximum Size

Reminder:

We discussed a desire to increase the maximum size allowed for pergolas and gazebos, which is a frequent request.

We also discussed the possibility of allowing larger structures when they are attached to the structure of the house, as they are within the building envelope.

Staff Recommendation:

- New maximum size for pergolas and gazebos: ~~**144 SF**~~ → **200 SF**
- New maximum size for attached pergolas: ~~**144 SF**~~ → **250 SF**
  - *"Gazebos" attached to the house are simply considered an "unenclosed porch" and already do not have a maximum size.*

Examples Commonly Sold at Costco:

12x16 = **192 SF (Under 200 SF)**

Would be permitted, attached or detached

12x20 = **240 SF (Over 200 SF)**

Would not be permitted if detached

A pergola this size would be permitted if attached to the house – this represents about the maximum attached pergola size (250 SF)

Nonconforming Fences and Driveways

History

The **Nonconformity** chapter of the Zoning Ordinance states that if a *nonconforming* structure is replaced, the new structure must meet all current-day zoning regulations.

Typically, this makes sense. However, time and time again, this does not feel appropriate when we apply it to **fences** and **driveways**.

Fences and driveways strongly impact the use, layout, and landscaping of a property over time. Furthermore, the impact already exists (often for decades). Common in Ambria, Hampton Reserve, and other subdivisions on the north end of Mundelein.

Per the discussion with the PZC, this section was amended to allow **fences and driveways** to be reconstructed as-is if they were nonconforming. They must meet the following conditions:

A) Originally constructed with a permit or were constructed prior to 2008;

B) Are replaced as-is or in a way that reduces the degree of the nonconformity.

The PZC also asked that we revisit the maximum driveway width for 3+ car garages and the requirement to taper back to 20' wide at the property line. Staff proposes that driveways that accommodate a 3+ car garage (and are wider than 20') may extend ~~20'~~ **35'** back from the garage doors.

Mural Definition

The current definition describes murals as “hand-painted or hand-tiled”, but there are many applications of murals – especially applied printed vinyl.

The definition was amended to remove “hand-painted or hand-tiled” and more broadly define murals as:

“***a work of ~~hand-painted or hand-tiled~~ art applied directly on an exterior wall of a building or other structure and visible from a public right-of-way or other public area***”.

Administrative Procedures

This section is still under legal review and subject to change. A few of the noteworthy changes being discussed:

- Clarifying that right-of-way jurisdiction agencies (Village, IDOT, Canadian National) do not need to receive a certified mail notice for the roadway adjacent to the subject property.
- If the 250-foot notification buffer includes a single-parcel property with many owners, such as a townhouse community where the units are condos, then the applicant only mails the actual buildings that are within the 250' buffer (and the association for common areas).
- Allow the Village at its discretion to require a deposit or reimbursement for the cost of a sign - signs often disappear after the hearing.
- Clarify that the "subject property" is considered to be all contiguous parcels relating to the project and are within the legal description.
- Remove Approval Standards for Text Amendments, as text amendments are a matter of legislative discretion and do not require standards.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of March 18, 2026

Subject: PZC2025-0025 – Dream Clean and Dunkin - Preliminary and Final Plat

Attachments:

1. Petitioner's Packet and Final Plans
2. Preliminary Plans

Background:

Petition Information

Petitoner
DCCW Acquisitions, LLC
625 Greenleaf Avenue
Wilmette, IL 60091

Property Owner
Chicago Title Land Trust Company, as Successor Trustee Under Trust Agreement dated August 28, 1983, and Known as Trust Number 6978
206 W. Cook Avenue
Libertyville, IL 60048

Property Location
0 IL Route 60 (PIN: 10-22-205-030)

Existing Zoning
C-4 Shopping Center Commercial

Existing Land Use
Vacant (Undeveloped)

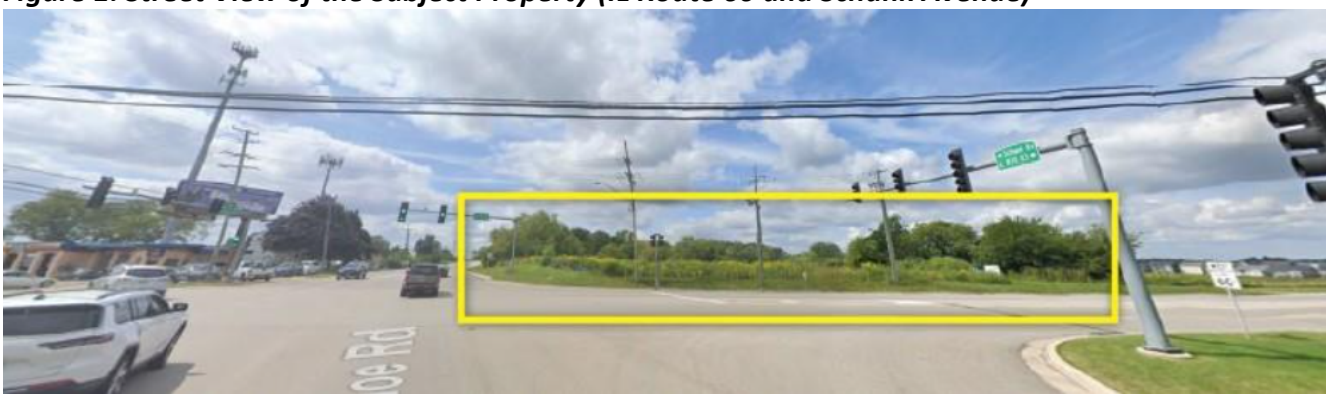
Background

2026 Update: In 2025, this site received Preliminary Planned Unit Development (PUD) approval for a Dream Clean Car Wash and Dunkin' at the corner of Route 60/83 and Schank Road. All Preliminary PUDs must come back for Final Approval to confirm that the final plans are in substantial conformance with what was originally approved. The applicant has now submitted their Final Plans, and staff has found them to be consistent with the Preliminary Plans, which are attached for reference - no significant changes were made. The applicant is also requesting approval of a Preliminary and Final Plat, which establish new lot lines on the property to separate the two uses.

The following is the background from the 2025 staff report for reference:

The applicant, DCCW Acquisitions, LLC (Dream Clean Car Wash) proposes to develop the subject property at the west corner of Illinois Route 60 and Schank Avenue with two businesses – a drive-through Dunkin' and a self-service Dream Clean Car Wash. The property is vacant and undeveloped and is located adjacent to the Sheldon Woods subdivision and is across the street from Mundelein Crossings Starbucks.

Figure 1: Street View of the Subject Property (IL Route 60 and Schank Avenue)



The subject property is located within the **Sheldon Woods Planned Unit Development (PUD)** area – technically Lot 193 of the Sheldon Woods subdivision. The petitioner is seeking an amendment to the Sheldon Woods PUD to accommodate a car wash and Dunkin'.

A PUD is a custom zoning plan for a specific area, which sets rules for how the land can be used on top of the standard Zoning Ordinance. A PUD is approved by ordinance and negates the need to apply for individual variations from the Municipal Code that may normally be required. A local example of a PUD is Grand Dominion by Del Webb, which is subject to building setbacks unique to that subdivision rather than the setbacks established by the Zoning Ordinance.

Before Sheldon Woods was constructed by Pulte Homes, that entire property (the subject property included), was one large parcel under common ownership (Chicago Title Land Trust Company, Trust Number 6978). It was known locally as the "McLaughlin Property" or the "Rubloff Property". The existing PUD, previously under a different name, was first created in 2008 for a proposed shopping center development called *"Mundelein Town Center Development"*. The shopping center was never constructed, but the PUD ordinance remained in place.

In 2020, Pulte Homes worked with the property owner to develop their 192-lot residential subdivision. They purchased 97.74 acres of the 100-acre property. Of that area, 6.56 acres is to be dedicated to the Mundelein Park and Recreation District. The remaining 2.92 acres at the corner of Schank Avenue and IL Route 60 was retained by the property owner for future commercial development, which remained under its original C-4 Shopping Center zoning designation. The subject property was delineated and became Lot 193 of the Sheldon Woods Subdivision, and remains under the Sheldon Woods PUD area.

In order to accommodate the Sheldon Woods subdivision, which was located in that 2008 PUD area, the Village Board approved an "Amended and Restated Sheldon Woods PUD". This action preserved the original PUD, but renamed it and provided for the Sheldon Woods construction. It also contained language regarding the future commercial use of the subject property, called the "Commercial Area" in the PUD ordinance:

"With regards to the remaining Commercial Area, excluding the Residential Area, prior to, and as a condition to development, any owner of record of the Commercial Area shall be required to submit a new preliminary and final plan, per the Village's Municipal Code, insofar as the development plans approved in Ordinances 07-07-46 and 08-02-10 are no longer applicable to the Commercial Area or otherwise in effect. In no event shall Video Gaming be allowed on the Commercial Area."

Figure 2: Map of Sheldon Woods PUD Area and Subject Property

Zoning Request

The applicant is requesting an amendment to the existing **Sheldon Woods Planned Unit Development** to accommodate their proposed Dream Clean Car Wash and Dunkin'. This amendment is required by the language in the PUD ordinance, which requires any future commercial user of this

property to present a Preliminary and Final Plan. The PUD amendment will incorporate the Special Use that would normally be required for a car wash in the C-4 Shopping Center district, as well as any variations that would normally be necessitated by the architecture, landscaping, parking, or site layout.

Plat of Subdivision (New Since Preliminary PUD Approval)

The applicant has submitted a Preliminary and Final Plat of Dream Clean Subdivision, which establishes new lot lines that separate the property into three purposes: 1) Dunkin, 2) Dream Clean Car Wash, and 3) existing detention.

Project Details

The Petitioner proposes a drive-through Dunkin' on the front end of the site (facing IL Route 60), and a Dream Clean Car Wash on the rear portion of the site. Both sites are connected by driveways internally.

See the Petitioner's Packet for more details.

Figure 3: Proposed Site Plan

Figure 4: Dream Clean Car Wash Renderings

Figure 5: Dunkin' Architectural Elevations

Staff Comments

The only comments received from staff were regarding site engineering (stormwater and site utilities), which have since been resolved by the applicant.

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 "**Auto-Oriented Small- to Mid-Size Retail**". This category is defined as: "*Areas located in the Village directly along major roadway corridors and are designed to support customers arriving by car. These can include standalone retail, "strip" shopping centers, and sit down or drive-thru restaurants. These areas often include outlots to big box retail*."

Analysis

Staff is in support of the proposed use, which is appropriate for the character of the area, which is commercial in nature, contains wide roadways with high traffic counts, and is dependent on automotive travel. The applicant has provided a traffic study and sound study to address potential impacts to the surrounding area.

In the past, staff recommended a condition to prevent the development of the site becoming a "bait and switch" where the car wash is developed, but the Dunkin' restaurant never moves forward. The condition suggests that issuance of a Certificate of Occupancy for the Dream Clean Car Wash cannot be issued until Dunkin' has commenced with vertical construction or construction of their foundation, and also provides sufficient evidence that they have entered into an agreement with the landowner.

Recommendation:

1. **Motion** to recommend **approval/denial** of a Special Use and Final Plans for an amendment to the Sheldon Woods Planned Unit Development, adding a proposed car wash and drive-through restaurant on Lot 193 of the Sheldon Woods Subdivision (0 IL Route 60 / PIN: 10-22-205-030), with the following conditions:
    a. No video gaming shall be permitted on the subject property.
    b. The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until: A) foundation construction or vertical construction of the Dunkin' building has commenced; and B) the applicant provides sufficient evidence that Dunkin' has committed to occupying the site, such as an executed purchase or lease agreement, subject to the review and approval of the Village Administrator.
2. **Motion** to recommend **approval/denial** of a Preliminary and Final Plat of Dream Clean Subdivision for the property at 0 IL Route 60 / PIN: 10-22-205-030.

ANSWERS TO THE STANDARDS FOR GRANTING A PLANNED UNIT DEVELOPMENT

A. The entire property proposed for the planned unit development shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners of all tracts.

The property that is the subject of this application will be developed as a single unified project. Both the Dream Clean Car Wash and Dunkin' Donuts projects will be developed concurrently.

B. The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

The planned project is designed to include buildings and ample parking while also leaving sufficient room for stormwater detention, adhering to the PUD's objectives.

C. All covenants, deed restrictions, easements and similar restrictions to be recorded in connection with the planned unit development shall stipulate that they may not be modified, removed or released without the express consent of the village board and that they may be enforced by future landowners within the proposed development.

So Noted

D. The applicant may be required to submit a proposed development agreement as part of the planned unit development application. As part of the planned unit development approval, the village must approve the development agreement.

So Noted and acknowledged

E. Any area of a planned unit development not used for structures, streets, or parking lots, shall be landscaped. The perimeter of the planned unit development shall be designed to ensure compatibility with uses surrounding the planned unit development by including uses within the planned unit development that are compatible with such surrounding uses, including setbacks, screening, or natural or man-made buffers within such perimeter.

The applicant's Site Plan, attached, indicates a landscaping buffer around the perimeter of the site per the guidelines of the Village's PUD ordinance. The landscaping is designed with a 6-foot fence and with the residential community in mind to the west to create a natural sound and environmental cushion.

F. Private streets are prohibited unless expressly approved by the village board. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in this section.

So Noted – N/A

G. Whenever the village board determines that development of a planned unit development will create a need for land for public purposes of the village within the proposed planned unit development, the village board may require that such land be designated and dedicated to the village for such use. In addition, the village board may require evidence that all requirements of village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met with respect to the proposed planned unit development.

So Noted – N/A

H. Thirty percent of the area of a residential-only planned unit development is required to be set aside and maintained as common open space. This thirty percent shall be calculated based on the net area of the site, which is the total area of a site available for development, excluding street rights-of-way and other publicly dedicated improvements, excluding public rights-of-way. The location of common open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure or recreational uses for which such open space is intended.
   1. The following uses shall be considered common open space:
   a. Parks and playgrounds, including skate parks and dog parks.
   b. Indoor or outdoor active recreation facilities, including basketball courts, ball fields, swimming pools and tennis courts.
   c. Jogging trails, bike trails and fitness courses.
   d. Nature preserves, bird sanctuaries, natural water features and similar conservation areas.

e. Detention/retention ponds may be counted toward common open space but must be accessible to the public via nature trails, boardwalks, and/or perimeter walkways, and they must be designed as natural water features and landscaped with native vegetation. Detention/retention ponds may only count toward twelve percent of the common open space area requirement.

2. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The safeguards must be perpetual and must run with the land. Such safeguards may be released, but only with the express written consent of the village board.
3. The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.
4. When the requirements of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
    a. The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be included as part of the final plan prior to the final plan becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this chapter.
    b. The association must be established and all covenants and restrictions must be recorded prior to the sale or lease of any property within the area of the planned unit development designated to have the use of the proposed open space or improvements.
    c. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.
    d. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements.
    e. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming alien on the property in accordance with state statutes.

f. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds of the members voting on the issue.
g. The village must be given the right to enforce the declarations, covenants and restrictions.
h. The village must be given the right, after ten days written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member for the cost of such maintenance and work. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

So Noted – N/A

I. Planned unit developments shall not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.

The development of the applicant's project will not be removing any natural environmental assets during demolition and construction. The project is designed specifically to maximize the property's potential both locationally and environmentally. In addition, the lowermost portion of the property will remain undeveloped to allow for the continued use of the existing water detention area.

J. The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant shall be responsible for the cost and installation of additional traffic controls and regulating devices that are required.

The applicant has designed this project to maximize on its physical location. Access to both Dream Clean and Dunkin' Donuts will be available from Illinois Route 60 as well as Schank Avenue.

K. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for maximum pedestrian safety.

So Noted – N/A

L. All planned unit developments shall provide for underground installation of utilities, including electricity, cable and telephone. Provisions shall be made for acceptable design and construction of storm sewer facilities and appropriate storm retention and detention devices. The construction and maintenance of all utilities, roadways, parking facilities and other site improvements shall be in accordance with the requirements of this title and other regulations of the village.

All necessary utilities will be provided as part of the development. In addition, the development includes construction of both buildings in such a way to allow for the existing water detention to remain.

VILLAGE OF
Mundelein
Community Development

PLAT APPLICATION

PROPERTY INFORMATION

Address 0 IL Route 60, Mundelein

Property Index Numbers (PIN) 10-22-205-030

Size of Property 2.92ac (sq. ft. /acres)

Size of Building Space 1,800SF - DD, 22,500SF - DC (sq. ft.)

Size of Space Utilized

PLAT REQUEST – Please attach plat(s)

- ☐ Preliminary Plat of Subdivision
- ☐ Final Plat of Subdivision
- ☑ Preliminary and Final Plat of Subdivision
- ☐ Plat of Vacation
- ☐ Plat of Consolidation

PETITIONER INFORMATION

Business/Org. Name DCCW Mundelein II, LLC, a Delaware Limited Liability Corporation

Name Mitch Zaveduk

Title Director of Development

Address 625 Greenleaf Ave

City, State, Zip Wilmette, IL 60091

Phone 847-989-9287

Email mzaveduk@dreamcleancw.com

Petitioner Status: ☑ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name

Name

Title

Address

City, State, Zip

Phone

Email

PLAT APPLICATION FILING FEE (Preliminary Plats Exempt)

☑ **Five Acres or Less: $500**

☐ **Over Five Acres: $1,000**

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Mitch Zaveduk, under oath, state that I am

☐ the sole)
☐ an) owner of the property
☑ an authorized officer of the)

commonly described as (*Address*) 0 IL Route 60 and that such property is owned by (*Printed Name*) DCCW Mundelein II, LLC, a Delaware Limited Liability Corporation as of this date. As owner of the property, I do hereby authorize Dan Shapiro, Shapiro & Associates Law (*Printed Name or Not Applicable*) to represent me in the following Planning and Zoning Commission/Village Board matter, Preliminary and Final Plat of Subdivision (*Action*).

Signature

Subscribed and sworn to before me

this 31 day of October, 2025.

Notary Public Signature

MUSA NAHHAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 5, 2026

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*) 0 IL Route 60

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

If Owner or if Owner is a Corporation or Partnership:

10/31/25

Signature of Owner Date

By Mitch Zaveduk

Director of Development, DCCW Mundelein II, LLC

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): _____ Date: 10/31/25

Printed Name: Mitch Zaveduk Title: Director of Development, DCCW Mundelein II, LLC

Signature (Owner): _____ Date: _____

Printed Name: _____ Title: _____

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

Signature Contract Purchaser: _____ Date: _____

Printed Name: _____ Title: _____

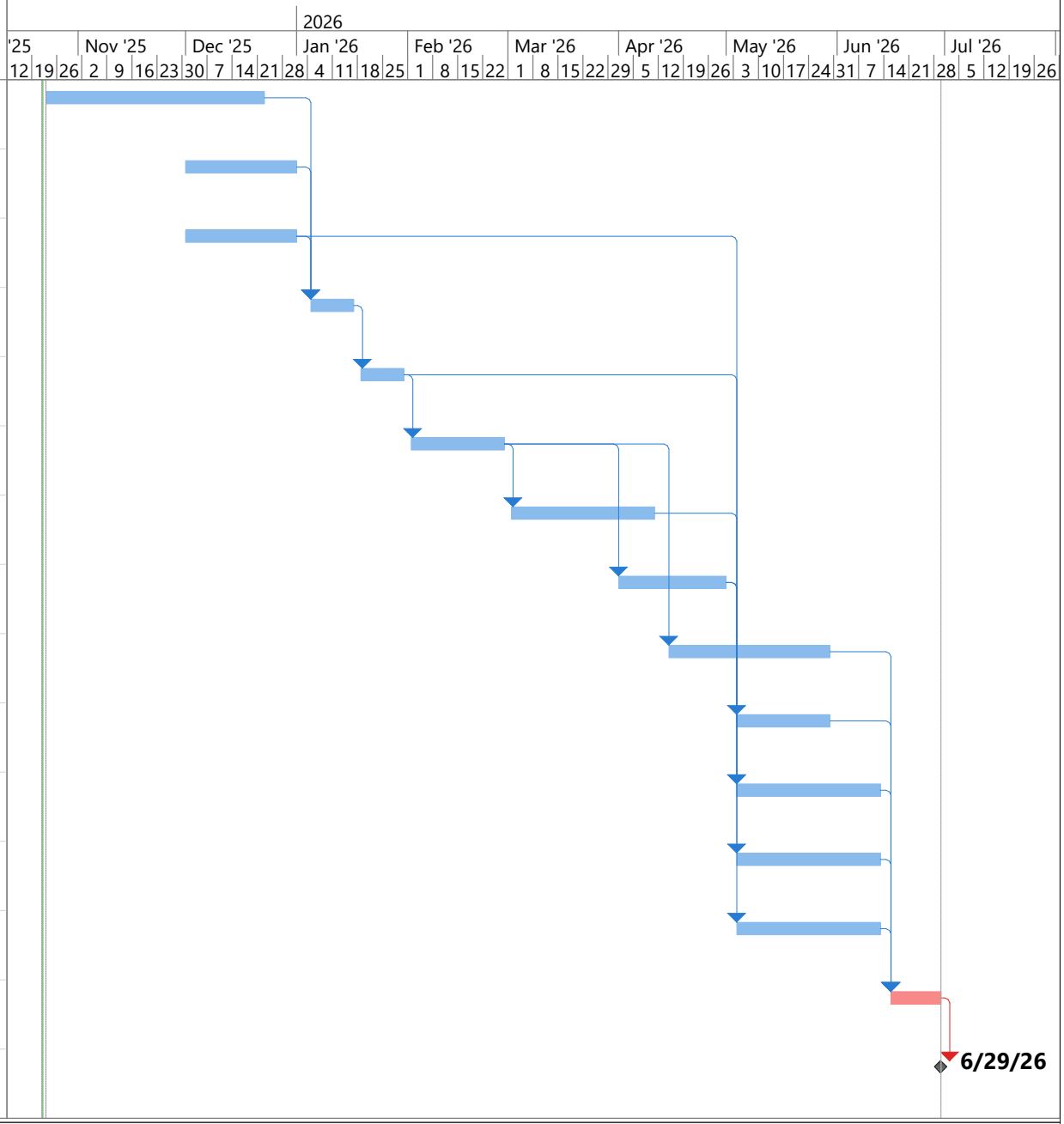
The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: _____ Date: _____

Printed Name: _____ Title: _____

DCCW Mundelein Rtes. 60/83 Timeline

ID	Task Name
1	1 Subdivision plat approval process
2	2 Building permit process
3	3 Let GC, subcontracts, insurance
4	4 Mobilization & site preparation
5	5 Earthwork & underground utilities
6	6 Concrete footings, foundation & slab
7	7 Masonry walls
8	8 Roof deck & roofing/weatherproofing
9	9 MEP (Mech, Elect Plumb) Rough-in
10	10 Interior finishes & office build-out
11	11 Tunnel equipment installation
12	12 Vacuum installation
13	13 Paving, curb/gutter, ext. light, landscape, irrig
14	14 Sub. Comp, punchlist, testing, inspections
15	15 TCO/CO



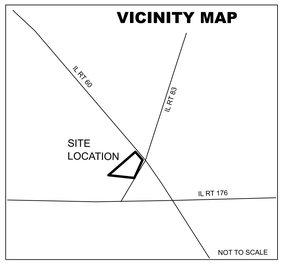
Draft

Wed 10/22/25

ALTA/NSPS
LAND TITLE SURVEY

LEGAL DESCRIPTION

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

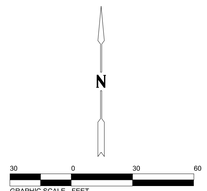


BENCHMARK INFORMATION

SITE BENCHMARK:

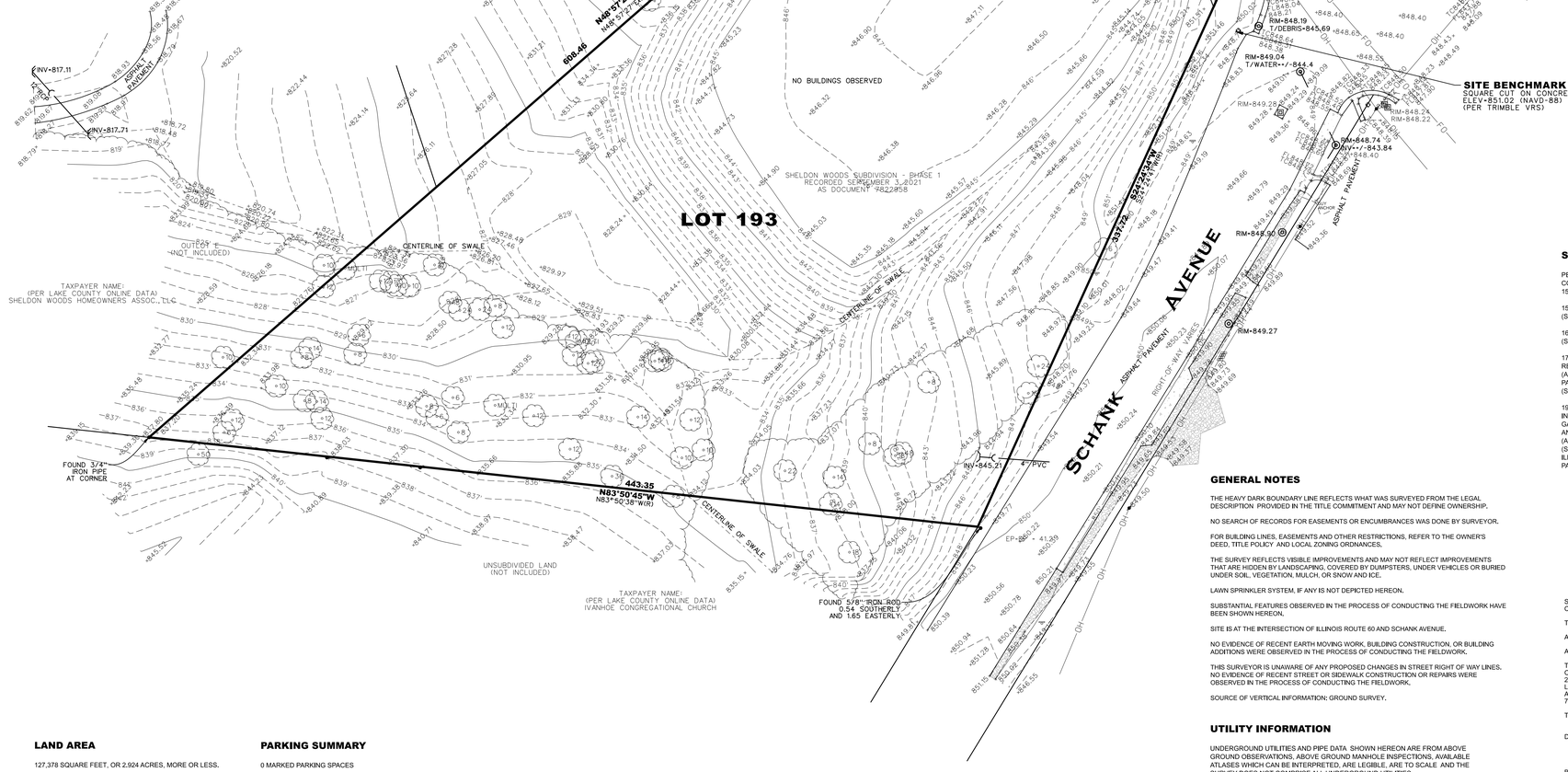
SQUARE CUT ON CONCRETE TRAFFIC SIGNAL BASE APPROXIMATELY 44 FEET SOUTH OF THE NORTHEAST CORNER OF THE SITE.

ELEVATION = 851.02 (NAVD 88 MEASURED WITH TRIMBLE VRS)



BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK



SITE BENCHMARK

SQUARE CUT ON CONCRETE TRAFFIC SIGNAL BASE
ELEV=851.02 (NAVD-88)
(PER TRIMBLE VRS)

ABBREVIATIONS

BC = BACK OF CURB
HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
EP = EDGE OF PAVEMENT
ELEV = ELEVATION
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING
WL= WATER LEVEL
WW= WINDOW WELL
WS= WINDOW SILL

LINE	LEGEND
———	= BOUNDARY LINE
———	= LOT LINE
– – –	= SETBACK LINE
– – –	= EASEMENT LINE

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		DOWNSPOUT	
STORM MANHOLE		LIGHT POLE	
STORM CATCH BASIN		OVERHEAD LIGHT POLE	
STORM INLET	E	ELECTRIC MANHOLE	
STORM CLEANOUT		TRAFFIC SIGNAL POLE	
FLARED END SECTION	TS	TRAFFIC CONTROL BOX	
TRANSFORMER		TRAFFIC SIGNAL VAULT	
ELECTRICAL BOX		RAILROAD SIGNAL POLE	
CABLE T.V. BOX	R	RAILROAD SIGNAL VAULT	
TELEPHONE BOX		UTILITY POLE	
TRAFFIC CONTROL BOX	OH	OVERHEAD WIRES	
ELECTRIC HANDHOLE	E	UNDERGROUND ELECTRIC	
COMMUNICATION MANHOLE	G	UNDERGROUND GAS	
TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE	
ELECTRIC METER	FO	UNDERGROUND FIBER OPTIC	
GAS METER	C — T	UNDERGROUND CABLE T.V.	
GAS VALVE	W	WATER MAIN	
B-BOX		SANITARY SEWER	
WATER VALVE		STORM SEWER	
WATER VALVE VAULT	X	FENCE LINE	
FIRE HYDRANT		GUARD RAIL	
POST INDICATOR VALVE		DECIDUOUS TREE	
WATER METER		PINE TREE	
PARKING METER		DROVE IRON PIPE	
SIGN		FOUND IRON PIPE	
FLAG POLE		CROSS CUT IN CONCRETE	
PIPELINE MARKER		M = MEASURED DIMENSION	
		R = RECORD DIMENSION	

LAND AREA

127,378 SQUARE FEET, OR 2.924 ACRES, MORE OR LESS.

P.I.N.

10-22-205-030 (PER TITLE COMMITMENT)

PARKING SUMMARY

0 MARKED PARKING SPACES

FLOOD ZONE CLASSIFICATION

ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17097C0143L, FOR LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2016, THIS PROPERTY IS IN ZONE X (UNSHADED), AREA OF MINIMAL FLOOD HAZARD.

GENERAL NOTES

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT AND MAY NOT DEFINE OWNERSHIP.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL, VEGETATION, MULCH, OR SNOW AND ICE.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK HAVE BEEN SHOWN HEREON.

SITE IS AT THE INTERSECTION OF ILLINOIS ROUTE 60 AND SCHANK AVENUE.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SOURCE OF VERTICAL INFORMATION: GROUND SURVEY.

UTILITY INFORMATION

UNDERGROUND UTILITIES AND PIPE DATA SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, ABOVE GROUND MANHOLE INSPECTIONS, AVAILABLE ATLASES WHICH CAN BE INTERPRETED, ARE LEGIBLE, ARE TO SCALE AND THE SURVEY DOES NOT COMPRISE ALL UNDERGROUND UTILITIES.

WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, AND DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS, DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING THIS DATA, THE TRUE SIZE, TYPE, AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON, THEREFORE LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES OR ORDERING MATERIAL.

CONTACT JULIE/811 BEFORE DOING ANY UNDERGROUND WORK.

SCHEDULE B SURVEY ITEMS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: AF1025432 WITH COMMITMENT DATE: APRIL 02, 2024 8:00 AM AND REVISION DATE: APRIL 4, 2024: APRIL 15, 2024:

15, PLAT OF DEDICATION RECORDED JUNE 03, 1929 AS DOCUMENT 337657, (SURVEYOR'S NOTE: OFF SITE - NOT SHOWN HEREON.)

16, PLAT OF DEDICATION RECORDED SEPTEMBER 11, 1933 AS DOCUMENT 394183. (SURVEYOR'S NOTE: DEDICATION SHOWN HEREON.)

17, EASEMENTS FOR VILLAGE UTILITY, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 7822958, (AFFECTS THE NORTHEASTERLY LOT LINE – SEE RECORDED PLAT FOR PARTICULARS) (SURVEYOR'S NOTE: EASEMENT SHOWN HEREON.)

19, EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, REPAIR, RELOCATION, REMOVAL AND RENEWAL OF GAS MAINS GRANTED BY DOCUMENT 3146782 ON APRIL 22, 1992, AND THE TERMS AND CONDITIONS THEREOF, (AFFECTS – SEE RECORDED DOCUMENT FOR PARTICULARS) (SURVEYOR'S NOTE: DOCUMENT GRANTS EASEMENT WITHIN ILLINOIS ROUTE 60, ILLINOIS ROUTE 60 HAS BEEN SHOWN HEREON, SEE DOCUMENT FOR FURTHER PARTICULARS.)

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

AND TO: KASPAR CAPITAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

AND TO: CHICAGO TITLE LAND TRUST COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7b(1), 7c, 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18 and 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 4-8-2025

DATED THIS ____ DAY OF _____, 2025.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4022
LICENSE EXPIRES: NOVEMBER 30, 2026
WEBSTER, McGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: 630.668.7603

FOR REVIEW ONLY

Rev.	Date	Description	By
1	12/11/25	ADDITIONAL TOPO	CCG

ALTA/NSPS LAND TITLE SURVEY

LOCATION:
VACANT LAND, 0 IL ROUTE 60
MUNDELEIN, IL 60060

PREPARED FOR:
Dream Clean Operating Co. LLC
625 Greenleaf Avenue
Wilmette, Illinois 60091

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
45051	4-11-2025	1"=30'
SURV: CCG	DRAWN: CCG	DESIGN: XXX
FILE #: LAKE CO, 22/23-44-10		SHEET #: 1 of 1

RESERVED PARKING

R7-8

THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE SIGN MUST BE SUPPLEMENTED WITH THE ILLINOIS STANDARD R7-4101 PLATE GIVING THE AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).

HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMENDMENTS EFFECTIVE JULY 1, 1988

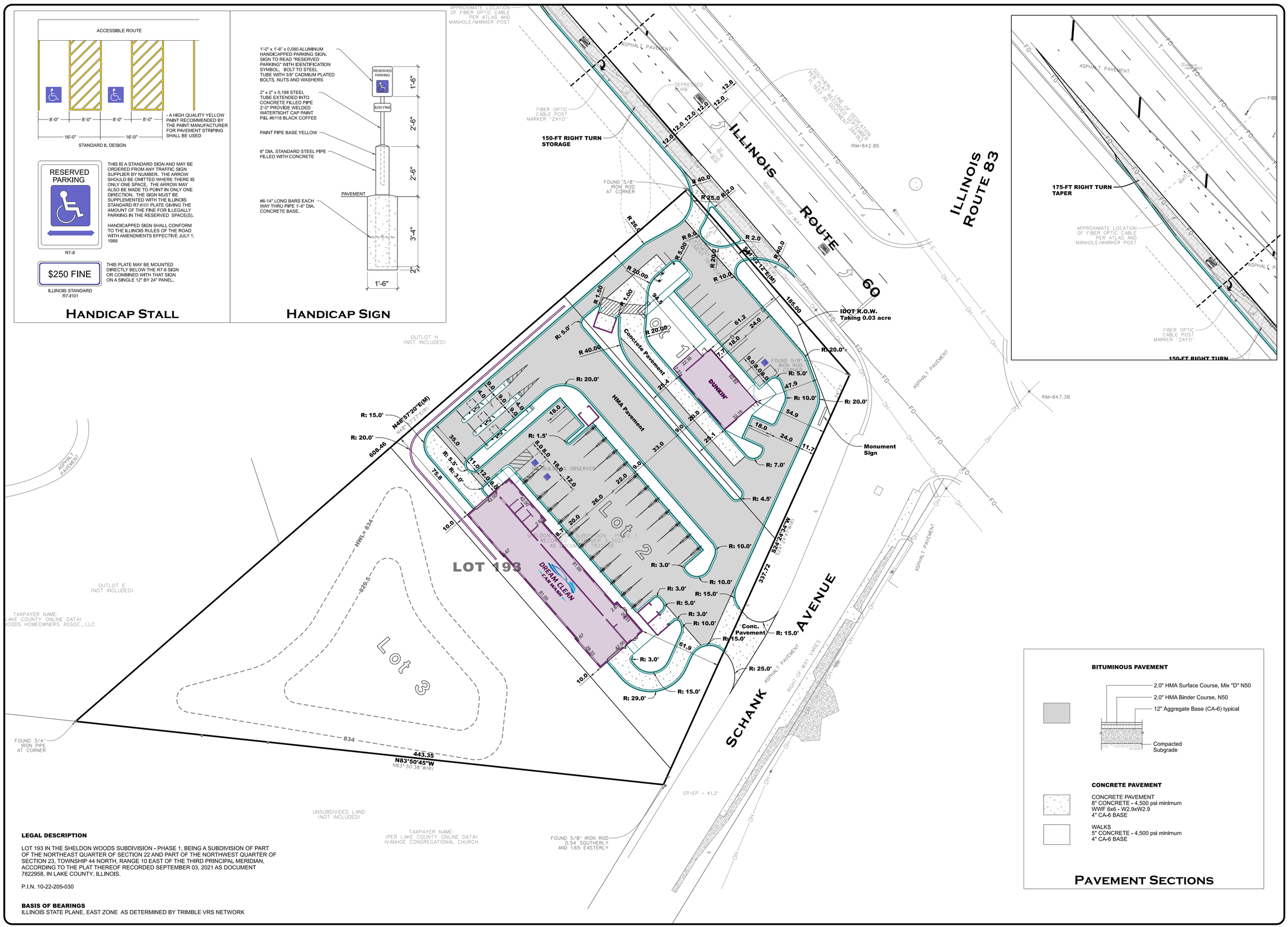
$250 FINE

ILLINOIS STANDARD R7-4101

THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12" BY 24" PANEL.

HANDICAP STALL

HANDICAP SIGN



LEGAL DESCRIPTION

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

P.I.N. 10-22-205-030

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

BITUMINOUS PAVEMENT

CONCRETE PAVEMENT

CONCRETE PAVEMENT
8" CONCRETE - 4,500 psi minimum
WWF 6x6 - W2.9xW2.9
4" CA-6 BASE

WALKS
5" CONCRETE - 4,500 psi minimum
4" CA-6 BASE

PAVEMENT SECTIONS

WEBSTER, MCGRATH & AHLBERG, LTD.

WMA

LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
Over 100 Years of Service to Clients

2100 MANCHESTER ROAD, BLDG A, SUITE 203
WHEATON, ILLINOIS 60187
PH: (630)668-7603 WEB: WWW.WMALTD.COM
DESIGN FIRM LICENSE NO. 184003101

0 30 60

GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Prepared For:
Dream Clean Operating Company
605 Crescent Ave.
Buffalo Grove, IL 60089
email: mcarvelli@archamerica.com

REV#	DATE	REVISION DESCRIPTION	BY
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lnae	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2025

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	09-30-2025

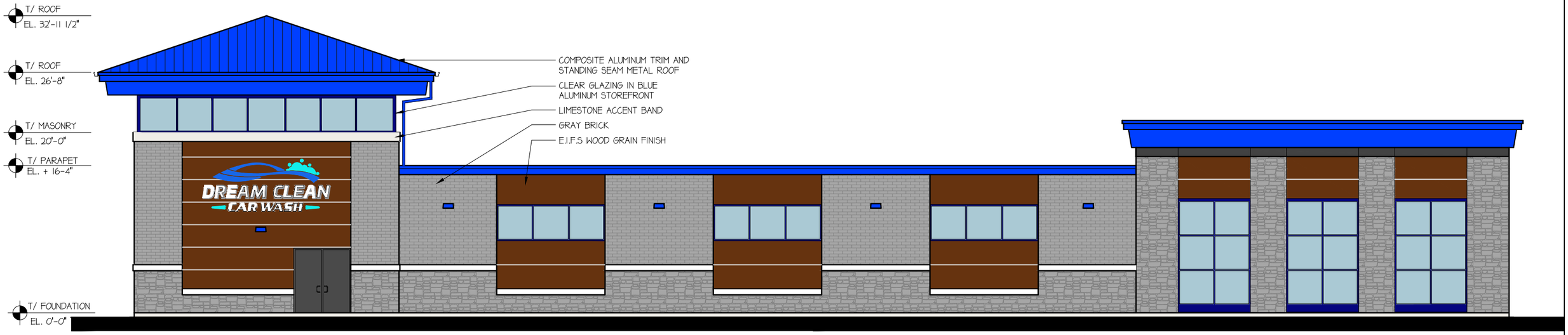
SHEET TITLE:

SITE PLAN

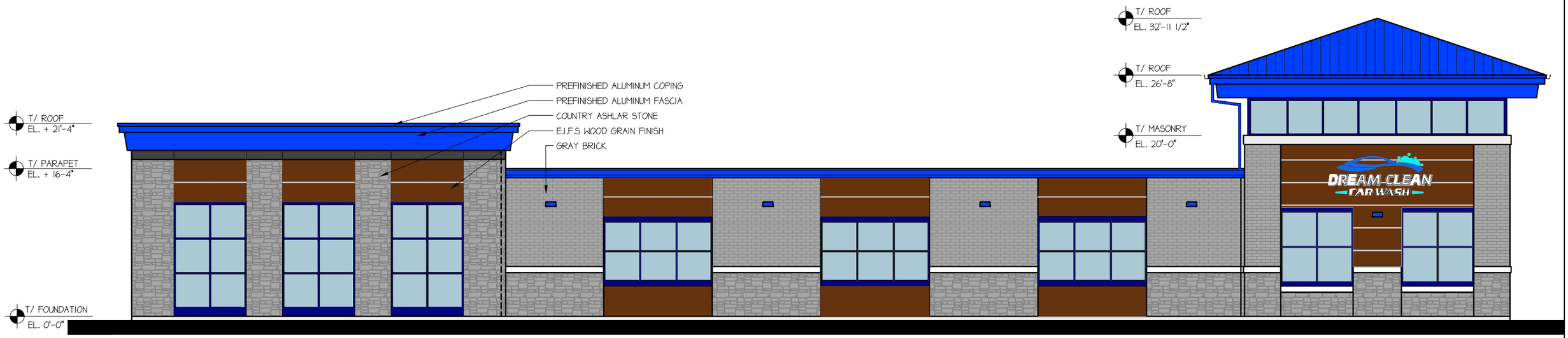
SHEET NAME: C-2

SHEET # 02 of 13

E:\ACTIVE-PROJECTS\45041-224410-Lake\ENGR-RS\45041 Mundelein Dream Clean FinalEngr.dgn, Model: C-2, Date: 12/16/2025



FRONT ELEVATION



BACK ELEVATION

ARCHAMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

Exterior Elevations

0 2' 4' 8' 16'

PROPOSED NEW CAR WASH

Dream Clean

OCTOBER 13, 2025

Archamerica Job No. 25066

SIDE ELEVATION

SIDE ELEVATION

ARCHAMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

Exterior Elevations

0 2' 4' 8' 16'

PROPOSED NEW CAR WASH

Dream Clean

OCTOBER 13, 2025

Archamerica Job No. 25066

Final Engineering Plans
for:
Dream Clean Subdivision
IL-60 & IL-83, Mundelein, Illinois
Lake County: NE¼ Section 22, Township 44N, Range 10E

GENERAL NOTES:

1. Unless otherwise noted in the special project specifications, the Project shall be built in accordance with the "Standard Specifications for Road and Bridge Construction for Illinois" latest edition, and "Supplemental Specifications and Recurring Special Provisions" latest edition by the Illinois Department of Transportation.
2. Sewer and Water Main Construction shall be in accordance with the Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition.
3. Any reference to "supervision" by the Engineer in the Illinois Department of Transportation, Standard Specifications for Road and Bridge Construction or any other referenced documents shall be changed to "observation".
4. The Engineer shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the work. The Engineer shall not have authority over or responsibility for safety precautions and programs incident to the work of Contractor(s) or any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing the work.
5. The Contractor shall be responsible for the general supervision of the work and assume sole responsibility for the job site conditions during the course of construction including the safety of all persons and property. This requirement shall apply continuously and shall not be limited to normal working hours.
6. It shall be the Contractor's responsibility to provide necessary signs, barricades, fences, etc. as required to insure the safety of vehicles and the general public during all phases of construction.
7. Contractors shall use appropriate equipment to expedite completion of the Project while avoiding any encroachment of neighboring property with any materials, equipment or excavation.
8. Overflow drainage routes and swales must be installed when shown.
9. Surface drainage shall be maintained during all phases of construction.
10. Erosion control practices shall be constructed in accordance with standard specifications for soil erosion and sediment control as contained in IEPA/WCP/87-012 or current issue.
11. All areas disturbed by construction shall be restored to their original condition at no additional cost to the Owner.
12. It shall be the Contractor's responsibility to properly dispose of any and all excess excavation material. This shall be considered as an incidental expense.
13. Elevations shown are NAVD-1988 datum.
14. Return radii are as shown.
15. Disposal of debris from clearing and tree removal shall be the Contractor's responsibility and considered as an incidental expense.
16. Natural plant covering and trees shall be retained and protected during construction where practical.
17. Topsoil replacement for landscaping is six [6] inches.
18. Final seeding and finishing shall be done as soon as possible in accordance with Section 250, Illinois Department of Transportation Standard Specifications.
19. All existing sewers and water mains shall be protected during construction by the Contractor. Any damages shall be repaired at the Contractor's expense.
20. The Contractor shall utilize a laser for all sewer main construction, except those locations waived by the Engineer.
21. All trenches under or within the zone of influence (1:1 slope) of existing or proposed pavement or sidewalks shall be backfilled with selected granular backfill.
22. All trenches shall be water jetted or mechanically compacted to the satisfaction of the Engineer.
23. The Contractor shall notify the Village of Mundelein and all Utility Companies two [2] working days before construction is started in any work area.
24. Any field tile encountered during the course of construction must be reconnected or connected to the storm sewer system. Notify the Village of Mundelein field inspector if any field tile is found.
25. The Contractor shall be responsible for locating all utilities (Northern Illinois Gas, Ameritech, and Commonwealth Edison Company). Call J.U.L.I.E. 1-800-892-0123 prior to construction for location of utilities. All utilities damaged and/or disturbed by the Contractor shall be repaired at no additional cost to the Owner. Locations as shown on the plans are approximate and are based on the best available information.
26. All reinforced concrete pipe (RCP) shown herein shall be ASTM C-76 Class IV with gasketed joints complying with ASTM C-443 or C-361.
27. All water main shall be Ductile Iron Class 52, Zinc coated, single gasket, double sealing pipe per AWWA C151/ANSI A21.51 Latest Edition with Cement Mortar Lining per AWWA C104/ANSI 21.4 Latest Edition. Pipe shall be polywrapped, unless otherwise noted. Minimum depth of cover for all water main and services shall be 5'-6" unless noted otherwise.
28. All asphalt and concrete mixtures shall be IDOT approved.

CONTRACTOR'S INSURANCE:

1. Prior to the commencement of the work, the Owner shall require the Contractor and any Subcontractors to submit evidence to the Owner, Municipality and Engineer the he (they) have obtained for the period of the Construction Contract and the guarantee period comprehensive general liability insurance coverage (including completed operations coverage) and comprehensive automobile liability (including non-ownership and hired car coverage, as well as all owned vehicles). This coverage shall provide for bodily injury and property damage arising directly or indirectly out of, or in connection with, the performance of the work under the Construction Contract, and have a limit of not less than $500,000.00 for all damages arising out of bodily injury, sickness or death of one person and an aggregate of $5,000,000.00 for damages arising out of bodily injury, sickness or death of two or more persons in any one occurrence. The property damage portion will provide for a limit of not less than $1,000,000.00 for all damages arising out of injury to or destruction of property of others arising directly or indirectly out of or in connection with the performance of the work under the Construction Contract and in any one occurrence including explosion, collapse and underground exposures.

2. In addition, the Contractor shall carry the necessary public liability and workers' compensation insurance to protect the Village of Mundelein, the Village Engineer, Owner, and the Engineer/Resident Project Representative and their consultants from any claims which may arise during construction and to submit two (2) acceptable certificates of insurance naming the Village of Mundelein, the Village Engineer, the Engineer/Resident Project Representative and their consultants as additional insured.

3. In the event of accidents of any kind, the Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

4. The Village Attorney shall review and approve the insurance contract to the satisfaction of the Village of Mundelein.

INDEMNIFICATION:

1. To the fullest extent permitted by laws and regulations, the Contractor shall indemnify and hold harmless the Owner, the Village and the Engineer and their consultants, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including, but not limited to, fees and charges of engineers, architects, attorneys and other professionals and court and arbitration costs) arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder or arises by or is imposed by law and regulations regardless of the negligence of any such party.

2. In any and all claims against the Owner, the Village or Engineer or any of their consultants, agents or employees by any employee of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or obligation under not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any such Subcontractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

3. The obligations of the Contractor shall not extend to the liability of the Engineer, the Engineer's consultants, agents or employees arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications.

4. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Engineer, and the Engineer's consultants and their respective agents and employees (indemnitees) from and against any and all claims, damages, losses, economic losses and expenses, including but not limited to attorneys' fees, arising out of or specifically claims arising under the Illinois Structural Work Act), provided that such claim, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work Itself), including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, excluding any proportionate amount of any claim, damage, loss or expense which is caused by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity, which would otherwise exist as to a party or person described in the paragraph.

5. In claims against any person or entity indemnified under this paragraph by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they be liable, the indemnification obligation under the paragraph shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

SAFETY AND PROTECTION:

A. CONTRACTOR shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

1. all persons on the Site or who may be affected by the Work:

2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. other property at the Site or adjacent thereto, Including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

B. CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and of underground facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property. All damages, injury, or loss to any property referred to in paragraph A.2 of A.3 caused, directly or indirectly, in whole or in part, by CONTRACTOR, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the work, or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of OWNER or ENGINEER or ENGINEER'S Consultant, or any one employed by any of them, or anyone for whose acts any of them may be liable and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of CONTRACTOR or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them), CONTRACTOR's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed.

Index of Sheets

C-0 ..... Cover Sheet
C-1 ..... Existing Conditions
C-2 ..... Site Plan

C-3.1 ..... Grading Plan
C-3.2 ..... IDOT Cross Sections

C-4.1 ..... Utility Plan
C-4.2 ..... Storm Sewer Profiles

C-5.1 ..... Erosion Control Plan
C-5.2 ..... SWPPP Narrative
C-5.3 ..... SWPPP Notes

C-6.1 ..... Civil Details 1
C-6.2 ..... Civil Details 2
C-6.3 ..... Civil Details 3

L-1 ..... Landscape Plan
L-2 ..... Landscape Details

LEGAL DESCRIPTION

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

P.I.N. 10-22-205-030

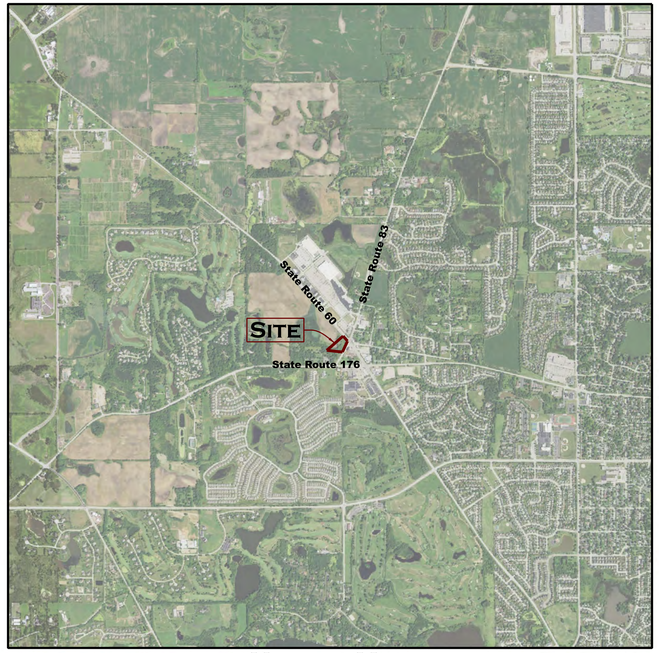
Legend

EXISTING SANITARY MANHOLE		EXISTING LIGHT POLE	
PROPOSED SANITARY MANHOLE		PROPOSED LIGHT POLE	
SANITARY CLEANOUT		OVERHEAD LIGHT POLE	
EXISTING STORM MANHOLE		RAILROAD SIGNAL POLE	
PROPOSED STORM MANHOLE		RAILROAD SIGNAL VAULT	
EXISTING STORM CATCH BASIN		UTILITY POLE	
PROPOSED STORM CATCH BASIN	OH	OVERHEAD WIRES	
EXISTING STORM INLET	E	UNDERGROUND ELECTRIC	
PROPOSED STORM INLET	G	UNDERGROUND GAS	
FLARED END SECTION	T	UNDERGROUND TELEPHONE	
DOWNSPOUT	C — T	UNDERGROUND CABLE T.V.	
TRANSFORMER	W	EXISTING WATER MAIN	
ELECTRIC MANHOLE	W	PROPOSED WATER MAIN	
ELECTRICAL BOX		EXISTING SANITARY SEWER	
CABLE T.V. BOX		PROPOSED SANITARY SEWER	
TELEPHONE BOX		EXISTING COMBINED SEWER	
TELEPHONE MANHOLE		PROPOSED COMBINED SEWER	
ELECTRIC METER		EXISTING STORM SEWER	
GAS METER		PROPOSED STORM SEWER	
GAS VALVE	X	FENCE LINE	
B-BOX		GUARD RAIL	
WATER VALVE		DECIDUOUS TREE	
EXISTING WATER VALVE VAULT		PINE TREE	
PROPOSED WATER VALVE VLT		OVERFLOW ARROW	
EXISTING FIRE HYDRANT		DROVE IRON PIPE	
PROPOSED FIRE HYDRANT		FOUND IRON PIPE	
POST INDICATOR VALVE	R	RECORD DIMENSION	
SIGN	M	MEASURED DIMENSION	
FLAG POLE	FE	FLOOR ELEVATION	
MAILBOX	TW	TOP OF WALL	
TRAFFIC SIGNAL POLE	TC	TOP OF CURB	
TRAFFIC SIGNAL VAULT	FL	CURB FLOW LINE	

IEPA GENERAL NOTES:

Sewer construction, as a minimum, must comply with the following requirements:

1. Standard Specifications for Water and Sewer Main Construction In Illinois, latest edition, shall govern all sanitary sewer construction on this project except as modified by the Special Provisions.
2. Horizontal and or vertical separation between sanitary sewer or sanitary services and water main or water services shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer main Construction in Illinois, latest edition.
3. Protection of water works structures including basins, wells and other treatment units shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works.
4. All flexible gravity thermoplastic sanitary sewer pipe shall be installed in accordance with ASTM 2321-89. Embedment material for bedding, haunching and initial backfill shall extend from at least 4 inches below the pipe to at least 6 inches above the pipe and shall be Class IA, IB, II or III. Processed materials produced for highway construction should be classified in accordance with ASTM 2321-89, Section 5 and Table 1 according to particle size, shape and gradation.
5. Sanitary sewer bedding for rigid pipe sanitary sewers shall be class A, B or C in accordance with ASTM C 12-95.
6. All sanitary sewers shall be tested for either infiltration, exfiltration or exfiltration of air under pressure, and for deflection of flexible thermoplastic pipe as described in Section 31-1.11 of the Standard Specifications for Water and Sewer Main construction in Illinois, latest edition.
7. Precast manhole inlet and outlet connections fitted with "O" rings or equally watertight connection shall be provided.
8. All manholes shall be inspected and leakage tested for water tightness in accordance with ASTM C 969.94 or ASTM C 1244-93, prior to being placed into service.
9. Pick holes in sanitary sewer manhole covers shall not be larger than 1 inch in diameter or shall be of the concealed type.
10. Watertight manhole covers shall be used whenever the manhole tops are buried or may be flooded by surface runoff or high water.
11. A drop pipe shall be provided for a sanitary sewer entering a manhole where its invert is 24 inches or greater above the manhole invert.



Vicinity Map
USGS
1" = 2,000'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

BENCHMARK INFORMATION

SITE BENCHMARK:

SQUARE CUT ON CONCRETE TRAFFIC SIGNAL BASE APPROXIMATELY 44 FEET SOUTH OF THE NORTHEAST CORNER OF THE SITE.

ELEVATION = 851.02 (NAVD 88 MEASURED WITH TRIMBLE VRS)

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND ARE BASED UPON AVAILABLE INFORMATION.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

1/16/2026
RAYMOND SIKKEMA — DATE
LICENSE EXPIRES 11/30/2027

Webster, McGrath & Ahlberg, Ltd.
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2100 Manchester Road, Bldg A, Suite 203
Wheaton, Illinois 60187
Ph: (630)668-7603 Web: www.wmaltd.com
Design Firm License No. 184003101

0 30 60
GRAPHIC SCALE - FEET

Dream Clean & Dunkin
IL-60 & IL-83, Mundelein

Prepared For:
Dream Clean Operating Company
625 Greenleaf Ave.
Elgin, IL 60120
email: mcarrera@dreamcleancw.com

ARCH AMERICA
Arch America Testing, Inc.
1141 Tower Rd. Schaumburg, IL 60173
Phone: 847.806.1776

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	06-30-2025	Initial Submittal	
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lane	
	01-16-2026	Revise per Village review	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake; NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:
Cover Sheet

SHEET NAME: C-0
SHEET # 00 of 14

GENERAL NOTES

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT AND MAY NOT DEFINE OWNERSHIP.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDNANCES.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL, VEGETATION, MULCH, OR SNOW AND ICE.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK HAVE BEEN SHOWN HEREON.

SITE IS AT THE INTERSECTION OF ILLINOIS ROUTE 60 AND SCHANK AVENUE.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THIS SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SOURCE OF VERTICAL INFORMATION: GROUND SURVEY.

UTILITY INFORMATION

UNDERGROUND UTILITIES AND PIPE DATA SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, ABOVE GROUND MANHOLE INSPECTIONS, AVAILABLE ATLASES WHICH CAN BE INTERPRETED, ARE LEGIBLE, ARE TO SCALE AND THE SURVEY DOES NOT COMPRISE ALL UNDERGROUND UTILITIES.

WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, AND DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS. DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING THIS DATA, THE TRUE SIZE, TYPE, AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON. THEREFORE LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES OR ORDERING MATERIAL.

CONTACT JULIE/811 BEFORE DOING ANY UNDERGROUND WORK.

LEGAL DESCRIPTION

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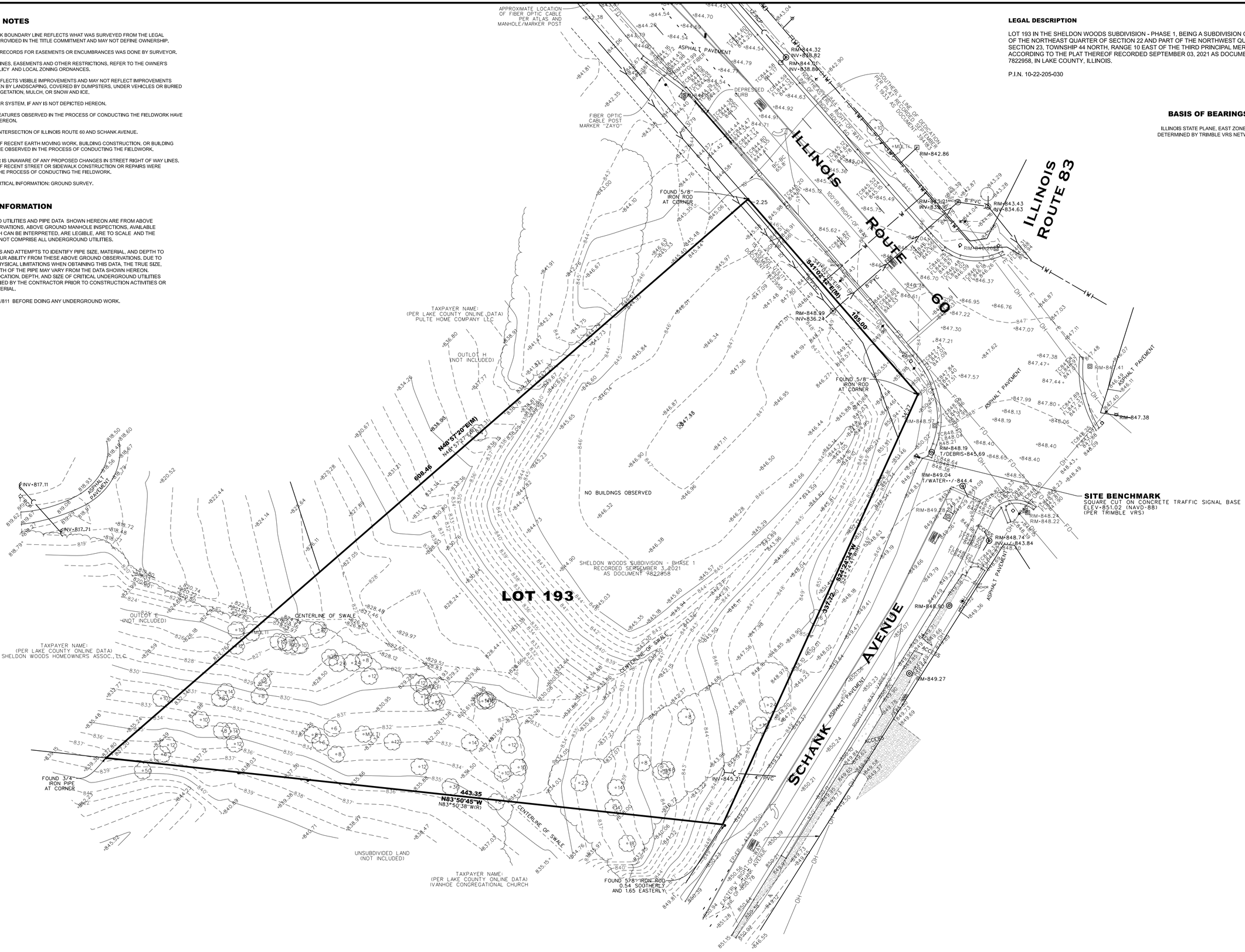
P.I.N. 10-22-205-030

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK



0 30 60

GRAPHIC SCALE - FEET

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PH: (630)668-7603 WEB: WWW.WMALTD.COM
DESIGN FIRM LICENSE NO. 184003101

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCHITECTURE AMERICA

Prepared For:
Dream Clean Operating Company
635 Greenleaf Ave.
Elgin, IL 60120
email: mcarvalho@dreamcleancar.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	09-30-2025	Initial Submittal	
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lane	
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Section-Township-Range
Lake: NE¼ 22-44N-10E

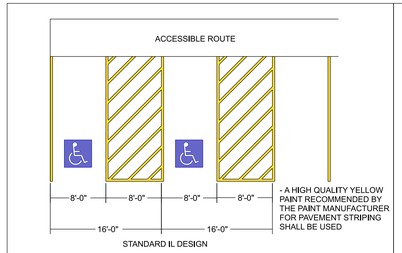
JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

SHEET TITLE:

EXISTING CONDITIONS

SHEET NAME: C-1

SHEET # 01 of 14

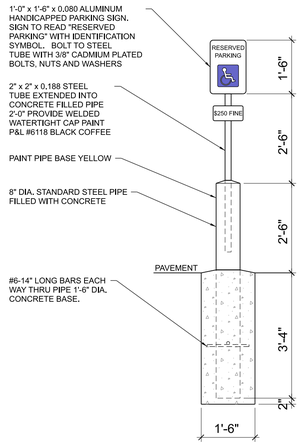


THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE SIGN MUST BE SUPPLEMENTED WITH THE ILLINOIS STANDARD R7-4101 PLATE GIVING THE AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).

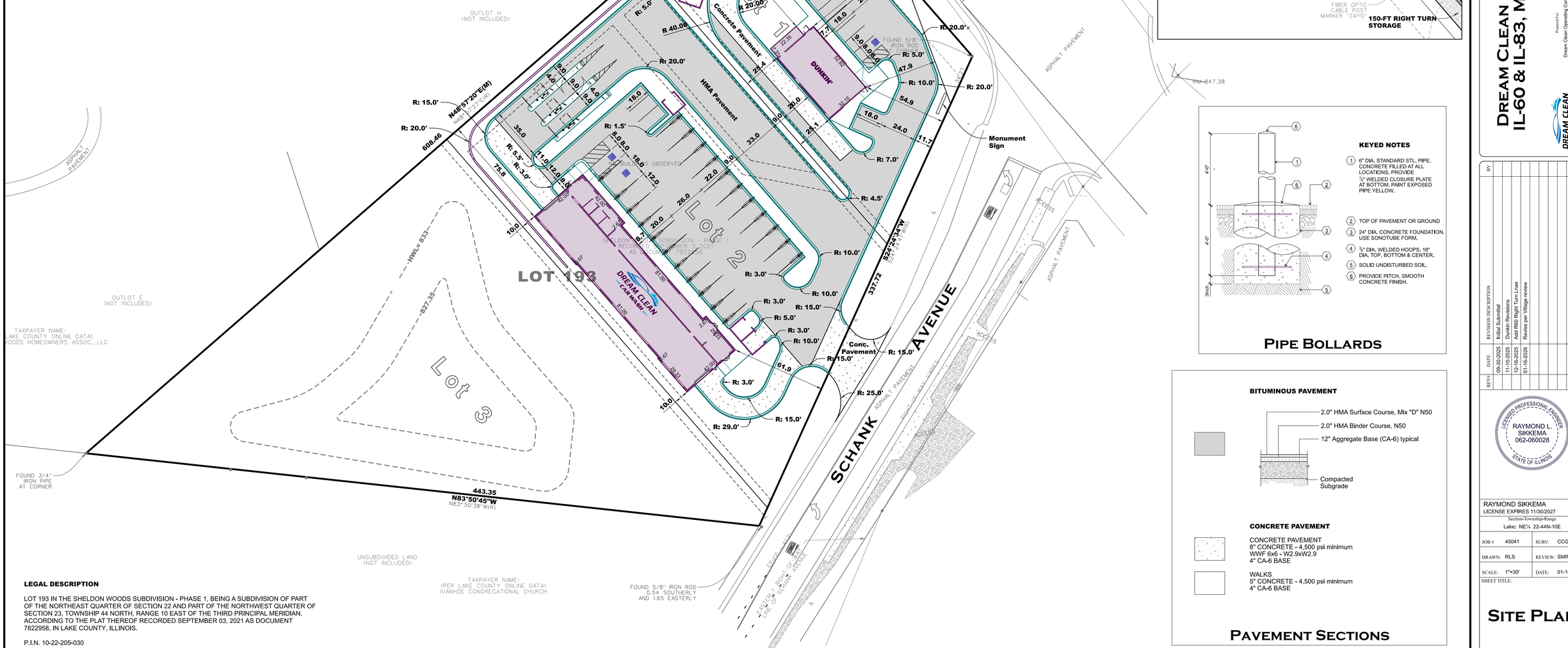
HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMENDMENTS EFFECTIVE JULY 1, 1988

THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12" BY 24" PANEL.

HANDICAP STALL



HANDICAP SIGN



PIPE BOLLARDS

PAVEMENT SECTIONS

LEGAL DESCRIPTION

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

P.I.N. 10-22-205-030

BASIS OF BEARINGS
ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

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PH: (630)668-7603 WEB: WWW.WMALTD.COM
DESIGN FIRM LICENSE NO. 184003101

0 30 60
GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Prepared For:
Dream Clean Operating Company
605 Crescent Ave.
Wheaton, IL 60187
email: mcarvello@archamerica.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	09-30-2025	Initial Submittal	
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lnae	
	01-16-2026	Revise per Village review	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

SHEET TITLE:

SITE PLAN

SHEET NAME: C-2

SHEET # 02 of 14

WEBSTER, MCGRATH & AHLBERG, LTD.

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0 30 60

GRAPHIC SCALE - FEET

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IL-60 & IL-83, MUNDELEIN

ARCH AMERICA

Prepared For:
Dream Clean Operating Company
605 Greenleaf Ave.
Wilmette, IL 60091
email: mcarwash@dreamcleancw.com

DREAM CLEAN CAR WASH

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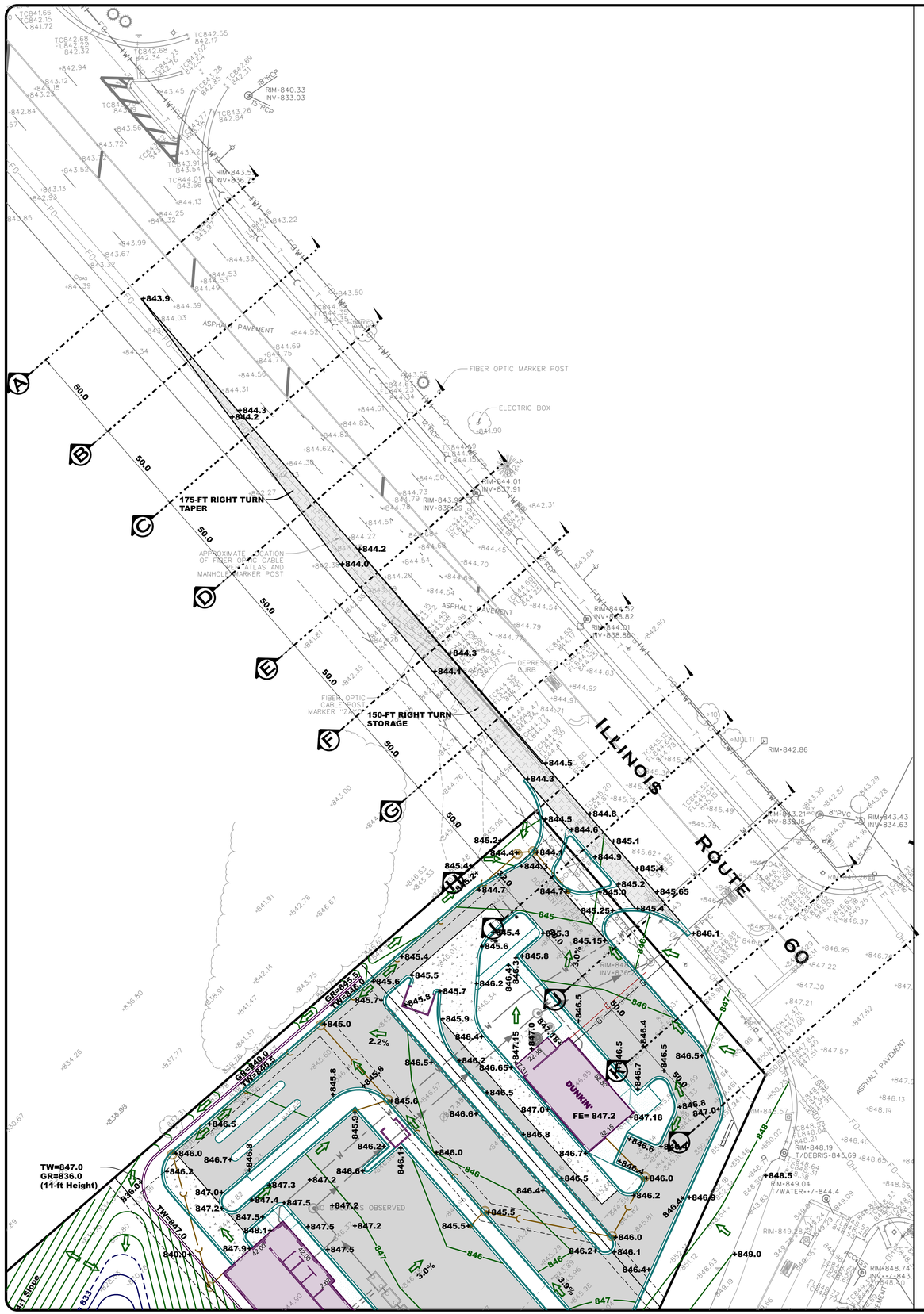
JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

SHEET TITLE:

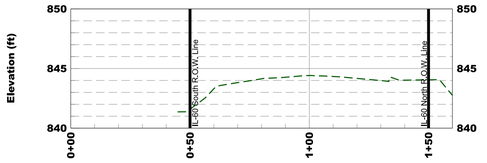
GRADING PLAN

SHEET NAME **C-3.1**

SHEET # 03 of 14



PROFILE A



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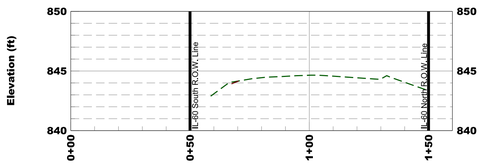

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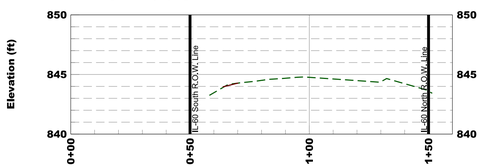

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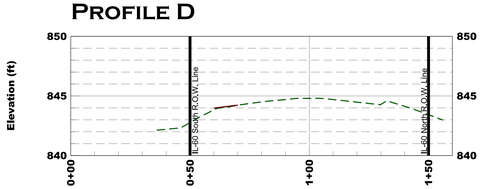

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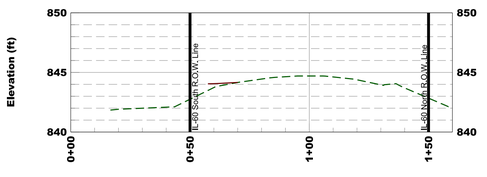

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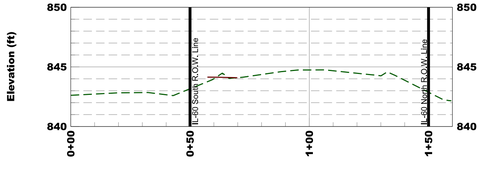

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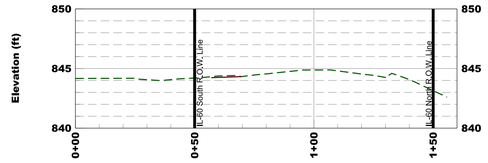

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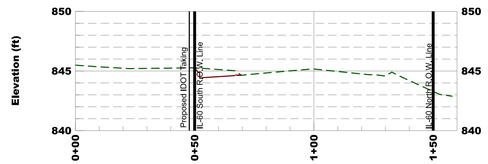
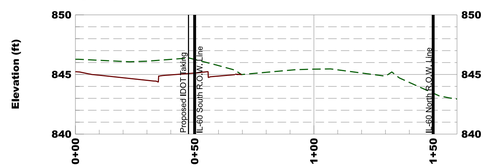


SECTION I



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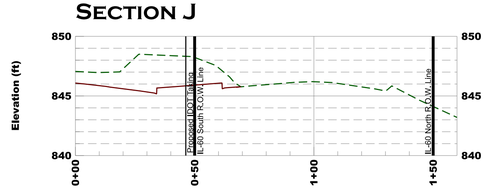

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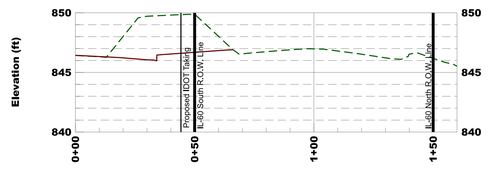

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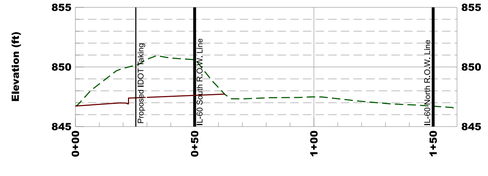

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DESIGN FIRM LICENSE NO. 184003101

0 30 60

GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Arch America Inc.
1010 Jorie Blvd, Suite 100
Oak Brook, IL 60523
Phone: 847.690.1776

Prepared For:
Dream Clean Operating Company
1035 Greenleaf Ave.
Elk Grove Village, IL 60007
email: mcarvello@dreamcleanusa.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
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062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

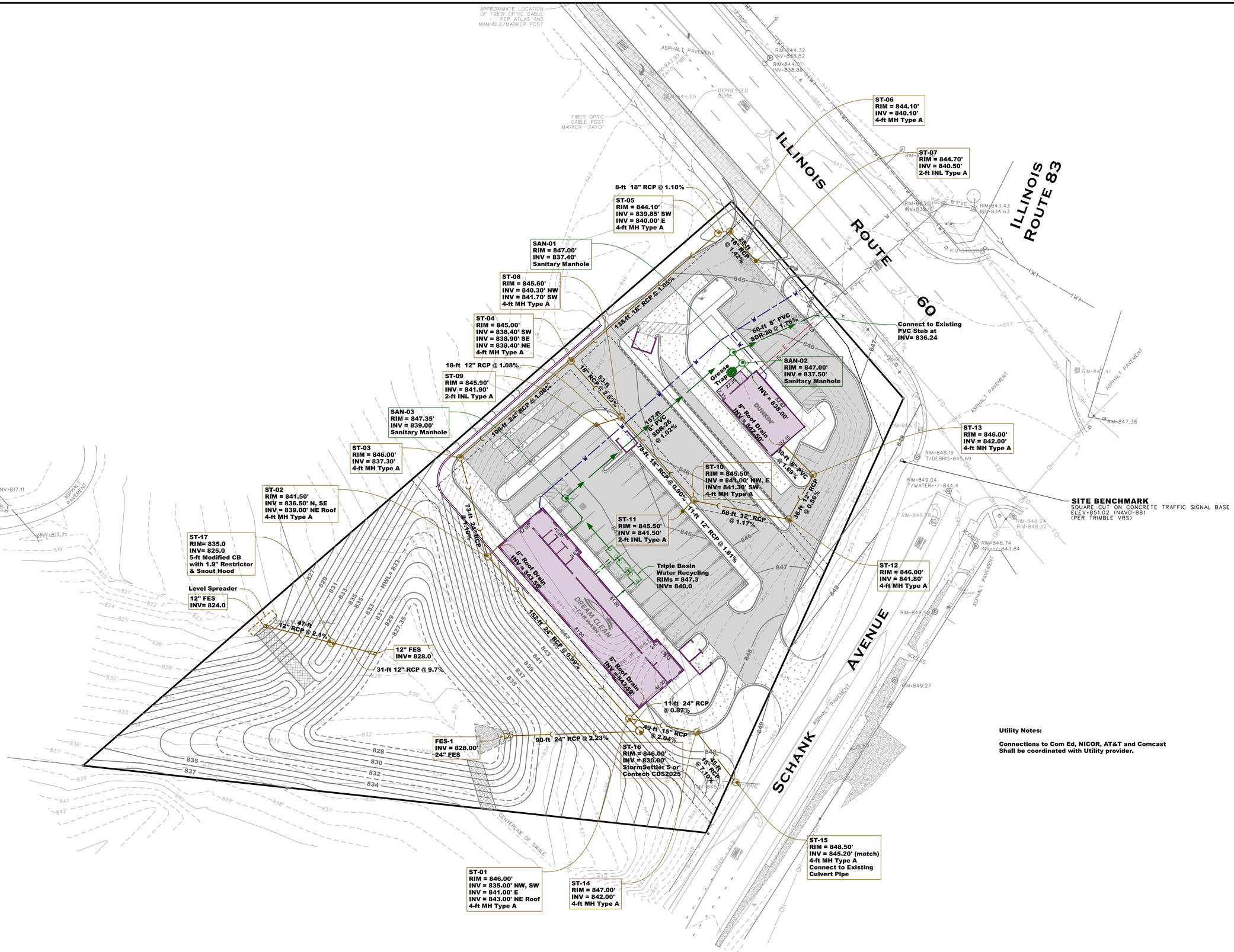
JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:

IDOT SECTIONS

SHEET NAME: C-3.2

SHEET # 04 of 14



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DESIGN FIRM LICENSE NO. 184003101

0 30 60

GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Arch America Testing Corp.
1570 Oakbrook Drive, Suite 210
Grayslake, IL 60030
Phone: 847.548.1700

Prepared For:
Dream Clean Operating Company
635 Greenleaf Ave.
Elgin, IL 60120
email: mcarmody@dreamcleancar.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
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Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:

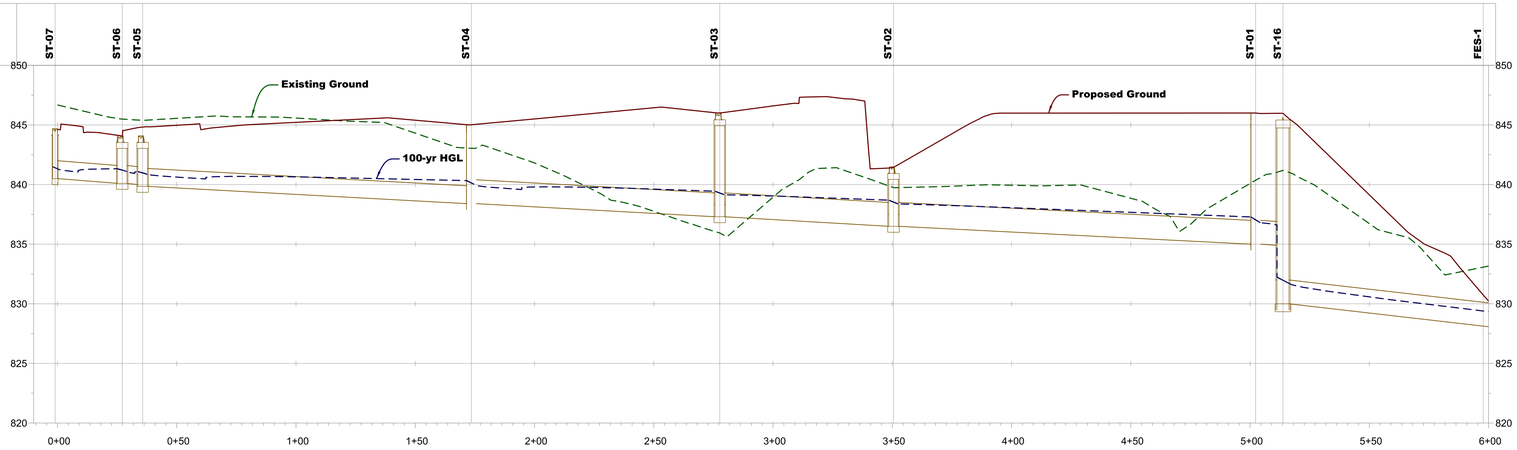
UTILITY PLAN

SHEET NAME: C-4.1

SHEET # 05 of 14

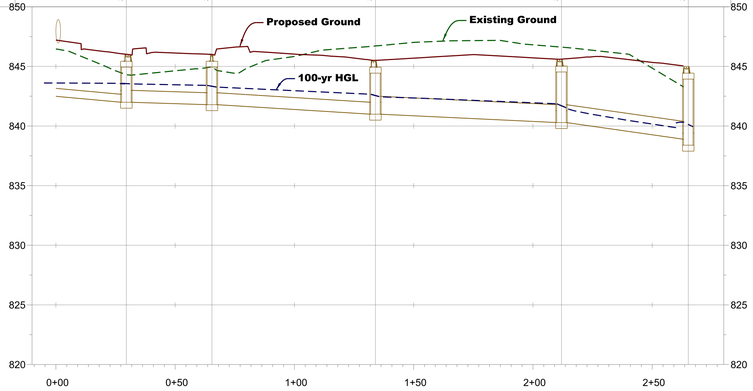
E:\ACTIVE-PROJECTS\45041-224410-Lake\ENGR-RS\45041 Mundelein Dream Clean FinalEngr.dgn, Model: C-4.1, Date: 1/16/2026

Storm Sewer Profile



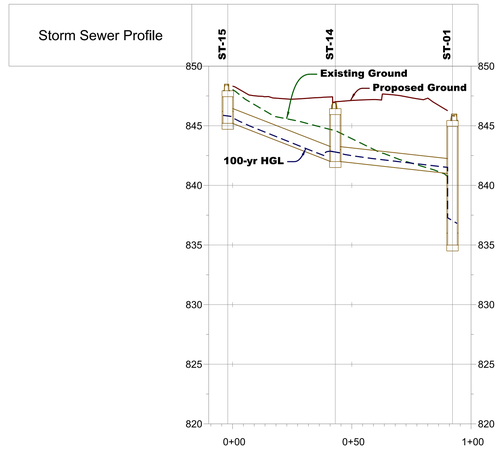
Pipe Name	SS-07	SS-06	SS-05	SS-04	SS-03	SS-02	SS-16	SS-01
Flow	4.6 cfs	6.8 cfs	6.9 cfs	18.4 cfs	18.9 cfs	19.6 cfs	23.5 cfs	23.5 cfs
Capacity	12.5 cfs	11.4 cfs	10.8 cfs	23.2 cfs	23.7 cfs	22.5 cfs	21.1 cfs	33.8 cfs
Diameter	18"	18"	18"	24"	24"	24"	24"	24"
Slope	1.42%	1.18%	1.05%	1.06%	1.10%	0.99%	0.87%	2.23%
Rim Elevation	844.70	844.10	844.10	845.00	846.00	841.50	846.00	846.00 / 830.25
Invert Elevation	840.50	840.10 / 840.10	840.00 / 839.85	838.40	838.40 / 837.30	837.30 / 836.50	836.50	835.00 / 835.00 / 834.90 / 830.00 / 828.00
Length	28-ft	8-ft	138-ft	104-ft	73-ft	152-ft	11-ft	90-ft

Storm Sewer Profile



Pipe Name	SS-Dunkin1	SS-13	SS-12	SS-10	SS-08
Flow	0.5 cfs	2.1 cfs	3.4 cfs	9.2 cfs	10.3 cfs
Capacity	2.0 cfs	2.7 cfs	3.9 cfs	10.0 cfs	17.0 cfs
Diameter	8"	12"	12"	18"	18"
Slope	1.69%	0.56%	1.17%	0.90%	2.63%
Rim Elevation	846.00	846.00	845.50	845.60	845.00
Invert Elevation	842.50 / 842.00	842.00 / 841.80	841.80 / 841.00	841.00 / 840.30	840.30 / 838.90
Length	30-ft	36-ft	68-ft	78-ft	53-ft

Storm Sewer Profile



Pipe Name	SS-15	SS-14
Flow	2.0 cfs	3.2 cfs
Capacity	17.2 cfs	9.2 cfs
Diameter	15"	15"
Slope	7.10%	2.04%
Rim Elevation	848.50	847.00 / 846.00
Invert Elevation	845.20	842.00 / 842.00 / 841.00
Length	45-ft	49-ft

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GRAPHIC SCALE - FEET

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ARCH AMERICA
Phone: 847.697.0778
30 North LaSalle, Suite 2710
Chicago, IL 60602

Prepared For:
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605 Greenleaf Ave.
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email: mcarvello@dreamcleanusa.com

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Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

SHEET TITLE:

STORM SEWER PROFILES

SHEET NAME **C-4.2**

SHEET # 06 of 14

LAKE COUNTY EROSION CONTROL NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING,
AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

PIPE OUTLET TO FLAT AREA

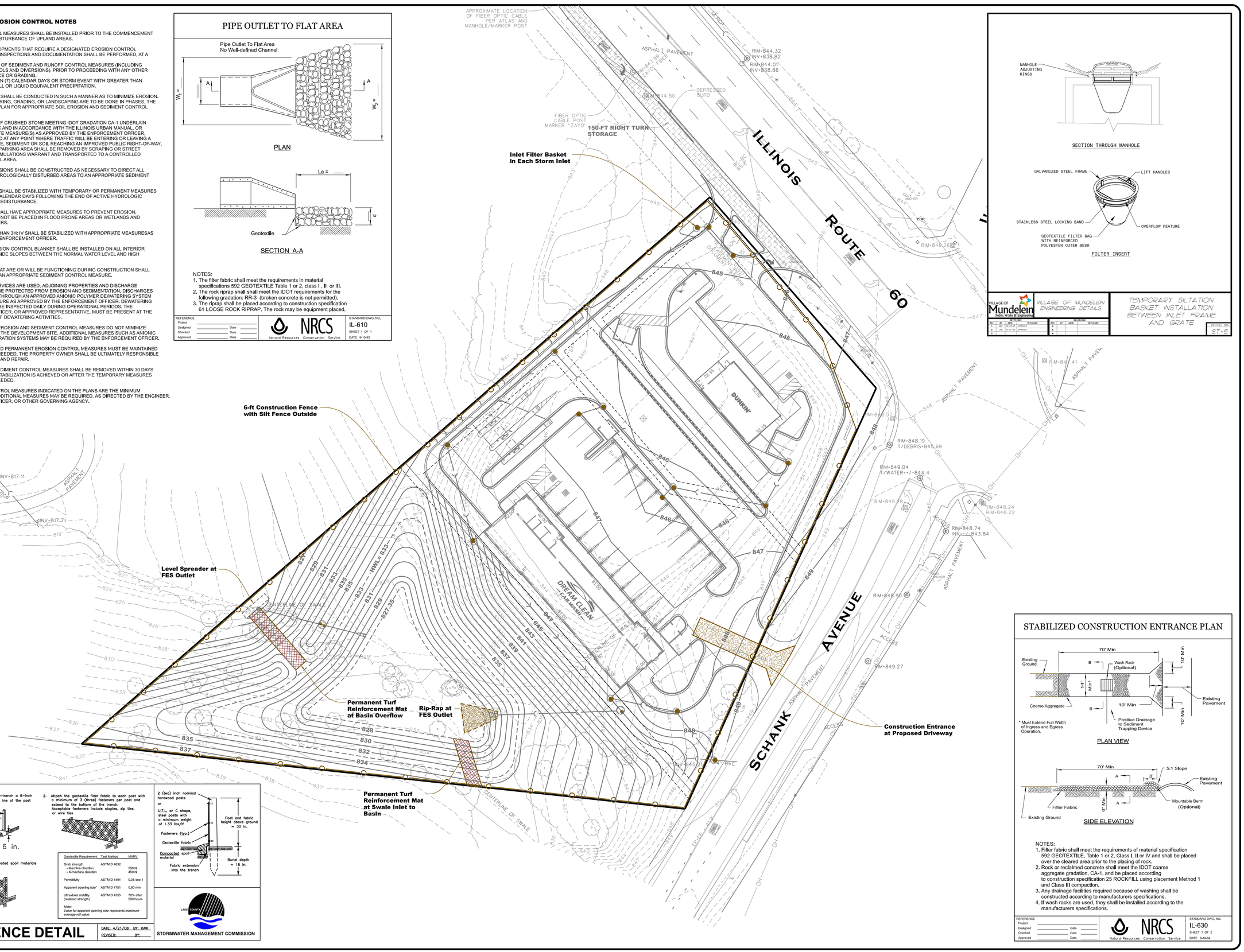
Pipe Outlet To Flat Area
No Well-defined Channel

PLAN

SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I , II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR-3 (broken concrete is not permitted).
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-610
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE 5-15-93
Approved	Date		



SECTION THROUGH MANHOLE

FILTER INSERT

VILLAGE OF Mundelein Public Works & Engineering	VILLAGE OF MUNDELEIN ENGINEERING DETAILS	TEMPORARY SILTATION BASKET INSTALLATION BETWEEN INLET FRAME AND GRATE
REVISIONS: NO. / BY / DATE / REVISION		DETAIL NO. ST-5

STABILIZED CONSTRUCTION ENTRANCE PLAN

* Must Extend Full Width of Ingress and Egress Operation.

PLAN VIEW

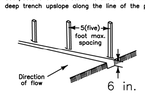
SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet the IDOT coarse aggregate gradation, CA-1, and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used, they shall be installed according to the manufacturers specifications.

REFERENCE		NRCS	STANDARD DWG. NO.
Project		Natural Resources Conservation Service	IL-630
Designed	Date		SHEET 1 OF 2
Checked	Date		DATE 8-18-94
Approved	Date		

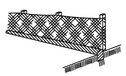
SILT FENCE DETAIL

1. Set posts and excavate or slit-trench a 6-inch deep trench upslope along the line of the post



2. Attach the geotextile filter fabric to each post with a minimum of 3 (three) fasteners per post and extend to the bottom of the trench. Acceptable fasteners include staples, zip ties, or wire ties

3. Backfill and compact the excavated spoil materials



Geotextile Requirement	Test Method	MARV
Grab strength - Machine direction - X-machine direction	ASTM D 4632	550 N 450 N
Permittivity	ASTM D 4491	0.05 sec-1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

*Note: Value for apparent opening size represents maximum average roll value.

LAKE COUNTY

STORMWATER MANAGEMENT COMMISSION

DATE: 4/21/08 BY: KAW
REVISED: BY:

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0 30 60
GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCHITECTURE AMERICA

Prepared For:
Dream Clean Operating Company
605 Greenleaf Ave.
Wilmette, IL 60091
email: mcarvello@dreamcleanusa.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	09-30-2025	Initial Submittal	
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lane	
	01-16-2026	Revise per Village review	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NAME: C-5.1

SHEET # 07 of 14

STORM WATER POLLUTION PREVENTION PLAN

THE FOLLOWING PLAN IS ESTABLISHED AND INCORPORATED INTO THE PROJECT TO ASSIST THE CONTRACTOR IN THE PLACEMENT OF TEMPORARY EROSION CONTROL SYSTEMS AND TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN FOR COMPLIANCE UNDER NPDES PERMIT NUMBER ILR10.

THE PURPOSE OF THIS PLAN IS TO MINIMIZE EROSION WITHIN THE CONSTRUCTION SITE AND TO LIMIT SEDIMENTS FROM LEAVING THE CONSTRUCTION SITE BY UTILIZING PROPER TEMPORARY EROSION CONTROL SYSTEMS AND PROVIDING GROUND COVER WITHIN A REASONABLE AMOUNT OF TIME.

CERTAIN EROSION CONTROL FACILITIES SHALL BE INSTALLED BY THE CONTRACTOR AT THE BEGINNING OF CONSTRUCTION. OTHER ITEMS SHALL BE INSTALLED BY THE CONTRACTOR AS NEEDED OR AS DIRECTED BY THE ENGINEER ON A CASE BY CASE SITUATION DEPENDING ON THE CONTRACTOR'S SEQUENCE OF ACTIVITIES, TIME OF YEAR, AND EXPECTED WEATHER CONDITIONS.

THE CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEMS AND SEEDING WITHIN A TIME FRAME SPECIFIED HEREIN OR AS DIRECTED BY THE ENGINEER, THEREFORE MINIMIZING THE AMOUNT OF AREA SUSCEPTIBLE TO EROSION AND REDUCING THE AMOUNT OF TEMPORARY SEEDING.THE ENGINEER WILL DETERMINE IF ANY TEMPORARY EROSION CONTROL SYSTEMS SHOWN IN THE PLAN CAN BE DELETED AND IF ANY ADDITIONAL TEMPORARY EROSION CONTROL SYSTEMS, WHICH ARE NOT INCLUDED IN THIS PLAN, SHALL BE ADDED. THE CONTRACTOR SHALL PERFORM ALL WORK AS DIRECTED BY THE ENGINEER AND AS SHOWN IN THE DETAILS.

1. SITE DESCRIPTION:

A. DESCRIPTION OF THE NATURE OF THE CONSTRUCTION ACTIVITY OR DEMOLITION WORK:

1. THE PROJECT CONSISTS OF TWO COMMERCIAL BUILDINGS TO BE CONSTRUCTED ON PREVIOUSLY UNDEVELOPED LAND.

2. CONSTRUCTION ACTIVITIES INCLUDE:

   A. EARTH EXCAVATION AND EMBANKMENT.

   B. TRENCHING FOR UTILITY AND STORM SEWER INSTALLATION.

   C. VARIOUS PAVEMENT ITEMS, INCLUDING SIDEWALKS, STREETS AND DRIVEWAYS.

   D. BUILDING FOUNDATIONS AND SUPERSTRUCTURES.

   E. LANDSCAPING.

   F. OTHER MISCELLANEOUS ITEMS OF CONSTRUCTION.

B. A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB SOILS FOR MAJOR PORTIONS OF THE SITE:

1. INSTALL TEMPORARY EROSION CONTROL MEASURES (MAINTENANCE THROUGHOUT)
2. CLEAR VEGETATION / GRUBBING.
3. MASS GRADING / STOCKPILING
4. STORAGE OF CONSTRUCTION MATERIALS ON SITE.
5. TRENCHING FOR UTILITIES.
6. FINE GRADING FOR ROAD IMPROVEMENTS.
7. FINAL LOT GRADING.
8. REMOVAL OF TEMPORARY EROSION CONTROL MEASURES WHEN DISTURBED AREAS ARE SUBSTANTIALLY ESTABLISHED (>75%).

C. AN ESTIMATE OF THE TOTAL AREA OF THE SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY CLEARING, GRUBBING, EXCAVATION, GRADING, ON SITE OR OFF-SITE STOCKPILING OF SOILS AND STORAGE OF MATERIALS, OR OTHER ACTIVITIES:

1. TOTAL PROPERTY AREA = 2.92 ACRES
2. PROJECT DISTURBED AREA = 2.92 ACRES

D. AN ESTIMATE OF THE RUNOFF COEFFICIENT OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED AND EXISTING DATA DESCRIBING THE SOIL OR THE QUALITY OF ANY DISCHARGE FROM THE SITE.

1. PROPOSED RUNOFF C = 0.66
2. PREDOMINANT UNDERLYING SOIL TYPE = MARKHAM SILT LOAM

E. A SITE MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFF-SITE SEDIMENT TRACKING, AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, LOCATIONS OF ON-SITE OR OFF-SITE SOIL STOCKPILING OR MATERIAL STORAGE, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER OR MS4. FOR SITES DISCHARGING TO AN MS4, A SEPARATE MAP IDENTIFYING THE LOCATION OF THE CONSTRUCTION SITE AND THE LOCATION WHERE THE MS4 DICHARGES TO SURFACE WATER MUST ALSO BE INCLUDED.

1. SEE EROSION CONTROL PLAN SHEET WITHIN THIS SWPPP.
2. SEE STORM SEWER ROUTE TO SURFACE DISCHARGE ON NEXT SHEET.

F. THE NAME OF THE RECEIVING WATER(S) AND THE ULTIMATE RECEIVING WATER(S), AND AREAL EXTENT OF WETLAND ACREAGE AT THE SITE:

1. SITE DISCHARGES TO EXISTING DRAINAGE SWALE NEAR SOUTHWEST PROPERTY CORNER.
2. ULTIMATE RECEIVING WATER = MANITOU CREEK - FOX RIVER
3. WETLAND ACREAGE = 0.0

2. CONTROLS:

A. EROSION AND SEDIMENT CONTROLS

SEE THE EROSION CONTROL PLAN SHEET OF THIS SWPPP FOR SITE SPECIFIC IMPLEMENTATION OF REQUIRED EROSION AND SEDIMENT CONTROLS.

THE PERMITTEE SHALL DESIGN, INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:

1. CONTROL STORM WATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION.
2. CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION.
3. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROJECT PHASING OR OTHER APPROPRIATE TECHNIQUES.
4. MINIMIZE THE DISTURBANCE OF STEEP SLOPES.
5. MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE. INSTALL SEDIMENT CONTROLS ALOG ANY PERIMETER AREAS OF THE SITE THAT ARE DOWNSLOPE FROM ANY EXPOSED SOIL OR OTHER DISTURBED AREAS, WITH BOTH ENDS OF THE PERIMETER CONTROL INSTALLED UPSLOPE (E.G. 45 DEGREES) TO PREVENT STORMWATER FROM CIRCUMVENTING THE EDGE OF THE PERIMETER CONTROL. AFTER A STORM EVENT, IF THERE IS EVIDENCE OF STORMWATER CIRCUMVENTING OR UNDERCUTTING THE PERIMETER CONTROL, EXTEND CONTROLS AND/OR REPAIR UNDERCUT AREAS TO FIX THE PROBLEM.
6. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, UNLESS INFILTRATION WOULD BE INADVISABLE DUE TO THE UNDERLYING GEOLOGY (E.G. KARST TOPOGRAPHY) AND GROUND WATER CONTAMINATION CONCERNS, OR INFEASIBLE DUE TO SITE CONDITIONS.
7. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
8. MINIMIZE SEDIMENT TRACK-OUT. WHERE SEDIMENT HAS BEEN TRACKED OUT FROM YOUR SITE ONTO PAVED ROADS,SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE OF YOUR SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE THE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. YOU ARE PROHIBITED FROM HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY WATER OF THE U.S., OR TO ANY STORMWATER CONVEYANCE OR STORM DRAIN INLET, OR CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, UNLESS THE FEATURE IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL.
9. MINIMIZE DUST. ON AREAS OF EXPOSED SOILS, MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.

B. STABILIZATION PRACTICES

STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED IN PARAGRAPHS (I) AND (II) BELOW:
(I) WHERE THE INITIATION OF STABILIZED MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
(II) ON AREAS WHERE CONTSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL BE DESCRIBED IN THE SWPPP.
(III) STABILIZATION IS NOT REQUIRED FOR EXIT POINTS AT LINEAR CONSTRUCTION SITES THAT ARE USED ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVIDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK-OUT.

A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, INCLUDING WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OF A PORTION OF THE SITE, ALONG WITH A RECORD OF WHEN STABILIZATION MEASURES ARE INITIATED MUST BE KEPT WITH THE SWPPP.

A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, INCLUDING WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE OF A PORTION OF THE SITE, ALONG WITH A RECORD OF WHEN STABILIZATION MEASURES ARE INITIATED MUST BE KEPT WITH THE SWPPP.

DESCRIPTION OF STABILIZATION PRACTICES DURING CONSTRUCTION:

1. DURING CONSTRUCTION, AREAS OUTSIDE THE CONSTRUCTION LIMITS AS OUTLINED PREVIOUSLY HEREIN SHALL BE PROTECTED. THE CONTRACTOR SHALL NOT USE THIS AREA FOR STAGING (EXCEPT AS DESCRIBED ON THE PLANS AND DIRECTED BYTHE ENGINEER), PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT, STORAGE OF MATERIALS, OR OTHER CONSTRUCTION RELATED ACTIVITIES.

2. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS AS DIRECTED BY THE ENGINEER. THE COST OF THIS MAINTENANCE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR EARTH EXCAVATION AND EROSION CONTROL.

3. THE TEMPORARY EROSION CONTROL SYSTEMS SHALL BE REMOVED AS DIRECTED BY THE ENGINEER AFTER USE IS NO LONGER NEEDED OR NO LONGER FUNCTIONING. THE COST OF THIS REMOVAL SHALL BE INCLUDED IN THE UNIT BID PRICE FOR VARIOUS TEMPORARY EROSION CONTROL PAY ITEMS.

4. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON SITE.

5. SURFACES OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS ACHIEVED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN EXPOSED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

6. IF AN EARTH STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROVIDED FOR SAID STOCKPILE.

7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

8. ANY SOIL, MUD, OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREETS SHALL BE REMOVED IMMEDIATELY.

9. SEE EROSION CONTROL PLAN SHEET WITHIN THIS SWPPP FOR MORE INFORMATION.

C. STRUCTURAL PRACTICES

SEE THE EROSION CONTROL PLAN AND DETAILS WITHIN THIS SWPPP FOR SITE SPECIFIC IMPLEMENTATION OF REQUIRED STRUCTURAL PRACTICES.

STRUCTURAL PRACTICES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE PRACTICABLE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CWA.
(I) THE FOLLOWING DESIGN REQUIREMENTS APPLY TO SEDIMENT BASINS IF SUCH STRUCTURAL PRACTICES WILL BE INSTALLED TO REDUCE SEDIMENT CONCENTRATIONS IN STORM WATER DISCHARGES:
   A. WHEN DISCHARGING FROM THE SEDIMENT BASIN, UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE IN ORDER TO MINIMIZE THE DISCHARGE.
   B. MINIMIZE EROSION OF THE SEDIMENT BASIN USING STABILIZATION CONTROLS (E.G. EROSION CONTROL BLANKETS), AT THE INLET AND OUTLET USING EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES.
   C. SEDIMENT BASINS SHALL BE DESIGNED TO FACILITATE MAINTENANCE, INCLUDING SEDIMENT REMOVAL FROM THE BASINS, AS NECESSARY.
(II) THE FOLLOWING REQUIREMENTS APPLY TO PROTECTING STORM DRAIN INLETS:
   A. INSTALL INLET PROTECTION MEASURES THAT MINIMIZE SEDIMENT FROM DISCHARGES PRIOR TO ENTRY INTO ANY STORM DRAIN INLET THAT CARRIES STORMWATER FLOW FROM YOUR SITE TO A WATER OF THE U.S., PROVIDED YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET
   B. CLEAN, OR REMOVE AND REPLACE, THE PROTECTION MEASURES AS SEDIMENT ACCUMULATES, THE FILTER BECOMES CLOGGED, AND/OR PERFORMANCE IS COMPROMISED. WHERE THERE IS EVIDENCE OF SEDIMENT ACCUMULATION ADJACENT TO THE INLET PROTECTION MEASURE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL BY THE SAME BUSINESS DAY IS NOT FEASIBLE.
   C. WHERE INLET PROTECTION MEASURES ARE NOT REQUIRED BECAUSE THE STORM DRAIN INLETS TO WHICH YOUR SITE DISCHARGES ARE CONVEYED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL, INCLUDE A SHORT DESCRIPTION OF THE CONTROL THAT RECEIVES THE STORMWATER FLOW FROM THE SITE.

DESCRIPTION OF STRUCTURAL PRACTICES DURING CONSTRUCTION:

1. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

2. SILT FENCES SHALL BE ESTABLISHED AT THE LIMITS OF CONSTRUCTION TO PROTECT AGAINST DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE.

3. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL STABILIZED CONSTRUCTION ENTRANCE DRIVE.

DESCRIPTION OF STRUCTURAL PRACTICES AFTER FINAL GRADING:

1. TEMPORARY EROSION CONTROL SYSTEMS SHALL BE LEFT IN PLACE WITH PROPER MAINTENANCE UNTIL PERMANENT EROSION CONTROL IS IN PLACE AND WORKING PROPERLY AND ALL PROPOSED TURF AREAS SEEDED AND ESTABLISHED.

2. ONCE PERMANENT EROSION CONTROL SYSTEMS AS PROPOSED IN THE PLANS ARE FUNCTIONAL AND ESTABLISHED, TEMPORARY ITEMS SHALL BE REMOVED, CLEANED UP, AND DISTURBED TURF RESEEDED.

MISCELLANEOUS:

1. TEMPORARY DITCH CHECKS SHALL BE LOCATED AT EVERY 1.5 FT. FALL/RISE IN DITCH GRADE.

2. TEMPORARY EROSION CONTROL SEEDING SHALL BE APPLIED AT THE RATE OF 100 LBS./ACRE UNLESS OTHERWISE NOTED.

3. STRAW BALES, HAY BALES, PERIMETER EROSION BARRIER AND SILT FENCES WILL NOT BE PERMITTED FOR TEMPORARY OR PERMANENT DITCH CHECKS. DITCH CHECKS SHALL BE COMPOSED OF AGGREGATE, SILT PANELS, ROLLED EXCELSIOR, URETHANE FOAM/GEOTEXTILE (SILT WEDGES), AND /OR ANY OTHER MATERIAL APPROVED BY THE EROSION AND SEDIMENT CONTROL COORDINATOR.

4. ALL EROSION CONTROL PRODUCTS FURNISHED SHALL BE SPECIFICALLY RECOMMENDED BY THE MANUFACTURER FOR THE USE SPECIFIED IN THE EROSION CONTROL PLAN. PRIOR TO THE APPROVAL AND USE OF THE PRODUCT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A NOTARIZED CERTIFICATION BY THE PRODUCER STATING THE INTENDED USE OF THE PRODUCT AND THAT THE PHYSICAL PROPERTIES REQUIRED FOR THIS APPLICATION ARE MET OR EXCEEDED. THE CONTRACTOR SHALL PROVIDE MANUFACTURER INSTALLATION PROCEDURES TO FACILITATE THE ENGINEER IN CONSTRUCTION INSPECTION.

D. USE OF TREATMENT CHEMICALS

THE USE OF POLYMER FLOCCULANTS OR TREATMENT CHEMICALS AT THE SUBJECT SITE IS NOT ANTICIPATED. SWPPP WILL BE REVISED TO INCLUDE CHEMICAL TREATMENT IF SUCH TREATMENT IS FOUND TO BE NECESSARY.

E. BEST MANAGEMENT PRACTICES FOR IMPAIRED WATERS

THE SUBJECT SITE DOES NOT DRAIN TO AN IMPAIRED WATER.

F. POLLUTION PREVENTION

THE PERMITTEE SHALL DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THEDISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH MEASURES MUST BE DESIGNED, INSTALLED, IMPLEMENTED AND MAINTAINED TO:
(I) MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;

(II) MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORM WATER. MINIMIZATION TO EXPOSURE IS NOT REQUIRED FOR ANY PRODUCTS OR MATERIALS WHERE THE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS. OR WHEN EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSES LITTLE RISK OF STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE);

(III) MINIMIZE THE EXPOSURE OF FUEL, OIL, HYDRAULIC FLUIDS, OTHER PETROLEUM PRODUCTS, AND OTHER CHEMICALS BY STORING IN COVERED AREAS OR CONTAINMENT AREAS. ANY CHEMICAL CONTAINER WITH A STORAGE OF 55 GALLONS OR MORE MUST BE STORED A MINIMUM OF 50 FEET FROM RECEIVING WATERS, CONSTRUCTED OR NATURAL SITE DRAINAGE FEATURES, AND STORM DRAIN INLETS. IF INFEASIBLE DUE TO SITE CONSTRAINTS, STORE CONTAINERS AS FAR AWAY AS THE SITE PERMITS AND DOCUMENT IN YOUR SWPPP THE SPECIFIC REASONS WHY THE SO-FOOT SETBACK IS INFEASIBLE AND HOW THE CONTAINERS WILL BE STORED; AND

(IV) MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES.

G. OTHER CONTROLS

(I) WASTE DISPOSAL. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(II) THE PERMITTEE SHALL ENSURE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

(III) FOR CONSTRUCTION SITES THAT RECEIVE CONCRETE OR ASPHALT FROM OFF-SITE LOCATIONS, THE PLAN MUST IDENTIFY AND INCLUDE APPROPRIATE CONTROLS AND MEASURES TO REDUCE OR ELIMINATE DISCHARGES FROM THESE ACTIVITIES. SEE CONCRETE WASHOUT FACILITY LOCATION AND DETAIL FOR MORE INFORMATION.

(IV) THE PERMITTEE SHALL NOTIFY LOCAL MUNICIPALITY OR COUNTY AND FOLLOW REQUIRED SPILL RESPONSE PROCEDURES AND PROVISIONS IF THERE ARE RELEASES IN EXCESS OF REPORTABLE QUANTITIES.

(V) THE PERMITTEE SHALL ENSURE THAT REGULATED HAZARDOUS OR TOXIC WASTE MUST BE STORED AND DISPOSED IN ACCORDANCE WITH ANY APPLICABLE STATE AND FEDERAL REGULATIONS.

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DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Phone: 847.590.1818
Fax: 847.590.1819

Prepared For:
Dream Clean Operating Company
605 Overlook Ave.
Lake Bluff, IL 60044
email: mcarvelli@dreamcleancw.com

DREAM CLEAN CAR WASH

BY	DATE	REVISION DESCRIPTION
	09-30-2025	Initial Submittal
	11-10-2025	Dunkin Revisions
	12-16-2025	Add R60 Right Turn Lane
	01-16-2026	Revise per Village review

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

SHEET TITLE:

SWPPP NARRATIVE

SHEET NAME: C-5.2

SHEET # 08 of 14

IN ORDER TO SATISFY THE EROSION CONTROL REQUIREMENTS AS OUTLINED IN THE NPDES PERMIT (ILRIO), THE FOLLOWING FORMS ARE REQUIRED:
FOR NPDES eREPORTING HELP CONTACT THE HELP DESK AT 877-227-8965 OR NPDESeREPORTING@EPA.GOV

FORM	RESPONSIBILITY	WHEN	WHERE TO SEND
STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLAN:	DESIGN ENGINEER	DURING DESIGN	SUBMIT ELECTRONICALLY TO IEPA ALONG WITH NOI AND KEEP IN PROJECT EROSION CONTROL FILE
NOTICE OF INTENT (N.O.I.)	OPERATOR OF THE CONSTRUCTION SITE	30 DAYS BEFORE CONSTRUCTION BEGINS	EPA NeT on the Central Data Exchange (CDX) https://cdxnodengn.epa.gov/net-cgp/action/login
NPDES/EROSION CONTROL INSPECTION REPORT	QUALIFIED EROSION CONTROL INSPECTOR OR P.E. HIRED BY OPERATOR OF THE SITE	WEEKLY AND AFTER MORE THAN 0.5 IN. PRECIPITATION	KEEP IN PROJECT EROSION FILE (3 YEARS) COPY TO CONTRACTOR
INCIDENCE OF NON-COMPLIANCE (I.O.N.) IL 532 2105 WPC 624 Rev. 10/2011 https://www2.illinois.gov/epa/Documents/epa-forms/water/storm-water/incidence-non-compliance-construction.pdf	OPERATOR OF THE CONSTRUCTION SITE	WITHIN 5 DAYS OF ANY INCIDENCE OF NON-COMPLIANCE	ORIGINAL BY CERTIFIED MAIL TO IEPA DIVISION OF WATER POLLUTION CONTROL COPY TO CONTRACTOR
NOTICE OF TERMINATION (N.O.T.)	OPERATOR OF THE CONSTRUCTION SITE	FINAL STABILIZATION	EPA NeT on the Central Data Exchange (CDX) https://cdxnodengn.epa.gov/net-cgp/action/login

THE FORMS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE TO PROVIDE INFORMATION FOR THE ASSISTANCE OF THE OWNER IN PREPARING THE SUBMITTALS REQUIRED UNDER NPDES PERMIT No. ILR10.

THE OWNER MUST SIGN THE N.O.I. FORM ON THE EPA NeT ON THE CENTRAL DATA EXCHANGE (CDX) ONCE THE FORM HAS BEEN SUCCESSFULLY SUBMITTED AND SIGNED, OWNER MUST PRINT A COPY OF THE NOI AND SEND ALONG WITH THE FEE CHECK TO THE ADDRESS SHOWN BELOW.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTENTION: PERMIT SECTION
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

FEE AMOUNT:
LESS THAN 5 ACRES: $250
MORE THAN 5 ACRES: $750

3. MAINTENANCE

A. CONSTRUCTION IS COMPLETE AFTER FINAL INSPECTION AND ACCEPTANCE BY THE VILLAGE OF MUNDELEIN. MAINTENANCE UP TO THIS DATE WILL BE BY THE CONTRACTOR.

B. WHERE A BASIN HAS BEEN INSTALLED TO CONTROL SEDIMENT DURING CONSTRUCTION ACTIVITIES, THE PERMITTEES SHALL KEEP THE BASIN IN EFFECTIVE OPERATING CONDITION AND REMOVE ACCUMULATED SEDIMENT AS NECESSARY. SEDIMENT SHALL BE REMOVED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL OR MORE FREQUENTLY. MAINTENANCE OF ANY SEDIMENT BASIN SHALL INCLUDE A POST CONSTRUCTION CLEAN OUT OF ACCUMULATED SEDIMENT IF THE BASIN IS TO REMAIN IN PLACE.

C. OTHER EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED AND CLEANED AS NECESSARY TO KEEP STRUCTURES IN EFFECTIVE OPERATING CONDITION, INCLUDING REMOVAL OF EXCESS SEDIMENT AS NECESSARY.

4. INSPECTIONS:

Qualified personnel (provided by the permittee) shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm or by the end of the following business or work day that is 0.50 inches or greater. Qualified personnel means a person knowledgeable in the principles and practices of erosion and sediment controls measures, such as a licensed Professional Engineer (P.E.), a Certified Professional In Erosion and Sediment Control (CPESC), a Certified Erosion Sediment and Storm Water Inspector (CESSWI), a Certified Stormwater Inspector (CSI), a person that has successfully completed the Federal CGP Inspector Training offered by USEPA, or other knowledgeable person who possesses the skills to assess conditions at the construction site that could impact storm water quality and to assess the effectiveness of any sediment and erosion control measures selected to control the quality of storm water discharges from the construction activities. Areas inaccessible during inspections due to flooding or other unsafe conditions shall be inspected within 72 hours of becoming accessible.

a. Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions (when ground and/or airtemperatures are at or below 32 degrees Fahrenheit). Weekly inspections will recommence when construction activities are conducted, or if there is a 0.50 inches or greater rain event, or a discharge due to snowmelt occurs.

b. Disturbed areas, areas used for storage of materials that are exposed to precipitation and all areas where stormwater typically flows within the site shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. All locations where stabilization measures have been implemented shall be observed to ensure that they are still stabilized. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

c. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the inspection:
(i) The inspection date;
(ii) Names and titles of personnel performing the Inspection;
(iii) Approximate times that the dewatering discharge began and ended on the day of inspection;
(iv) Estimates of the rate (in gallons per day) of discharge on the day of inspection;
(v) Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

d. Based on the results of the inspection, the description of potential pollutant sources identified in the storm water pollution prevention plan in accordance with Part IV.D.1 (Site Description) of this permit and the pollution prevention control measures identified in the plan in accordance with Part IV.D.2 (Controls) of this permit shall be revised as appropriate as soon as practicable after such inspection to minimize the potential for such discharges. Such modifications shall provide for timely implementation of any changes to the plan and pollution prevention control measures within 7 calendar days following the Inspection.

e. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the Inspection, major observations relating to the implementation of the storm water pollution prevention plan, and actions taken in accordance with paragraph b above shall be made and retained as part of the storm water pollution prevention plan for at least three years from the date that the permit coverage expires or is terminated. All inspection reports shall be retained at the construction site. The report shall be signed in accordance with Part VI.G (Signatory Requirements) of this permit. Any flooding or other unsafe conditions that delay inspections shall be documented in the inspection report.

f. The permittee shall notify the appropriate Agency Field Operations Section office by email at: epa.swnoncomp@illinois.gov , telephone or fax (see Attachment A) within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit. The permittee shall complete and submit within 5 days an "Incidence of Noncompliance" (ION) report for any violation of the storm waler pollution prevention plan observed during any inspection conducted, or for violations of any condition of this permit. Submission shall be on forms provided by the Agency and include specific Information on the cause of noncompliance, actions which were taken to prevent any further causes of noncompliance, and a statement detailing any environmental impact which may have resulted from the noncompliance. Corrective actions must be undertaken immediately to address the identified non-compliance issue(s).

g. All reports of noncompliance shall be signed by a responsible authority as defined in Part VI.G (Signatory Requirements).

h. After the initial contact has been made with the appropriate Agency Field Operations Section Office, all reports of noncompliance shall be mailed to the Agency at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS:

You must take corrective action lo address any of the following conditions identified at your site:
a. A stormwater control needs repair or replacement; or
b. A stormwater control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly; or
c. Your discharges are causing an exceedance of applicable water quality standards; or
d. A prohibited discharge has occurred.
Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report of noncompliance. If it is infeasible to complete the installation or repair within seven (7) calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the stormwater control(s) and making il operational as soon as feasible after the 7-day timeframe.
In the event that maintenance is required for the same slormwaler control at the same location three or more times, the control shall be repaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific reoccurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES:

Except for flows from fire fighting activities, there shall be no sources of non-storm water combined with the storm water discharge.

NOTICE OF INTENT:

To receive authorization under this general permit (ILR10), a discharger must submit a completed Notice of Intent (NOI) In sufficient time to allow a 30 day review period after the receipt of the NOI by the Illinois Environmental Protection Agency. The NOI form must be completed and signed in the US EPA NPDES eReporting Tool which is part of the Central Data Exchange (CDX). Owner must create a CDX account at https://cdxnodengn.epa.gov/net-cgp/action/login and verify their Identity as required.

An electronic copy of the storm water pollution prevention plan (SWPPP) that has been prepared for the site shall be submitted electronically to the EPA NeT at the time of NOI submission. Any changes to the SWPPP must be uploaded to the EPA NeT.

A discharger may submit an NOI after the start of construction. In such Instances, the IEPA may bring an enforcement action for any discharges of storm water associated with industrial activity from a construction site that have occured on or after the start of construction.

Dischargers who fail to notify the IEPA / EPA NeT of their Intent to be covered, and discharge storm water associated with construction site activity to Waters of the State without an NPDES permit, are In violation of the Environmental Protection Act and Clean Water Act.

NOTICE OF TERMINATION:

Where a site has been finally stabilized and all storm water discharges from construction sites that are authorized by this permit (ILR10) are eliminated, the permittee of the facility must submit a completed Notice of Termination

Final Stabilization means that all soil disturbing activities at the site have been completed, and either of the two following conditions are met:
(i) A uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or
(ii) Equivalent permanent stabilization measures (such as the use of riprap, gablons, or geotextiles) have been employed.

MAKE DOCUMENTS PUBLICLY AVAILABLE:

All storm water pollution prevention plans (SWPPP) and all completed inspection forms/ reports required under this permit are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided, However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

KEEPING PLANS CURRENT:

The permittee shall amend the plan whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to Waters of United States and which has not otherwise been addressed in the plan or if the storm water pollution prevention plan proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified under paragraph D.2, or In otherwise achieving the general objectives of controlling pollutants In storm water discharges associated with construction site activity. In addition, the plan shall be amended to Identify any new contractor and/or subcontractor that will implement a measure of the storm water pollution prevention plan. Amendments to the plan may be reviewed by the Agency in the same manneras Part IV.B. The SWPPP and site map must be modified within 7 days for any changes to construction plans, stormwater controls or other activities at the site that are no longer accurately reflected In the SWPPP. Any revisions of the documents for the SWPPP shall be kept on site at all times.

RETENTION OF RECORDS:

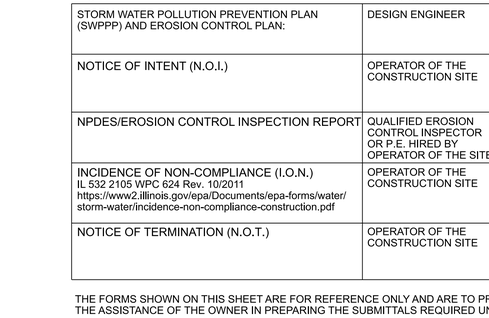
A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, and records of all data used to complete the Notice of Intent to be covered by this permit, for a period of at least three years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Illinois Environmental Protection Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization.

SEE NPDES PERMIT No. ILR10 FOR FULL REQUIREMENTS:

Copy of General NPDES Permit No. ILR10 located at:
https://epa.illinois.gov/content/dam/soi/en/web/epa/topics/forms/water-permits/storm-water/documents/general-npdes-permit-ilr10-construction.pdf

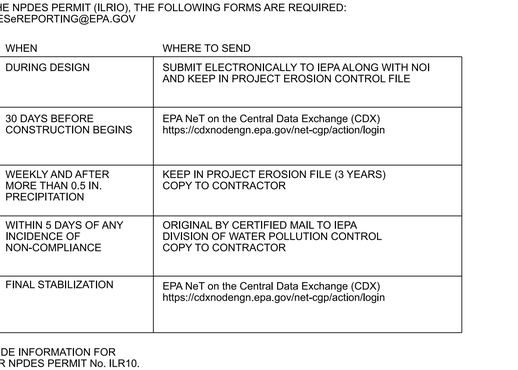
SEDIMENT BASIN DEWATERING DEVICE



SECTION ON CENTERLINE

NOTES:
1. Slotted inlets shall be fabricated from corrugated metal or smooth steel.
2. Slots shall be cut cleanly and deburred. Ends of slots may be round or square.
3. Gravel filter, if used, shall be pit run sand and gravel with a maximum particle diameter of 2".
4. Fabricated or standard elbow; fabricated or standard tee with the pipe or plug in upstream end; or standard tee with one end embedded in concrete.
5. Thirty 1" diameter holes per foot of riser may be substituted for the 1"x 4" slots for 6" diameter risers.
6. Drain pipe shall be the same material and gauge as the principle spillway pipe.
7. Slot spacing and size shall be as shown on standard drawing IL-580.
8. Coupling bands shall be as shown on standard drawing IL-580.

REFERENCE			STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IUM-615
Designed	Date		SHEET 1 OF 1
Checked	Date		DATE 9-22-93
Approved	Date		



NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.

2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

1" @ 1" proj.	No Scale	ABBREVIATIONS	TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL	Designed / Drawn: B. JOHNSON 6/08 / Checked / Approved

Illinois Environmental Protection Agency Page 1 of 2

Bureau of Water 1021 N. Grand Avenue E. P.O. Box 19276 Springfield Illinois 62794-9276

Division of Water Pollution Control
Construction Site Storm Water Discharge Incidence of Non-Compliance (ION)

This fillable form may be completed online, a copy saved locally, printed and signed before it is submitted to the Compliance Assurance Section at the above address. You may email this completed form to: epa.swnoncomp@illinois.gov

For Office Use Only
Permit No. ILR10____

Permittee Information:
Name: _____
Street Address: _____ P.O. Box: _____
City: _____ State: _ Zip Code: _____ County: _____
Phone: _____ Email: _____

Construction Site Information:
Site Name: _____
Street Address: _____
City: _____ State: IL Zip Code: _____
Latitude: ____ ____ ____ Longitude: ____ ____ ____
(Deg) (Min) (Sec) (Deg) (Min) (Sec) Section Township Range

Cause of Non-Compliance

Actions Taken to Prevent Any Further Non-Compliance

Environmental Impact Resulting From the Non-Compliance

Actions Taken to Reduce the Environmental Impact Resulting From the Non-Compliance

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Owner Signature: Date:

Printed Name: Title:

IL 532 2105 WPC
624 Rev. 10/2011

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed $50,000 for the violation and an additional civil penalty of not to exceed $10,000 for each day during which the violation continues (415 ILCS 5/42) and may also prevent this form from being processed and could result in your application being denied. This form has been approved by the Forms Management Center.

DIVISION OF WATER POLLUTION CONTROL
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
FIELD OPERATIONS SECTION

GUIDELINES FOR COMPLETION OF INCIDENCE OF NON-COMPLIANCE (ION) FORM

Complete and submit this form for any violation of the Storm Water Pollution Prevention Plan observed during any inspection conducted, including those not required by the SWPPP. Please adhere to the following guidelines:

Initial submission within 24 hours by email, telephone or fax (see region fax numbers) of any incidence of non-compliance for any violation. Submit email copy to: epa.swnoncomp@illinois.gov. After 24 hour notification, submit signed original ION within 5 days to the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance #19
Post Office Box 19276
Springfield, Illinois 62794-9276

FIELD OPERATIONS HEADQUARTERS
Bruce Yurdin, Manager
Phone: 217/782-3362 Fax: 217/785-1225
EMAIL: epa.swnoncomp@illinois.gov

Region 1 - ROCKFORD
Chuck Corley, Manager
Phone: 815/987-7760 Fax: 815/987-7005

Region 2 - DESPLAINES
Jay Patel, Manager
Phone: 847/294-4000 Fax: 847/294-4058

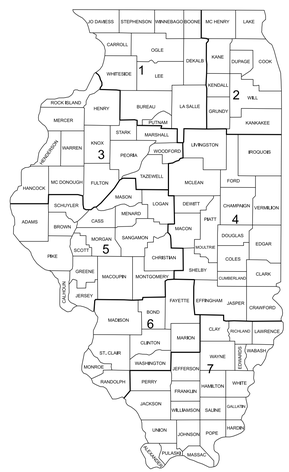
Region 3 - PEORIA
Jim Kammueller, Manager
Phone: 309/693-5463 Fax: 309/693-5467

Region 4 - CHAMPAIGN
Joe Koronowski, Manager
Phone: 217/278-5800 Fax: 217/278-5808

Region 5 - SPRINGFIELD
Bruce Yurdin, FOS Manager
Phone: 217/782-3362 Fax: 217/785-1225

Region 6 - COLLINSVILLE
Bruce Yurdin, FOS Manager
Phone: 217/782-3362 Fax: 217/785-1225

Region 7 - MARION
Byron Marks, Manager
Phone: 618/993-7200 Fax: 618/997-5467



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GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARGO AMERICA
Argo America, LLC
1010 Jorie Blvd, Suite 310
Oak Brook, IL 60523
Phone: 847.987.8700

Prepared For:
Dream Clean Operating Company
605 Deerfield Ave.
Deerfield, IL 60015
email: mcarvelli@dreamcleanusa.com

DREAM CLEAN CAR WASH

REV #	DATE	REVISION DESCRIPTION	BY
1	09-30-2025	Initial Submittal	
2	11-10-2025	Dunkin Revisions	
3	12-16-2025	Add Rt9 Right Turn Lnae	
4	01-16-2026	Revise per Village review	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

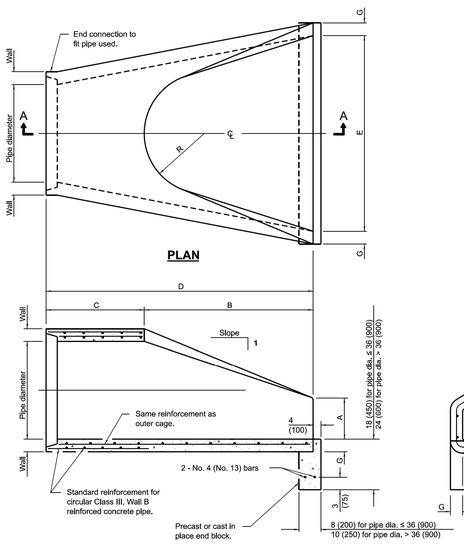
JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:

SWPPP NOTES

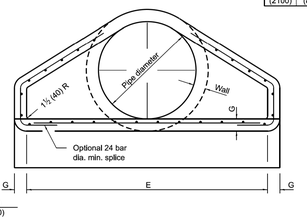
SHEET NAME C-5.3

SHEET # 09 of 14



PLAN

SECTION A-A



END VIEW

PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0½" (1.241 m)	6'-0⅞" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2¼ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2½ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2¾ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1½" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1⅞" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34⅞ (883)	8'-1½" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	5550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-9" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

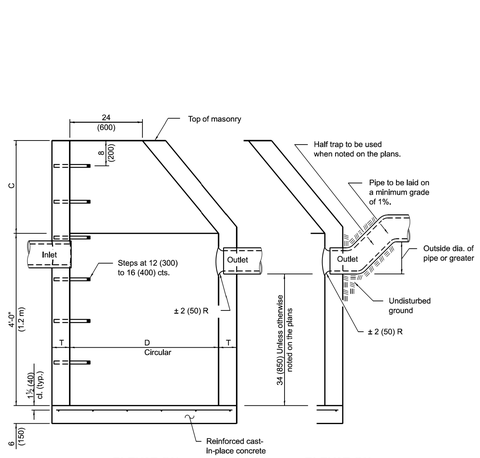
APPROVED January 1, 2011
ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BPI 1404

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on
	Section A-A. Changed 'inner'
	to 'outer' cage. ref.
1-1-09	Switched units to English (metric).

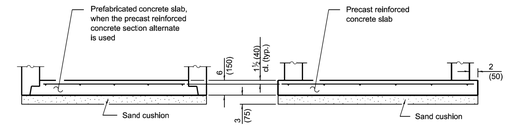
PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03



ELEVATION (Standard Outlet)

ELEVATION (Half Trap)



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-In-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

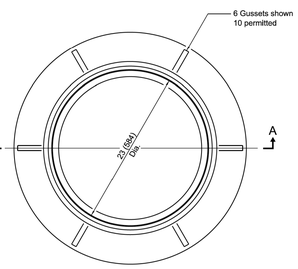
APPROVED January 1, 2011
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BPI 1404

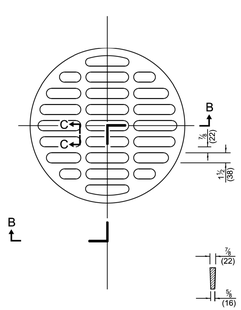
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note.
	Detail rein. in slabs. Revised
	general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

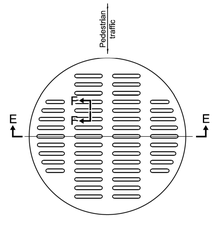
STANDARD 602001-02



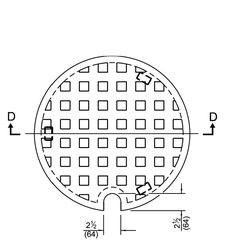
CAST FRAME



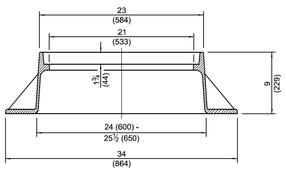
CAST OPEN LID



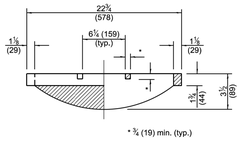
ADA COMPLIANT CAST OPEN LID



CAST CLOSED LID
Gray Iron Lid



SECTION A-A
Gray Iron



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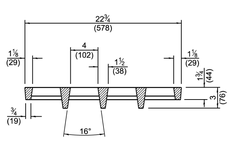

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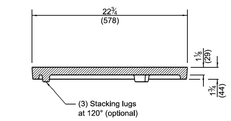
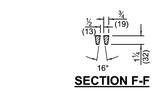


SECTION D-D

SECTION C-C



SECTION F-F

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

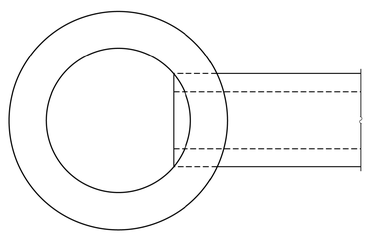
APPROVED January 1, 2020
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2020
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BPI 1404

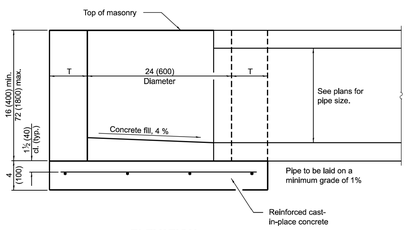
DATE	REVISIONS
1-1-20	Revised dimension in Section B-B
	of cast open lid.
1-1-15	Revised dimensioning of frame.
	Added ADA compliant open lid.

FRAME AND LIDS TYPE 1

STANDARD 604001-05

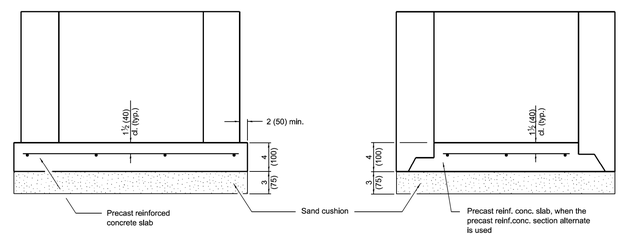


PLAN



ELEVATION

ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)



ALTERNATE METHODS

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2014
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/BPI 1404

DATE	REVISIONS
1-1-14	Increased height to
	72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max.
	limit to hight. Added general notes.

INLET - TYPE A

STANDARD 602301-04

WEBSTER, MCGRATH & AHLBERG, LTD.

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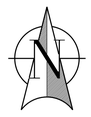


0 30 60

GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Phone: 847.540.1776
1010 Lake Street, Suite 310
Oak Park, IL 60301

Prepared For:
Dream Clean Operating Company
605 Greenleaf Ave.
Wilmette, IL 60091
email: mcarvello@dreamcleancar.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	09-30-2025	Initial Submittal	
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lnae	
	01-16-2026	Revise per Village review	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

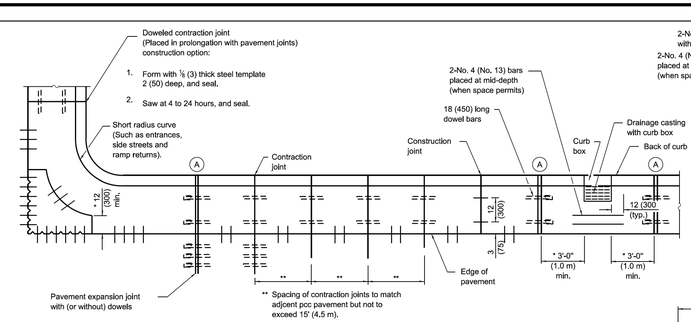
JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

SHEET TITLE:

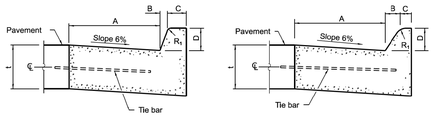
CIVIL DETAILS 1

SHEET NAME: **C-6.1**

SHEET # 10 of 14



PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



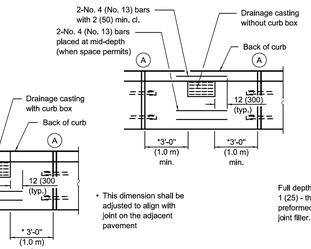
BARRIER CURB

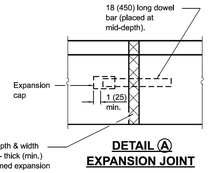
TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-8.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

MOUNTABLE CURB

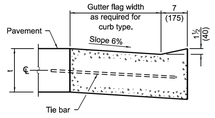
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



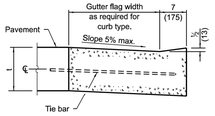


DETAIL Ⓐ
EXPANSION JOINT

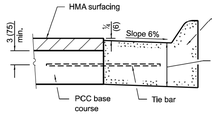
* This dimension shall be adjusted to align with joint on the adjacent pavement



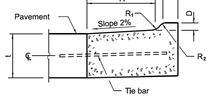
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

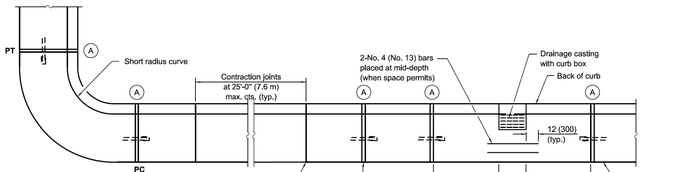
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar
	spacing to 36 (900) cts.

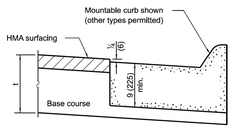
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08

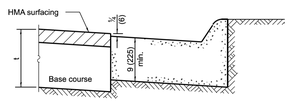
Illinois Department of Transportation
APPROVED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTR 1-1-22



PLAN



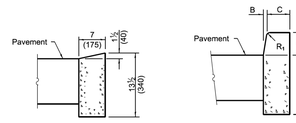
ON DISTURBED SUBGRADE



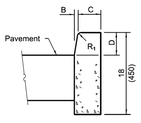
ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

Illinois Department of Transportation
APPROVED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTR 1-1-22

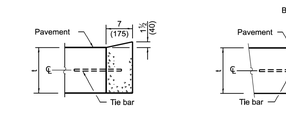


DEPRESSED CURB

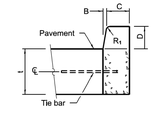


BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB



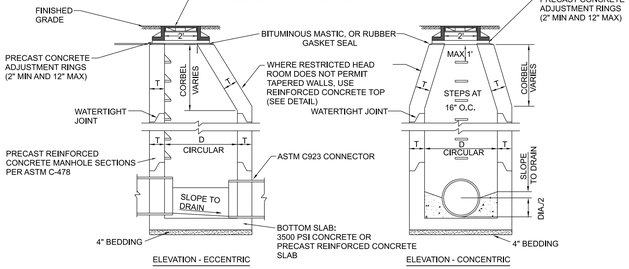
BARRIER CURB

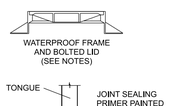
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

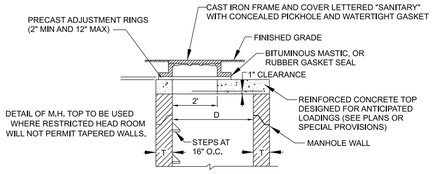
CONCRETE CURB TYPE B

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 2 of 2)

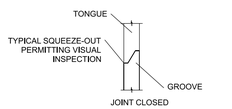
STANDARD 606001-08







REINFORCED CONCRETE TOP

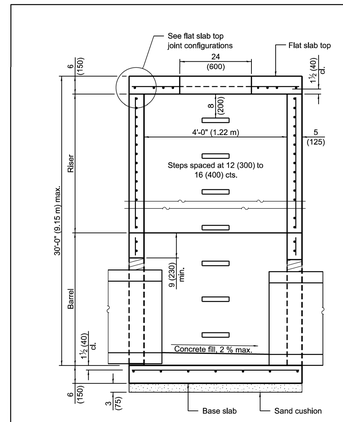


WATER TIGHT JOINT DETAIL

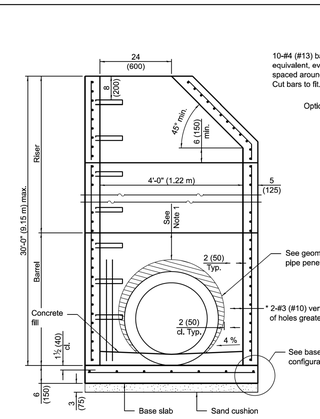
1. MANHOLES TO HAVE PRECAST "RUBBER BOOTS" CONFORMING TO ASTM C-923 AT ALL PIPE CONNECTIONS.
2. SANITARY MANHOLES SUBJECT TO SATURATION SOIL CONDITIONS OR SURFACE SUBMERGENCE SHALL BE EQUIPPED WITH CHIMNEY SEALS AND WATER-TIGHT BOLTED DOWN MANHOLE COVERS.
3. MASTIC SEALANT OR RUBBER GASKET SEAL MUST BE APPLIED BETWEEN CONCRETE & FLANGE OF FRAME BEFORE LID BOLTS ARE TIGHTENED.
4. SAFETY LANDINGS REQUIRED FOR MANHOLES GREATER THAN 28 FEET DEPTH (RIM TO INVERT). MAXIMUM VERTICAL SPACING OF SAFETY LANDING IS 20 FEET.
5. FOR DROP CONNECTIONS, USE DROP CONNECTION MANHOLE DETAIL.
6. FOR ONLINE CONNECTIONS GREATER THAN 15 INCHES, USE DOGHOUSE MANHOLE DETAIL.

ALT MATERIALS FOR WALLS	D	T (MIN.)
PRECAST REINFORCED CONCRETE SECTION	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN
CAST-IN-PLACE CONCRETE	4 FEET 5 FEET 6 FEET	4 IN 5 IN 6 IN

SANITARY MANHOLE

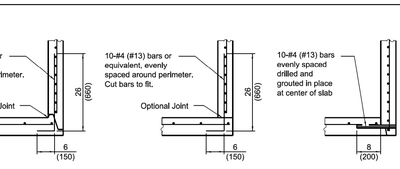


SECTION PARALLEL TO PIPE
(Without conical top riser)

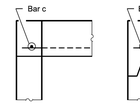


SECTION PERPENDICULAR TO PIPE
(With conical top riser)

* As an alternate, the barrel wall reinforcement may be reduced to riser wall reinforcement with #3 (#10) bars placed around the pipe penetration holes as shown. This option may be utilized when the pipe penetration holes are formed as opposed to cored.



BASE SLAB JOINT CONFIGURATIONS



FLAT SLAB TOP JOINT CONFIGURATIONS
(Shown at access hole)

GEOMETRIC LIMITS FOR PIPE PENETRATION HOLES

Note 1: A minimum of 9 (230) of monolithic reinforced concrete shall be maintained above pipe penetration holes > 24 (600).

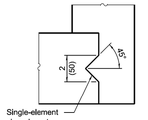
Note 2: A minimum 12 (300) inside arc length of reinforced concrete shall be maintained between pipe penetration holes > 15 (380).

Note 3: A maximum of 60 percent of the inside perimeter of the reinforced concrete manhole walls may be removed.

Note 4: Horizontal joints that intersect pipe penetration holes > 15 (380) shall have one joint splice for every location around the perimeter of the joint where the inside arc length between pipe penetration holes is < 24 (600). See joint splice detail.

Note 5: The recommended pipe penetration hole is equal to the O.D. of the pipe plus 4 (100).

Note 6: Only pipe penetration holes ≤ 15 (380) are allowed in riser sections.



SHEAR KEY GEOMETRY
(Reinforcement not shown for clarity)

GENERAL NOTES

The manufacturer shall ensure that all precast manhole sections are additionally reinforced where required to resist damage from handling, shipping and installation stresses.

Lifting holes shall be located in the sections as per the manufacturer's recommendations.

See Standard 602701 for details of manhole steps.

All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
1-1-21	Revised Note 1 and lift hole
	general note.
3-1-19	Moved wall reinforcement from
	inside face to middle.

PRECAST MANHOLE TYPE A 4' (1.22 m) DIAMETER
(Sheet 1 of 2)

STANDARD 602401-07

Illinois Department of Transportation
APPROVED January 1, 2021
ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2021
ENGINEER OF DESIGN AND ENVIRONMENT
BDE/STR 1-1-21

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WHEATON, ILLINOIS 60187
PH: (630)668-7603 WEB: WWW.WMALTD.COM
DESIGN FIRM LICENSE NO. 184003101

0 30 60
GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCHITECTURE AMERICA
Phone: 847.599.0700
1010 Lake Street, Suite 310
Oak Park, IL 60301
Prepared For:
Dream Clean Operating Company
625 Greenleaf Ave.
Elgin, IL 60120
email: mcarvalho@dreamcleancw.com

DREAM CLEAN CAR WASH

BY	DATE	REVISION DESCRIPTION
	09-30-2025	Initial Submittal
	11-10-2025	Dunkin Revisions
	12-16-2025	Add R60 Right Turn Lane
	01-16-2026	Revise per Village review

REV#

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027
Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	01-16-2026

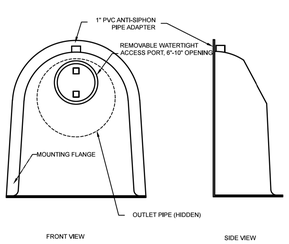
SHEET TITLE:

CIVIL DETAILS 2

SHEET NAME: C-6.2

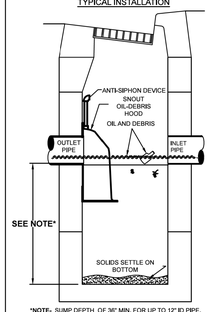
SHEET # 11 of 14

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



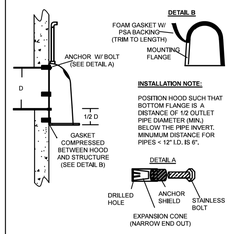
*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 434-0277 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

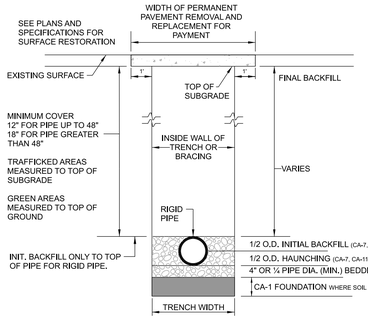
INSTALLATION DETAIL



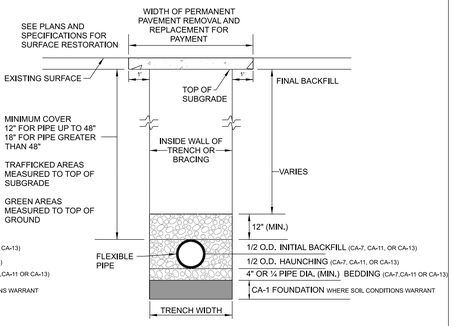
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/15	NONE
	DRAWING NUMBER	SP-SN

RIGID PIPE INSTALLATION DETAIL

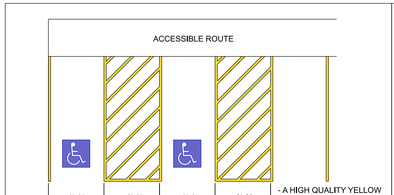


FLEXIBLE PIPE INSTALLATION DETAIL



NOTES:
1. TRENCH WIDTH SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.
3. FINAL BACKFILL SHALL BE TRENCH BACKFILL UNDER AND WITHIN 3-ft OF PAVED AREAS (EXISTING & PROPOSED). FINAL BACKFILL SHALL BE JOB EXCAVATED (CLEAN) MATERIAL UNDER NON-PAVED AREAS.

TRENCH FOR SANITARY & STORM SEWERS



R7-8

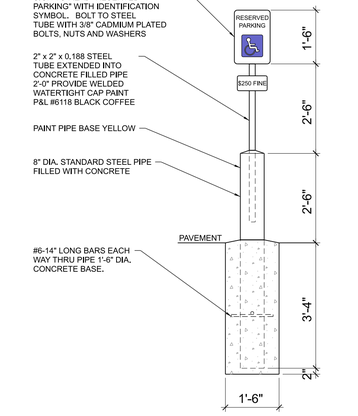
THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE SIGN MUST BE SUPPLEMENTED WITH THE ILLINOIS STANDARD R7-8101 PLATE GIVING THE AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S).

HANDICAPPED SIGN SHALL CONFORM TO THE ILLINOIS RULES OF THE ROAD WITH AMENDMENTS EFFECTIVE JULY 1, 1988

ILLINOIS STANDARD R7-8101

THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12" BY 24" PANEL.

HANDICAP STALL



HANDICAP SIGN

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ARCH AMERICA
Phone: 847.697.0700
Prepared For:
Dream Clean Operating Company
605 Greenleaf Ave.
Elk Grove Village, IL 60007
email: mcarrell@dreamcleanusa.com

DREAM CLEAN CAR WASH

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SCALE:	1"=30'	DATE:	01-16-2026

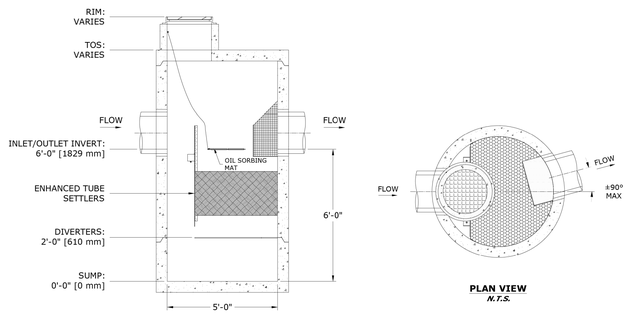
SHEET TITLE:

CIVIL DETAILS 3

SHEET NAME: C-6.3

SHEET # 12 of 14

SITE SPECIFIC DATA			
STRUCTURE ID			WQU
WATER QUALITY FLOW RATE (CFS)			-
PEAK FLOW RATE (CFS)			-
SEDIMENT STORAGE CAPACITY (CF)			22.9
RIM ELEVATION			-
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE	-	RCP	14
OUTLET PIPE	-	RCP	14



ELEVATION VIEW
N.T.S.

PLAN VIEW
N.T.S.

DESIGN NOTES:

1. DESIGN LOADING
   a. LOAD RATING: AASHTO HS-20
   b. ALLOWABLE COVER: 0.50' [152 mm] TO 5.00' [1524 mm]. CONTACT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
   c. WATER TABLE AT OR BELOW OUTLET PIPE INVERT ELEVATION.
   d. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES SUCH AS VEGETATION, BUILDINGS, WALLS, OR FOUNDATIONS.
2. ENGINEER OF RECORD TO CONFIRM THE DESIGN LOADINGS MEET PROJECT REQUIREMENTS. CONTACT STORMTRAP FOR ALTERNATIVE DESIGN LOAD OPTIONS.

GENERAL NOTES:

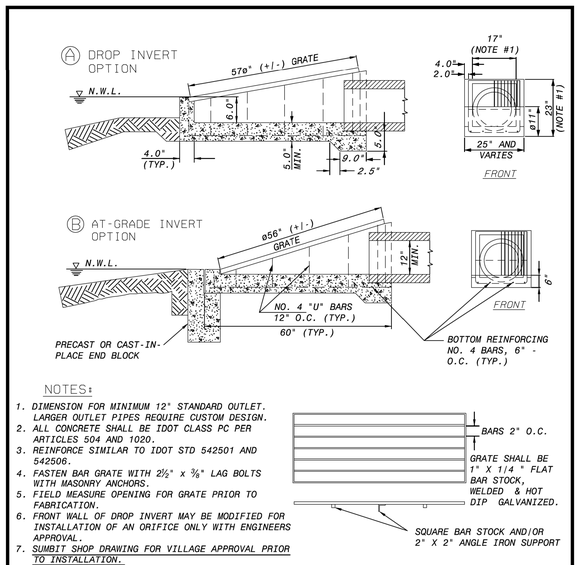
1. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS, WEIGHTS, AND ACCESSORIES, PLEASE CONTACT YOUR STORMTRAP REPRESENTATIVE.
2. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C478.
3. CONTRACTOR TO INSTALL THE STRUCTURE IN ACCORDANCE WITH ASTM C1821.
4. CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO OFFLOAD AND INSTALL UNIT.
5. CONTRACTOR TO PROVIDE AND INSTALL ALL PIPES, FRAMES, COVERS, HATCHES, AND RISERS UNLESS SPECIFIED OTHERWISE.
6. CONTRACTOR TO ADD JOINT SEALANT (PROVIDED BY STORMTRAP) BETWEEN ALL STRUCTURE SECTIONS.

DRAWINGS ARE FOR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

StormSettler™ StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
STORMSETTLER 5 STANDARD DETAIL

DRAWN BY:	DATE:	SCALE:		
CWN	10/14/24	N.T.S.	V1	SHEET 1 OF 1

1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549
F:331-318-5347



NOTES:
1. *DIMENSION FOR MINIMUM 12" STANDARD OUTLET. LARGER OUTLET PIPES REQUIRE CUSTOM DESIGN.*
2. *ALL CONCRETE SHALL BE IDOT CLASS PC PER ARTICLES 504 AND 1020.*
3. *REINFORCE SIMILAR TO IDOT STD 542501 AND 542506.*
4. *FASTEN BAR GRATE WITH 2½" X ⅜" LAG BOLTS WITH MASONRY ANCHORS.*
5. *FIELD MEASURE OPENING FOR GRATE PRIOR TO FABRICATION.*
6. *FRONT WALL OF DROP INVERT MAY BE MODIFIED FOR INSTALLATION OF AN ORIFICE ONLY WITH ENGINEERS APPROVAL.*
7. *SUMBIT SHOP DRAWING FOR VILLAGE APPROVAL PRIOR TO INSTALLATION.*

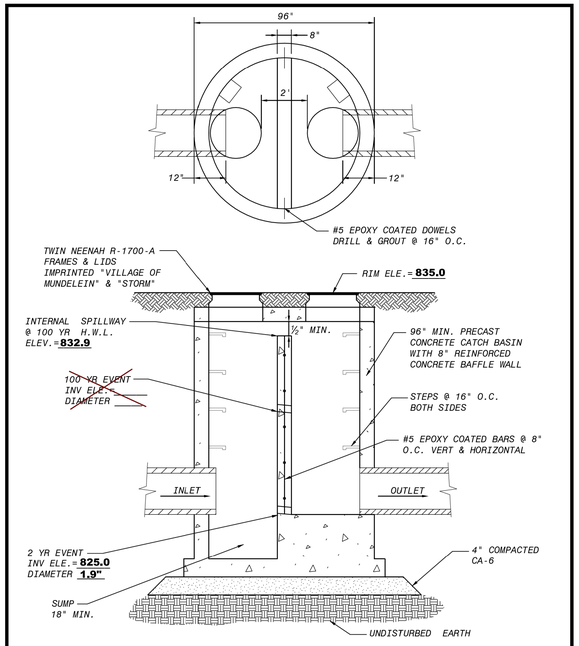
VILLAGE OF Mundelein Public Works & Engineering
VILLAGE OF MUNDELEIN ENGINEERING DETAILS

REVISIONS			
REV.	BY	DATE:	REVISION:
1.	MDJ	04-04-05	APPROVED
2.	JRB	01-01-19	APPROVED
3.			

REVISIONS			
REV.	BY	DATE:	REVISION:
4.			
5.			
6.			

DETENTION POND OUTLET STRUCTURE

DETAIL NO. ST-2



VILLAGE OF Mundelein Public Works & Engineering
VILLAGE OF MUNDELEIN ENGINEERING DETAILS

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2.	JRB	01-01-19	APPROVED
3.			

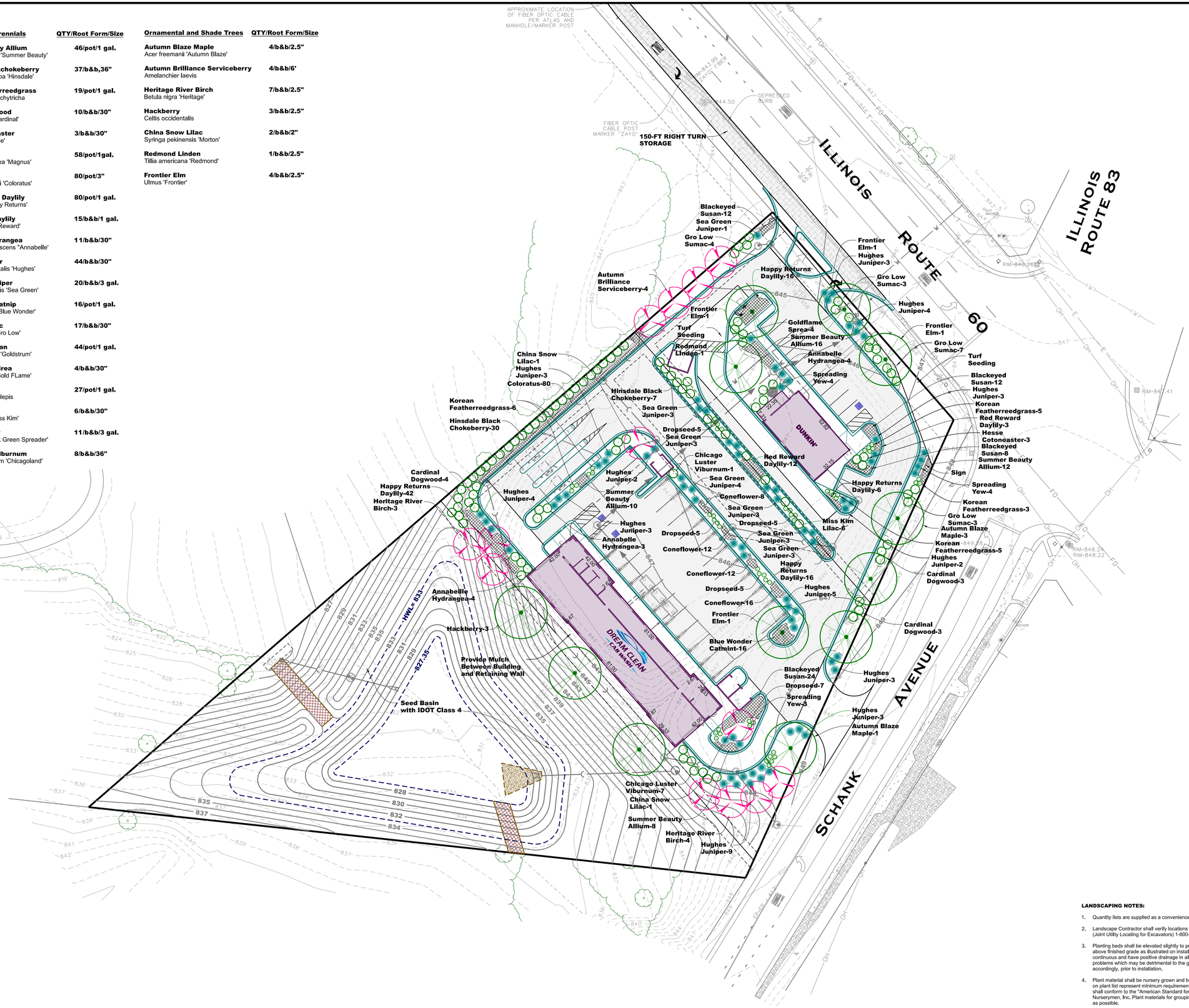
REVISIONS			
REV.	BY	DATE:	REVISION:
4.			
5.			
6.			

RESTRICTOR STRUCTURE

DETAIL NO. ST-4

Shrubs and Perennials	QTY/Root Form/Size
Summer Beauty Allium Allium tanguticum 'Summer Beauty'	**46/pot/1 gal.**
Hinsdale Blackchokeberry Aronia melanocarpa 'Hinsdale'	**37/b&b,36"**
Korean Featherreedgrass Calamagrostis brachytricha	**19/pot/1 gal.**
Cardinal Dogwood Cornus sericea 'Cardinal'	**10/b&b/30"**
Hesse Cotoneaster Cotoneaster 'Hesse'	**3/b&b/30"**
Coneflower Echinacea purpurea 'Magnus'	**58/pot/1gal.**
Coloratus Euonymus fortunei 'Coloratus'	**80/pot/3"**
Happy Returns Daylily Hemorcallis 'Happy Returns'	**80/pot/1 gal.**
Red Reward Daylily Hemorcallis 'Red Reward'	**15/b&b/1 gal.**
Annabelle Hydrangea Hydrangea arborescens "Annabelle'	**11/b&b/30"**
Hughes Juniper Juniperus horizontalis 'Hughes'	**44/b&b/30"**
Sea Green Juniper Juniperus chinensis 'Sea Green'	**20/b&b/3 gal.**
Blue Wonder Catnip Nepeta faassenii 'Blue Wonder'	**16/pot/1 gal.**
Gro Low Sumac Rhus aromatica 'Gro Low'	**17/b&b/30"**
Blackeyed Susan Rudbeckia fulgida 'Goldstrum'	**44/pot/1 gal.**
Gold Flame Spirea Spirea bumalda 'Gold FLame'	**4/b&b/30"**
Dropseed Sporobolus heterolepis	**27/pot/1 gal.**
Miss Kim Lilac Syringa patula 'Miss Kim'	**6/b&b/30"**
Spreading Yew Taxus media 'Dark Green Spreader'	**11/b&b/3 gal.**
Chicagoland Viburnum Viburnum dentatum 'Chicagoland'	**8/b&b/36"**

Ornamental and Shade Trees	QTY/Root Form/Size
Autumn Blaze Maple Acer freemanii 'Autumn Blaze'	**4/b&b/2.5"**
Autumn Brilliance Serviceberry Amelanchier laevis	**4/b&b/6'**
Heritage River Birch Betula nigra 'Heritage'	**7/b&b/2.5"**
Hackberry Celtis occidentalis	**3/b&b/2.5"**
China Snow Lilac Syringa pekinensis 'Morton'	**2/b&b/2"**
Redmond Linden Tillia americana 'Redmond'	**1/b&b/2.5"**
Frontier Elm Ulmus 'Frontier'	**4/b&b/2.5"**



LANDSCAPING NOTES:

1. Quantity lists are supplied as a convenience. The Contractor shall verify all quantities.
2. Landscape Contractor shall verify locations of all underground utilities prior to digging. Contact "J.U.L.I.E" (Joint Utility Locating for Excavators) 1-800-892-0123.
3. Planting beds shall be elevated slightly to provide for proper drainage. Rootballs of trees shall be elevated above finished grade as illustrated on installation details. All grading shall provide slopes which are smooth, continuous and have positive drainage in all areas. Should the Landscape Contractor encounter drainage problems which may be detrimental to the growth of the specified plant materials, the Owner shall be notified accordingly, prior to installation.
4. Plant material shall be nursery grown and be either ball and burlapped or container grown. Sizes indicated on plant list represent minimum requirements. The requirements for measurement, branching and ball size shall conform to the "American Standard for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc. Plant materials for groupings or where symmetry is critical, shall be matched as nearly as possible.
5. Restore all disturbed area with 6" of clean topsoil, Excelsior Blanket and Seed with IDOT Class 1 Seed Mix.

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GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Arch America Testing, Inc.
1570 Oakbrook Drive, Suite 210
Gurnee, IL 60031
Phone: 847.855.1076

Prepared For:
Dream Clean Operating Company
635 Greenleaf Ave.
Elgin, IL 60120
email: mcarrell@dreamcleanusa.com

DREAM CLEAN CAR WASH

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	09-30-2025	Initial Submittal	
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	12-16-2025	Add R60 Right Turn Lane	
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BENEDICT M. BUSSMAN
157-000141
REGISTERED
LANDSCAPE
ARCHITECT
OF
ILLINOIS

BENEDICT BUSSMAN
LICENSE EXPIRES 08/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 01-16-2026

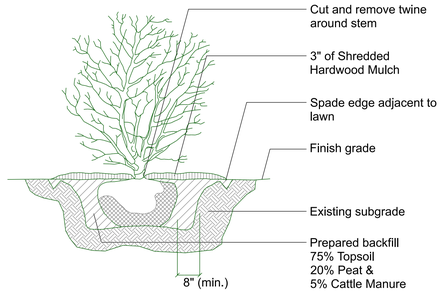
SHEET TITLE:

LANDSCAPE PLAN

SHEET NAME **L-1**

SHEET # 13 of 14

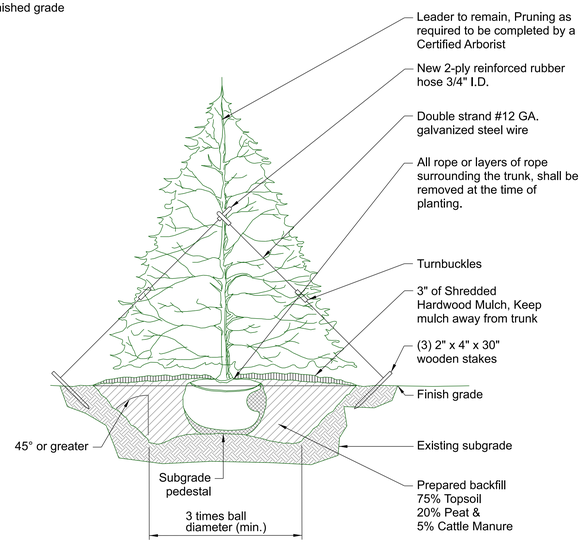
Not to Scale



Shrub Installation Detail

Not to Scale

NOTE:
Top of rootball shall be at finished grade



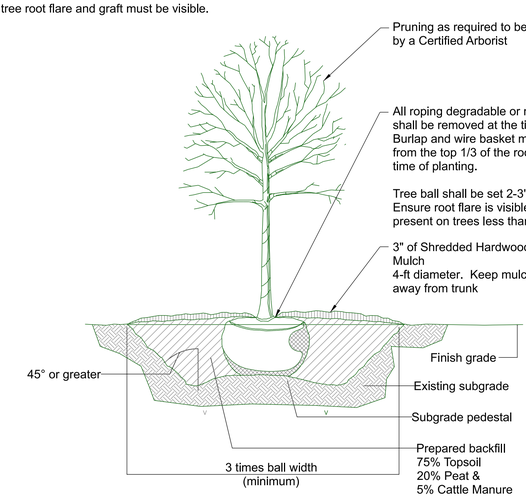
Evergreen Tree Installation Detail

Notes:

Not to Scale

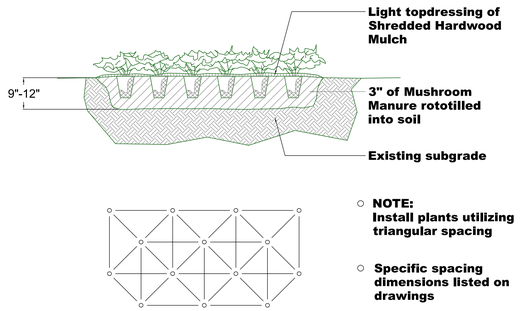
1. Tree Staking is not allowed in the City Parkway. If Parkway Tree does not plumb vertical, the tree is not acceptable and must be removed and replaced.

2. The tree root flare and graft must be visible.



Deciduous Tree Installation Detail

Not to Scale



- **NOTE: Install plants utilizing triangular spacing**
- **Specific spacing dimensions listed on drawings**
- **Consult bulb/perennial distributor for precise planting depths**

Perennial, Groundcover & Ornamental Grass Installation Detail

Webster, McGrath & Ahlberg, Ltd.

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Civil Engineering
Landscape Architecture

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Design Firm License No. 184003101

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GRAPHIC SCALE - FEET

Dream Clean & Dunkin
IL-60 & IL-83, Mundelein

ARCH AMERICA

Prepared For:
Dream Clean Operating Company
925 Greenleaf Ave.
Elk Grove Village, IL 60007
email: mcarvelli@dreamcleanusa.com

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SHEET TITLE:

Landscape Details

SHEET NAME: **L-2**

SHEET # of 14

P.I.N.
10-22-205-030

PRELIMINARY PLAT OF DREAM CLEAN SUBDIVISION

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDE HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

DATED THIS _____ DAY OF _____ A.D. 20_____

_____ _____
IL. REG. PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING
WL= WATER LEVEL
WW= WINDOW WELL
WS= WINDOW SILL
SQ = SQUARE
FT = FEET

LINE LEGEND

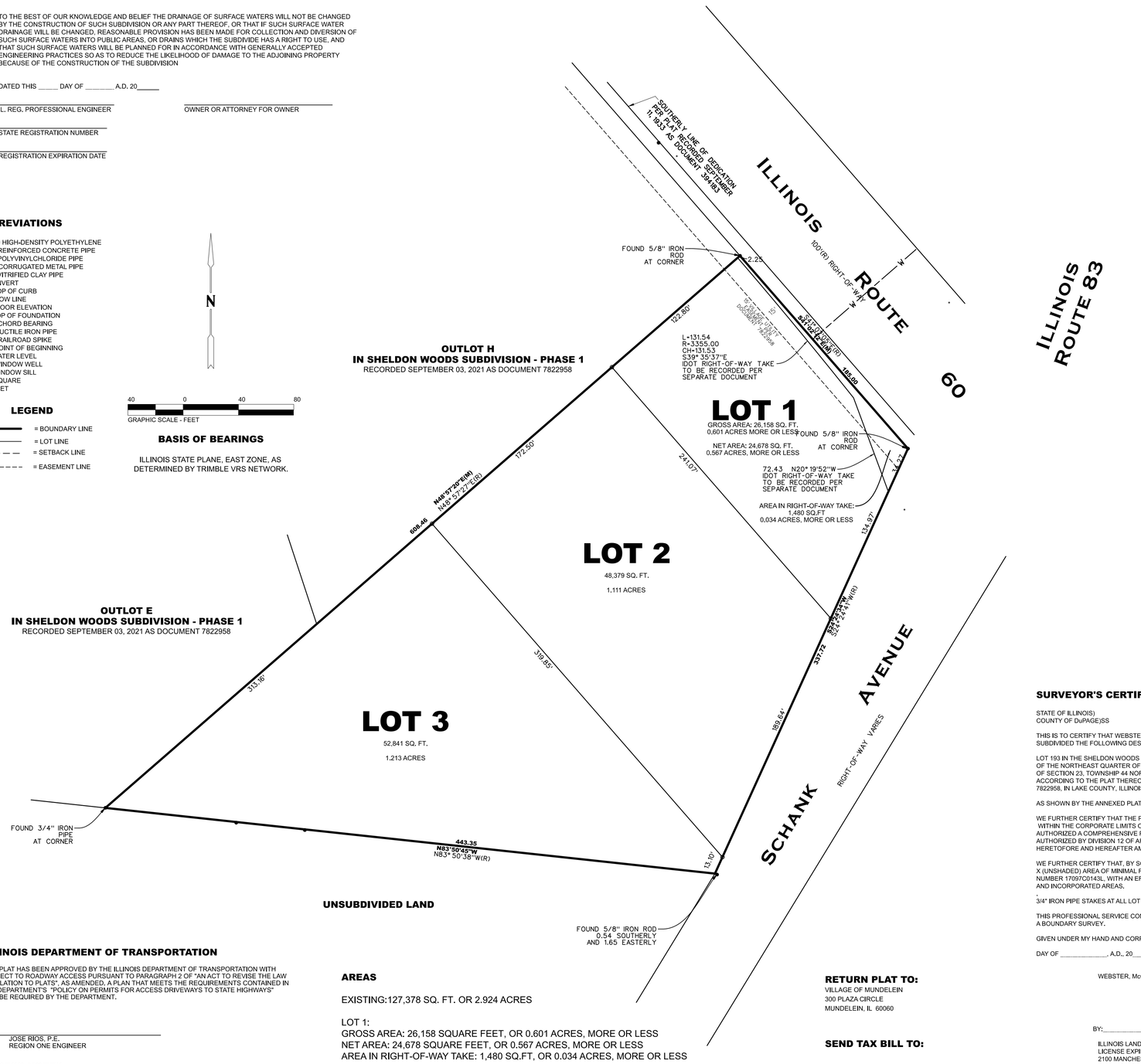
= BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= EASEMENT LINE

N

40 0 40 80
GRAPHIC SCALE - FEET

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE, AS DETERMINED BY TRIMBLE VRS NETWORK.



ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

ACCESS NOTES

AREAS

EXISTING:127,378 SQ. FT. OR 2.924 ACRES

LOT 1:
GROSS AREA: 26,158 SQUARE FEET, OR 0.601 ACRES, MORE OR LESS
NET AREA: 24,678 SQUARE FEET, OR 0.567 ACRES, MORE OR LESS
AREA IN RIGHT-OF-WAY TAKE: 1,480 SQ.FT, OR 0.034 ACRES, MORE OR LESS

LOT 2: 48,379 SQUARE FEET, OR 1.111 ACRES, MORE OR LESS

LOT 3: 52,841 SQUARE FEET, OR 1.213 ACRES, MORE OR LESS

RETURN PLAT TO:
VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, IL 60060

SEND TAX BILL TO:

LEGAL DESCRIPTION

BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____,
AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT THE PROPERTY HEREON DESCRIBED LIES WITHIN GRADE SCHOOL DISTRICT_____AND HIGH SCHOOL DISTRICT _____.

DATED AT _____, THIS ____ DAY OF

_____ A.D., 20___.

BY: _____

TITLE:

OWNER: _____

ADDRESS: _____

_____

OWNER'S NOTORY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

THIS ___ DAY OF _____, A.D., 20___.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT, BY SCALE MEASUREMENT ONLY, THIS PROPERTY IS WITHIN ZONES X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17097C0143L, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2016, FOR LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS.
;
3/4" IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO.4022
LICENSE EXPIRES: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603
DESIGN FIRM LICENSE #184 003 101-0010, EXPIRES 04/30/2027

PROFESSIONAL LAND SURVEYOR
COLLIN GRAVES
035-004022
WHEATON
ILLINOIS
STATE OF ILLINOIS

VILLAGE BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20___ .

SIGNED: _____ NAME:_____
MAYOR

ATTEST:_____ NAME:_____
VILLAGE CLERK

VILLAGE PLANNING AND ZONING COMMISSION CERTIFICATE

I, _____
CHAIRMAN OF THE VILLAGE OF MUNDELEIN PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MUNDELEIN, ON THIS _____ DAY OF _____, A.D. 20___ .

SIGNED: _____ NAME:_____
CHAIRMAN

ATTEST:_____ NAME:_____
RECORDING SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF MUNDELEIN, DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO IMPROVEMENT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS, INSOFAR AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPILED WITH,

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20_____

_____
VILLAGE ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, TREASURER FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OF UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
VILLAGE TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY,

ILLINOIS THIS ____ DAY OF _____, A.D. 20____.

_____
COUNTY CLERK, LAKE COUNTY, ILLINOIS

SURVEYOR PERMISSION TO RECORD

I COLLIN GRAVES, PROFESSIONAL LAND SURVEYOR #4022, HAVE PREPARED THE FINAL PLAT SUBDIVISION NAMED "DREAM CLEAN" AND DO HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF MUNDELEIN TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE LAKE COUNTY RECORDERS OFFICE.

_____
COLLIN GRAVES - PLS 4022

WEBSTER McGRATH AND AHLBERG, LTD.
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, IL 60187

PROFESSIONAL LAND SURVEYOR
COLLIN GRAVES
035-004022
WHEATON
ILLINOIS
STATE OF ILLINOIS

Rev	Date	Description	By
1	9/24/25	IDOT TAKE	CG

PLAT OF SUBDIVISION

LOCATION:
JOB LOCATION/NAME HERE
ADDRESS LINE

PREPARED FOR:
COMPANY NAME HERE
ADDRESS LINE 1
ADDRESS LINE 2
COMPANY PHONE # HERE

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No.: 184-003101

JOB #:	DATE:	SCALE:
45041	05-28-2025	1"=40'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: LAKE CO. 22/23-44-10		SHEET #: 1 of 1

$FILEL$ $DATE$ $TIME$

E:\ACTIVE-PROJECTS\45041-224410-Lake\SURV-CCG\PLAT OF SUBDIVISION\45041 PRELIMINARY PLAT OF SUBDIVISION.dgn, Model: SHEET, Date: 10/30/2025

P.I.N.
10-22-205-030

FINAL PLAT OF DREAM CLEAN SUBDIVISION

STORMWATER MANAGEMENT EASEMENT PROVISIONS

THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION, AND THE VILLAGE OF MUNDELEIN ARE HEREBY GRANTED AND RESERVED THE RIGHTS OF ACCESS TO, USE OF, AND THE OPERATION AND MAINTENANCE OF STORMWATER DETENTION/RETENTION AS PROVIDED FOR IN THESE STORMWATER MANAGEMENT EASEMENTS FOR THE PURPOSES OF STORMWATER DETENTION/RETENTION, MANAGEMENT OF STORMWATER DETENTION/RETENTION AND CONVEYANCE OF STORMWATER TO THE DETENTION/RETENTION BASIN OR BASINS, AND, IF NECESSARY, FOR THE MAINTENANCE OF THE CONVEYANCE ROUTES AND THE DETENTION/RETENTION BASIN OR BASINS. NO ACTION SHALL BE TAKEN WHICH WOULD PROHIBIT, HINDER, INTERFERE WITH, BLOCK, RE-ROUTE, DIMINISH, OR LESSEN OR RENDER INEFFECTIVE, IN ANY MANNER OR FORM, THE RIGHTS OR THE EXERCISE OF THE RIGHTS AS CONFERRED HEREIN. NO GRADING, BUILDINGS, SIGNS, CONDUITS, CABLES, WIRES, SEWERS, PIPES, WATERMAINS, VAULTS, TRANSMISSIONS LINES, FENCING, LANDSCAPING, OR OTHER SUCH FEATURES, FACILITIES OR STRUCTURES SHALL BE PLACED IN SUCH A MANNER AS TO BE IN CONFLICT WITH THE RIGHTS OR THE EXERCISE OF THE RIGHTS CONFERRED HEREIN. THE RESERVATION AND THE RIGHTS AS CONFERRED HEREIN SHALL BE OVER THE ENTIRE AREA DESIGNATED ON THIS PLAT, AS "STORMWATER MANAGEMENT EASEMENT" AND SHALL TAKE PRECEDENT OVER ANY AND ALL OTHER EASEMENT OR EASEMENTS OR LAND ENCUMBRANCES THAT MAY BE CONFERRED BY THIS PLAT, INCLUDING SPECIFICALLY, BUT WITHOUT LIMITATION, ANY OTHER BLANKET EASEMENTS PROVIDED FOR IN THIS PLAT. NOTHING SHALL BE CONSTRUCTED OR PLACED WITHIN, ABOVE, OR OVERHEAD WITHOUT THE WRITTEN PERMISSION OF THE LAKE COUNTY STORMWATER MANAGEMENT COMMISSION AND THE VILLAGE OF ROUND LAKE BEACH. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY AND ALL VEGETATION AND APPURTENANCES THEREON. THE VILLAGE OF ROUND LAKE BEACH WILL PERFORM ONLY EMERGENCY PROCEDURES AND REPAIRS AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF ROUND LAKE BEACH.

SURFACE WATER DRAINAGE STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBD/VISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDE HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION

DATED THIS _____ DAY OF _____ A.D. 20_____

_____ _____
IL. REG. PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

LEGAL DESCRIPTION

BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____,
AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT THE PROPERTY HEREON DESCRIBED LIES WITHIN GRADE SCHOOL DISTRICT_____AND HIGH SCHOOL DISTRICT _____.

DATED AT _____, THIS ____ DAY OF

_____ A.D., 20___.

BY: _____

TITLE:

OWNER: _____

ADDRESS: _____

_____

OWNER'S NOTORY PUBLIC

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____

THIS ____ DAY OF _____, A.D., 20___.

BY:_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

VILLAGE BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN. LAKE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20___ .

SIGNED: _____ NAME:_____
MAYOR

ATTEST:_____ NAME:_____
VILLAGE CLERK

VILLAGE PLANNING AND ZONING COMMISSION CERTIFICATE

I, _____
CHAIRMAN OF THE VILLAGE OF MUNDELEIN PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MUNDELEIN, ON THIS _____ DAY OF _____, A.D. 20___ .

SIGNED: _____ NAME:_____
CHAIRMAN

ATTEST:_____ NAME:_____
RECORDING SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF MUNDELEIN, DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO IMPROVEMENT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS, INSOFAR AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPILED WITH.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20_____

_____
VILLAGE ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, _____, TREASURER FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OF UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
VILLAGE TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)SS

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY,

ILLINOIS THIS ____ DAY OF _____, A.D. 20_____.

_____
COUNTY CLERK, LAKE COUNTY, ILLINOIS

SURVEYOR PERMISSION TO RECORD

I COLLIN GRAVES, PROFESSIONAL LAND SURVEYOR #4022, HAVE PREPARED THE FINAL PLAT SUBDIVISION NAMED "DREAM CLEAN" AND DO HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF MUNDELEIN TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE LAKE COUNTY RECORDERS OFFICE.

COLLIN GRAVES - PLS 4022

WEBSTER McGRATH AND AHLBERG, LTD.
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, IL 60187

PROFESSIONAL LAND SURVEYOR
COLLIN GRAVES
035-004022
WHEATON
ILLINOIS
STATE OF ILLINOIS

ABBREVIATIONS

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RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING
WL= WATER LEVEL
WW= WINDOW WELL
WS= WINDOW SILL
SQ = SQUARE
FT = FEET

N

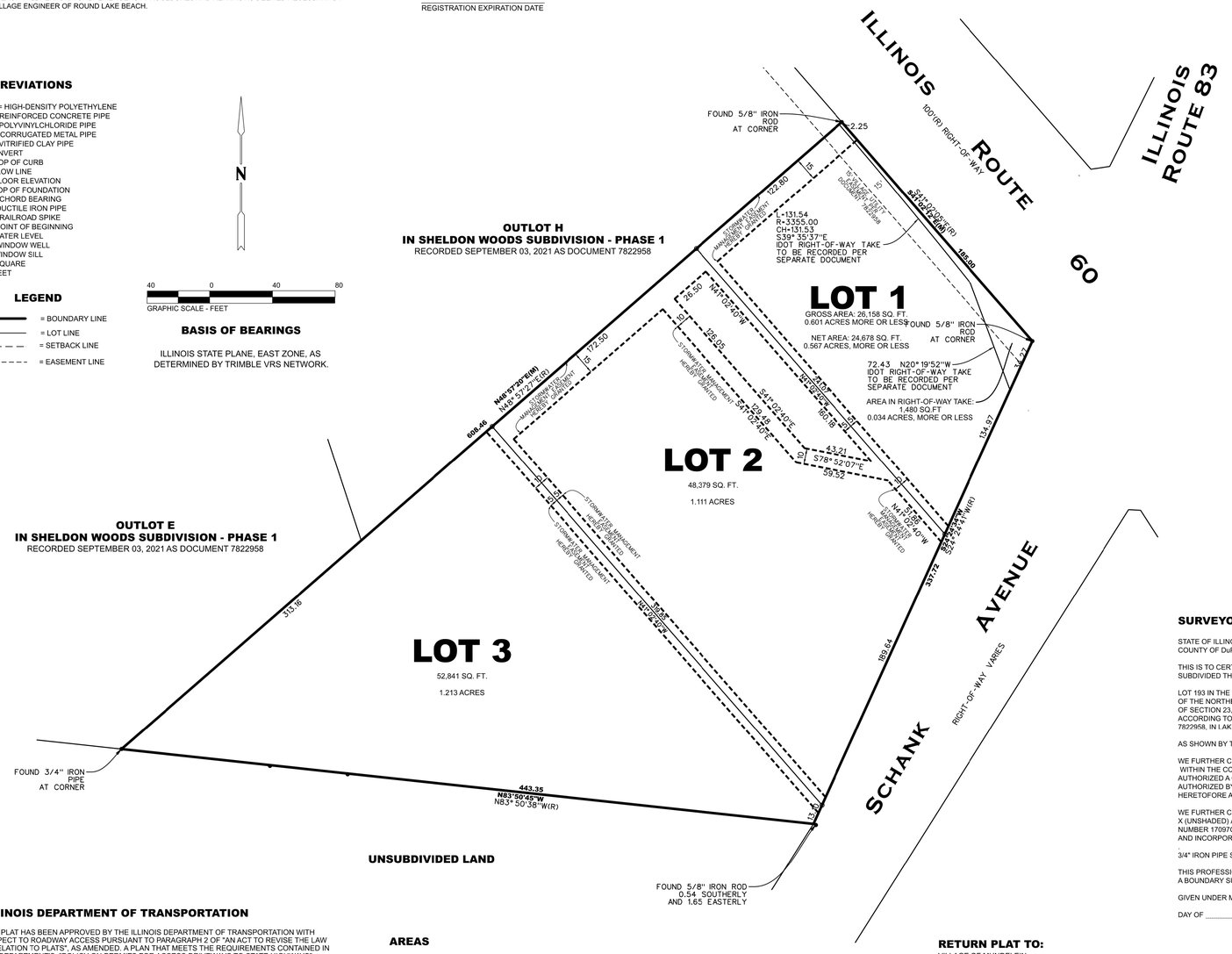
40 0 40 80
GRAPHIC SCALE - FEET

LINE LEGEND

= BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= EASEMENT LINE

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE, AS DETERMINED BY TRIMBLE VRS NETWORK.



ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENTS "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____
JOSE RIOS, P.E.
REGION ONE ENGINEER

ACCESS NOTES

AREAS

EXISTING:127,378 SQ. FT. OR 2.924 ACRES

LOT 1:
GROSS AREA: 26,158 SQUARE FEET, OR 0.601 ACRES, MORE OR LESS
NET AREA: 24,678 SQUARE FEET, OR 0.567 ACRES, MORE OR LESS
AREA IN RIGHT-OF-WAY TAKE: 1,480 SQ.FT, OR 0.034 ACRES, MORE OR LESS

LOT 2: 48,379 SQUARE FEET, OR 1.111 ACRES, MORE OR LESS

LOT 3: 52,841 SQUARE FEET, OR 1.213 ACRES, MORE OR LESS

RETURN PLAT TO:
VILLAGE OF MUNDELEIN
300 PLAZA CIRCLE
MUNDELEIN, IL 60060

SEND TAX BILL TO:

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS, WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT, BY SCALE MEASUREMENT ONLY, THIS PROPERTY IS WITHIN ZONES X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 17097C0143L, WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2016, FOR LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS.

3/4" IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____

DAY OF _____, A.D., 20_____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY:_____

ILLINOIS LAND SURVEYOR NO.4022
LICENSE EXPIRES: NOVEMBER 30, 2026
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603
DESIGN FIRM LICENSE: 184.003101-0010, EXPIRES 04/30/2027

PROFESSIONAL LAND SURVEYOR
COLLIN GRAVES
035-004022
WHEATON
ILLINOIS
STATE OF ILLINOIS

Rev	Date	Description	By
1	9/24/25	IDOT TAKE	CG
2	1/21/26	ADDITIONAL EASEMENTS	CG

PLAT OF SUBDIVISION

LOCATION:
JOB LOCATION/NAME HERE
ADDRESS LINE

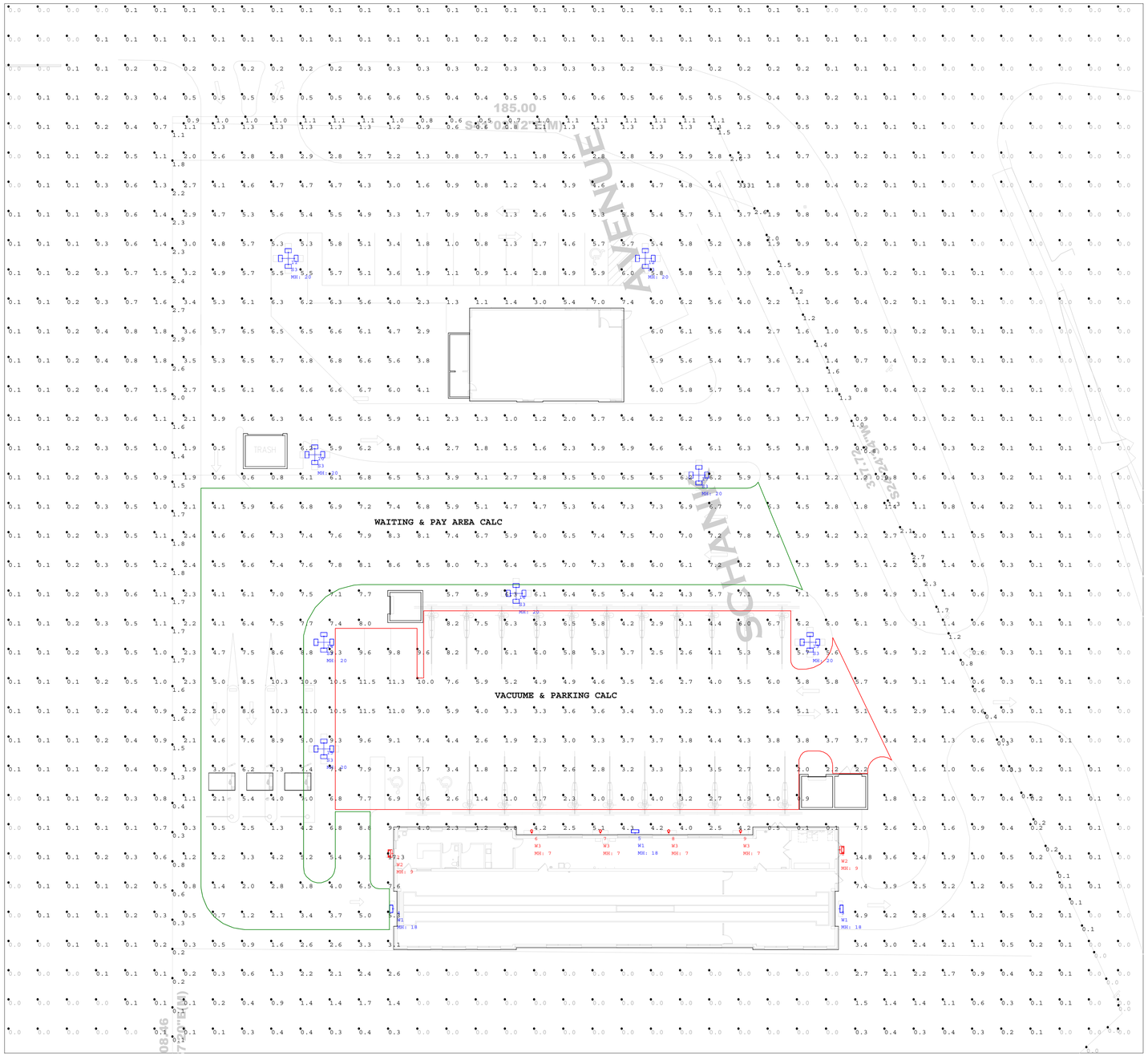
PREPARED FOR:
COMPANY NAME HERE
ADDRESS LINE 1
ADDRESS LINE 2
COMPANY PHONE # HERE

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184.003101

JOB #:	DATE:	SCALE:
45041	05-28-2025	1"=40'
SURV: BC	DRAWN: BC	DESIGN:
FILE #: LAKE CO. 22/23-44-10		SHEET #: 1 of 1

$FILEL$ $DATE$ $TIME$

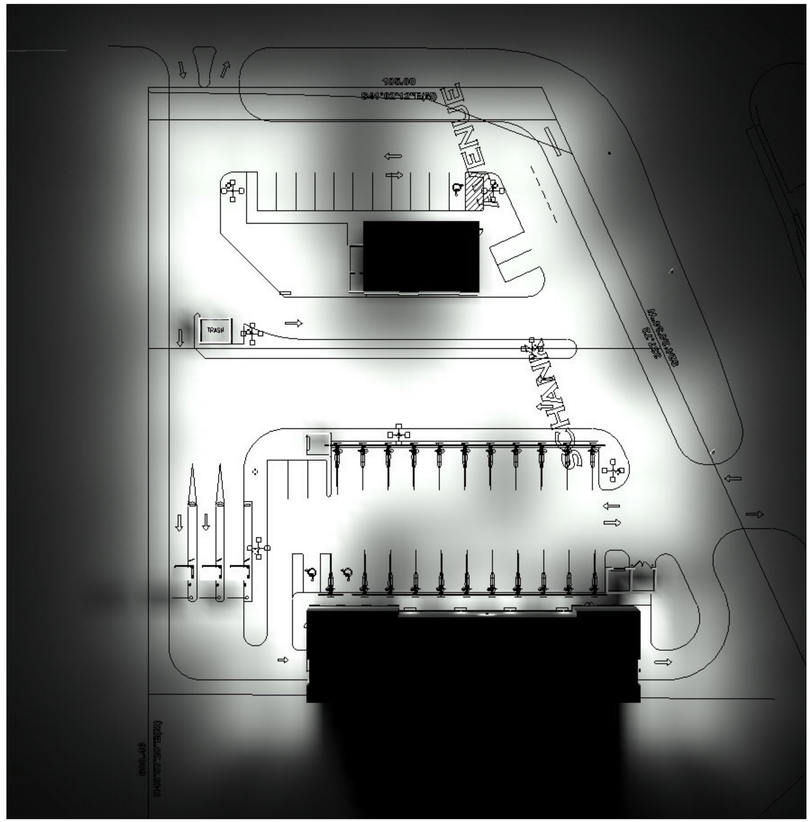
E:\ACTIVE-PROJECTS\45041-224410-Lake\SURV-CCG\PLAT OF SUBDIVISION\45041 PLAT OF SUBDIVISION.dgn, Model: SHEET, Date: 1/22/2026



Not to Scale

Calculation Summary								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Calc Plane Ht**
FULL AREA_Planar	Illuminance	Fc	1.03	17.3	0.0	N.A.	N.A.	0
PROPERTY LINE CALC	Illuminance	Fc	0.64	3.1	0.0	N.A.	N.A.	N.A.
VACUUME & PARKING CALC	Illuminance	Fc	4.74	11.5	0.9	12.78	5.27	
WAITING & PAY AREA CALC	Illuminance	Fc	6.24	11.0	0.5	22.00	12.48	

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	**Qty**	**Tag**	**Manufacturer**	**Description**	**Arrangement**	**Luminaire Lumens**	**Arr. Lum. Lumens**	**Luminaire Watts**	**Arr. Watts**	**LLF**
	8	S3	BEACON	VP-1-160L-75-4K7-4W	4 @ 90 Degrees	10070	40280	72.5	290	0.900
	3	W1	EXO	TRP2-24L-90-4K7-4	Single	9659	9659	86.68	86.68	0.900
	2	W2	EXO	PRL-C-LS-4K(26W)	Single	3665	3665	26	26	0.900
	4	W3	ILP	UC3UD-09L-U-40-N-N-WM	Single	893	893	7.89	7.89	0.900



Luminaire Location Summary		
LumNo	**Label**	**Mtg Ht**
1	PRL-C-LS-4K-26W	9
2	PRL-C-LS-4K-26W	9
3	TRP2-24L-90-4K7-4	18
4	TRP2-24L-90-4K7-4	18
5	TRP2-24L-90-4K7-4	18
6	UC3UD-09L-U-40-N-N-WM	7
7	UC3UD-09L-U-40-N-N-WM	7
8	UC3UD-09L-U-40-N-N-WM	7
9	UC3UD-09L-U-40-N-N-WM	7
10	VP-1-160L-75-4K7-4W_2	20
11	VP-1-160L-75-4K7-4W_2	20
12	VP-1-160L-75-4K7-4W_2	20
13	VP-1-160L-75-4K7-4W_2	20
14	VP-1-160L-75-4K7-4W_2	20
15	VP-1-160L-75-4K7-4W_2	20
16	VP-1-160L-75-4K7-4W_2	20
17	VP-1-160L-75-4K7-4W_2	20

NOTES

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- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
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- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

PG enlighten

DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Dan Ardelean
dan.ardelean@pg-enlighten.com
630.816.9420

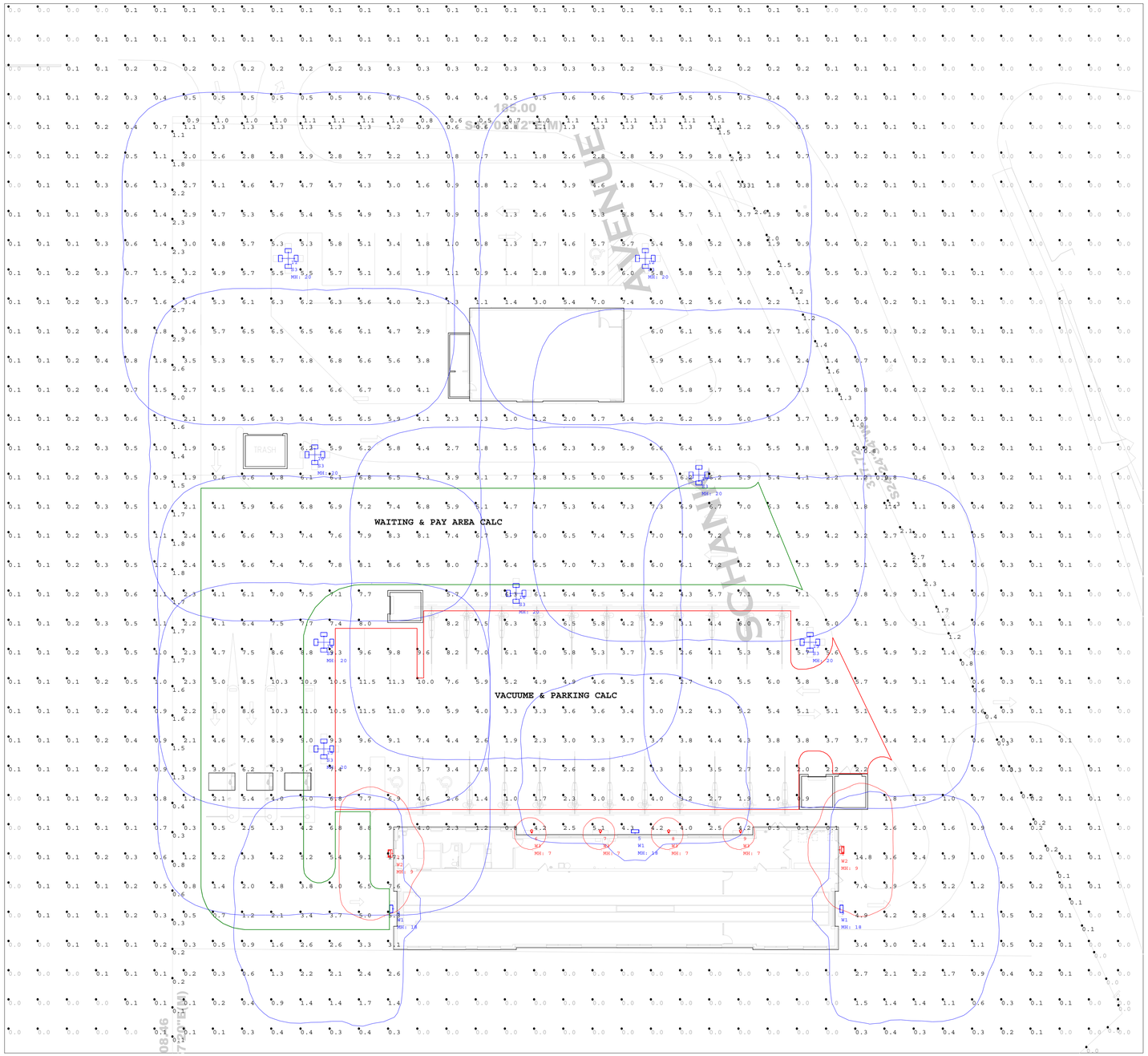
REVISIONS		
1	XX/XX/XXXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

PROJECT NAME:
DREAM CLEAN - 60 & 83 DEVELOPMENT - M

CLIENT NAME:
ARCHAMERICA

Date:10/10/2025

Page 1 of 2



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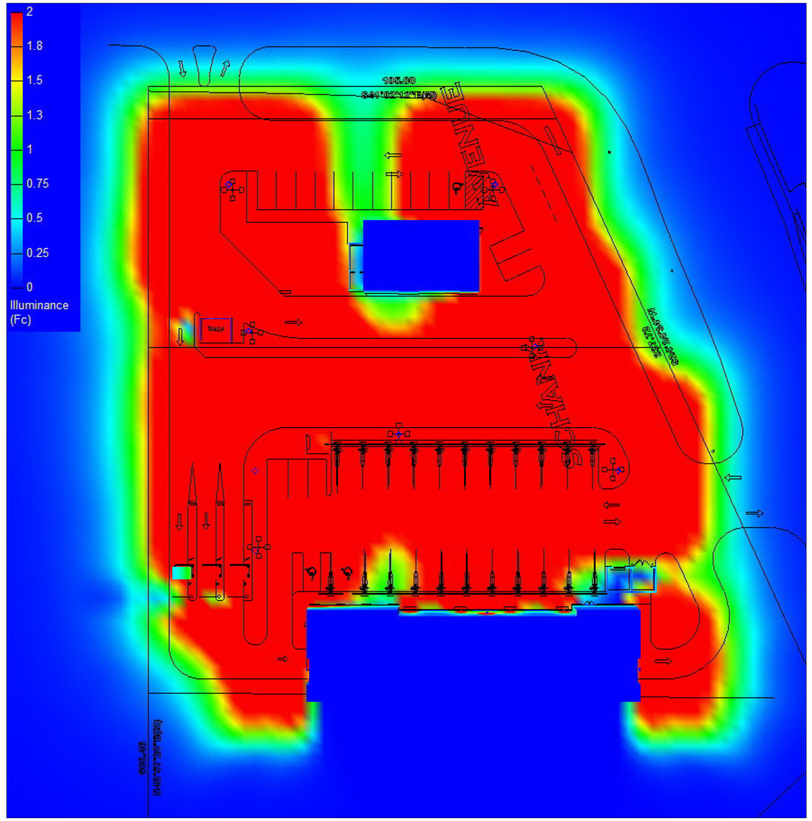

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6	UC3UD-09L-U-40-N-N-WM	7
7	UC3UD-09L-U-40-N-N-WM	7
8	UC3UD-09L-U-40-N-N-WM	7
9	UC3UD-09L-U-40-N-N-WM	7
10	VP-1-160L-75-4K7-4W_2	20
11	VP-1-160L-75-4K7-4W_2	20
12	VP-1-160L-75-4K7-4W_2	20
13	VP-1-160L-75-4K7-4W_2	20
14	VP-1-160L-75-4K7-4W_2	20
15	VP-1-160L-75-4K7-4W_2	20
16	VP-1-160L-75-4K7-4W_2	20
17	VP-1-160L-75-4K7-4W_2	20

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- CALCULATION GRID VALUES 10'-0" O.C.

enlighten

PROJECT NAME:
DREAM CLEAN - 60 & 83 DEVELOPMENT - MUNDELEIN, IL

CLIENT NAME:
ARCHAMERICA

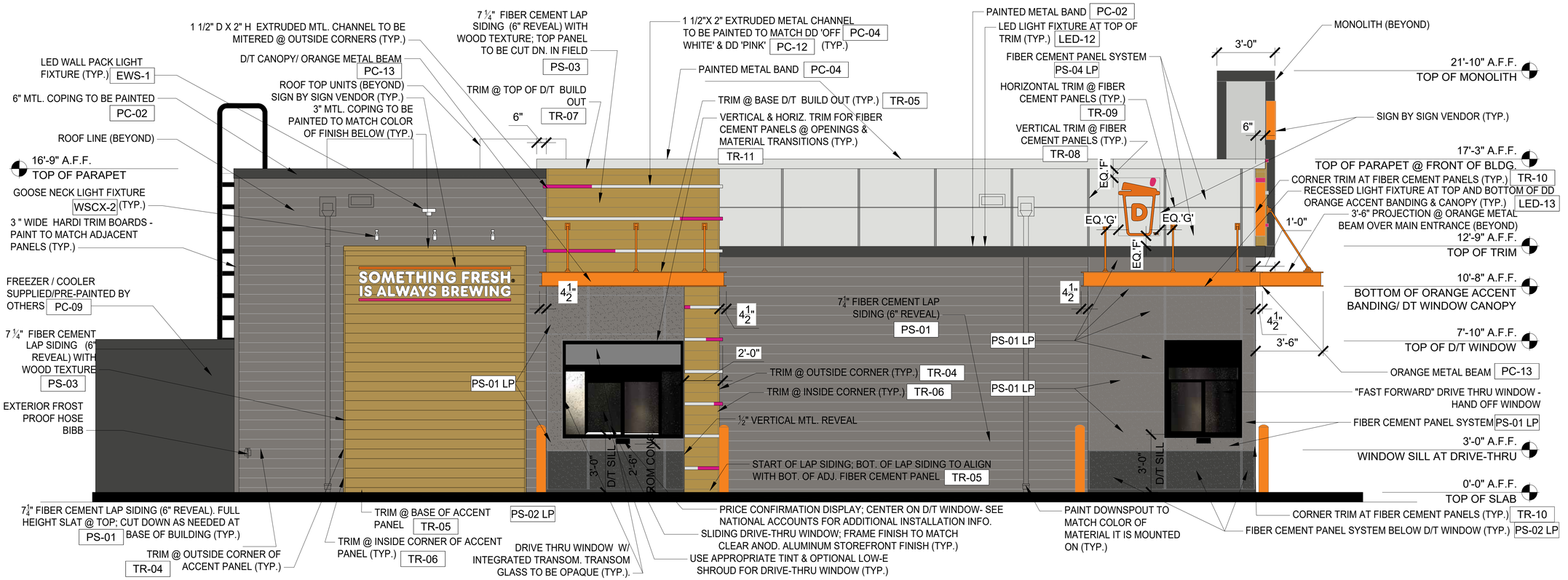
DRAWN BY:
Josh Burge
josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Dan Ardelean
dan.ardelean@pg-enlighten.com
630.816.9420

REVISIONS		
1	XX/XX/XXXX	DESCRIPTION
2	XX/XX/XXXX	DESCRIPTION
3	XX/XX/XXXX	DESCRIPTION

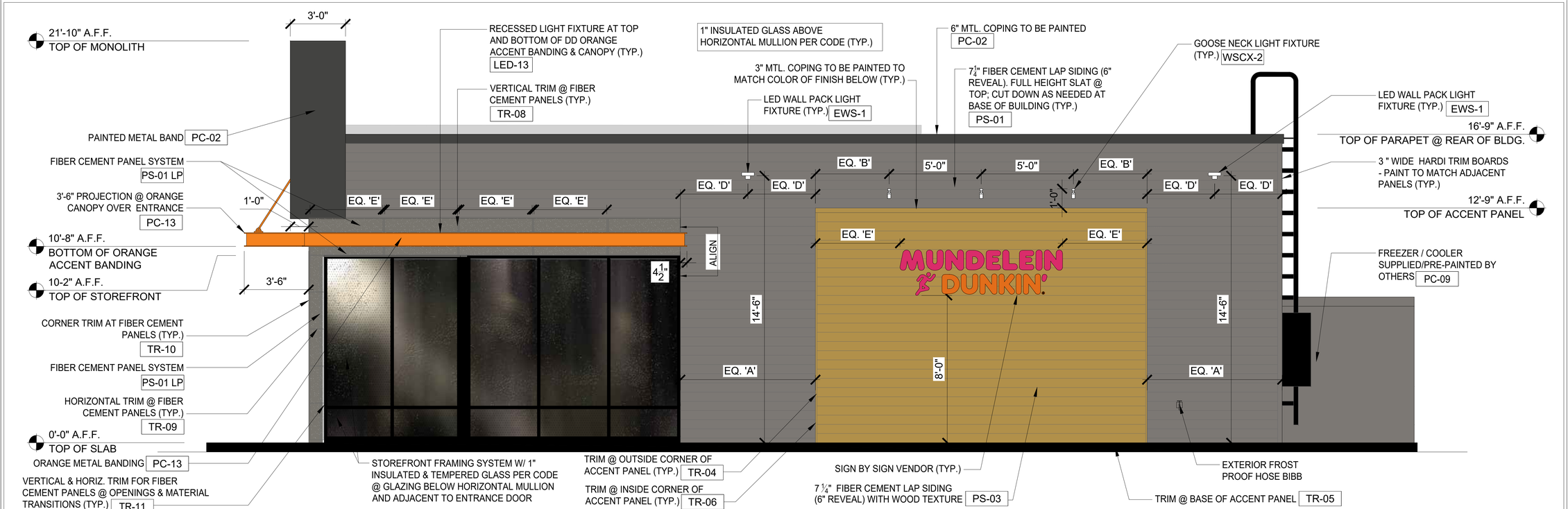
Date:10/10/2025

Page 2 of 2



1 SOUTH ELEVATION

1/4" = 1'-0" NOTE:



2 NORTH ELEVATION - DRIVE THRU

1/4" = 1'-0" NOTE:

DUNKIN'

MRV ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008

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DRAWN	CHECKED	DATE	PROJECT No.
JM	MV	09/17/25	25078

ISSUE DATES	DESCRIPTION	REVISION

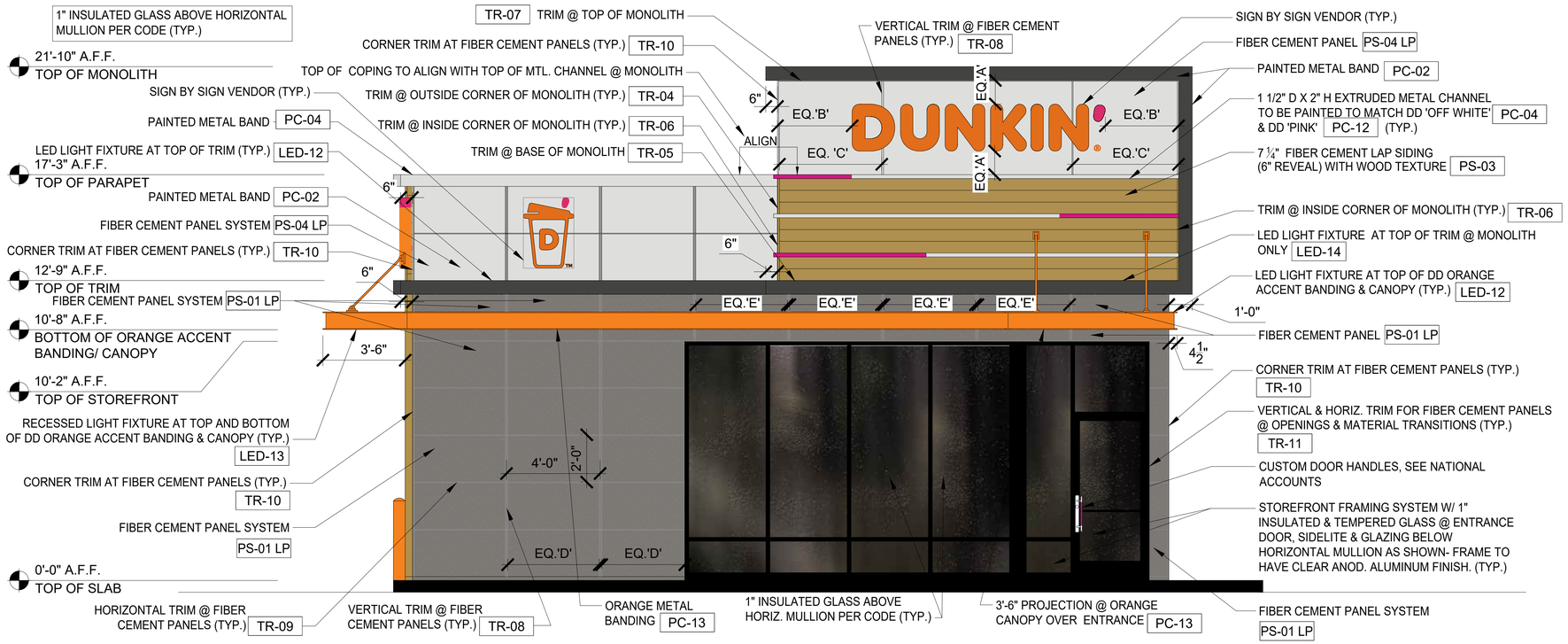
PRELIMINARY COLORED EXTERIOR ELEVATIONS

DUNKIN' - COOL PALETTE
NWC ROUTE 60 AND ROUTE 83,
MUNDELEIN, IL - 60060

PC#366620

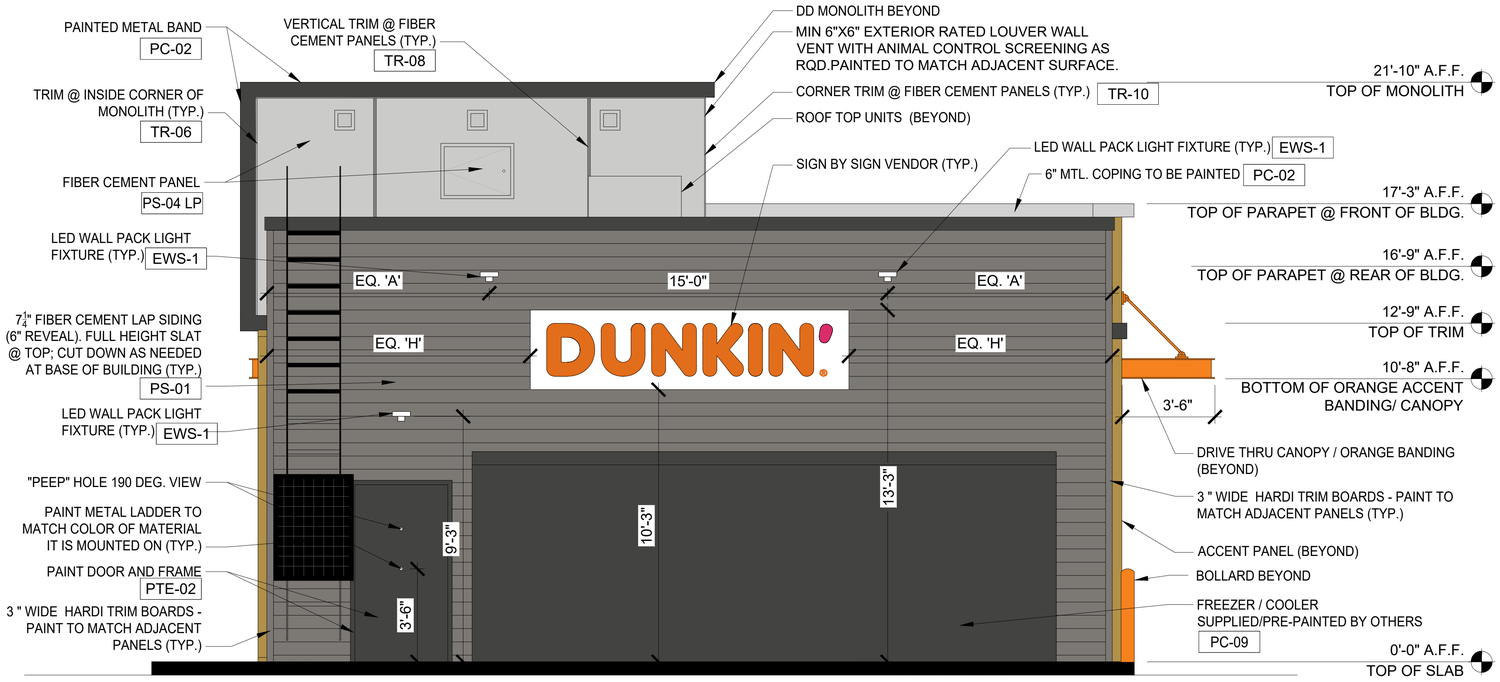
SHEET

A-1.0



3 EAST ELEVATION - MAIN ENTRANCE

1/4" = 1'-0" NOTE:



4 WEST ELEVATION

1/4" = 1'-0" NOTE:

MRV ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008

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ISSUE DATES / DESCRIPTION / REVISION

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DUNKIN' - COOL PALETTE
NWC ROUTE 60 AND ROUTE 83,
MUNDELEIN, IL - 60060

PC#366620

SHEET

A-1.1

Stormwater Management Report

for

DREAM CLEAN SUBDIVISION

IL-60 & IL-83, Mundelein, IL

WMA Job # 45041

Prepared for:

Dream Clean Operating Company
625 Greenleaf Ave, Wilmette, IL 60091

Date: January 16th, 2026

1/16/2026

Raymond Sikkema **Date**
License Expires 11/30/2027

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
Land Surveying - Civil Engineering - Landscape Architecture

2100 MANCHESTER ROAD, BLDG A, SUITE 203
WHEATON, IL 60187
PH: (630) 668-7603
WWW.WMALTD.COM
DESIGN FIRM LICENSE # 184-003101

Stormwater Narrative Summary

The Dream Clean Operating Company is proposing to construct a Dream Clean car wash facility along with a 2nd building for a Dunkin Donuts franchise on their property located at the southwest corner of Illinois Route 60 and Schank Avenue in Mundelein, Illinois.

Existing Conditions

The existing property contains 2.92 acres of vacant land draining to an existing swale near the south end of the property. This swale drains offsite area through the subject property and then westward to the adjacent property. There are no wetlands or flood plain areas on or near the subject property.

Proposed Conditions

In the proposed conditions, we will provide stormwater detention volume on the aforementioned swale along the south end of the property. Therefore, the offsite tributary area will continue to drain in the existing pattern and the property will overflow to the same location as the existing conditions.

Since the site is within the Manitou Creek sub-watershed to the Fox River main watershed, the required maximum release rate from the site is 0.09 cfs/acre = 0.263 cfs. According to the WinTR-20 model, this requires 1.47 ac-ft of storage from the outlet invert of 828.0 up to the calculated high-water-level (HWL) of 832.88. The 10-ft overflow weir is set at an elevation of 833.0. There is more than 1-ft of freeboard provided before the basin will start ponding offsite at the existing swale location at an elevation of ~834.1.

The storm sewer system has been designed to convey the peak 100-yr runoff to the detention basin.

RVR & Water Quality

RVR strategy hierarchy is summarized on the next page. The proposed development has an impervious ratio of 42.6% which requires 0.10 ac-ft of storage volume. We are proposing to provide this volume below the detention basin outlet. See volume calculations included in this report for more information.

We are proposing to filter all stormwater runoff in a manufactured storm structure immediately upstream of the detention basin (ST-16). See engineering plans for more information.

Runoff Volume Reduction

According to the Lake County WDO Article IV,B,1,d (page 15), the applicant must describe the runoff volume reduction strategy according to the outlined hierarchy, listed in order of preference.

(a) Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);
The only such area is the existing swale along the south end of the property. We are enhancing this channel to provide the required detention and water quality volume.

(b) Minimization or disconnection of impervious surfaces;
We have worked to minimize the impervious surfaces while still providing for the needs of the development.

(c) Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;
No further infiltration techniques are proposed except as noted below.

(d) The use of open channels with native vegetation to convey stormwater runoff;
Open channels are included along the west property line. The paved areas are tributary to storm sewer.

(e) Structural measures that provide water quality and volume reduction;
The volume in the detention basin below the outlet invert will provide water quality benefits.

(f) Structural measures that provide only volume reduction or other rainwater harvesting practices;
None proposed.

(g) Measures that provide water quality and quantity control;
Same as mentioned in (e).

(h) Measures that provide only quantity control.
None proposed.

WEBSTER, MCGRATH AHLBERG, LTD.
2100 MANCHESTER RD, BLDG A, SUITE 203
WHEATON, IL 60187

ENGINEER'S ESTIMATE OF PROBABLE COSTS

Date: 1/16/2026

Dream Clean Subdivision

IL-60 & IL-83, Mundelein, IL

ITEM DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST
Earthwork	1	LS	$ 75,000	$ 75,000
Silt Fence	1,548	LF	$ 5	$ 7,740
Seeding and Stabilization	1	LS	$ 5,000	$ 5,000
Sediment Filter Basket in each inlet	15	EA	$ 250	$ 3,750
Temporary Concrete Washout	1	EA	$ 250	$ 250
Construction Entrance	1	EA	$ 2,500	$ 2,500
Rip Rap at FES Outlet	1	LS	$ 2,500	$ 2,500
Level Spreader at Basin Outlet	1	LS	$ 5,000	$ 5,000
Permanent Turf Reinforcement Mat	2	EA	$ 1,500	$ 3,000
24" RCP w/Bedding & Backfill	430	LF	$ 80	$ 34,400
18" RCP w/Bedding & Backfill	305	EA	$ 50	$ 15,250
15" RCP w/Bedding & Backfill	94	LF	$ 45	$ 4,230
12" RCP w/Bedding & Backfill	211	LF	$ 40	$ 8,440
8" PVC Roof Drains	50	LF	$ 30	$ 1,500
5-ft Modified CB with Restrictor	1	EA	$ 7,000	$ 7,000
Water Quality Structure	1	EA	$ 15,000	$ 15,000
Storm Manhole / Catch Basin	12	EA	$ 3,000	$ 36,000
2-ft Storm Inlet	3	EA	$ 1,250	$ 3,750
As-Constructed Drawings	1	LS	$ 2,000	$ 2,000
STORMWATER IMPROVEMENTS				**$ 232,310**

Detention Calculations

PROJECT SITE:

Dream Clean & Dunkin
IL-60 & IL-83, Mundelein, IL

CURVE NUMBER CALCULATIONS

Existing Site

Area Description	Soil Group	Area (acre)	CN	A x CN
	C			0
Existing Pervious Landscaped Area	C	2.92	74	216
	C			0
	C			0
Total		**2.92**	**74.0**	

Proposed Site

Area Description	Soil Group	Area (acre)	CN	A x CN
Proposed Buildings	D	0.183	98	18
Proposed Pavement	D	1.064	98	104
Proposed Detention to HWL	D	0.522	98	51
Proposed Landscaped Area	D	1.155	80	92
Total		**2.92**	**90.9**	

BASIN VOLUME CALCULATIONS

Conic Formula: $$V = \frac{1}{3}\left(A_1 + A_2 + \sqrt{A_1 * A_2}\right)\left(H_2 - H_1\right)$$

Detention Volume

Elevation H (ft)	Proposed Area A (ft^2)	Proposed Area A (acre)	Incremental Volume V (ac-ft)	Proposed Volume V (ac-ft)	
828.0	8,065	0.185		**0.00**	**FES INV**
			0.204		
829.0	9,730	0.223		**0.20**	
			0.246		
830.0	11,760	0.270		**0.45**	
			0.296		
831.0	14,059	0.323		**0.75**	
			0.353		
832.0	16,695	0.383		**1.10**	
			0.417		
833.0	19,634	0.451		**1.52**	**HWL**
			0.486		
834.0	22,750	0.522		**2.00**	

Water Quality Volume

Elevation H (ft)	Proposed Area A (ft^2)	Proposed Area A (acre)	Incremental Volume V (ac-ft)	Proposed Volume V (ac-ft)	
827.35	6,500	0.149		**0.00**	**Basin Bottom**
			0.108		
828.0	8,065	0.185		**0.11**	**FES INV**

STRUCTURE DISCHARGE CALCULATIONS

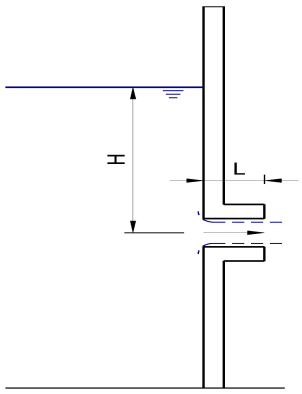
Site Detention Release Rate

Allowable Release Rate

100-yr Allowable 0.09 cfs/ac * Disturbed Area

2.924 **0.263** cfs

$$Q = C_d A\sqrt{2gh}$$



Circular Orifice

Elev (ft)	H (ft)	Q (cfs)	
828.0	2.92	0.00	FES INV
829.0	3.92	0.19	
830.0	4.92	0.21	
831.0	5.92	0.23	
832.0	6.92	0.25	
833.0	7.92	0.263	HWL
834.0	8.92	0.28	

Orifice Information

Invert =	825.00	ft		
Dia =	0.156	ft	= **1.9**	in.
Area =	0.019	ft^2		
C_d =	0.61	(L < 2D)		
g =	32.2	ft/s^2		

OVERFLOW WEIR - Broad-Crested Weir

$$Q = 3LH^{3/2}$$

L = 10.00 ft

Weir Base = 833.0 ft

Elev (ft)	H_3 (ft)	Q_3 (cfs)
833.00	0.0	0.0
833.50	0.50	10.6
834.00	1.00	30.0

Z-Q-V Table

Z (ft)	Q (cfs)	V (ac-ft)
828.0	0.00	0.00
829.0	0.19	0.20
830.0	0.21	0.45
831.0	0.23	0.75
832.0	0.25	1.10
833.0	0.26	1.52
834.0	30.3	2.00

WinTR-20 Output
Proposed Conditions

PROJECT SITE:

Dream Clean Subdivision
IL-60 & IL-83, Mundelein, IL

```
WinTR-20 Printed Page File      Beginning of Input Data List
C:\Users\rays\Desktop\45041 Proposed.inp

WinTR-20: version 3.30                  0         0         0.1       0         ,
Dream Clean Subdivision
Proposed Conditions

SUB-AREA:
          Pro-Site  Detention           0.0045625 90.9      0.1


STREAM REACH:
          Detention OUTLET              Detention


STORM ANALYSIS:
          100yr-24hr                    8.57      24hr-Huff32         3.34
          100yr-12hr                    7.46      12hr-Huff22         3.34
          100yr-06hr                    6.43      06hr-Huff12         3.34
          100yr-03hr                    5.49      03hr-Huff12         3.34
          100yr-01hr                    4.03      01hr-Huff12         3.34
          25yr-24hr                     6.45      24hr-Huff32         3.34
          2yr-24hr                      3.34      24hr-Huff32         3.34
          1yr-24hr                      2.77      24hr-Huff32         3.34
          6mon-24hr                     2.24      24hr-Huff32         3.34



STRUCTURE RATING:
          Detention 828.0
                    828.0     0.0       0.0
                    829.0     0.19      0.20
                    830.0     0.21      0.45
                    831.0     0.23      0.75
                    832.0     0.25      1.10
                    833.0     0.26      1.52
                    834.0     30.3      2.00



RAINFALL DISTRIBUTION:
          48hr-Huff4          2.0
                    0.        0.0231    0.0479    0.0712    0.0978
                    0.1253    0.1523    0.1791    0.2033    0.2283
                    0.2541    0.2835    0.3125    0.3390    0.3633
                    0.3861    0.4124    0.4508    0.5129    0.5931
                    0.6919    0.8005    0.8971    0.9604    1.0
          24hr-Huff3          1.0
                    0.        0.0205    0.0431    0.0667    0.0912
                    0.1171    0.1436    0.1691    0.1964    0.2278
                    0.2633    0.3093    0.3635    0.4392    0.5211
                    0.6102    0.6989    0.7819    0.8492    0.8974
                    0.9311    0.9534    0.9706    0.9856    1.0
          18hr-Huff3          0.75
                    0.        0.0205    0.0431    0.0667    0.0912
                    0.1171    0.1436    0.1691    0.1964    0.2278
                    0.2633    0.3093    0.3635    0.4392    0.5211
                    0.6102    0.6989    0.7819    0.8492    0.8974
                    0.9311    0.9534    0.9706    0.9856    1.0
```

```
          12hr-Huff2          0.50
                    0.        0.0229    0.0482    0.0778    0.1133
                    0.1579    0.2139    0.2841    0.3644    0.4529
                    0.5435    0.6238    0.6976    0.7548    0.8038
                    0.8470    0.8781    0.9022    0.9217    0.9381
                    0.9529    0.9657    0.9774    0.9884    1.0
          06hr-Huff1          0.25
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0
          03hr-Huff1          0.125
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0
          02hr-Huff1          0.08333
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0
          01hr-Huff1          0.04167
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0
          30min-Huff          0.02083
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0
          15min-Huff          0.010417
                    0.        0.0836    0.1773    0.2811    0.3833
                    0.4745    0.5550    0.6225    0.6722    0.7082
                    0.7417    0.7697    0.7981    0.8255    0.8518
                    0.8740    0.8947    0.9117    0.9270    0.9403
                    0.9536    0.9656    0.9774    0.9885    1.0



GLOBAL OUTPUT:
          2         0.01      0.5       YN  N     YN  N



WinTR-20 Printed Page File      End of Input Data List
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Dream Clean Subdivision
Proposed Conditions

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C:\Users\rays\Desktop\45041 Proposed.out

STORM 100yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		7.465		16.00	2.19	479.73
Detention	0.005	Upstream	7.465		16.00	2.19	479.73
Detention	0.005	Downstream	6.973	**832.88**	24.05	**0.26**	56.73
OUTLET	0.005		6.973		24.05	0.26	56.73

STORM 100yr-12hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		6.377		5.00	3.80	833.52
Detention	0.005	Upstream	6.377		5.00	3.80	833.52
Detention	0.005	Downstream	5.924	832.62	12.07	0.26	56.16
OUTLET	0.005		5.924		12.07	0.26	56.16

STORM 100yr-06hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		5.366		1.02	6.92	1516.08
Detention	0.005	Upstream	5.366		1.02	6.92	1516.08
Detention	0.005	Downstream	4.928	832.23	6.09	0.25	55.30
OUTLET	0.005		4.928		6.09	0.25	55.30

STORM 100yr-03hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		4.447		0.53	11.27	2469.61
Detention	0.005	Upstream	4.447		0.53	11.27	2469.61
Detention	0.005	Downstream	4.012	831.80	3.11	0.25	53.90
OUTLET	0.005		4.012		3.11	0.25	53.90

STORM 100yr-01hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		3.035		0.25	21.11	4626.05
Detention	0.005	Upstream	3.035		0.25	21.11	4626.05
Detention	0.005	Downstream	2.601	830.90	1.14	0.23	49.99
OUTLET	0.005		2.601		1.14	0.23	49.99

STORM 25yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		5.370		16.00	1.62	355.87
Detention	0.005	Upstream	5.370		16.00	1.62	355.87
Detention	0.005	Downstream	4.856	831.73	24.03	0.24	53.59
OUTLET	0.005		4.856		24.03	0.24	53.59

STORM 2yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		2.315		16.00	0.78	171.41
Detention	0.005	Upstream	2.315		16.00	0.78	171.41
Detention	0.005	Downstream	1.803	829.70	21.02	0.20	44.73

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.005		1.803		21.02	0.20	44.73

STORM 1yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		1.761		16.00	0.63	137.05
Detention	0.005	Upstream	1.761		16.00	0.63	137.05
Detention	0.005	Downstream	1.259	829.30	20.08	0.20	42.95
OUTLET	0.005		1.259		20.08	0.20	42.95

STORM 6mon-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Pro-Site	0.005		1.230		16.00	0.48	104.98
Detention	0.005	Upstream	1.230		16.00	0.48	104.98
Detention	0.005	Downstream	0.724	828.97	20.04	0.18	40.42
OUTLET	0.005		0.724		20.04	0.18	40.42

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100yr-24hr (cfs)	100yr-12hr (cfs)	100yr-06hr (cfs)	100yr-03hr (cfs)	100yr-01hr (cfs)
Pro-Site	0.005	2.19	3.80	6.92	11.27	21.11
Detention	0.005	2.19	3.80	6.92	11.27	21.11
DOWNSTREAM		**0.26**	0.26	0.25	0.25	0.23
OUTLET	0.005	0.26	0.26	0.25	0.25	0.23

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 25yr-24hr (cfs)	2yr-24hr (cfs)	1yr-24hr (cfs)	6mon-24hr (cfs)	(cfs)
Pro-Site	0.005	1.62	0.78	0.63	0.48	
Detention	0.005	1.62	0.78	0.63	0.48	
DOWNSTREAM		0.24	0.20	0.20	0.18	
OUTLET	0.005	0.24	0.20	0.20	0.18	

Storm Sewer Calculations

PROJECT SITE:

Dream Clean & Dunkin
IL-60 & IL-83, Mundelein, IL

CATCHMENT RUNOFF COEFFICIENTS

STRUCT ID	IMPERVIOUS AREA (sq-ft) C=0.95	PERVIOUS AREA (sq-ft) C=0.45	TOTAL AREA (sq-ft)	TOTAL AREA (acre)	RUNOFF COEFF. (C)
ST-01	0	0	0	0.00	NA
ST-02	0	0	0	0.00	NA
ST-03	2,029	126	2,155	0.05	0.92
ST-04	5,026	552	5,578	0.13	0.90
ST-05	0	1,254	1,254	0.03	0.45
ST-06	7,259	1,452	8,711	0.20	0.87
ST-07	14,155	5,718	19,873	0.46	0.81
ST-08	1,456	278	1,734	0.04	0.87
ST-09	2,341	634	2,975	0.07	0.84
ST-10	7,086	2,926	10,012	0.23	0.80
ST-11	13,203	740	13,943	0.32	0.92
ST-12	4,022	1,737	5,759	0.13	0.80
ST-13	4,586	2,853	7,439	0.17	0.76
ST-14	3,304	2,291	5,595	0.13	0.75
ST-15	0	0	0	0.00	NA
ST-16	0	0	0	0.00	NA
Dunkin Roof	1,690	0	1,690	0.04	0.95
DC Roof 1	3,330	0	3,330	0.08	0.95
DC Roof 2	2,798	0	2,798	0.06	0.95

CATCHMENT SUMMARY TABLE

Catchment Label	Outflow Element	Time of Concentration Tc (min)	Runoff Coefficient C	Rainfall Intensity I (in/hr)	Catchment Area A (acre)	Catchment Flow Q (cfs)
DR-03	ST-03	5	0.92	12.35	0.05	0.57
DR-04	ST-04	5	0.90	12.35	0.13	1.44
DR-05	ST-05	5	0.45	12.35	0.03	0.16
DR-06	ST-06	5	0.87	12.35	0.20	2.17
DR-07	ST-07	5	0.81	12.35	0.46	4.60
DR-08	ST-08	5	0.87	12.35	0.04	0.43
DR-09	ST-09	5	0.84	12.35	0.07	0.71
DR-10	ST-10	5	0.80	12.35	0.23	2.29
DR-11	ST-11	5	0.92	12.35	0.32	3.67
DR-12	ST-12	5	0.80	12.35	0.13	1.32
DR-13	ST-13	5	0.76	12.35	0.17	1.62
DR-14	ST-14	5	0.75	12.35	0.13	1.20
Dunkin	Dunkin	5	0.95	12.35	0.04	0.46
Roof-1	Roof-1	5	0.95	12.35	0.08	0.90
Roof-2	Roof-2	5	0.95	12.35	0.06	0.76

Storm Sewer Conduit Calculations Table

Label	Upstream Structure	Pipe Length (ft)	Pipe Size (inches)	Pipe Slope (%)	Invert - Up (ft)	Invert - Down (ft)	Manning's n	Capacity - Full (cfs)	Flow (cfs)	Velocity (ft/s)	Ground - Up (ft)	Ground - Down (ft)
SS-01	ST-16	89.69	24	2.23	830.00	828.00	0.013	33.78	23.48	8.17	846.00	830.25
SS-02	ST-02	151.83	24	0.99	836.50	835.00	0.013	22.48	19.60	8.06	841.50	846.00
SS-03	ST-03	72.78	24	1.10	837.30	836.50	0.013	23.72	18.88	8.38	846.00	841.50
SS-04	ST-04	104.17	24	1.06	838.40	837.30	0.013	23.25	18.40	8.20	845.00	846.00
SS-05	ST-05	137.80	18	1.05	839.85	838.40	0.013	10.77	6.91	6.47	844.10	845.00
SS-06	ST-06	8.48	18	1.18	840.10	840.00	0.013	11.41	6.76	6.73	844.10	844.10
SS-07	ST-07	28.11	18	1.42	840.50	840.10	0.013	12.53	4.60	6.55	844.70	844.10
SS-08	ST-08	53.17	18	2.63	840.30	838.90	0.013	17.04	10.29	10.10	845.60	845.00
SS-09	ST-09	18.45	12	1.08	841.90	841.70	0.013	3.71	0.71	3.65	845.90	845.60
SS-10	ST-10	78.00	18	0.90	841.00	840.30	0.013	9.95	9.19	6.39	845.50	845.60
SS-11	ST-11	11.03	12	1.81	841.50	841.30	0.013	4.80	3.67	4.67	845.50	845.50
SS-12	ST-12	68.48	12	1.17	841.80	841.00	0.013	3.85	3.35	4.27	846.00	845.50
SS-13	ST-13	35.86	12	0.56	842.00	841.80	0.013	2.66	2.06	2.62	846.00	846.00
SS-14	ST-14	49.05	15	2.04	842.00	841.00	0.013	9.22	3.20	6.83	847.00	846.00
SS-15	ST-15	45.07	15	7.10	845.20	842.00	0.013	17.21	2.00	9.37	848.50	847.00
SS-16	ST-01	11.49	24	0.87	835.00	834.90	0.013	21.11	23.48	7.47	846.00	846.00
SS-Dunkin	Dunkin	29.52	8	1.69	842.50	842.00	0.010	2.04	0.46	1.31	847.20	846.00
SS-Roof-1	Roof-1	10.04	8	44.81	843.50	839.00	0.010	10.52	0.90	18.43	848.20	841.50
SS-Roof-2	Roof-2	9.99	8	5.00	843.50	843.00	0.010	3.51	0.76	8.03	848.20	846.00

INLET CAPACITY CALCULATIONS

Orifice Flow Equation: $Q = 0.6A\sqrt{2gh}$

Weir Flow Equation: $Q = 3.3Ph^{3/2}$

Structure ID	Tributary Area (ac) (A)	Runoff Coefficient (C)	Tc (min)	100yr Rain Intensity (I)	100yr Peak Flow (Q=CIA)	Max Ponding Depth	Grate Type	Perimeter (ft)	Weir Flow Q (cfs)	Open Area (ft^2)	Orifice Flow Q (cfs)	Controlling Q (cfs)
ST-03	0.05	0.9	5	12.35	**0.57**	**0.09**	R-2050	6.0	0.57	1.1	1.62	**0.57**
ST-04	0.13	0.90	5	12.35	**1.44**	**0.17**	R-2050	6.0	1.44	1.1	2.21	**1.44**
ST-05	0.03	0.5	5	12.35	**0.16**	**0.04**	R-2050	6.0	0.16	1.1	1.06	**0.16**
ST-06	0.20	0.87	5	12.35	**2.17**	**0.40**	R-2050	6.0	5.01	1.1	3.35	**3.35**
ST-07	0.46	0.81	5	12.35	**4.60**	**0.50**	R-2050	6.0	7.00	1.1	3.75	**3.75**
ST-08	0.04	0.87	5	12.35	**0.43**	**0.08**	R-2050	6.0	0.43	1.1	1.48	**0.43**
ST-09	0.07	0.8	5	12.35	**0.71**	**0.11**	R-2050	6.0	0.71	1.1	1.75	**0.71**
ST-10	0.23	0.80	5	12.35	**2.29**	**0.24**	R-2050	6.0	2.29	1.1	2.58	**2.29**
ST-11	0.32	0.92	5	12.35	**3.67**	**0.48**	R-2050	6.0	6.58	1.1	3.67	**3.67**
ST-12	0.13	0.80	5	12.35	**1.32**	**0.16**	R-2050	6.0	1.32	1.1	2.15	**1.32**
ST-13	0.17	0.76	5	12.35	**1.62**	**0.19**	R-2050	6.0	1.62	1.1	2.30	**1.62**
ST-14	0.13	0.75	5	12.35	**1.20**	**0.15**	R-2050	6.0	1.20	1.1	2.08	**1.20**

NOTE: ST-7 overflows to ST-6

Note: Perimeter and Open Area values shown above are from the Neenah website (nfco.com)
Neenah R-2050 (IDOT Type 1 Open): P= 6.0, A=1.1 sq-ft
Neenah R-3807 (High Capacity Inlet): P= 13.4, A=6.0 sq-ft
R-3281-A Curb Inlet: P=4.3', A=1.0 sq-ft
R-3067 Combination Inlet: P=5.9', A = 1.9 sq-ft
Neenah R-4352 (IDOT Type 8 F&G): P= 5.8', A= 1.3 sq-ft

Runoff Coefficient Calculations

STRUCT ID	IMPERVIOUS AREA (sq-ft) C=0.95	PERVIOUS AREA (sq-ft) C=0.45	TOTAL AREA (sq-ft)	TOTAL AREA (acre)	RUNOFF COEFF. (C)
ST-01	0	0	0	0.00	NA
ST-02	0	0	0	0.00	NA
ST-03	2,029	126	2,155	0.05	0.92
ST-04	5,026	552	5,578	0.13	0.90
ST-05	0	1,254	1,254	0.03	0.45
ST-06	7,259	1,452	8,711	0.20	0.87
ST-07	14,155	5,718	19,873	0.46	0.81
ST-08	1,456	278	1,734	0.04	0.87
ST-09	2,341	634	2,975	0.07	0.84
ST-10	7,086	2,926	10,012	0.23	0.80
ST-11	13,203	740	13,943	0.32	0.92
ST-12	4,022	1,737	5,759	0.13	0.80
ST-13	4,586	2,853	7,439	0.17	0.76
ST-14	3,304	2,291	5,595	0.13	0.75
ST-15	0	0	0	0.00	NA
ST-16	0	0	0	0.00	NA
Dunkin Roof	1,690	0	1,690	0.04	0.95
DC Roof 1	3,330	0	3,330	0.08	0.95
DC Roof 2	2,798	0	2,798	0.06	0.95

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GRAPHIC SCALE - FEET

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IL-60 & IL-83, MUNDELEIN

ARCH AMERICA

Prepared For:
Dream Clean Operating Company
605 Greenleaf Ave.
Elk Grove Village, IL 60007
email: mcarvalho@dreamcleancar.com

DREAM CLEAN CAR WASH

REV#	DATE	REVISION DESCRIPTION	BY
	11-10-2025	Dunkin Revisions	
	12-16-2025	Add R60 Right Turn Lnae	

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2027

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 09-30-2025

SHEET TITLE:

STORM CATCHMENT EXHIBIT

SHEET NAME: **X-1**

SHEET # 01 of 01

Bulletin 75 - Rainfall Table

Precipitation Depth Duration (inches)									
Duration (hours)	Recurrence Interval (years)								
	0.5	**1**	**2**	**5**	**10**	**25**	**50**	**100**	**500**
240	3.76	4.65	5.60	7.09	8.25	9.90	11.26	12.65	16.00
120	2.97	3.67	4.42	5.63	6.68	8.16	9.39	10.66	13.81
72	2.67	3.30	3.97	5.08	6.05	7.49	8.64	9.85	12.81
48	2.46	3.04	3.66	4.71	5.62	6.99	8.13	9.28	12.10
24	2.24	2.77	3.34	4.30	5.15	6.45	7.50	8.57	11.24
18	2.11	2.61	3.14	4.04	4.84	6.06	7.05	8.06	10.57
12	1.95	2.41	2.91	3.74	4.48	5.61	6.53	7.46	9.78
6	1.68	2.08	2.51	3.23	3.86	4.84	5.63	6.43	8.43
3	1.44	1.77	2.14	2.75	3.30	4.13	4.80	5.49	7.20
2	1.30	1.61	1.94	2.49	2.99	3.74	4.35	4.97	6.52
1	1.05	1.30	1.57	2.02	2.42	3.03	3.53	4.03	5.28
0.5	0.83	1.03	1.24	1.59	1.91	2.39	2.78	3.17	4.16
0.25	0.61	0.75	0.90	1.16	1.39	1.74	2.03	2.32	3.04
0.17	0.47	0.58	0.70	0.90	1.08	1.35	1.58	1.80	2.36
0.08	0.27	0.33	0.40	0.52	0.62	0.77	0.90	1.03	1.35

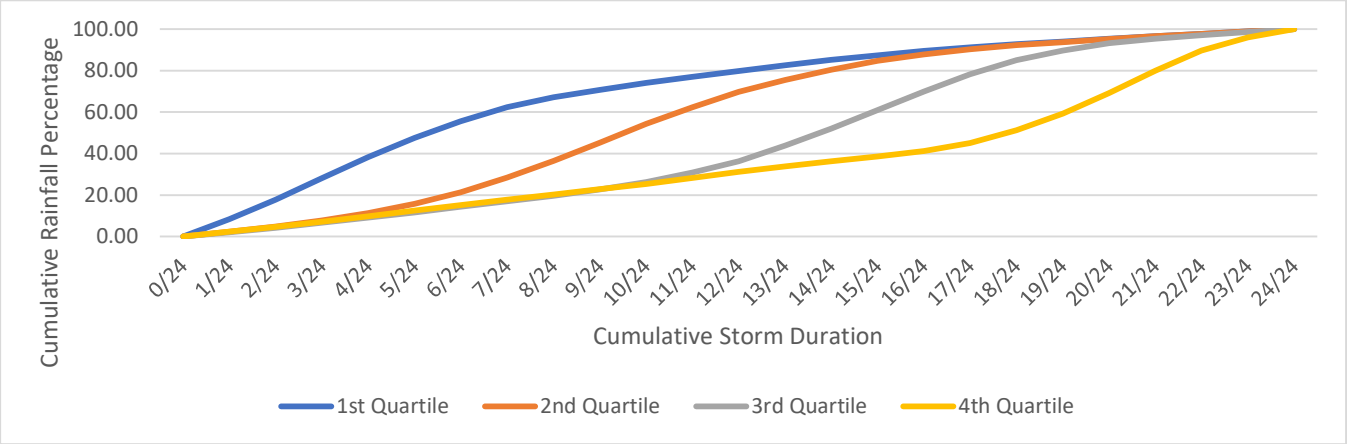
Source: Illinois State Water Survey, Bulletin 75, Table 7, Section 2 - Northeast

Bulletin 75 - Rainfall Table

Source: ISWS Bulletin 75 Precipitation Frequency Study for Illinois, Median Time Distributions of Heavy Storm Rainfall, Table 26 (page 79)

Cumulative Storm Time (%)	1st Quartile	2nd Quartile	3rd Quartile	4th Quartile
	Cumulative Storm Rainfall Percentage			
0/24	0.00	0.00	0.00	0.00
1/24	8.36	2.29	2.05	2.31
2/24	17.73	4.82	4.31	4.79
3/24	28.11	7.78	6.67	7.12
4/24	38.33	11.33	9.12	9.78
5/24	47.45	15.79	11.71	12.53
6/24	55.50	21.39	14.36	15.23
7/24	62.25	28.41	16.91	17.91
8/24	67.22	36.44	19.64	20.33
9/24	70.82	45.29	22.78	22.83
10/24	74.17	54.35	26.33	25.41
11/24	76.97	62.38	30.93	28.35
12/24	79.81	69.76	36.35	31.25
13/24	82.55	75.48	43.92	33.90
14/24	85.18	80.38	52.11	36.33
15/24	87.40	84.70	61.02	38.61
16/24	89.47	87.81	69.89	41.24
17/24	91.17	90.22	78.19	45.08
18/24	92.70	92.17	84.92	51.29
19/24	94.03	93.81	89.74	59.31
20/24	95.36	95.29	93.11	69.19
21/24	96.56	96.57	95.34	80.05
22/24	97.74	97.74	97.06	89.71
23/24	98.85	98.84	98.56	96.04
24/24	100.00	100.00	100.00	100.00

	Applicable Durations
1Q:	0 - 6hr
2Q:	6.1 - 12hr
3Q:	12.1 - 24hr
4Q:	> 24hr



Runoff Volume Reduction

PROJECT SITE:

Dream Clean Subdivision
IL-60 & IL-83, Mundelein, IL

Runoff Volume Reduction & Water Quality Quantity Calculations

Project Area	=	2.92	acres
Impervious Area	=	1.25	acres
Impervious Ratio	=	42.6%	
Water Quality Volume Required	=	0.426	inches over project area
Section 504.02	=	4,526	cu-ft
	=	**0.10**	ac-ft
Water Quality Volume Provided			
Retention Volume Below Outlet	=	**0.108**	ac-ft

Runoff Volume Reduction Credits:

100% of Water Quality Treatment	=	**0.108**	ac-ft
	=	1,616	cu-ft/acre
	=	65%	of annual rainfall events per Appendix O

Appendix O: Runoff Volume Reduction

Percent of Annual Rainfall Events	100% Impervious values	
	Runoff Depth (in)	RVR Quantity ft³/ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760

Runoff Depth based on Figure 3 of the Center For Watershed Protection Report.

Runoff Depth = P*R, where:

P = Rainfall Depth (inches)

R=Volumetric Runoff Coefficient = 0.95 for 100% impervious cover [0.05+.009(I), where I is 100% (impervious cover)]

RVR Quantity = Runoff Depth (in) / 12 (in/ft) * 43560 (ft²/ac)

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County, Illinois

Mundelein Dream Clean

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface..... 2
How Soil Surveys Are Made.....5
Soil Map..... 8
Soil Map.....9
Legend.....10
Map Unit Legend..... 11
Map Unit Descriptions.....11
Lake County, Illinois..... 13
298B—Beecher silt loam, 2 to 4 percent slopes..... 13
330A—Peotone silty clay loam, 0 to 2 percent slopes..... 14
530D—Ozaukee silt loam, 6 to 12 percent slopes..... 15
531B—Markham silt loam, 2 to 4 percent slopes.....17
531C2—Markham silt loam, 4 to 6 percent slopes, eroded..... 19
531D2—Markham silt loam, 6 to 12 percent slopes, eroded..... 20
References.....23

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:1,070 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
Survey Area Data: Version 20, Aug 31, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2022—Sep 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
298B	Beecher silt loam, 2 to 4 percent slopes	0.0	0.4%
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.1	5.0%
530D	Ozaukee silt loam, 6 to 12 percent slopes	0.0	1.1%
531B	Markham silt loam, 2 to 4 percent slopes	1.0	39.9%
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	0.9	36.1%
531D2	Markham silt loam, 6 to 12 percent slopes, eroded	0.5	17.5%
Totals for Area of Interest		**2.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Lake County, Illinois

298B—Beecher silt loam, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2ytq1
Elevation: 520 to 960 feet
Mean annual precipitation: 34 to 41 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 160 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Beecher and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Beecher

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over silty clay loam or clay loam till

Typical profile

Ap - 0 to 13 inches: silt loam
2Bt1 - 13 to 21 inches: silty clay loam
2Bt2 - 21 to 37 inches: silty clay loam
2Cd - 37 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: 24 to 45 inches to densic material
Drainage class: Somewhat poorly drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: F095XB005WI - Moist Loamy or Clayey Lowland
Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 6 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

330A—Peotone silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sn05
Elevation: 500 to 1,020 feet
Mean annual precipitation: 33 to 43 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 140 to 195 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Peotone, drained, and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Peotone, Drained

Setting

Landform: Depressions

Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Silty and clayey colluvium

Typical profile

Ap - 0 to 7 inches: silty clay loam
Bg1 - 7 to 27 inches: silty clay loam
Bg2 - 27 to 50 inches: silty clay
Cg - 50 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Minor Components

Peotone, long duration ponding

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: F095XB004WI - Wet Loamy or Clayey Lowland
Hydric soil rating: Yes

530D—Ozaukee silt loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: 2sn0g
Elevation: 570 to 890 feet
Mean annual precipitation: 32 to 41 inches

Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 135 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Ozaukee and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ozaukee

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over wisconsinan age silty and clayey till

Typical profile

A - 0 to 4 inches: silt loam
E - 4 to 9 inches: silt loam
Bt1 - 9 to 16 inches: silty clay loam
2Bt2 - 16 to 34 inches: silty clay loam
2BCt - 34 to 39 inches: silty clay loam
2Cd - 39 to 60 inches: silty clay loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 24 to 43 inches to densic material
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F110XY011IL - Dry Glacial Drift Upland Forest
Forage suitability group: Mod AWC, adequately drained with limitations (G095BY006WI)
Other vegetative classification: Mod AWC, adequately drained with limitations (G095BY006WI)
Hydric soil rating: No

Minor Components

Blount, lake michigan lobe

Percent of map unit: 4 percent
Landform: End moraines, ground moraines

Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

531B—Markham silt loam, 2 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2ytpr
Elevation: 540 to 900 feet
Mean annual precipitation: 34 to 41 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 160 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Markham and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Markham

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over silty clay loam till

Typical profile

Ap - 0 to 8 inches: silt loam
2Bt1 - 8 to 21 inches: silty clay loam
2Bt2 - 21 to 32 inches: silty clay loam
2Cd - 32 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 4 percent
Depth to restrictive feature: 20 to 55 inches to densic material
Drainage class: Moderately well drained

Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R110XY010IL - Moist Glacial Drift Upland Savanna
Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 6 percent
Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

531C2—Markham silt loam, 4 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2ytps
Elevation: 620 to 920 feet
Mean annual precipitation: 34 to 41 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 160 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Markham, eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Markham, Eroded

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess over silty clay loam till

Typical profile

Ap - 0 to 8 inches: silt loam
2Bt1 - 8 to 21 inches: silty clay loam
2Bt2 - 21 to 32 inches: silty clay loam
2Cd - 32 to 60 inches: silty clay loam

Properties and qualities

Slope: 4 to 6 percent
Depth to restrictive feature: 20 to 55 inches to densic material
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R110XY010IL - Moist Glacial Drift Upland Savanna

Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 6 percent
Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

531D2—Markham silt loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2ytpy
Elevation: 660 to 920 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 155 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Markham, eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Markham, Eroded

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess over silty clay loam till

Typical profile

Ap - 0 to 8 inches: silt loam
2Bt1 - 8 to 21 inches: silty clay loam
2Bt2 - 21 to 32 inches: silty clay loam
2Cd - 32 to 60 inches: silty clay loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 20 to 55 inches to densic material
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R110XY010IL - Moist Glacial Drift Upland Savanna
Forage suitability group: High AWC, adequately drained (G095BY008WI)
Other vegetative classification: High AWC, adequately drained (G095BY008WI)
Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 6 percent
Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve

Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F095XB010WI - Loamy and Clayey Upland
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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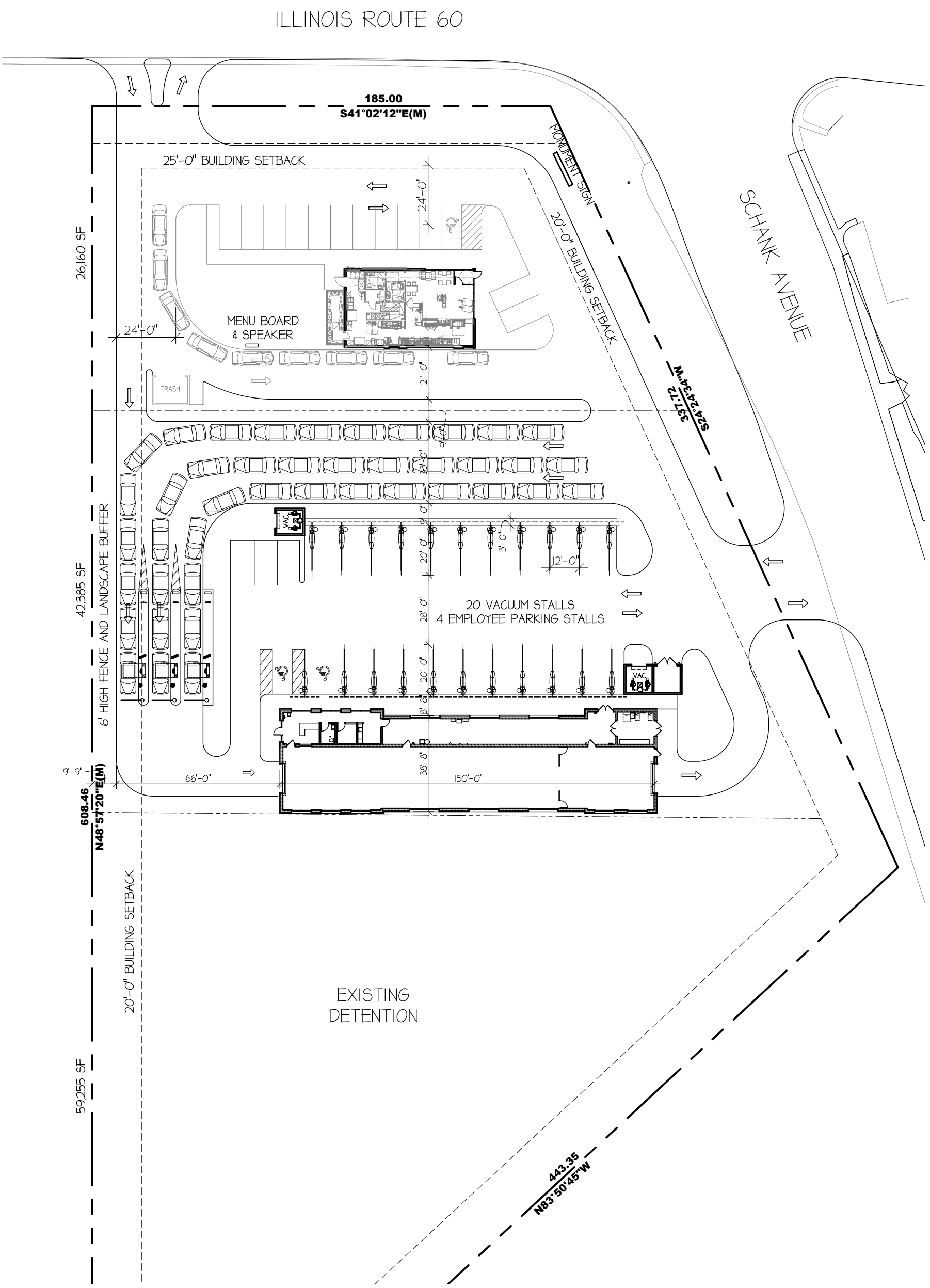
Exhibit B

Preliminary Plan

Aerial

Roadster Shop
Auto parts store
Starbucks
The Perfect Sip is Ready
Woodlands Park
Kasling Ln
N Ivanhoe Ln
Site
83
60
Park Ave
Park Ave
Mulch It
Walgreens
Certainty helps you feel dry
Giant Maintenance & Restoration
Oldest Organized Church in Lake County
176
176



ARCHAMERICA
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Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

N

Site Plan

0 10' 20' 40' 80'

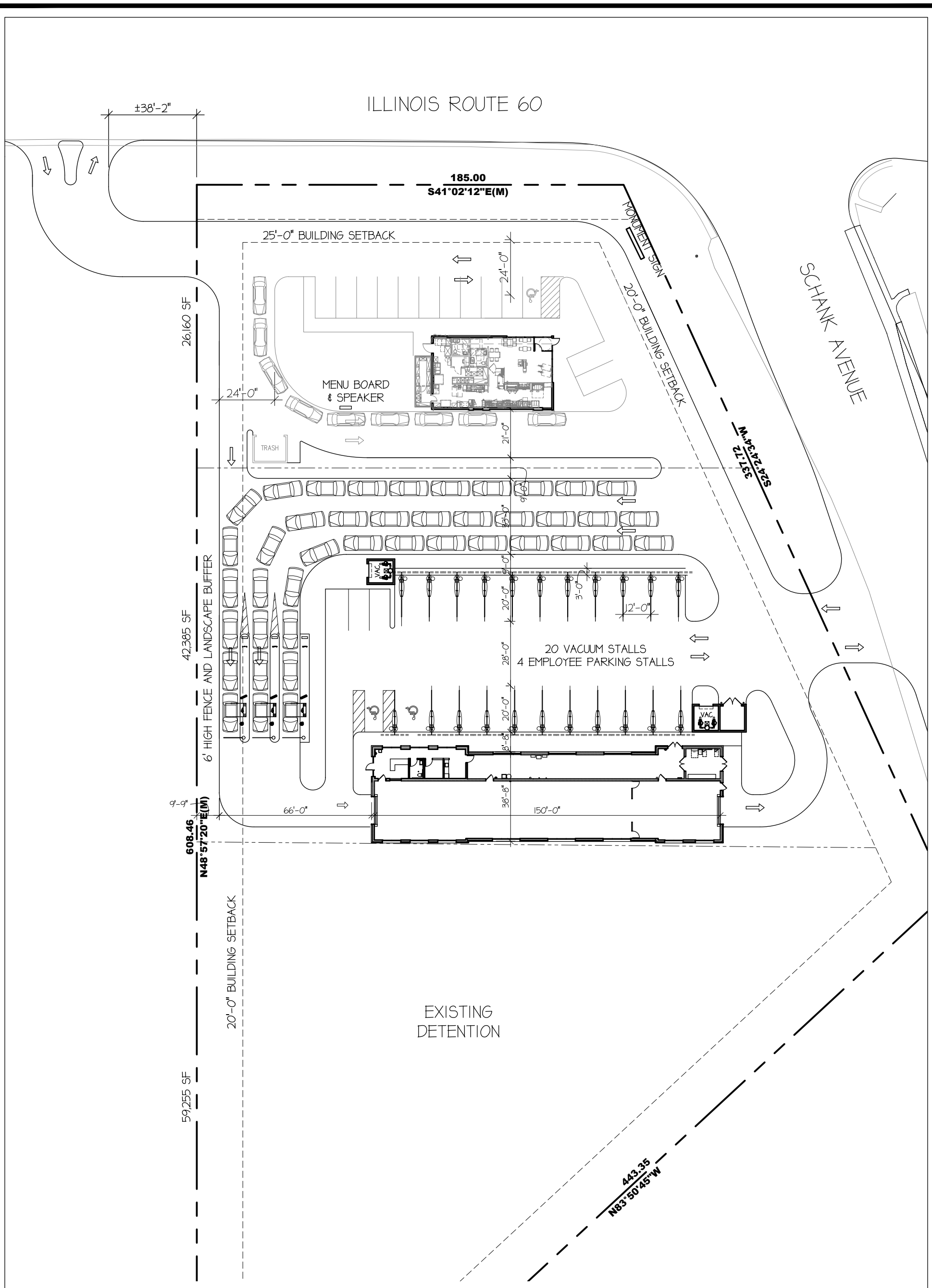
NEW DEVELOPMENT FOR

DUNKIN'
&
Dream Clean

MUNDELEIN, ILLINOIS

APRIL 21, 2025

Archamerica Job No. 23029



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Grayslake, Illinois 60030
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N

Site Plan

0 10' 20' 40' 80'

LEGAL DESCRIPTION

LOT 193 IN THE SHELDON WOODS SUBDIVISION - PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 03, 2021 AS DOCUMENT 7822958, IN LAKE COUNTY, ILLINOIS.

P.I.N. 10-22-205-030

BASIS OF BEARINGS
ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

SITE BENCHMARK:
SQUARE CUT ON CONCRETE TRAFFIC SIGNAL BASE APPROXIMATELY 44 FEET SOUTH OF THE NORTHEAST CORNER OF THE SITE.
ELEVATION = 851.02 (NAVD-88 MEASURED WITH TRIMBLE VRS)

PROPERTY AREA = 2.92 Acres

PROPOSED CN = 88.7

DETENTION BASIN

Required Volume = 1.37 ac-ft

Proposed Volume = 1.42 ac-ft
HWL = 834.0
NWL = 829.0

SITE BENCHMARK
SQUARE CUT ON CONCRETE TRAFFIC SIGNAL BASE
ELEV=851.02

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DESIGN FIRM LICENSE NO. 184003101

0 30 60
GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA
Arch America Development, LLC
1603 Orrington Ave, Suite 1100
Evanston, IL 60201

Prepared For:
Dream Clean Operating Company
629 Greenleaf Ave.
Wilmette, IL 60091
email: mcarnevale@dreamcleanusa.com

DREAM CLEAN CAR WASH

BY	REVISION DESCRIPTION	DATE	REV#

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2025

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB # 45041	SURV: CCG
DRAWN: RLS	REVIEW: SMR
SCALE: 1"=30'	DATE: 05-12-2025

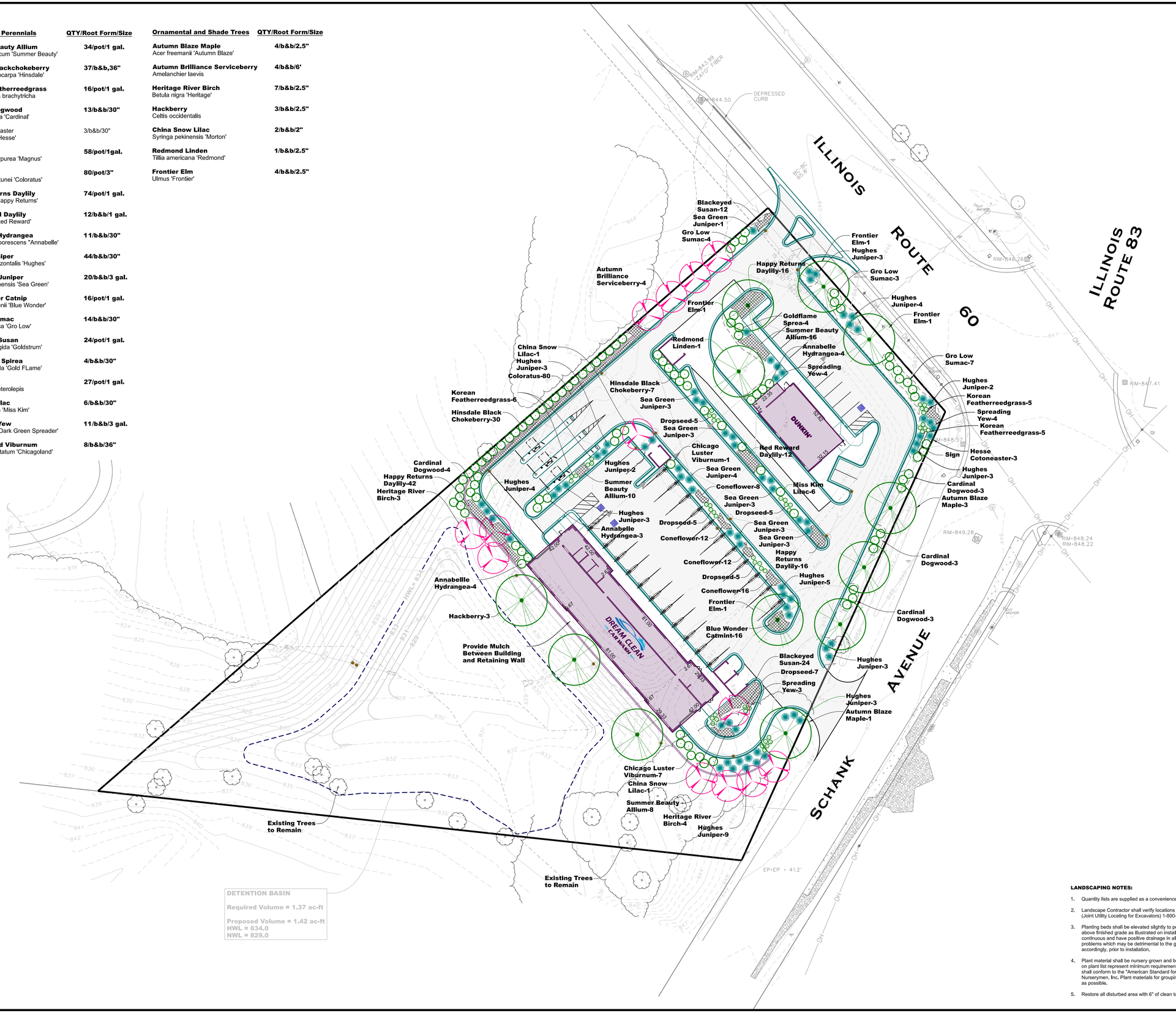
SHEET TITLE:
PRELIM ENGINEERING PLAN

SHEET NAME **C-1**

SHEET # 01 of 01

Shrubs and Perennials	QTY/Root Form/Size
Summer Beauty Allium Allium tanguticum 'Summer Beauty'	**34/pot/1 gal.**
Hinsdale Blackchokeberry Aronia melanocarpa 'Hinsdale'	**37/b&b,36"**
Korean Featherreedgrass Calamagrostis brachytricha	**16/pot/1 gal.**
Cardinal Dogwood Cornus sericea 'Cardinal'	**13/b&b/30"**
Hesse Cotoneaster Cotoneaster 'Hesse'	3/b&b/30"
Coneflower Echinacea purpurea 'Magnus'	**58/pot/1gal.**
Coloratus Euonymus fortunei 'Coloratus'	**80/pot/3"**
Happy Returns Daylily Hemorcallis 'Happy Returns'	**74/pot/1 gal.**
Red Reward Daylily Hemorcallis 'Red Reward'	**12/b&b/1 gal.**
Annabelle Hydrangea Hydrangea arborescens "Annabelle'	**11/b&b/30"**
Hughes Juniper Juniperus horizontalis 'Hughes'	**44/b&b/30"**
Sea Green Juniper Juniperus chinensis 'Sea Green'	**20/b&b/3 gal.**
Blue Wonder Catnip Nepeta faassenii 'Blue Wonder'	**16/pot/1 gal.**
Gro Low Sumac Rhus aromatica 'Gro Low'	**14/b&b/30"**
Blackeyed Susan Rudbeckia fulgida 'Goldstrum'	**24/pot/1 gal.**
Gold Flame Spirea Spirea bumalda 'Gold FLame'	**4/b&b/30"**
Dropseed Sporobolus heterolepis	**27/pot/1 gal.**
Miss Kim Lilac Syringa patula 'Miss Kim'	**6/b&b/30"**
Spreading Yew Taxus media 'Dark Green Spreader'	**11/b&b/3 gal.**
Chicagoland Viburnum Viburnum dentatum 'Chicagoland'	**8/b&b/36"**

Ornamental and Shade Trees	QTY/Root Form/Size
Autumn Blaze Maple Acer freemanii 'Autumn Blaze'	**4/b&b/2.5"**
Autumn Brilliance Serviceberry Amelanchier laevis	**4/b&b/6'**
Heritage River Birch Betula nigra 'Heritage'	**7/b&b/2.5"**
Hackberry Celtis occidentalis	**3/b&b/2.5"**
China Snow Lilac Syringa pekinensis 'Morton'	**2/b&b/2"**
Redmond Linden Tillia americana 'Redmond'	**1/b&b/2.5"**
Frontier Elm Ulmus 'Frontier'	**4/b&b/2.5"**



LANDSCAPING NOTES:

1. Quantity lists are supplied as a convenience. The Contractor shall verify all quantities.
2. Landscape Contractor shall verify locations of all underground utilities prior to digging. Contact "J.U.L.I.E" (Joint Utility Locating for Excavators) 1-800-892-0123.
3. Planting beds shall be elevated slightly to provide for proper drainage. Rootballs of trees shall be elevated above finished grade as illustrated on installation details. All grading shall provide slopes which are smooth, continuous and have positive drainage in all areas. Should the Landscape Contractor encounter drainage problems which may be detrimental to the growth of the specified plant materials, the Owner shall be notified accordingly, prior to installation.
4. Plant material shall be nursery grown and be either ball and burlapped or container grown. Sizes indicated on plant list represent minimum requirements. The requirements for measurement, branching and ball size shall conform to the "American Standard for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc. Plant materials for groupings or where symmetry is critical, shall be matched as nearly as possible.
5. Restore all disturbed area with 6" of clean topsoil, Excelsior Blanket and Seed with IDOT Class 1 Seed Mix.

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0 30 60

GRAPHIC SCALE - FEET

DREAM CLEAN & DUNKIN
IL-60 & IL-83, MUNDELEIN

ARCH AMERICA

Prepared For:
Dream Clean Operating Company
105 Greenleaf Ave.
Elk Grove Village, IL
email: mcarvello@dreamcleanusa.com

DREAM CLEAN CAR WASH

BY	REVISION DESCRIPTION	DATE	REV#

LICENSED PROFESSIONAL ENGINEER
RAYMOND L. SIKKEMA
062-060028
STATE OF ILLINOIS

RAYMOND SIKKEMA
LICENSE EXPIRES 11/30/2025

Section-Township-Range
Lake: NE¼ 22-44N-10E

JOB #	45041	SURV:	CCG
DRAWN:	RLS	REVIEW:	SMR
SCALE:	1"=30'	DATE:	05-12-2025

SHEET TITLE:

LANDSCAPE PLAN

SHEET NAME **L-1**

SHEET # 01 of 01

Renderings

Renderings

Elevations

SOUTH ELEVATION

WEST ELEVATION EXIT

EAST ELEVATION ENTRANCE

NORTH ELEVATION FACING DUNDEE

NEW CAR WASH DEVELOPMENT FOR

Dream Clean

ILLINOIS

December 16, 2024

Elevations

0 5' 10' 20' 40'

ARCH AMERICA
34121 N. US 45, Suite 213
Grayslake, Illinois 60030
Phone 847-336-6600
Fax 847-336-6601

Material and Finishes

Front Elevation

Right Elevation

WCB Component

C. EX - 01

PS -03
Fiber Cement Siding Manu.: James Hardie SW 6108
Latte

Brand Component

D. Pink Brand Component

PC -12
Painted Coatings
DD Pink
PMS 7635C

E. Orange Brand Component

PC -13
Painted Coatings
DD Orange
PMS 3564C

White Component

F. EX - 01

PS -04
Fiber Cement Siding Manu.: James Hardie SW 7063
Nebulous White

F1. EX - 02

PP -04
Fiber Cement Panel

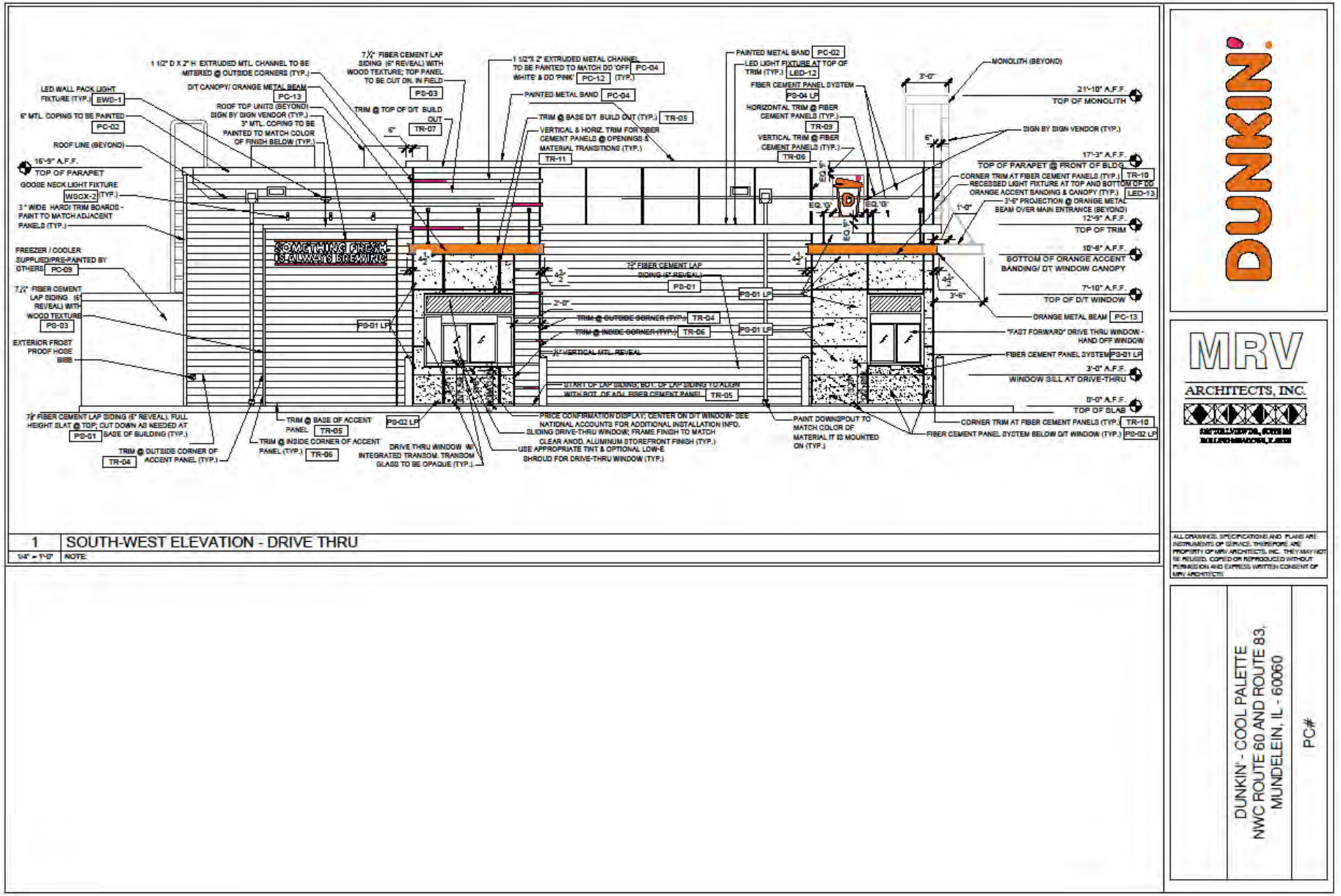
F2. EX - 03

Fiber Cement Siding Manu.: Nichiha Elder White

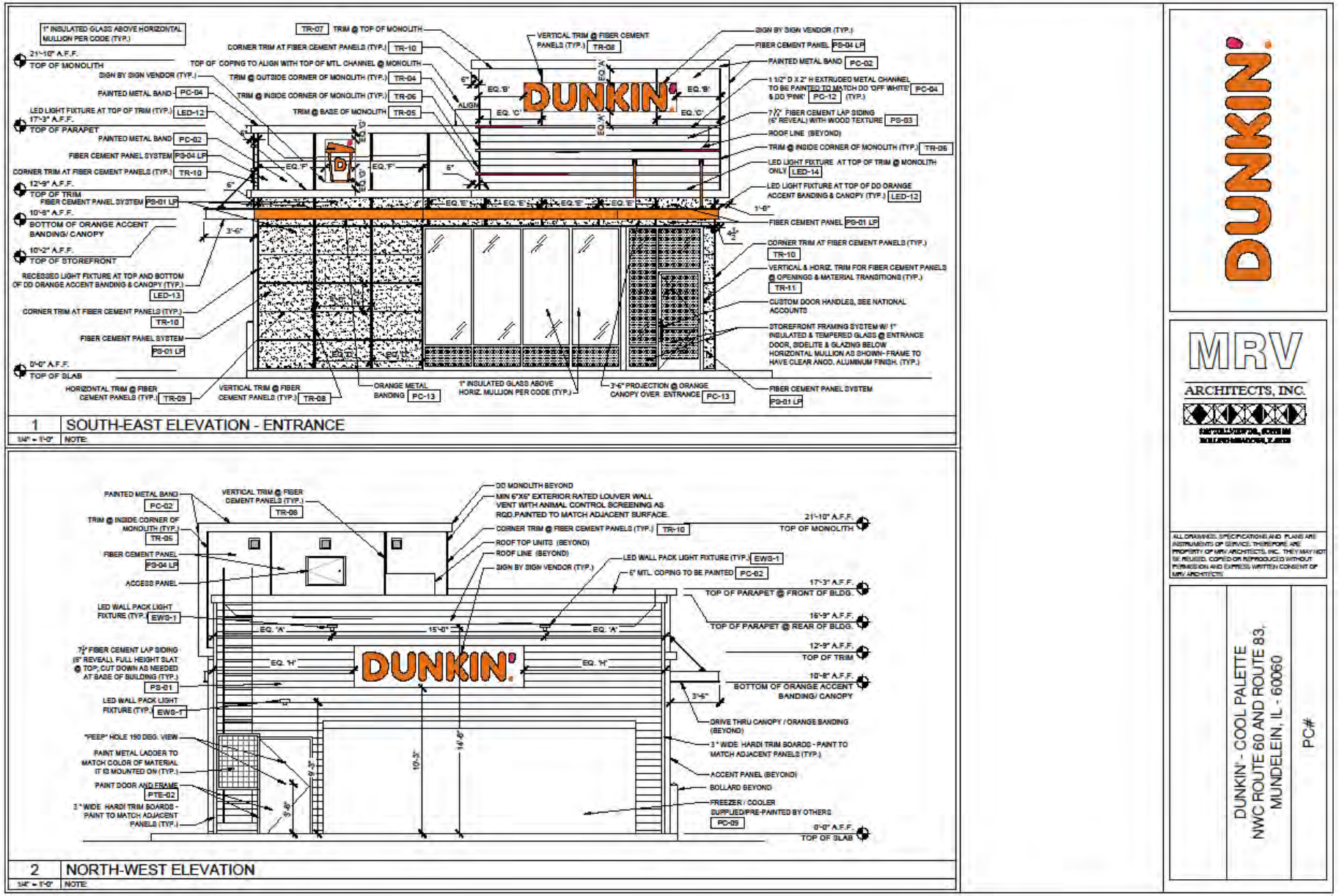
F4. EX - 05

PC -04
Painted Coatings

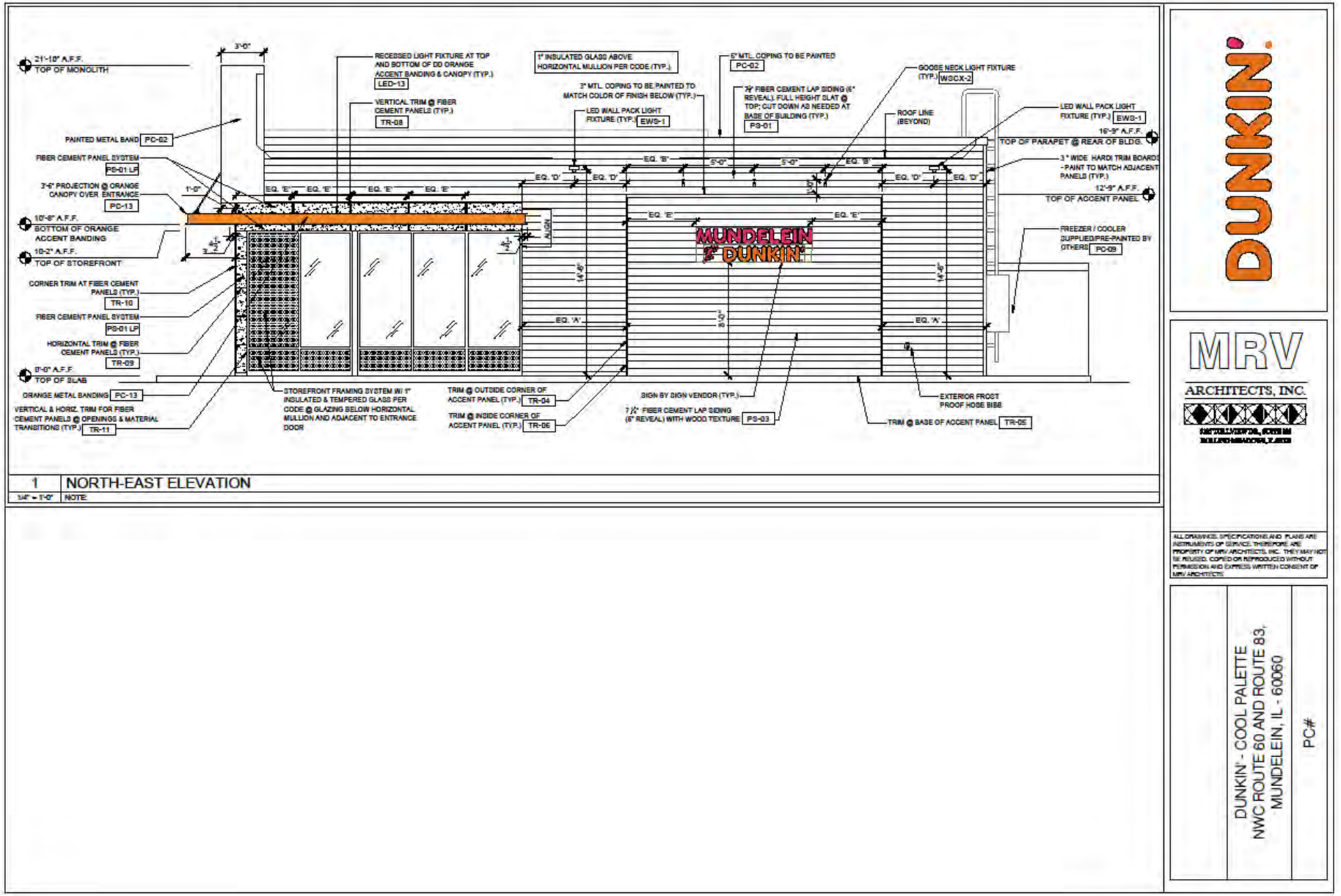
Exterior Elevation



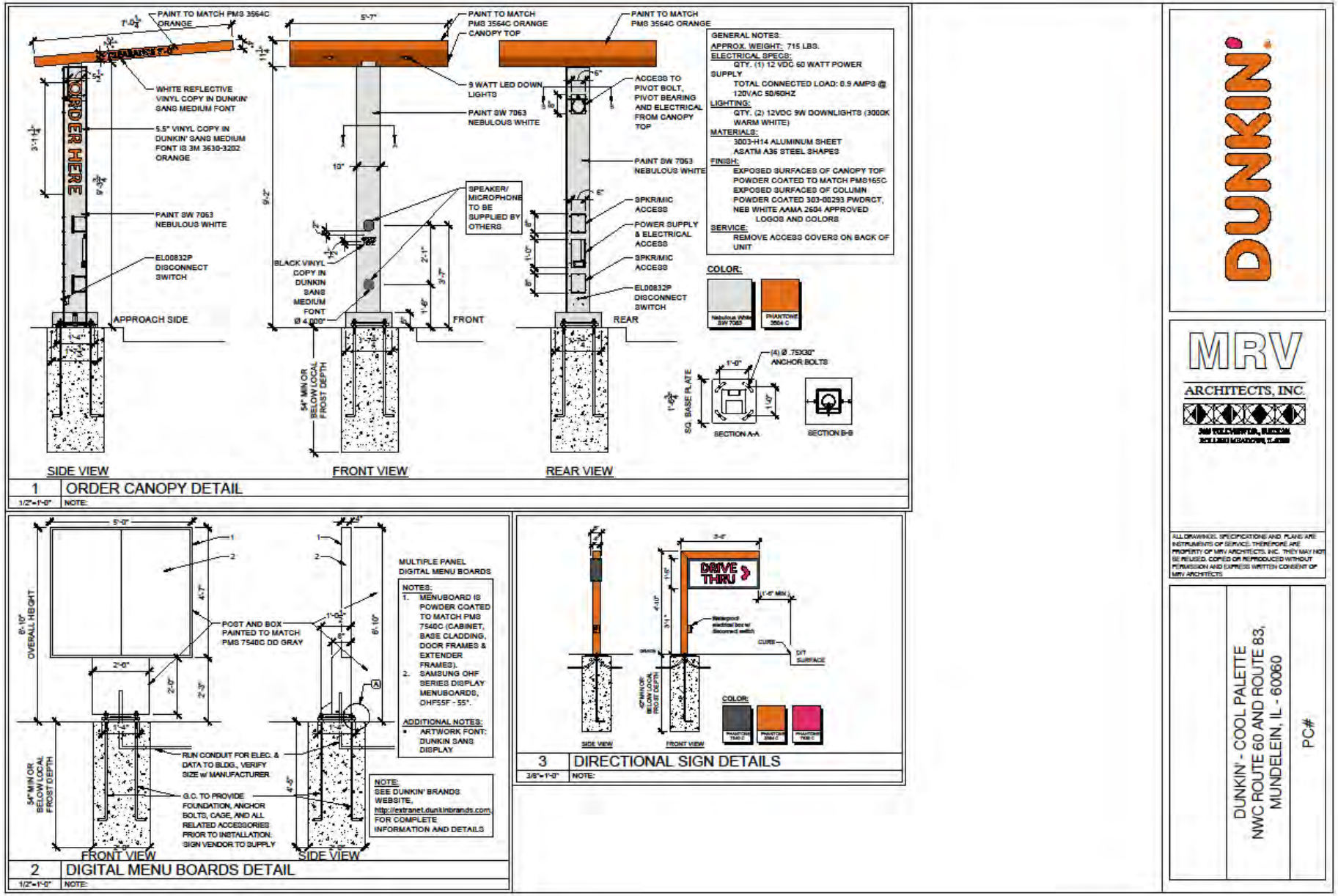
Exterior Elevations



Exterior Elevation



Primary Signage



Client Signature _____ Client Print Name _____ Date _____

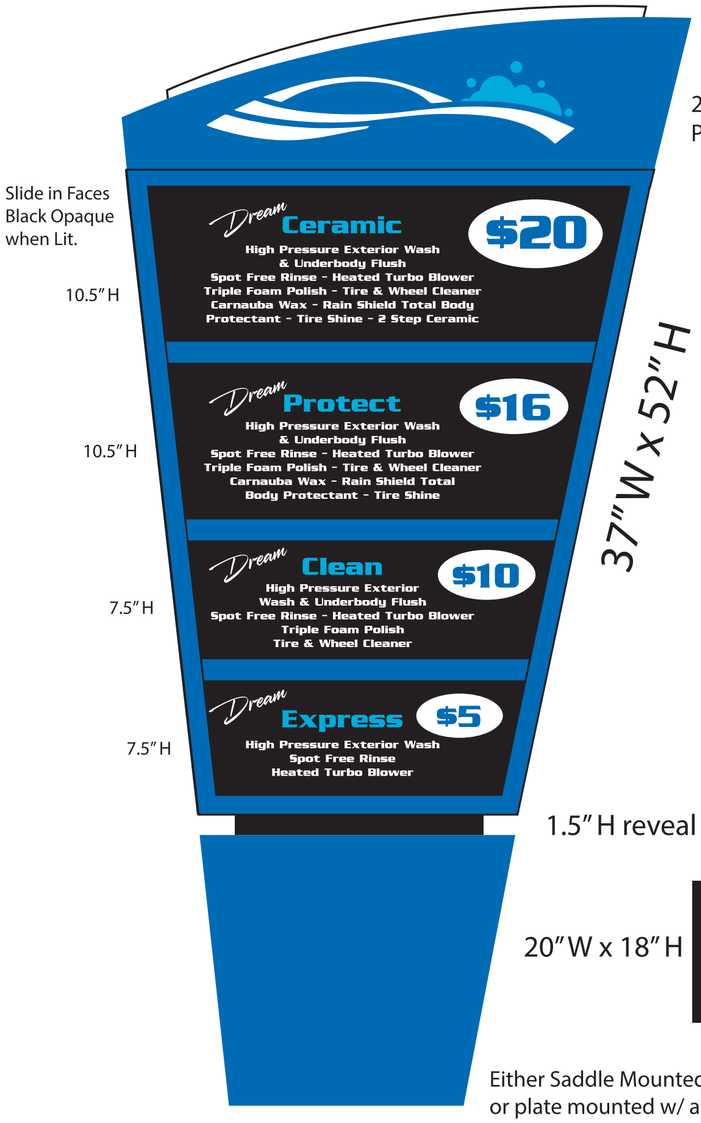
☐ Artwork is APPROVED Proceed with order

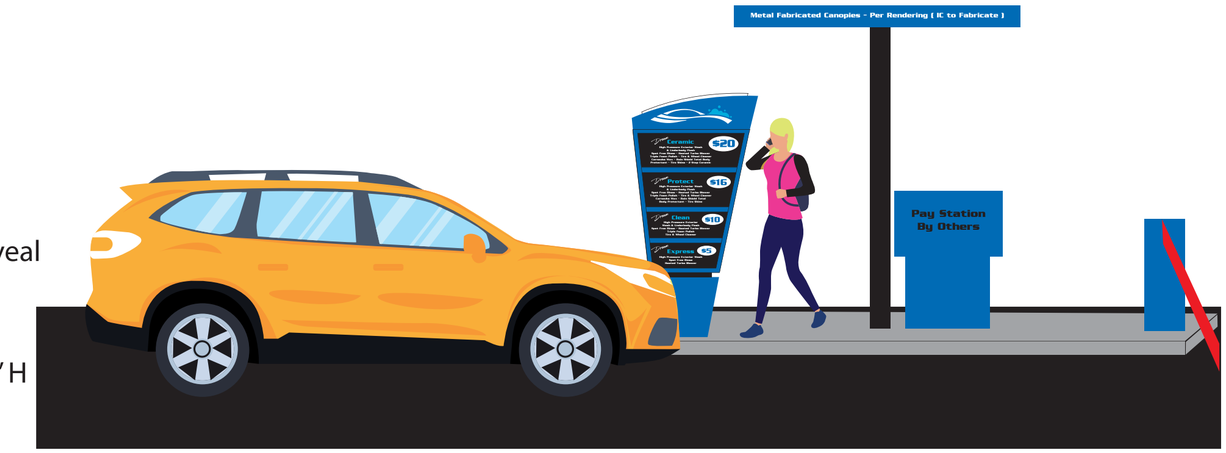
☐ Make Changes & send NEW Proof

☐ Make Changes & Proceed with order

SIGN J

Single Sided - Custom Lit Cabinet - Menu Boards
30"W x 1"H white Top Spine
LED Lit , gets Architectual Blue Lighting on top





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Location: 60-83 mundeilen IL NEW			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 5-23-25	Manufacturer: IC Signs & Graphics Inc.	Drawing #: Pending	

417 Sheridan Rd. Highwood, IL 60040 P: 708.669.7177 E: Cory@icsignsinc.com W: icsignsinc.com

Client Signature

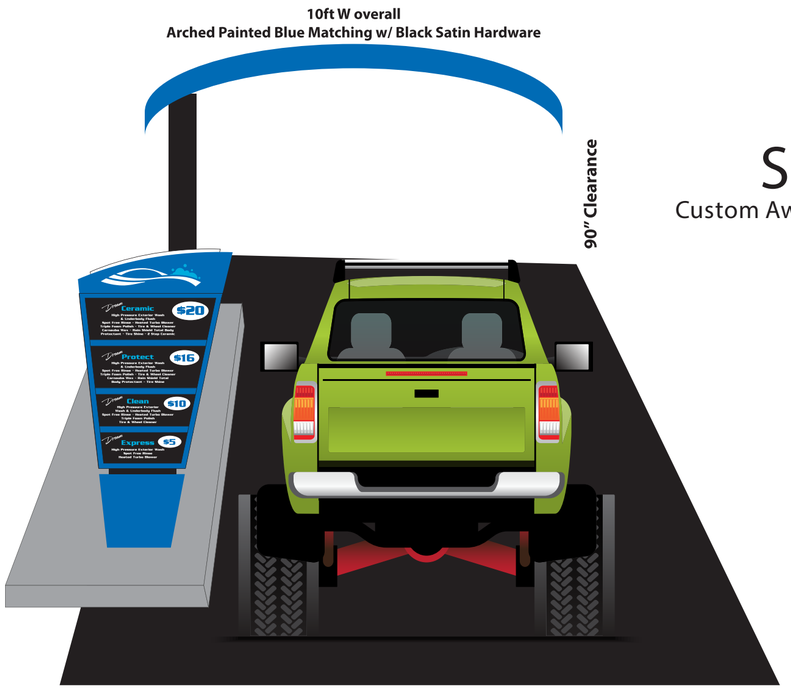
Client Print Name

Date

☐ Artwork is APPROVED
Proceed with order

☐ Make Changes
& send NEW Proof

☐ Make Changes
& Proceed with order



SIGN - K

Custom Awning Canopy Fabrication

**Please note, all pricing on all fabricated materials & signage subject to increase due to upcoming Goverment Tariffs. March 1st pending. Any jobs currently with signed contracts and deposit already paid, we will honor that previous pricing.

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.

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We cannot accept changes or approvals verbally.
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COLORS DEPICTED ON THIS PROOF ARE PRINTED SIMULATIONS TO ASSIST IN VISUALIZING THE DESIGN. THEY MAY NOT ACCURATELY REFLECT THE ACTUAL COLOR SPECIFIED. ALL SCREENS SHOW COLORS IN VARIOUS WAYS. OURS SCREENS ARE COLOR CALIBRATED FOR DESIGN PROCESSES.

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Job Name: Canopy - Pay Station		Contact: Tim/Mitch	
Location: 60-83 mundlien IL			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 5-23-25	Manufacturer: IC Signs & Graphics Inc. UL Underwriters Laboratories	Drawing #: Pending	

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Client Signature _____ Client Print Name _____ Date _____

☐ Artwork is APPROVED Proceed with order

☐ Make Changes & send NEW Proof

☐ Make Changes & Proceed with order

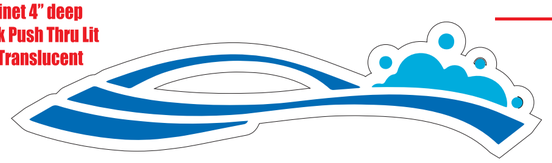
(i) recomended building signage Look

Sign - i-1 - Building Length Sides

Frontlit Channel Letters - Flush Mounted

90 sqft

Icon =
Shaped Cabinet 4" deep
w/ 1/2" Thick Push Thru Lit
Edge / Face Translucent



30" H x 120"

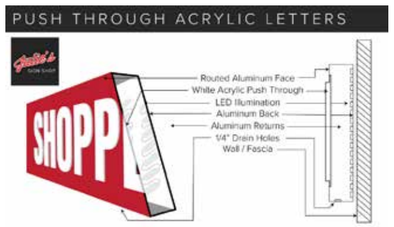
DREAM CLEAN

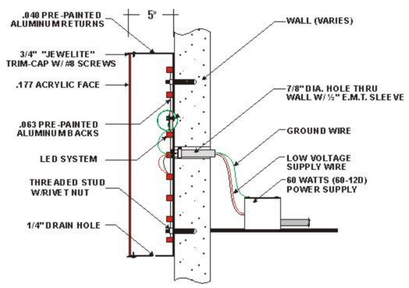
18" H x 180" W

CAR WASH

12" H x 144" W

72" H Overall





Sign - i-2 - Tunnel Exit/Enter

60 sqft

Icon =
Shaped Cabinet 4" deep
w/ 1/2" Thick Push Thru Lit
Edge / Face Translucent

26" H x 104"

DREAM CLEAN

14.5" H x 144" W

CAR WASH

8.75" H x 114" W

60" H Overall

**Please note, all pricing on all fabricated materials & signage subject to increase due to upcoming Goverment Tariffs. March 1st pending. Any jobs currently with signed contracts and deposit already paid, we will honor that previous pricing.

Client is the last person to review the final details of this job per specifications provided on this proof. By providing your signature, printed name & date & checking the appropriate w/ Check Marking Your Choice above. You are responsible for any additional costs for errors missed on this job.

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Job Name: Building Signs		Contact: Tim/Mitch	
Location: 60-83 munddlien IL			
Design By: CH	Survey By: CLH	Sales Person: CLH	
Date: 5-23-25	Manufacturer: IC Signs & Graphics Inc. Underwriters Laboratories	Drawing #: Pending	

417 Sheridan Rd. Highwood, IL 60040 P: 708.669.7177 E: Cory@icsignsinc.com W: icsignsinc.com

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of March 18, 2026

Subject: PUBLIC HEARING - PZ2026-0001 - 333 Washington Blvd - Use Variation

Attachments:

1. Property Location Map
2. Certificate of Publication
3. Petitioner's Packet

Background:

The building at 333 Washington Boulevard, constructed in 1969, is located within Allanson Industrial Park Sub Unit 2. The building is currently vacant but was previously occupied by Lakeside Transportation, a motor vehicle operations facility. In December 2025, Justin Maki, owner of Ryse Athletic Club, contacted the Village of Mundelein to determine whether his proposed use would be permitted at this location (*Figure 1*). Staff informed Mr. Maki that the proposed athletic club would be classified as a "Personal Services Establishment," which includes health clubs, and that this use is not permitted in the Manufacturing Mixed-Use (M-MU) Zoning District.

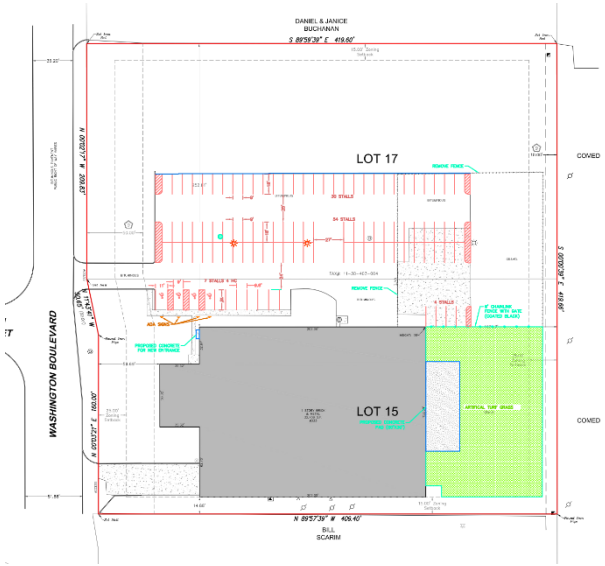


Figure 1. Proposed site plan and parking configuration (left) and existing parking lot conditions at 333 Washington Blvd (right).

A personal services establishment is defined as an establishment providing frequent or recurrent services of a personal nature. Typical examples include beauty shops, barbershops, tanning salons, massage parlors, shoe repair, laundromats, animal groomers, health clubs, rental and repair facilities, dry cleaners, and tailors.

Ryse Athletic Club falls under the classification of a personal services establishment because the facility operates 24 hours a day, seven days a week. Members would access the building using a mobile app and pay a monthly fee of $50. Staff will be on-site at all times to ensure safety, maintain the facility, and assist members as needed. While Ryse Athletic Club does not offer group classes, individual personal training services will be available. This use does not qualify as an arts studio because no art form, type of exercise, or activity such as dance, martial arts, gymnastics, or yoga is taught or studied on-site as the main use. The proposed use is consistent with other health clubs, including Planet Fitness, LA Fitness, and CFX, all of which are categorized as personal services establishments.

Neighboring Properties:
North: M-MU, Warehouse/Distribution (SMS Display Group)
South: M-MU, Multi-Tenant Building (i.e.,K-9 Play Time, Health and Fit Nutrition, WW Displays, Inc.)
East: R-4/R-5, Two-Family and Multi-Family Residential
West: M-MU, Multi-Tenant Building (i.e., Game Changing Performance, Holcomb Hollow, Signarama)

The subject property is currently zoned M-MU Manufacturing Mixed-Use, a district intended to accommodate research and development facilities, general industrial uses, warehousing, storage, and office uses. Certain non-industrial activities are also permitted, including recreational uses and more intensive commercial operations, such as kennels and pet day care services. Development standards are designed to buffer surrounding, less intensive uses from the impacts of industrial and commercial activities within the district. Mr. Maki has applied for a use variation to allow the proposed athletic club on the property.

The petitioner proposes Ryse Athletic Club, an athletic facility with expansive workout areas designed to accommodate a variety of activities, including spaces with mats, turf, and open flooring for different exercise formats. The facility will also include a basketball court, a posing room, and separate men’s and women’s locker rooms. Both locker rooms feature showers and a sauna, with the women’s locker room also providing a makeup room.

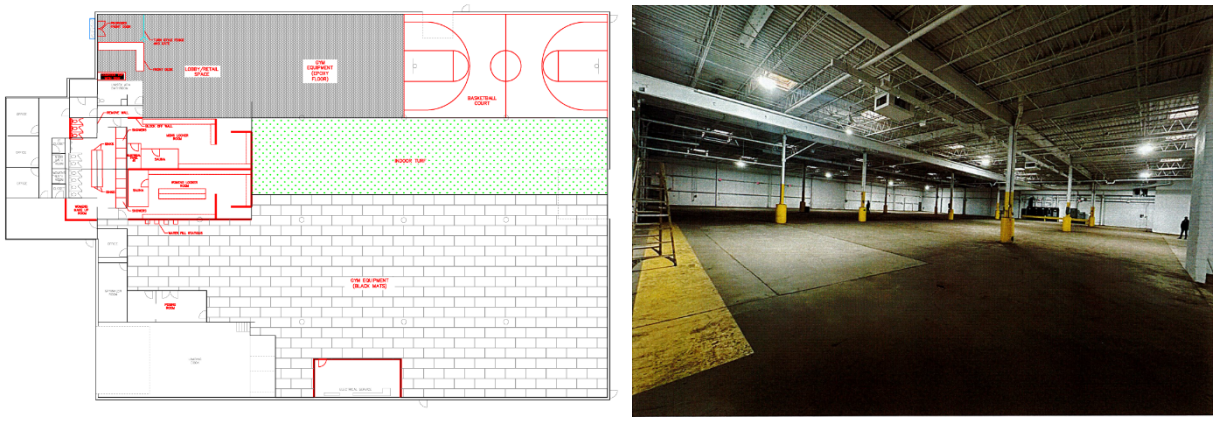


Figure 2. Proposed floor plan for Ryse Athletic Club (left) and existing interior conditions at 333 Washington Blvd (right).

Variation Requested

A variation from Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District.

Comprehensive Plan

The Comprehensive Plan contains an objective to ensure that designed industrial areas are prioritized for appropriate industrial and businesses uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.

Analysis

The Commission should apply the established standards for granting a variation when making its determination. The following information is provided for consideration. While staff maintains a neutral position on the zoning variation, we have summarized the potential benefits and drawbacks of the proposed use at the subject property.

1. **Land Use:** The M-MU Zoning District is transitional in nature and allows certain quasi-commercial uses not permitted in the M-1 district, such as Arts Studios, Indoor Amusement Facilities, Pet Day Care, and Motor Vehicle Dealerships. The proposed use meets minimum parking requirements, ensuring adequate accommodation for customers arriving by car. Its proximity to the bike path along Washington Blvd is another potential benefit, providing convenient access for cyclists and encouraging alternative transportation.

   However, the surrounding industrial park presents several compatibility concerns. The area continues to support a significant concentration of industrial uses and heavy semi-truck traffic, and it was not designed with safe pedestrian access in mind. The subject property was previously occupied by Lakeside Transportation, a motor vehicle operations facility, and converting this building into a fitness facility would remove a viable industrial space from the market, which may be difficult to replace given the limited availability of comparable facilities elsewhere. Additionally, the property is adjacent to a residential neighborhood, raising

potential concerns regarding lighting and noise associated with fitness center operations.

Staff also notes that more suitable commercial alternatives may exist. A vacant space within an existing shopping center, formerly occupied by a fitness facility, is currently available and would permit this use by right, eliminating the need for a zoning variation. This option would also align with the applicant's existing Gurnee location, which similarly operates within a shopping center environment. Furthermore, the proposed use shares many characteristics with health clubs currently operating in the C-4 Zoning District, reinforcing the position that a commercial setting may be a more appropriate location.

2. **Vacancy within our Industrial Zoning Districts:** There has been strong demand for industrial spaces within Mundelein. In the Village's industrial districts, only 7.5% of buildings in the M-1 and M-MU zoning districts remain unoccupied, indicating a high demand for industrial facilities.

3. **Text Amendment:** Staff has proposed several text amendments to the Zoning Ordinance. One of these amendments specifically addresses the regulation of health club facilities. The proposed text amendment removes "Health Club" from the definition of Personal Services Establishment and introduces a new use titled "Health and Fitness Center". This new use is intended to encompass similar facilities such as Planet Fitness, LA Fitness, and CFX. The primary purpose of a Health and Fitness Center is to provide access to facilities and equipment for self-directed physical exercise and conditioning, rather than instruction or study of a specific art, discipline, or activity.

   Under the proposed amendment, Health and Fitness Centers would be permitted in the following zoning districts: **C-2, C-4, C-5-MU, and C-5-C.** Staff recommends limiting this use to these districts for several reasons. First, all four are commercial districts that align with the Village's goal of encouraging customers to shop and remain within Mundelein's commercial corridors. Second, these zoning districts contain larger commercial spaces that can accommodate the scale and operational needs of a fitness facility. This text amendment is currently in draft form. If the Planning and Zoning Commission desires, staff can revise or refine this section prior to finalization.

Nearby Uses

While health clubs are not permitted within the M-MU Manufacturing Mixed-Use Zoning District, the PZC should note that several arts studios and training facilities currently operate within M-MU Zoning Districts throughout Mundelein, including:

1. **Game Changing Performance** (300 Washington Blvd) – Small group workouts with a trainer
2. **Health and Fit Nutrition** (403 Washington Blvd Ste 11) – Zumba and boot camp classes
3. **Vernon Hills Community Baseball & Softball** (901 Orchard Street Ste E) – Baseball training facility
4. **ETS Mundelein** (901 Orchard Street Ste L) – Speed and strength training
5. **Lake County Stallions** (901 Orchard Street Ste H and J) – Football, cheerleading, lacrosse, and wrestling training facility

6. **Lake County Brazilian Jiu-Jitsu** (108 Terrace Drive) – Brazilian jiu-jitsu training
7. **Teutonic Gym** (112 Terrace Drive) – Small group workouts with a trainer
8. **Lake Shore Dance Academy** (204-206 Terrace Drive) – Ballroom dance studio

Recommendation:

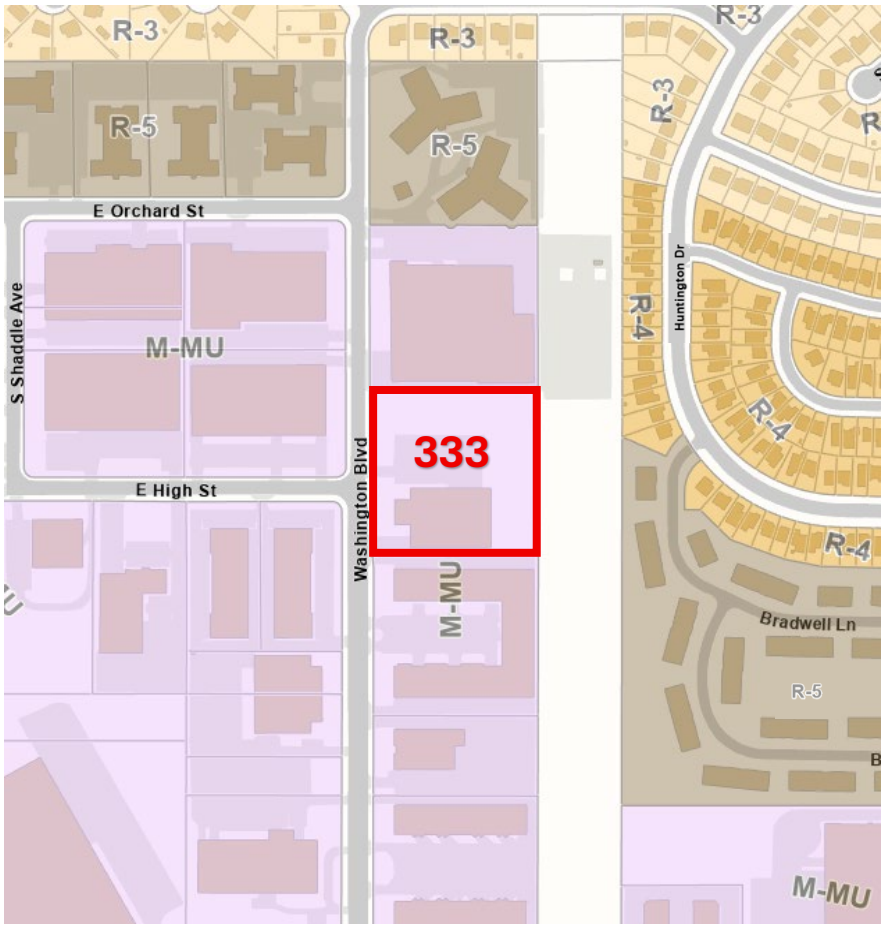
Staff provides the following motion for the Planning and Zoning Commission's consideration. The PZC may make alternate motions or recommendations of conditions in addition to or in place of any proposed by staff.

1. **Motion** to recommend **approval/denial** of a variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at 333 Washington Blvd with the following conditions:
    1. No outdoor noise-generating activities, including fitness activities, classes, programming, or organized use of the outdoor turf and area, may begin before 8:00 AM and must conclude after 8:00 PM each day.
    2. No amplified sound, speakers, or music shall be permitted in any outdoor area. Music or sound from inside the building, including through overhead doors, must not be audible to neighboring residents.
    3. No unexposed outdoor storage of materials or equipment is permitted.
    4. Mesh privacy screens and/or slats within the chain link fence are prohibited.
    5. No special events, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
    6. All outdoor lighting shall be fully shielded, directed downward, and aimed to prevent light from spilling onto adjacent residential properties. A photometric plan shall be submitted and approved prior to issuance of any permits.

Optional Conditions:

1. The existing 6-foot chain link fence must be replaced with a privacy-style fence.
2. A landscape buffer or screening wall of no less than 6 feet in height shall be installed along the property line adjacent to the ComEd ROW to provide visual and acoustic separation from residential uses.
3. The outdoor turf area shall be used for passive recreation and individual fitness use only. Group classes, organized programming, competitions, and events are prohibited outdoors.
4. No bleachers, spectator seating, scoreboards, or sports court markings shall be permitted on the exterior turfed and concrete area.
5. Other businesses' parking lot cannot be used for overflow parking.

Location Map: 333 Washington Blvd



Legend

: Proposed Property

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

NOTICE IS HEREBY GIVEN that on March 18, 2026, 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 Justin Maki requesting a variation from Table 20.40-1 of Section 20.40.020 to permit a health club facility in the Manufacturing Mixed-Use (M-MU) Zoning District at 333 Washington Boulevard, in accordance with the applications 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.: PZ2026-0001

The name and address of the Petitioner:
Justin Maki
5328 Grand Avenue
Gurnee, IL 60031

The name and address of the Property Owner:
Robert Zgonena
On behalf of ILLC Meridian LLC
1520 Artaius Parkway, Unit 970
Libertyville, IL 60048

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 5:00p.m. CT on March 11, 2026, 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 3rd day of March, 2026.

Terry Roswick /s/
Chairman
Planning and Zoning Commission

Published in Daily Herald, March 3, 2026 (323495)

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 03/03/2026 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 # 323495 *LAKE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 333 Washington Blvd

Property Index Numbers (PIN) 1130403004

Size of Property 4.01 Acres (sq. ft./acres)

Size of Building Space 32,608 (sq. ft.)

Size of Space Utilized 32,608

ZONING

Current Zoning M-1

Proposed Zoning M-1

Current Use Vacant

Proposed Use Health Club/Fitness Center

PETITIONER INFORMATION

Business/Org. Name Ryse Athletic Club

Name Justin Maki

Title Owner

Address 5328 Grand Ave

City, State, Zip GURNEE IL, 60031

Phone [redacted]

Email [redacted]

PROPERTY OWNER INFORMATION

Business/Org. Name ILCC Meridian LLC

Name Robert Zgonena

Title Managing Member

Address 1520 Artaius Parkway - Unit 970

City, State, Zip Libertyville, IL. 60048

Phone [redacted]

Email [redacted]

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

SECTION OF ZONING ORDINANCE: M-1 General Manufacturing District – Permitted and Special Uses

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

A use variation to allow the establishment and operation of a health club/fitness center within the existing M-1 General Manufacturing zoning district. No change to the underlying zoning classification is proposed.

STANDARDS FOR GRANTING A VARIATION

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

a. The strict application of the terms of this Ordinance will result in undue hardship.

b. The plight of the owner is due to unique circumstances.

c. The variation, if granted, will not alter the essential character of the locality

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

a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Village of Mundelein
Planning and Zoning Commission
Standards for Granting a Zoning Variation

Property Address: 333 Washington Blvd, Mundelein, Illinois
Proposed Use: Health Club / Fitness Facility (Ryse Athletic Club)
Existing Zoning District: M-1 Light Manufacturing District

A. Undue Hardship

The strict application of the M-1 zoning regulations would result in an undue hardship by limiting the subject property to traditional industrial or manufacturing uses that are not well suited to the existing building configuration, surrounding land uses, or current market conditions. The building at 333 Washington Boulevard is an existing structure with sufficient floor area, ceiling height, parking availability, and utility infrastructure that is ideally suited for a low-impact, fitness facility.

Absent the requested variation, the property's feasible reuse options are significantly constrained, reducing its marketability and hindering reinvestment. Allowing a health club use provides a reasonable and practical reuse of the building without necessitating substantial exterior alterations or site modifications that could otherwise be required to accommodate heavier industrial operations.

B. Unique Circumstances

The plight of the owner is attributable to unique circumstances specific to the property. While zoned M-1, the site is located within an area that has evolved to include a mix of commercial, service-oriented, and light employment uses. The building's size, layout, and existing parking supply are uniquely suited for an indoor assembly-style use such as a fitness facility, rather than intensive manufacturing or warehousing.

These conditions are inherent to the property and are not generally applicable to other M-1-zoned parcels within the Village.

C. Character of the Locality

The proposed variation will not alter the essential character of the locality. Ryse Athletic Club will operate as an membership-based fitness facility, no manufacturing processes, and no hazardous materials. The use will generate traffic levels consistent with other low-intensity commercial or service uses and will primarily operate during morning and evening hours.

The existing building footprint and exterior appearance will be maintained, preserving the

industrial character of the structure while activating the property with a compatible and economically productive use.

A. Physical Conditions Creating Hardship

The hardship associated with the property relates to its existing physical configuration rather than topographical features. The interior layout, ceiling heights, and utility infrastructure are conducive to fitness and recreational use but are less adaptable to many permitted M-1 uses without substantial renovation. Strict adherence to the ordinance would therefore impose a hardship beyond mere inconvenience.

B. Hardship Not Self-Created

The alleged hardship has not been created by the current or prospective owner. The zoning classification, building configuration, and surrounding development pattern were established prior to the applicant's involvement. The request for a variation is a response to existing conditions and not the result of any action taken by the applicant.

C. Public Welfare

Granting the requested variation will not be detrimental to the public welfare. The proposed health club promotes physical fitness, wellness, and community engagement. The use will comply with all applicable building, fire, and life safety codes and does not involve noise, vibration, emissions, or hazardous materials that would negatively impact surrounding properties.

D. Light, Air, Traffic, and Safety

The proposed variation will not impair the supply of light or air to adjacent properties, as no exterior expansion or structural alteration is proposed. Traffic generated by the facility is anticipated to be moderate and distributed throughout the day, with peak usage occurring outside of traditional industrial peak hours.

The use will not increase fire risk or endanger public safety and will be fully compliant with fire protection and accessibility requirements. Adequate on-site parking is available to serve members and staff.

E. Consistency with Ordinance Intent

The proposed variation is consistent with the spirit and intent of the Zoning Ordinance and the Village's land use policies. The request supports adaptive reuse of existing buildings, encourages economic vitality, and allows for compatible uses that do not negatively impact neighboring properties or infrastructure.

F. Property Value Considerations

Limiting the property exclusively to permitted M-1 uses would substantially reduce its marketability and overall value due to limited demand for traditional industrial space at this location. Allowing a health club use enhances the economic viability of the property, encourages reinvestment, and reduces the likelihood of vacancy or underutilization.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Robert Zgonena, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_X_ an authorized officer of the)

commonly described as (*Address*) 333 Washington Blvd, Mundelein, IL 60060 and that such property is owned by (*Printed Name*) ILCC Meridian LLC as of this date. As owner of the property, I do hereby authorize Robert Zgonena, Managing Member (*Printed Name or Not Applicable*) to represent me in the following Planning and Zoning Commission/Village Board matter, _____

Request zoning use change for contract purchaser (*Action*).

Signature

Subscribed and sworn to before me

Official Seal
ANTONIO M MURPHY
Notary Public, State of Illinois
Commission No. 1019010
My Commission Expires October 14, 2029

this 13 day of January, 2026.

Notary Public Signature

Text
Text

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*) 333 Washington Blvd, Mundelein, IL.

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

If Owner or if Owner is a Corporation or Partnership:

[signature] 1/13/26
Signature of Owner Date

By ROBERT ZGONENA

MANAGING MEMBER
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): _____ Date: 1/13/26

Printed Name: ROBERT ZGONENA Title: MANAGING MEMBER

Signature (Owner): _____ Date: _____

Printed Name: _____ Title: _____

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

Signature Contract Purchaser: _____ Date: 1.14.26

Printed Name: Justin Maki 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: N/A Date: N/A

Printed Name: N/A Title: N/A

SCHEDULE "B" ITEMS

(8) — Declaration of Restriction, recorded May 23, 1963, as Document No. 1186514, in the Official Records of Lake County, Illinois. Item is has been terminated and are of no further effect. "12. The conditions and covenants herein contained shall terminate and be of no further effect after twenty-five (25) years from January 1, 1963."

(9) — All matters as shown on plat of subdivision recorded April 15, 1966, as Document No. 1300904, in the Official Records of Lake County, Illinois. 50' Building Setback and 10' Utility Easement are platted hereon.

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FRONT SETBACK	25' MIN	
CORNER SIDE SETBACK	25' MIN	
SIDE SETBACK(NON-RES)	15' MIN	
SIDE SETBACK (RES)	25' MIN	
REAR SETBACK	25' MIN	
MAX BUILDING HEIGHT	35' 3 STORIES	
MINIMUM LOT AREA (SQ.FT.)	10,000	
MINIMUM LOT WIDTH	100'	CONTACT: LIZ RODGERS
FLOOR AREA RATIO	NO MAX	REPORT DATE: 07/24/18
MAX BUILDING COVERAGE	NO MAX	REPORT #: KZA 2018.1211.1

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY TO BE SOUTH 00 DEGREES 00 MINUTES 39 SECONDS EAST.

SITE PICTURE

VICINITY MAP

NOT TO SCALE

LAND AREA

±174,120.73 SQUARE FEET
±4.00 ACRES

PARKING STALLS

REGULAR= 38 HANDICAP= 1
TOTAL= 39

STATEMENT OF ENCROACHMENTS

NONE WERE OBSERVED.

FLOOD NOTE

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LEGEND

UTILITY POLE	MANHOLE	P.O.C.	POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B.	POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	°	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	'	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	"	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	S.F.	SQUARE FEET
GAS VALVE	FLARED END SECTION	(R)	RECORD BEARING/DISTANCE
WATER VALVE	-W- WATER LINE	TF	TOP OF FOUNDATION
ELECTRIC METER	-T- TELEPHONE/CATV LINE	FF	FINISHED FLOOR
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FIRE HYDRANT	-E- ELECTRIC LINE	B.S.L.	BUILDING SETBACK LINE
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GROUND LIGHT	-SAN- SANITARY SEWER	L	ARC LENGTH
BOLLARD	-X- CHAIN LINK FENCE	R	RADIUS LENGTH
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SIGN	GUARD RAIL	CH	CHORD BEARING
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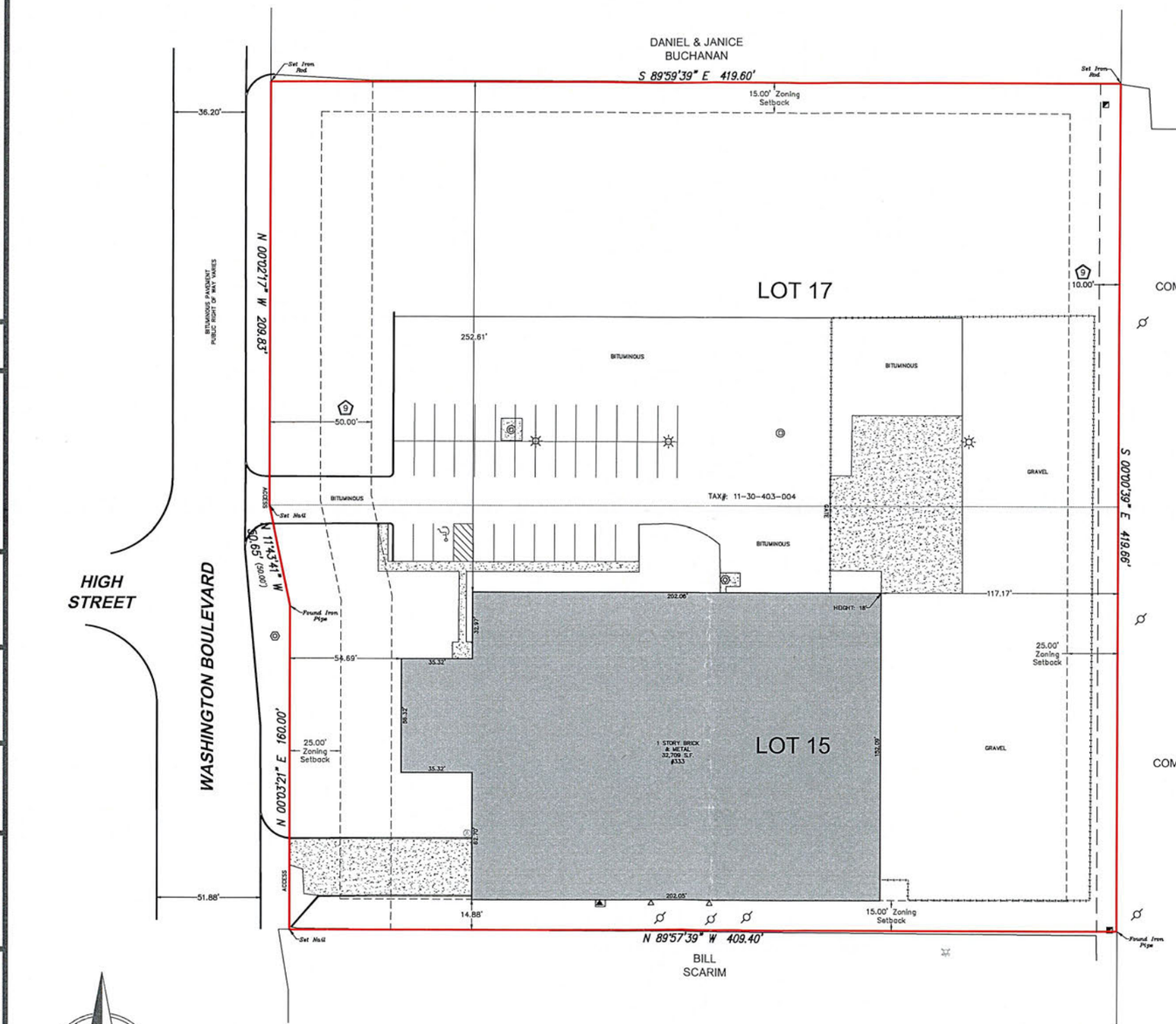

LEGAL DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOTS 15 AND 17 IN ALLANSON INDUSTRIAL PARK SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1966 AS DOCUMENT 1300904, IN BOOK 42 OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 20713IL-503-503-DJ, WITH AN EFFECTIVE DATE OF MARCH 31, 2018.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
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12. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

REVISION HISTORY	DATE
CLIENT COMMENTS	08/15/18

ALTA/NSPS LAND TITLE SURVEY

MUNDELEIN INDUSTRAIL
333 WASHINGTON BOUELVARD
LAKE COUNTY MUNDELEIN, IL 60060

SURVEYOR'S CERTIFICATE

TO: 333 WASHINGTON BOULEVARD HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND GRS GROUP

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DATE OF PLAT OR MAP: AUGUST 8, 2018.

STATE OF ILLINOIS
JAMES L. HARPOLE
035-3190
SHOREWOOD, IL.
PROFESSIONAL LAND SURVEYOR

LICENSED SURVEYOR: JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO.: 3190
STATE OF ILLINOIS, EXPIRES 11-30-2018

09/17/18
DATE

JOB NUMBER:	18-36109.1
SCALE:	1" = 30'
DRAWN BY:	JG
APPROVED BY:	JLH

SURVEYED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
Info@jlhsurvey.com

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

GRS GROUP
REPUBLIC NATIONAL

450 NEEDLES TRAIL LONGWOOD, FLORIDA 32779 | SURVEYSBORO-REPUBLICNATIONAL.COM | PHONE 407.862.4300 FAX 407.862.4229

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SITE PICTURE

VICINITY MAP

NOT TO SCALE

LAND AREA

±174,120.73 SQUARE FEET
±4.00 ACRES

PARKING STALLS

REGULAR= 38 HANDICAP= 1
TOTAL= 39

PROPOSED PARKING STALLS:
REGULAR = 95 HANDICAP = 4
TOTAL = 99

STATEMENT OF ENCROACHMENTS

NONE WERE OBSERVED.

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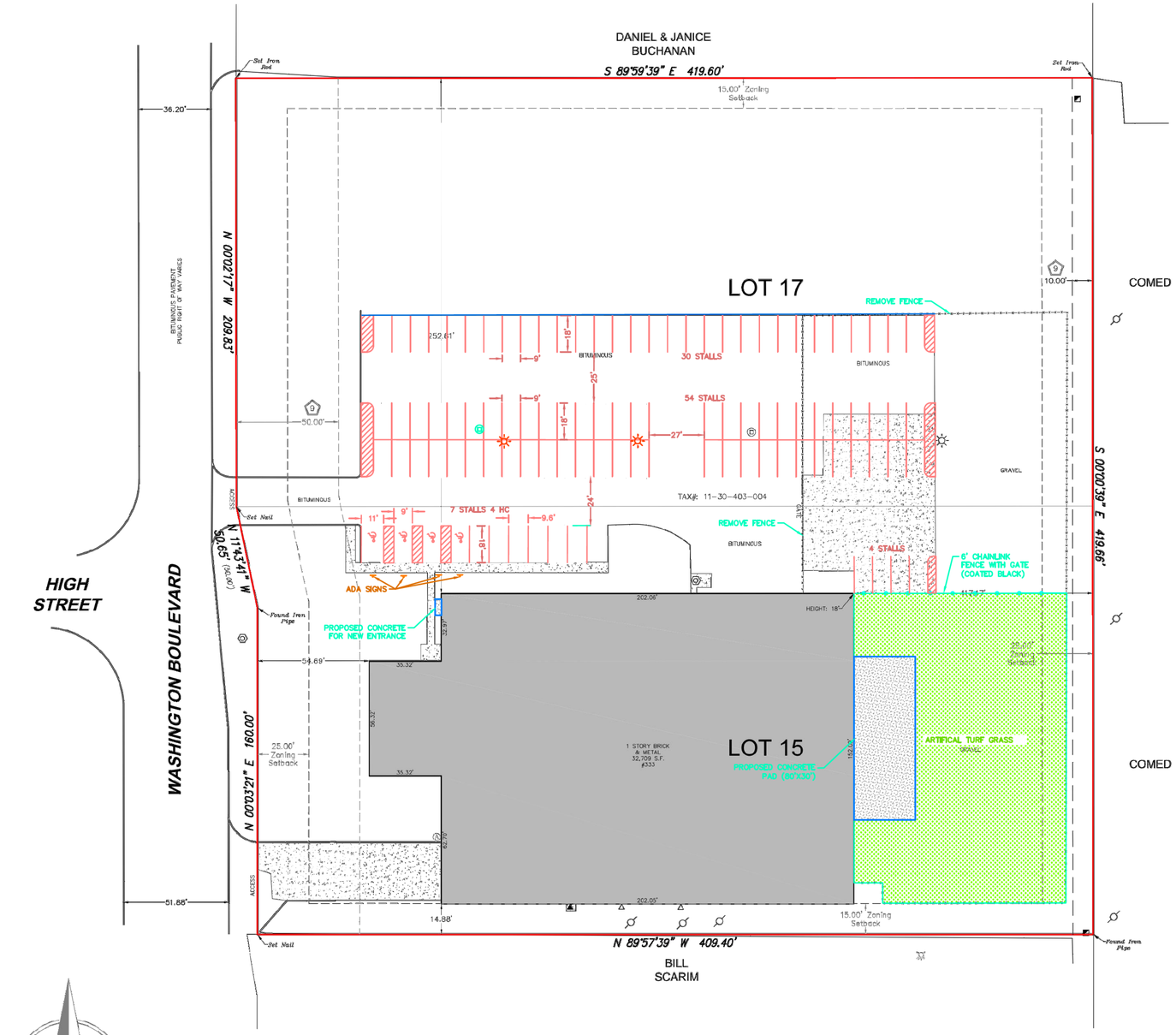

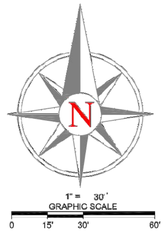

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SHEET 1 OF 1

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DATE	REVISION HISTORY
08/15/18	CLIENT COMMENTS

ALTA/NSPS LAND TITLE SURVEY

MUNDELEIN INDUSTRAIL
333 WASHINGTON BOULEVARD
LAKE COUNTY MUNDELEIN, IL 60060

SURVEYOR'S CERTIFICATE

TO: 333 WASHINGTON BOULEVARD HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY; LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVARE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND GRS GROUP

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DATE OF PLAT OR MAP: AUGUST 8, 2018.

STATE OF ILLINOIS
JAMES L. HARPOLE
035-3190
SHOREWOOD, IL
PROFESSIONAL LAND SURVEYOR

LICENSED SURVEYOR: JAMES L. HARPOLE 08/17/18
PROFESSIONAL LAND SURVEYOR NO.: 3190 DATE
STATE OF ILLINOIS, EXPIRES 11-30-2018

JOB NUMBER:	18-36109.1
SCALE:	1" = 30'
DRAWN BY:	JG
APPROVED BY:	JLH

SURVEYED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
info@jlhsurvey.com

SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

GRS REPUBLIC NATIONAL GROUP

480 NEEDLES TRAIL, LONGWOOD, FLORIDA 32779 | SURVEY@GRS-REPUBLICNATIONAL.COM | PHONE: 407.862.4020 FAX: 407.862.6329

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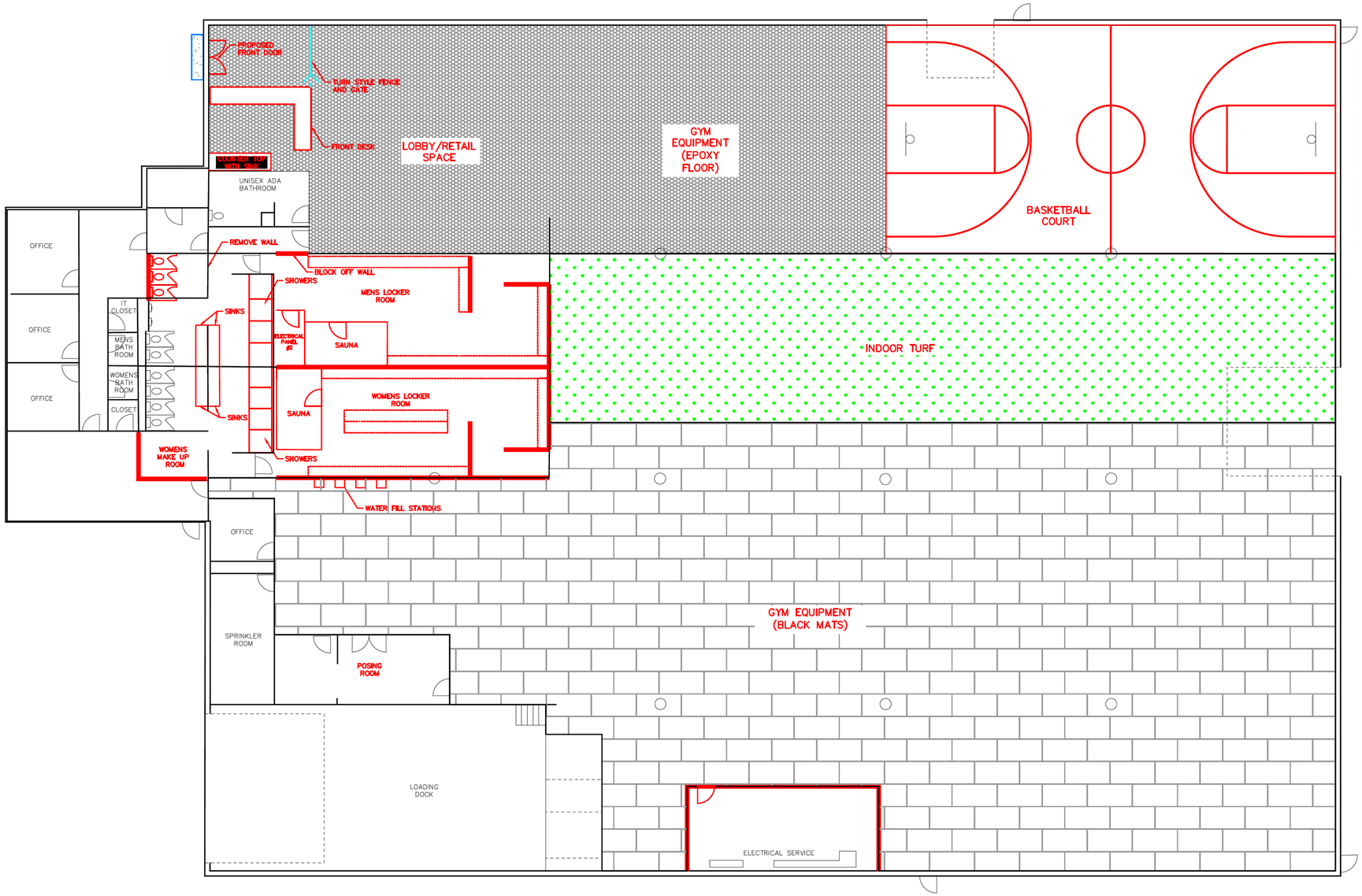
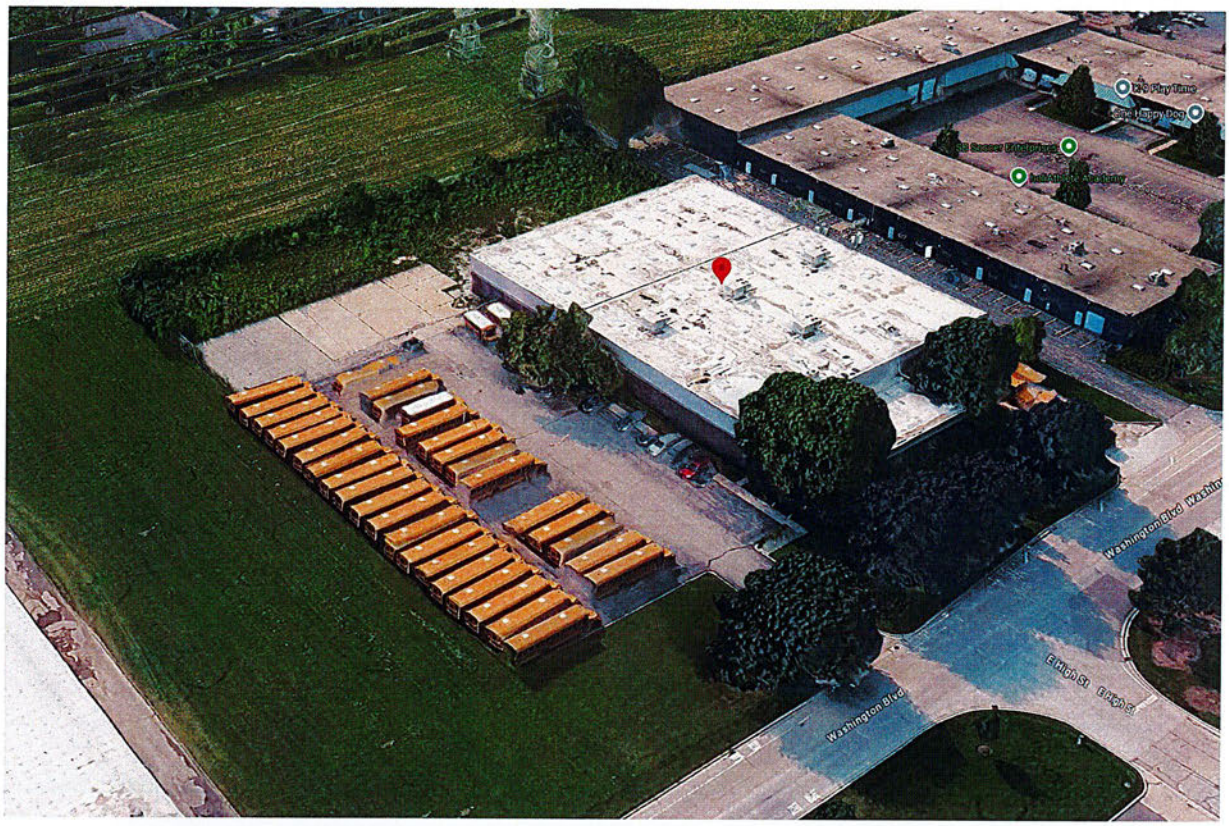

PROPOSED FRONT DOOR
TURN STYLE FENCE AND GATE
FRONT DESK
LOBBY/RETAIL SPACE
GYM EQUIPMENT (EPOXY FLOOR)
BASKETBALL COURT
COUNTER TOP WITH SINK
UNISEX ADA BATHROOM
OFFICE
REMOVE WALL
BLOCK OFF WALL
SHOWERS
MENS LOCKER ROOM
SINKS
IT CLOSET
MENS BATH ROOM
ELECTRICAL PANEL #2
SAUNA
INDOOR TURF
OFFICE
WOMENS BATH ROOM
WOMENS LOCKER ROOM
CLOSET
SAUNA
SINKS
WOMENS MAKE UP ROOM
SHOWERS
WATER FILL STATIONS
OFFICE
GYM EQUIPMENT (BLACK MATS)
SPRINKLER ROOM
POSING ROOM
LOADING DOCK
ELECTRICAL SERVICE


Washington Blvd
E High St

EMERGENCY EXIT

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of March 18, 2026

Subject: PUBLIC HEARING - PZ2026-0002 - 143 N Seymour Ave - Use Variation

Attachments:

1. Location Map
2. Certificate of Publication
3. Petitioners packet

Background:

Petition Information

Petitioner:
Stephanie Tlatenchi
Rocky Blue Grooming
631 Robin Ct
Grayslake, IL 60030

Petitioner Status:
Tenant

Property Owner:
A & O Syros LLC
8427 North Oriole Avenue
Niles, Illinois 60714

Property Location:
143 North Seymour Avenue

Existing Zoning:
C-5-R Downtown Residential

Existing Land Use:

Background

143 North Seymour Avenue is a commercial unit in the Mundelein Shopping Center, which was most recently occupied by Hidden Door Tattoo Studio. Neighboring units are occupied by Just for Fun Roller Rink, Rogan's Shoes, North Shore Classics, Morrison's Laundry and Cleaners, Faded Best Barber, and the American Legion Post 867. The building is under multiple ownership, with six individual property owners across the shopping center. The owner of 143 North Seymour Avenue, A & O Syros LLC, owns all units east of Rogan's Shoes.

The economic vitality of the shopping center has declined in the last few decades due to poor visibility, a changing demand for brick-and-mortar retail, and challenges posed by separate ownership. The underperformance of a shopping center can indicate that the "highest and best use" of a property is no longer commercial due to either site-specific conditions or changes to the economy and consumer behavior. Because the site is close to Downtown amenities such as the Metra Station and parks, but lacks visibility and accessibility, Village planning documents envision that the property will ultimately transition to residential uses. There is currently an RFP posted on the Village website requesting development proposals for this site along with a few other surrounding sites. Link to RFP Brochure

In 2012, the Village undertook a complete overhaul of the Zoning Ordinance, which included a new structuring of zoning districts (including the creation of the Downtown zoning district). Under the prior Zoning Ordinance, this property was zoned as C-2 Commercial. In 2012, the Village assigned this property the C-5-R (Downtown Residential) classification because, at the time, there was a renewed interest in redevelopment of the property. At the time, the new zoning designation anticipated the future residential use of the property. However, while there is still interest in redevelopment, a project is yet to be seen as of 2026.

Mr. & Mrs. Kerbs owned the property from the late 1990s until 2012, when the property foreclosed, and Mrs. Olga Goumas Liakos was granted the Mortgage in Possession. Mrs. Goumas Liakos has managed the property up until recent years, when her son, George Goumas, took over under A & O Syros LLC within the last few years. It has been Mr. Goumas's desire since managing the property to

retain ownership and find additional tenants.

Because the C-5-R (Downtown Residential) zoning district does not permit commercial uses, all existing businesses were grandfathered in upon the 2012 rezoning. However, a space loses its grandfathered status when a unit is vacant for an extended period or if the use of the unit changes. Any new businesses must obtain use variations to operate in this zoning district. This particular unit (143 North Seymour Avenue) is currently vacant, but was previously occupied by a tattoo studio. The property owner would like to rent the unit out to a new tenant, Rocky Blue Grooming (pet grooming).

A number of other tenants of the shopping center have received use variations since 2012:

- 2014 – Epic Healthy Living – Community Center (No longer in operation)
- 2014 – Carpets in the Park – Retail carpet sales (No longer located there)
- 2015 – North Shore Classics – Indoor classic car dealership
- 2022 – Faded Best – Barbershop
- 2023 – TLC Massage and Spa – Nail Salon (Fell through)
- 2024 – Hidden Door Tattoo (No longer located there)

Variation Requested

The Petitioner is requesting a use variation to operate a Personal Services Establishment (Dog Grooming) in the C-5-R Downtown Residential Zoning District. Permitted uses in the C-5-R district are limited to residential uses and therefore a variation is required for any commercial business to occupy the space.

Staff Comments

Staff received two comments from the Building Department, and the applicant responded as follows:

1. **Per the Fire Code, a change in use like this requires a Fire Alarm and we do not believe one is installed in that building (Staff recommended that the property owner weigh in).**
    a. Applicant answer: I will speak to George and will ensure there is a property fire alarm installed.

2. **Where will the dogs use the bathroom when in care by the business? Please provide an explanation on how pet waste will be handled, as it does not appear that there is any grass on the same property owned by the building owner.**
    a. Applicant Answer: All clients are required to walk their dogs prior to scheduled appointments, and dogs must be picked up promptly once grooming services are completed. We do not walk dogs while they are in our care.

As we work with live animals, occasional accidents may occur; however, all waste is immediately and properly disposed of in the toilet to maintain a clean, sanitary, and odor-free

facility at all times.

Additionally, if permitted, we are prepared to install a dog waste station outside the facility to further ensure cleanliness and demonstrate consideration for our neighbors and surrounding businesses.

Public Comments

No public commentary was received at the time of this report.

Analysis

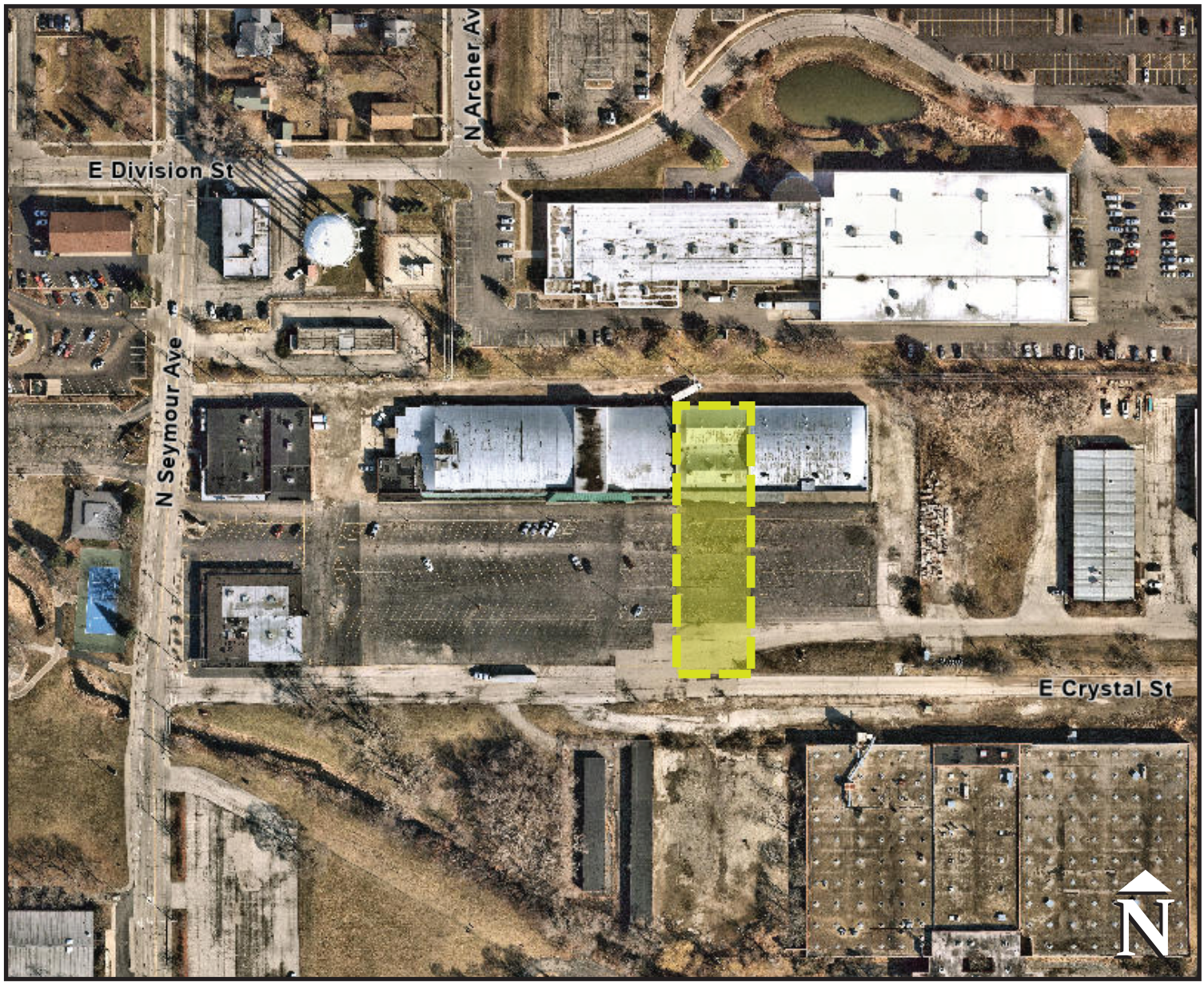
Staff recommends approval of the requested use variation due to the unique hardship that the Zoning Ordinance imposes upon the owners and tenants of this shopping center, which was a result of a rezoning that the Village undertook in 2012. The rezoning was consented to by the shopping center owners, but not caused by the actions of any owners nor tenants. While the future use of this land is envisioned as residential, there is not currently a developer actively engaged in acquiring these parcels for a project. There is currently an RFP posted on the Village website requesting development proposals for this site along with a few other surrounding sites. Link to RFP Brochure

In the meantime, it benefits both the community and property owners to permit the shopping center to continue to operate rather than forcing the center to remain vacant until a redevelopment is proposed. Four other businesses in the shopping center that have opened since 2012 obtained variations from the Village Board. The proposed use as a dog groomer is in line with the retail and service-oriented nature of other businesses in the vicinity.

Recommendation:

Motion to recommend approval/denial of a use variation to **Table 20.36-1 of Section 20.36.020** to permit a Personal Services Establishment (Pet Groomer) in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

Location Map: 143 N. Seymour Avenue



Legend

143 N. Seymour Avenue

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

NOTICE IS HEREBY GIVEN that on March 18, 2026, 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 Stephanie Tlatenchi on behalf of Rocky Blue Grooming. The Petitioner is requesting a Variation pursuant to Table 20.36-1 of Section 20.36.020 to permit a **Personal Services Establishment (Pet Grooming Service)** in the C-5-R Downtown Residential zoning district at **143 N. Seymour Avenue, Mundelein, IL** (PIN 11-30-109-005), in accordance with the application 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.: PZ2026-0002

The name and address of the Petitioner:
Rocky Blue Grooming
631 Robin Court
Grayslake, IL 60030

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 March 11, 2026, 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 27th day of February, 2026.

Terry Roswick /s/
Chairman
Planning and Zoning Commission

Published in Daily Herald Mar 3, 2026 (323595)

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 03/03/2026 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 # 323595 *LAKE*

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 143 N Seymour Ave, Mundelein

Property Index Numbers (PIN) 11301090005

Size of Property 27,366 SF (sq. ft./acres)

Size of Building Space 750 SF (sq. ft.)

Size of Space Utilized 750 SF

ZONING

Current Zoning C5R

Proposed Zoning C5R

Current Use Tattoo shop

Proposed Use dog grooming shop

PETITIONER INFORMATION

Business/Org. Name Rocky Blue Grooming

Name Stephanie Platenchi

Title Co-owner

Address 631 Robin Ct

City, State, Zip Grayslake, IL 60030

Phone 847 875-0055

Email Splatenchi3@gmail.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name A30 Syros LLC

Name George Goumas

Title Owner

Address 8427 North Oriole Ave

City, State, Zip Niles, Illinois, 60714

Phone 773-951-8687

Email ggoumas1970@yahoo.com

SECTION OF ZONING ORDINANCE: 20.36.020

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

see attachment

STANDARDS FOR GRANTING A VARIATION

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

a. The strict application of the terms of this Ordinance will result in undue hardship.
The hardship would be due to the location being zoned residential, which could prevent us from opening our business.

b. The plight of the owner is due to unique circumstances.
location is zoned as residential.

c. The variation, if granted, will not alter the essential character of the locality
The essential character of the locality will not be altered

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

a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, George Goumas, under oath, state that I am

X the sole)
_____ an) owner of the property
_____ an authorized officer of the)

commonly described as (*Address*) 143 N. Seymour and that such property is owned by (*Printed Name*) A & O Syros LLC as of this date. As owner of the property, I do hereby authorize Stephanie Tlatenchi (*Printed Name or Not Applicable*) to represent me in the following Planning and Zoning Commission/Village Board matter, use variation (*Action*).

Signature

Subscribed and sworn to before me

this 3rd day of February, 2026.

Notary Public Signature

OFFICIAL SEAL
WENDY LUCILLE WHITAKER
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 998473
MY COMMISSION EXPIRES OCTOBER 15, 2028

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) 143 N. Seymour

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:

2/3/26
Signature of Owner Date

By George Gounaris
owner
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

02/03/26
Signature of Lessee Date

By Stephanie Platenchi
co-owner
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): _____ Date: 2/3/26

Printed Name: George Gaeta Title: 12:36 PM.

Signature (Owner): _____ Date: _____

Printed Name: _____ Title: _____

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

Signature Contract Purchaser: _____ Date: _____

Printed Name: _____ 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: _____ Date: 2/3/26

Printed Name: Stephanie Hadenchi Title: 12:37

AFFIDAVIT OF NOTIFICATION
(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Stephanie Platenchi, under oath, state that I am

_____ the sole
_____ an) owner of the property
__X__ an authorized ~~officer~~ representative of the)

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

Signature

Subscribed and sworn to before me

this 3rd day of February 20 26.

Notary Public

OFFICIAL SEAL
WENDY LUCILLE WHITAKER
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 998473
MY COMMISSION EXPIRES OCTOBER 15, 2028

Executive Summary

Rocky Blue Grooming is a family-owned and operated dog grooming business dedicated to providing high-quality, compassionate grooming services in a safe and stress-free environment. Our mission is to support pet health, comfort, and appearance while offering reliable, friendly service that builds long-term relationships with pet owners in our community.

With a focus on professionalism, cleanliness, and personalized care, Rocky Blue Grooming aims to become a trusted local destination for dog grooming services.

Business Overview

- **Business Name:** Rocky Blue Grooming
- **Ownership:** Family-owned and operated
- **Business Type:** Professional dog grooming services

Our family brings hands-on experience, strong customer service values, and a genuine love for animals. Being family-owned allows us to maintain consistent quality, accountability, and a personal approach that larger chains often lack.

Services Offered

Rocky Blue Grooming will provide a full range of dog grooming services, including:

- Full-service grooming (bath, haircut, blow dry, brushing)
- Breed-specific cuts
- Nail trimming and filing
- Ear cleaning
- Teeth brushing
- De-shedding treatments
- Puppy introductory grooming
- Specialized care for senior or anxious dogs

All services are performed using professional-grade equipment and pet-safe grooming products.

Market Need & Target Customers

Pet ownership continues to grow, and many owners seek professional grooming services they can trust. Our target customers include:

- Local dog owners and families
- Busy professionals seeking reliable grooming services
- Owners of dogs requiring regular or specialized grooming

There is strong demand for locally owned pet services that offer consistency, trust, and individualized attention—needs that Rocky Blue Grooming is uniquely positioned to meet.

Competitive Advantage

What sets Rocky Blue Grooming apart:

- Family-owned with hands-on involvement
- Personalized care and consistent groomers
- Calm, clean, and welcoming environment
- Appointment-based scheduling to reduce stress for pets
- Strong emphasis on safety, sanitation, and animal comfort

Our focus is not on volume, but on quality service and long-term client relationships.

Operations Plan

- **Hours of Operation:** Monday-Saturday 8am-5pm.

Occasionally open on Sundays and certain holidays.

- **Staffing:** Family members and trained grooming professionals
- **Scheduling:** Appointment-based system
- **Health & Safety:** Strict sanitation protocols, safe handling practices, and compliance with all local regulations

We will maintain a clean, well-organized grooming space and ensure all dogs are monitored closely during their visit.

Marketing & Community Engagement

Marketing efforts will include:

- Local advertising and community outreach
- Social media presence showcasing services and results
- Referral and loyalty programs
- Partnerships with local businesses

As a family-owned business, we plan to be actively involved in the community and build trust through visibility and word-of-mouth referrals.

Financial Overview

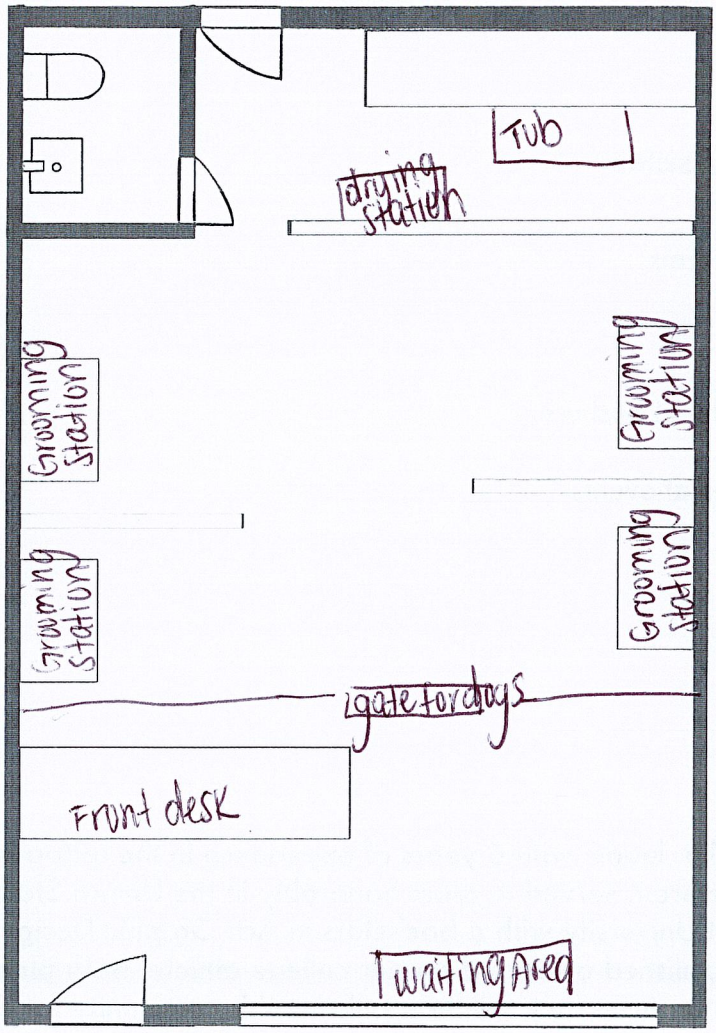
Revenue will be generated through grooming services and add-on treatments. Our pricing will be competitive with local market rates while reflecting the quality and care provided.

Startup and operating costs will be managed responsibly to ensure sustainability and long-term growth.

Conclusion

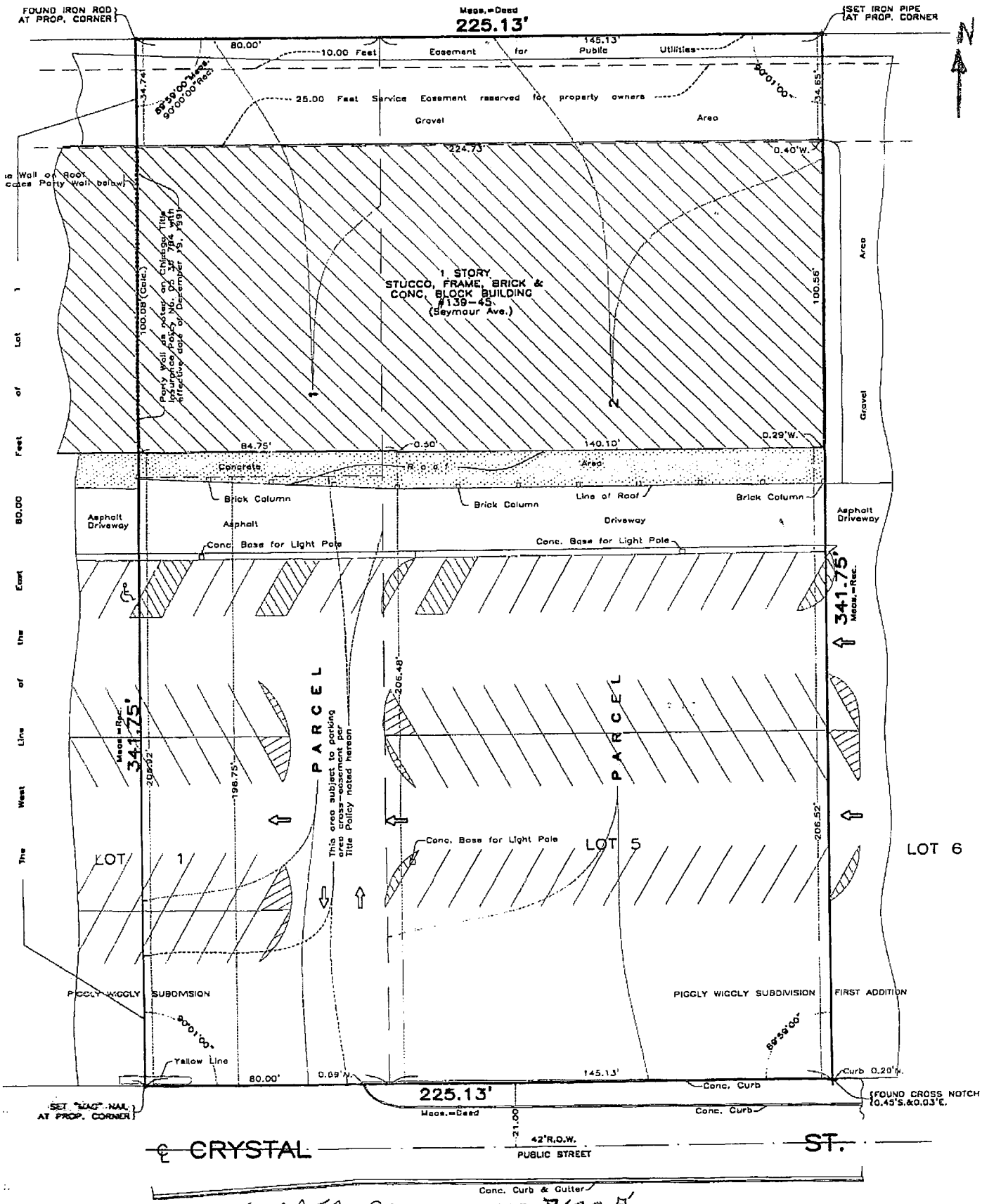
Rocky Blue Grooming is committed to providing dependable, high-quality dog grooming services with a personal touch that reflects our family values. We believe our business will be a positive addition to the community and meet the growing demand for trustworthy, locally owned pet care services.

We appreciate the opportunity to present this proposal and welcome any questions or further discussion.


Tub
drying station
Grooming Station
Grooming Station
Grooming Station
Grooming Station
gate for dogs
Front desk
Twaiting Area

LAND TOTAL NET AREA: 76,938.18 SQ.FT. = 1.766 ACRE.

COMMONLY KNOWN AS: 139–145 N. SEYMOUR AVENUE, MUNDELEIN, ILLINOIS.



TOTAL LOT AREA 225.13 x 341.78 = 76938 sq ft

BLDG. 224.73 x 100.56 = 22598 sq ft

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

NO
BY APPOINTMENT ONLY
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800.801.2233
ALL FLOORING TYPES
Hardwood • Luxury Vinyl
Tile • Carpet • etc.
ALL JOB TYPES
No Job Too Small
Residential • Commercial
Industrial • etc.
FAMILY OWNED & OPERATED

Outlook

Re: EXTERNAL -Rocky Blue Grooming Business Proposal

From stephanie tlatenchi <stlatenchi3@gmail.com>
Date Thu 2/19/2026 1:25 PM
To Colleen Malec <cmalec@mundelein.org>

Hi Colleen!

Thank you so much for getting back to me.

1. I will speak to George and will ensure there is a proper fire alarm installed.

2. All clients are required to walk their dogs prior to scheduled appointments, and dogs must be picked up promptly once grooming services are completed. We do not walk dogs while they are in our care.

As we work with live animals, occasional accidents may occur; however, all waste is immediately and properly disposed of in the toilet to maintain a clean, sanitary, and odor-free facility at all times.

Additionally, if permitted, we are prepared to install a dog waste station outside the facility to further ensure cleanliness and demonstrate consideration for our neighbors and surrounding businesses.

At our former location at 453 N. Lake St. in Mundelein, we followed these same practices and consistently maintained a clean environment without any waste-related concerns.

Thank you!

Stephanie Tlatenchi

On Thu, Feb 19, 2026 at 12:46 PM Colleen Malec <cmalec@mundelein.org> wrote:

> Good afternoon Stephanie! I received all comments back from the department review, and there were a couple comments that the **Building Department** provided that will need to be addressed in the petition.
>
> 1. **Per the Fire Code, a change in use like this requires a Fire Alarm and we do not believe one is installed in that building.**
>
>   a. I would recommend asking Mr. Goumas, the building owner, to weigh in on this one. We don't need a plan for a fire alarm - just acknowledgement that you and the property owner are aware of this requirement. If you have questions about specifically what is required and why, I can put you in touch with the Building Director.
>
> 2. **Where will the dogs use the bathroom when in care by the business? Please provide an explanation on how pet waste will be handled, as it does not appear that there is any grass on the same property owned by the building owner.**
>
> Thank you! Those are the only two items, so when you address those, we can move forward to scheduling your public hearing with the Planning and Zoning Commission.