

AGENDA
PLANNING AND ZONING COMMISSION MEETING

July 15, 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 June 3, 2026
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. Public Hearing PZC-03-2026 - 333 Washington Blvd. - Use Variation
 - B. Public Hearing - PZC-04-2026 - Text Amendments - Data Centers, Battery Storage Facilities, Mechanical Equipment
 - C. Public Hearing - PZC-02-2026 - LUSO Events
- 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
Minutes**

June 3, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on June 3, 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, J. Holden, T. Roswick, S. Schneckloth

ABSENT: K. Garesche, S. Petti, K. Teehan

Village Attendance

PRESENT: I. Guadarrama, Senior Planner; and E. Swanson, Recording Secretary

*Commissioner K. Garesche arrived at 7:06 PM during staff presentation of item 7, Public Hearing for 240 Banbury Road.

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from March 18, 2026.

K. Anderson moved, seconded by T. Wilson, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from March 18, 2026. Motion passed 4-0.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Tim Wilson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Tim Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary

There was no public commentary

T. Roswick closed the floor to general public commentary

OLD PZC BUSINESS

There was no old business

NEW PZC BUSINESS

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

Open Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to open Public Hearing PZ2026-0004. Motion passed 4-0.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama gave a brief presentation regarding the background of the property and the request for zoning relief from the interior side yard encroachment requirements. The property was originally under the jurisdiction of Lake County. When it was incorporated into the Village, it did meet the setback requirements in place at that time. However, the setbacks changed with the update to the Zoning Ordinance and the property no longer meets the setback requirements.

Commissioner K. Garesche arrived at 7:06 PM.

Petitioner Presentation

Ron Wetterling of A.M. Woodland was sworn in. Mr. Wetterling shared the overall design of the project and the current issues with drainage on the property as well as

the plan to address these issues.

Shaun Capican, of 240 Banbury Road, was sworn in. Mr. Capican shared a more information on the drainage concerns and was open to the request to supply a landscaping plan.

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

The Commission discussed the flooding issues in the area and the benefits of adding drainage to the surrounding properties. The Commission also discussed the current setbacks and how any doorway improvements that would meet the building code, would encroach in the setbacks. The Commission felt this was a good case for needing zoning relief.

Request of a Variation from Section 20.52.060

J. Holden moved, seconded by K. Garesche, a **Motion** to recommend approval of a variation from section 20.52.060 for the property located at 240 Banbury Road, including the approval of the Findings of Fact as presented without amendment, subject to the following condition:

- A landscaping plan shall be submitted with the building permit.

Motion passed 5-0.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kerry Garesche
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

K. Anderson moved, seconded by J. Holden a **Motion** to close Public Hearing PZ2026-0004. Motion passed 5-0.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Tim Wilson
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

K. Garesche requested the Commission receive updates on zoning cases as they make their way through Board meetings. The Commission agreed they would like to stay more informed on zoning cases after they move forward.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Garesche moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission Meeting of June 3, 2026. Motion passed 5-0.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Commissioner Kerry Garesche
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Tim Wilson
NAYS:	None
ABSTAIN:	None

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

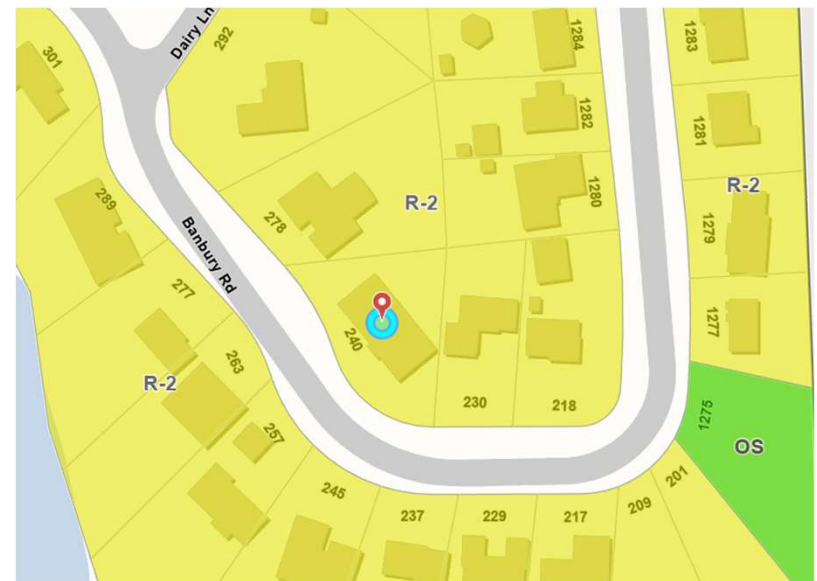
Name: Ron Wetterling		Phone: 303-877-0658
Company: AM Woodland Mundelein		Email: ron@amwoodland.com
Name: Shawn Cepican	240 Banbury Rd	Phone: 224 443 9439
Company: A		Email: cepican2@gmail.com
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

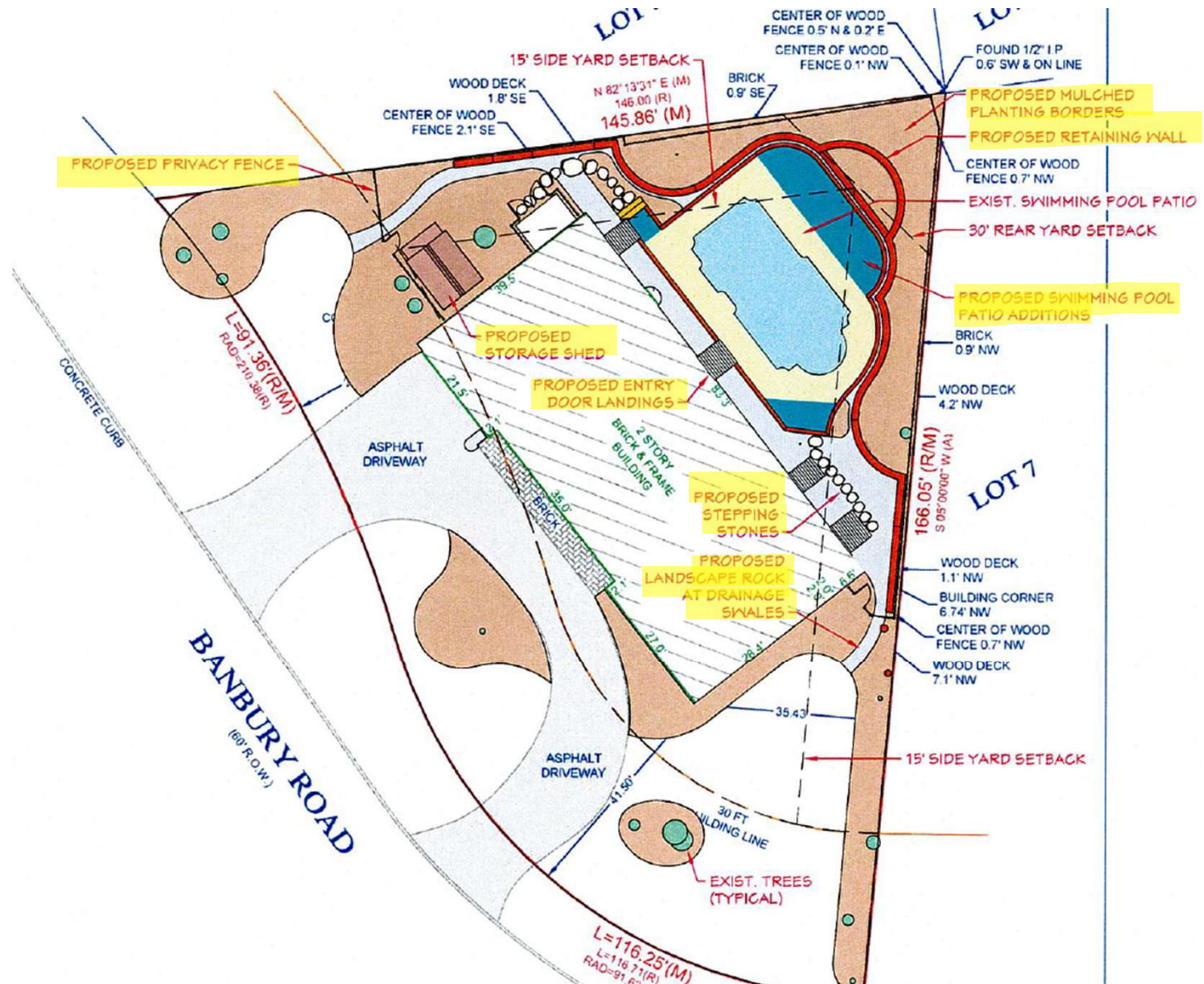
240 Banbury Road

PZ2026-0004 – Interior Side Yard Encroachments



240 Banbury Road





Permitted Yard Encroachments

Patio or Terrace – Rear

Deck – Rear

Walkways – Front, Side, Rear

Fence – Front, Side, Rear

Shed – Side, Rear

Pool – Rear

Permitted Yard Encroachments

Patio or Terrace – Rear

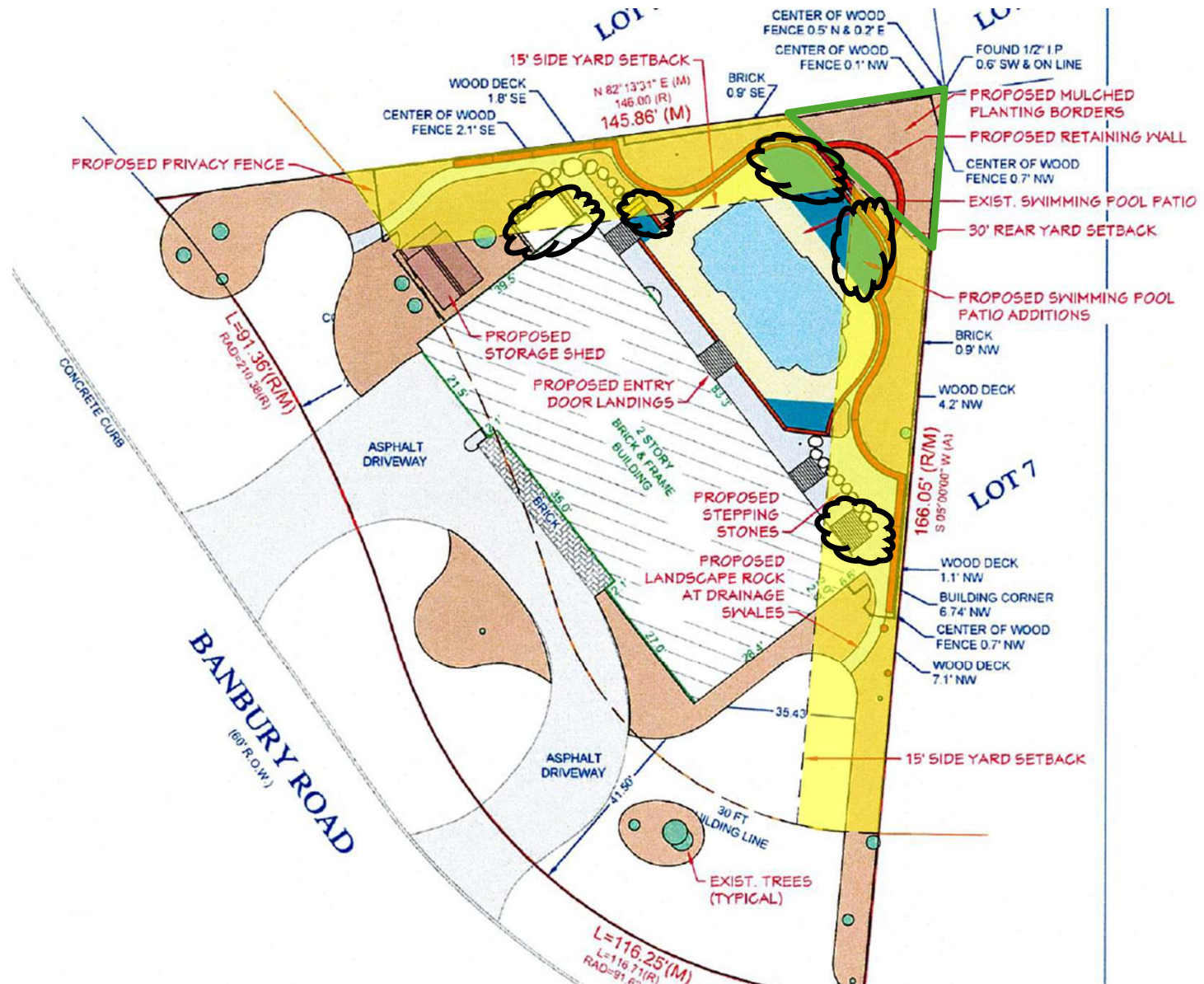
Deck – Rear

Walkways – Front, Side, Rear

Fence – Front, Side, Rear

Shed – Side, Rear

Pool – Rear



Description	Existing	Proposed	Notes
Total Lot	14813	14813	
Impervious			
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
Total Impervious	7252	6113	
% Impervious	49%	41%	
Pervious	7561	8700	
% Pervious	51%	59%	



FINDINGS OF FACT – 240 BANBURY ROAD

Variation – Setback Encroachment

CASE NUMBER	PZ2026-0004
PUBLIC HEARING DATE	June 3, 2026
VARIATION	A variation from Section 20.52.060 granting relief from the interior side yard encroachment requirements.
On June 3, 2026, the Planning and Zoning Commission voted 5 - 0 for approval of a variation from Section 20.52.060 granting relief from the interior side yard encroachment requirements in the R-2 Residential Zoning District at the property located at 240 Banbury Road, Mundelein, Illinois.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would place an undue burden on the Petitioner, as the lot has a triangular configuration and the existing accessory structures are considered legal nonconforming, having been constructed prior to the current zoning code, when the minimum required interior side yard setback was smaller.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances due to its triangular shape compared to most properties in the Village, as well as the presence of legally nonconforming accessory structures. The accessory structures were constructed prior to the current zoning code, when the minimum required interior side yard setback was less than 15 feet.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as other residences within Loch Lomond also contain nonconforming accessory structures within the required side yard setbacks due to older zoning codes having smaller setback requirements.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The Commission finds that there is hardship attributable to the shape, surroundings, and topographical conditions of the property.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare 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.	
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.	
The Commission finds that 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.	
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.	

To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of July 15, 2026

Subject: Public Hearing PZC-03-2026 - 333 Washington Blvd. - Use Variation

Attachments:

1. Location Map
2. Variance Application

Background:

Petitioner Kristine Austin of DripHaus Recovery & Performance is requesting a use variation to allow an IV Hydration and Wellness Clinic at 333 Washington Boulevard.

The building was constructed in 1969 within the Allanson Industrial Park Subdivision and previously housed Lakeside Transportation, a motor vehicle operations facility. Earlier this year, the new property owner, Justin Maki, received approval for a use variation to establish an athletic club within the property. As part of that proposal, a portion of the west side of the building was designated as office space. Ms. Austin is proposing to occupy some of this office space with her clinic.

The building is currently undergoing renovations. The proposed use would not require significant modifications beyond those already approved under the building plans. Although the clinic will operate independently from the athletic club, it is intended to complement the athletic club by serving many of its patrons. According to the petitioner, IV hydration services assist with fatigue, dehydration, nutritional deficiencies, and overall wellness, services that are often sought by individuals engaged in fitness and recovery activities.

The subject property is zoned M-MU Manufacturing Mixed Use District, which permits a variety of commercial uses as accessories to the main uses, including Health and Fitness Centers and Retail Goods Establishments. Medical clinics, however, are currently permitted only within the Commercial and Downtown zoning districts. The application materials include a letter from the petitioner providing additional information regarding the operation of IV hydration and wellness clinics.

Variation:

Table 20.40-1 of Section 20.40.020 of the Mundelein Zoning Ordinance does not permit Medical

Clinics in the M-MU Manufacturing Mixed-Use Zoning District. Therefore, a variation is required for the proposed use to operate at 333 Washington Boulevard.

Comprehensive Plan:

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

- Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the Village.
- Strengthen the role, function, and “uniqueness” of each development to maximize its competitive edge and market viability.
- Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
- Ensure that designated industrial areas are prioritized for appropriate industrial and business uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.
- Continue to support the improvement and rehabilitation of older commercial and industrial buildings and areas which are, or are becoming, functionally obsolete including. This may include improvements to loading docks, access, building facades, signage, streetscaping, landscaping, and parking areas to accommodate more appropriate and market viable uses.

Department Comments:

There are no outstanding comments from the Departments at this time.

Public Comments:

No comments were received prior to the preparation of this report.

Analysis:

The Village supports a mix of complementary and unique businesses that contribute to the community's economic vitality. The Village also encourages the shared use of parking facilities when appropriate to reduce the need for additional impervious surface.

The proposed clinic could be a compatible addition to the vacant office space within the athletic club. The proposed use is expected to complement the athletic club by providing wellness and recovery services to its patrons while also serving the general public. The proposed clinic will not require additional parking beyond what is currently available on the site, therefore, the property could adequately accommodate both uses. The proposed clinic would also provide a new wellness service within the community, as it would be the first IV hydration and wellness clinic located in Mundelein.

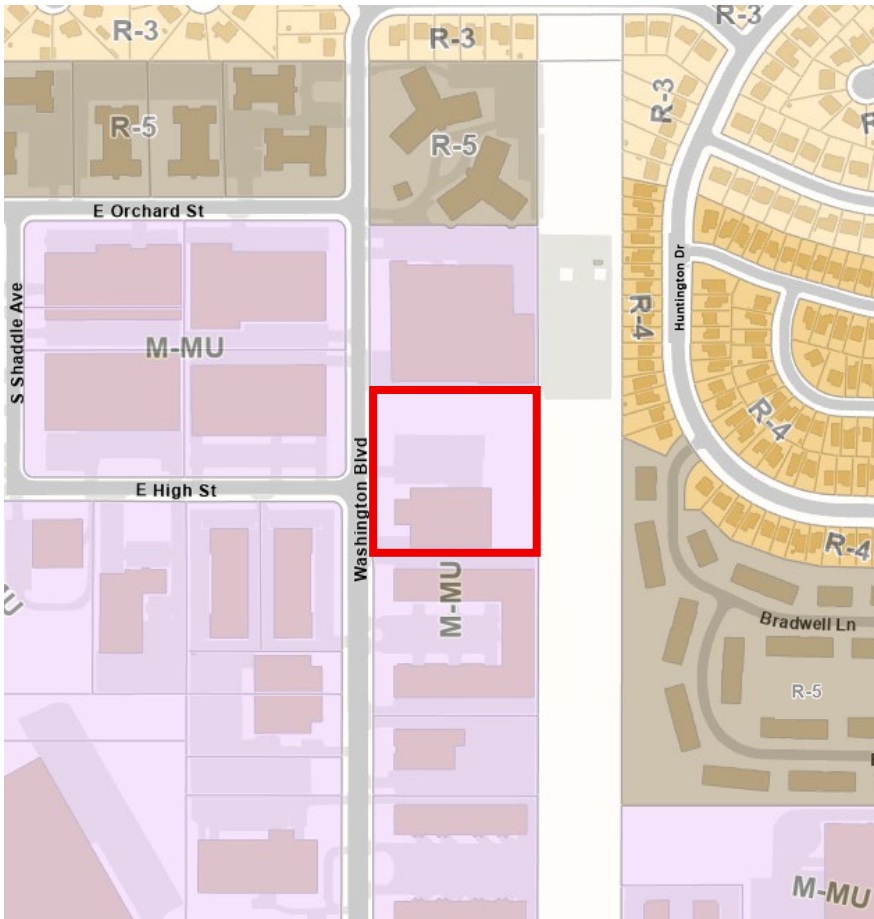
Staff has not identified any concerns with the proposed use at this time and is not recommending any additional conditions of approval. The conditions previously approved for the Ryse Athletic Club use variation will remain in effect. If approved, this use variation will also run with the property. The Planning and Zoning Commission may recommend an expiration date if it wishes to reevaluate the

appropriateness of the use in the future or if it determines that the approval should be limited to this specific clinic and not run with the property.

Recommendation:

Motion to recommend approval/denial of a use variation from Table 20.40-1 Section 20.40.020 for an IV Hydration and Wellness Clinic at 333 Washington Boulevard.

Location Map: 333 Washington Blvd



Legend

 : Subject Property



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 333 Washington Blvd, Mundelein, IL 60060
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 1000

ZONING

Current Zoning M-1
Proposed Zoning M-1
Current Use Vacant
Proposed Use IV Hydration & Wellness Clinic

PETITIONER INFORMATION

Business/Org. Name DripHaus Recovery & Performance
Name Kristine Austin
Title Owner
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]

PROPERTY OWNER INFORMATION

Business/Org. Name Ryse Athletic Club
Name Justin Maki
Title Managing Member
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

SECTION OF ZONING ORDINANCE: M-1 General Manufacturing District Permitted & Special uses

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

A use variation to the allow the establishment and operation of an IV Hydration & Wellness Clinic
within the existing M-1 General Manufacturing zoning district. No change to the underlying
zoning classification is proposed.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
STATE OF ILLINOIS)

I, Justin Maki, under oath, state that I am

 the sole)
 an) owner of the property
 X an authorized officer of the)

is (Address) 333 Washington Blvd, Mundelein, IL and that such property is owned by

Ryse Athletic Club as of this date. As owner of the property, I

hereby authorize Kristine Austin (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter,

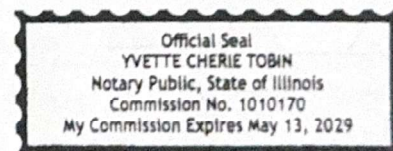
Request zoning use for contract purchaser. (Action).

[Signature]
Signature

Subscribed and sworn to before me

this 5th day of June, 2026.

[Signature]
Notary Public Signature



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 60060

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] 6.5.26
Signature of Owner Date

By Justin Mali
Owner / Ryse Athletic Club
Title/Full Corporate Name

If Contract Purchaser:

N/A
Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

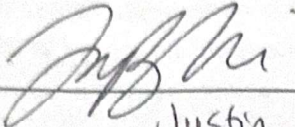
If Lessee (Corporate or Partnership):

[Signature] 6.5.26
Signature of Lessee Date

By Kristine Austin
President - DripHaus Recovery & Performance
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): 
Printed Name: Justin Male

Date: 6-5-26
Title: owner

Signature (Owner): N/A
Printed Name: _____

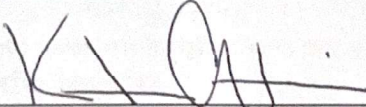
Date: _____
Title: _____

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: N/A
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: ~~N/A~~ 
Printed Name: ~~N/A~~ Kristine Austin

Date: ~~N/A~~ 6-5-26
Title: ~~N/A~~ President
Driphaus Recovery &
Performance

Village of Mundelein

Planning and Zoning Commission

Standards for Granting a Zoning Variation

Property Address: 333 Washington Blvd, Mundelein, Illinois

Proposed Use: IV Hydration & Wellness Clinic (DripHaus Recovery & Performance)

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, IV Hydration & Wellness business (DripHaus Recovery & Performance).

Absent the requested variation, the property's feasible reuse options are significantly constrained, reducing its marketability and hindering reinvestment. Allowing an IV Hydration & Wellness business within the health club (Ryse Athletics) 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 an IV Hydration & Wellness Business, 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 IV Hydration and wellness clinic (DripHaus Recovery & Performance) is highly compatible with the existing character of the area, particularly within Ryse Athletic Club. The clinic is designed to complement the fitness and wellness-focused nature of the surrounding businesses by providing hydration therapy, recovery services, wellness support, and preventative health offerings that promote healthy lifestyles and overall well-being. The clinic will operate in a professional, low-impact manner with minimal traffic,

noise, or environmental effects. Unlike many commercial uses, the business does not generate excessive deliveries, outdoor activity, odors, or other disturbances that could negatively affect neighboring properties. Clients visit by appointment or walk-in service and typically remain for short periods in a calm, controlled environment. The proposed variation will not alter the essential character of the locality. 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 an IV Hydration & Wellness business 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 promote and enhance the public welfare by increasing access to wellness, hydration, recovery, and preventative health services within the community. The use will comply with all applicable building, fire, and life safety codes and does not involve noise, vibration, emissions, or hazards 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 an IV Hydration & Wellness business enhances the economic viability of the property, encourages reinvestment, and reduces the likelihood of vacancy or underutilization.

My name is Kristine Austin and after dedicating more than 30 years to nursing and caring for patients within the hospital setting, I have reached a point in my journey where I want to make an even greater impact outside of traditional healthcare. While my time in healthcare has been incredibly rewarding, it has also allowed me to witness first-hand how many people struggle with preventable health issues, chronic stress, fatigue, dehydration, poor nutrition, and lack of overall wellness support. Too often, healthcare focuses on treating the illness after it happens rather than helping people maintain their health before problems arise. My passion for healthcare naturally expanded into fitness, recovery, and wellness optimization, where I discovered the powerful connection between feeling healthy, performing well, and living a balanced life. As someone who is deeply committed to fitness and helping others become the best version of themselves, I created a wellness environment focused on recovery, hydration, performance, and overall well-being. My goal is to combine my extensive medical knowledge with my passion for fitness and wellness to provide safe, effective, and personalized care that helps people feel energized confident, and empowered in their everyday lives.

For those of you that are unfamiliar with IV hydration therapy, it is a wellness treatment designed to help hydration, replenish essential vitamins and nutrients and support overall health and recovery. The treatment works by delivering fluids directly into the bloodstream through a small IV catheter, allowing the body to absorb hydration, vitamins, minerals and antioxidants quickly and effectively. The benefits of IV hydration with added nutrients can include: Increased Energy and reduced fatigue, faster recovery after workouts, travel, or illness, improved hydration and electrolyte balance, immune support, and enhanced mental clarity and focus. Overall, IV hydration with added nutrients is designed to help people feel refreshed, rehydrated, energized, and better prepared to perform their best physically and mentally.

The partnership between DripHaus Recovery & Performance IV Hydration clinic and Ryse Athletics creates a continuum of care focused on prevention, performance, recovery, and overall wellness, allowing the community members to access complimentary health and fitness services in a single location.

5 — Declaration of Restriction, recorded May 23, 1963, as Document No. 1188514, in the Official Records of Lake County, Illinois.
 Item has been terminated and one 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."

— All matters as shown on plat of subdivision recorded April 15, 1965, as Document No. 1355654, in the Official Records of Lake County, Illinois. 50' Building Setback and 10' Utility Easement are plotted herein.

ZONING ITEM		REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	M-MU		
MIN LOT SIDEWALK	22 MIN		Light manufacturing: 1 space per 1,500 square feet of gross floor area up to 30,000 square feet, then 1 space per 2,200 square feet of gross floor area; 20,000 square feet of gross floor area of warehouse space
CORNER SIDE SETBACK	25 MIN		
SIDE SETBACK(NON-RES)	15 MIN		Recreational/distribution: 1 space per 25,000 square feet of gross floor area of warehouse space
SIDE SETBACK (RES)	15 MIN		2 spaces per 1,500 square feet of office space, minimum
REAR SETBACK	25 MIN		
MAX BUILDING HEIGHT	30' 3 STORIES		
MINIMUM LOT AREA (SQ FT)	10,000		
MINIMUM LOT WIDTH	100'		CONTACT: LIZ RODGERS
MAXIMUM AREA RATIO	N/A		REPORT URL: cityofluz.org
MAX BUILDING COVERAGE	NO MAX		REMARKS: KXA 2008.1211.1

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT
PROPERTY TO BE SOUTH 00 DEGREES 00 MINUTES 30 SECONDS EAST.



NOT TO SCALE

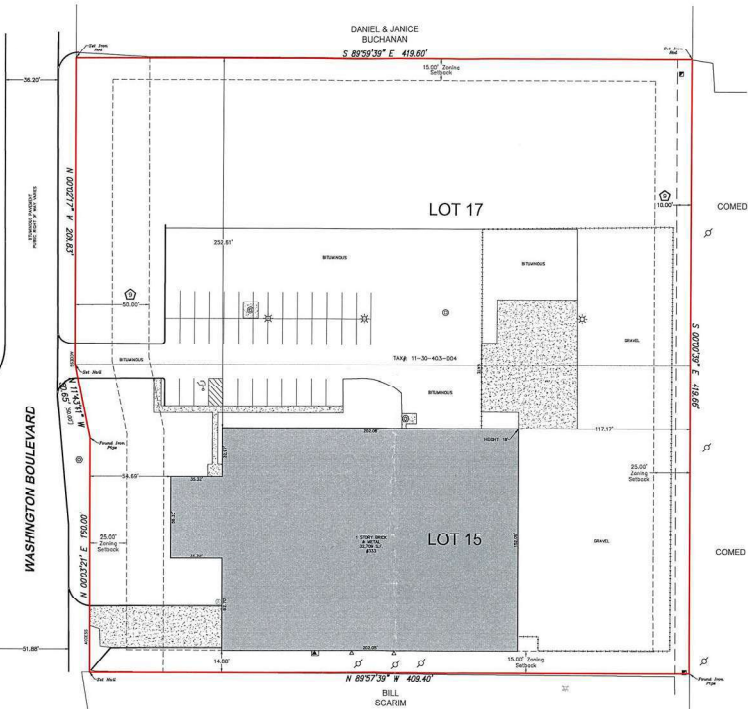
8174,120.73 SQUARE FEET
8.400 ACRES



NONE WERE OBSERVED.

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1700910163K, WHICH BEARS AN EFFECTIVE DATE OF 09/18/93 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PRODUCED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. HAS FIELD SURVEYS BEEN PURSUED TO DETERMINE THE ZONE AND DEVELOPMENT CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

☆ UTILITY PUMP	☆ WAREHOUSE	☆ P.O. BOX COMPONENT
☆ COLD PLANT	☆ TRACKING WAREHOUSE	☆ PUMP PART OF BUILDING
☆ THERMOPHORE	☆ HIGH VOLTAGE CABLE (SPIN)	☆ PAPER
☆ THERMAL PUMP	☆ THERMOCOPPER (SPIN)	☆ PAPER THERMIST
☆ THERMAL SIGNAL	☆ THERM MOUNT	☆ PHOTO/STRETCH
☆ SIGNAL BUS	☆ THERM MOUNT	☆ SEAM FINE
☆ GAS VALVE	☆ FLAMES OUT SECTION	☆ (20) WINDMILL/STRETCH
☆ THERMIST	☆ THERMIST	☆ THERMIST
☆ ELECTRIC METER	☆ THERMIST/CLINIC	☆ PUMPING FLUID
☆ GAS METER	☆ GAS GAS LINE	☆ TP OF THE
☆ FUEL PUMP	☆ ELECTRIC LINE	☆ BULL. BARR. SERVICE LINE
☆ GAS METER	☆ THERMIST	☆ PUMP PART OF BUILDING
☆ WINDMILL	☆ THERMIST/CLINIC	☆ SEAM FINE
☆ ELECTRIC LIGHT	☆ THERMIST/CLINIC	☆ THERMIST
☆ BATTERY	☆ THERMIST/CLINIC	☆ PUMPING FLUID
☆ THERMIST	☆ THERMIST/CLINIC	☆ THERMIST
☆ FLAME PUMP	☆ THERMIST/CLINIC	☆ THERMIST



SHEET 1 OF 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE VILLAGE OF MUNDELEN, 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 1304040, IN BOOK 42 OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 20713L-503-503-DJ, WITH AN EFFECTIVE DATE OF MARCH 31, 2018.

[illegible]

MUNDELEIN INDUSTRIAL
333 WASHINGTON BOULEVARD
LAKE COUNTY MUNDELEIN, IL 60060

SURVEYOR'S CERTIFICATE

TO: 3333 WASHINGTON BOULEVARD HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND PARTNERS, L.P., A MARYLAND LIMITED LIABILITY COMPANY; NOVATE NATIONAL SETTLEMENT SERVICES; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND GRS GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/SUPERS LAND TITLE SURVEYS AND THE FOLLOWING ESTABLISHED AND ADOPTED BY THE BOARD OF SURVEYORS: ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FEELWORK WAS COMPLETED ON AUGUST 2, 2016.

DATE OF PLAT OR MAP: AUGUST 8, 2016

SEAL OF ILLINOIS

GROUP - GLOBAL NATIONAL

SEAL
JAMES HARPOLE
 035-3150
 CHICAGO, ILL.
PROFESSIONAL LAND SURVEYOR

James Harpole

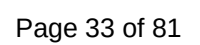
09/27/08
 DATE

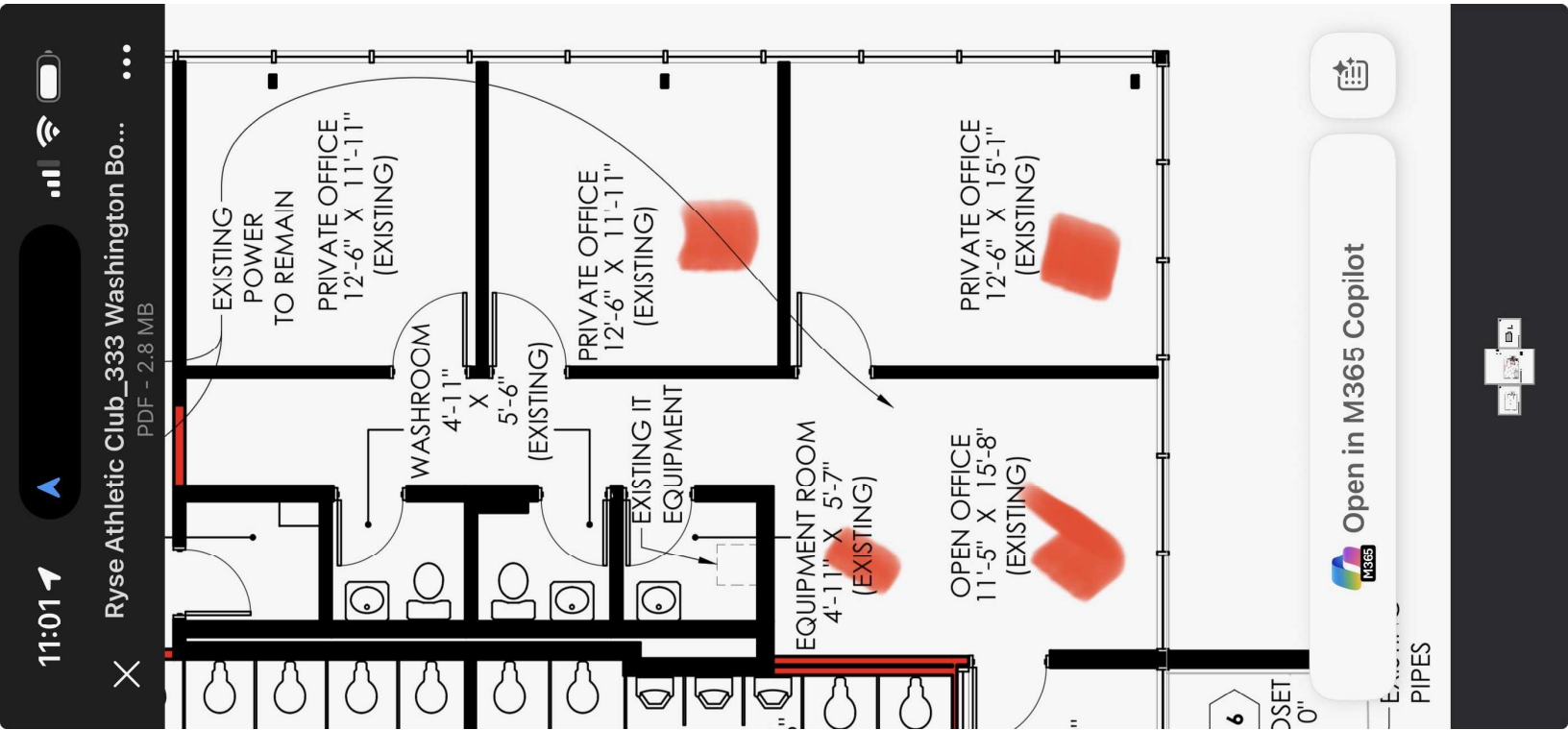
LICENSED SURVEYOR
 JAMES L. HARPOLE
 PROFESSIONAL LAND SURVEYOR
 STATE OF ILLINOIS, EXPIRES 11-30-2018

SURVEYED BY:
JLH LAND
SURVEYING INC.
 815 GENEVA STREET
 DEERFIELD, IL 60015
 815-723-0000



Page 31 of 81













To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of July 15, 2026

Subject: Public Hearing - PZC-04-2026 - Text Amendments - Data Centers, Battery Storage Facilities, Mechanical Equipment

Attachments:

1. Certificate of Publication
2. Petitioner Application

Background:

Petition Information

Petitioner

Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

Background

Due to the recent influx of data center and battery energy storage system (BESS) proposals throughout the region, staff is proposing several minor amendments to ensure the Zoning Ordinance is clear and unambiguous regarding these uses. While the current Zoning Ordinance does not permit either use by omission, staff recommends clarifying several land use definitions to eliminate any potential ambiguity and prevent these uses from being inadvertently interpreted as permitted within another land use category.

These amendments do not preclude the Village from conducting additional research and amending the Zoning Ordinance to permit certain data center or BESS uses, or to allow such uses subject to specific conditions and standards. Rather, these amendments reflect the Village's current policy and regulatory approach.

- Data Centers. Mundelein's Zoning Ordinance does not currently permit data centers, as the use is omitted from the list of permitted and special uses. This reflects the Village's current policy. Although no data center proposals have been submitted in Mundelein to date, legal counsel recommends clarifying any land use definitions under which a data center could potentially be interpreted to fall. Accordingly, the definitions for contractor storage yard, heavy retail, manufacturing, self-storage, office, outdoor storage yard, research and development facility, private utility, and wireless telecommunications facility have been amended to explicitly state that they do not include a data center.
- Battery Energy Storage System (BESS) Facilities. Staff has received a significant influx in inquiries for BESS facilities, typically on vacant property. Battery energy storage system (BESS) facilities are privately owned commercial energy storage installations that are separate from utility-owned infrastructure. They are typically developed and operated by private companies that lease a portion of a property and participate in regional electricity markets by purchasing, storing, and selling electricity or by providing grid support services under agreements with utilities and regional transmission operators. Although these facilities support the electrical grid, they primarily function as commercial enterprises rather than public utility facilities. While accessory battery backup systems serving an individual home or business are permitted as mechanical equipment, standalone BESS facilities function as a principal or accessory land use.

Staff has recently received numerous inquiries regarding commercial BESS facilities, including proposals as large as numerous rows of battery storage units measuring approximately 23 feet by 8 feet and 9 feet in height. Like data centers, BESS facilities are currently interpreted as not permitted by omission. This amendment clarifies that the same land use definitions amended for data centers also do not include BESS facilities, ensuring these uses are not inadvertently permitted under another land use classification.

- Other Minor Amendments:
 - Added a definition for **mechanical equipment**, which is currently undefined despite the Zoning Ordinance containing regulations governing its location and screening.
 - Clarified that **battery backup systems serving only the principal use** are considered mechanical equipment. These systems are increasingly being proposed for residential and commercial properties, and this amendment distinguishes them from standalone BESS facilities.
 - Removed **electrical generators** as a separately defined and regulated use. Generators will instead be regulated under the general mechanical equipment standards
 - Added a definition for **front façade** to clarify that references to the front façade mean the actual front exterior wall of the building, including projections and recesses. This prevents the creation of unintended areas in front of a building where accessory

structures could otherwise be located due to the building being set back farther than the required front yard or having an irregular front wall.

Public Comments

No comments from members of the public were received prior to the issuance of this report.

Recommendation:

Motion to recommend approval/denial of a text amendment to Sections 20.68.040, 20.72.030, 20.52.060, and 20.36.080 clarifying language regarding data centers, battery energy storage systems, mechanical equipment, and definitions.

NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN PLANNING & ZONING
COMMISSION

NOTICE IS HEREBY GIVEN that on July 15, 2026, at 7:00 p.m., a public hearing will be held before the Village of Mundelein Planning and Zoning Commission at Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois. The hearing will address a petition submitted by the Village of Mundelein to amend Sections 20.36 (Downtown Zoning District), 20.48 (Use Standards), 20.56 (On-Site Development Standards), 20.68 (Generic Use Definitions), and 20.72 (General Terms Definitions) to add clarifications regarding data centers, battery storage facilities, and residential battery systems, plus other topics relevant to this application, in accordance with the documents 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.: PZC-04-2026

The name and address of the Petitioner:
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

This Notice is an invitation to all interested individuals to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission at planning@mundelein.org. Comments received by 5:00 p.m. CT on July 8, 2025, 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. For any questions, individuals are encouraged to contact 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 30th day of June, 2026.

Terry Roswick /s/

Chairman

Planning and Zoning Commission

Published in Daily Herald June 30, 2026 (336597)

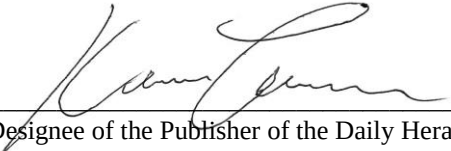
CERTIFICATE OF PUBLICATION

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 06/30/2026 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.

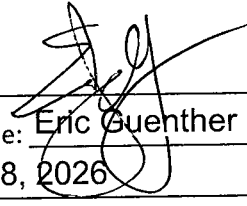
BY


Designee of the Publisher of the Daily Herald

Control # 336597 *LAKE*

PETITIONER INFORMATION

Business/Org. Name Village of Mundelein
Name Eric Guenther
Title Village Administrator
Address 300 Plaza Circle
City, State, Zip Mundelein, Illinois 60060
Phone 847-949-3289
Email cmalec@mundelein.org

Signature: 
Printed Name: Eric Guenther
Date: July 8, 2026
Title: Village Administrator

SECTION(S) OF ZONING ORDINANCE: 20.36, 20.48, 20.56, 20.68, 20.72

PROPOSED TEXT AND JUSTIFICATION OF TEXT AMENDMENT *(Attach sheet if additional space is needed)*
See attached for full amendment language.

1) Clarification added to the definitions for various land uses to clarify that the use does not include data centers. Data centers are considered to be prohibited by omission.

2) Clarification added to the definitions for various land uses to clarify that the use does not include battery storage facilities. Said facilities are considered prohibited by omission.

3) Add a definition for "Mechanical Equipment", which is currently undefined.

4) Include residential home battery backup systems to the list of allowable mechanical equipment. Home battery backup systems are proposed to be regulated as mechanical equipment and not as a large-scale battery storage facility.

5) Remove electrical generators as a separately defined and regulated accessory structure. They are now included under "Mechanical Equipment".

6) Add a definition for "Front Facade" (currently undefined).

Section 20.68.040 – Generic Use Definitions

"Contractor storage yard" means land and/or structures used for the storage of equipment, vehicles, machinery, building or landscape materials, paints, pipe, or electrical components used by a building trade, landscape trade or building craft occupant of the premises. A contractor storage yard is not a data center or a battery energy storage system facility.

"Heavy retail, rental and service" means an establishment that offers retail, rental and/or service of heavy equipment and may have permanent outdoor service or storage areas, or partially enclosed structures including, but not limited to, lumberyards, heavy equipment rental and leasing, truck storage, rental and repair, recreational vehicle sales, and outdoor equipment sales and rental. Heavy retail is not a data center or a battery energy storage system facility.

Manufacturing, General. "General manufacturing" means an establishment where manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products is conducted. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users but is not offensive or obnoxious. "General manufacturing" includes gravel yards, concrete and asphalt batch plants and sealcoating businesses. A "general manufacturer" use may also include a showroom related to the items manufactured on-site and secondary retail sales to the public. Manufacturing, General is not a data center or a battery energy storage system facility.

Manufacturing, Light. "Light manufacturing" means an establishment where manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products is conducted, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building. A "light manufacturer" use may also include a showroom related to the items manufactured on-site and secondary retail sales to the public. Manufacturing, Light is not a data center or a battery energy storage system facility.

"Mini-warehouse" means a facility used for the storage of property where individual renters control individual storage spaces. A "mini-warehouse" may also include accessory retail

sales of packing, moving and storage supplies, and rental of moving vehicles. A mini-warehouse is not a data center or a battery energy storage system facility.

"Office" means an establishment for the processing, manipulation or application of business information or professional expertise, which may or may not offer services to the public. An "office" is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. It is characteristic of an "office" that retail or wholesale goods are not shown on the premises to a customer. Examples include, but are not limited to, professional offices for non-profit organizations, advertising, accounting, investment services, insurance, contracting, architecture, planning, engineering, legal services and real estate services. "Office" does not include government offices, which are considered a "government facility." "Office" does not include data centers or battery energy storage system facilities.

"Outdoor storage yard" means land and/or structures used for the storage of property. An outdoor storage yard is not a data center or a battery energy storage system facility.

"Research and development facility" means an establishment where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. "Research and development facility" does not involve the manufacture, fabrication, processing or sale of products. A research and development facility is not a data center or battery energy storage system facility.

Utility, Private. "Private utility" means utilities that are not subject to village acceptance for operation or maintenance. For purposes of this title, private utilities include natural gas lines, power lines, telephone lines, cable television lines, fiber optic lines and other communication lines, their appurtenances and components and the utility companies' operation, maintenance, repair and replacement of same. Aboveground private utility structures, such as pedestals for cable wire access or other access points for underground infrastructure (communications wiring, fiber optic, etc.) shall be considered a "private utility." "Private Utility" does not include data centers or battery energy storage system facilities.

"Wireless telecommunications facility" means an un-staffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may

include air conditioning equipment and emergency generators. A wireless telecommunications facility is not a data center or battery energy storage system facility.

Section 20.72.030 – General Terms Definitions

New definition to be inserted after “Flux”:

“Front Façade” means the front-facing exterior wall of the principal building, including all projections and recesses that form the front of the building.

New definition to be inserted after “Lux”:

“Mechanical Equipment” means equipment, devices, systems, or appurtenances that provide utility, building, operational, environmental control, emergency, energy generation, energy storage, or similar support functions for the principal use of the property. Mechanical equipment includes, but is not limited to: heating, ventilation, and air conditioning (HVAC) equipment, generators, electrical service equipment, pumps, domestic battery backup systems, and similar equipment. Mechanical equipment does not include solar energy systems and associated equipment, which are regulated separately by this Ordinance. Mechanical equipment also does not include equipment or facilities that constitute a principal land use, including, but not limited to, a data center or battery energy storage facility.

Definition to be removed:

~~“Electrical Generator” means a device for generating electrical energy.~~

Section 20.52.060 – Permitted Encroachments (Table 20.52-1)

Remove the “Electrical Generator” row from Table 20.52-1.

Section 20.36.080 – Downtown Permitted Encroachments (Table 20.36-10)

Remove the “Electrical Generator” row from Table 20.36-10.

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of July 15, 2026

Subject: Public Hearing - PZC-02-2026 - LUSSO Events

Attachments:

1. LUSSO Events Screenshots
2. Certificate of Publication
3. Petitioner's Packet

Background:

Petition Information

- **Petitioner:** Lake Shore Dance Academy Inc. d/b/a LUSSO Events
- **Petitioner Status:** Tenant
- **Property Location:** 204-206 Terrace Drive
- **Existing Zoning:** M-MU Manufacturing Mixed-Use
- **Existing Land Use:** Arts Studio

Background

Lake Shore Dance Academy has operated at 204–206 Terrace Drive since 2021 (<https://lakeshoredanceacademy.com>). The business offers both private and group instruction in a variety of ballroom and other dance styles. The use is classified as an "Arts Studio," which is a permitted use in the M-MU Manufacturing Mixed-Use zoning district.

The property is located within the Terrace Trade Center industrial park, situated south of Allanson Road and east of the railroad tracks. See the location map below.



Other businesses within the Terrace Trade Center include:

100-112 Terrace	
Business	Use Classification
WHY, Inc.	Warehouse/distribution
John Gibson Enterprises	Warehouse/Distribution
Phoenix Marketing Services	General Manufacturing
Lake County Brazilian Jiu Jitsu	Arts Studio
CP Illumination Corp	Warehouse/Distribution
Teutonic Gym LLC	Arts Studio
Presto Piano	Warehouse/Distribution

200-232 Terrace	
Business	Use Classification

Eagle Acoustics MFG	Office
Lake Shore Dance Academy	Arts Studio
CertaPro Painters	Contractor Storage
EcoMed	Warehouse/Distribution
Digital Acoustics LLC	Manufacturing
RS LLD LLC	Warehouse/Distribution
Eagle Acoustics Manufacturing	General Manufacturing
Illinois Instruments, Inc.	Office
Trulli	Office
Bonique Corporation	General Manufacturing

300-306 Terrace	
Business	Use Classification
Premier Fulfillment	Warehouse/Distribution
MSP Distribution	Warehouse/Distribution
Cadence Inc.	Warehouse/Distribution

401 Terrace	
Business	Use Classification

Larsen Manufacturing (Formerly Amazon Fulfillment Center)	General Manufacturing
---	-----------------------

Banquet Facility Use

On August 6, 2025, Lake Shore Dance Academy submitted a STAR Business Grant application requesting grant funding for improvements including tables, chandeliers, a projector and screen, and a decorative photo backdrop. The application also stated that the space would be used for "community-related private functions" and "limited private rentals." Based on the application and subsequent discussions with the applicant, staff determined that the proposed use would constitute a banquet facility under the Zoning Ordinance rather than a permitted Arts Studio use.

On the same day, staff contacted the applicant by telephone and followed up via email, advising that:

- The proposed use would be classified as a banquet facility;
- A zoning variation would be required before operating the use;
- Approval of a variation was not guaranteed; and
- Additional building code requirements, including restroom requirements, could apply.

The applicant received a formal denial of the STAR Business Grant application on August 12, 2025. The denial letter again explained that banquet facilities are not a permitted use in the M-MU zoning district, which was the basis of the denial, and advised the applicant to pursue a zoning variation if they wished to continue with the proposal.

Despite these communications, LUSSO Events began advertising event rentals at 204–206 Terrace Drive in September 2025 without first obtaining the required zoning variation, business registration, or liquor licenses. The Police Department observed the business serving liquor to private banquet functions in December 2023 and again in March 2026 despite verbal and written violation notices. On February 26, 2026, the Village issued a Code Enforcement violation for operating the banquet facility without the required zoning approvals.

The applicant submitted a zoning variation application on April 16, 2026. Staff understands that banquet facility operations have since ceased pending consideration of this request.

Attached are screenshots of the LUSSO Events website (captured in February 2026), social media advertisements, and Google reviews documenting the banquet facility's operation.

The Petitioner's Packet contains a narrative describing the proposed business operations, including:

- Number of events per day and week
- Hours of operation
- Average attendance
- Food and liquor policies
- Parking availability
- Music policies
- Staffing

- Trash and cleanup procedures

The applicant has also provided responses addressing the Standards for Granting a Variation, which are included in the Petitioner's Packet.

Regulatory Compliance History

Staff believes the applicant's prior regulatory history is relevant to this request because the proposed banquet facility includes activities subject to Village liquor licensing, zoning, occupancy, and life-safety regulations. Records provided by the Police Department indicate the following history:

- **2021** – Lake Shore Dance Academy obtained a Village of Mundelein liquor license however never obtained a state liquor license.
- **2022** – Lake Shore Dance Academy obtained a Village of Mundelein liquor license however never obtained a state liquor license.
- **February 15, 2023** – The applicant attended a Village liquor license meeting after submitting a letter of interest and was advised that both State and Village liquor licenses were required before serving alcohol. The applicant never submitted a liquor license application.
- **December 21, 2023** – Police contacted the business after observing a Facebook advertisement promoting a New Year's Eve event with a cash bar. The owner was advised that alcohol could not be served without the required licenses. She stated that it was an oversight on her part in not obtaining a liquor license and she would not be serving alcohol.
- **December 31, 2023** – Police responded to the business during the New Year's Eve event and observed open alcohol and bottles of liquor behind a counter which appeared to be for sale. The business owner quickly escorted the officers out of the area so as not to alarm guests and was told by Police to cease serving or selling alcohol.
- **April 9, 2024** – Administrative Ordinance Hearing (assessed fines).
- **August 6, 2025** – Applicant submitted a STAR Grant application requesting funding for improvements indicating event rentals. Community Development staff spoke with the applicant same day to advise her that banquet facilities are not permitted in the M-MU zoning district. A variation application was provided.
- **August 12, 2025** – Applicant received a formal STAR Grant denial letter reiterating that banquet facilities are not permitted in the M-MU district.
- **September 2025** – The applicant began advertising banquet facility rentals under the business name LUSO Events. Advertisements were observed regularly from that time through February 2026.
- **February 26, 2026** – Code Enforcement issued a violation for operating a banquet facility without zoning approvals.
- **March 14, 2026** – Police observed approximately 50-75 people attending an event with a bartender and DJ where alcohol was being served without the required liquor license. The applicant was cited for:
 1. Operating a banquet facility in violation of the zoning ordinance;
 2. Operating without a certificate of occupancy;
 3. Providing alcohol without a valid liquor license; and
 4. Selling alcohol without a valid liquor license.
- **April 16, 2026** – Applicant submitted a zoning variation application.

- **May 26, 2026** – Administrative Ordinance Hearing (assessed fines).

Variation Requested

A variation is requested from Table 20.40-1 of Section 20.40.020 to permit a banquet 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 business uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.

Public Comments

No public comments were received.

Staff Comments

- **Fire Department (Bill Lark, Fire Chief)**

From the Fire Department's standpoint, we would have no issues. All fire and life safety code concerns would be addressed by Mark Cacchione In the building department.

- **Public Works and Engineering**

No comments.

- **Police Department (Jason Seeley, Police Chief)**

Given the business's track record of ignoring and violating village liquor rules and regulations, I request that the PZC take this disregard and indifference into serious consideration when making its decision for approval of the requested variations. Otherwise, we would have no objections.

- **Building Department (George Sellas, Building Director)**

Depending on the final occupancy maximum determined by the stamped drawings, more bathroom fixtures or facilities will likely be needed. Once we have proper drawings, we can make a better determination of occupant load and facilities.

- **Building Department - Fire and Life Safety (Mark Cacchione, Fire Inspector)**

Based on the applicant's history of operating this business without the required permits and approvals, I have concerns about their willingness to comply with the life-safety requirements that come with this type of occupancy. That history makes a thorough review of all applicable fire and life-safety requirements especially important before any approvals are granted.

I do have several life-safety concerns regarding the change of use to an Assembly occupancy based on the limited information provided. Following is a small list of concerns I can see from

the photos. A complete set of drawings stamped and submitted by a licensed design professional including a life-safety evaluation will be required.

Obviously, this is not to be considered a complete list of requirements or a checklist for compliance, just a brief list of some of the obvious concerns I can see from the included information:

1. Front exit corridor and main entrance/exit appear to be undersized. The main entrance to an occupancy must be sized for minimum 50% of the occupant load.
2. Secondary means of egress through the common hallway is always questionable. This occupant cannot control the whole hallway to verify it will be available for immediate use at all times, including other occupancies storing or staging items in this common hallway.
3. All exit doors must be provided with panic hardware.
4. All curtains, draperies, and other wall hangings and all interior finish and decorations must be compliant with IFC and Life Safety Code requirements for an assembly occupancy.
5. One marked exit at least appears to be obstructed by a curtain, and the table arrangement appears to be obstructing other exit paths. All exits must be kept free and clear of all obstructions and provide the required exit width throughout the entire exit.
6. Fire extinguishers appear to be out-of-date and proper locations must be verified.
7. Location of exit signs and emergency lighting must be included in life safety plan and evaluation and provided as needed to meet compliance. There does not seem to be any change of direction exit lights provided, but the exit plan is difficult to determine from the submitted pictures.
8. Special amusement or occupancies that use flashing lights and/or loud music, such as the "disco ball" and other lighting generally used for entertainment at banquet facilities, must be provided with a shunting device or some means to disconnect the lights and sound when the fire alarm system is activated.
9. Unable to determine, but a detailed fire alarm and fire sprinkler evaluation and plan must be submitted for review.

Staff Analysis

The Planning and Zoning Commission should evaluate this request using the *Standards for Granting a Variation*. Staff is not of the opinion that the applicant has demonstrated a practical difficulty or hardship that is unique to the property. The stated hardship relates to the business's financial viability, which is not considered a land-based hardship that warrants a variation.

Staff also has concerns about the proposed use itself. While the site can accommodate the parking demand, the surrounding industrial area is not well suited for a banquet facility. Staff is also concerned by the applicant's decision to establish and operate the banquet facility after being advised that Village approvals were required. That history raises questions about future compliance with life safety, liquor licensing, and other operational requirements.

Consistency with the M-MU Zoning District

The proposed banquet facility is substantially different in character and intensity than the existing permitted Arts Studio use. The Zoning Ordinance defines an Arts Studio as:

"An establishment where an art, type of exercise or activity is taught or studied, such as dance, martial arts, gymnastics or yoga."

An arts studio primarily functions as an instructional use with scheduled classes and relatively predictable occupancy. A banquet facility, by contrast, is intended for gatherings of the general public involving private events, food service, entertainment, and potentially alcohol service.

The purpose of the M-MU Manufacturing Mixed-Use District is described by the Zoning Ordinance as follows:

"to provide for research and development facilities, general industrial, warehousing, storage and office uses. In addition to these uses, certain non-industrial uses are also permitted, such as recreational uses and more intensive commercial uses like kennels and pet day care services. Development standards are intended to buffer surrounding less intense uses from the impact of the industrial and commercial uses within the district."

Those permitted non-industrial uses generally serve a specific clientele and are not intended to function as destination event venues attracting large gatherings. Unlike an instructional dance studio, a banquet facility introduces a different operating model, including:

- Larger event attendance
- Increased evening and weekend activity
- Food and alcohol service
- Entertainment and amplified music
- Guests unfamiliar with the industrial area

Staff believes this represents a fundamental change in land use rather than a continuation of the existing Arts Studio use. Furthermore, staff finds no distinguishing characteristic of the Terrace Trade Center that would justify treating this property differently from other M-MU-zoned properties, where banquet facilities are not permitted.

Compatibility with the Surrounding Area

The subject property is located well within the Terrace Trade Center industrial park and is surrounded almost entirely by industrial businesses. Unlike commercial or mixed-use districts:

- There are no nearby pedestrian connections;
- Surrounding businesses generate regular truck traffic;
- The area was not designed to accommodate visitors attending social events.

Although traffic generated by the former Amazon facility has decreased following its occupancy by Larsen Manufacturing, the surrounding area continues to function as an active industrial environment.

Staff believes banquet facilities are generally better suited for commercial or mixed-use areas designed to accommodate members of the public. The Village permits banquet facilities as Special Uses within the following districts:

- C-5-VC Downtown Village Center
- C-5-MU Downtown Mixed Use
- C-5-C Downtown Corridor
- C-2 General Commercial
- C-3 Heavy Commercial
- C-4 Shopping Center
- L-MU Lakefront Mixed-Use

These districts are intended to accommodate customer-oriented businesses and provide more appropriate access, visibility, and surrounding land uses.

Commercial uses are also generally restricted to non-industrial districts because there is a 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, and potentially difficult siting for prospective industrial businesses.

Comparison to Previous Approvals

The Commission has recently approved a larger customer-oriented use within industrial districts where unique site characteristics supported the request. The Ryse Athletic Club, a "personal services establishment" was approved because the property had the following characteristics:

- Occupies a standalone building;
- Has a dedicated parking lot;
- Located on the northern edge of the industrial district;
- Is within walking distance of nearby residential neighborhoods; and
- Functions as a transition between industrial and residential areas.

Those site characteristics are not present at the subject property, which is located within the interior of an industrial park. Approval of this request could make it more difficult to distinguish future requests for other commercial event or assembly uses within the M-MU district. Staff believes maintaining a clear distinction between instructional arts uses, which are expressly permitted, and banquet facilities, which are substantially different in character and intensity, is important to preserving the intent of the zoning district.

Parking Analysis

Staff reviewed the available parking to determine whether the site could accommodate the proposed banquet facility. Based solely on parking, staff finds the site provides sufficient parking to satisfy the Zoning Ordinance.

- The Terrace Trade Center currently contains **236 parking spaces**.
- The current businesses require **89 parking spaces** total.

- The **proposed banquet facility** would increase the parking requirement for Lake Shore Dance Academy's space from **8 spaces to 28 spaces**, if approved. This would result in a total parking requirement of 109 spaces site-wide.

Compliance History

Staff considered the applicant's regulatory compliance history, summarized above. The applicant received multiple written and verbal notices that a banquet facility would require a zoning variation before operation. The applicant also has a documented history of liquor licensing violations, including serving alcohol after receiving direct notice from the Police Department that doing so would violate Village and State requirements.

Staff believes this history is relevant because banquet facilities require ongoing compliance with zoning, liquor licensing, occupancy, and fire and life-safety regulations. Fire and life-safety regulations governing places of assembly are among the most rigorously enforced provisions of the building and fire codes because they are intended to protect large groups of occupants in the event of an emergency. Many modern occupancy, egress, and fire protection requirements were adopted in response to catastrophic assembly occupancy fires, underscoring the importance of strict compliance with these regulations.

As noted by the Police Department and Fire Inspector, the applicant's history raises concerns regarding future compliance with those requirements. Based on this documented pattern of noncompliance, staff lacks confidence that the facility would be operated in a manner that consistently adheres to the regulatory requirements necessary to protect public health and safety.

Staff Recommendation

For the reasons discussed above, staff recommends **denial** of the requested variation. Staff does not find that the request satisfies the Standards for Granting a Variation because the hardship presented is related to the business's financial viability rather than the property itself. Furthermore, staff believes the proposed banquet facility is not compatible with the long-term intent of the M-MU Manufacturing Mixed-Use District and is more appropriately located within one of the Village's commercial or mixed-use zoning districts where banquet facilities are expressly contemplated.

Recommendation:

Staff provides the following motion for the Planning and Zoning Commission's consideration.

1. Motion to recommend **approval/denial** of a variation to Table 20.40-1 of Section 20.40.020 to permit a banquet facility in the M-MU Manufacturing Mixed-Use Zoning District at 204-206 Terrace Drive.

Optional conditions if approval is recommended:

1. The variation shall expire after ____ year(s) unless extended by the Village Board following a review of the business's compliance with all applicable Village regulations.
2. No alcoholic beverages shall be sold, served, or consumed on the premises unless and until the applicant obtains all required liquor licenses and approvals from the Village.

3. The maximum occupant load shall be limited to the number established by the Building Department and Fire Marshal and shall not be exceeded.
4. The banquet facility shall not operate until all required building permits, inspections, fire and life safety approvals, and occupancy approvals have been obtained.
5. No more than ____ banquet events shall be held per week.
6. A security and event management plan shall be submitted to the Police Department prior to operation.
7. No outdoor music, outdoor events, or outdoor alcohol service shall be permitted.
8. Event hours of operation are limited to _____ on Fridays and Saturdays and ____ on Sundays through Thursdays.

WELCOME TO LUSO EVENTS! CELEBRATE YOUR EVENT IN STYLE.

At LUSO Events, we offer a stunning 4,000 sq. ft. event space for your celebrations. With a prime location in the North Shore suburbs and gorgeous features, our venue is perfect for birthdays, anniversaries, baby/bridal showers, team outings, and other private or corporate events.

We are a venue designed for flexibility with distinctive features, complimentary offerings, and enhancement options that elevate your celebration. Our highly experienced team is dedicated to providing you with an unforgettable experience!

[BOOK YOUR LUXURY EVENT](#)

BIG MOMENTS BELONG AT LUSO!

SOCIAL CELEBRATIONS

- Birthdays & Anniversaries
- Baby & Bridal Showers
- Communion
- Christenings
- Bar & Bat Mitzvahs
- Graduations
- Engagements
- Rehearsal Dinners
- Weddings
- Holidays
- Quinceañeras & Sweet Sixteens
- Gender Reveals
- Retirements

CORPORATE EVENTS

- Team Outings
- Holiday Work Parties
- Charity & Fundraisers
- Networking & Expos
- Product Lunches & More

[SAVE YOUR DATE](#)

ALL UNDER ONE ROOF

Intimate Event Space

Our event space is perfect for intimate gatherings of up to 150 people. Our cozy space is perfect for baby/bridal showers, birthdays, and small business celebrations.

Celebrations for All Milestones

LUSO is designed to be a welcoming environment for guests of all ages. We provide a one-stop destination for families and businesses to celebrate every chapter of their story in style.

Our Beloved Vendors Love Working Here

Our space features a catering kitchen, a dedicated vendor loading and unloading area, and a convenient single-floor layout, making it a favorite for vendors.

Features That Mean Business

LUSO is the premier choice for corporate events. We offer complimentary use of our integrated TV and audio equipment to ensure your presentation is flawless!

Customized Decor

We'll work with you to create a personalized atmosphere for your event. Choose from a variety of decorations and themes to make your event truly special!

You Don't Have to Lift A Finger

We offer in-house planning services including day-of coordination and full event planning!

[CONTACT US](#)

LUSSO Events Website

What is LUSSO Events?

LUSSO Events is a versatile, boutique event space that can be used for various types of events, including birthdays, anniversaries, baby & bridal showers, work outings, or any other corporate and private parties.

What is the capacity of LUSSO Events?

The capacity of LUSSO Events varies depending on the type of event and the setup. However, it can accommodate up to 100 guests seated or 150 for a cocktail style event.

How large is your space?

We feature 4,000 square feet of pure elegance!

Is there a minimum rental time?

Yes, there is a 4 hour minimum for weekend evenings and a 3 hour minimum for all daytime events.

What is the set up and tear down schedule?

Can I bring my own caterers, vendors, and decor?

While we have an excellent list of preferred vendors you are welcome to bring in licensed outside vendors with no fee.

What amenities does LUSSO Events offer?

LUSSO Events offers various amenities, including catering services, audiovisual equipment, and event planning assistance.

Is parking available?

Yes, we offer ample free parking for guests and vendors. Guest parking is located in the front of the venue with 120 spaces. Our parking lot is accessible for all abilities and is steps away from our venue entrance. Additional parking for vendors can be found behind the building where they will be given access to loading and unloading area.

Can I bring my own playlist or video presentation?

Yes, our professional 8-speaker sound system, high speed internet, and Bluetooth connectivity are perfect for bringing your own music and presentations.

How to book my event?

Can I tour the space before booking?

Do you have a kitchen or prep area for caterers?

Yes. We provide a convenient prep area with a wet bar, full-size refrigerator, microwave, dishwasher, and ample cabinet storage, making it easy for caterers to stage and serve.

Do you allow live music, DJ's, or entertainment?

Yes! We want your event to be spectacular.

Is there a sound system available?

Yes, our venue is equipped with a professional 8-speaker sound system with Bluetooth capability for your own playlists using platforms such as Apple Music and Spotify.

LUSSO Events Google Reviews



elwira Olszewska

3 reviews



★★★★★ 5 months ago

I highly recommend this venue for events. The place is beautifully decorated, very clean, and has a large parking lot in front of the building. The lighting and sound system are an added bonus. The host prepared everything according to the contract. I will definitely use this venue again in the future.



Deborah Carr

8 reviews



★★★★★ 5 months ago

I was honestly so stressed about my daughter's bridal shower until I found Lusso Events. I wanted it to be perfect for her but I had no idea where to even start. I have never done an event like this. They just stepped in and took the lead. The space was so beautiful, and it was great being able to bring in our own food and drink to make it exactly what my daughter wanted. If you are like me and feeling overwhelmed with the planning, go with them. It was so worth it just to actually be able to sit and enjoy the afternoon with my daughter instead of running around like crazy.



Sofia Carlsen

1 review



★★★★★ 6 months ago

We just celebrated my 40th birthday at this stunning venue and I'm still gushing about it. It was perfect from sitting down at the initial consult with Ania to the finishing touches with add on options. The process was such a breeze. The space is bright and airy with gorgeous chandeliers and cute decor that set my birthday mood. The staff nailed every detail—there were no concerns about food, plates, or even cleanup; legit stress free. We only needed to show up and have fun. We mingled, ate, and danced all evening - even had a super fun group salsa lesson. Thank you Ania soo much!!!

LUSSO Events Social Media Posts

FAQ

FREQUENTLY ASKED QUESTIONS

Is there minimum rental time?

Yes, there is a 4 hour minimum for weekend evenings and a 3 hour minimum for all daytime events!

FAQ

FREQUENTLY ASKED QUESTIONS

How many guests can I invite!

Up to 150 people!
Now that's what I call a party!!

More info down below!

FAQ

FREQUENTLY ASKED QUESTIONS

How do I book my event?

Please give our **talented** team a call to check availability for your date!

FAQ

FREQUENTLY ASKED QUESTIONS

How large is your space?

We feature **4,000 sq.ft.** of pure elegance!

FAQ

FREQUENTLY ASKED QUESTIONS

Do you have a recommended vendors list?

Yes, we would love to share our *carefully* curated list of **trusted partners!**

LUSSO Events

15% OFF

BLACK FRIDAY

Sale

GET 15% OFF YOUR EVENT RENTAL!

Book a tour today!
Please find our contact details in the description!
To secure this offer, book your 2026 event by December 31, 2025

LUSSO Events

+ 13

About LUSSO!

Photos

See all photos

LUSSO Events is 🥳 feeling excited in Mundelein.

November 20, 2025

LUSSO is having a BLACK FRIDAY SALE!!! Contact us today!!!

Message us on Facebook or Instagram to leave your contact info with us!

(224) 203-0014

info@luso.events

204 Terrace Drive, Mundelein, IL 60060

Follow us @thelussoevents on Facebook and Instagram for updates and inspiration!

LUSSO Events

15% OFF

BLACK FRIDAY

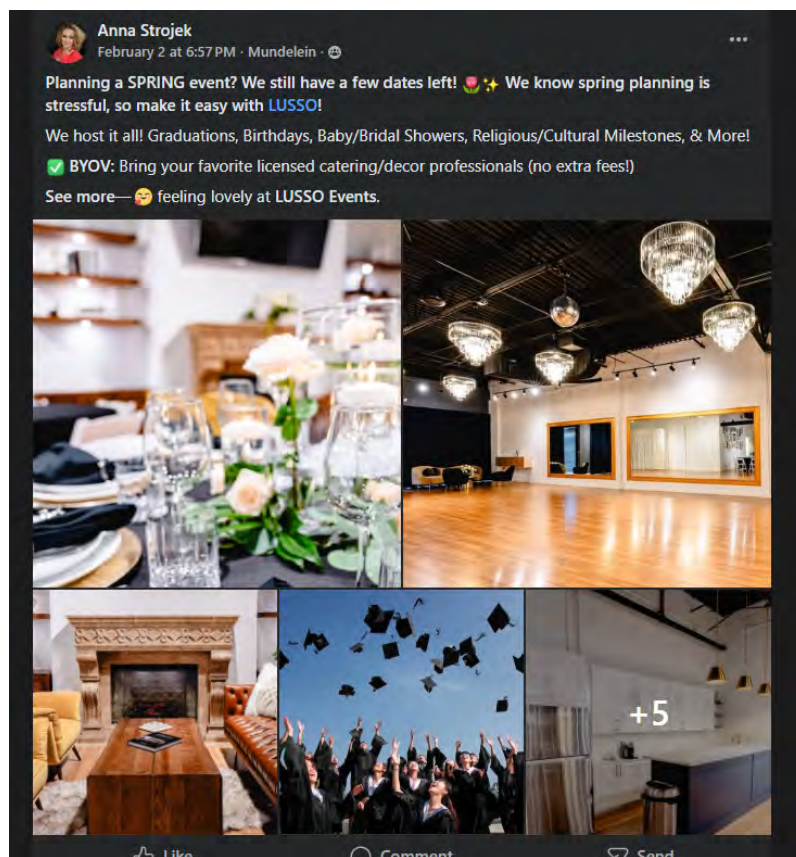
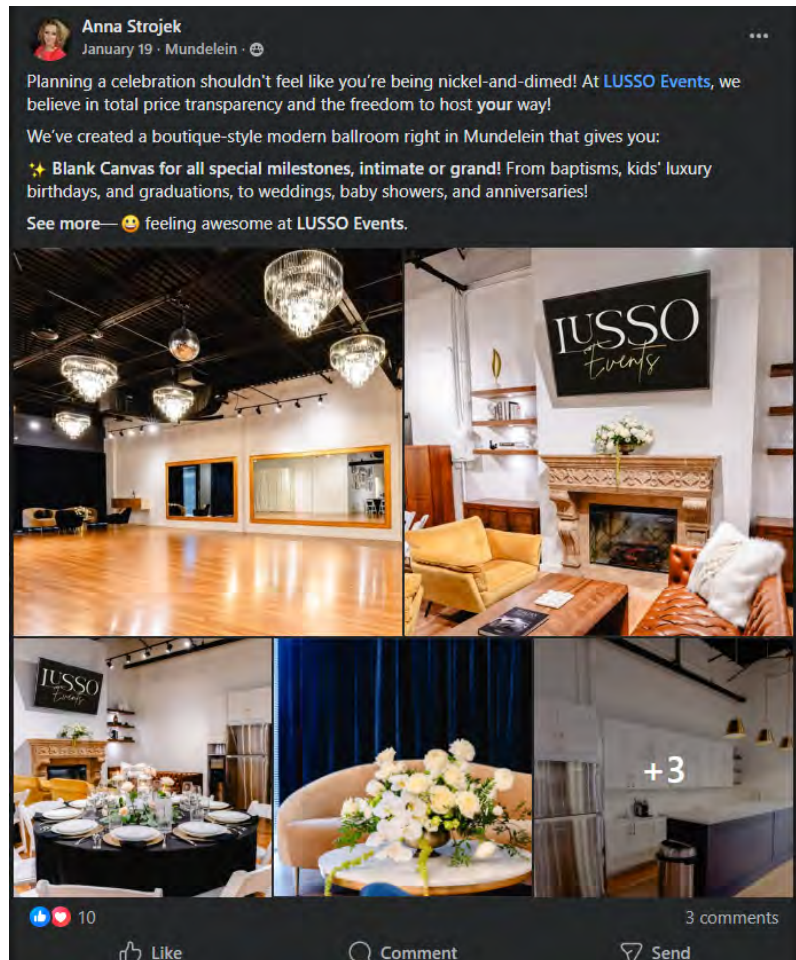
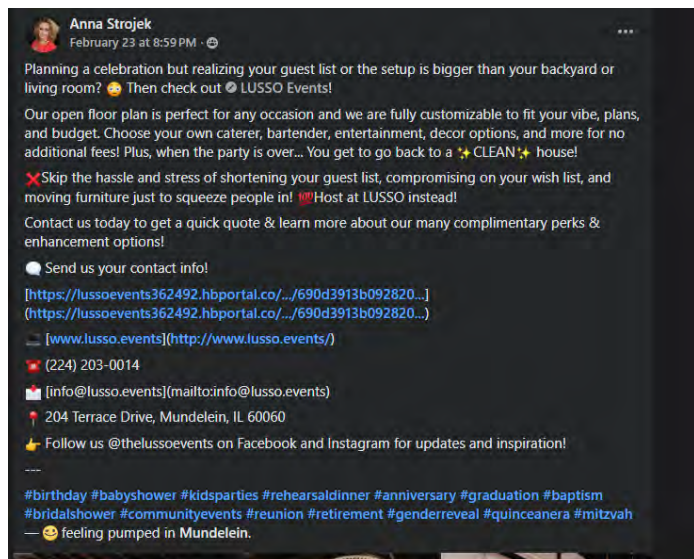
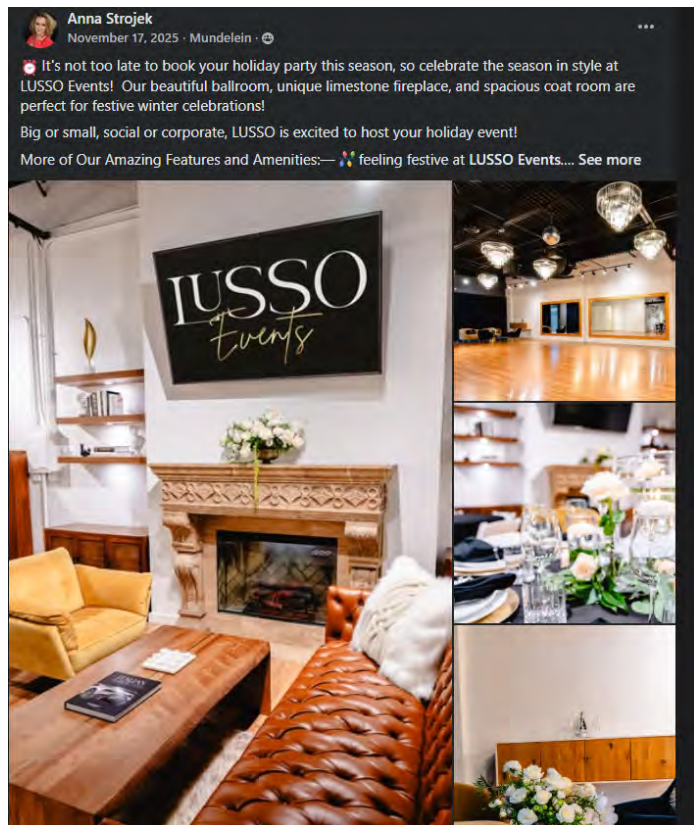
Sale

GET 15% OFF YOUR EVENT RENTAL!

LUSSO Events Social Media Posts



LUSSO Events Social Media Posts



NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN PLANNING & ZONING
COMMISSION

NOTICE IS HEREBY GIVEN that on July 15, 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 Anna Strojek on behalf of Lake Shore Dance Academy d/b/a LUSSO EVENTS (Case PZC-02-2026), for a **Variation** pursuant to Table 20.40-1 of Section 20.40.020 to permit **Banquet Facility** in the M-MU Manufacturing Mixed-Use zoning district at **204-206 Terrace Drive, Mundelein, IL** (PIN 11-31-206-001), 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.: PZC-02-2026

The name and address of the Petitioner:
Lake Shore Dance Academy d/b/a LUSSO EVENTS
13 Wimbledon Court
Lincolnshire, IL 60069

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 July 8, 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 30th day of June, 2026.

Terry Roswick /s/

Chairman

Planning and Zoning Commission

Published in Daily Herald June 30, 2026 (336596)

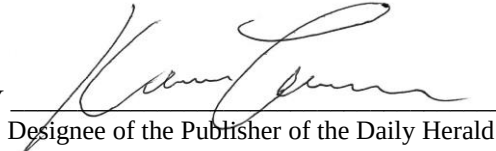
CERTIFICATE OF PUBLICATION

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 06/30/2026 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 # 336596 *LAKE*

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 204 and 206 Terrace Dr., Mundelein, IL 60060

Property Index Numbers (PIN) 11-31-206-001

Size of Property +/- 3,720 square feet (sq. ft./acres)

Size of Building Space +/- 3,720 square feet (sq. ft.)

Size of Space Utilized +/- 3,720 square feet

ZONING

Current Zoning MU - Manufacturing Mixed-Use

Proposed Zoning MU - Manufacturing Mixed-Use
(No Change)

Current Use Dance studio

Proposed Use Banquet and events use

PETITIONER INFORMATION

Business/Org. Name Lake Shore Dance Academy Inc.,
d/b/a LUSO EVENTS

Name Anna Strojek c/o Atty. Katarina Karac, Birchwood Law LLC

Title Managing Member of Lake Shore Dance Academy Inc.,
d/b/a LUSO EVENTS

Address 13 WIMBLEDON COURT

City, State, Zip LINCOLNSHIRE, IL 60069

Phone 312-945-9619

Email lakeshoredanceacademy@gmail.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name TERRACE TRADE, L.L.C.

Name Paul Barry

Title Authorized Officer of the Owner of the Property

Address 1305 WILEY ROAD, UNIT 106

City, State, Zip SCHAUMBURG, IL 60173

Phone _____

Email _____

SECTION OF ZONING ORDINANCE: MMC Section 2040.020

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

The Applicant requests a zoning use variation to allow a banquet use at the subject property within the MU zoning district, in order to bring the property into compliance with the Village of Mundelein Municipal Code.

April 9, 2026

Village of Mundelein
Community Development Department
300 Plaza Circle
Mundelein, Illinois 60060

Re: Use Variation for a Banquet Use for 204 and 206 Terrace Drive

The property that is the subject of this application is located at 204 and 206 Terrace Drive, Mundelein, Lake County, Illinois, 60060 (PIN: 11-31-206-001) (hereinafter the “Subject Property”). The Subject Property is owned by Terrace Trade, LLC and is part of the Terrace Trade Center, a +/- 6.55 acre planned commercial and industrial development. The Subject Property is zoned MU, Manufacturing Mixed-Use and is surrounded by predominantly non-residential uses. Properties to the north, south, and east are also zoned MU – Manufacturing Mixed-Use, while properties to the west are zoned M-1 – General Manufacturing. There are no adjacent residentially zoned properties immediately surrounding the Subject Property.

The Applicant, Lake Shore Dance Academy Inc., d/b/a LUSSO EVENTS, seeks approval of a use variation to allow a banquet use at the Subject Property. Currently, the Applicant maintains a dance studio at the premises which includes +/- 3,720 square feet. No interior or exterior building modifications are proposed in connection with the requested use. The banquet use would be limited to private, invitation-only event space where pre-booked events that are not open to the public will be held. The tenant space will be rented to event hosts, who will invite family members and guests to private events, subject to terms and conditions set by the Applicant as part of a written agreement. The types of events proposed include private events such as birthday, anniversary celebrations, baby and bridal showers, graduation and communion parties, as well as limited corporate events, including team outings and holiday work gatherings. Events will be scheduled by reservation only. No more than one event will occur per day, with a maximum of two events per week.

Events are anticipated to occur only on Saturdays and Sundays, with event times varying depending on the event. Events will conclude no later than 12:00 a.m. (includes cleanup time). Average attendance is expected to range between 60 and 90 guests per event. Only one event will occur at any given time. Food will be served by licensed and insured professional catering companies or nearby restaurants. No on-site food preparation will occur. Subject to Applicant’s approval for a liquor license, alcohol may be present at events but will be served only by licensed and insured bartenders hired by the event host. As a condition of the event agreement, any bartender retained by an event host must maintain required liquor liability insurance naming the Applicant as

an additional insured. The Applicant will not sell or serve alcohol. Alcohol service will end approximately 45 minutes prior to the conclusion of each event.

The Subject Property provides ample shared on-site parking, including parking areas located at the front and rear of the building. Front parking is capable of accommodating up to approximately 120 vehicles. Guests are expected to arrive by personal vehicle or ride-share services. No valet service, shuttle service, or traffic management plan is proposed. No parking conflicts with nearby properties are anticipated due to the weekend-only nature of events when other tenants are not operating.

At some of the events, music will be played indoors only; however, music volume will be monitored and controlled by on-site staff for the duration of each event. No outdoor gatherings or queuing are proposed in connection with the use. Staffing for events will include two to three staff members, including an on-site event manager, who will be present before, during, and after each event for setup, event oversight, and cleanup. Staff will manage guest entry and exit, monitor interior and exterior areas. Guests will be required to depart the premises within approximately 20 minutes following the conclusion of an event.

Trash and recycling generated by events will be disposed of in designated dumpsters located within the building's common service areas. Cleanup of the tenant space will occur the same night as the event, with deeper cleaning performed either later that night or the following day, depending on the event schedule. The Applicant will be responsible for ensuring the premises and exterior areas are clean following events.

A designated on-site manager will be present during all events, and written house rules will be provided to event hosts as part of the rental agreement. The Applicant reserves the right to end events early in the event of disruptive or unsafe behavior. No outdoor use, smoking, pyrotechnics, fog machines, or special effects will be permitted. There will be no signage associated with the events, and any décor will be limited to temporary interior décor (ex. balloons, birthday banners, etc.).

Overall, the proposed use offers an additional, controlled option for small to mid-sized, non-restaurant private events, responding to limited availability of such spaces while remaining compatible with the existing commercial setting.

If you have any questions about the application, please feel free to reach out to me directly at 224-412-4177 or at katarina@birchwood.law. Thank you for your attention to this matter.

Sincerely,



Katarina S. Karac
Attorney for the Applicant

April 9, 2026

Village of Mundelein
Community Development Department
300 Plaza Circle
Mundelein, Illinois 60060

Re: Standards for Zoning Variation Approval for 204 and 206 Terrace Drive

1. The strict application of the terms of the Ordinance will result in undue hardship.

The existing dance studio does not generate sufficient revenue to sustain the business due to the lack of qualified dance teachers and the limited availability of teachers for class offerings. As a result, the studio is severely underutilized. Strict application of the Ordinance, which permits the dance studio use but not events that often involve dancing, such as birthdays or holiday parties, would create undue hardship. The proposed private-event use within an existing approximately 3,720-square-foot space will be limited to private, pre-booked, invitation-only events conducted entirely indoors when other tenants are not in operation. While the Ordinance permits the business to offer dance classes, which contribute valuable mental and physical benefits to the community, this alone is insufficient to support the continued operation of the studio. Therefore, a degree of flexibility is essential to ensure the business can remain viable.

2. The plight of the owner and applicant is due to unique circumstances.

The Subject Property is located within the Terrace Trade Center, a multi-tenant commercial and industrial development in the M-MU Manufacturing Mixed-Use District. The surrounding area is predominantly commercial and industrial in character. The site includes substantial shared parking and internal circulation. The proposed banquet hall use is accessory to the dance studio use, meant to appropriately supplement and support the existing business. The proposed event activity will occur only on Saturdays and Sundays, when neighboring businesses are generally closed, avoiding any disruption to the businesses nearby. Additionally, there are no residential uses nearby, so the neighborhood will see no negative impact as a result of the proposed use. These site-specific circumstances distinguish the property from more typical locations and make it particularly suited for the requested relief.

3. The requested variation, if granted, will not alter the essential character of the locality.

The requested variation will not alter the essential character of the locality because the Subject Property is located in an established commercial and industrial area, not in a residential setting, and the proposed use will remain entirely within an existing tenant space. Events will be private, pre-scheduled, invitation-only, and not open to the general public. No outdoor activities, outdoor music, outdoor gathering, queuing, tents, food trucks, or other exterior event operations are proposed. Under these facts, the requested relief will remain consistent with the existing non-residential character of the area.

4. 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.

The property is a fully developed commercial site with existing buildings, access drives, parking, and circulation areas. No expansion of the building or site is proposed. The subject space has previously been used for dance instruction and group classes with attendance reaching approximately 70 to 80 participants. The hardship arises from the use category limitations of a dance studio – being strictly for classes and lessons, and not allowing enough flexibility to accommodate occasional group events that also involve dancing, like birthday parties or similar celebrations.

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

The hardship has not been created by the Applicant or the property owner. The banquet hall use may not be appropriate in all contexts under the M-MU Manufacturing Mixed-Use District. However, considering the site layout, parking configuration, and surrounding land uses, the Applicant's proposal is appropriate the location. The hardship is not self-created as it arises from the strict categorization of uses, limiting options for the dance studio to support itself with periodic group events that are of a much smaller magnitude and scale than a traditional banquet hall which typically includes a commercial kitchen, stage, and other facilities.

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

The requested variation will not be detrimental to the public welfare. Events will be limited to one event per day and no more than two events per week, with anticipated attendance generally between 60 and 90 guests, subject to any occupancy limit established by the Village. No simultaneous events are proposed. Music will be indoors only. Staff will manage entry, exit, and crowd flow, and a designated on-site manager will be present during all events. Alcohol, if present, will not be served or sold by the Applicant, but only by a licensed and insured bartender hired by the host. As part of the Applicant's written event agreement, any such bartender must maintain applicable liquor liability insurance and name the Applicant as an additional insured. Alcohol service will end approximately 45 minutes prior to the conclusion of each event. The Applicant will have a proper

license to allow insured bartender to serve alcohol onsite. Guests will be instructed regarding parking locations. Exterior areas will be monitored, and written house rules will apply. These operational controls support a finding that the proposed use will not be detrimental to the public welfare.

7. 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.

Because no expansion, construction, or exterior alteration is proposed, the requested variation will not impair light or air to adjacent properties. The limited size and frequency of events, together with available parking in front and rear of the building, including front parking accommodating approximately 120 vehicles, will not substantially increase congestion on public streets. Public safety concerns are further reduced because the use is indoors only, no outdoor space will be used, guests will be directed regarding parking and exterior behavior, staff will monitor exterior areas, written house rules will apply, and the Applicant will have authority to end events early if necessary. Trash removal and cleanup will occur promptly. The proposed use will allow continued productive use of the tenant space without changing the surrounding commercial and industrial character of the area.

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

The M-MU Manufacturing Mixed-Use District is intended to provide for research and development facilities, general industrial, warehousing, storage, and office uses, while also permitting certain non-industrial uses, with development standards intended to buffer surrounding less intense uses from the impact of industrial and commercial uses within the district. The Subject Property is located within that district, in an area surrounded predominantly by commercial and industrial uses, and the Village's Future Land Use Plan identifies the area as Office/Business Park. Here, the proposed use is limited to private, pre-booked, invitation-only events conducted entirely indoors, with no outdoor event activity, limited frequency, on-site staffing, parking controls, and other operational restrictions intended to avoid adverse effects on surrounding properties. On that basis, the requested variation remains consistent with the Ordinance's stated focus on non-residential use, compatibility, and buffering within the district.

9. 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.

The subject tenant space is an existing improved commercial unit within a larger multi-tenant non-residential center. Limiting the property to a narrower range of uses despite its physical suitability for controlled indoor private events would unnecessarily restrict the reasonable use and utility of the premises. Granting the requested relief will allow continued productive use of the space without expansion, exterior modification, or injury to surrounding properties.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)

STATE OF ILLINOIS)

I, Paul Barry, under oath, state that I am

_____ the sole)
_____ an) owner of the property
X an authorized officer of the)

commonly described as (Address) 204 and 206 Terrace Dr., Mundelein, IL, 60060 and that such property is owned by

(Printed Name) Terrace Trade, LLC as of this date. As owner of the property, I do

hereby authorize LAKE SHORE DANCE ACADEMY INC., d/b/a LUSO EVENTS
and its attorneys, Birchwood Law LLC (Printed Name or Not Applicable) to represent me in the following

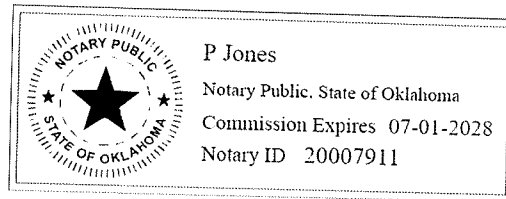
Planning and Zoning Commission/Village Board matter, for filing one or more applications for zoning, related permits,
and approvals for the property located at 204 and 206 Terrace Dr., Mundelein, IL 60060 (Action).

Paul Barry

Signature

State of Oklahoma County of Major
Subscribed and sworn to before me

this 10 day of April, 2026.



Notarized Online with NotaryLive.com

P Jones

Notary Public Signature

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) 204 and 206 Terrace Dr., Mundelein, Lake County, IL, 60060

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 of Owner

Date _____

By

Terrace Trade, 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 /

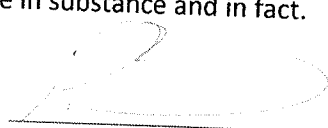
By Anna Strojek

Managing Member, LAKE SHORE DANCE ACADEMY INC., d/b/a LUSO EVENTS

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):  as Agent

Printed Name: Paul Barry

Date: 3/30/26

Title: Owner, Terrace Trade, LLC

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.

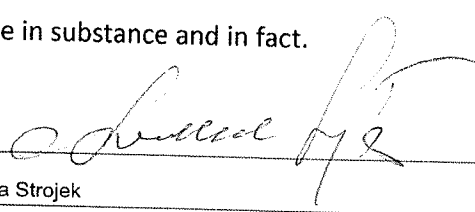
Signature Contract Purchaser: _____

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: Anna Strojek

Date: 4/10/26

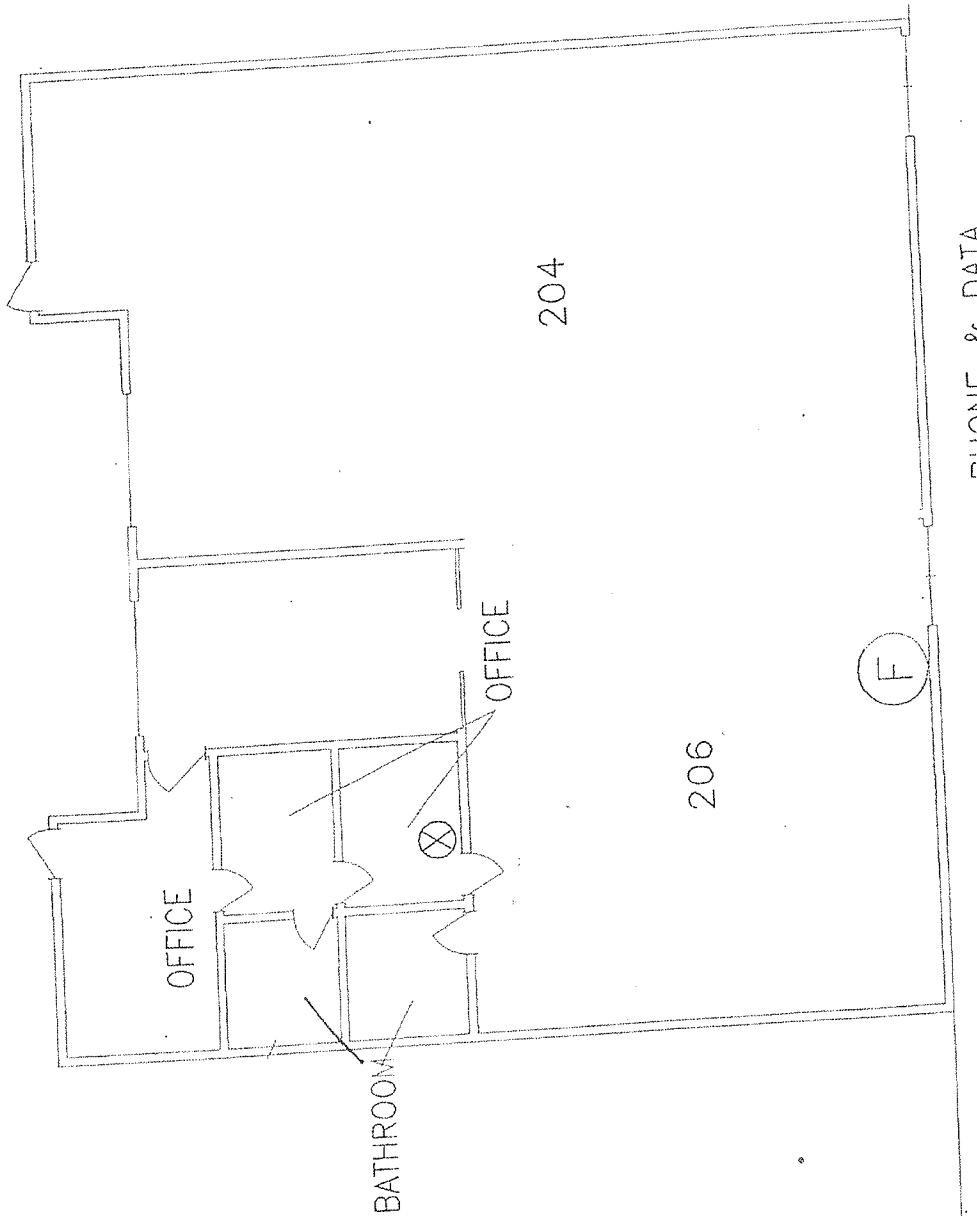
Title: Managing Member, LAKE SHORE DANCE ACADEMY INC., d/b/a LUSSO EVENTS



Notarized by: P Jones
Time: 2026-04-10 13:53:43 UTC
URL: <https://notarylive.com/tu/cdp/RH5ZWB>
Access ID: RH5ZWB
Pin: G5ZHMD

EXHIBIT A

Space layout





204 and 206 Terrace Drive, Mundelein, Lake County, Illinois, 60060

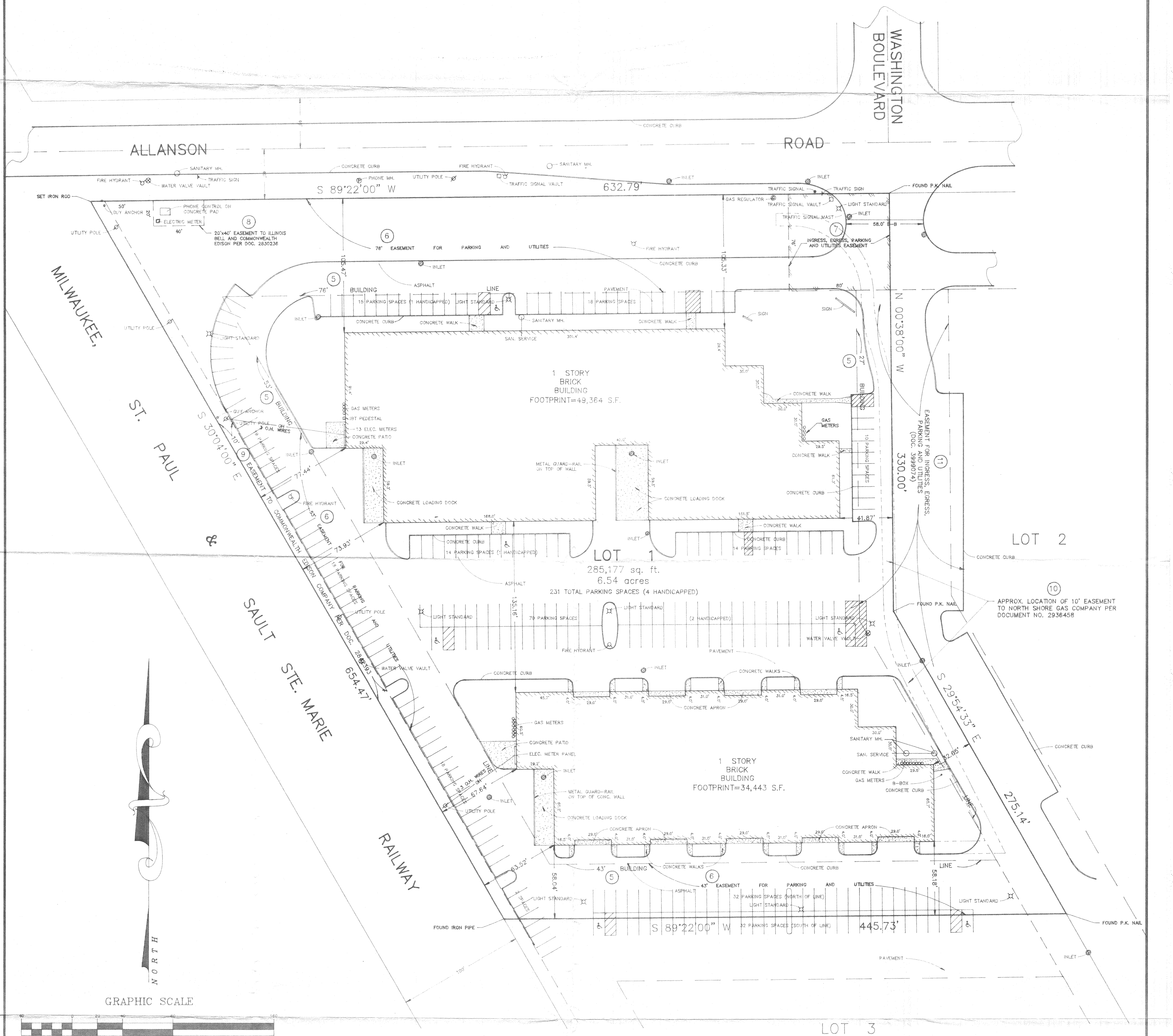
ALTA / ACSM
LAND TITLE SURVEY

OF

PARCEL 1: LOT 1 IN TERRACE TRADE CENTER, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1997 AS DOCUMENT 3999074, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AND COST SHARING AGREEMENT RECORDED AUGUST 5, 1997, AS DOCUMENT 4001598 AND SET FORTH ON THE PLAT OF TERRACE TRADE CENTER RECORDED AS DOCUMENT 3999074 FOR THE PURPOSE OF INGRESS, EGRESS, PARKING, UTILITIES AND STORM WATER DETENTION OVER THOSE AREAS MARKED ON SAID PLAT AS EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES AND THOSE AREAS OF OUTLOT "A" MARKED AS STORMWATER CONTROL EASEMENT.

PROPERTY ADDRESS:
100-234 TERRACE DRIVE
MUNDELEIN, ILLINOIS 60060



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DATE: FEBRUARY 13, 2003

THE FOLLOWING ITEMS ARE ENCUMBRANCES TO THE PROPERTY AND ARE LISTED WITH THE SAME NUMBER AS SHOWN IN SCHEDULE "B" OF THE BELOW REFERENCED TITLE POLICY. ITEMS WITHOUT A DOCUMENT NO. AFTER THEM ARE FROM THE ORIGINAL PLAT OF SUBDIVISION DOC. 3999074.

- (5) BUILDING SETBACK LINE
- (6) PARKING AND UTILITY EASEMENT
- (7) INGRESS, EGRESS, PARKING AND UTILITY EASEMENT
- (8) COMMONWEALTH EDISON & I.B.T. EASEMENT (DOC. 2830236)
- (9) COMMONWEALTH EDISON EASEMENT (DOC. 2842393)
- (10) NORTH SHORE GAS EASEMENT (DOC. 2936458)
- (11) CROSS EASEMENT (DOC. 4001598)

LEGEND

- ⊗ WATER VALVE VAULT
- ⋈ FIRE HYDRANT
- ⊙ STORM MANHOLE
- ⊖ INLET
- SANITARY MANHOLE
- ⋈ UTILITY POLE
- ⋈ LIGHT STANDARD
- CONCRETE CURB
- PEDESTAL
- ⋈ TRAFFIC SIGN

STATE OF ILLINOIS
COUNTY OF LAKE) SS

TO: SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY,
TERRACE TRADE, L.L.C. AND
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4 AND 6, 7(a),(b) AND (c), 8-10, 11(b), AND 12-16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATED THIS 13TH DAY OF FEBRUARY A.D., 2003

Vincent J. Masse
VINCENT J. MASSE, ILLINOIS REGISTERED LAND SURVEYOR NO. 035-2854

CHAMBERLIN / MASSE ENGINEERING

LAND SURVEYORS ~ PLANNERS ~ ENGINEERS

1111 WEST PARK AVENUE
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444 FAX 362-9350

DRAWN BY: D.B. JOB # 203017

CHECKED BY: V.J.M. F.B.16-A PG. 5

DRAWING #

1. OF 1.

NOTES:

1. INFORMATION SHOWN HEREON IS AS CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. CC11773, EFFECTIVE DATE: APRIL 30, 2003
2. ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 163 OF 295, MAP NUMBER 17097C0163 F, EFFECTIVE DATE: SEPTEMBER 3, 1997, ALL OF THE CAPTIONED PROPERTY LIES WITHIN FLOOD HAZARD ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
3. TOTAL AREA OF THE ABOVE CAPTIONED PROPERTY IS 6.54 ACRES OR 285,177 SQUARE FEET.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 30°04' 00" EAST ALONG THE WEST LINE OF THE ABOVE CAPTIONED PROPERTY.
5. DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO 62 F. AND ARE NOT TO BE ASSUMED BY SCALING.
6. THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.
7. THERE ARE 231 TOTAL PARKING SPACES, 4 OF WHICH ARE HANDICAPPED.

