

**Planning and Zoning Commission Meeting
Minutes**

March 18, 2026

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.

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

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

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

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

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

Close Public Hearing

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

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

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

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

Close Public Hearing

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

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

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

The meeting was adjourned at 9:02 PM.



Erin Swanson, Recording Secretary



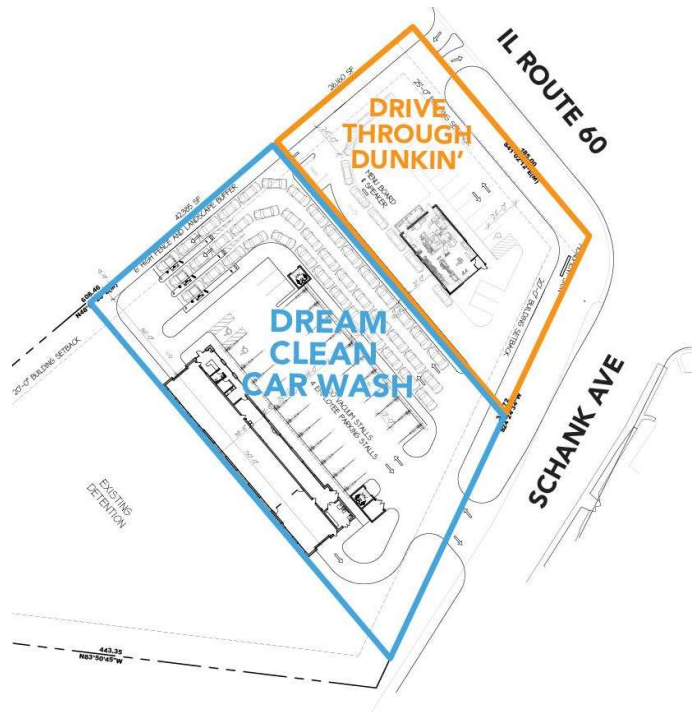
Dream Clean Car Wash and Dunkin'

Final Planned Unit Development Approval

Staff Presentation
PZ2025-0025
March 18, 2026

Background

- Applicant – Dream Clean Car Wash (DCCW Acquisitions, LLC)
- Proposes to partner with Dunkin' to build on a vacant parcel:





Zoning Request

- To amend the **Sheldon Woods Planned Unit Development (PUD)**.
- This property is Lot 193 of the Sheldon Woods subdivision.

What is a PUD?

- Custom zoning plan for a specific area, typically for unique projects that don't fit cleanly within the code.
- Sets rules for how the land can be used (in addition to or with deviations from the standard Municipal Code).
- PUD's are approved by ordinance and negate the need for individual variations that would normally be required.
- Example: Grand Dominion / Del Webb

ORDINANCE NO. 21-05-35

AN ORDINANCE APPROVING AN AMENDMENT TO THE FINAL PLANNED UNIT DEVELOPMENT (SHELDON WOODS - FINAL PUD)

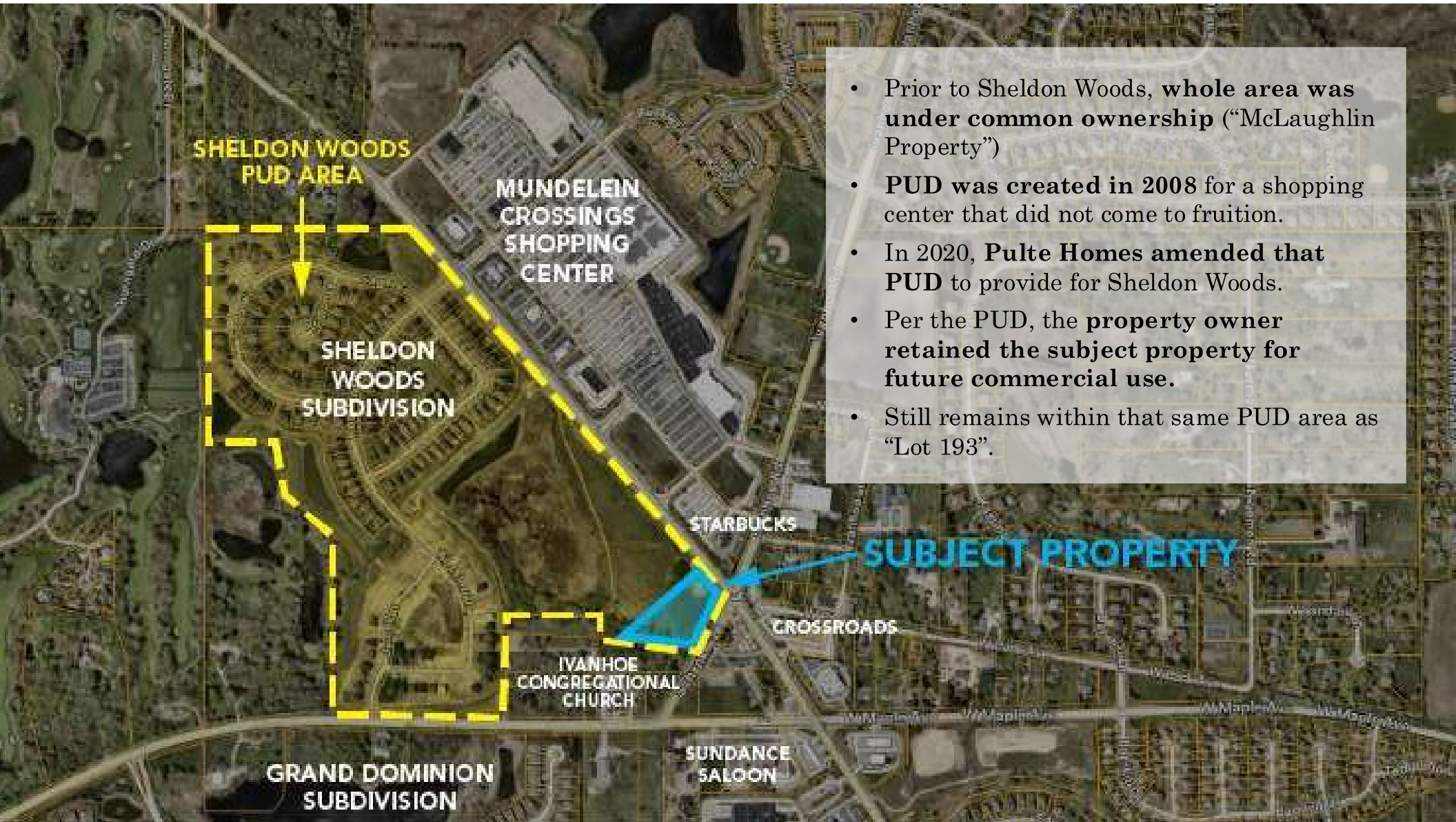
WHEREAS, The Village of Mundelein, Lake County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, a written petition, submitted to the Village by The Pulte Home Company, LLC, A Michigan Limited Liability Company, the contract purchaser and developer (the "Developer") and ATG Trust Company as Successor (Trustee to Northern Trust Bank Lake Forest, as Trustee under Trust Agreement dated August 26, 1983 and known as Trust No. 6978) with an address of 1 S. Wacker Drive #2400, Chicago, Illinois 60606, the current owner of record of certain property comprised of 98.78 acres legally described in **Exhibit A** to this Ordinance (the "Subject Property") requesting an amendment to the planned unit development for the Subject Property ; and

WHEREAS, the Developer is the contract purchaser of a portion of the Subject Property and is seeking to develop a portion of the Subject Property (approximately 97 acres) as residential, said portion being legally described in **Exhibit B** ("Residential Area") while the Owner is retaining ownership of approximately 2.92 acres ("Commercial Area"); and

WHEREAS, a planned unit development was previously approved for the Subject Property under Ordinance No. 07-07-46 (Ordinance Approving Development Concept Plan and Special Use Permit for Planned Unit Development/Mundelein Town Center) and Ordinance No. 08-02-10 (Ordinance Approving Final Plan for Planned Unit Development/Mundelein Town Center).

WHEREAS, The Village of Mundelein (the "VILLAGE") has approved a resolution approving an



- Prior to Sheldon Woods, **whole area was under common ownership** (“McLaughlin Property”)
- **PUD was created in 2008** for a shopping center that did not come to fruition.
- In 2020, **Pulte Homes amended that PUD** to provide for Sheldon Woods.
- Per the PUD, the **property owner retained the subject property for future commercial use.**
- Still remains within that same PUD area as “Lot 193”.

SECTION II: Ordinance Nos. 07-07-46 and 08-02-10 are hereby amended such that its provisions shall no longer apply or be effective relative to the Residential Property. 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.

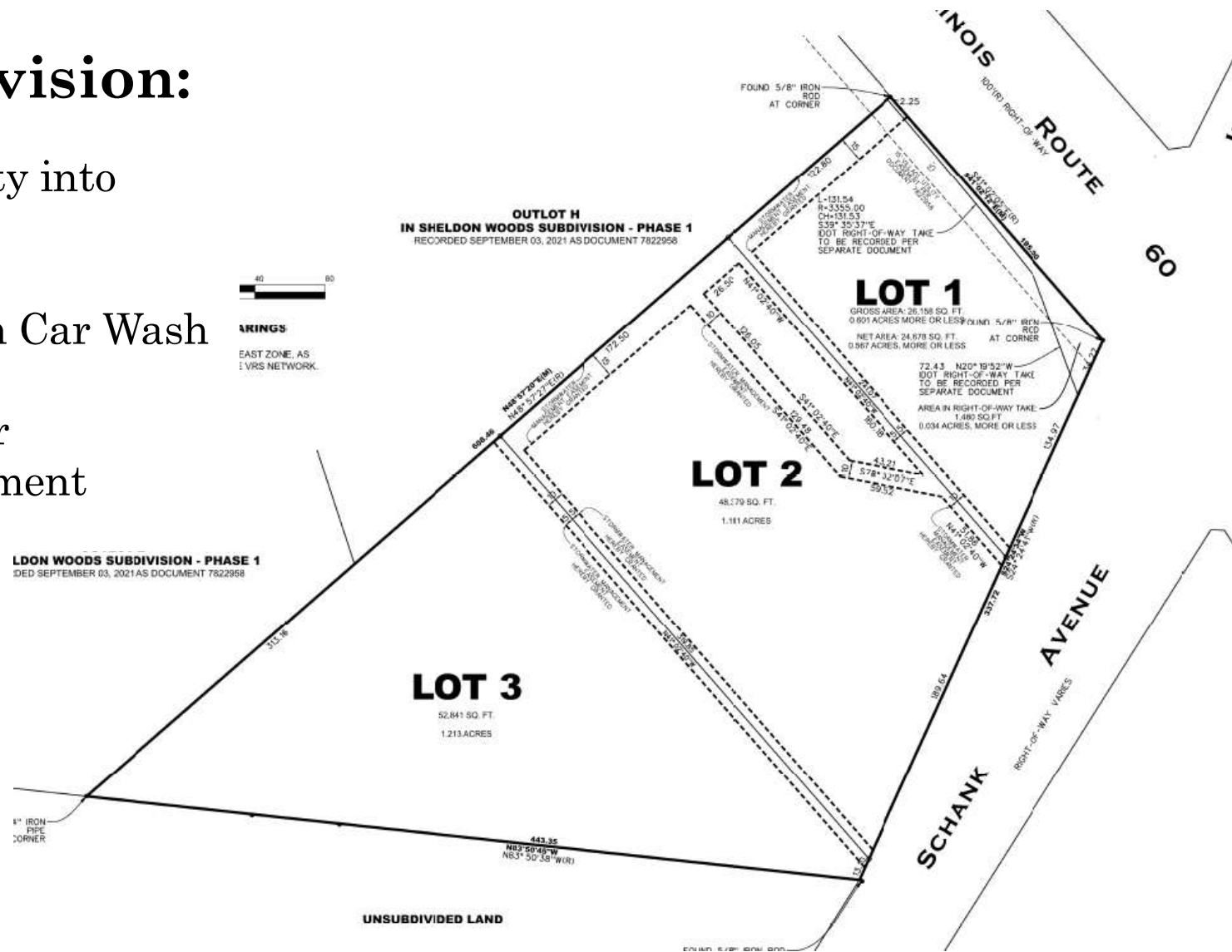
SECTION III: This Ordinance shall be repealed automatically, with no further action necessary by the Village Board, if Developer or its assign fails to acquire title to a portion of the Residential Area by November 22, 2021.

2026 Update:

- In summer of 2025, this site received Preliminary Planned Unit Development (PUD) approval for a Dream Clean Car Wash and Dunkin’.
- 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** - no significant changes were made. Engineering has reviewed the Final Engineering and has no comments that need to be addressed before building permit.
- The applicant is also requesting approval of a **Preliminary and Final Plat of Subdivision**, which establish new lot lines on the property to separate the two uses.

Plat of Subdivision:

- Subdivides property into three lots:
 - 1. Dunkin'
 - 2. Dream Clean Car Wash
 - 3. Stormwater
- Grants stormwater management easement





Front Elevation



Right Elevation




Applicant has Submitted:

- Standards for Granting a Planned Unit Development
- Plat Application
- Construction Timeline
- Site Survey
- Site Plan
- Dream Clean Car Wash Elevations
- Final Engineering Plans
- Landscape Plan
- Preliminary and Final Plat of Dream Clean Subdivision
- Photometric Plan
- Dunkin' Elevations
- Stormwater Management Report

Previously reviewed as part of Preliminary PUD submittal:

- Traffic Impact Study
- Sound Impact Study

An aerial photograph of a road intersection. A semi-transparent white text box is overlaid on the left side of the image, containing text. The background shows a multi-lane road crossing another road, with surrounding areas including parking lots, buildings, and some vegetation.

Preliminary approval contained two conditions:

1. No video gaming shall be permitted on the subject property.
2. 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.

Questions for Staff?



ROCKY BLUE GROOMING
PZ2026-0002
143 N. SEYMOUR

Staff Presentation
March 18, 2026



MUNDELEIN
COMMUNITY BANK

MCDONALDS

KRACKLAUER
PARK

TONALITY
BREWING

TASTE OF
PARIS

EL DORADO
TAX SERVICES

DIVISION ST

SEYMOUR AVE

LAKE ST

VARIOUS TENANTS

SUBJECT
PROP.

TIGHTHEAD

COURTLAND
COMMONS

Mundelein Shopping Center

Owner: Sarah & Michael Zimmerman

- Businesses:
- Taste of Paris
 - All Ages Medical Care
 - El Dorado Tax Services
 - Just Bee You Gymnastics
 - Hair & Company Salon Suites

Owner: Jianhua Guo & Zhiping Lu
Business: Indoor Auto Dealership

- Owner: A&O Syros LLC
- Businesses:
- American Legion
 - Alcoholics Anonymous
 - Vacant space
 - Faded Best Barbershop
 - Just for Fun Roller Rink

Owner: Matthew & Donna Morrison
Business: Laundromat

Owner: Rogan Properties LLC
Business: Shoe Store

Seymour Ave.

Crystal St.

SHOPPING CENTER BACKGROUND














- Economic vitality of center as a whole has declined in last few decades:
 - Poor visibility
 - Changing demand for brick-and-mortar retail
 - Challenges posed by multiple ownership (lack of coordinated improvements)
- Underperformance can indicate that the “highest and best use” of a property is no longer commercial, which can be due to:
 - Site-specific conditions; and/or
 - Changing consumer behavior and demand



2012 REZONING






- 2012 - Complete overhaul of Zoning Ordinance and Zoning Map
 - Most properties assigned closest equivalent
 - Mundelein Shopping Center went from *C-2 Commercial* to *C-5-C Downtown Residential* in anticipation of future redevelopment:
 - Not typical, but done at time because of renewed interest in redevelopment by owners and developers.
- Redevelopment is still yet to be seen, but there have been more recent waves of interest from private developers due to the demolition of the former U.S. Music and Public Works Facility. However, there is not currently an active or pending proposal on the table.

PRE-2012

Zoning	
	C-1 Commercial District
	C-2 Commercial District
	C-3 Commercial District
	L-1 Light Industrial District
	M-1 Medium Industrial District
	O-R Office Research District
	P Public Use District
	R-1 One Family Dwelling District
	R-4 One Family Dwelling District
	R-5 One Family Dwelling District
	R-6 One Family Dwelling District
	R-7 Two Family Dwelling District
	R-8 Multi-Family Dwelling District

POST-2012

Zoning Districts	
	C-1 Neighborhood Commercial Zoning District
	C-2 General Commercial Zoning District
	C-3 Heavy Commercial Zoning District
	C-4 Shopping Center Zoning District
	C-5 Downtown Zoning District
	I Institutional Zoning District
	L-MU Lakefront Mixed-Use Zoning District
	M-1 General Manufacturing Zoning District
	M-MU Manufacturing Mixed-Use Zoning District
	O-R Office-Research Zoning District
	OS Open Space Zoning District
	R-1 Single-Family Residential Zoning District
	R-2 Single-Family Residential Zoning District
	R-3 Single-Family Residential Zoning District
	R-4 Two-Family Residential Zoning District
	R-5 Multi-Family Residential Zoning District

C-5 Subdistricts	
	
	C-5-C Corridor
	C-5-MU Mixed-Use
	C-5-R Residential
	C-5-VC Village Center

VARIATIONS



- C-5-R (Downtown Residential) does not permit commercial uses – only residential.
- All existing businesses were “grandfathered in” upon the 2012 rezoning.
 - A space loses its “grandfathered” status when it is vacant for more than 6 months or if it changes to a different use.
 - New businesses must obtain a use variation to operate in this zoning district.
- Other variations granted since 2012:
 - 2014 – Epic Healthy Living (Community center)
 - 2014 – Carpets in the Park (Retail carpet sales)
 - 2015 – North Shore Classics (Indoor classic car dealership)
 - 2022 – Faded Best Barbershop
 - 2023 – TLC Massage and Spa – Nail Salon
 - 2024 – Hidden Door Tattoo

VACANT SPACE — 143 N. SEYMOUR

Unit has previously been occupied by a tattoo studio (2024 approval), carpet shop, a nail salon, a beauty salon, and an unpermitted bakery.

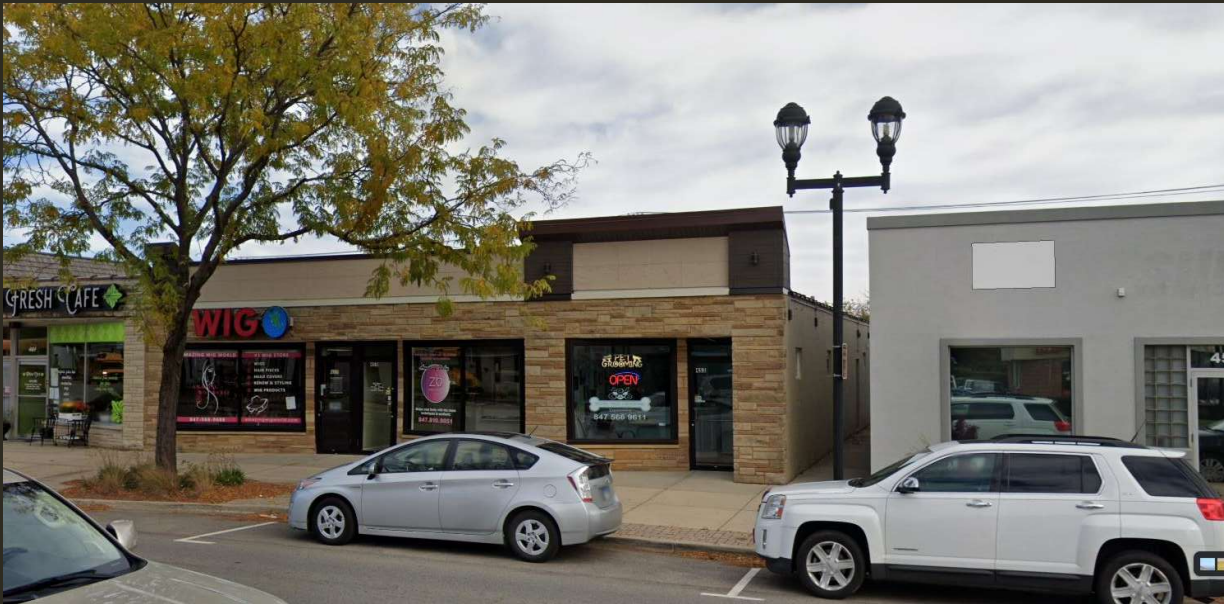


*Previous Occupant:
Hidden Door Tattoo*

ROCKY BLUE GROOMING

Petitioner seeks to open a dog grooming service at 143 N. Seymour.

Business was previously located at 453 N. Lake Street (est. 2013) and will be returning to Mundelein.



QUESTIONS FOR
STAFF?

Village Staff Overview: 333 Washington Blvd

March 18, 2026

333 Washington Blvd



Background

- The building was built in 1969 and zoned M-MU.
- Previously occupied by Lakeside Transportation.
- **Mr. Maki contact the Village in December 2025 to see a health club facility was permitted at the subject property.**
- The proposed health club facility would be classified as a “Personal Services Establishment” which is **not permitted in the M-MU zoning district.**



Background

What Our Zoning Code Categorizes as a Health Club:

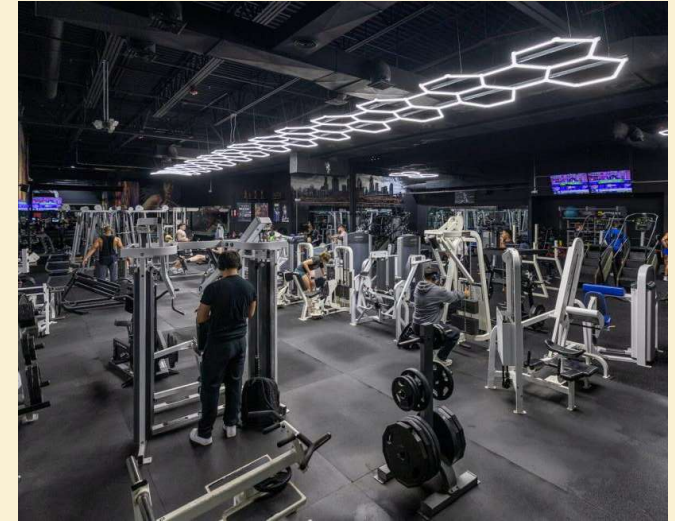
Personal Services Establishment:

- 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.

What is permitted in the M-MU Zoning District:

- This proposed 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 such as Planet Fitness, LA Fitness, and CFX.

Ryse Athletic Club



Game Changing Performance

Background

- 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:
 - Basketball Court
 - Posing Room
 - Separate Men's and Women's Locker Rooms with Showers and a Sauna
 - Fenced Outdoor Workout Area with Artificial Turf



Proposed Site Plan and Parking Configuration

Background

- M-MU Zoning District is intended to accommodate:
 - Research and Development Facilities
 - General Industrial Uses
 - Warehousing
 - Storage
 - Office Uses
 - Certain Non-Industrial Activities (Art Studios, Motor Vehicle Dealerships, Indoor Amusement Facilities, and Pet “Day Care” Services)



Existing Interior Conditions



Zoning Request

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: Land Use

- M-MU allows for certain quasi-commercial uses not permitted in the M-1 district such as Art Studios, Motor Vehicle Dealerships, Indoor Amusement Facilities, and Pet “Day Care” Services.
- Proposed use meets the minimum parking requirements accommodating for customer arriving by car.
- Proximity to the bike path along Washington Blvd providing convenient access for cyclist and encouraging alternative transportation.



Analysis: Land Use

- However, the surrounding industrial park presents **a few** compatibility concerns.
- Support a significant concentration of industrial uses and heavy semi-truck traffic, and **it was not designed with safe pedestrian access in mind.**
- Proximity to the adjacent residential neighborhood could raise potential concerns regarding **lighting** and **noise** associated with the fitness center operations.



Analysis: Land Use

- Our code only permits health clubs in commercial districts because they generally best equipped to support the pedestrian access, parking, lighting and spatial requirements health club facilities need.
- A location within a shopping center would align with the Petitioner's existing facility in Gurnee, IL, which also operates in a shopping center environment.
- **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.**



Analysis: 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.
- Previously occupied by Lakeside Transportation 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**.

Use Type	2016 (10 years ago)	2026 (Today)
Commercial (w/o Downtown)	81%	93%
Downtown*	66%	84%
Industrial	94%	93%



Analysis: Text Amendment

- Staff proposed several text amendments to the Zoning Ordinance. One amendment addresses regulation of health club facilities.
- **“Health Club” removed** from the definition of Personal Services Establishment.
- Introduces new use: **“Health and Fitness Center”** (includes Planet Fitness, LA Fitness, CFX).
- Main purpose is to provide access to facilities and equipment for **self-directed physical exercise**, not instruction or study of a specific discipline.
- Permitted in zoning districts: **C-2, C-4, C-5-MU, and C-5-C.**
 - Aligns with Village goal to encourage shopping in commercial corridors.
 - Have **larger commercial spaces** suitable for fitness facility scale/operations.
- Text amendment is draft form; staff can revise/refine before finalization if requested.

Other Health Club Facilities in Mundelein

Name	Location	Size of the Facility (SF)	Hours of Operation
Planet Fitness	1122 W Maple Avenue	7,500 SF	Open 24 Hours
LA Fitness	1555 S Lake Street	37,084 SF	5:00 AM – 10:00 PM
CFX Mundelein	1543 S Lake Street	16,600	Open 24 Hours
Former Workout Anytime Mundelein	2960 N IL Route 60	6,437 SF	Open 24 Hours
Ryse Athletic Club	333 Washington Blvd	32,608 SF	Open 24 Hours

Nearby Uses

Name	Location	Size of the Facility (SF)	Hours of Operation	Provided Services
Game Changing Performance	300 Washington Blvd	3,000 SF	5:30 – 9:30 AM 4:30 – 6:15 PM 8:00 – 9:30 AM (SAT Only)	Small group workouts with a trainer
Health and Fit Nutrition	403 Washington Blvd Ste 11	2,400 SF	7:00 AM – 12:00 PM 5:00 – 9:00 PM	Zumba and boot camp classes
Vernon Hills Community Baseball & Softball	901 Orchard Street Ste E	5,000 SF	N/A	Baseball training facility
ETS Mundelein	901 Orchard Street Ste L	5,000 SF	12:00 – 8:00 PM 8:00 AM – 1:00 PM (SAT Only)	Speed and strength training
Lake County Stallions	901 Orchard Street Ste H and J	9,488 SF	N/A	Football, cheerleading, lacrosse, and wrestling training facility
Lake County Brazilian Jiu-Jitsu	108 Terrace Drive	5,700 SF	9:00 AM – 9:00 PM	Brazilian jiu-jitsu training
Teutonic Gym	112 Terrace Drive	3,000 SF	Open 24 Hours	Small group workouts with a trainer
Lake Shore Dance Academy	204-206 Terrace Drive	3,720 SF	12:00 – 9:00 PM 9:00 AM – 3:00 PM (SAT Only)	Ballroom dance studio

Standards for Granting a Variation

1. No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:
 1. The strict application of the terms of this Ordinance will result in undue hardship.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
2. The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
 1. 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 the regulations were to be carried out.
 2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
 3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
 4. 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.
 5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
 6. 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.