

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**

June 3, 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 March 18, 2026.
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
  - A. Public Hearing - PZ2026-0004 - 240 Banbury Road - 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](mailto: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](http://www.mundelein.org/Agendas-Minutes)

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the

ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

**CALL TO ORDER**

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on March 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**

T. Roswick took attendance. It indicated as follows:

**Commission Attendance**

**PRESENT:** Chairman Roswick, Commissioner Anderson, Commissioner Holden, Commissioner Petti, Commissioner Teehan, Commissioner Wilson

**ABSENT:** Commissioner Garesche

**Village Attendance**

**PRESENT:** Colleen Malec, Senior Planner; Jessica Marvin, Associate Planner, Erin Swanson, Recording Secretary

**MINUTES APPROVAL**

**Approve the Planning and Zoning Commission Regular meeting minutes from February 18, 2026**

S. Petti moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from February 18, 2026. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Steven Petti
<b>SECONDER:</b>	Commissioner Jennifer Holden
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**PUBLIC COMMENTARY**

T. Roswick opened the floor to general public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

## **OLD PZC BUSINESS**

### **PZC2025-0025 – Dream Clean and Dunkin - Preliminary and Final Plat**

#### **Staff Presentation**

C. Malec gave an overview of the case. The petitioner had come before the Commission with a preliminary PUD plan. Staff reviewed the plans and they seem to be substantially similar to the preliminary plans that were previously approved. The preliminary approval placed two conditions on the PUD:

- No video gaming shall be permitted on the property.
- The certificate of occupancy for the Dream Clean Carwash shall not be issued until vertical construction of the Dunkin building has commenced.

T. Roswick asked if all department staff had a chance to review. C. Malec stated that all departments have reviewed the plans and there were no concerns.

#### **Public Commentary**

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

#### **Commission Discussion**

J. Holden stated that this seems fairly straight-forward as the Commission did their due diligence when the application was initially submitted.

T. Wilson stated that the main concerns were regarding drainage and the plans address those satisfactorily.

#### **Special Use and Final Plans Approval**

J. Holden moved, seconded by K. Teehan, a **Motion** to recommend approval 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 Wood Subdivision (0 IL Route 60 / PIN: 10-22-205-030) with the following conditions:

- No video gaming shall be permitted on the subject property.
- The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until:
  - Foundation construction or vertical construction of the Dunkin' building has commenced;
  - 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.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Kevin Teehan
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**Preliminary and Final Plat Approval**

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a Preliminary and Final Plat of Dream Clean Subdivision for the property at 0 IL Route 60 / PIN: 10-22-205-030. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Steven Petti
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**NEW PZC BUSINESS**

## **PUBLIC HEARING - PZ2026-0002 - 143 N Seymour Ave - Use Variation**

### **Open Public Hearing**

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-002. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Kevin Teehan
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

### **Staff Presentation**

C. Malec gave a brief history of the property. The subject property is zoned downtown residential. C. Malec presented a history of the rezoning of the property as part of the overall of the zoning map in 2012 and how it applies to the subject property. Any new businesses coming into the space would need to apply for a use variation due to the residential zoning of the shopping mall. There have been a handful of these requests granted.

### **Petitioner Presentation**

Stephanie Platenchi of Rocky Blue Grooming was sworn in to speak. She gave a history and background of the business. Ms. Platenchi gave the Commission a copy of their business plan.

### **Public Commentary**

T. Roswick opened the floor to public commentary.

Jovani Cruz of Faded is another business tenant of the building. Mr. Cruz stated that he felt that the need for grooming is needed in the area and he felt it would be a good fit for the shopping center.

Nicky Sullivan, resident, was sworn in to speak. Ms. Sullivan shared her experience with the business. She has followed the grooming business with her dog in each of their new

locations. She praised the groomers and is looking forward to seeing them come back to Mundelein.

T. Roswick closed the floor to public commentary.

### **Commission Discussion**

J. Holden asked about the comments made by the building department regarding the request to add a fire alarm.

C. Malec stated that code enforcement requested information on how animal waste will be handled. The petitioner is not planning to hold animals for extended periods of time, so there will not be a need for much waste management, and will not be walking dogs as part of their service. Any accidents will be properly disposed of in the toilet on site. If permitted, they would be willing to install a dog waste station outside of the facility.

K. Anderson clarified that this will be an appointment only business and there is not a plan to have multiple dogs at a time on-site to reduce the noise.

The Commission was in support of the application.

### **Use Variation Request**

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval 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, including the Findings of Fact as presented.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Kevin Anderson
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

### **Close Public Hearing**

J. Holden moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2026-0002. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Kevin Teehan
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

George Goumas, the property owner, requested to speak. T. Roswick granted his request. Mr. Goumas shared his family's history with the building and with Mundelein. He gave information on how he assists new businesses into his spaces and the investment into his property.

**PUBLIC HEARING - PZ2026-0001 - 333 Washington Blvd - Use Variation**

**Open Public Hearing**

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-0001. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Kevin Teehan
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**Staff Presentation**

J. Marvin gave a brief history of the subject property and the request of the petitioner. The property is located within the Manufacturing Mixed-Use Zoning District. The petitioner is requesting to run a health club facility in the M-MU zoning district.

T. Wilson asked how this would differ from the Padel Clube proposal. J. Marvin stated that the use is slightly different as one hosts tournaments and the other is individualized without group fitness classes.

**Petitioner Presentation**

Justin Macke of Ryse Athletic Club was sworn in. Mr. Maki stated that the currently

runs a 27,000 square foot facility in Gurnee and has been in operation since 2020. The currently location is at maximum capacity, so they are looking to open an additional facility in order to fit the needs of their current membership and allow members to space out more.

K. Anderson asked if there was a reason why a commercial district would not be able to meet their needs. Mr. Maki stated that one of the spaces they are looking for is an outdoor space, which would not be available in a commercial area.

K. Anderson asked if they will be opening this as a second facility and keeping their original in Gurnee. Mr. Maki confirmed that they plan to operate both locations.

T. Roswick asked what the hours of operation would be. Mr. Maki stated that the facility is open 24/7.

K. Anderson inquired about the plans if it was a full buildout. Mr. Maki confirmed the plan to do a full buildout of the space. K. Anderson further asked if they plan to purchase the property or lease. Mr. Maki stated that he plans to purchase the building.

### **Public Commentary**

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

### **Commission Discussion**

J. Holden asked if there would be another point in the process to trigger any conditions, or if any conditions would need to be made entirely tonight. C. Malec stated that this would be the one time to impose suggested conditions on the use.

The Commission discussed the transition of the year of the manufacturing district in this area. They also discussed the length of time this property has been on the market despite not having many industrial properties available. This property has not been able to be filled for industrial use in a year's time, suggesting that the current facility, as is may not meet the needs of the current industrial needs.

### **Use Variation Request**

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval 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 Boulevard, including the findings of fact as written, with the following conditions:

- 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 by 8:00 PM each day.
- 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.
- No unexposed outdoor storage of materials or equipment is permitted.
- Mesh privacy screens and/or slats within the chain link fence are prohibited.
- No special events, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
- 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.
- 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.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Jennifer Holden
<b>SECONDER:</b>	Commissioner Steven Petti
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

### Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2026-0001. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Steven Petti
<b>SECONDER:</b>	Commissioner Kevin Anderson
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

## QUESTIONS AND COMMENTS

Priscilla of the YWCA requested to ask the Commission about the status of the Home Daycare Text Amendments. She was advised that the item will be moving forward to the Village Board for consideration and to keep an eye out for upcoming Board Agendas for the exact date.

## ADJOURNMENT

### Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission Meeting of March 18, 2026. Motion passed 6-0.

<b>RESULT:</b>	<b>Passed [Yes 6, No 0, Abstained 0]</b>
<b>MOVER:</b>	Commissioner Steven Petti
<b>SECONDER:</b>	Commissioner Jennifer Holden
<b>AYES:</b>	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

The meeting was adjourned at 9:02 PM.

Erin Swanson, Recording Secretary

To: Commission Members

From: Isabel Guadarrama, Senior Planner  
Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of June 3, 2026

Subject: Public Hearing - PZ2026-0004 - 240 Banbury Road - Variation

**Attachments:**

1. Location Map
2. Variance Application
3. Plans

**Background:**

Property Owners Shaun Cepican and Danielle Beilfuss are requesting approval of variations to allow outdoor enhancements within the required side yard setbacks at 240 Banbury Road. The property currently contains a pool, deck, and patio located in the rear of the home. These existing accessory structures encroach into the required side yard setbacks but are considered legal nonconforming structures, as they have existed since at least the 1990s.

The Property Owners recently submitted a building permit application to expand the pool patio area. The proposed project includes expansion of the patio areas, small decks, replacement of portions of the existing brick patio with mulch and landscaping, and additional site and landscape improvements intended to enhance the overall appearance of the property. Staff determined that certain proposed improvements would expand the existing nonconformities, as some of the accessory structures are not permitted to encroach into the required rear and side yard setbacks, and therefore variations are required.

The subject property is located in the R-2 Single Family Residential Zoning District, which requires a minimum interior side yard setback of 15 feet and a minimum rear yard setback of 30 feet. The property has a triangular lot configuration with a large centrally located pool, which limits the available area for additional accessory structures and enhancements. The application materials include photographs of the existing conditions and proposed improvements.

**Variation:**

Section 20.52.060 of the Mundelein Zoning Ordinance prohibits patios and decks from encroaching

into the required interior side yard setbacks. As shown on the plans, the existing patio encroaches into both interior side yards, and the proposed expansion would further increase the encroachment into those setbacks. The proposed decks and equipment pad would also expand into the interior side yard setback. Therefore, variations are required for these improvements.

**Comprehensive Plan:**

The following policies from the Housing chapter of the Comprehensive Plan are generally applicable to the proposed project:

- New residential developments should be designed to appropriately incorporate existing high-quality/valued environmental areas and features.
- Enforce property maintenance does for residential properties.
- Ensure residential areas are adequately screened/buffered from incompatible adjacent non-residential uses and activities.
- Ensure stable existing housing through regular, active code enforcement and preventative maintenance programs.

**Department Comments:**

There is one outstanding comment for permitting from the Engineers:

- The applicant will need to demonstrate that drainage is conveyed along the side yards, to Banbury Road, and that the allowable site impervious coverages do not trigger stormwater detention per Section 300 of the WDO.

**Public Comments:**

There are no outstanding comments at this time.

**Analysis:**

The Village supports beautification and reinvestment efforts in all zoning districts. The submitted before-and-after images demonstrate a significant visual improvement to the property, and the proposed enhancements would create a more functional and enjoyable backyard area for the Property Owners.

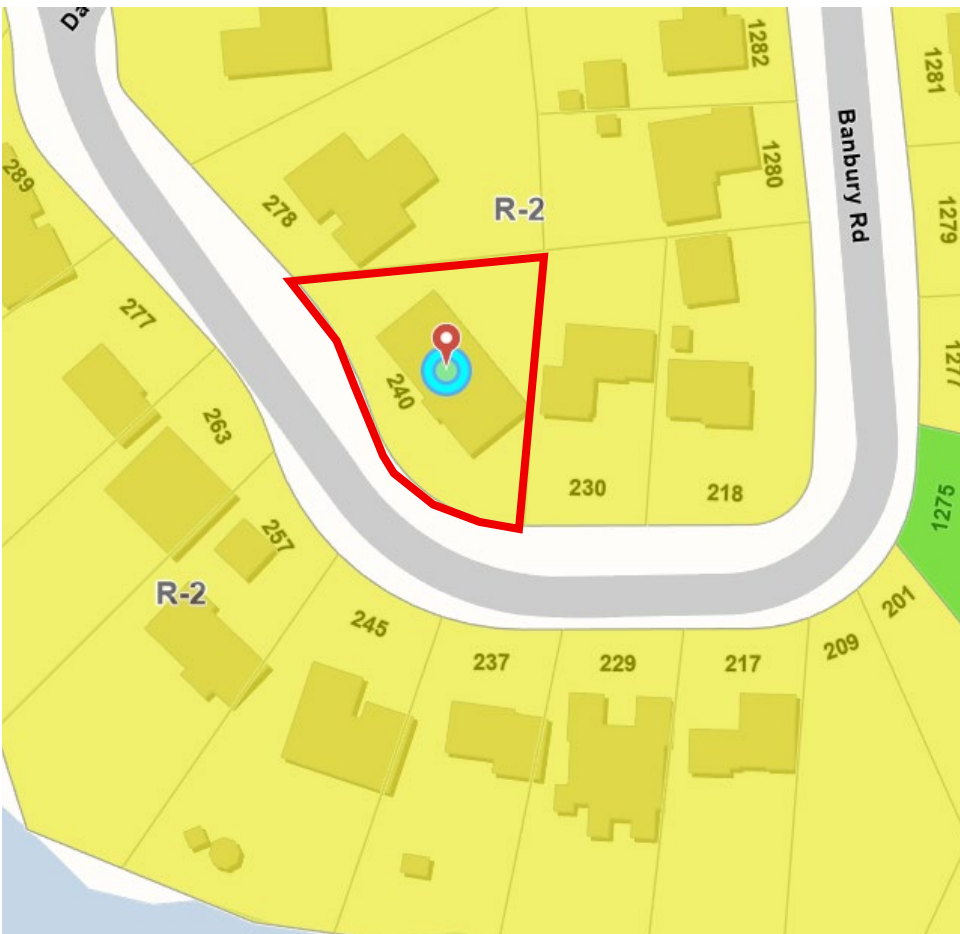
Staff also recognizes that the subject property has a unique triangular lot configuration, which limits the available area for accessory structures and outdoor improvements. Despite the requested variations, the proposed improvements would remain compliant with the maximum impervious surface coverage requirement of 50%.

The primary concern identified by staff is the amount of proposed mulch area shown on the plans. Staff recommends a condition requiring the Property Owners to submit a final landscape plan that incorporates the plantings shown in the submitted 3D renderings before the next Village Board meeting. Mulch alone is not as effective in promoting stormwater infiltration and absorption into the soil. Therefore, staff recommends that adequate landscaping and plantings be maintained on-site to support drainage and overall site sustainability.

**Recommendation:**

**Motion** to recommend approval/denial of a variation from Section 20.52.060 for the property located at 240 Banbury Road, subject to the condition that the Property Owners submit a final landscape plan prior to the Village Board meeting.

# Location Map: 240 Banbury Road



## Legend

 Subject Property



**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**PROPERTY INFORMATION**

Address 240 Banbury Road

Property Index Numbers (PIN) 10-24-204-012

Size of Property 14,440.14 SF (sq. ft./acres)

Size of Building Space \_\_\_\_\_ (sq. ft.)

Size of Space Utilized \_\_\_\_\_

**ZONING**

Current Zoning R-2

Proposed Zoning R-2

Current Use Residential Single Family

Proposed Use Residential Single Family

**PETITIONER INFORMATION**

Business/Org. Name \_\_\_\_\_

Name SHAUN P CEPICAN & DANIELLE BEILFUSS

Title Owners

Address 240 Banbury Road

City, State, Zip Mundelein, IL 60060

Phone \_\_\_\_\_

Email [REDACTED]

**PROPERTY OWNER INFORMATION**

Business/Org. Name \_\_\_\_\_

Name SHAUN P CEPICAN & DANIELLE BEILFUSS

Title Owners

Address 240 Banbury Road

City, State, Zip Mundelein, IL 60060

Phone \_\_\_\_\_

Email [REDACTED]

Petitioner Status:  Owner  Lessee  Contract Purchaser

**SECTION OF ZONING ORDINANCE: \_\_\_\_\_**

**DESCRIPTION OF PROPOSED ZONING VARIATION (Attach additional pages, if necessary)**

The subject property is a uniquely shaped triangular lot with a narrow rear apex, creating practical limitations on usable rear yard space that are not typical of rectangular parcels in the zoning district. The property currently contains non-conforming improvements within the required fifteen-foot (15') rear yard setback, including portions of the house, existing pool deck and a paver patio that extends to the rear property line.

The Applicant requests a variation from the 15-foot setback requirement to allow a modest extension of the existing pool deck, construction of a required exterior door landing, and installation of a pool equipment pad within the setback.

As part of the project, the existing paver patio that currently extends to the property line will be removed and replaced with landscaped planting beds, increasing pervious surface area and improving drainage and aesthetics. While limited encroachments are requested, the overall redesign reduces existing non-conformities and results in a more functional and cohesive rear yard.

The practical difficulty arises from the irregular triangular configuration of the lot. The requested variation is reasonable in scope, will not alter the essential character of the neighborhood, and will not negatively impact adjacent properties. Rather, it represents an overall improvement to existing conditions.

**STANDARDS FOR GRANTING A VARIATION: 240 Banbury Rd., Mundelein IL 60060**

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.

**Response:**

The existing property currently has a swimming pool installed by a previous owner that may or may not have been installed while current zoning restrictions were in effect. The existing swimming pool has surrounding patio areas with portions that are located outside the current setback constraints. Some parts of the patio areas are dysfunctional due to condition and design, and with some areas affecting proper drainage to the point of threatening the home's structural foundation. The intent of all proposed improvements is to increase the functionality and aesthetics of the existing swimming pool and outdoor living area, and to address the drainage. To properly address all issues which include modified foundation drainage, proper landings at existing entry doors with a layout designed to accommodate the foundation drainage, and functional poolside patio space. The current design eliminates a significant existing patio area that sits directly adjacent to a large portion of the backyard property line and allows for landscape plantings that will benefit the proposed outdoor living space and the neighboring properties. With all of this said, and with regards to the question of "undue hardship", the new owner bought this property for reasons which included an existing swimming pool. They saw the pool had large expanses of existing patio and deck space and saw that the entire area would need to be modified to improve functionality and value. If the proposed improvements are not allowed, the drainage cannot be properly addressed, functional door landings cannot be installed, a functional patio area cannot be installed, and the existing excessive patio area which far exceeds the current setback area will remain in place and with no buffer/setback to serve the property and neighboring properties.

- b. The plight of the owner is due to unique circumstances.

**Response:**

Because the lot is pie shaped and narrows to a single point at the far end of the backyard, the formulated setback lines take up far more space than an average rectangular lot. Also, because of the pie shaped lot, the dimension of the lot width at the 30' front yard setback used to calculate the side yard setbacks is much wider than the average rectangular lot.

- c. The variation, if granted, will not alter the essential character of the locality

**Response:**

The locality appears to be a mixture of moderate architectural home styles. The proposed design is clearly illustrated in the drawings and does not include any extreme variation of color or style to what is found in the essential character of the locality. By removing the existing decks and extensive paver patio, the proposed improvements will be significantly more in character to the required setback rules.

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.

**Response:**

It seems as though increasing the appeal and value of neighborhood properties benefits all property owners of the locality. As pointed out in previous responses, because of the unusual shape of the lot, and because of the existing home layout and yard conditions, it will be difficult for the owner to make necessary improvements that will have an impact on the quality and value of the home and the values of the neighboring homes.

- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

**Response:**

The difficulty was created by the original community master plan developer and by the previous property owners. The current owner purchased the property only with the intent to make improvements and was not informed of constraints that would permit making the property functional.

- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

**Response:**

As noted in other responses, it is our belief the improvements will only benefit neighboring properties and the entire locality.

- 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.

**Response:**

None of these concerns will result from the proposed improvements.

- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

**Response:**

Because the proposed improvements are increasing the space between the property lines and patio areas, and because of the adding of space for privacy and ornamental plantings along the property lines, the variation will allow for a result that is more consistent with the spirit and intent of the 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.

**Response:**

If left in the current condition, or if the design is altered to accommodate the current constraints, the value of the property will be much lower than if the improvements are allowed. Existing doors will become unusable and there will be inadequate room for a functional patio. This point has also been made in previous responses.

**AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION**

COUNTY OF LAKE )  
 )  
STATE OF ILLINOIS )

I, Shaun Cepican, under oath, state that I am  
\_\_\_\_\_ the sole )  
X an ) owner of the property  
\_\_\_\_\_ an authorized officer of the )

commonly described as (Address) 240 Banbury Road and that such property is owned by  
(Printed Name) Shaun Cepican as of this date. As owner of the property, I do  
hereby authorize A.M. Woodland Outdoor Design (Printed Name or Not Applicable) to represent me in the following  
Planning and Zoning Commission/Village Board matter, backyard renovation  
setbacks (Action).

Shaun Cepican

Signature

Subscribed and sworn to before me

this 24 day of February, 2016.



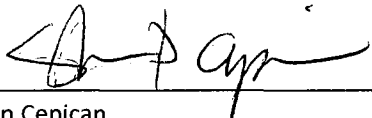
[Signature]

Notary Public Signature



**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):   
Printed Name: Shaun Cepican

Date: 02/24/2026  
Title: OWNER

Signature (Owner): \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
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: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Title: \_\_\_\_\_

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

Signature Lessee: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_  
Title: \_\_\_\_\_

# Cepican-Area Calculations

240 Banbury Rd., Mundelein IL 60060 (in square feet)

<b>Description</b>	<b>Existing</b>	<b>Proposed</b>	<b>Notes</b>
Total Lot	14813	14813	
<b>Impervious</b>			
House Footprint	3223	3223	No Change
Pool Patio	918	979	Partial Removal & Additions Proposed
Paver Patio	680	0	Removal Proposed
Southeast Deck	393	0	Already Removed
Northwest Deck	127	0	Already Removed
Pool Equipment Slab	57	57	Replacement Proposed
Porch	153	153	No Change
Driveway	1685	1685	No Change
Small Slab at Garage	16	16	No Change
<b>Total Impervious</b>	<b>7252</b>	<b>6113</b>	
% Impervious	49%	41%	
<b>Pervious</b>			
	<b>7561</b>	<b>8700</b>	
% Pervious	51%	59%	

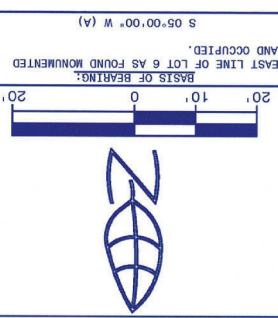
STATE OF ILLINOIS  
 COUNTY OF DUPAGE  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAN HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 11TH DAY OF OCTOBER, A.D., 2024,  
 AT LISLE, ILLINOIS.  
 JAMES LEE MORRIS  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



WEBSITE: WWW.ECIVIL.COM  
 FAX: (630) 271-0774  
 Phone: (630) 271-0770  
 515 Warrenville Road, Lisle, IL 60532  
 Morris Engineering, Inc.  
 BETTER INFRASTRUCTURE  
 BETTER BOUNDARIES  
 BETTER LIFE!

NOTE:  
 1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.  
 2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.  
 3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.  
 4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS  
 240 BANBURY ROAD  
 MUNDRETTIN, ILLINOIS  
 CLIENT  
 MORRIS LAW  
 FIELDWORK DATE (GHEM)  
 10/10/2024 (MM/ET)  
 JOB NO. 24-10-0064



PLAT OF SURVEY  
 OF  
 LOT 6 IN BLOCK 6 IN LOCH LOMOND UNIT NO. 2, A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1956 AS DOCUMENT 903400, IN BOOK 33 OF PLATS, PAGE 75, IN LAKE COUNTY, ILLINOIS.  
 AREA OF SURVEY: 30. FT. OR 0.34 ACRES MORE OR LESS  
 CONTAINING 14813.50 SQ. FT. OR 0.34 ACRES MORE OR LESS  
 BASIS OF BEARING:  
 EAST LINE OF LOT 6 AS FOUND MONUMENTED AND OCCUPIED:  
 S 05°00'00" W (A)

- LEGEND
- A = ASSUMED
  - C = CALCULATED
  - CH = CHORD
  - CL = CENTERLINE
  - R = RECORD
  - RAD = RADII
  - D = DEED
  - E. 5/8" = FOUND IRON PIPE
  - F. 1/4" = FOUND IRON PIPE
  - S. 1/4" = SET IRON PIPE
  - S. 1/8" = SET IRON ROD
  - FT. = FEET/FOOT
  - L = ARC LENGTH
  - M = MEASURED
  - N = NORTH
  - NE = NORTHEAST
  - W = WEST
  - SW = SOUTHWEST
  - SE = SOUTHEAST
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - NW = NORTHWEST
  - CALCULATED
  - CH = CHORD
  - CL = CENTERLINE
  - R = RECORD
  - RAD = RADII
  - D = DEED
  - E. 5/8" = FOUND IRON PIPE
  - F. 1/4" = FOUND IRON PIPE
  - S. 1/4" = SET IRON PIPE
  - S. 1/8" = SET IRON ROD
  - FT. = FEET/FOOT
  - L = ARC LENGTH
  - M = MEASURED
  - N = NORTH
  - NE = NORTHEAST
  - W = WEST
  - SW = SOUTHWEST
  - SE = SOUTHEAST
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - NW = NORTHWEST
  - CHAINED LINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - VINYL FENCE
  - EASEMENT LINE
  - SETBACK LINE
  - INTERIOR LOT LINE

Cepican Landscape (Phase 1)  
240 Banbury Rd.

CD

**Design Contacts:**  
Andy Migacz, CEO  
Ron Wethering, Senior Designer



**A.M. Woodland**  
2833 N Fremont Center Rd., Mundelein, IL 60060  
(847) 224-2187

**Project Summary**  
**Cepican Landscape (phase 1)**  
Shaun & Danielle Cepican, 240 Banbury Rd., Mundelein, IL 60060

February 20, 2026

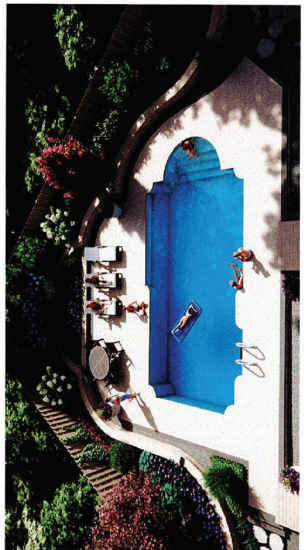
**L 01**



**1** Proposed North Overview  
no scale

**Summary of Proposed Improvements**

1. Remove portions of existing privacy fence.
2. Remove miscellaneous brush and trees for grading adjustments.
3. Remove existing backyard retaining walls.
4. Remove existing paver patio.
5. Remove portions of the existing concrete swimming pool patio.
6. Modify back and side yard grading for proper drainage.
7. Install retaining walls.
8. Install additional swimming pool patio paving. (bx:othars)
9. Install drainage at backyard house foundation and swimming pool patio. (bx:othars)
10. Install deck platform landings at all back doors. (bx:othars)
11. Install privacy fence as needed. (bx:othars)
12. Install phase 1 stepping stone pathways.
13. Install landscape rock at drainage swales.
14. Plantings and mulch to be installed at a later phase (bx:othars).
15. Storage shed (bx:othars).
16. Furnishing (bx:othars).



**2** Proposed Southwest Overview  
no scale



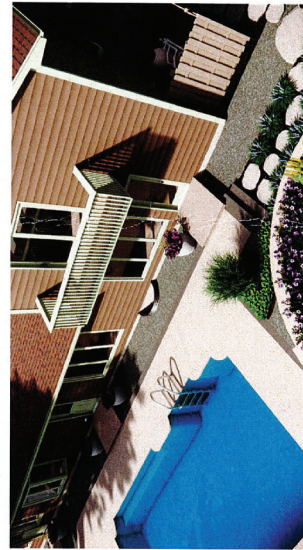
**3** Proposed Southwest View  
no scale



**4** Proposed South View  
no scale



**5** Proposed East Overview at Entry Doors  
no scale

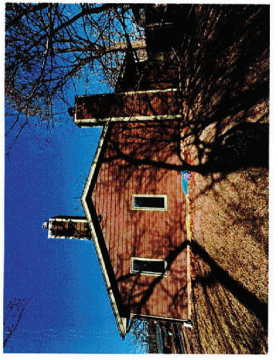
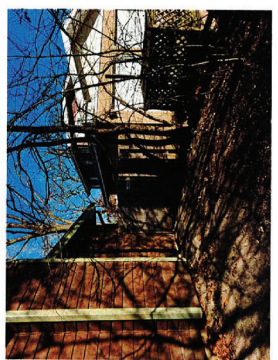


**6** Proposed Foundation Drainage Overview  
no scale

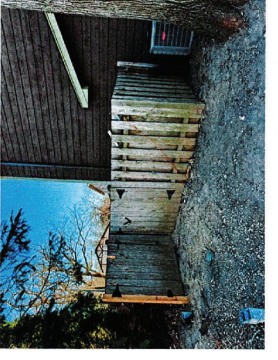


**7** Proposed Side Yard Overview  
no scale

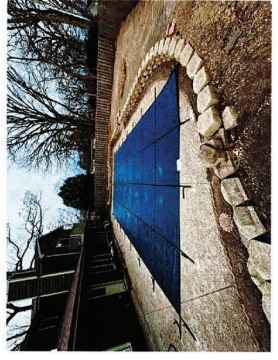
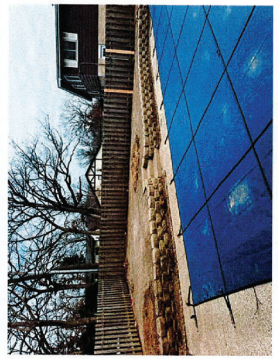




2 Existing Southeast Side Yard  
no scale



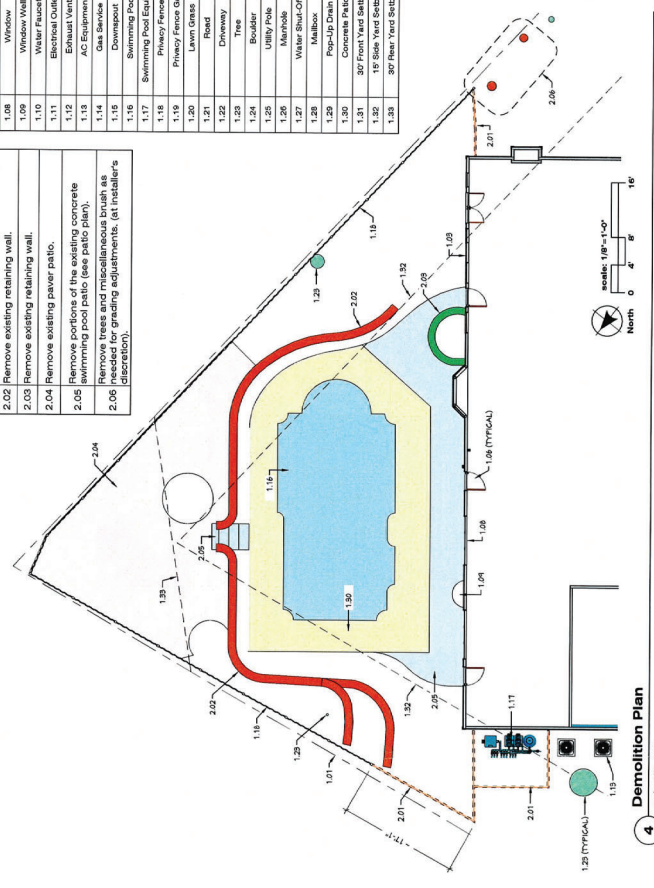
1 Existing Northwest Side Yard  
no scale



3 Existing Backyard  
no scale

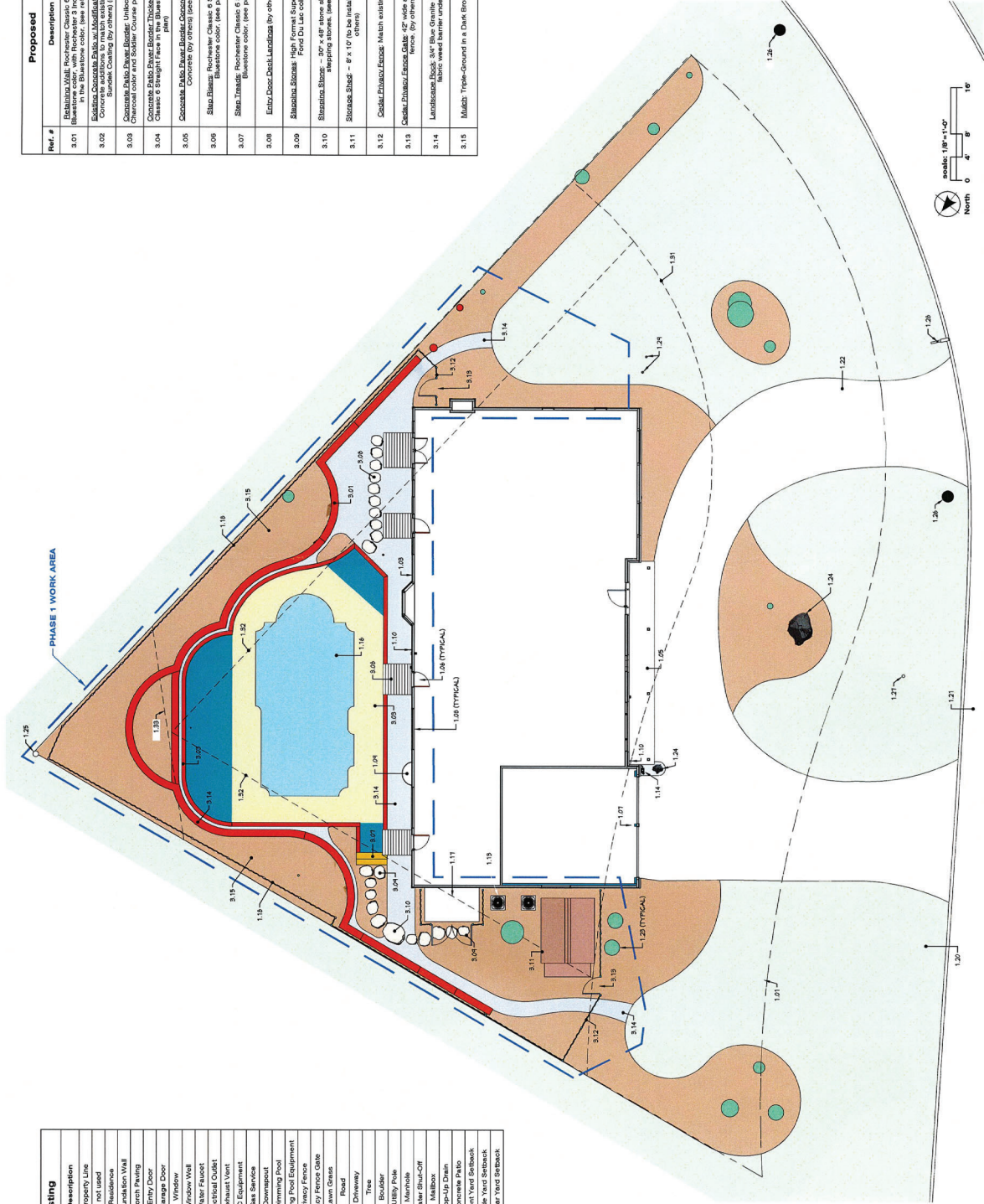
Ref #	Description
1.01	Property Line
1.02	Retaining Wall
1.03	Retaining Wall
1.04	Foundation Wall
1.05	Excavation
1.06	Entry Door
1.07	Garage Door
1.08	Window
1.09	Window Wall
1.10	Water Faucet
1.11	Electrical Outlet
1.12	Exhaust Vent
1.13	AC Equipment
1.14	Gas Service
1.15	Downspout
1.16	Swimming Pool Equipment
1.17	Swimming Pool Equipment
1.18	Privacy Fence
1.19	Privacy Fence Gate
1.20	Lawn Grass
1.21	Road
1.22	Driveway
1.23	Tree
1.24	Boiler
1.25	Utility Pole
1.26	Water Meter
1.27	Water Shut Off
1.28	Mulch
1.29	Physalis Drain
1.30	Concrete Patio
1.31	30' Front Yard Setback
1.32	15' Side Yard Setback
1.33	30' Rear Yard Setback

Ref #	Description
2.01	Remove existing cedar privacy fence.
2.02	Remove existing retaining wall.
2.03	Remove existing retaining wall.
2.04	Remove existing paver patio.
2.05	Remove portions of the existing concrete swimming pool patio (see patio plan).
2.06	Remove trees and miscellaneous brush as needed for grading adjustments. (at installer's discretion).



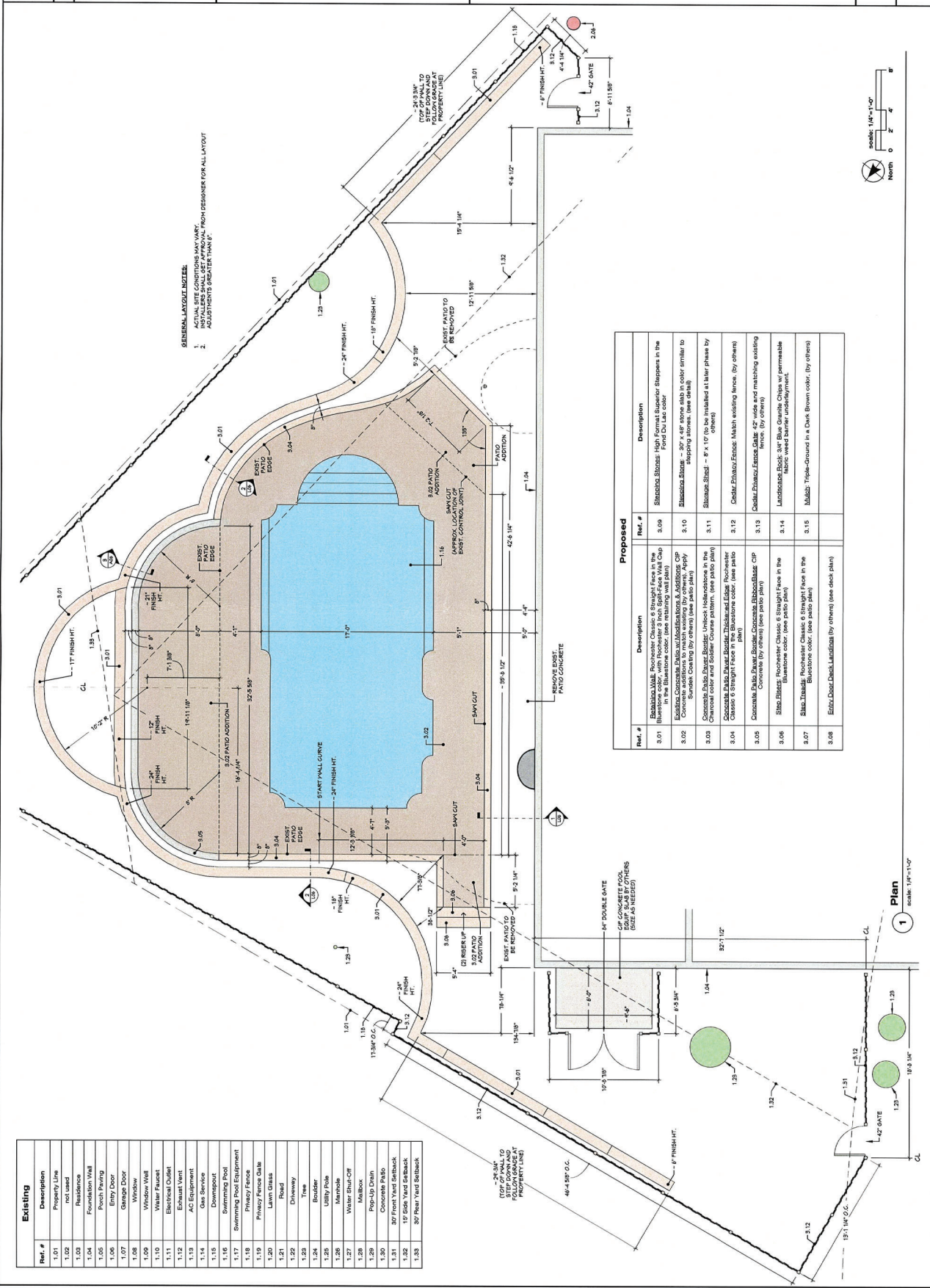
4 Demolition Plan  
scale: 1/8"=1'-0"

Ref. #	Proposed	Description
3.01		Retaining Wall: Rochester Classic 6 Straight Face in the Bluestone color, with Rochester 3 Inch Right-Angle V-Notch Concrete Coping w/ Modifications & Additional CIP
3.02		Concrete Retaining Wall w/ Modifications & Additional CIP. Concrete additions to match existing, by others. Apply Rebar: Existing 4" x 4" (see patio plan)
3.03		Concrete Retaining Wall: Rochester Classic 6 Straight Face in the Bluestone color, with Rochester 3 Inch Right-Angle V-Notch Concrete Coping w/ Modifications & Additional CIP. Concrete additions to match existing, by others. Apply Rebar: Existing 4" x 4" (see patio plan)
3.04		Concrete Retaining Wall: Rochester Classic 6 Straight Face in the Bluestone color, with Rochester 3 Inch Right-Angle V-Notch Concrete Coping w/ Modifications & Additional CIP. Concrete additions to match existing, by others. Apply Rebar: Existing 4" x 4" (see patio plan)
3.05		Concrete Retaining Wall: Rochester Classic 6 Straight Face in the Bluestone color, with Rochester 3 Inch Right-Angle V-Notch Concrete Coping w/ Modifications & Additional CIP. Concrete additions to match existing, by others. Apply Rebar: Existing 4" x 4" (see patio plan)
3.06		Slab: Bluestone Rochester Classic 6 Straight Face in the Bluestone color, (see patio plan)
3.07		Slab: Bluestone Rochester Classic 6 Straight Face in the Bluestone color, (see patio plan)
3.08		Entrance Deck: Landlord (by others) (see deck plan)
3.09		Stepping Stones: High Format Superior Steppers in the Pond Du Lac color
3.10		Stepping Stone: 30" x 48" stone slab in color similar to stepping stones. (see detail)
3.11		Stepping Stone: 8" x 10" to be installed at later phase by others
3.12		Color: Concrete Edge: Match existing finish. (by others)
3.13		Stair: Concrete Edge Gate: 42" wide and matching existing finish. (by others)
3.14		Landscape Bed: 4" Blue Granite Chips w/ permeable fabric weed barrier underlayment.
3.15		Mulch: Triple-ground in a Dark Brown color. (by others)



Ref. #	Existing	Description
1.01		Property Line
1.02		not used
1.03		Residences
1.04		Electric
1.05		Front Yard Wall
1.06		Front Yard
1.07		Garage Door
1.08		Window
1.09		Window Wall
1.10		Water Faucet
1.11		Electrical Outlet
1.12		Exhaust Vent
1.13		A/C Equipment
1.14		Gas Service
1.15		Downspout
1.16		Swimming Pool
1.17		Swimming Pool Equipment
1.18		Privacy Fence
1.19		Privacy Fence Gate
1.20		Lawn Grass
1.21		Road
1.22		Driveway
1.23		Tree
1.24		Boulder
1.25		Utility Pole
1.26		Mantle
1.27		Water Shut-Off
1.28		Mailbox
1.29		Pop-Up Sign
1.30		CO2 Tanks
1.31		30' Front Yard Setback
1.32		10' Side Yard Setback
1.33		30' Rear Yard Setback

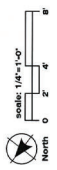
1  
scale: 1/8"=1'-0"



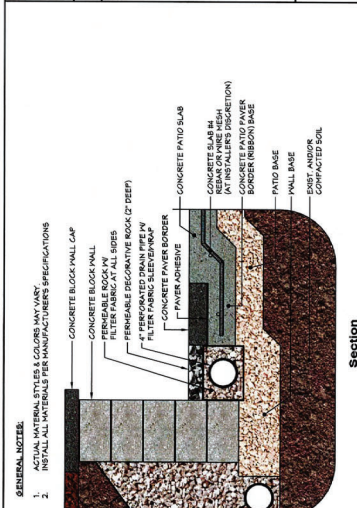
Ref. #	Description	Proposed	Ref. #	Description	
3.01	Bluestone Wall, Rockheater Classic 6 Straight Face in the Bluestone color, with Rockheater 3 inch Split-Face Vals Chip Bluestone Concrete Base and Modifications & Additional Chip Concrete additions to match existing (by others). Apply Concrete Sealant, Clearing by others (see patio plan).	3.09	Bluestone Straight Face in the Bluestone color, with Rockheater 3 inch Split-Face Vals Chip Bluestone Concrete Base and Modifications & Additional Chip Concrete additions to match existing (by others). Apply Concrete Sealant, Clearing by others (see patio plan).	3.10	Bluestone Straight Face in the Bluestone color, with Rockheater 3 inch Split-Face Vals Chip Bluestone Concrete Base and Modifications & Additional Chip Concrete additions to match existing (by others). Apply Concrete Sealant, Clearing by others (see patio plan).
3.02	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.11	Stone Slab - 8' x 10' (to be installed at later phase by others).	3.12	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.03	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.13	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.14	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.04	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.15	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.16	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.05	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.17	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.18	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.06	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.19	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.20	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.07	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.21	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.22	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).
3.08	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.23	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).	3.24	Concrete Base, Double-Thickness Edge, Rockheater Classic 6 Straight Face in the Bluestone color, (see patio plan).

**GENERAL LAYOUT NOTES:**  
1. ACTUAL SITE CONDITIONS MAY VARY. INSTALLERS SHALL GET APPROVAL FROM DESIGNER FOR ALL LAYOUT ADJUSTMENTS & DIMENSION TOLERANCE.  
2.

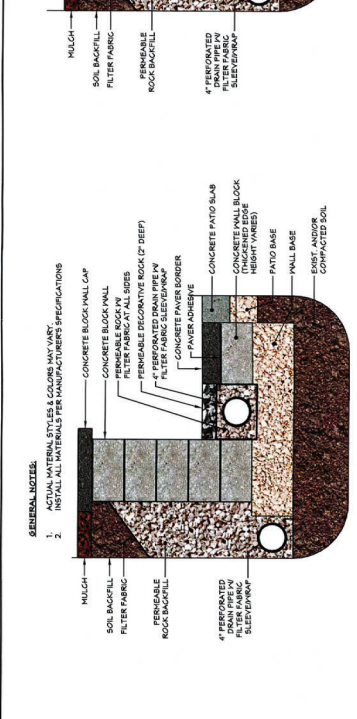
Ref. #	Description
1.01	Property Line
1.02	not used
1.03	Residence
1.04	Foundation Wall
1.05	Porch Pavng
1.06	Entry Door
1.07	Garage Door
1.08	Window
1.09	Window Wall
1.10	Water Faucet
1.11	Electrical Outlet
1.12	Exhaust Vent
1.13	AC Equipment
1.14	Gas Service
1.15	Dumpsoot
1.16	Swimming Pool Equipment
1.17	Privacy Fence
1.18	Privacy Fence Gate
1.19	Lawn Grass
1.20	Road
1.21	Driveway
1.22	Driveway
1.23	Driveway
1.24	Driveway
1.25	Utility Pole
1.26	Manhole
1.27	Water Shut-Off
1.28	Mailbox
1.29	Pop-Up Drain
1.30	Concrete Patio
1.31	30' Front Yard Setback
1.32	12' Side Yard Setback
1.33	30' Rear Yard Setback



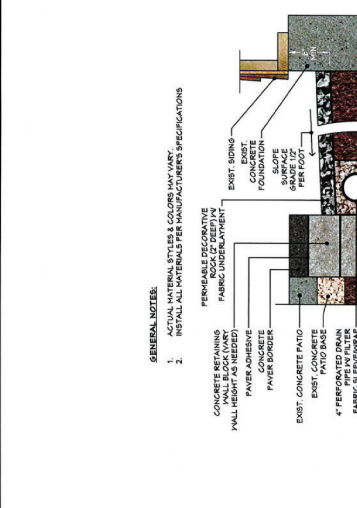
**1 Plan**  
Scale: 1/4" = 1'-0"



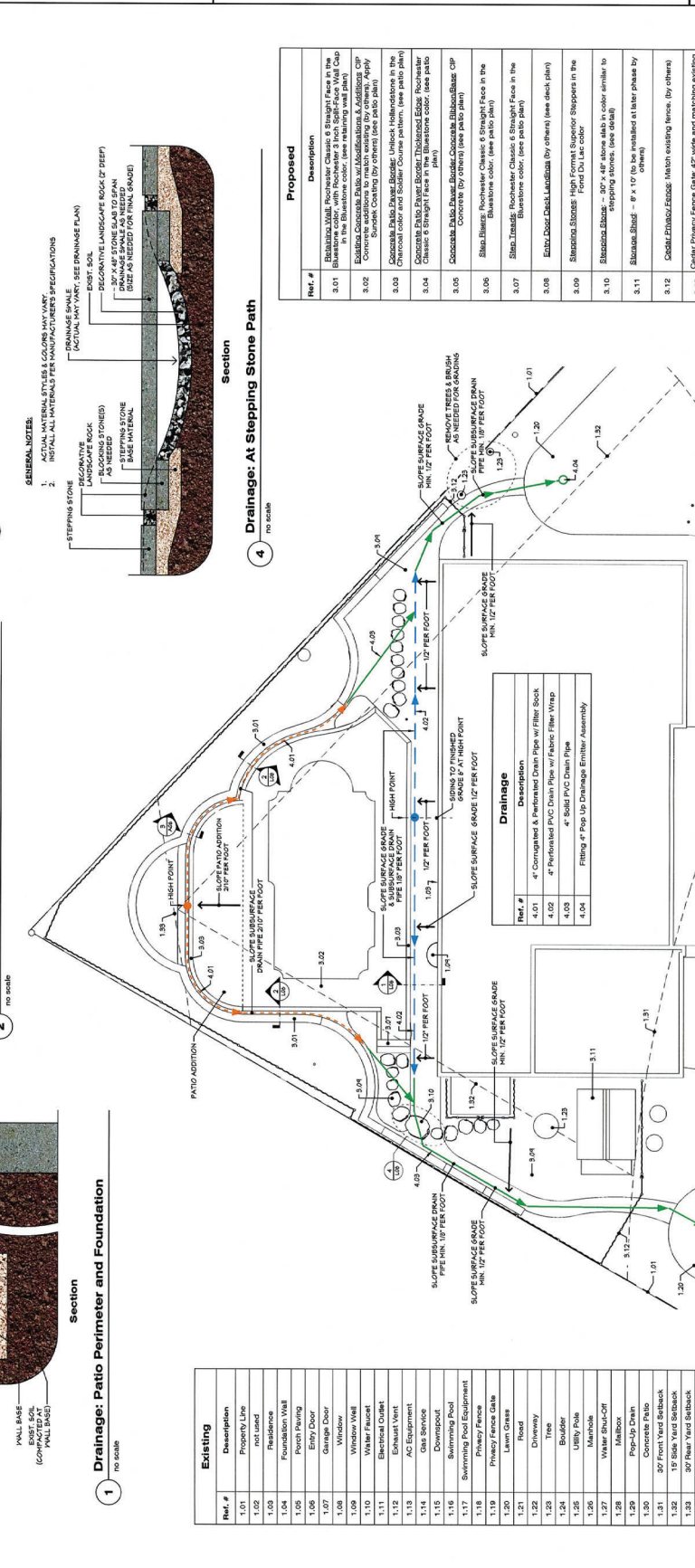
**1 Drainage: Patio Perimeter Type 1**  
no scale



**2 Drainage: Patio Perimeter Type 2 (at concrete patio addition)**  
no scale



**3 Drainage: At Stepping Stone Path**  
no scale



**4 Drainage: At Stepping Stone Path**  
no scale

**Existing**

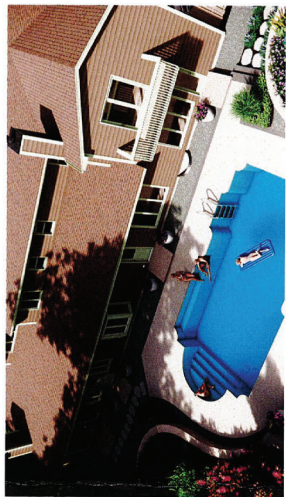
Ref. #	Description
1.01	Property Line
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1.03	Residence
1.04	Foundation Wall
1.05	Porch Paving
1.06	Entry Door
1.07	Garage Door
1.08	Window
1.09	Window Wall
1.10	Walkway
1.12	Electric Control
1.13	Enchant Vent
1.14	Gas Service
1.15	Downspout
1.16	Swimming Pool
1.17	Swimming Pool Equipment
1.18	Privacy Fence
1.19	Privacy Fence Gate
1.20	Lawn Grass
1.21	Road
1.22	Driveway
1.23	Tree
1.24	Boulder
1.25	Utility Pole
1.26	Manhole
1.27	Water Shut-Off
1.28	Mailbox
1.29	Pop-Up Drain
1.30	Concrete Patio
1.31	30" Front Yard Setback
1.32	15' Side Yard Setback
1.33	30' Rear Yard Setback

**Proposed**

Ref. #	Description
3.01	Material Wall: Monolithic Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.02	Exterior Concrete Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.03	Concrete Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.04	Concrete Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.05	Concrete Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.06	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.07	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.08	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.09	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.10	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.11	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.12	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.13	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.14	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)
3.15	Block: Modified Class 6 Straight Face in the Blue Stone color; (see retaining wall plan)

**5 Plan**  
scale: 1/8"=1'-0"

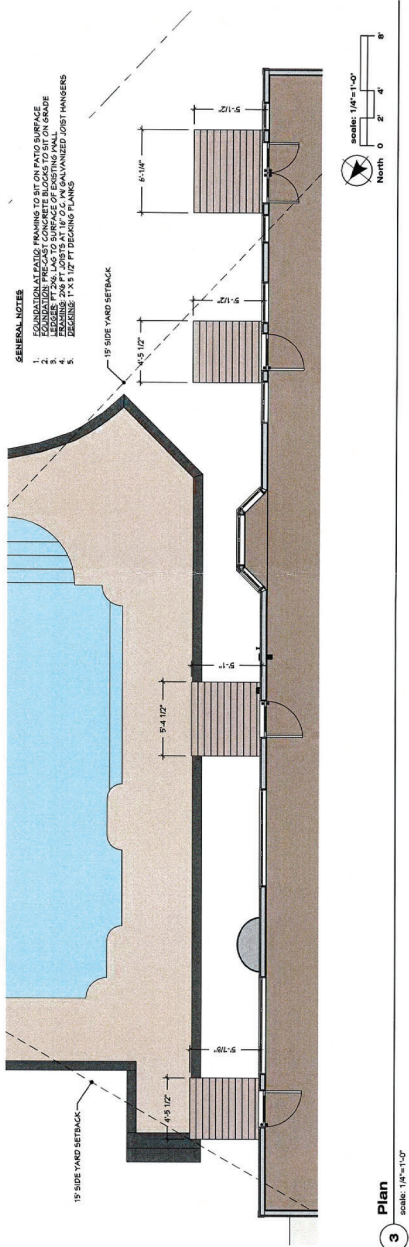
**Deck Concept Only**  
 (construction documents and installation by others)



**2 North Overview**  
 no scale



**1 East Overview**  
 no scale



Cepican Landscape (Phase 1)  
240 Barbury Rd.

CD

**Design Contacts:**  
Andy Migacz, CEO  
Ron Weltering, Senior Designer



**A.M. Woodland**  
2643 N Fremont Center Rd.  
Mundelein, IL 60060  
(847) 224-2167

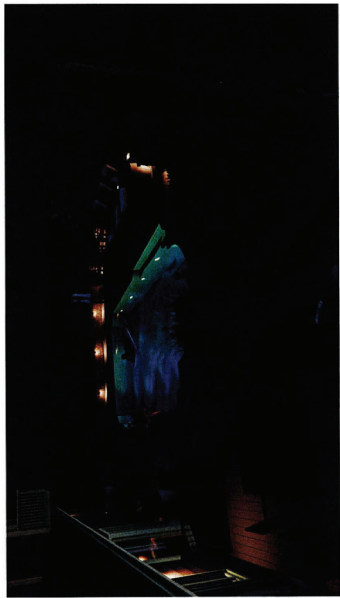
**Cepican Landscape (Phase 1)**  
Lighting

Shawn & Daniele Cepican, 240 Barbury Rd., Mundelein, IL 60060

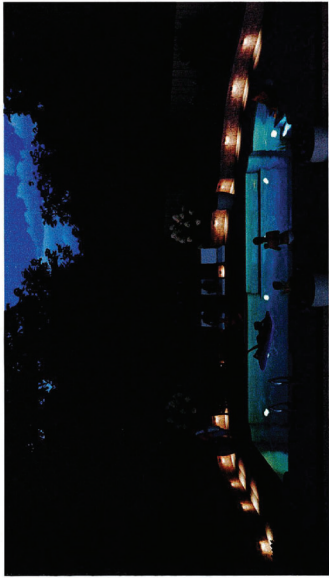
February 20, 2026

L 08

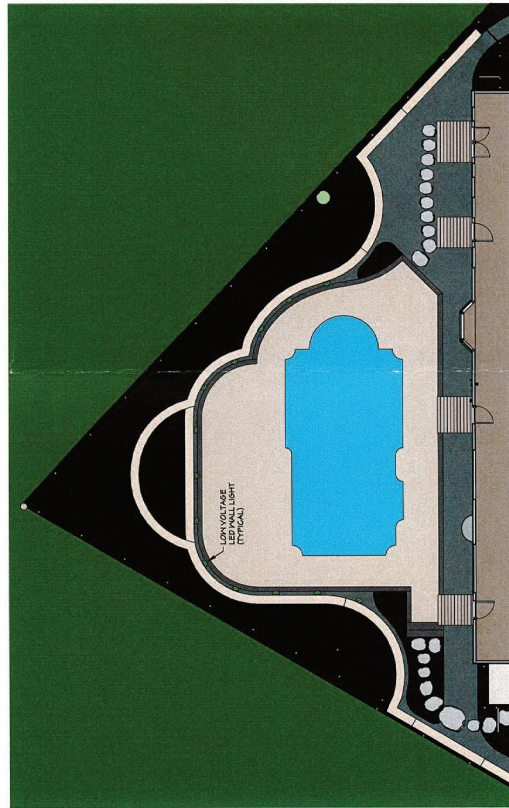
**Lighting to be installed at later phase**  
(this phase: prep for install only)



1 Backyard Southeast View  
no scale



2 Backyard Southwest View  
no scale



3 Plan  
scale: 1/8"=1'-0"