

AGENDA
PLANNING AND ZONING COMMISSION MEETING

September 2, 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
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. Public Hearing - PZC-01-2026 - Building Height Variation at 343 E. Park Street
 - B. Public Hearing - PZC-06-2026 - Landscape Variation at 800-860 N. IL Route 83
 - C. Public Hearing - PZC-09-2026 - Text Amendment - Accessory Structures - TO BE RE-NOTICED AND HEARD AT A FUTURE MEETING
- 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.



To: Commission Members

From: Erin Swanson, Administrative Assistant

For: Planning and Zoning Commission Meeting of September 2, 2026

Subject: Approve the Planning and Zoning Commission Regular meeting minutes from July 15, 2026

Attachments:

1. PZC Minutes - 7-15-2026 - DRAFT

Background:

Recommendation:

**Planning and Zoning Commission Meeting
Minutes**

July 15, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on July 15, 2026 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT:

Village Attendance

PRESENT: A. Orenchuk, Director of Community Development; C. Malec, Senior Planner; I. Guadarrama, Senior Planner; R. Harrington, Planner; and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from June 3, 2026

J. Holden moved, seconded by K. Garesche, a **Motion** to Approve the Planning and Zoning Commission Meeting minutes from June 3, 2026. Motion Passed 7-0.

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

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

There was no old PZC Business.

NEW PZC BUSINESS

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

Open Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZC-03-2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama reviewed a history of the property and the request with the Commission. She gave the attached Power Point presentation.

Petitioner Presentation

Kristine Austin of Drip Haus Recovery and Performance was sworn in to speak. She reviewed her medical background and details on how the business is run and managed. She answered questions from the Commission regarding licensing with the County and the State and the scope of the services to be offered.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public comment.

T. Roswick closed the floor to public commentary.

Commission Discussion

The Commission discussed concerns with services to be offered and clarified how to limit so to prevent the business from moving from IV services to full medical clinic services.

Request for a Use Variation

J. Holden moved, seconded by K. Garesche, a **Motion** to approve a use variation from Table 20.40-1 Section 20.40.020 for an IV Hydration and Wellness Clinic at 333 Washington Boulevard, including the Findings of Facts as written, and including the following conditions:

1. The use variation shall apply to only the current business owner and shall not run with the property.
2. The clinical shall be limited to preventative IV hydration services and shall not provide other medical treatment services.

Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kerry Garesche
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ-03-

2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

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

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZC-04-2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec shared the attached PowerPoint Presentation with the Commission and reviewed the proposed changes to the Zoning Code regarding Data Centers, Battery Storage Facilities, and Mechanical Equipment.

The Commission asked questions on what a Data Center is and how the Village intends to categorize them. They also asked questions on Battery Storage Facilities on the sizes of the units as well as the intended use.

T. Roswick asked if the proposed text amendment would entirely close the door to these requests in the future. C. Malec clarified that the text amendment would make it clearer that Data Centers and Battery Storage Facilities are specifically not permitted by omission and any future applications would require either a variance or amendment to

the zoning ordinance, both of which would be subject to public review.

Public Commentary

T. Roswick opened the floor to public commentary.

Amy Frick, a Lake County Resident, was sworn in to speak on her concerns regarding Data Centers specifically. She provided the attached written statement, flyer in impacts that Data Centers have on bees, and resolutions passed by other municipalities in opposition to the current Data Center under construction in Grayslake and requested that the Village also take a stance on the project. She was in support of the proposed text amendments provided by staff.

T. Roswick closed the floor to public commentary.

Commission Discussion

S. Petti expressed discussed concerns that the text amendments could limit something unintentionally like external server use for a private company. C. Malec stated that any concerns can be addressed in the future with another text amendment, but this would just provide guard rails for these concerns to give staff proper time to research these new uses for fully. Furthermore, under the current code, server rooms that are accessory to a principal use are permitted.

S. Petti had concerns about closing the door to Data Centers entirely. There could be potential positive aspects to having them, and Mundelein would lose potential revenue to having these types of businesses. He shared that many businesses are utilizing AI so the need may be necessary in the future.

Overall, the rest of the Commission shared a preference to having the prohibition in place while more research is done on the impacts of Data Centers and Battery Energy Storage Systems.

Request for a Text Amendment

J. Holden moved, seconded by K. Garesche, a **Motion** to approve 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. Motion passed 6-1.

RESULT:	Passed [Yes 6, No 1, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kerry Garesche
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Kevin

	Teehan, Tim Wilson
NAYS:	Steven Petti
ABSTAIN:	None

Close Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ-04-2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Public Hearing - PZC-02-2026 - LUSSO Events

Open Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to open Public Hearing PZC-02-2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kerry Garesche
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec shared the attached PowerPoint Presentation with the Commission and reviewed the proposed use variation to allow the operation of a banquet facility at the dance studio in the Manufacturing Mixed-Use zoning district located at 204-206 Terrace Drive.

C. Malec reviewed the history of the property as well as the history of code enforcement and liquor violation issues with the property. Banquet facilities are allowed as a Special Use in seven other of the Village's zoning districts. So, this use would be allowed in most of the commercial and downtown zoning districts, as well as the lakefront mixed-use district. C. Malec also stated that vacancy rate in the industrial districts is extremely low, which demonstrates a high demand for space from industrial users.

Petitioner Presentation

Katarina Karac of Birchwood Law was sworn in. Ms. Karac reviewed the attached PowerPoint presentation with the Commission. Ms. Karac stated that the banquet events would be limited and accessory to the primary use of the dance studio. There is no anticipated building expansion for this use, however, the applicant would be working with an architect to bring the property up to compliance for the additional use.

Ms. Karac stated that she reviewed roughly 30 of the surrounding businesses within roughly a quarter of a mile of the dance studio, and she found that the majority of the businesses have operating hours between 7-9AM and 4-6PM and are closed on the weekends, with the exception of two fitness uses. The applicant does not intend to have any outdoor music or gatherings.

Ms. Karac stated that the events would not be open to the public and are pre-booked. The variety of the events offered would be retirements, birthday parties, special gatherings for social dance, etc. The events would be limited to no more than one event on any given day with a total of no more than two events per week. Any food would be catered, and alcohol would be permitted if the banquet applicant was approved for a liquor license, and the alcohol cut-off time would be 45 minutes before the end of the event. There would be no alcohol sales and that would be enforced within the rental agreement.

Ms. Karac addressed the staff concerns regarding the application and stated that the petitioner will not operate without compliance moving forward. The petitioner agrees that they had been operating without zoning approval as a banquet facility for limited events, but they have stopped operating until they receive approvals for future events. She stated that prior liquor compliance issues were due to a previous employee who no longer works for the company.

Ms. Karac provided the attached exhibits including a prior business registration application and certificate of occupancy from 2020.

Public Commentary

T. Roswick opened the floor to public commentary.

Lukasz Staniec, a student of Lake Shore Dance Academy, was sworn in. Mr. Staniec shared his experience with how the dance studio is run and the benefits to the community. Mr. Staniec also shared that the current dance floor could not easily be moved to a new location.

Gwendolyn Barber, Office Manager of Lake Shore Dance Academy, was sworn in. Ms. Barber stated that they are taking the compliance issues seriously and will not be operating banquet services without approval from the Village. They will ensure that all future clients have licensed and insured vendors for the events.

Anna Strojek, owner of Lake Shore Dance Academy, was sworn in. Ms. Strojek stated she would love to continue to offer the opportunity to her students to learn the art of dance in a safe location.

T. Roswick closed the floor to public commentary.

Commission Discussion

K. Teehan asked at which point a business would no longer be considered a dance studio use, and instead a banquet facility use. C. Malec read the definition of a banquet facility as written in the Village's zoning code. He asked whether it would matter if the applicant advertised exclusively to dance studio clients rather than to the general public.

A. Orenchuk stated that the dance studio was allowed to operate by right in this zoning district as an arts studio use. It is seen in the realm of someone improving their craft. This could apply to yoga, baseball, or the art of dance. The business, as the Village had understood it to be, would still be an approved use in this zoning district. However, making the change to hosting banquet events, regardless of how they are advertised, changes the intensity and banquets are not an allowed use in the industrial districts.

J. Holden asked about the prior business registration application that was presented by the applicant that stated "studio also offers rentals for special occasions". C. Malec stated that this was only an application prior to being submitted, and staff does not have the ability at the meeting to confirm that this was submitted as shown and approved as-is without stipulations. A. Orenchuk wanted to clarify that the application that was provided by the petitioner is not a full or complete application or a final copy that was stamped by the Village.

T. Roswick stated that the events are being run with a d/b/a and are operating as separate and secondary use. The banquet use has a separate website and social media from the dance studio.

K. Garesche had asked about the type of liquor license that had been approved before. C. Malec reviewed the dance studio's liquor license history, as the Village offers several different types of liquor licenses. The petitioner was previously approved for a **Class N License**. The zoning ordinance regarding the Class N License states that it authorizes beauty shops, hair salons, nail salons, barbershops, and dance studios to serve beer, wine, and champagne to its patrons as incidental to the patron's purchase of goods or services offered by the licensee. It further restricts the limit to no more than two twelve-ounce servings of beer or two five-ounce servings of wine or champagne for each patron during a single calendar day.

K. Garesche stated that she felt that operating as a banquet hall is a much different use and intensity from hosting events as a business.

T. Roswick stated that he felt that the dance studio is appropriate in an industrial zoning district under the arts studio definition. However, banquet facilities are also defined in our code and not approved as an approved use within the industrial zoning district. He felt that the petitioner had not provided sufficient evidence to support the zoning hardship for operating the banquet facility use in an industrial zoning district, nor did the petitioner make a strong argument for what differentiates this property from any other location within the M-MU zoning district.

J. Holden was in support of approving the use variation request on the grounds of the banquet facility business being complimentary to the primary use of the dance studio, and not solely a banquet facility. She felt the combination of uses was unique enough to support approval.

K. Garesche felt there was a certain disingenuous nature to the presentation as it was stated several times by the applicant that this is mostly prompted by the current studio's clients that are asking to host events. However, the advertising shows that it is marketed heavily to the general public for all types of purposes beyond dance-related engagements. Further, she had concerns with the history of multiple liquor violations while running the banquet business. She stated that she was not comfortable with approving the use. K. Garesche felt there was no undue hardship as the banquet business is not an extension of the dance business but is a new financial avenue. Under those terms, she does not feel it would not qualify as a zoning hardship.

The Commission took a straw poll to establish direction for wording the motion. Four members indicated that they wished to recommend approval. Those four members discussed rationale and phrasing for the Findings of Fact. They also discussed the conditions they wish to place on the approval recommendation.

Request for a Use Variation

K. Teehan moved, seconded by J. Holden, a **Motion** to recommend approval 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 with the following conditions:

- 1) The variation shall expire after 18 months following approval of the ordinance 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 and State.
- 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 two (2) 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) No food preparation is permitted on-site; the facility is limited to catered events only.
- 9) If Lake Shore Dance Academy ceases operation of an Arts Studio at the subject property, any zoning approvals for the Banquet Facility use shall be null and void.

Motion passed 4-3.

RESULT:	Passed [Yes 4, No 3, Abstained 0]
MOVER:	Commissioner Kevin Teehan
SECONDER:	Commissioner Jennifer Holden
AYES:	Kevin Anderson, Jennifer Holden, Kevin Teehan, Tim Wilson
NAYS:	Terry Roswick, Kerry Garesche, Steven Petti
ABSTAIN:	None

Close Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ-03-2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Jennifer Holden

AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by K. Garesche, a **Motion** to Adjourn the Planning and Zoning Commission Meeting of July 15, 2026. Motion passed 7-0.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kerry Garesche
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 11:55 PM.

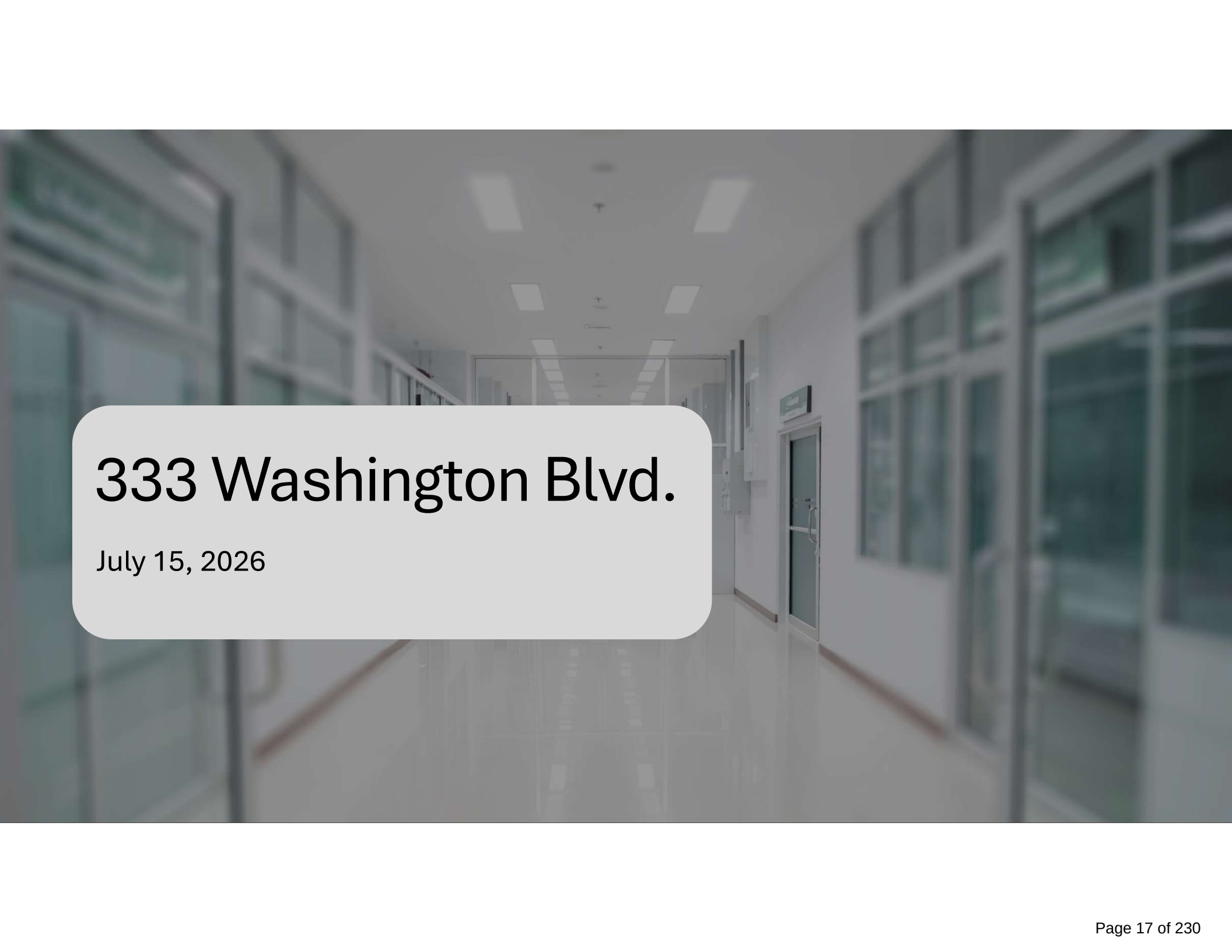
Erin Swanson, Recording Secretary

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: <i>Jo Kayra</i>		Phone:
Company:		Email:
Name: <i>Michael</i>		Phone:
Company:		Email: <i>am</i>
Name: <i>Amy Frick</i>		Phone:
Company:		Email:
Name: <i>Lukasz Janiec</i>		Phone:
Company: <i>Lakeshore Dance Academy</i>		Email:
Name: <i>Gwendolyn Barber</i>		Phone:
Company: <i>Lake Shore Dance Academy</i>		Email:
Name: <i>AMMA STRJEK</i>		Phone:
Company: <i>Lakeshore Dance Academy</i>		Email:
Name: <i>Katarina Kwan</i>	<i>5/ Riverside Dr. Ste. 200 Northbrook IL</i>	Phone: <i>224 955 7095</i>
Company: <i>Birchwood Lane</i>		Email:
Name: <i>S Chung</i>		Phone:
Company:		Email: <i>Schung243@gmail.com</i>
Name:		Phone:
Company:		Email:
Name:		Phone:
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Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Kristine Austin		Phone: 847-770-3349
Company: Driptaus Recovery & Performance		Email:
Name: Patrick Zeller	15 Dunhill	Phone: 773-793-9345
Company: Jetstream Inc	North Barrington IL	Email: Patrick@jetstream-inc
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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333 Washington Blvd.

July 15, 2026

Application

Petitioner: Kristine Austin
DripHaus Recovery & Performance

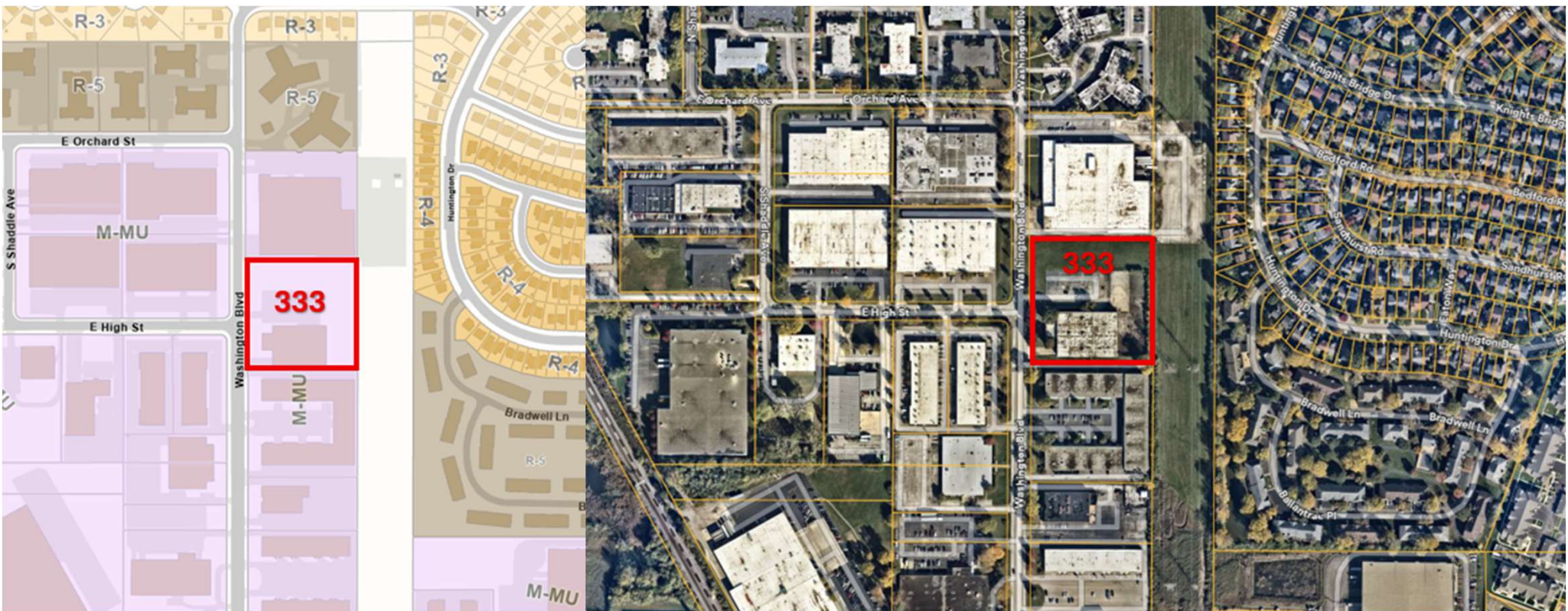
Property Owner: Justin Maki
Ryse Athletic Club

Use Variation in the Manufacturing Mixed-Use (M-MU) Zoning District for an IV Hydration and Wellness clinic at 333 Washington Boulevard.

Medical/Dental Clinic

means an establishment where one or more physicians, dentists, chiropractors, or other **licensed** practitioners of the healing arts offer examination and treatment of patients solely on an **outpatient basis**. “Medical/dental clinics” also include **alternative medicine** clinics, such as acupuncture, and physical therapy offices.

Location – 333 Washington Blvd.



Background

- The building was built in 1969 and zoned M-MU.
- Previously occupied by Lakeside Transportation.
- March 18, 2026, PZC recommended approval of a use variation for Ryse Athletic Club.
- April 27, 2026, Village Board approved the use variation ordinance.
- May 2026, Ms. Austin applied for a business registration for an IV hydration and wellness clinic.
- Business registration put on hold until the use variation is approved. Medical clinics are not permitted in the M-MU zoning district.



Ryse Athletic Club

M-MU District Context

- Primarily industrial with heavy semi-truck traffic and limited pedestrian access.
- Also permits select quasi-commercial uses (e.g., pet daycare, art studios, sports training).

Why the PZC Supported This Location

- Standalone building with dedicated parking.
- Located on the northern edge of the industrial district.
- Within walking and biking distance of nearby neighborhoods.
- Serves as a transition between industrial and residential areas.

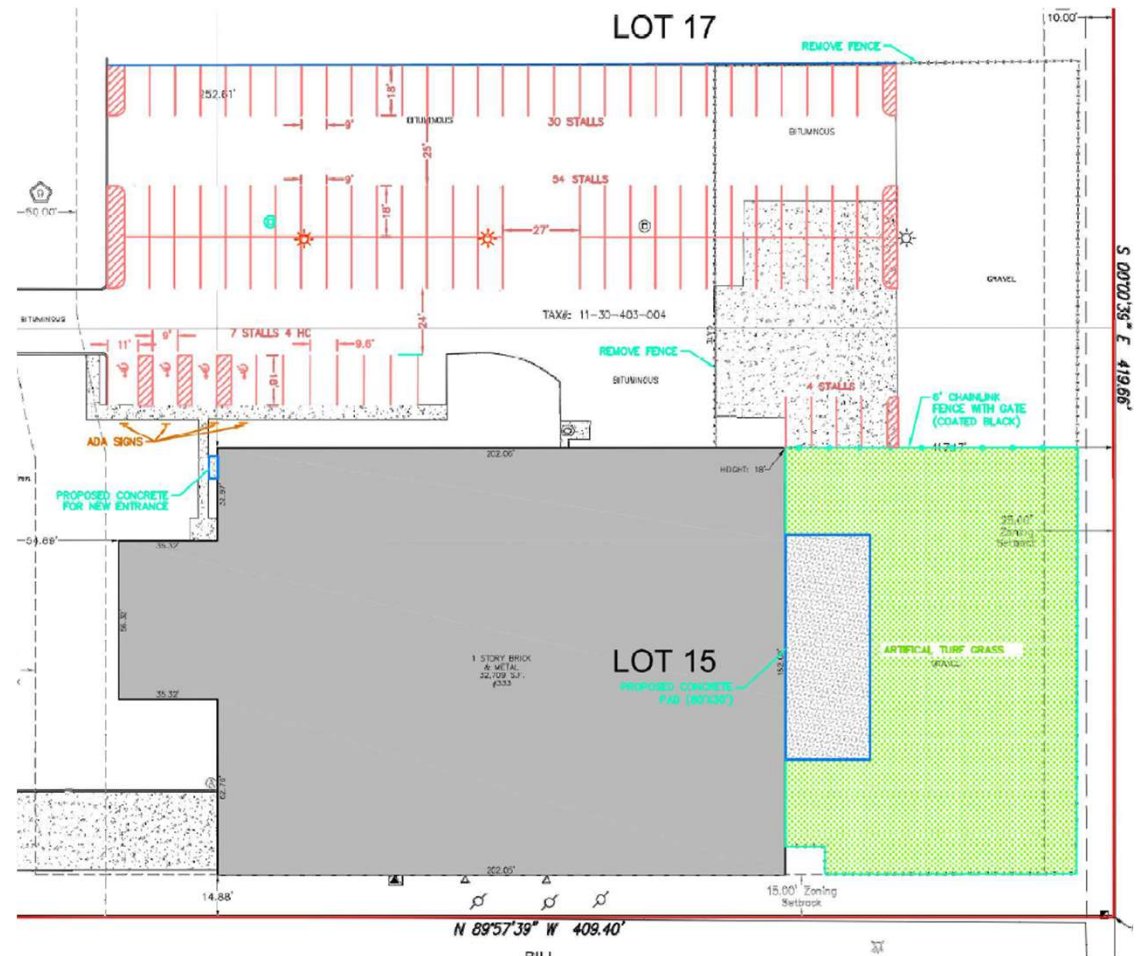


Their proximity to the adjacent residential neighborhood raised potential concerns regarding lighting and noise associated with the fitness club. PZC recommended approval of Ryse Athletic Club with the following conditions:

1. No outdoor noise-generating activities, including fitness activities, classes, programming, or organized use of the outdoor turf and area, may begin before 8:00 AM and must **conclude by 8:00 PM each day.**
2. **No amplified sound, speakers, or music** shall be permitted in any outdoor area. Music or sound from inside the building, including through overhead doors, must not be audible to neighboring residents.
3. **No unexposed outdoor storage** of materials or equipment is permitted.
4. Mesh privacy screens and/or slats within the chain link fence are prohibited.
5. **No special events**, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
6. **All outdoor lighting shall be fully shielded**, directed downward, and aimed to prevent light from spilling onto adjacent residential properties. A photometric plan shall be submitted and approved prior to issuance of any permits.
7. The **outdoor turf** area shall be used **for passive recreation and individual fitness** use only. Group classes, organized programming, competitions, and events are prohibited outdoors.

Proposed Use

- The parking lot accommodates the minimum parking requirement for both uses.
- M-MU permits a variety of commercial uses as accessory uses to the main use such as retail and personal service establishments.
- This clinic would provide additional services to the patrons of the athletic club and surrounding fitness and sport uses.

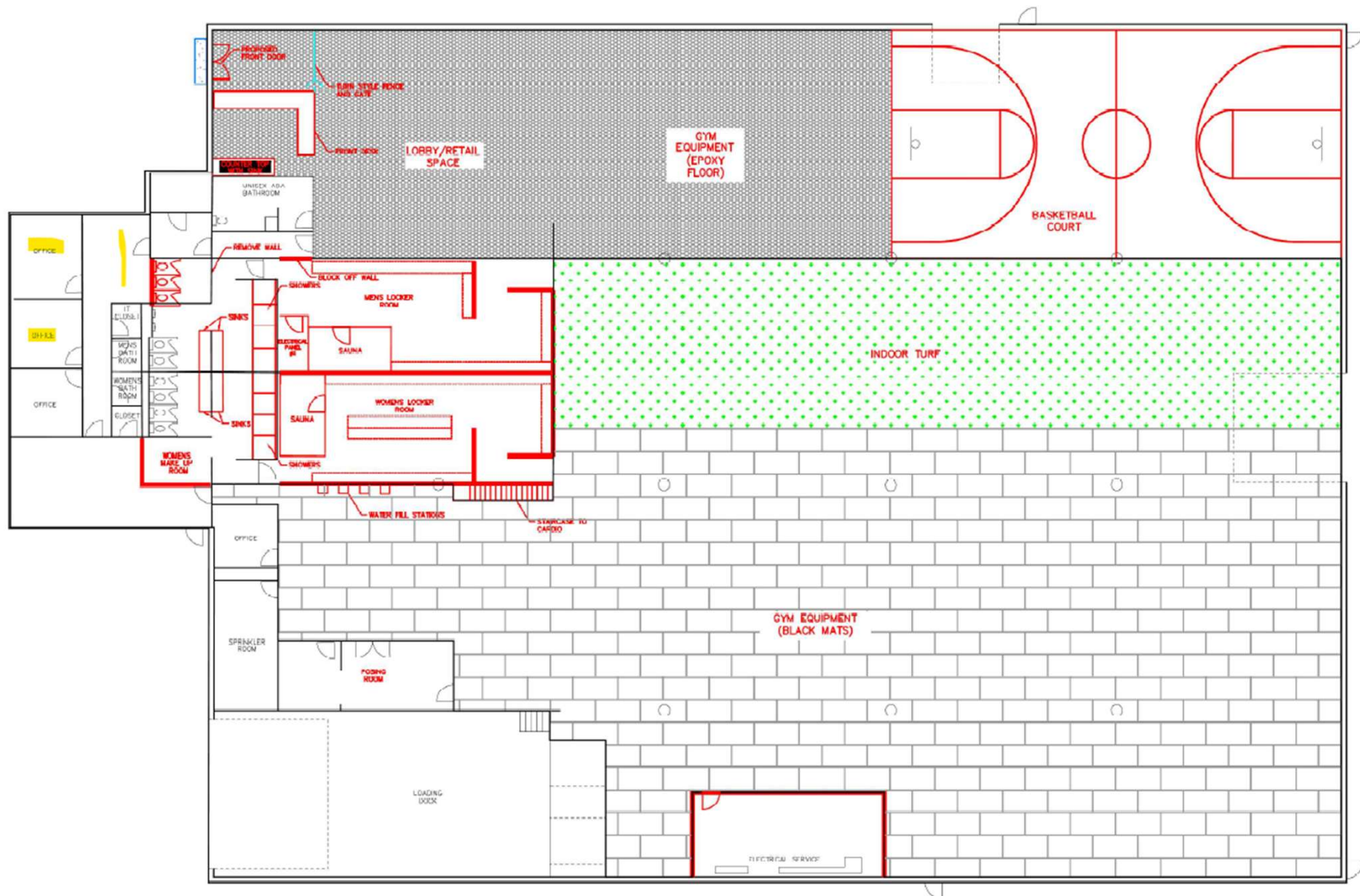


Name	Location	Size of the Facility (SF)	Hours of Operation	Provided Services
Game Changing Performance	300 Washington Blvd	3,000 SF	5:30 – 9:30 AM 4:30 – 6:15 PM 8:00 – 9:30 AM (SAT Only)	Small group workouts with a trainer
Health and Fit Nutrition	403 Washington Blvd Ste 11	2,400 SF	7:00 AM – 12:00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

Proposed Use

- Filling in the empty office space area already built out within the building.
- Village supports sharing building space for uses that complement each other.
- Concerns with the main use have been addressed through the conditions.





FINDINGS OF FACT – 333 WASHINGTON BLVD

Use Variation – IV Hydration and Wellness Clinic

CASE NUMBER	PZC-03-2026
PUBLIC HEARING DATE	July 15, 2026
VARIATION	A variation to Table 20.40-1 of Section 20.40.020 to permit an IV hydration and wellness clinic in the M-MU Manufacturing Mixed-Use Zoning District.
On July 15, 2026, the Planning and Zoning Commission voted 7 - 0 for approval of a use variation to Table 20.40-1 of Section 20.40.020 to permit an IV hydration and wellness clinic in the M-MU Manufacturing Mixed-Use Zoning District at the property located at 333 Washington Blvd, Mundelein, IL.	
<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 application of the Zoning Ordinance would create an undue hardship for the petitioner, as the Ordinance does not anticipate all unique uses. Furthermore, a fitness center was previously approved through a Special Use Permit for the same building within the Manufacturing Mixed-Use (M-MU) Zoning District. The proposed use is expected to complement the existing fitness center by attracting patrons to both establishments.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is due to unique circumstances, as the subject tenant space has sufficient size and parking to accommodate a medical clinic with minimal risk of negative impacts on the surrounding industrial park. Additionally, the proposed use complements the existing health and fitness center use that has already been approved for the property.	
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 the proposed non-industrial use is consistent with the complementary health club uses found within the Manufacturing Mixed-Use (M-MU) Zoning District. Furthermore, the site's ample parking supply minimizes the potential for parking overflow onto adjacent streets or neighboring properties.	
<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 the particular surroundings, shape or topographical conditions of the specific property involved are not relevant to the request.	
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 not created this hardship because of the uniqueness of this particular industrial park, allowing for more quasi-commercial uses like arts studios and training facilities that focus on health and wellness, which has changed the dynamic of this industrial park.	
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 policy. Existing health club facilities currently operate elsewhere in the Manufacturing Mixed-Use (M-MU) Zoning District. The Zoning Ordinance's limitation may be out of date with current market demands.	

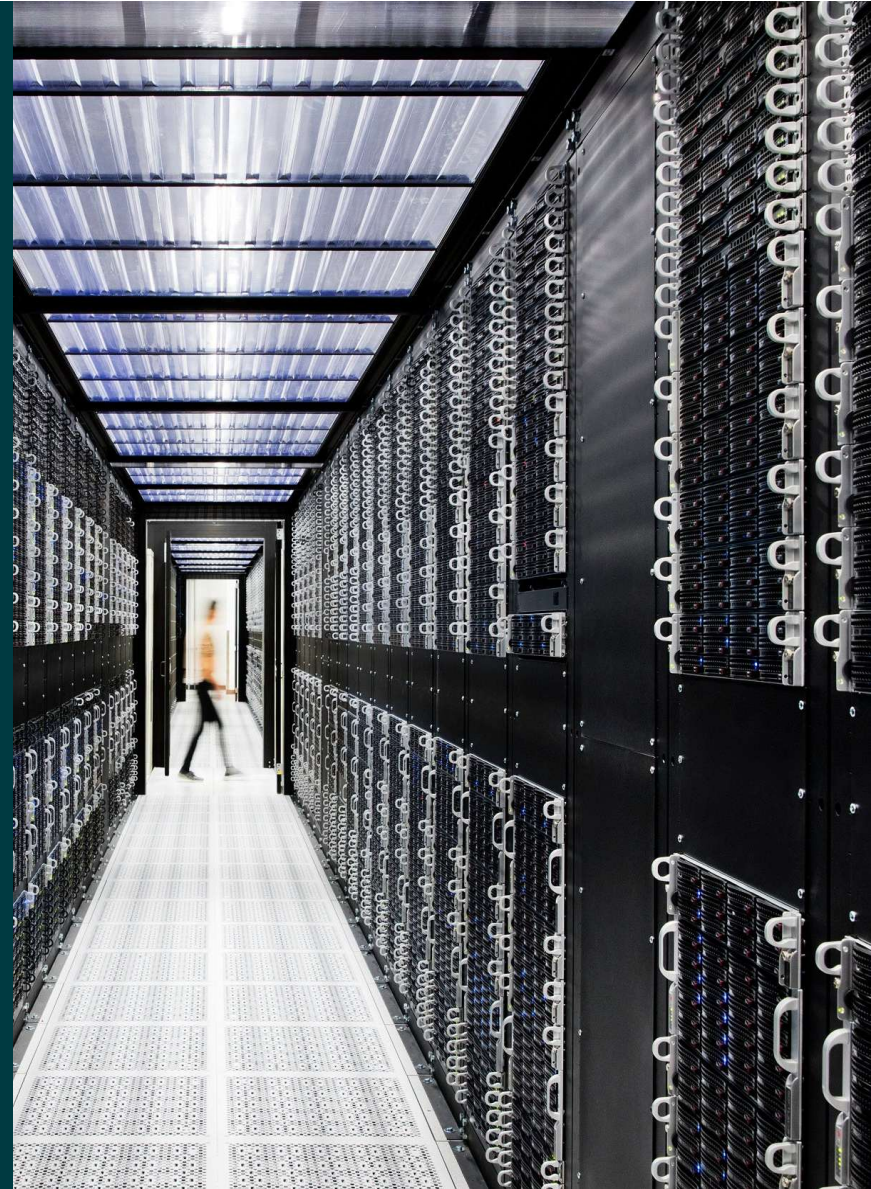
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

It is unclear whether the value of the property in question will or will not be substantially reduced as there are number of other permitted uses on the property and within the Manufacturing Mixed-Use (M-MU) Zoning District.

ZONING ORDINANCE AMENDMENT

DATA CENTER AND BATTERY STORAGE CLARIFICATIONS

COLLEEN MALEC, SENIOR PLANNER
JULY 15, 2026 PLANNING AND ZONING
COMMISSION





DATA CENTERS

- Interest from data center developers is increasing across Lake County. Many municipalities are grappling with requests for large-scale data centers.
- Communities nationwide are needing to evaluate how these facilities fit into their zoning regulations.
- The Village Board directed staff to review how the Zoning Ordinance regulates data centers.
- **Goal:** To ensure the ordinance clearly reflects the Village's current intent and provides certainty for developers.

STAFF REVIEW & RECOMMENDATION

Current Ordinance:

- As written today, data centers are not currently permitted by the Mundelein Zoning Ordinance because they are not identified as a permitted or special use in any zoning district.
- This is commonly referred to as being “prohibited by omission”.
- Regardless, legal counsel recommended additional clarifications to remove any potential ambiguity.

Recommendation:

- Maintain Zoning Ordinance’s current prohibition of data centers while clarifying that intent through a text amendment.
- If the Village’s policy or the nature of data centers changes in the future, the Zoning Ordinance would need to be amended at that time through the normal public review process.

PROPOSED AMENDMENT DETAILS

- **Purpose:** make the ordinance clear and defensible.
- Language has been added to certain land use definitions that could *even potentially* be interpreted to include a data center.
- This prevents an applicant from claiming a data center is permitted under another existing listed use, such as “Warehouse” or “Research Facility”.
- The phrase “_____ *is not a data center*” has been added to the definitions for the following land uses:

Contractor Storage Yard

Heavy Retail

Manufacturing

Self-Storage

Office

Outdoor Storage Yard

Research and Development Facility

Private Utility

Wireless Telecommunications Facility

BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES

- Staff has recently received a significant increase in inquiries to construct commercial **Battery Energy Storage System (BESS)** facilities.
- It is a relatively new land use.
- As with data centers, staff reviewed how the Zoning Ordinance regulates these facilities to ensure it clearly reflects the Village's intent.



WHAT IS A BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY?

- Stores electricity in large battery systems for later use.
- Typically owned and operated by private, for-profit companies.
- Generates revenue by participating in regional electricity markets and providing grid support services.
- Although connected to the electrical grid, these facilities are **commercial land uses**, not public utility infrastructure.









CURRENT ZONING INTERPRETATION

- Standalone commercial BESS facilities are **not currently permitted** under the Zoning Ordinance.
- Like data centers, they are **prohibited by omission** because they are not identified as a permitted or special use.
- Accessory battery backup systems serving an **individual** home or business remain permitted as mechanical equipment.

PROPOSED AMENDMENT

- Like with data centers, clarify existing land use definitions **do not include** commercial BESS facilities.
- Prevents these facilities from being interpreted as another permitted land use, such as Outdoor Storage Yard.
- Maintains the Village's current zoning approach while additional information and policy considerations evolve over time.

OTHER MINOR AMENDMENTS

- Added a definition for “Mechanical Equipment” since the term was previously undefined. Clearly defines what is regulated under those standards and reduces the need for interpretation.
- Clarified that accessory battery backup systems serving a home or business are regulated as mechanical equipment, distinguishing them from BESS facilities.
- Consolidated generator regulations by adding them to the mechanical equipment definition, rather than being a separately defined structure.
- Defined “Front Façade” to clarify where accessory structures may be located and prevent unintended zoning interpretations.



QUESTIONS?

Erin Swanson

From: Amanda Orenchuk
Sent: Wednesday, July 15, 2026 9:11 AM
To: Colleen Malec; Erin Swanson
Cc: Isabel Guadarrama; Ryan Harrington
Subject: Fw: EXTERNAL -Could you please forward if possible? Thank you!!
Attachments: DOC071526-07152026090947.pdf; Data Centers and Bees.pdf



Amanda M. Orenchuk, AICP | Director
Community Development
300 Plaza Circle, Mundelein, IL 60060
D 847-949-3252 | O 847-949-3282
aorenychuk@mundelein.org

From: Ami Frick <ami.frick819@gmail.com>
Sent: Wednesday, July 15, 2026 8:22 AM
To: Amanda Orenchuk <aorenychuk@mundelein.org>
Subject: EXTERNAL -Could you please forward if possible? Thank you!!

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Dear Members of the Mundelein Plan & Zoning Commission,
Thank you for the time and thoughtful consideration you are giving to the issue of hyperscale data centers. I know you have a significant responsibility in helping shape the future of our community, and I appreciate your willingness to examine this issue carefully.
I will be speaking during public comment at this evening's meeting, but I also wanted to provide a few resources in advance.
Attached you will find:

- A copy of a resolution adopted by another local government opposing the proposed T5 data center project.
- A brief summary of research regarding honey bees and other pollinators.

While I am a beekeeper, my concerns extend well beyond bees. This issue also involves regional planning, transparency, water resources, energy demands, diesel emissions, environmental stewardship, and the long-term quality of life for our residents.
Bees simply brought me to this conversation. They are one of the first indicators that an ecosystem is changing, and because roughly one-third of the food we eat depends on pollinators, I believe they

deserve thoughtful consideration whenever large-scale industrial development is proposed. My hope is not to suggest that every impact is already known, but rather that we acknowledge where important questions remain and proceed with appropriate caution.

My request this evening is simply that the Commission apply the highest level of scrutiny to projects of this scale. Decisions like these will shape our community for generations, and once they are made, they cannot easily be undone.

Thank you again for your service to Mundelein and for taking the time to review these materials. I appreciate your commitment to thoughtful planning, and I look forward to speaking with you this evening.

Respectfully,

Ami Frick

Lake County Resident and Beekeeper



DATA CENTERS AND BEES

WHY MORE RESEARCH IS NEEDED

1. Diesel generator emissions are a concern.

Nearly every large data center has backup diesel generators that are tested regularly and may operate during outages. Diesel exhaust contains nitrogen oxides (NO_x), particulate matter, and other pollutants known to affect pollinators.

2. Air pollution interferes with how bees find flowers.

Research has shown that diesel exhaust can chemically alter floral scents, making it harder for honey bees to locate flowers and forage efficiently.

3. Diesel exhaust can impair bee learning and colony health.

Studies have found diesel exposure can reduce honey bee learning and memory and decrease overall colony fitness.

4. Air pollution reduces pollination.

A large meta-analysis concluded that air pollution has a measurable negative effect on pollination systems overall.

5. Habitat loss matters.

Large industrial developments—including data centers—can replace fields, woodlands, wetlands, and flowering habitat that support both managed honey bees and native pollinators. Habitat loss is one of the leading causes of pollinator decline.

6. Water use can affect ecosystems.

Many data centers require substantial water for cooling. In areas with stressed water supplies, this can alter local ecosystems and vegetation that pollinators depend upon. While this is an ecosystem concern, there is currently little direct evidence linking data-center water use specifically to honey bee health.

7. Heat deserves more study.

Large data centers release significant waste heat. Researchers are beginning to study localized "data heat island" effects, but there is not yet sufficient evidence to conclude these temperature changes directly harm honey bees.

THE QUESTIONS WE NEED TO ASK:

- *How continuous waste heat affects bee foraging behavior.*
- *Whether low-frequency fan and cooling-system noise influences bee navigation or communication.*
- *Whether repeated diesel generator testing near apiaries affects colony health over years.*
- *Whether electromagnetic fields associated with large electrical infrastructure influence bee orientation.*
- *The cumulative impacts of multiple data centers located within the same landscape.*
- *Whether cooling-water withdrawals reduce nectar-producing vegetation during drought.*
- *Long-term effects on native pollinator diversity surrounding large data center campuses.*

AVON TOWNSHIP

RESOLUTION

RS 2026-0609-001

A RESOLUTION OF AVON TOWNSHIP, LAKE COUNTY, ILLINOIS,
EXPRESSING OPPOSITION TO THE PROPOSED T5 DATA CENTER
DEVELOPMENT IN THE VILLAGE OF GRAYSLAKE

WHEREAS, Avon Township is committed to protecting the health, safety, welfare, quality of life, and environmental resources of its residents; and

WHEREAS, the proposed T5 Data Center development in the Village of Grayslake represents a large-scale industrial facility that may significantly impact neighboring communities, including residents of Avon Township; and

WHEREAS, data centers are known to consume substantial amounts of electrical power and water resources, potentially placing increased demands upon regional utility infrastructure and natural resources; and

WHEREAS, the proposed development may generate increased traffic, construction impacts, noise from mechanical equipment and backup generators, and other environmental concerns that may affect nearby residential neighborhoods and public spaces; and

WHEREAS, Avon Township residents have expressed concerns regarding the scale of the proposed facility, its compatibility with surrounding land uses, and its potential long-term impacts on property values, environmental quality, and community character; and

WHEREAS, the Township believes that regional projects of this magnitude should undergo rigorous public review and consideration of their cumulative impacts upon neighboring jurisdictions; and

WHEREAS, Avon Township supports responsible economic development but believes such development must be balanced with the protection of residential communities, natural resources, and the long-term interests of local residents;

AVON TOWNSHIP

RESOLUTION

RS 2026-0609-001

NOW, THEREFORE, BE IT RESOLVED by the Township Board of Avon Township, Lake County, Illinois, as follows:

SECTION 1. The Avon Township Board hereby formally expresses its opposition to the proposed T5 Data Center development in the Village of Grayslake.

SECTION 2. The Township Board urges the Village of Grayslake, the Lake County Board, applicable regulatory agencies, and all reviewing authorities to carefully evaluate the potential impacts of the proposed development on neighboring communities, including impacts related to energy consumption, water usage, traffic, noise, environmental quality, public infrastructure, and community character.

SECTION 3. The Township Board requests that any review of the proposed development include comprehensive environmental, traffic, utility, and economic impact analyses, together with meaningful opportunities for public participation and comment.

SECTION 4. The Township Board directs the Township Supervisor to transmit copies of this Resolution to the Village President and Board of Trustees of the Village of Grayslake, the Lake County Board Chairman and Members of the Lake County Board, the Lake County Planning, Building and Development Department, state legislators representing the area, and any other governmental agencies involved in the review of the proposed project.

SECTION 5. This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED and approved: _____ day of _____, 2026.

Township Supervisor: _____

Township Clerk: _____

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED: _____

AVON TOWNSHIP

RESOLUTION

RS 2026-0609-001

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SECTION 5. This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED and approved: 9 day of June, 2026.

Township Supervisor: [Signature]

Township Clerk: Tracy Repa

AYES: 4 Abstained: 1

NAYS:

ABSENT: 0

APPROVED: Yes

mochele

RESOLUTION NO. ____-2026

**A RESOLUTION SUPPORTING TRANSPARENCY, PUBLIC
INFORMATION, AND COMMUNITY ENGAGEMENT REGARDING
THE T5 DATA CENTER PROJECT**

WHEREAS, Avon Township is committed to serving the residents of Avon Township through direct services, community support, transparency, and responsible local government; and

WHEREAS, Avon Township's primary responsibility is to provide services, assistance, resources, and support to residents and to advocate for transparency and access to information on matters affecting the community; and

WHEREAS, residents of Avon Township have expressed a variety of questions, concerns, and viewpoints regarding the T5 Data Center project located within the Village of Grayslake; and

WHEREAS, Avon Township recognizes that the project was approved by governmental entities with jurisdiction over zoning, land use, and development decisions; and

WHEREAS, Avon Township is not the permitting, zoning, or regulatory authority for the project; and

WHEREAS, Avon Township recognizes that information regarding the long-term impacts of the project continues to evolve and that residents are seeking accurate and verifiable information to better understand those impacts; and

WHEREAS, residents have requested additional information regarding potential impacts related to infrastructure, water usage, energy demand, environmental considerations, traffic, noise, emergency preparedness, and long-term community impacts; and

WHEREAS, the T5 Data Center project has the potential to generate economic benefits, including increased tax revenue, infrastructure investment, and other contributions to governmental services within Lake County and the surrounding region, and Avon Township believes residents should have access to information regarding both the potential benefits and potential impacts of the project; and

WHEREAS, Avon Township believes residents deserve access to accurate information, transparency, and opportunities for meaningful public engagement;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF AVON TOWNSHIP:

Section 1. Avon Township acknowledges the questions and concerns expressed by residents regarding the proposed T5 Data Center project located within the Village of Grayslake and supports their right to seek information and participate in public discussions.

Section 2. Avon Township recognizes that residents hold differing opinions regarding the project and encourages respectful dialogue based on facts, transparency, and community engagement.

Section 3. Avon Township encourages continued public communication from all governmental agencies, utility providers, and other entities involved in the project regarding matters that may affect surrounding communities. Avon Township further encourages that information provided to the public be accurate, supported by reliable sources, and independently verifiable whenever possible so residents can make informed decisions based on verified information rather than speculation or misinformation.

Section 4. Avon Township requests the continued public release of objective information and available data related to infrastructure impacts, water usage, energy demand, environmental monitoring, traffic, noise mitigation, and emergency preparedness. Transparency and the public release of reliable information benefit residents, governmental agencies, and project stakeholders alike.

Section 5. Avon Township encourages ongoing opportunities for residents to ask questions, receive updates, and participate in public forums regarding the project. Avon Township further encourages ongoing public updates throughout the development and operation of the project so residents may remain informed as new information becomes available.

Section 6. Avon Township's primary responsibility remains providing services, assistance, and resources to residents. This Resolution is intended to support transparency, public information, and community engagement and shall not be interpreted as expanding the Township's regulatory authority.

Section 7. Nothing in this Resolution shall be construed as an endorsement or opposition to the T5 Data Center project. Rather, this Resolution reflects Avon

Township's commitment to transparency, accountability, and ensuring residents have access to accurate information and meaningful public engagement.

Section 8. Avon Township recognizes that reasonable people may hold differing opinions regarding the project. The Township encourages respectful discussion, transparency, and fact-based decision-making while remaining focused on the well-being, health, safety, and quality of life of residents and the strength of the community.

PASSED AND APPROVED this ___ day of _____, 2026.

AVON TOWNSHIP BOARD

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED:

Township Supervisor

ATTEST:

Township Clerk

FINDINGS OF FACT – TEXT AMENDMENT

CASE NUMBER	PZC-04-2026
PUBLIC HEARING DATE	July 15, 2025
TEXT AMENDMENT	Clarifications related to data centers, battery energy storage system facilities, mechanical equipment, and façade definitions.
On July 15, 2025, the Planning and Zoning Commission voted 6-1 for approval 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.	
<i>The Planning and Zoning Commission's recommendation and the Village Board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard; however, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board shall consider the following standards:</i>	
a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village;	
DRAFT APPROVAL	The Commission finds that the proposed text amendments promote the public health, safety, and welfare by clarifying the Zoning Ordinance and reducing the potential for inconsistent interpretation of land use classifications. The amendments also provide greater certainty regarding the regulation of emerging land uses that may have significant impacts on surrounding properties.
b. The relative gain to the public, as compared to the hardship imposed upon the applicant;	
DRAFT APPROVAL	The Commission finds that the proposed amendments provide a public benefit by improving the clarity of the Zoning Ordinance. The amendments do not create a hardship for any specific property owner, as they primarily clarify the Village's existing interpretation.
c. The consistency of the proposed amendment with the Comprehensive Plan;	
DRAFT APPROVAL	The Commission finds that the proposed amendments are consistent with the Comprehensive Plan by supporting orderly land use regulation and ensuring the community develops in a manner consistent with the Village's long-term planning goals.
d. The consistency of the proposed amendment with the intent and general regulations of this ordinance;	
DRAFT APPROVAL	The Commission finds that the proposed amendments are consistent with the intent and general regulations of the Zoning Ordinance by clarifying existing definitions, improving regulatory consistency, and reinforcing the Village's current land use policies.
e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy;	
DRAFT APPROVAL	The Commission finds that the proposed amendments primarily add clarification to existing requirements and correct omissions within the Zoning Ordinance. The amendments reflect the Village's current policy that data centers and standalone battery energy storage system (BESS) facilities are not permitted by omission and provide additional clarity regarding mechanical equipment and front façade definitions.
f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan;	
DRAFT APPROVAL	The Commission finds that the proposed amendments provide a more workable and predictable framework for administering the Zoning Ordinance by reducing ambiguity, improving consistency, and providing clear guidance for property owners, applicants, staff, and decision-making bodies.
g. The extent to which the proposed amendment creates nonconformities; and	
DRAFT APPROVAL	The Commission finds that the proposed amendments are not expected to create nonconformities because they primarily clarify existing regulations and interpretations rather than establishing new development standards or changing permitted land uses.
h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.	
DRAFT APPROVAL	The Commission finds that the proposed amendments are consistent with the overall structure and organization of the Zoning Ordinance by refining existing definitions, eliminating unnecessary duplication, and improving the clarity and internal consistency of the Code.

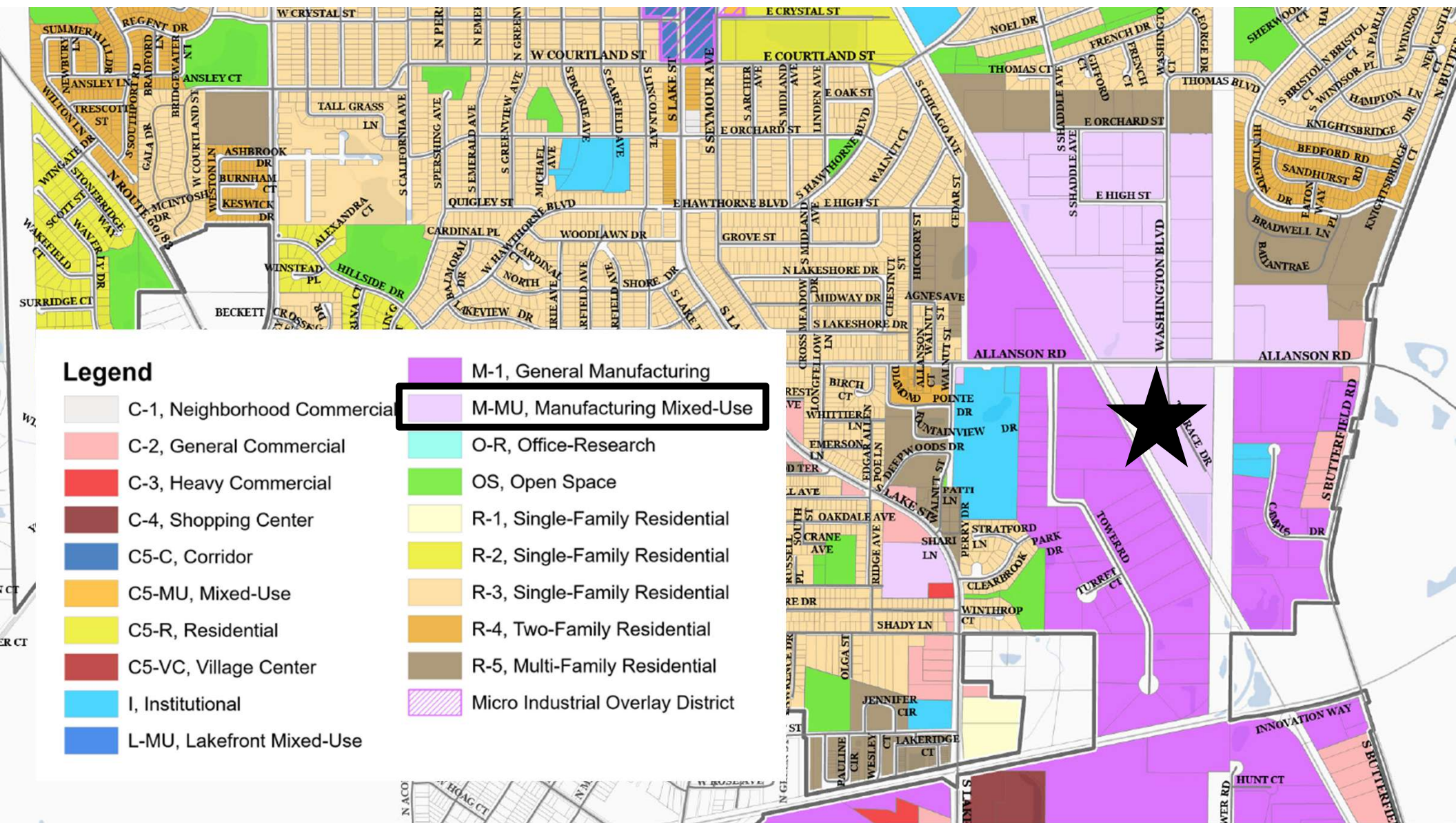
PZC-02-2026

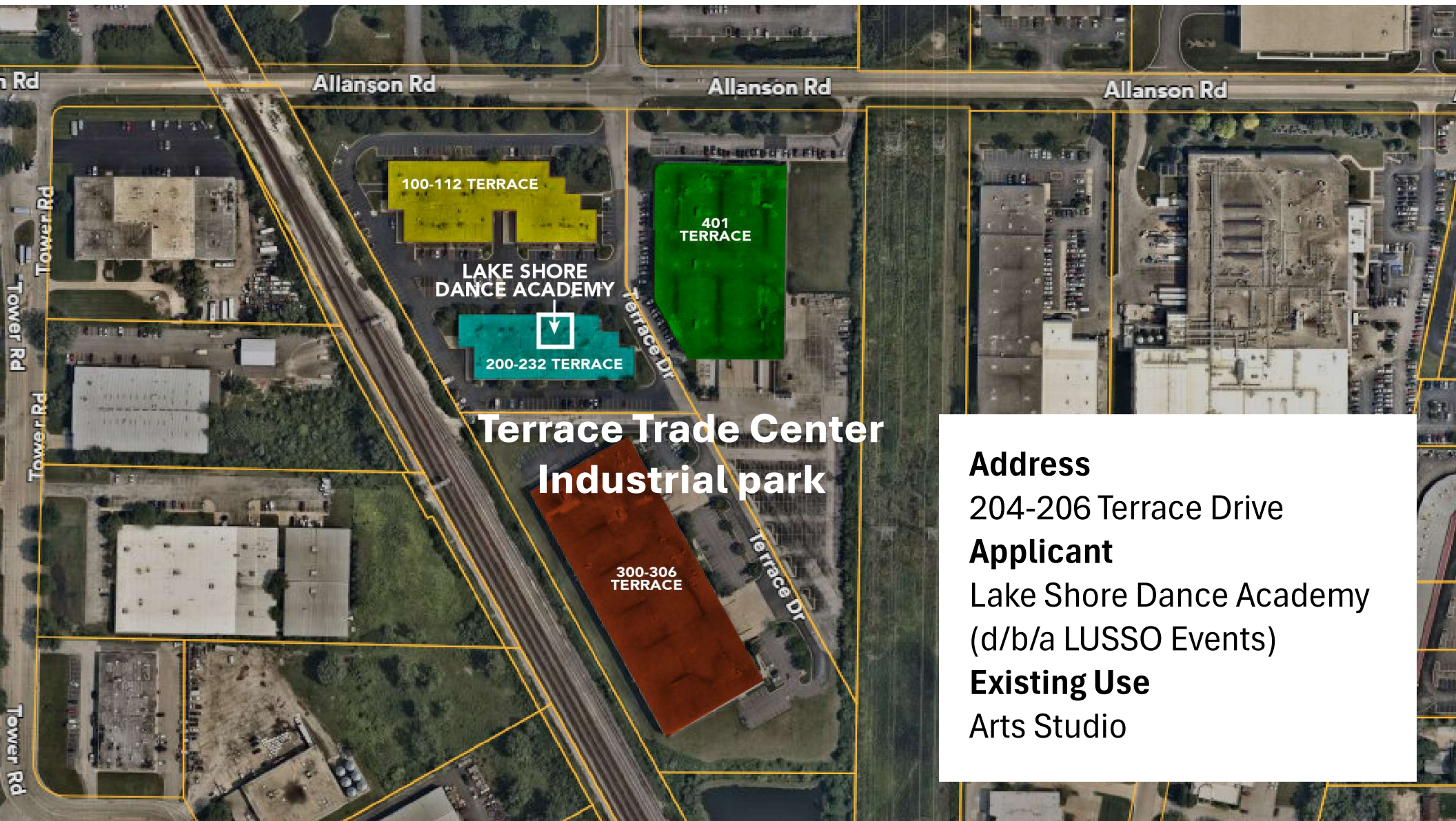
LUSSO EVENTS

204-206 Terrace Drive

Variation Request: Banquet Facility in the M-MU District
Applicant: Lake Shore Dance Academy d/b/a LUSSO Events

Colleen Malec, Senior Planner
July 15, 2026





Address

204-206 Terrace Drive

Applicant

Lake Shore Dance Academy
(d/b/a LUSSO Events)

Existing Use

Arts Studio

Terrace Trade Center Businesses

100-112 Terrace	
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	
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	
Premier Fulfillment	Warehouse/Distribution
MSP Distribution	Warehouse/Distribution
Cadence Inc.	Warehouse/Distribution

401 Terrace	
Larsen Manufacturing (Formerly Amazon Fulfilment Center)	General Manufacturing



Lake Shore Dance Academy

- Has operated at this location **since 2021**
- Ballroom dance instruction (and other dance forms)
- Private and group lessons
- Classified as an **Arts Studio** by the Zoning Ordinance (permitted by right in the M-MU Manufacturing Mixed-Use District)

What is being requested?

Arts Studio → Banquet Facility

A variation is required because banquet facilities are **not permitted** in the M-MU Manufacturing Mixed-Use District.



Impetus for Zoning Request

The request did not originate with a zoning application:

August 6, 2025

Lake Shore Dance Academy submitted a **STAR Grant** application requesting funding for:

- Tables
- Chandeliers
- Decorative backdrop
- Projector and screen

Application also stated the space would be used for:

- Community-related private functions
- Limited private rentals

Staff determined the proposal met the definition of a Banquet Facility rather than the existing Arts Studio use.

Anna Strojek
Lake Shore Dance Academy
206 Terrace Dr.
Mundelein, IL. 60060
(312) 945 – 9619

August 6, 2025

Village of Mundelein
Attn: STAR Business Grant Committee
300 Plaza Circle
Mundelein, IL. 60060

Subject: STAR Grant Application: Elevating Community Engagement Enhancement

Dear Mundelein STAR Grant Committee,

I am writing to respectfully request STAR program support for essential dance studio, a longstanding contributor to Mundelein's cultural and economic investment will enable us to better serve the public by creating a safer, enhanced environment primarily dedicated to dance instruction, workshops

While our core mission remains focused on developing dance education these enhancements will also increase the flexibility of our 4,000-square expand offerings through complementary, small-scale private sessions—classes, and specialized workshops—that support business sustainability our mission. This multifaceted use will augment our studio's viability, grow community hub and generating additional economic activity within the Village

1. Project Overview

We seek support to upgrade our ballroom dance studio with key chairs, chandeliers, a projector and screen, and a decorative photo enhancements are intended to improve the quality and range of wellness activities, while enabling responsible, strategic use of the classes and workshops that enhance our studio's cultural, educational

2. Hardship

Following the retirement of our employee, our operational resources constrained, making it difficult to sustain the studio's offerings and expects. Our mission—to inspire connection and wellbeing through To continue serving Mundelein's residents and meet the continuing wellness and dance programming, we must upgrade our facilities these essential improvements will be unattainable, putting the studio its ability to attract new students and clients at risk.

Staff Response

Community Development Staff contacted Lake Shore Dance Academy in response to the grant submittal:

- Advised that banquet facilities are **not permitted** in the M-MU District
- Provided **zoning variation** application
- Spoke with applicant by phone and follow-up email on August 6, 2026
- Send follow-up letter formally denying STAR Grant and reiterating the requirement for a variation on August 12, 2025



August 12, 2025

Anna Strojek
Lake Shore Dance Academy
206 Terrace Drive
Mundelein, IL 60060
(Via: lakeshoredanceacademy@gmail.com)

Re: S.T.A.R Grant Application – Lake Shore Dance Academy

Dear Ms. Strojek:

Thank you for your interest and for submitting the application for the S.T.A.R proposed project and the eligibility requirements of the program, it has does not qualify for S.T.A.R Program funding.

In the application, it is noted that the space would be used as a venue for functions. While we understand the intent, staff finds that operating as a venue would increase the intensity of the current use as an arts studio. Based on the zoning map, the space would be classified as a Banquet Facility, which is not a permitted use in M-MU Zoning District. At this time, the project is not eligible as proposed; for a Zoning Variation, which would allow the request to be reconsidered.

Thank you for your interest in the program. If you have any other questions, please call at 847-949-3282.

Sincerely,

Amanda Orenchuk, AICP
Director of Community Development

Regulatory History

The regulatory history is relevant because banquet facilities require ongoing compliance with:

- Zoning regulations
- Occupancy limits
- Building code
- Fire code
- Liquor licensing
- Life-safety requirements

The following timeline summarizes the regulatory and compliance history relevant to this request.



Timeline

Prior Liquor Licensing History

- **2021-2022:** Obtained a Village liquor license for serving alcohol at dance events. Did not obtain a state liquor license.
- **February 2023:**
 - Applicant attended a Village Liquor Control Commission meeting for interested parties.
 - Was advised both State and Village liquor licenses were required.
 - Did not follow through with an application.

LIQUOR CONTROL COMMISSION

MEETINGS

As needed

AGENDAS & MINUTES

Agendas are available prior to the meetings. Minutes are available following approval.

[View Most Recent Agendas and Minutes](#)

MEMBERS

- Robin Meier, Liquor Control Commissioner
- Daniel Juarez, Assistant Liquor Control Commissioner
- Kara Lambert, Assistant Liquor Control Commissioner
- Jennifer Grieco, Assistant Liquor Control Commissioner
- Tony Ugaste, Assistant Liquor Control Commissioner
- Erich Schwenk, Assistant Liquor Control Commissioner
- Arnold Krinski, Assistant Liquor Control Commissioner

MEMBERSHIP

The local liquor commission consists of the local liquor control commissioner, being the president of the board of trustees of Mundelein, and the six members of the board of trustees of the village.

TERM

Terms coincide with elected office as Mayor or Trustee.

Timeline

December 21, 2023

Police Department observed Facebook advertisement promoting a **New Year's Eve Event** with a **cash bar**.

Applicant was contacted and advised that alcohol could not be served without required licenses.

December 31, 2023

Police responded during New Year's Eve event.
Observed:

- Open alcohol
- Bottles of liquor behind counter
- Alcohol offered for sale

Applicant was instructed to cease serving alcohol.

Fines assessed at Administrative Ordinance Hearing in April 2024 for incident.

LAKE SHORE DANCE ACADEMY
PRESENTS
DECEMBER 31ST 2023
2024
NEW YEAR
Masquerade Ball
MUSIC, DANCING & S
TICKETS ONLY \$125
EARN FREE PRIVATE DANCE LESSON
Buffet Dinner F
Meat, Fish & Veget
Sweet Table
Champagne Toast
RSVP Required by 12/28/23, PARTY FRO
For Info & Tickets contact us at: 312
Location: 206 TERRACE DR, MUNDELEIN IL 60060 Email: LakeShoreDanceAcademy@gmail.com

Tickets: \$125 pp
Door Open: 7pm
Buffet style dinner: 7:30-8:30pm
Student Performance Show: 9:00pm
Open Dancing: 10:00pm-12:30am
Champagne Toast: 12:00am
Buffet Style Dinner Featuring:
Meat, Fish & Vegetarian Dishes,
Sweet Table, Cash Bar Wine & Beer
Champagne Toast at Midnight

Timeline

August 6, 2025

- Applicant submitted STAR Grant indicating interest in private banquets.
- Staff contacted applicant on August 6, 2025 to advise of variation requirement by phone and email. Follow up letter sent August 1, 2025.

September 2025

LUSSO Event advertisements begin for private event rentals.

- Website and social media presence established.
- Google reviews begin

WELCOME TO LUSSO EVENTS! CELEBRATE YOUR EVENT IN STYLE.

At LUSSO 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 LUSSO!

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](#)

IUSSO 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

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!

Anna Strojek
February 2 at 6:57 PM · Mundelein · 🌐

Planning a **SPRING** event? We still have a few dates left! 🌸🌿 We know spring planning is stressful, so make it easy with **LUSO!**

We host it all! Graduations, Birthdays, Baby/Bridal Showers, Religious/Cultural Milestones, & More!

✅ **BYOV:** Bring your favorite licensed catering/decor professionals (no extra fees!)

See more—👉 feeling lovely at **LUSO Events**.

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!!!

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.

Timeline

February 26, 2026

Code Enforcement violation issued to LUSO Events for operating banquet facility without zoning approvals.

March 14, 2026

Police responded to event at LUSO with approximately 50-75 attendees and observed:

- DJ
- Bartender
- Alcohol service

Citations issued for operating banquet facility without zoning approval, no certificate of occupancy, providing alcohol without liquor license.

Assessed fines for incident at May 26, 2026
Administrative Ordinance Hearing.



IN THE VILLAGE OF MUNDELEIN, ILLINOIS
ADMINISTRATIVE ADJUDICATION

VILLAGE OF MUNDELEIN, an Illinois Municipal Corporation,

Petitioner,

vs.

Lake Shore Dance Academy, Inc. d/b/a Lusso Events,

Respondent.

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED, pursuant to Section 2.101.010 of the Village of Mundelein, Illinois, to respond to allegations that you violated the Village of Mundelein, Illinois: **Unlawfully Operated A Banquet Facility In An Office District**

To wit, the respondent, through its employees or agents, unlawfully operated a banquet facility at 1000 North Terrace Drive, Mundelein, Illinois, in an Office Parks and Manufacturing District, in violation of Section 20.40.020 of the Ordinances of the Village of Mundelein, Illinois.

If you fail to appear at the above date and time, a finding of liability and further legal proceedings against you may occur. The maximum fine for this matter is \$750.00 per day for each day you are found to have violated the ordinance.

You are advised that if the respondent is a corporation, the respondent is the one responsible for the violation.

Under penalties as provided by law pursuant to Section 1-109 of the Code of the Village of Mundelein, Illinois, the undersigned certifies that the statements set forth in this instrument are true and correct.

Timeline

April 16, 2026

Applicant submitted variation application.

Staff understands banquet facility operations have ceased pending this request.

Village of Mundelein Planning and Zoning Commission Zoning Variance Application	
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED	
PROPERTY INFORMATION	ZONING
Address <u>204 and 206 Terrace Dr., Mundelein, IL 60060</u>	Current Zoning <u>MU - Manufacturing Mixed-Use</u>
Property Index Numbers (PIN) <u>11-31-206-001</u>	Proposed Zoning <u>MU - Manufacturing Mixed-Use (No Change)</u>
Size of Property <u>+/- 3,720 square feet</u> (sq. ft./acres)	Current Use <u>Dance studio</u>
Size of Building Space <u>+/- 3,720 square feet</u> (sq. ft.)	Proposed Use <u>Banquet and events use</u>
Size of Space Utilized <u>+/- 3,720 square feet</u>	
PETITIONER INFORMATION	PROPERTY OWNER INFORMATION
Business/Org. Name <u>Lake Shore Dance Academy Inc., d/b/a LUSSO EVENTS</u>	Business/Org. Name <u>TERRACE TRADE, L.L.C.</u>
Name <u>Anna Strojek c/o Atty. Katarina Karac, Birchwood Law LLC</u>	Name <u>Paul Barry</u>
Title <u>Managing Member of Lake Shore Dance Academy Inc., d/b/a LUSSO EVENTS</u>	Title <u>Authorized Officer of the Owner of the Property</u>
Address <u>13 WIMBLEDON COURT</u>	Address <u>1305 WILEY ROAD, UNIT 106</u>
City, State, Zip <u>LINCOLNSHIRE, IL 60069</u>	City, State, Zip <u>SCHAUMBURG, IL 60173</u>
Phone <u>312-945-9619</u>	Phone _____
Email <u>lakeshoredanceacademy@gmail.com</u>	Email _____
Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser	
SECTION OF ZONING ORDINANCE: <u>MMC Section 2040.020</u>	
DESCRIPTION OF PROPOSED ZONING VARIATION (Attach additional pages, if necessary)	
<u>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</u>	

Staff Analysis

The Planning & Zoning Commission should evaluate this request using the **Standards for Granting a Variation**.

Staff's primary considerations include:

- The applicant has **not demonstrated a hardship unique to the property**.
- The stated hardship relates to the business's financial viability rather than the property itself.
- Financial hardship is **not considered a land-based hardship** that warrants a variation.
- While parking is adequate, staff has concerns regarding the proposed use, compatibility with the industrial area, and the applicant's compliance history.

Consistency with the M-MU District

Existing Use

Arts Studio – defined as:

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

Why are Arts Studios permitted in M-MU?

- Instructional use
- Scheduled classes
- Specific clientele
- Predictable occupancy
- Low parking needs

Proposed **banquet facility** is substantially different in character and intensity than Arts Studio use.

- Private event rentals
- Food and alcohol service
- Entertainment
- Larger assembly

Staff finds this represents a **fundamental change in land use** rather than a continuation of the existing Arts Studio use.

Intent of the M-MU District

The M-MU District is intended to provide for:

- Research and development
- Manufacturing
- Warehousing
- Storage
- Office uses

Staff finds no distinguishing characteristic of the Terrace Trade Center that would **justify treating this property differently from other M-MU properties** where banquet facilities are not permitted.

Some non-industrial uses are permitted in the M-MU district, which are generally intended to serve a specific clientele and not intended to function as destination venues attracting large gatherings, such as:

- Pet daycare
- Self-storage
- Auto repair
- Shooting ranges
- Indoor amusement facilities (go-kart facilities, axe throwing, etc.)

Compatibility with the Surrounding Area

The subject property is located within the interior of the Terrace Trade Center Industrial Park.

Unlike commercial or mixed-use districts:

- No nearby pedestrian connections
- Regular semi-truck and industrial traffic
- Area not designed for visitors attending social events
- Lighting, visibility, and security generally not as robust

Additional considerations:

- Banquet facilities are permitted as Special Uses in seven commercial and mixed-use districts.
- Only **7.5%** of industrial buildings in the M-1 and M-MU districts remain vacant, demonstrating high demand for industrial space.

Comparison to Previous Approvals

The Commission recently approved **Ryse Athletic Club** within the M-MU District because the property:

- Occupies a standalone building
- Has a dedicated parking lot
- Is located on the north edge of the industrial district
- Is within walking distance of residential neighborhoods, particularly multi-family
- Functions as a transition between residential and industrial areas

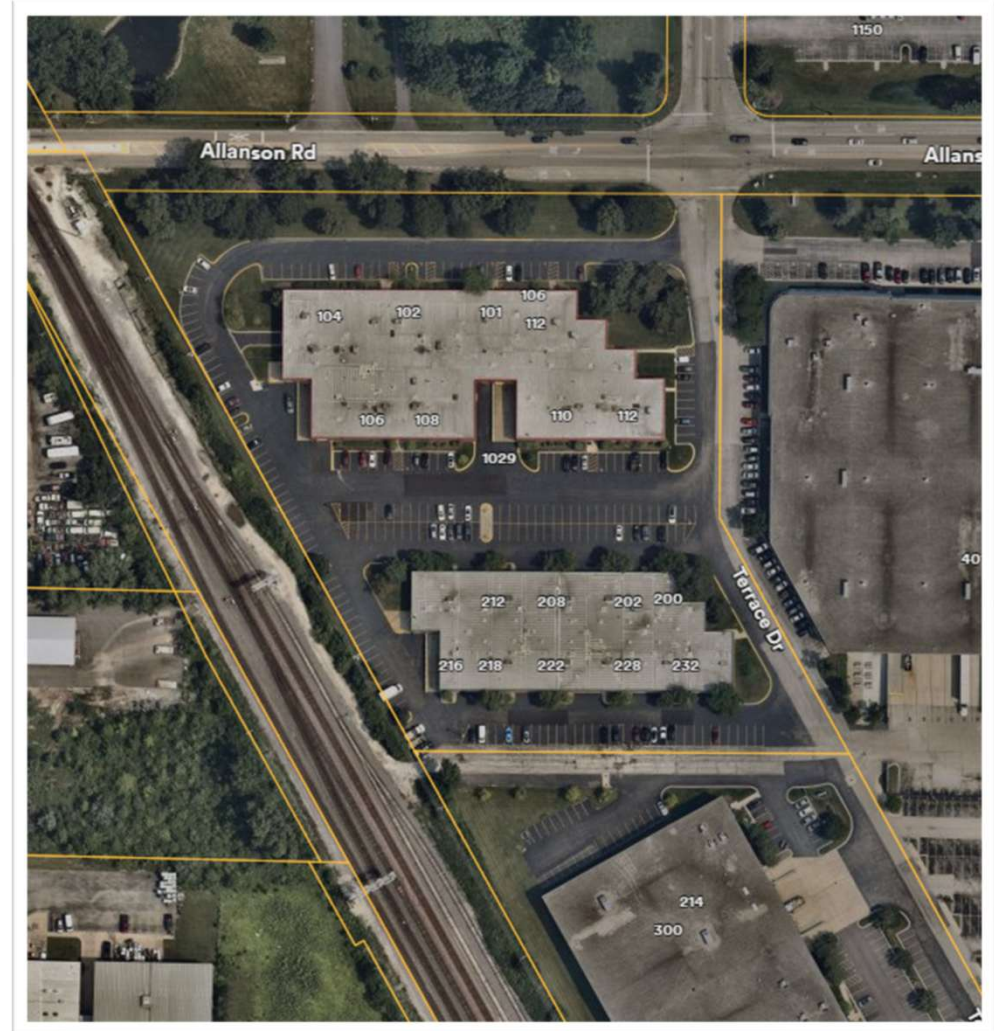
Those site characteristics are not present at the subject property. Unless other unique characteristics are identified, it should be considered whether approval would make it **more difficult to distinguish future requests for banquet facilities and other customer-oriented assembly uses** within the M-MU District.

Parking Analysis

Staff finds the site provides sufficient parking to satisfy the Zoning Ordinance.

- 236 parking spaces available
- Existing businesses require 89 spaces
- Banquet facility would increase Lake Shore Dance Academy's requirement from **8 spaces to 28 spaces**
- Total site parking demand would increase to **109 spaces**

Parking is not a concern.



Compliance History

Staff also considered the applicant's regulatory compliance history.

- Multiple verbal and written notices that a zoning variation was required before applicant began operating a banquet facility
- Documented liquor licensing violations
- Alcohol served after direct notice from the Police Department that doing so violated Village and State requirements

Staff finds this history relevant because banquet facilities require ongoing compliance with zoning, liquor licensing, occupancy, and fire and life-safety regulations.

Analysis Summary

Staff encourages the Commission to evaluate this request using the **Standards for Granting a Variation**, with particular consideration of:

- Whether a hardship unique to the property has been demonstrated;
- Whether the proposed use is compatible with the intent of the M-MU District and the surrounding industrial environment;
- The applicant's regulatory compliance history;
- The long-term implications of approving similar requests within industrial districts; and
- Staff comments received from other departments.

Standards for Granting a Variation

1. **The strict application of the terms of this Ordinance will result in undue hardship.**
2. **The plight of the owner is due to unique circumstances.**
3. **The variation, if granted, will not alter the essential character of the locality.**
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 the regulations were to be carried out.
5. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
6. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
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.
8. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
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.

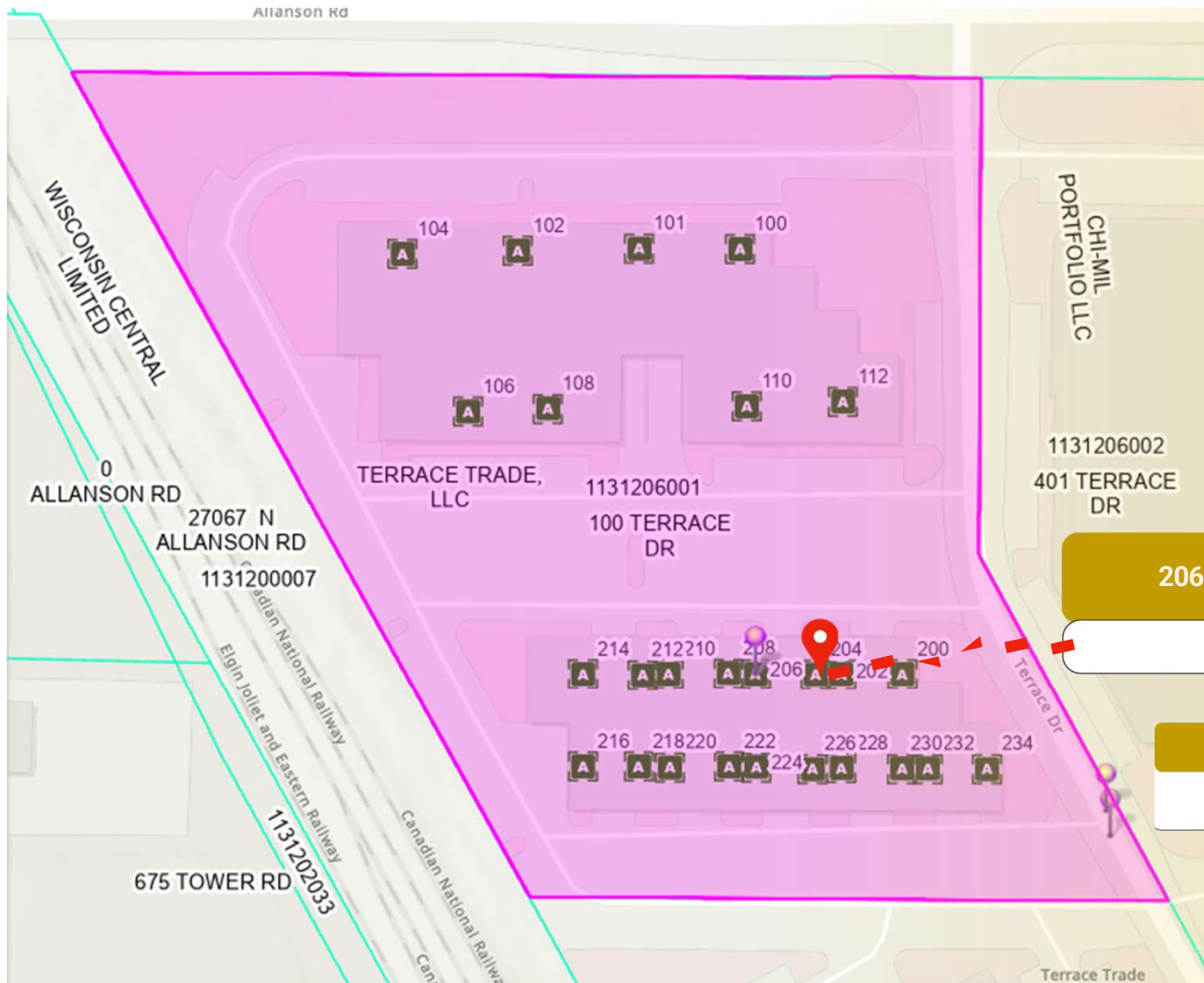


Questions?

204 & 206 Terrace Dr., Mundelein IL, 60060

Applicant: Lake Shore Dance Academy Inc., d/b/a LUSSO EVENTS

 info@birchwood.law  birchwood.law  224-955-7095



BIRCHWOOD ^{LLP} LAW
Land Use & Zoning



206 Terrace Drive, Mundelein, Illinois, 60060

PIN 11-31-206-001

ZONING

MU-Manufacturing Mixed-Use



Property Overview

Existing Conditions

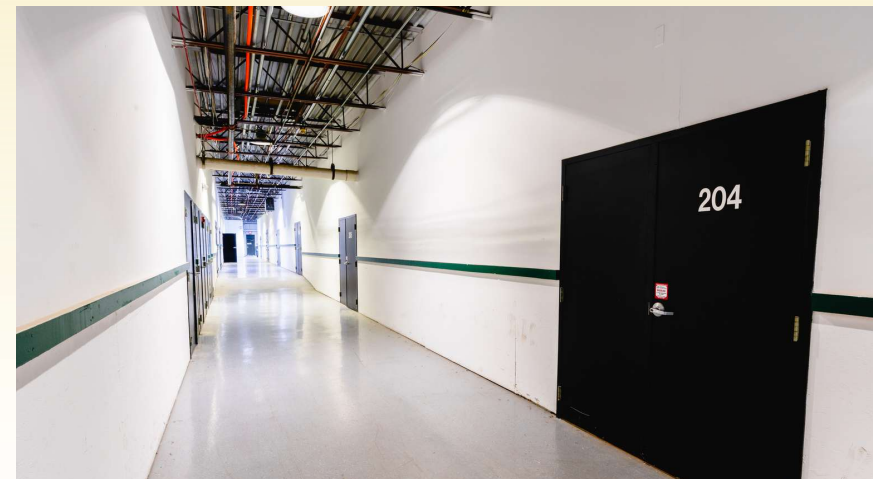
- **Location:** 204 & 206 Terrace Drive, Mundelein, IL
- **Zoning:** MU – Manufacturing Mixed-Use
- **Current Use:** Dance studio
- **Building Size:** Approx. 3,720 sq. ft.
- **Property Context:**
 - Part of a larger commercial/industrial development (~6.55 acres)
 - Surrounded by non-residential uses only (industrial/commercial)
 - No nearby residential properties

Requested Use Variation

Requests approval to allow limited private, pre-booked events accessory to the existing dance studio within the current tenant space at 204 and 206 Terrace Drive, with no exterior expansion, site changes, or building modifications proposed.

About the Applicant / Business Owner

- Lake Shore Dance Academy Inc., d/b/a Lusso Events operates a dance studio at 204 & 206 Terrace Drive in Mundelein.
- The studio uses the existing indoor space for dance instruction, group classes, and related activities in a supervised setting.
- The applicant is seeking to continue using that same space in a limited, managed, and pre-booked manner for private events accessory to the existing studio operation.
- The request is tied to the existing indoor business use, not to a new stand-alone banquet hall or entertainment venue.
- No building expansion, exterior site changes, or building modifications are proposed.
- The proposal is intended to allow continued productive use of the existing tenant space while keeping operations indoor, controlled, and site-compatible.



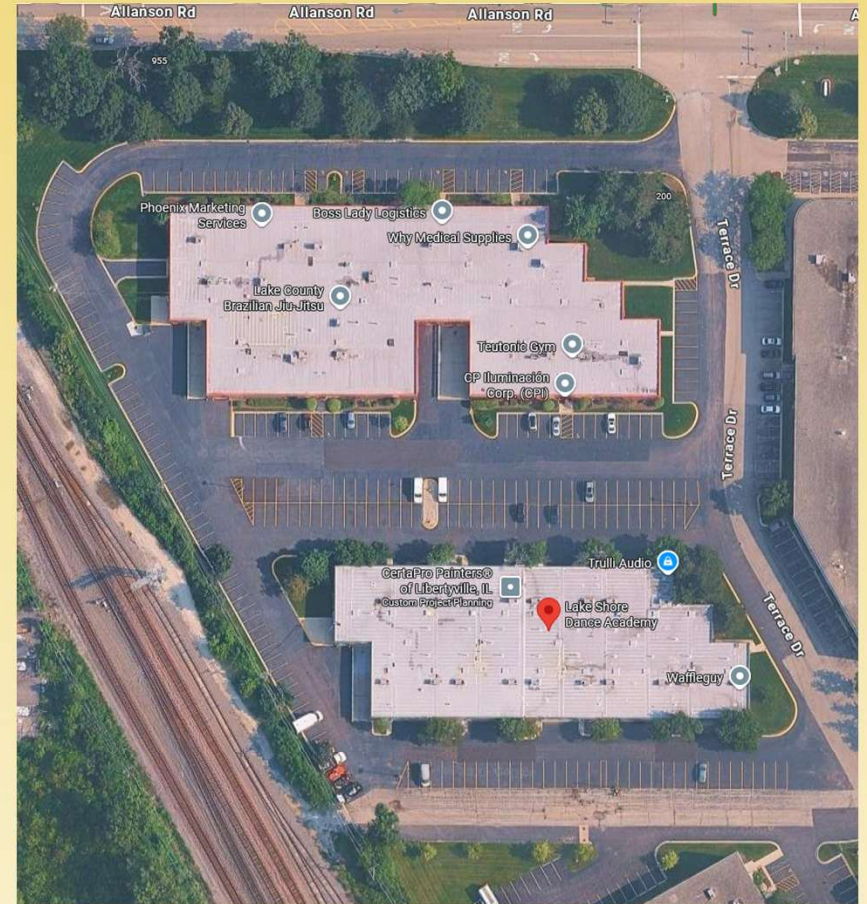
Site Context

- The Subject Property is part of the Terrace Trade Center, a multi-tenant commercial/industrial development.
- Surrounding zoning is MU to the north, south, and east, and M-1 General Manufacturing to the west.
- The Village's Future Land Use Plan identifies the area as Office/Business Park.
- The Subject Property is not immediately surrounded by residentially zoned property.



Site Context

- The businesses nearby are predominantly light industrial and service, with a few recreational/instructional, retail, and office uses mixed in.
- Of the 30 businesses within a quarter mile of 206 Terrace Drive, the substantial majority keep standard weekday business hours — roughly 7:00–9:00 AM to 4:00–6:00 PM, Monday through Friday, closed on weekends.
- The main exceptions are two fitness uses — Lake County Brazilian Jiu-Jitsu (evenings, to 9 PM) and Teutonic Gym (listed 24-hour, typical of keyfob access)





Existing space / current operations

- The tenant space is currently operated as a dance studio.
- The space contains approximately 3,720 square feet.
- No interior or exterior building modifications are proposed as part of this application.
- The request concerns use of the existing indoor space, not physical expansion of the site.



Coat Room

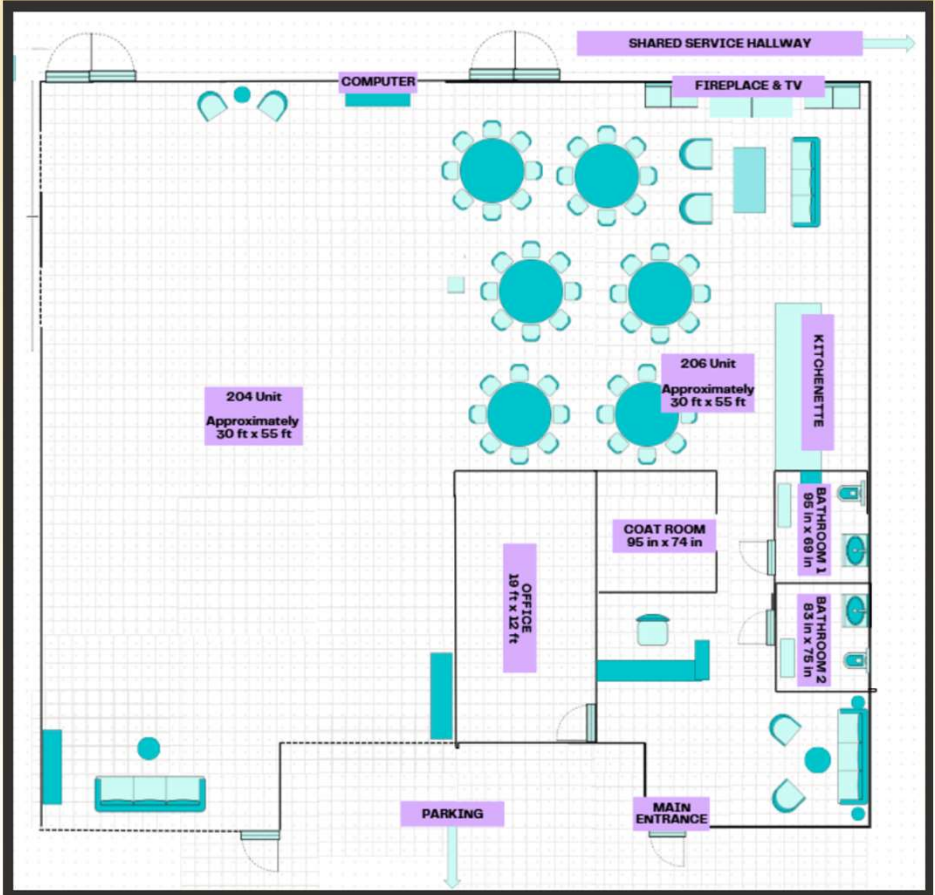


Kitchenette



Bathroom

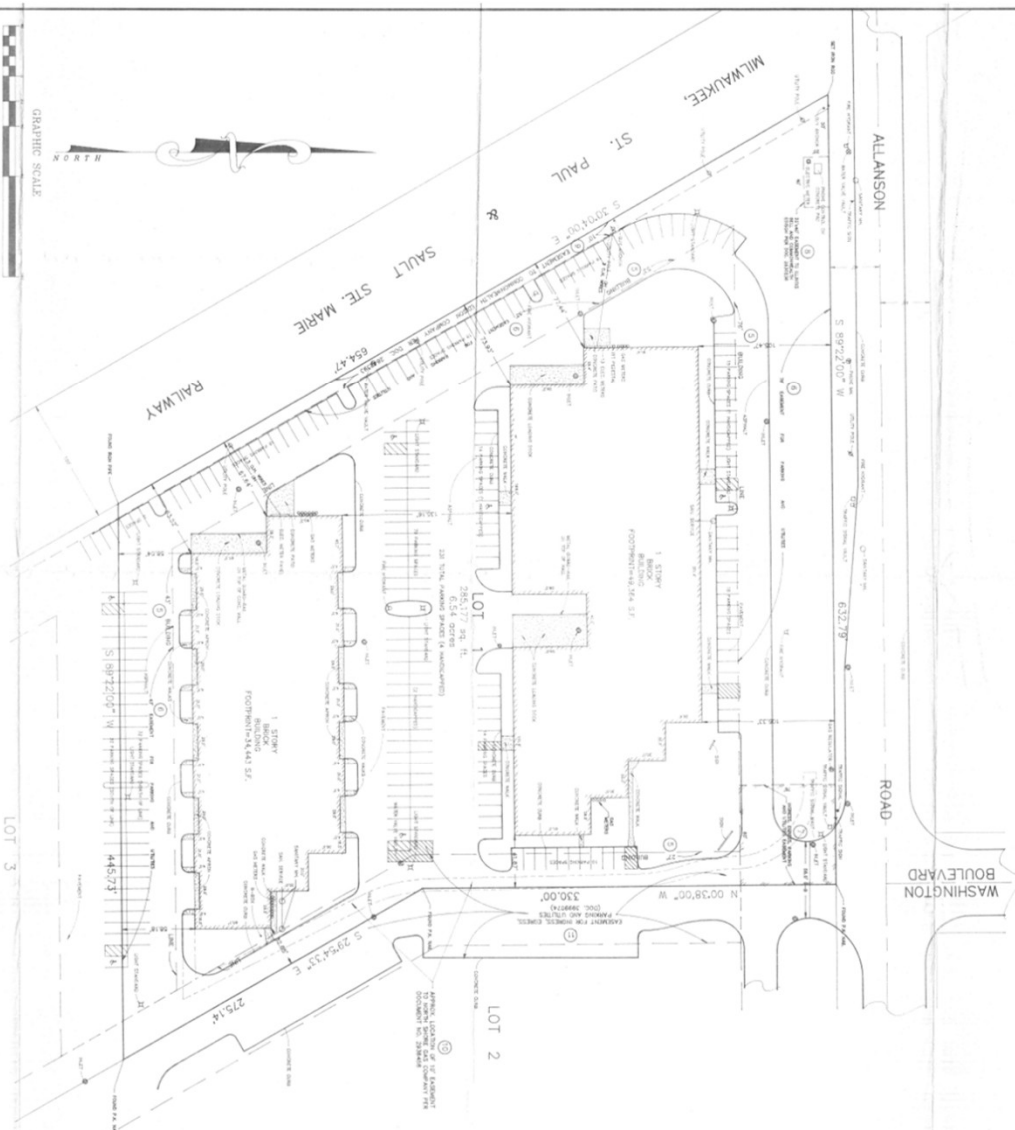
Floor Plan



ALTA / ACSM
IND TITIE STIP

PARCEL 1, U. S. IN THE TRACT CENTER, BEING A COMBINATION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 44, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREIN, RECEIVED JULY 28, 1893, AS CORRECTED 1899/10, IN LAKE COUNTY, ILLINOIS.

PROPERTY ADDRESS
100-234 TERRACE DRIVE
MUNDELLEN, ILLINOIS 60060



DATE FEBRUARY 13, 2001

GRAPHIC SCALE

4

NOTES

1. TITLE RECORD COMPANY POLICY AND CAPITAL STRUCTURE (PAGE 486), 3/1/2003

2. ACCORDING TO L2000 MISPLACED TRUST, AKA PAGE 163 OF 236, MR. THE CARPENTER PROPERTY, 151 WHITE OAK DRIVE, SUITE 4, AKA45 RETURNED TO BE OFFICE 500-796-1030/454

3. TOTAL AREA OF THE ABOVE-CARPENTER PROPERTY IS 6.54 ACRES OR 284,577 SQUARE FEET.

4. REVENUES ARE BASED ON AN ASSIGNED RENTING OF 5000 SQ/FT OF CARPENTER AND THE REMAINDER OF THE ABOVE-CARPENTER PROPERTY, DISTANCE PROPERTY, HEDLEY ARE 1000 IN FEET AND REMAIN, PAVING SOLAR, COMBINED TO 12 IN. AND ARE NOT TO BE ASSIGNED BY

THE CARPENTER IS NOT CARRIED IN THE UNPAIDED DEBT, IS AVOIDED HEREIN.

THE CARPENTER ARE TOTAL PARKING SPACES, 4 OF WHICH ARE UNOCCUPIED

THE FOLLOWING LISTED ARE THE DOCUMENTS OF THE PROJECT
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. 399674.

WATER VALVE

1. FREE HUBBART

2. STONE MANHOLE

3. BELT

4. SANITARY MANHO

5. UTILITY POLE

6. LIGHT STANDARD

7. CONCRETE CURB

8. PEDESTAL

9. TRAFFIC SIGN

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

[illegible]

CHAMBERLIN / MASSE ENGINEERING
LAND SURVEYORS ~ PLANNERS ~ ENGINEERS

RECORDED BY: V.J.M.	F.B. 16-A PG. 5	1. OF 1.
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R/F 5-Tenue Trade/Lake Shore Dance/Lake Shore Dance Lease/docs

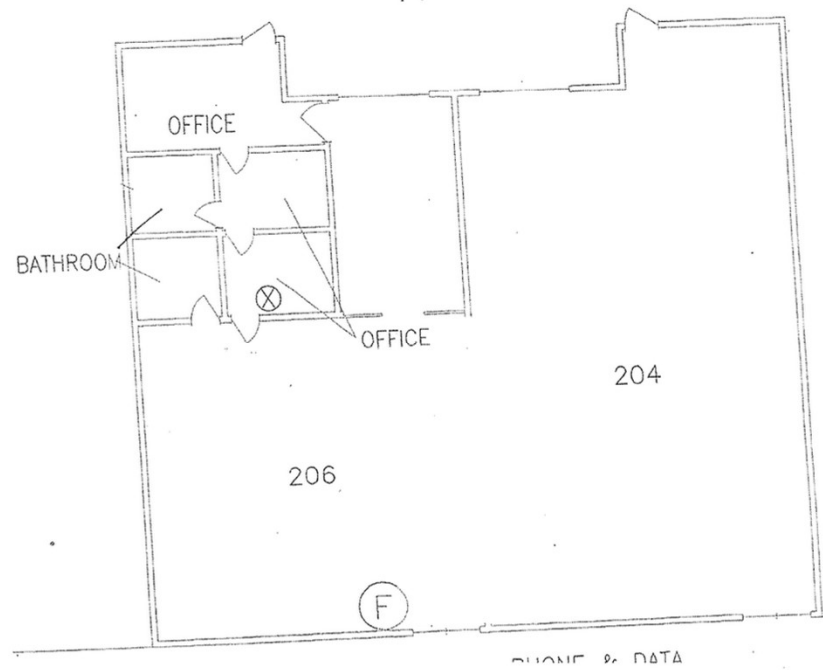
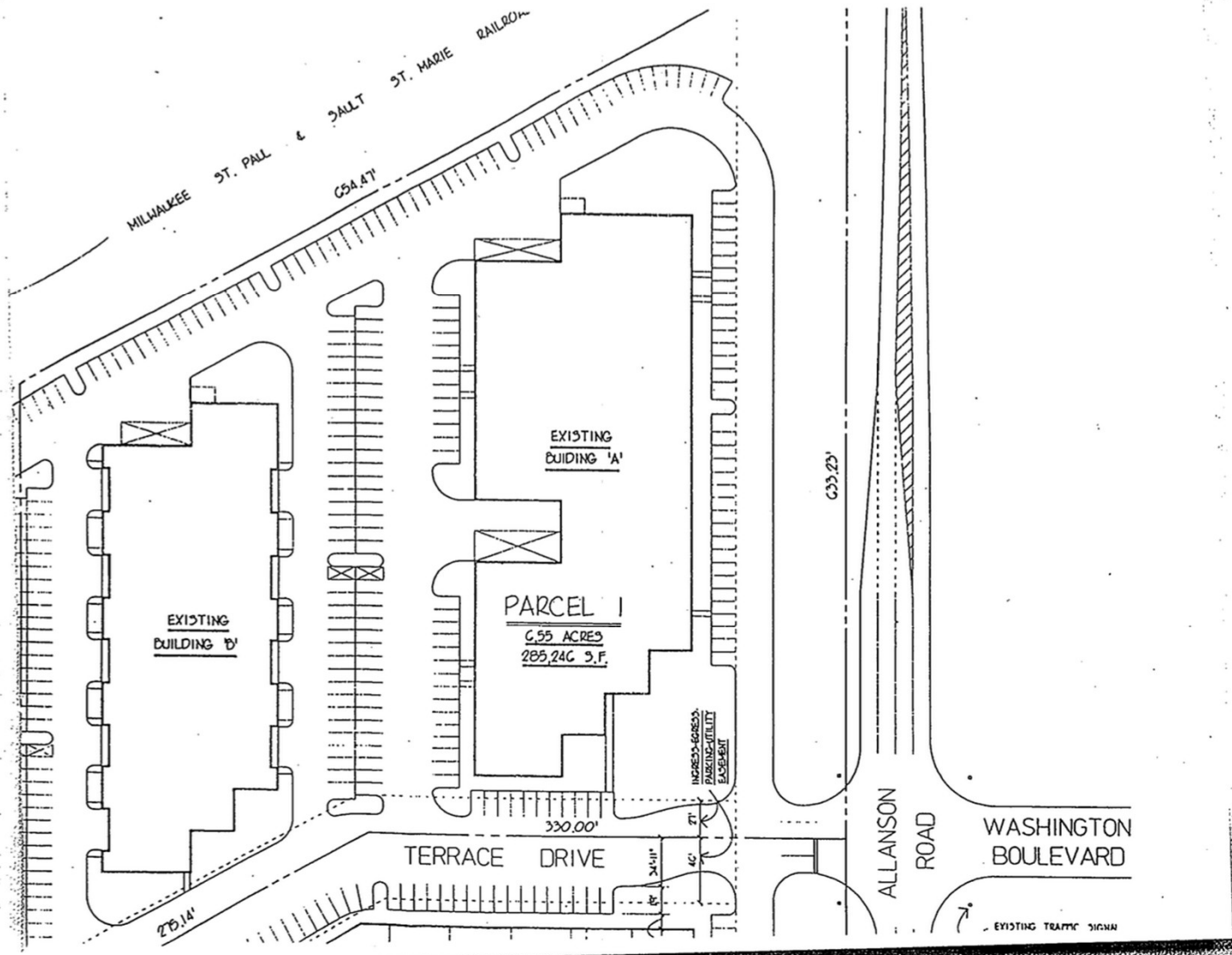


EXHIBIT A
Space layout



Requested Use Variation

The applicant seeks approval of a use variation to allow a limited private event use within the existing tenant space. Events would be private, pre-booked, invitation-only, and not open to the general public.

- Private events by reservation only
- Invitation-only; not open to the general public
- Typical events may include:
 - birthdays
 - anniversaries
 - baby showers
 - bridal showers
 - graduation parties
 - communion parties
 - limited corporate gatherings
- No more than one event per day
- No more than two events per week

Operational Parameters

- Location: Existing indoor tenant space only
- Expected Attendance: Generally 60–90 guests
- Days: Primarily Fridays, Saturdays, and Sundays
- Event End Time: No later than 12:00 a.m., including cleanup
- Food Service: Catered food; no on-site food preparation
- Alcohol: Only if permitted if Applicant obtains a liquor license
- Alcohol Cutoff: Approximately 45 minutes before event conclusion
- Staffing: 2–3 staff members, including on-site event manager
- Guest Departure: Guests expected to depart within approximately 20 minutes after event conclusion



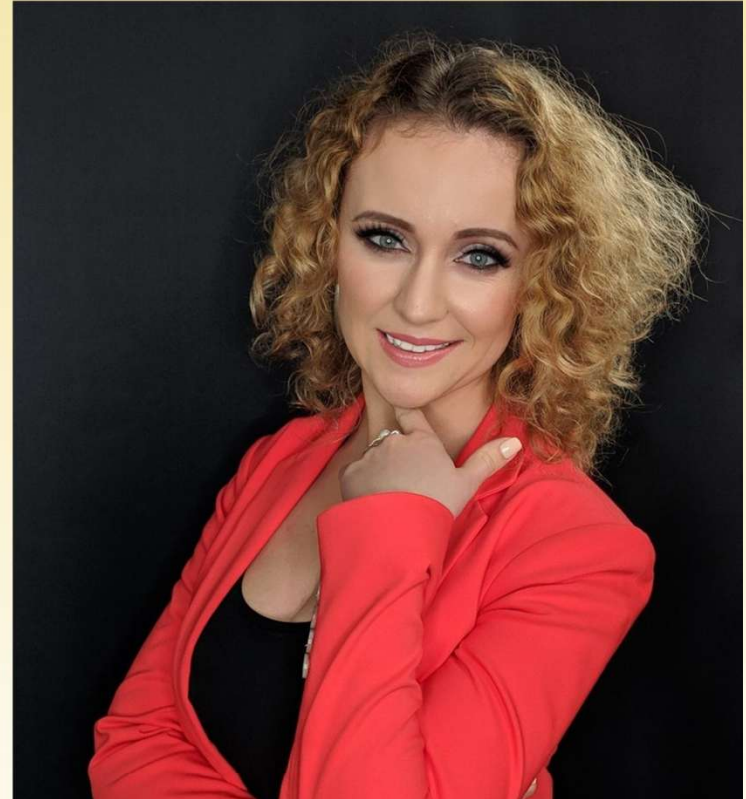
Community Benefit

- The proposed use would allow the existing studio to support more family-oriented and community-centered events.
- The use would activate an existing commercial tenant space without creating new construction or expanding the building footprint.
- The proposal helps maintain occupancy and business activity within an established commercial/industrial development.
- The requested variation would support a local small business while preserving the character of the surrounding area.



Why Events?

- The existing facility has successfully accommodated dance classes, showcases, social dance events, and group activities over the years.
- Anna has extensive experience supervising groups of varying sizes and ensuring a safe environment for students, families, and guests.
- Through her professional background, she understands event coordination, emergency preparedness, and participant safety.



Anna Strojek
Founder – Lake Shore Dance
Academy & Lusso Events

Community – It's More than Dance

- Anna has worked with seniors from assisted living facilities, helping improve mobility, confidence, and social engagement.
- She has taught students with Parkinson's disease and was featured alongside a student in an AbbVie story highlighting the positive impact of dance and movement therapy.
- She has worked with children, teens, adults, and individuals with autism and other developmental challenges.



Operational Controls

- A designated on-site manager will be present during all events.
- Written rules will be provided as part of the rental agreement.
- Staff will manage guest entry and exit.
- Staff will monitor interior and exterior areas.
- The applicant reserves the right to end events early in the event of disruptive or unsafe behavior.



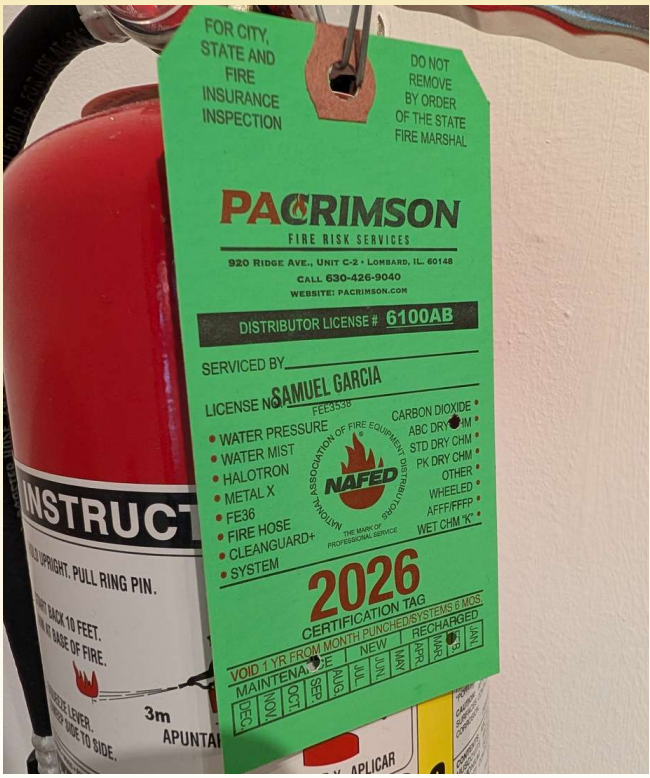
BIRCHWOOD  LAW
Land Use & Zoning

- No outdoor use, smoking, pyrotechnics, fog machines, or special effects will be permitted.
- Temporary décor will be limited to interior decorations only.
- Trash and recycling will be disposed of in designated common-area dumpsters.
- Cleanup will occur the same night, with deeper cleaning later that night or the following day as needed.



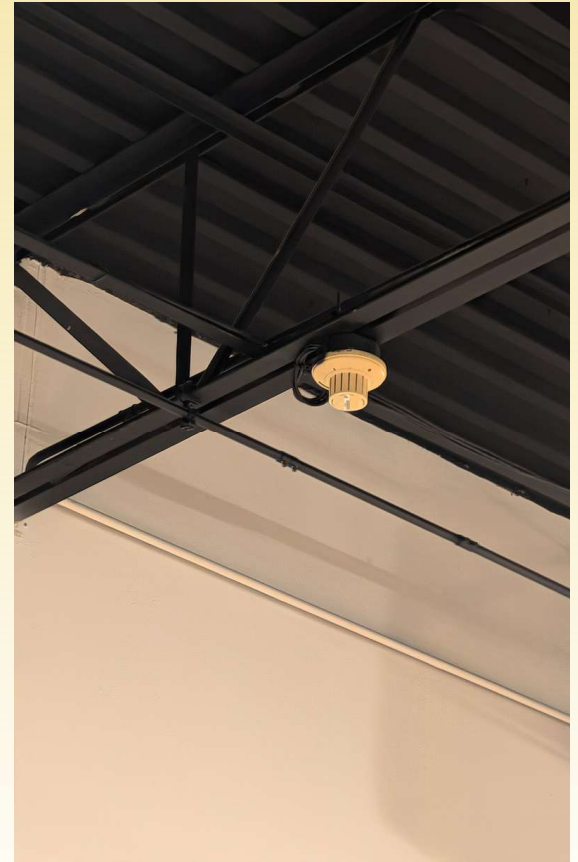
Life Safety and Facility Controls

- Professionally inspected and certified fire extinguishers (2026 inspection).



Life Safety and Facility Controls

- Existing sprinkler/fire suppression system throughout the premises.



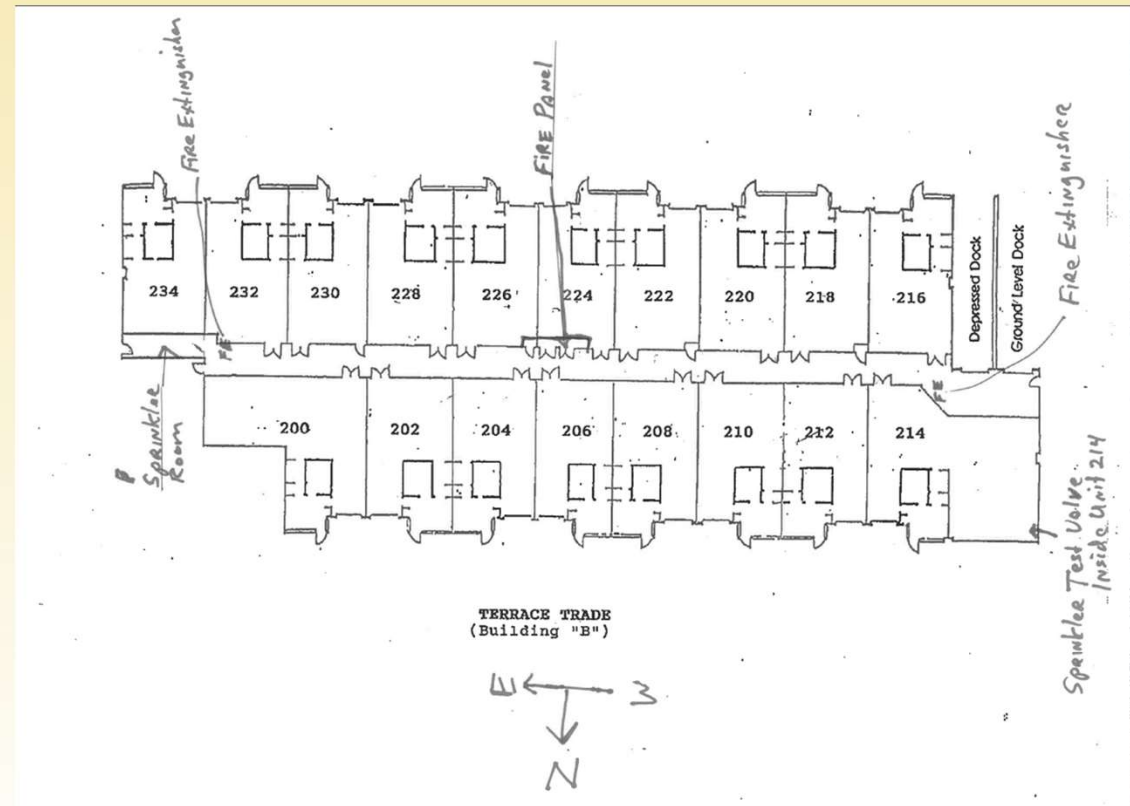
Life Safety and Facility Controls

- Fire-rated safety curtain separating event areas.



Life Safety and Facility Controls

- Building equipped with required fire safety equipment and maintained in good working order.



Standards for Approval



Why Relief Is Required

- The property is zoned M-MU – Manufacturing Mixed-Use.
- Under the ordinance:
 - Arts Studio is permitted in M-MU
 - Banquet Facility is not listed / not allowed in M-MU
- The applicant currently operates a dance studio lawfully at the property.
- The requested use variation is needed to allow private event activity that is not currently permitted as of right.

Standards for approval: site compatibility



Why the Request Will Not Harm the Area

- Events will be private, pre-booked, and invitation-only.
- No simultaneous events are proposed.
- No outdoor music, outdoor gatherings, or outdoor queuing are proposed.
- Staff supervision will be present during all events.
- Parking is on-site and shared within the existing development.
- The use remains within the existing building and does not change the site's exterior character.
- Events will take place during the off-hours of nearby businesses

Standards for approval: public welfare / character



Why the Requested Relief Is Reasonable

- The property is an existing improved commercial unit within a larger non-residential center.
- The request concerns limited private events within an existing indoor tenant space that is already used for dance-related activities.
- The site's physical setting, parking, circulation, and surrounding non-residential zoning make it more suitable for this limited use than a residentially sensitive location.
- The requested relief would allow continued productive use of the tenant space without site expansion or exterior change.
- The proposed conditions are intended to keep the use controlled and compatible with the district.

Standards for approval: hardship / ordinance intent



Petitioner's Responses to Staff Report

Petitioner's Responses to Staff Report



ABOUT THE PETITIONER

STAFF SAYS (P. 6, 10):

"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." — Fire Inspector

"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."

RESPONSE

- Petitioner has taken steps to address staff's concerns, and will not operate without compliance
- Petitioner Immigrated from Poland, 2005
- Mundelein Best Business 2026; The Knot award, 8 years running
- national-level ballroom competitor; 15 years teaching; 30+ dance styles, ~400 five-star reviews
- - Taught Parkinson's patients, assisted living residents, autistic young adults

Petitioner's Responses to Staff Report



THE TRADE CENTER IS ALREADY MIXED

STAFF SAYS (P. 8):

"The subject property is located well within the Terrace Trade Center industrial park and is surrounded almost entirely by industrial businesses."

RESPONSE

- Staff's own tables list THREE Arts Studios in this center
- Plus three offices and contractor storage
- The public already comes here daily — dance, jiu-jitsu, gym
- The essential character is already mixed

Petitioner's Responses to Staff Report



BANQUET CLASSIFICATION: NOT DISPUTED

STAFF SAYS (P. 8):

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."

RESPONSE

- Petitioner agrees it is a banquet facility — no argument
- She should have obtained approvals first. She did not.
- She has stopped operating
- She is here asking permission

Petitioner's Responses to Staff Report



THE COMPLIANCE RECORD IS INCOMPLETE

STAFF SAYS (P. 5–6):

"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."

RESPONSE

- C of O application disclosed group classes and special events and was approved.
- Held valid Village liquor licenses in **2021, 2022, and 2024** and corresponding Illinois State Liquor Licenses.
- BASSET certified; attended Village liquor meetings and appeared before the Village when required.
- Previous licensing and inspection issues resulted in part from administrative errors by a former employee who is no longer with the Academy.
- New manager now oversees licensing and regulatory compliance.
- Petitioner acknowledges prior mistakes, has ceased operations requiring approval, and is proactively working to ensure full compliance.

Petitioner's Responses to Staff Report



COMMUNITY BENEFIT & ECONOMIC IMPACT

STAFF SAYS (P. 5-6):

"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."

RESPONSE

- The use variance will increase economic activity and local spending within the Village.
- Provides an additional safe, welcoming venue for families and the Mundelein community.
- Existing Academy clients have repeatedly requested the facility for bridal showers, baby showers, birthday parties, and similar private events, demonstrating a genuine community need.
- Encourages cross-promotion with neighbouring businesses, increasing foot traffic and supporting nearby commercial establishments.
- Generates positive word-of-mouth and social media exposure for the Village.
- Supports local economic growth through increased tax revenue, job creation, and retention of skilled employees.

Petitioner's Responses to Staff Report



COMPREHENSIVE PLAN

STAFF SAYS (P. 6):

"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."

RESPONSE

- The Plan is advisory — Sec. 20.16.030(F)(1) supplies the binding standard
- The objective targets uses that WEAKEN industrial function. This one does not.
- No industrial tenant is displaced; no industrial square footage is lost
- Events run when the neighbors are closed — coexistence, not encroach

Petitioner's Responses to Staff Report



NO COMMUNITY OBJECTIONS

STAFF SAYS (P. 6):

"No public comments were received."

RESPONSE

- Zero public comments were received on this application
- Not one neighbor objected — in a business park full of businesses
- Sec. 20.16.030(F)(2)(c) asks whether this harms the public welfare nearby
- The neighborhood was notified, and it has said nothing against the petitioner's proposed use

Petitioner's Responses to Staff Report



FIRE CHIEF: NO OBJECTION

STAFF SAYS (P. 6):

"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."

RESPONSE

- The department that would respond to an emergency here has NO ISSUES
- Sec. 20.16.030(F)(2)(d) asks about danger of fire — the Chief has answered it
- What remains is the routine review every assembly space must pass – petitioner plans to comply with all life safety requirements
- This defeats any suggestion that the use is inherently unsafe

Petitioner's Responses to Staff Report



PUBLIC WORKS: NO OBJECTION

STAFF SAYS (P. 6):

“No comments.”

RESPONSE

- No traffic concern. No drainage concern. No infrastructure concern.
- Public Works reviewed this application and had nothing at all to raise
- This further answers the Sec. 20.16.030(F)(2)(d) congestion inquiry

Petitioner's Responses to Staff Report



POLICE: NO OBJECTION TO THE USE

STAFF SAYS (P. 6):

"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... Otherwise, we would have no objections."

RESPONSE

- The Police Department has no objection to the use
- His concern is her history — a licensing matter, not a land-use problem
- Petitioner's Proposed Condition: a security and event plan approved by PD
- Petitioner's Proposed Condition: no alcohol until ALL Village AND State licenses are in hand

Petitioner's Responses to Staff Report



DEPARTMENT REVIEW COMMENTS ADDRESSED

STAFF SAYS (P. 6-7):

"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."

RESPONSE

- #6: extinguishers PASSED inspection this year — invoice and 2026 tags
- #1, 2, 5: the 204 door becomes the entrance; hallway and exits will be kept clear
- #3, 4, 8: panic hardware, flame-proofing, shunt device —will be installed and documented
- #7, 9: The building has passed fire inspections and has a sprinkler system

Petitioner's Responses to Staff Report



NOT A GENERAL-PUBLIC USE

STAFF SAYS (P. 8):

"A banquet facility, by contrast, is intended for gatherings of the general public involving private events, food service, entertainment, and potentially alcohol service."

RESPONSE

- Sec. 20.68 defines it as the "prearranged hosting of private events"
- Sec. 20.48.040(I)(2) PROHIBITS selling admission at the door to the public
- It is closed and invitation-only. The use does not general admission off the street.

Petitioner's Responses to Staff Report



M-MU ALREADY ALLOWS MOVIE THEATERS

STAFF SAYS (P. 8):

"Those permitted non-industrial uses generally serve a specific clientele and are not intended to function as destination event venues attracting large gatherings."

RESPONSE

- M-MU permits an Indoor Amusement Facility as a SPECIAL USE (Sec. 20.48.040(H))
- The Code defines that as "movie theaters, bowling alleys, pool halls" + snack bars
- Those draw the walk-in public. A banquet facility legally cannot.
- The M-MU purpose clause itself admits "more intensive commercial uses"

Petitioner's Responses to Staff Report



PEDESTRIAN CONCERNS: TIMING IS THE ANSWER

STAFF SAYS (P. 8):

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

RESPONSE

- Events run in the evenings and on weekends when the warehouses, factories, and offices are CLOSED
- The schedules are complementary — the two uses would rarely compete
- The site is car-oriented and allows pedestrians to enter and exit other existing non-industrial uses
- Staff concedes in that truck traffic DECREASED after Amazon left

Petitioner's Responses to Staff Report



SEVEN DISTRICTS & THE VACANCY FIGURE

STAFF SAYS (P. 9):

"Staff believes banquet facilities are generally better suited for commercial or mixed-use areas designed to accommodate members of the public."

"...only 7.5% of buildings in the M-1 and M-MU zoning districts remain unoccupied, indicating a high demand..."

RESPONSE

- In all seven of those districts, a banquet facility requires a USE variation (not permitted by right)
- Never as of right — anywhere in Mundelein. Always conditioned, always case-by-case.
- This existing space is not vacant industrial — it has operated as a permitted Arts Studio since 2021
- Approval removes ZERO industrial square footage from the market

Petitioner's Responses to Staff Report



PARKING: STAFF AGREES IT WORKS

STAFF SAYS (P. 9):

"Based solely on parking, staff finds the site provides sufficient parking to satisfy the Zoning Ordinance."

RESPONSE

- 236 spaces available. 109 required. A 127-space surplus.
- These are staff's own figures — staff concedes the site complies
- The one objective, code-based test anyone applied to this property
- Peak event demand does not overlap the daytime industrial tenants

Petitioner's Responses to Staff Report



THE CODE ANSWERS NONCOMPLIANCE CONCERN

STAFF SAYS (P. 10):

"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."

RESPONSE

- The Petitioner agrees completely that assembly life-safety is serious. She is not asking anyone to relax a single fire or building code requirement, and the conditions she offers would bar her from opening until every one of them is inspected and approved.
- But "staff lacks confidence" is a reason to CONDITION an approval — not a reason to deny one.
- Section 20.16.030(K) exists for precisely this situation. A use variation may be revoked if its conditions are not met, or if compliance "is not maintained at any time."

Petitioner's Responses to Staff Report



WHY APPROVE WITH CONDITIONS

STAFF SAYS (P. 10):

"For the reasons discussed above, staff recommends denial of the requested variation."

RESPONSE

- Fire: no issues. Public Works: no comments. Police: no objection to the use.
- Public: zero objections. Parking: staff concedes a 127-space surplus.
- Three Arts Studios already operate inside this very center
- Every concern is answered by a condition

Petitioner's Responses to Staff Report



Requested Action:

The applicant respectfully requests approval of the use variation for 204 and 206 Terrace Drive to allow a private, pre-booked banquet / event use within the existing tenant space, subject to the operational limitations presented.

- Existing indoor tenant space
- No building expansion
- No exterior site changes
- Non-residential commercial/industrial setting
- Limited frequency and guest count
- Staffed and operationally controlled use

Standards for approval:



Comments/Questions?

Business Registration, Zoning and Occupancy Application

Please allow 2 to 3 business days for the Village to review your completed form. Village Staff will contact the Business Owner or Manager to arrange an inspection of the premises with the Village Building and Fire Inspectors.

Please Complete the Following Information for Each Business Owner

Owner or Corporate Name:	ANNA STRZEK		
Address:	521 BROADWAY ST Apt 2C		
City, State, ZIP Code:	AUBURNVILLE		
Phone:	312 945 9619	Cell Phone:	
Email:			

Owner or Corporate Name:			
Address:			
City, State, ZIP Code:			
Phone:		Cell Phone:	
Email:			

Please Complete the Following Information for the Business

Business Name (DBA):	LAKE SHORE DANCE ACADEMY		
Address:	208 TERRACE DR MUNDELEIN IL 60062		
Business Phone:	312 945 9619		
Manager:		Manager Phone:	
Employee Information:	# _____ Full Time	# _____ Part Time	# _____ Jobs Created

Application Information

☐ New Business	☐ Name Change	☐ Address Change	☐ Ownership Change
Please describe your business and its operation: Ballroom Dance Studio providing dance lessons for single or couples. We teach adults, wedding couples social dances and latin and standard dances. We also offer group classes. Studio also offers rentals for special occasions. NOTE: Individual Licenses are required for the following: pawnbrokers, dealers in secondhand goods, pet shop operators, taxicabs, liquor sellers, adult-oriented businesses, massage establishments, video gaming, medical cannabis dispensaries, waste haulers, and tobacco sellers. Please initial _____			

Emergency Contact/Key Holder Information

Name:	ANNA STRZEK	Phone:	312 945 9619
Email:	strzekanna@gmail.com		
X	[Signature]		
Signature of Business Owner/Authorized Agent		Date	

For Office Use Only-Building and Zoning Review

Zoning	Building
BUSINESS USE:	BUILDING TYPE:
ZONING DISTRICT:	OCCUPANCY CODE CLASSIFICATION:
ORDINANCE TYPE:	FIRE SUPPRESSION SYSTEM:
APPROVED BY:	IS A BUILDING PERMIT REQUIRED?

Please return application to Village of Mundelein, Attn: Building Department, 300 Plaza Circle Mundelein, IL 60060 with \$25.00 registration fee

If additional space is required, please attach separate sheets as needed.

PAB 5/7/19

Applicant Exhibit A

JANUARY



DISCO NIGHT 1/13/18

APRIL

FOR LADIES ONLY! 4/7/18



7PM - 10PM - NO MEN

4/13/18 7PM-11PM

SWING & SALSA with SINGLES DANCE!

GREAT GATSBY/ROARING 20'S 4/21/18



LIVE BAND - The Falconaires

JULY

FOR LADIES ONLY! 7/7/18



7PM - 10PM - NO MEN

HAVANA NIGHT - ALL WHITE PARTY 7/21/18



FT. Saxophonist Gerald Holden

OCTOBER

MASQUERADE BALL 10/27/18

LIVE BAND - The Falconaires



DRESS UP & DANCE! ®



FEBRUARY



SWEETHEART DANCE 2/10/18

FT. The Big Band Sound of Deerfield



MARDI GRAS 2/24/18

MAY



CINCO DE MAYO 5/5/18



BIG BAND DANCE 5/19/18

Ft. Bill's Little Big Band

AUGUST

SQUARE DANCE EVENT 8/11/18



ADULT PROM 8/18/18

FT. LIVE BIG BAND

Ft. Bill's Little Big Band



NOVEMBER

11/3/18



LIVE Ballroom music w/KEVIN CATCHING

VETERANS DAY DANCE NIGHT 11/10/18

www.dress-dance.com

MARCH



WESTERN NIGHT 3/10/18

ST. PATRICK'S DAY 3/17/18

FT. McNulty IRISH DANCERS

JUNE



MOTOWN PARTY 6/2/18

ENTERTAINMENT



HAWAIIAN LUAU 6/23/18

ENTERTAINMENT



SEPTEMBER

FOR LADIES ONLY! 9/15/18 -DISCO

7PM - 10PM - NO MEN



JAZZ NIGHT 9/14/18

with Jim Jacobs Jazz Trio



DECEMBER

ALL RED PARTY 12/15/18

LIVE BAND - The Falconaires



NEW YEARS EVE 12/31/18



Applicant Exhibit
B

DRESS UP & DANCE! ®

Call us: 224.475.0984

[Home](#)

[Calendar](#)

[Club Specials](#)

[Dance Videos](#)

[Contact Us](#)

CONTACT US:

DRESS UP & DANCE!

224.475.0984

206 Terrace Drive

Mundelein, IL 60060

*Gift Certificates *Club Rental *Open Access Party

*Request a monthly calendar

Hours:

Sunday *Check Calendar

Thursday 7pm - 10pm

Friday 7pm - 11pm

Saturday 7pm - 11pm

Applicant Exhibit C

OCTOBER 2018**DRESS UP & DANCE!**www.dress-dance.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 BASICS Ballroom/Latin Lesson only 7pm – 8pm \$10 per guest 	2  ARGENTINE TANGO SERIES 7PM – 8PM Geary & Sheila \$10 card/\$13 pp For Experienced Tango dancers	3	4 ADVANCE Your DANCE!  Rumba Lesson & Open Dance 7pm – 10pm	5 ARGENTINE TANGO 7PM-11PM 1 hour Lesson Geary & Sheila 	6 BALLROOM LATIN TANGO 7PM-11PM  LESSON TBD
7 	8 BASICS Ballroom/Latin Lesson only 7pm – 8pm \$10 per guest 	9  ARGENTINE TANGO SERIES 7PM – 8PM Geary & Sheila \$10 card/\$13 pp For Experienced Tango dancers	10	11 ADVANCE Your DANCE!  Rumba Lesson & Open Dance 7pm – 10pm	12 BALLROOM LATIN TANGO 7PM-11PM  LESSON TBD	13  LIVE BALLROOM MUSIC FT. KEVIN CATCHING Attire: Orange/Black \$13 PER GUEST
14 	15 BASICS Ballroom/Latin Lesson only 7pm – 8pm \$10 per guest 	16  ARGENTINE TANGO SERIES 7PM – 8PM Geary & Sheila \$10 card/\$13 pp For Experienced Tango dancers	17	18 ADVANCE Your DANCE!  Cha Cha Lesson & Open Dance 7pm – 10pm	19 BALLROOM LATIN TANGO 7PM-11PM  LESSON TBD	20 BALLROOM LATIN TANGO 7PM-11PM  LESSON TBD
21 SOOTHING SUNDAY STROLL! 4PM – 7PM \$10 per guest Open Dance 	22 BASICS Ballroom/Latin Lesson only 7pm – 8pm \$10 per guest 	23  ARGENTINE TANGO SERIES 7PM – 8PM Geary & Sheila \$10 card/\$13 pp For Experienced Tango dancers	24	25 HALLOWEEN PARTY! CHA CHA LESSON  Lesson/Open Dance 7pm – 10pm	26 	27 MASQUERADE BALL  FT. LIVE BIG BAND- THE FALCONAIRES \$13 PER GUEST
28 	29 BASICS Ballroom/Latin Lesson only 7pm – 8pm \$10 per guest 	30  ARGENTINE TANGO SERIES 7PM – 8PM Geary & Sheila \$10 card/\$13 pp For Experienced Tango dancers	31 		WEDDING DANCE WORKSHOP  *MUST RESERVE	COVER CHARGE: \$12 Guest \$10 Member \$25 Member pass



\$12 GUEST
\$10 MEMBERS

Purchase \$25 member pass

Dance Club Hours:

Sunday 4pm - 7pm
Tuesday 6pm - 10pm
Wednesday 6pm - 10pm
Thursday 7pm - 10pm
Friday & Saturday 7pm - 11pm

PLEASE DO NOT BRING IN DRINKS
\$1.00 Beverages at the Bar

***Go to "Contact Us" for club rental**

Hours:

Sunday 4pm - 7pm

Tuesday 7pm - 10pm

Thursday 7pm - 10pm

Friday 7pm - 11pm

Saturday 7pm - 11pm



← Back to photos

CELEBRATE YOUR SPECIAL DAY!

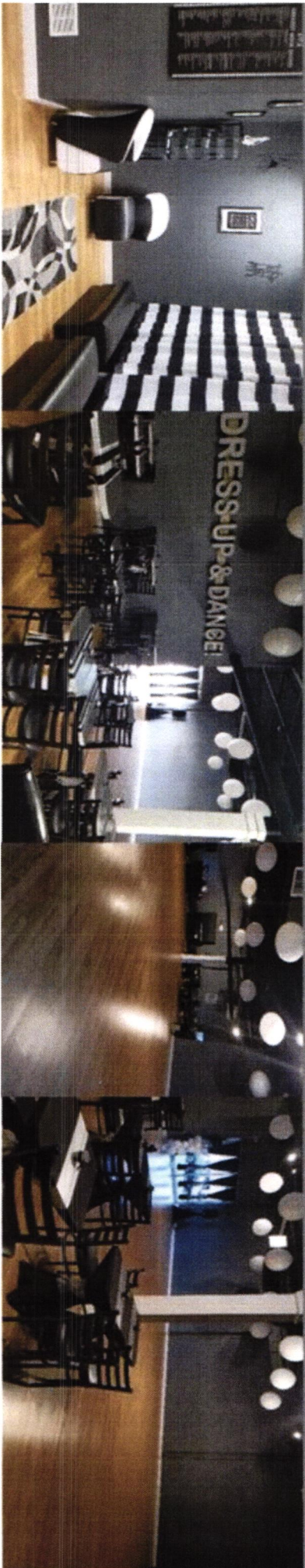


Bring In Your Food & Beverages
Dance lessons
Live Entertainment & Music



DRESS UP & DANCE!

206 TERRACE DR. | MUNDELEIN, IL | 224.75.0984 | www.dress-dance.com





Dance Clubs

Mundelein, IL



Yelp for Business

Write a Review

Start a Project

Log In

Sign Up

Restaurants

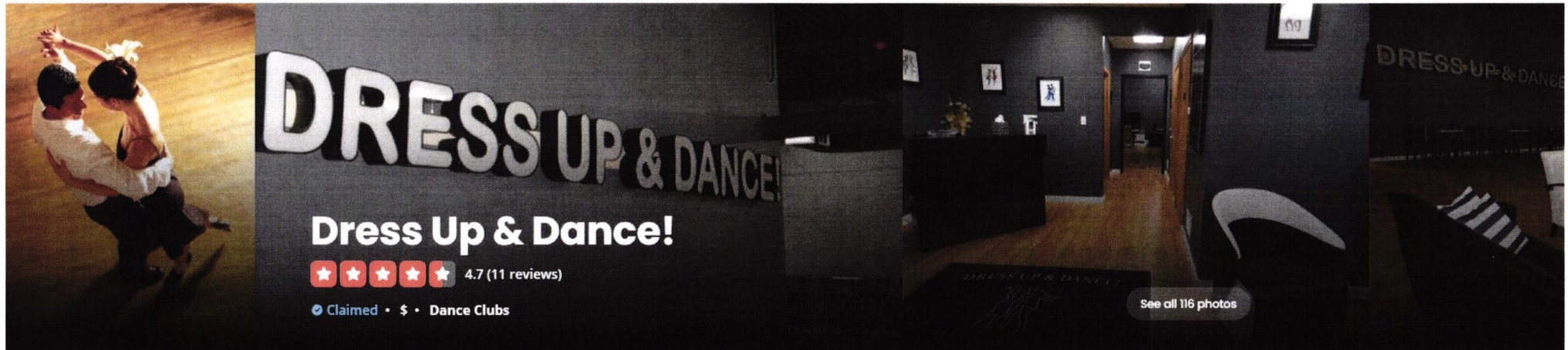
Home & Garden

Auto Services

Health & Beauty

Travel & Activities

More



Yelpers report this location has closed. Find a [similar spot](#).

Write a review

Add photos/videos

Share

Save

dress-dance.com



(224) 475-0984



Do you recommend this business?

Yes

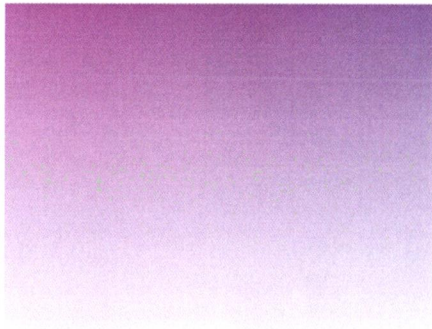
No

Maybe

Suggest an edit

Location & Hours

Suggest an edit



31

DRESS UP & DANCE! @
206 Terrace Dr. Mundelein, IL.
www.dress-dance.com

New Year's Eve Celebration!
Tuesday, December 31st
8pm - 1am

Tuesday, December 31, 2019 at 8 PM – 1 AM

New Years Eve Celebration in Mundelein

Dress Up & Dance

About

Discussion

Details

4 people responded

Event by [Eventbrite](#)

Dress Up & Dance

Duration: 5 hr

Public · Anyone on or off Facebook

New Years Eve Celebration - Early Bird Purchase (Lake County, IL)

Menu for NYE:

BABY BACK RIBS

PULLED PORK

CHICKEN

BUTTERMILK MASHED POTATOES... [See more](#)

Mundelein, Illinois



Dress Up & Dance





Village of Mundelein

300 Plaza Circle, Mundelein IL 60060

Certificate of Occupancy

This certifies that the building, and use thereof, has been inspected and found to comply with the ordinances of the Village of Mundelein and the codes listed below.

Business Name: LAKE SHORE DANCE ACADEMY

DBA:

Address: 206 TERRACE DR

Certificate Number: X20-07-002

Zoning: M-MU Manufacturing Mixed Use District

CO Issue Date: 13 July 2020

Use

B Business

Construction Type

Type 2 Protected non-combustible (Section 603.0)

Fire Sprinkler

No

Occupancy Load

Special Conditions

Building Commissioner

NOTE: A new certificate of occupancy is required if the use of the building or premises is changed, or if alterations are made to the building or property. A new certificate voids any certificate of prior date.



Village of Mundelein

300 Plaza Circle, Mundelein IL 60060

Certificate of Occupancy

This certifies that the building, and use thereof, has been inspected and found to comply with the ordinances of the Village of Mundelein and the codes listed below.

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No

Occupancy Load

Special Conditions

Building Commissioner

NOTE: A new certificate of occupancy is required if the use of the building or premises is changed, or if alterations are made to the building or property. A new certificate voids any certificate of prior date.

FINDINGS OF FACT – 204-206 Terrace Drive

1. Use Variation – Banquet Facility

CASE NUMBER	PZC-02-2026
PUBLIC HEARING DATE	July 15, 2026
VARIATION	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.
On July 15, 2026, the Planning and Zoning Commission voted 4-3 to recommend approval of a use 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 the property located at 204-206 Terrace Drive, Mundelein, IL.	
<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 Commission finds that the strict application of the Zoning Ordinance results in an undue hardship because (1) the Zoning Ordinance does not anticipate all unique uses, such as a banquet facility that is operated in conjunction with an arts studio, which has an inherent overlap and relationship; (2) the proposed use is expected to compliment the arts studio use by attracting people to both establishments; and (3) the applicant is not interested in a full, traditional banquet facility as a primary use, and would therefore not warrant a larger space in a commercial district.	
2. The plight of the owner is due to unique circumstances;	
The Commission finds that the plight of the owner is due to unique circumstances because: (1) the banquet facility will not be the primary use, which is further reinforced by the limitation of two events per week; (2) the space is of a sufficient size and has ample parking; and (3) the typical hours for a banquet facility do not conflict with the hours of the particular neighbors in the area.	
3. The variation, if granted, will not alter the essential character of the locality;	
The Commission finds that the proposed variation will not alter the essential character of the locality because the site provides adequate parking, the use can meet applicable parking requirements, and all required building, fire, occupancy, and liquor licensing regulations must be satisfied prior to operation. Furthermore, the number of events will be limited to two per week.	
<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 the property's size and parking supply support the requested variation.	
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 hardship has been created in part by the Petitioner, who dictates their own business model and choice of location.	
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 proposed variation will not be detrimental to the public welfare provided the applicant complies with all applicable zoning, building, fire, and liquor licensing requirements. Furthermore, the Petitioner has stated that the manager that failed to renew the liquor license has been fired.	
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 Commission finds that the proposed variation will not substantially increase congestion, impair adjacent properties, or endanger public safety because all required building, fire, occupancy, and parking requirements must be satisfied before operation. The Petitioner states that the building is already equipped with a sprinkler system.	
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 not consistent with the Village's Ordinance and 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 Commission finds that the value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations of the M-MU zoning district.

To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of September 2, 2026

Subject: Public Hearing - PZC-01-2026 - Building Height Variation at 343 E. Park Street

Attachments:

1. Location Map
2. Variance Application
3. Public Comment

Background:

The petitioner and property owners, Rishi Patel and Amit Gandhi of Midwest Eldercare LLC, are requesting a variation from Table 20.36-4 of Section 20.36.040 to allow relief from the minimum two-story building height requirement in the Downtown Mixed-Use (C-5-MU) Zoning District at 343 E. Park Street.

The property is surrounded by single-family residential properties and was previously developed with a single-family home. The home was demolished in 2007, and the property has remained vacant since that time.

The petitioner is proposing a single-story assisted living facility on the property. The proposed building will contain approximately 7,498 square feet of living space. The facility will include 16 bedrooms, each with an attached bathroom, as well as a living room, kitchen, laundry room, office, salon, communal bathroom, and outdoor patio. The facility is proposed to be staffed by two caregivers, one nurse manager, and one cook. The property will provide 10 parking spaces, which meets the minimum parking requirement. Site and building plans are included with the application.

Variation:

The C-5-MU Zoning District permits the proposed use; however, new buildings are required to comply with the applicable bulk and yard regulations in Table 20.36-2. For the proposed multi-residential building, the regulations require a minimum building height of 25 feet and two stories. The proposed building will meet the minimum height requirement at approximately 28 feet; however, it is proposed as a single-story building. Therefore, a variation is required to allow a one-story building in lieu of the required two stories.

The petitioner states that the proposed one-story design is intended to maintain the residential scale and character of the surrounding neighborhood. The petitioner further states that, given the proposed senior resident population, a single-story design will provide a safe, accessible, and functional living environment.

Comprehensive Plan:

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

- Promote blended developments, where the residential and commercial uses work together, in appropriate locations within the Village, including the Downtown/TOD area, and in the mixed-use area adjacent to Diamond Lake. Setting and character is important for success in the areas.
- Seek opportunities to provide senior housing in appropriate locations that provide proximity and easy access to daily goods and services.
- New residential developments should be designed to appropriately incorporate existing high-quality/valued environmental areas and features.
- Ensure residential areas are adequately screened/buffered from incompatible adjacent non-residential uses and activity.

Department Comments:

Engineering comments are ongoing due to the proposed new development. All engineering plans and related comments will be finalized during the building permit review process.

Public Comments:

One public comment was submitted as of the date this report was prepared. The comment was included with the published application materials.

Analysis:

The proposed assisted living facility is a permitted use within the C-5-MU Downtown Mixed-Use Zoning District. The purpose of presenting the project to the Planning and Zoning Commission is to request relief from the required two-story building height requirement in the Downtown Mixed-Use Zoning District.

The property is located along Park Street, at the eastern edge of the C-5-MU Downtown Mixed-Use Zoning District, and is adjacent to the R-3 Single-Family Residential Zoning District. Park Street, east of Morris Avenue, is primarily developed with single-family residential homes. The property has remained vacant since the previous single-family residence was demolished in 2007. The proposed one-story design would maintain the building height that is generally compatible with the surrounding residential development.

The proposed building would provide an assisted living facility designed to accommodate senior residents, with bedrooms, common areas, and other amenities located on a single floor. A single-story layout may provide additional accessibility and ease of movement for the proposed residents. The only other assisted living facility in Mundelein is Thrive of Lake County, located along Route 45 in

the R-5 Multi-Family Residential Zoning District and adjacent to C-2 General Commercial zoning. That facility is two stories, which is consistent with the surrounding multi-family residential and commercial development along Route 45.

To meet the minimum 25-foot building height requirement, the petitioner has incorporated a raised roof design, resulting in an overall building height of approximately 28 feet. Although the proposed building is only one story, the additional building height provides greater building scale while maintaining a residential scale that is generally consistent with the surrounding properties along E. Park Street.

Staff will continue to review engineering, building, fire, and other site-related requirements as part of the building permit review process. Any outstanding technical requirements will be addressed during that time.

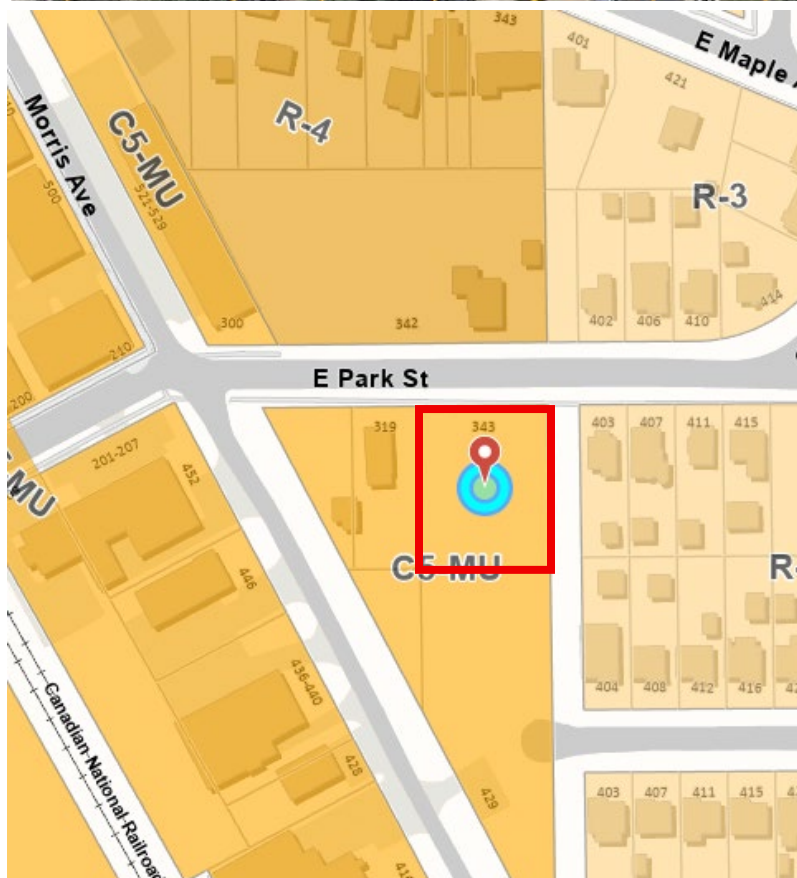
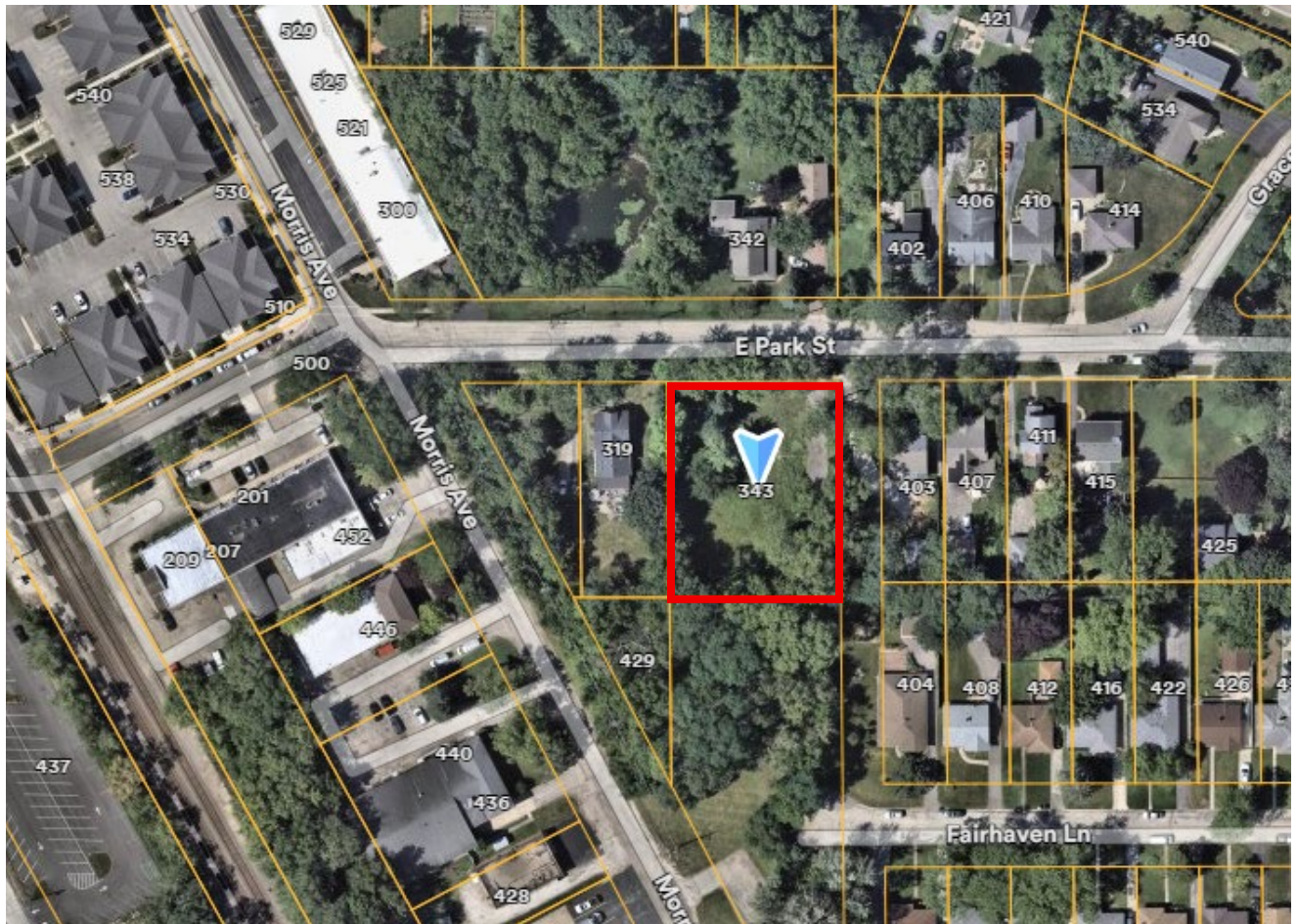
The Commission should consider whether the proposed variation is appropriate given the surrounding residential character, the proposed assisted living use, the approximately 28-foot building height, and the potential impacts of allowing a single-story building in lieu of the required two-story building along E. Park Street.

Since the proposed use is permitted on the property, if the variation is denied, the petitioner would be required to redesign the facility to meet the minimum two-story building height requirement. This may result in an increase in building square footage and parking requirements.

Recommendation:

Motion to recommend approval/denial of a variation from Table 20.36-4 of Section 20.36.040 of the Zoning Ordinance to allow a one-story building for the proposed assisted living facility in the C-5-MU Downtown Mixed-Use Zoning District at 343 E. Park Street.

Location Map: 343 E. Park Street



Legend:

 : Subject Property



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 343 E Park St., Mundelein, IL 60060
Property Index Numbers (PIN) 11-19-300-019

Size of Property 0.6 acres (sq. ft./acres)
Size of Building Space 1st floor - 7,513 / 2nd floor 2,384 (sq. ft.)
Size of Space Utilized 7,513 Sq Ft.

ZONING

Current Zoning C5-MU
Proposed Zoning C5-MU
Current Use C5-MU
Proposed Use C5-MU

PETITIONER INFORMATION

Business/Org. Name Lotus - Residential Senior Home
Name Rishi Patel and Amit Gandh
Title Owner's
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Midwest Eldercare LLC
Name Rishi Patel and Amit Gandh
Title Owner's
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]

SECTION OF ZONING ORDINANCE: Table 20.36-4 Multi-family Building Bulk & Yard Regulations

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

The subject property is proposed to be developed as a boutique residential assisted living facility, consisting of approximately 16 resident beds, designed to provide housing, personal care services, and supportive assistance for elderly residents in a residential-scale environment. The proposed zoning variation is to accommodate the minimum building height requirement.

Property Description

The subject property is located at the southeast corner of East Park Street and North Laurel Avenue, within the Village of Mundelein, Lake County, Illinois. The property consists of approximately 0.537 acres (approximately 23,388 square feet) as depicted on the ALTA/NSPS Land Title Survey prepared by Landers/Lappe, Inc.

The site is currently vacant land and is bounded generally by:

- East Park Street to the north
- North Laurel Avenue to the east
- Adjacent residential lots to the south
- A governmental / right-of-way parcel to the west

Address: 343 East Park Street, Mundelein IL 60060

Legal Description:

That part of Section 19, Township 44 North, Range 11 East of the Third Principal Meridian, in the Village of Mundelein, Lake County, Illinois, being more particularly described and delineated on an ALTA/NSPS Land Title Survey, containing 23,388 square feet (0.537 acres), more or less

Parcel Identification:

Parcel Number(s): 1119300019

Zoning Classification

The property is currently zoned C5-MU pursuant to the Village of Mundelein Zoning Ordinance.

Proposed Use

The subject property is proposed to be developed as a boutique residential assisted living facility, consisting of approximately 16 resident beds, designed to provide housing, personal care services, and supportive assistance for elderly residents in a residential-scale environment.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):

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

- The strict application of the Ordinance creates an undue hardship because the property cannot reasonably be developed as a residential senior living home without accommodating the two-story requirement. We are therefore requesting a variance to allow the front to be elevated to the required building height so the structure complies with the Ordinance's two-story standard. This modification enables the project to meet regulatory requirements while maintaining a residential scale and providing a safe, functional design appropriate for residential senior living.

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

- The owner's situation is due to unique circumstances related to the property's layout and the specific needs of a senior living facility. These include requirements for accessible design, safety features, and operational considerations that are not typical for standard residential development. These factors are inherent to the property and intended use, not self-imposed.

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

- The proposed residential senior living home is designed to maintain the residential scale and appearance of the neighborhood. It will generate minimal traffic and will be managed to blend with the surrounding area, supporting the character and stability of the community.

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):

a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

- The property's configuration and the design requirements for a senior living facility create specific hardships beyond mere inconvenience. Strict compliance with the zoning regulations would limit the ability to design a safe, accessible, and functional facility.

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

- The hardship is not self-created. It arises from the property's physical conditions and the operational needs of a senior living facility, which are necessary to provide safe and accessible housing for seniors.

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

- The proposed project will support community welfare by providing needed senior housing in a supervised and well-managed residential setting. It will have minimal impact on traffic, noise, and neighborhood activity compared to other permitted uses.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

- The project will follow setbacks, landscaping, and building design standards to protect neighboring properties. Traffic is expected to be moderate, and the facility will comply with all safety and building codes. Senior living facilities generally maintain or enhance nearby property values.

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

- The variation supports the intent of the zoning ordinance by allowing residential development that meets community needs while maintaining safety, compatibility, and orderly development. It allows reasonable flexibility without conflicting with the overall goals of the Ordinance.

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

- If restricted to only uses allowed under current zoning without the requested variation, the property's development potential would be significantly limited. This could reduce its economic value and prevent the property from being used in a way that benefits the community.

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) 343 E Park St., 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:**

Rishi Patel 03/11/2026

Signature of Owner Date

By Rishi Patel

Managing Partner

Title/Full Corporate Name

If Contract Purchaser:

N/A N/A

Signature of Contract Purchaser Date

By N/A

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

N/A N/A

Signature of Lessee Date

By N/A

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): *Rishi Patel*
Printed Name: Rishi Patel

Date: 03/11/2026
Title: Owner

Signature (Owner): *Rishi Patel*
Printed Name: Amit Gandhi

Date: 03/11/2026
Title: Owner

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: N/A

Date: N/A
Title: N/A

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

Date: N/A
Title: N/A

Planning & Zoning Commission - ZONING VARIATION Application - 08.23.21 Filled Out 3.2.26

Final Audit Report

2026-03-11

Created:	2026-03-02
By:	CK Construction [REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAArfgwX6Kme_8znOOGwWv852dUOBkzy2Ac

"Planning & Zoning Commission - ZONING VARIATION Application - 08.23.21 Filled Out 3.2.26" History

-  Document created by CK Construction [REDACTED]
2026-03-02 - 8:19:57 PM GMT
-  Document emailed to Rishi Patel [REDACTED] for signature
2026-03-02 - 8:20:07 PM GMT
-  Email viewed by Rishi Patel [REDACTED]
2026-03-11 - 11:41:49 AM GMT
-  New document URL requested by Rishi Patel [REDACTED]
2026-03-11 - 11:41:51 AM GMT
-  Document e-signed by Rishi Patel [REDACTED]
Signature Date: 2026-03-11 - 11:42:42 AM GMT - Time Source: server
-  Agreement completed.
2026-03-11 - 11:42:42 AM GMT



Overview

Lotus Senior Living

343 East Park Street
Mundelein, Illinois

Prepared by
Rishi Patel and Amit Gandhi

Management and Operations Overview

Ownership and Leadership

Lotus Senior Living is owned and operated by Rishi Patel and Amit Gandhi. Together, they bring experience across healthcare and business operations.

Amit Gandhi is a licensed nurse practitioner with a strong background in patient care and clinical oversight. He will serve as Clinical Director and will be actively involved in the day to day health and wellness of residents. This includes overseeing care plans, coordinating with outside providers, and ensuring all care standards are met.

Rishi Patel has over 13 years of experience in finance and operations. He will oversee the day to day operations of the home, including staffing, scheduling, and overall coordination. His focus is on building efficient systems and maintaining a high level of accountability and service.

The ownership team is also working with experienced senior living advisors from Estrella Gardens Consulting. They provide guidance on operations, staffing, and best practices to ensure the home is run in line with industry standards.

Operations

Lotus Senior Living is designed to feel like a true home while still operating in a structured and professional way. The focus is on consistent care, safety, and strong staff involvement.

During peak daytime hours, there will be a maximum of four staff members on site. This includes two caregivers, one nurse manager, and one cook. This setup allows residents to receive timely and attentive care while maintaining clear oversight.

The nurse manager will be responsible for care planning, medication management, and communication with families and healthcare providers. Caregivers will assist residents with daily needs such as mobility, hygiene, and general support throughout the day.

Staffing will adjust outside of peak hours as needed, while still ensuring that residents are safe and properly supervised at all times.

Care and Services

Residents will receive support with daily living needs such as bathing, dressing, grooming, and general wellness monitoring. The goal is to help each resident maintain as much independence as possible while providing the support they need.

Daily routines will include light activities and opportunities for social interaction based on each resident's abilities and preferences. Because of the smaller size of the home, staff are able to get to know residents well and provide more personalized care.

Meals will be prepared on site with attention to nutrition and dietary needs. Staff will also coordinate with families and outside providers when needed to ensure continuity of care.

Facility Oversight

The home will operate around the clock with staff on site at all times. Safety procedures will be in place, including regular monitoring, emergency response protocols, and staff training.

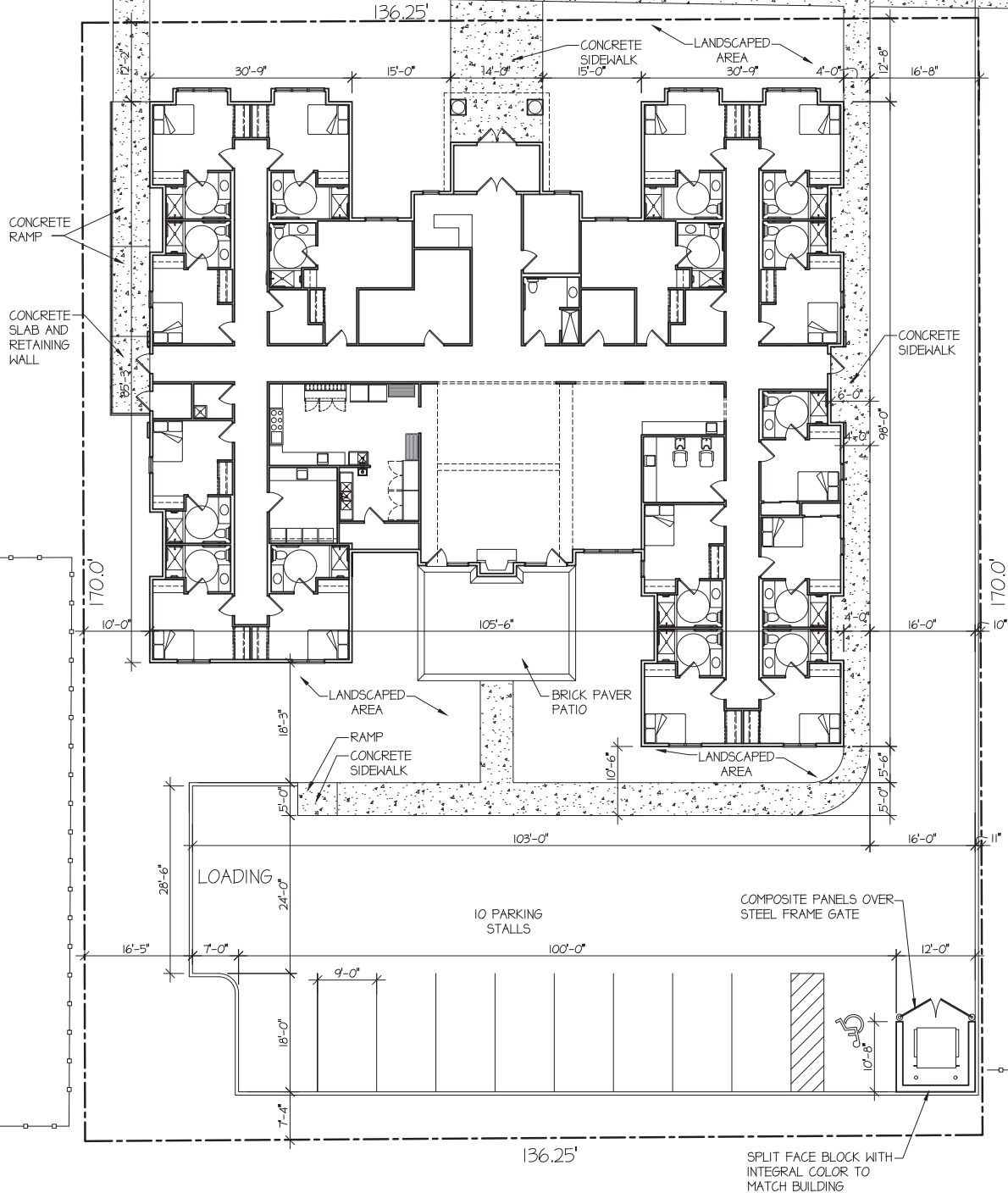
Both owners will remain actively involved in the operation of the home. This hands on approach helps ensure that care quality stays consistent and that any issues are addressed quickly.

Community Fit

Lotus Senior Living is intended to operate as a quiet residential home within the neighborhood. The limited number of residents and controlled staffing help reduce traffic and noise.

The goal is to provide a well run home that fits naturally into the community while offering a needed service for local families.

E PARK ST



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



Site Plan

Lotus Assisted Living

NEW CONSTRUCTION FOR

343 East Park Street, Mundelein, IL

3-30-2026
Archamerica Job No. 20006

Zoning Data

PROJECT DESCRIPTION
1 STORY SENIOR CARE FACILITY

ZONING

ZONING DISTRICT

CS-11 MIXED-USE

PARKING DATA

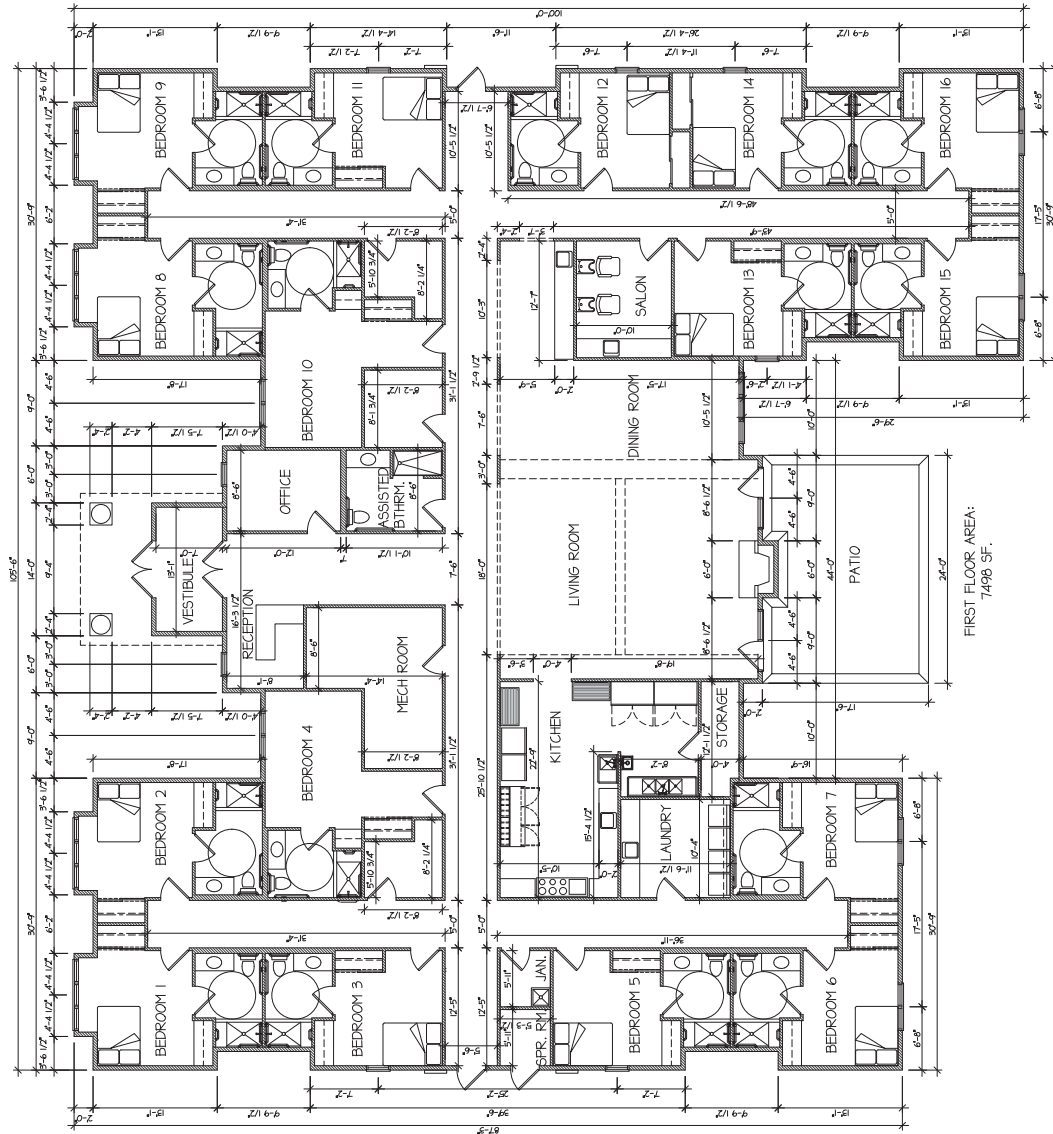
PARKING
1 PER 20000 SF GROSS FLOOR AREA
1 PER 1000 SF RESIDENTIAL LOT
50'-0" FROM INTERSECTION OF TWO STREETS
NOT LOCATED ALONG A PRIMARY FACADE
LOCATED BEHIND THE PRINCIPAL STRUCTURE ON THE LOT
ALLEY ACCESS PREFERRED

BULK AND YARD REGULATIONS

MIN LOT WIDTH 50'-0"
MIN BUILDING HEIGHT 25' AND 2 STORIES
MAX BUILDING HEIGHT 45'
MAX FIN FLOOR SIDEWALK 6'
MAX FIN FLOOR 10'-0" TO 15'-0" FOR 60% OF THE FACADE
MIN LOT COVER 10'-0"
0 TO MAX 10'-0"
0 UNLESS ABUTTING RES OUTSIDE OF C-5 THEN 20'

PROJECT DATA

SITE AREA: 23668 SF
BUILDING AREA: 7498 SF
BUILDING HEIGHT: 20'-0" TO RIDGE



FIRST FLOOR AREA:
7498 SF.



34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



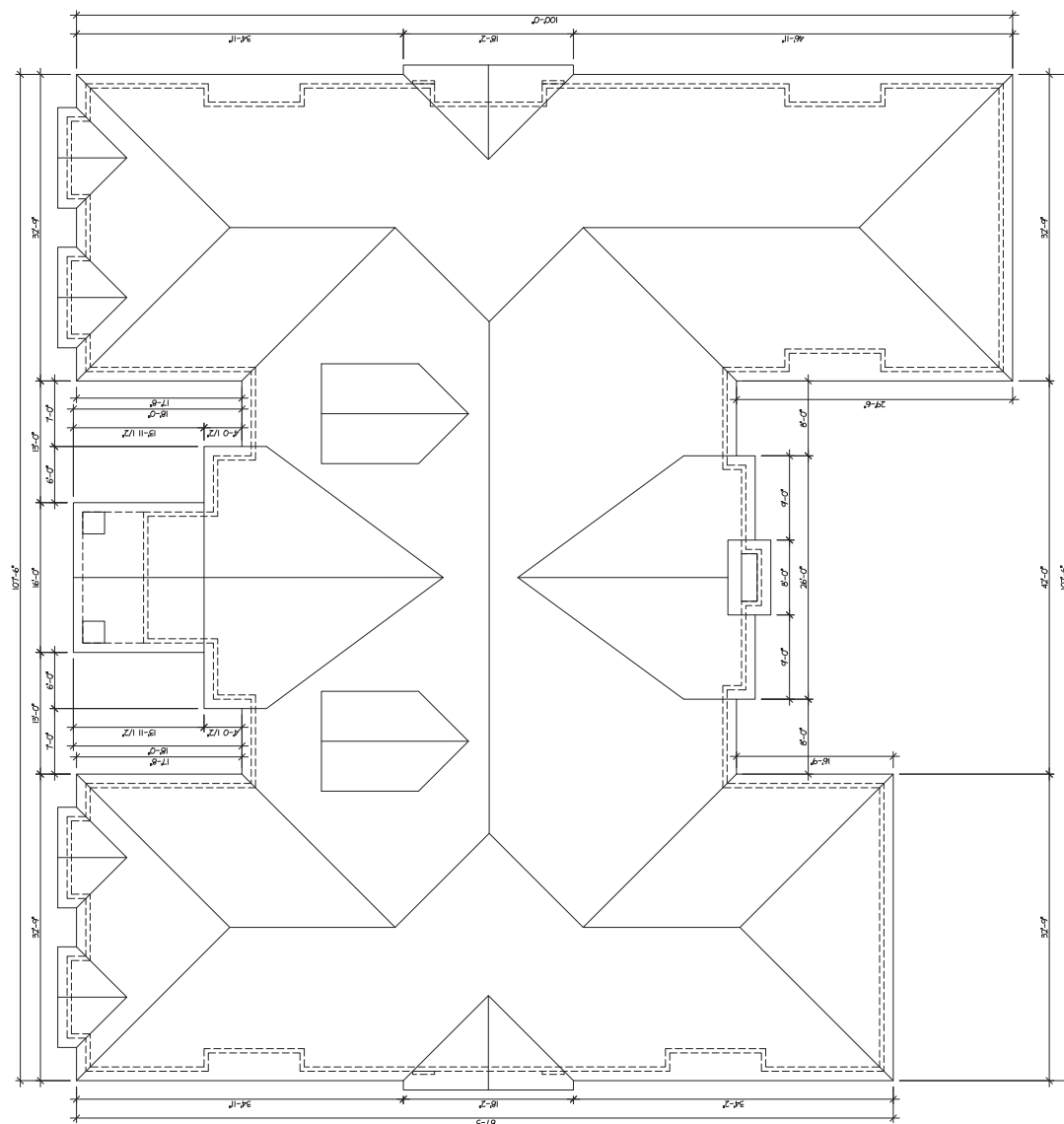
1st Floor Plan

NEW CONSTRUCTION FOR

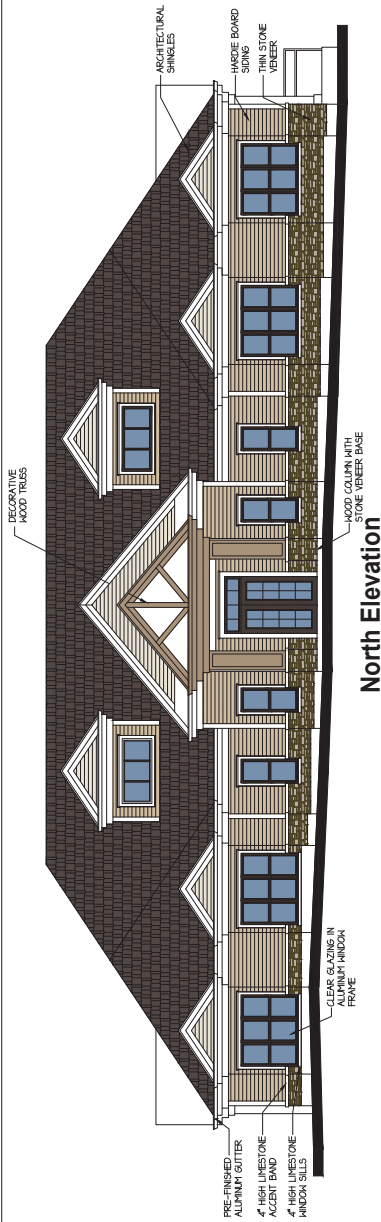
Lotus Assisted Living

343 East Park Street, Mundelein, IL

3/30/2026
ArchAmerica Job No. 20006



34121 N. US 45, Suite 213
Grayslake, Illinois 60030



North Elevation



South Elevation



West Elevation



East Elevation



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

NEW CONSTRUCTION FOR

Lotus Assisted Living

343 East Park Street, Mundelein, IL

3/30/2026

ArchAmerica Job No. 20006

3/30/2026
ArchAmerica Job No. 260

ARCH AMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
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343 E. PARK ST., MUNDELEIN

LOTUS ASSISTED LIVING

1	04-17-2020	Revised for submittal
2	04-17-2020	Revised for Village review
3	04-17-2020	Revised for Village review
4	04-17-2020	Revised for Village review
5	04-17-2020	Revised for Village review
6	04-17-2020	Revised for Village review
7	04-17-2020	Revised for Village review
8	04-17-2020	Revised for Village review
9	04-17-2020	Revised for Village review
10	04-17-2020	Revised for Village review

RAYMOND L. SPAKEMA

PROFESSIONAL ENGINEER

License No. 1000027

DATE: 04/17/2020

BY: RLS

REVIEW: RLS

SCALE: 1"=40'

DATE: 04/17/2020

PROJECT: LOTUS ASSISTED LIVING

SHEET TITLE: GRADING PLAN

SCALE: 1"=40'

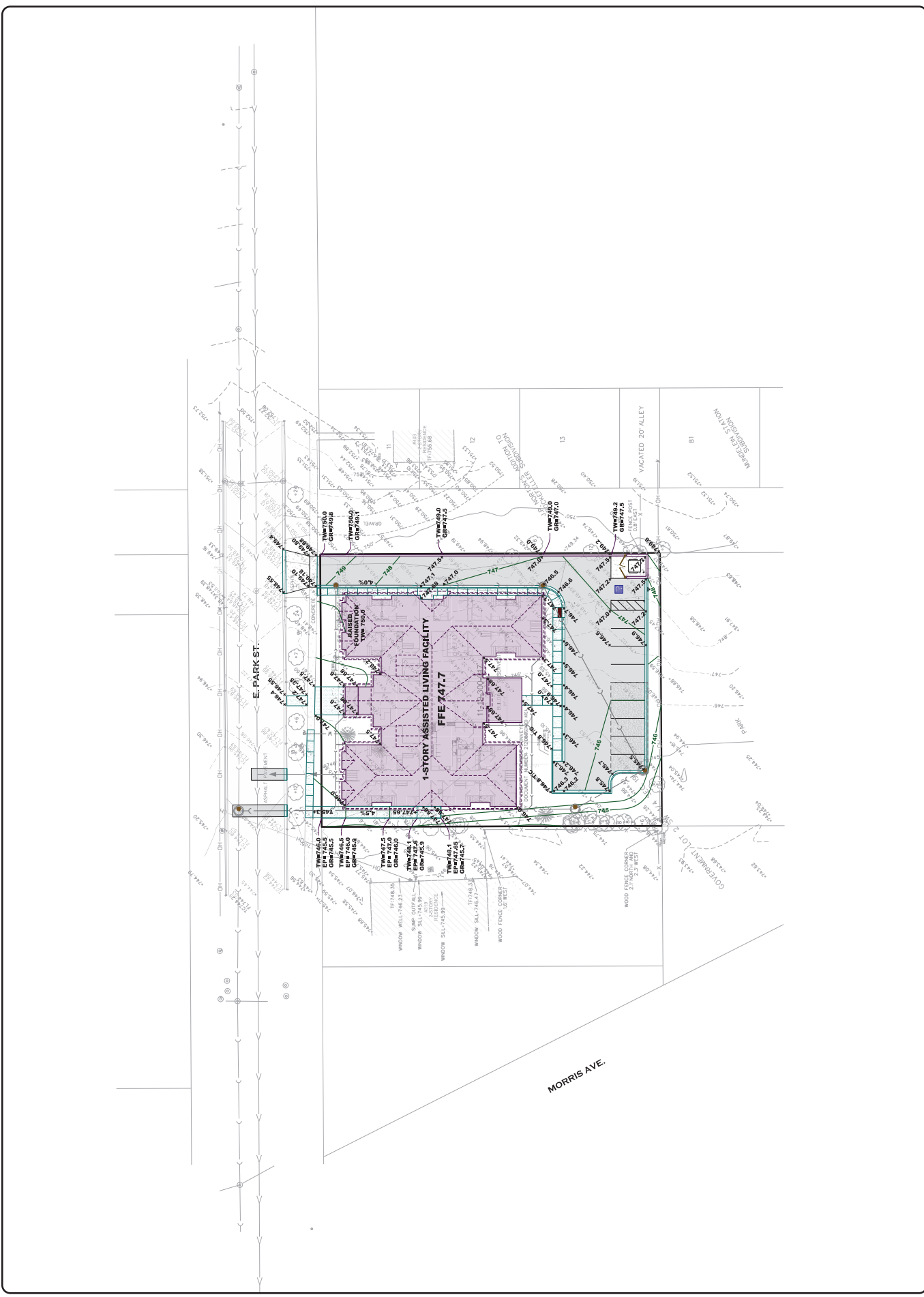
DATE: 04/17/2020

PROJECT: LOTUS ASSISTED LIVING

SHEET TITLE: GRADING PLAN

SCALE: 1"=40'

DATE: 04/17/2020



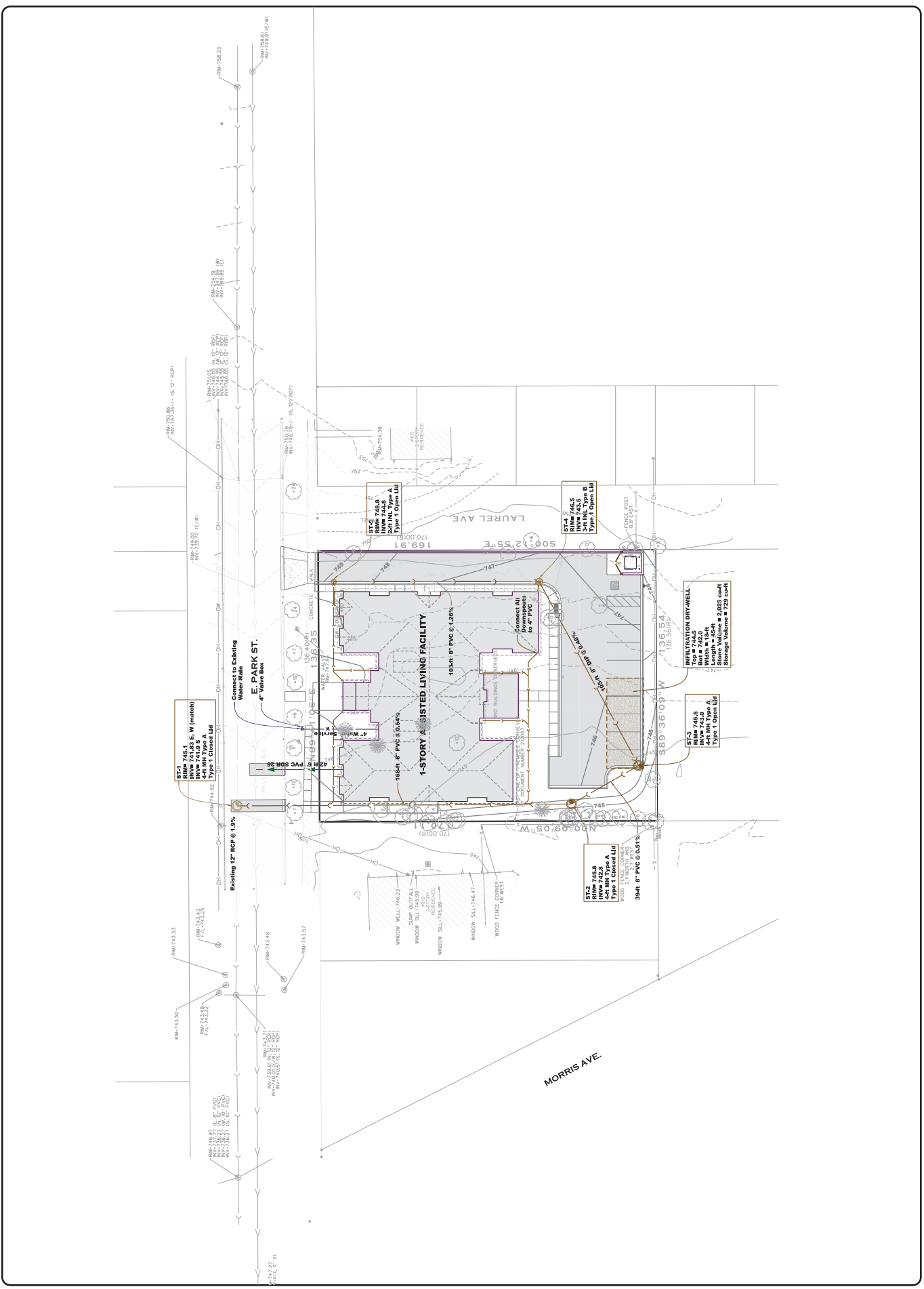
1	10-17-2018	Issue for Volume Application
2	04-17-2019	Revised for Volume Application
3	04-17-2019	Revised for Volume Application
4	04-17-2019	Revised for Volume Application
5	04-17-2019	Revised for Volume Application
6	04-17-2019	Revised for Volume Application
7	04-17-2019	Revised for Volume Application
8	04-17-2019	Revised for Volume Application
9	04-17-2019	Revised for Volume Application
10	04-17-2019	Revised for Volume Application



RAYMOND S. SZYMANSKI
 LICENSE EXPIRES 10/01/2027
 License No. 10000207
 License State: Michigan

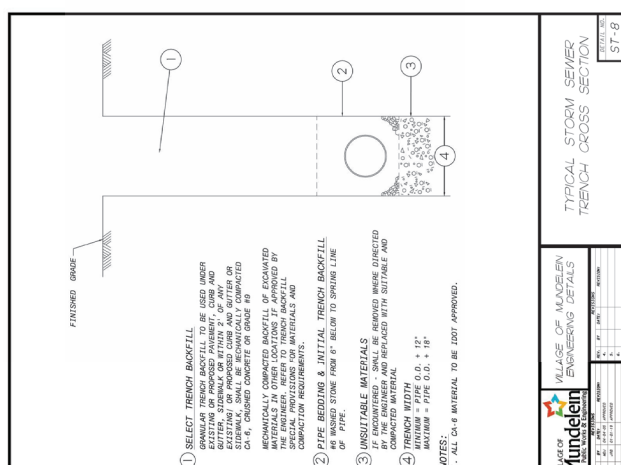
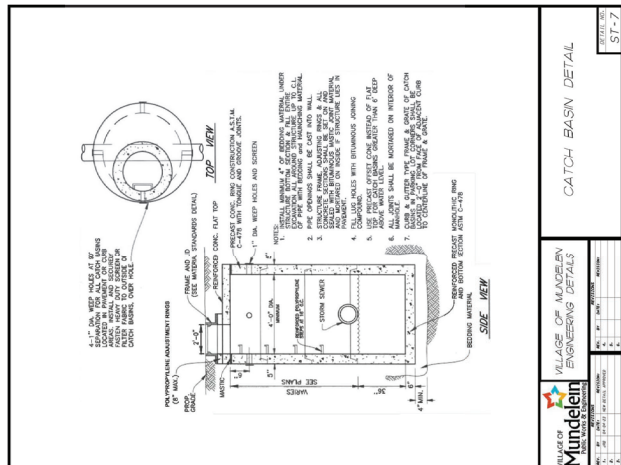
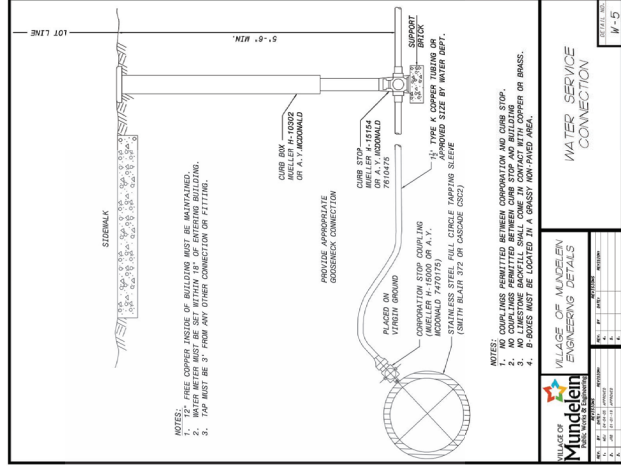
UTILITY PLAN
 SHEET TITLE

C-4
 SCALE: 1"=40'
 DATE: 06-03-2020





[illegible][illegible][illegible]





Lotus Assisted Living
343 East Park Street, Mundelein, IL
EXO LED LUMINAIRE-ASL1
BEACON LED LUMINAIRE-RML1
MOUNTING HEIGHTS AT 9ft (w/p) & 25ft (p)
HORIZONTAL FCs AT GRADE
MAINTAINED OUTPUT SHOWN

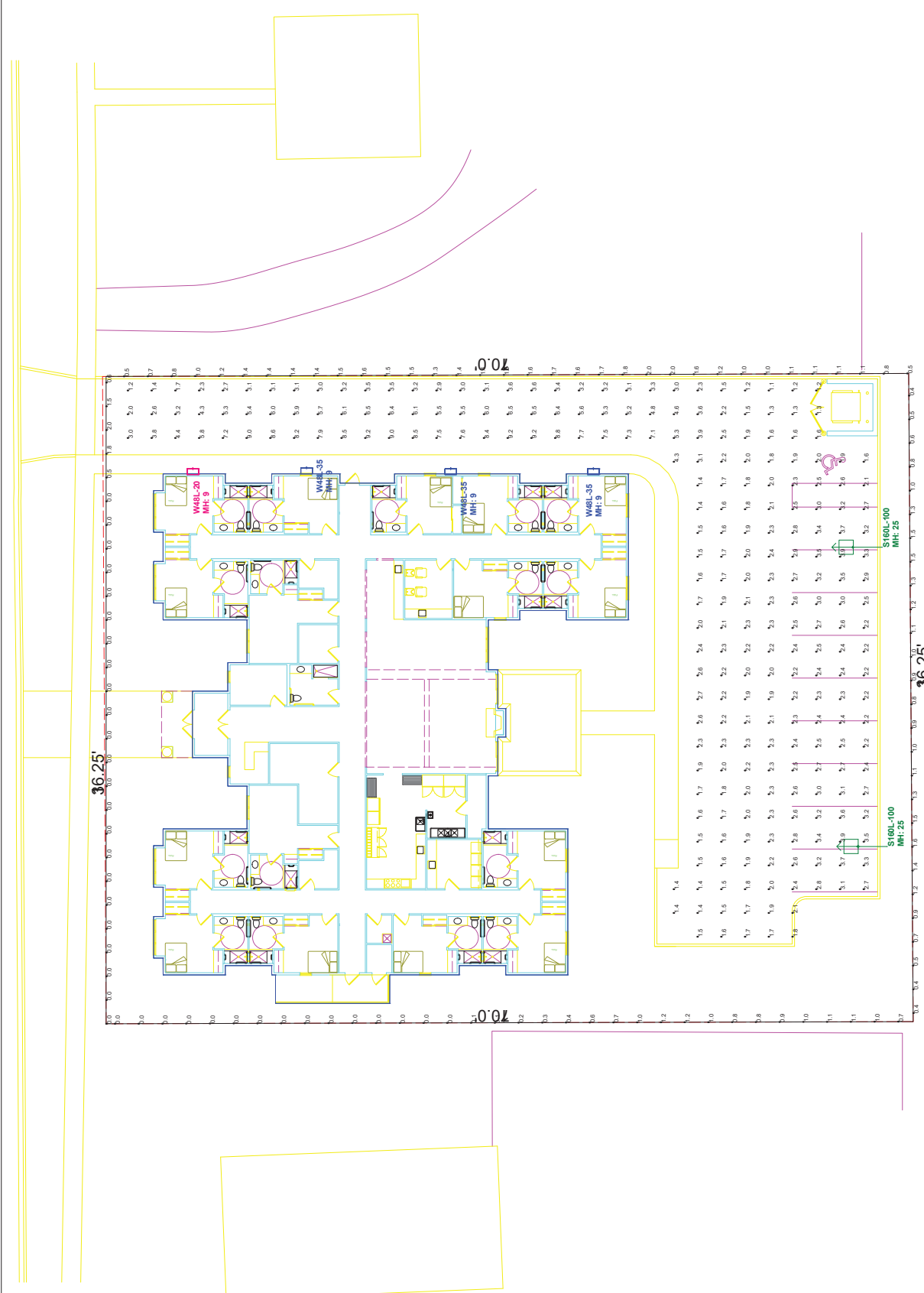
Designer: Joshua Watkins
Date: 4/27/2026
Drawing #:

ASL001-1000 Assisted Living - Mundelein, IL

Provided By: Solution Center
Email: jwatkins@current.com
60055 Mundelein, IL
Mundelein, IL 60055

Reviewed By:
PG Englehart

Current
343 East Park Street
Mundelein, IL 60055
www.current.com





Design Summary



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Total Watts
	2	S160L-100	SINGLE	0.900	ASL1-160L-100-4K7-4F	97.2	12818	194.4
	3	W48L-35	SINGLE	0.900	RWL1-48L-35-4K7-3-U	36.9	4727	110.7
	1	W48L-20	SINGLE	0.900	RWL1-48L-20-4K7-3-U	19.9	2709	19.9

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive	Illuminance	Fc	3.11	9.2	1.1	2.83	8.36
Property Line	Illuminance	Fc	0.75	2.0	0.0	N.A.	N.A.

Notes:

- 1) Fixtures placed strategically.
- 2) Color temp is 4000K.
- 3) Calc points are spaced 5ft apart and at grade.
- 4) Mounting heights are at 9ft (wp) & 25ft (p).
- 5) LLF is 0.900.
- 6) No other light contribution is considered.
- 7) Building is set as a 30ft obstruction.
- 8) Design was created from a CAD file. Light levels are deemed accurate.

Lotus Assisted Living
343 East Park Street, Mundelein, IL
EXO LED LUMINAIRE-ASL1
BEACON LED LUMINAIRE-RWL2
MOUNTING HEIGHTS AT 9ft (wp) & 25ft (p)
HORIZONTAL FCs AT GRADE
MAINTAINED OUTPUT SHOWN

Designer: Joshua Watkins

Date: 4/27/2026

Drawing #:

20250101-100-100-4K7-4F - Mundelein, IL

Project By:
Joshua Watkins
Lotus Assisted Living
6005 S Paulina Blvd,
Mundelein, IL 60061

Reviewed By:
Steve Schaefer
PG Engineering

PG Engineering
1000 N. Lincoln Ave., Suite 100
Mundelein, IL 60061
Phone: 847.480.1234
Fax: 847.480.1235
Email: info@pg-engineering.com
Website: www.pg-engineering.com

Stormwater Management Report

for

LOTUS ASSISTED LIVING

343 E. Park Street, Mundelein, IL

WMA Job # 46150

Prepared for:

ArchAmerica

34121 North US 45, Suite 213

Grayslake, IL 60030

Date: August 3, 2026



A handwritten signature in black ink, appearing to read "Ray Sikkema".

Raymond Sikkema
License Expires 11/30/2027

8/3/2026

Date

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WHEATON, IL 60187

PH: (630) 668-7603

WWW.WMALTD.COM

DESIGN FIRM LICENSE # 184-003101

CURVE NUMBER CALCULATIONS

Existing Site Conditions

Area Description	Soil Group	Area (acre)	CN	A x CN
Existing Paved Driveway	D	0.036	98	4
Existing Landscape Area	D	0.496	80	40
Total		0.53	81	

Proposed Site Conditions

Area Description	Soil Group	Area (acre)	CN	A x CN
Proposed Building	D	0.196	98	19
Proposed Pavement	D	0.195	98	19
Proposed Landscape Area	D	0.141	80	11
Total		0.53	93	

Proposed Offsite Conditions

Area Description	Soil Group	Area (acre)	CN	A x CN
Existing Impervious Area (aerial)	D	0.321	98	31
Existing Pervious Area (aerial)	D	0.585	80	47
Total		0.91	86	

TIME OF CONCENTRATION

			Offsite 1
SHEET FLOW			
Mannings Kinematic Solution: $T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$	Surface Description		Grass
	Manning's Coeff., n		0.17
	High Elev.	ft	763.5
	Low Elev.	ft	760.0
	Flow Length, L	ft	100
	2-yr, 24-hr Rainfall, P ₂	in	3.34
	Land Slope, S	ft/ft	0.035
	Time, T	hr	0.141
SHALLOW CONCENTRATED FLOW			
$V = C_{sf} \sqrt{S}$ C _{sf} = 16.1345 (unpaved) C _{sf} = 20.3282 (paved) $T = \frac{L}{V} * \frac{1hr}{3600s}$	Surface Description		unpaved
	C _{sf}		16.13
	High Elev.	ft	760.0
	Low Elev.	ft	749.3
	Flow Length, L	ft	288
	Slope, S	ft/ft	0.037
	Velocity, V	fps	3.11
	Time, T	hr	0.026
OPEN CHANNEL FLOW			
$R = \frac{A}{P_w}$ Mannings Equation: $v = \left(\frac{1.49}{n} \right) R^{2/3} \sqrt{S}$	High Elev.	ft	
	Low Elev.	ft	
	Flow Length, L	ft	
	X-sec. Flow Area, A	ft ²	
	Wetted Perimeter, P _w	ft	
	Hydraulic Radius, R	ft	
	Channel Slope, S	ft/ft	
	Manning's Coeff., n		
	Velocity, V	fps	
	Time, T	hr	
TOTAL	Sheet Flow	hr	0.141
	Shall. Conc. Flow	hr	0.026
	Channel Flow	hr	
	TIME OF CONC. (Tc)	hr	0.17

NOTE: The above calculations are based on TR55 Methods as described in:

Soil Conservation Service, Urban Hydrology for Small Watersheds, Technical Release 55, June 1986.

BASIN VOLUME CALCULATIONS

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

Existing Basement Depression Volume

Elevation H (ft)	Proposed Area A (ft ²)	Proposed Area A (acre)	Incremental Volume V (ac-ft)	Proposed Volume V (ac-ft)	
744.5	3	0.000		0.000	Bottom
			0.001		
745.0	152	0.003		0.001	
			0.008		
746.0	617	0.014		0.009	
			0.003		
746.16	799	0.018		0.011	Overflow

Total Depressional Volume Onsite = **0.011 ac-ft**

= **501 cu-ft**

BASIN VOLUME CALCULATIONS

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

Parking Lot Ponding Volume

Elevation H (ft)	Proposed Area A (ft ²)	Proposed Area A (acre)	Incremental Volume V (ac-ft)	Proposed Volume V (ac-ft)	
745.5	3	0.000		0.000	
			0.004		
746.0	957	0.022		0.004	Overflow

Infiltration Dry-Well

Width = 18.0 ft
 Length = 45.0 ft
 Depth = 2.5 ft
 Void Ratio = 0.36
 Storage Volume = 729 cu-ft
 0.017 ac-ft

Total Storage Provided = **0.021** ac-ft
 898 cu-ft

WinTR-20 Summary

100yr Peak Discharge to 319 Park Street - West Neighbor

	1hr	3hr	6hr	12hr	24hr
Existing Conditions	7.48	4.43	2.84	1.72	1.03
Proposed Conditions	5.74	3.60	1.97	0.71	0.00

100yr Peak Discharge to Proposed 8" PVC in Park Street

	1hr	3hr	6hr	12hr	24hr
Proposed Conditions	1.10	1.10	1.10	1.10	1.06

**WinTR-20 Model
Existing Conditions**

PROJECT SITE:

**Lotus Assisted Living
343 E. Park Street, Mundelein, IL**

WinTR-20: Version 3.30 0 0 0.1 0 ,
Lotus Assisted Living
Existing Conditions

SUB-AREA:

Existing	OUTLET	0.00083	81.	0.1
Offsite	OUTLET	0.00142	86.	0.17

STORM ANALYSIS:

100yr-24hr	8.57	24hr-Huff32	3.34
100yr-12hr	7.46	12hr-Huff22	3.34
100yr-06hr	6.43	06hr-Huff12	3.34
100yr-03hr	5.49	03hr-Huff12	3.34
100yr-01hr	4.03	01hr-Huff12	3.34

RAINFALL DISTRIBUTION:

48hr-Huff4	2.0			
0.	0.0231	0.0479	0.0712	0.0978
0.1253	0.1523	0.1791	0.2033	0.2283
0.2541	0.2835	0.3125	0.3390	0.3633
0.3861	0.4124	0.4508	0.5129	0.5931
0.6919	0.8005	0.8971	0.9604	1.0
24hr-Huff3	1.0			
0.	0.0205	0.0431	0.0667	0.0912
0.1171	0.1436	0.1691	0.1964	0.2278
0.2633	0.3093	0.3635	0.4392	0.5211
0.6102	0.6989	0.7819	0.8492	0.8974
0.9311	0.9534	0.9706	0.9856	1.0
18hr-Huff3	0.75			
0.	0.0205	0.0431	0.0667	0.0912
0.1171	0.1436	0.1691	0.1964	0.2278
0.2633	0.3093	0.3635	0.4392	0.5211
0.6102	0.6989	0.7819	0.8492	0.8974
0.9311	0.9534	0.9706	0.9856	1.0
12hr-Huff2	0.50			
0.	0.0229	0.0482	0.0778	0.1133
0.1579	0.2139	0.2841	0.3644	0.4529
0.5435	0.6238	0.6976	0.7548	0.8038
0.8470	0.8781	0.9022	0.9217	0.9381
0.9529	0.9657	0.9774	0.9884	1.0
06hr-Huff1	0.25			
0.	0.0836	0.1773	0.2811	0.3833
0.4745	0.5550	0.6225	0.6722	0.7082
0.7417	0.7697	0.7981	0.8255	0.8518
0.8740	0.8947	0.9117	0.9270	0.9403
0.9536	0.9656	0.9774	0.9885	1.0
03hr-Huff1	0.125			
0.	0.0836	0.1773	0.2811	0.3833
0.4745	0.5550	0.6225	0.6722	0.7082
0.7417	0.7697	0.7981	0.8255	0.8518

	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
02hr-Huff1		0.08333			
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
01hr-Huff1		0.04167			
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
30min-Huff		0.02083			
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
15min-Huff		0.010417			
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0

GLOBAL OUTPUT:

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Lotus Assisted Living
Existing Conditions

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STORM 100yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Existing	0.830E-03		5.156		16.00	0.37	446.28
Offsite	0.001		6.688		16.00	0.66	465.39
OUTLET	0.002		6.123		16.00	1.03	458.34

STORM 100yr-12hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Existing	0.830E-03		4.843		5.01	0.61	731.04
Offsite	0.001		5.773		5.01	1.12	786.24
OUTLET	0.002		5.429		5.01	1.72	765.80

STORM 100yr-06hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Existing	0.830E-03		4.265		1.03	0.96	1160.22
Offsite	0.001		4.810		1.05	1.88	1326.02
OUTLET	0.002		4.609		1.03	2.84	1262.86

STORM 100yr-03hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Existing	0.830E-03		3.413		0.65	1.50	1801.59
Offsite	0.001		3.918		0.66	2.93	2066.29
OUTLET	0.002		3.731		0.65	4.43	1968.64

Lotus Assisted Living
Existing Conditions

STORM 100yr-01hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	----- Rate (cfs)	----- Rate (csm)
Existing	0.830E-03		2.139		0.28	2.59	3120.03
Offsite	0.001		2.567		0.32	4.96	3489.95
OUTLET	0.002		2.409		0.31	7.48	3323.93

Lotus Assisted Living
Existing Conditions

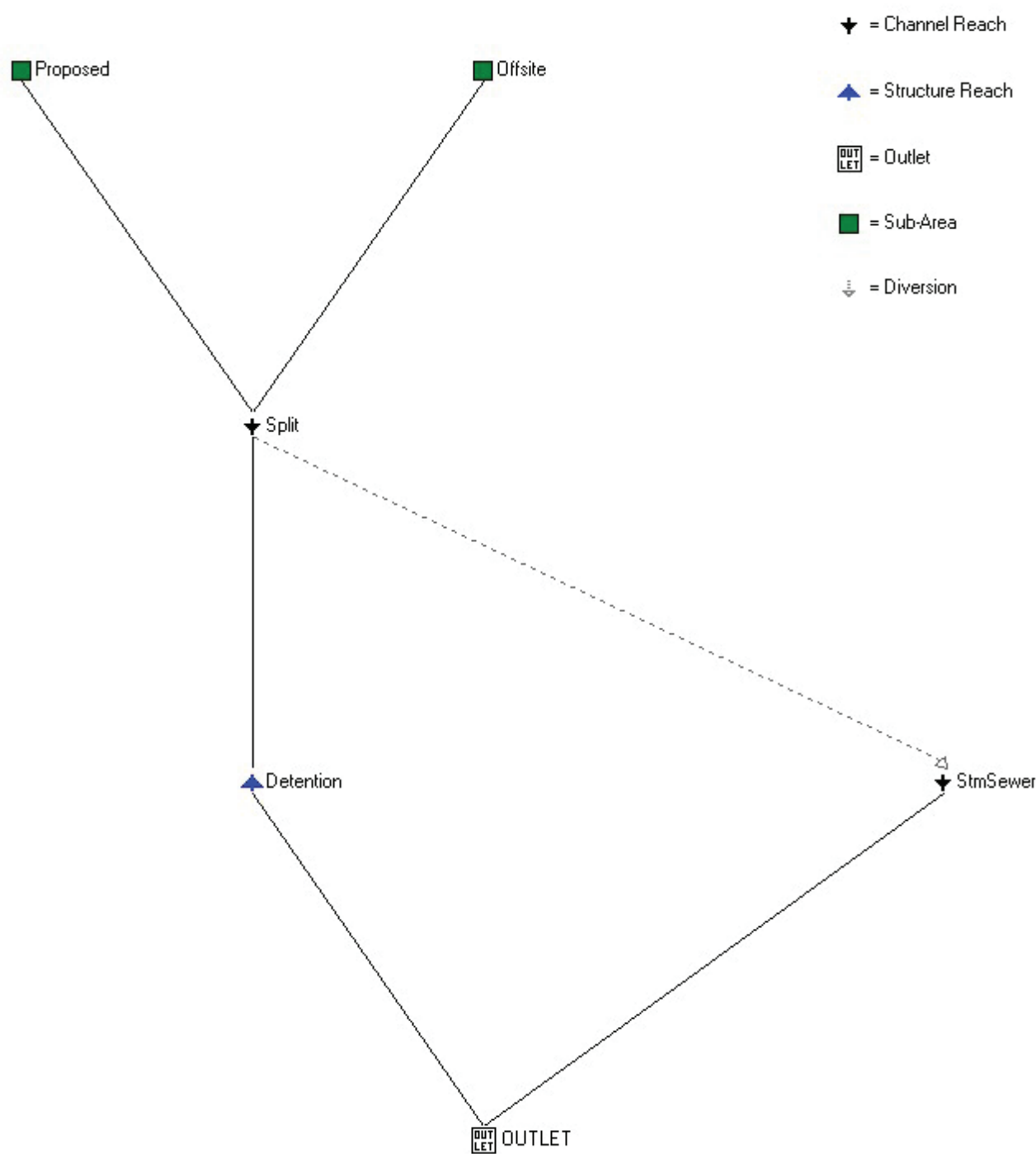
Area or Reach Identifier	Drainage Area (sq mi)	----- Peak Flow by Storm -----				
		100yr-24hr (cfs)	100yr-12hr (cfs)	100yr-06hr (cfs)	100yr-03hr (cfs)	100yr-01hr (cfs)
Existing	0.830E-03	0.37	0.61	0.96	1.50	2.59
Offsite	0.001	0.66	1.12	1.88	2.93	4.96
OUTLET	0.002	1.03	1.72	2.84	4.43	7.48

**WinTR-20 Model
Proposed Conditions**

PROJECT SITE:

**Lotus Assisted Living
343 E. Park Street, Mundelein, IL**

WinTR-20 Schematic



WinTR-20: Version 3.30 0 0 0.1 0 ,
Lotus Assisted Living
Proposed Conditions

SUB-AREA:

Proposed	Split	0.00083	93.	0.1
Offsite	Split	0.00142	86.	0.17

STREAM REACH:

Detention	OUTLET	Detention		
Split	Detention	Remainder	100.0	
	SPLIT FLOW	StmSewer	0.0	1.1 0.5
StmSewer	OUTLET	StmSewer	100.0	

STORM ANALYSIS:

100yr-24hr	8.57	24hr-Huff32	3.34
100yr-12hr	7.46	12hr-Huff22	3.34
100yr-06hr	6.43	06hr-Huff12	3.34
100yr-03hr	5.49	03hr-Huff12	3.34
100yr-01hr	4.03	01hr-Huff12	3.34

STREAM CROSS SECTION:

Divert	3.0	1.0		
	1.0	0.	0.	5. 0.02
	2.0	0.55	5.	6. 0.02
	3.0	1.1	10.	7. 0.02
	4.	1.5	15.	8. 0.02
StmSewer	3.0	1.0		
	1.0	0.0	0.0	5. 0.02
	2.0	0.55	5.0	6. 0.02
	3.0	1.1	10.0	7. 0.02
	4.0	1.5	15.0	8.0 0.02
Remainder	3.0	1.0		
	1.0	0.0	0.0	5. 0.02
	2.0	20.0	5.0	6.0 0.02
	3.0	40.0	10.0	7.0 0.02
	4.0	60.0	15.0	8.0 0.02

STRUCTURE RATING:

Detention	745.5		
	745.5	0.0	0.0
	746.0	0.01	0.021
	746.5	20.0	0.2

RAINFALL DISTRIBUTION:

48hr-Huff4	2.0			
	0.	0.0231	0.0479	0.0712 0.0978
	0.1253	0.1523	0.1791	0.2033 0.2283
	0.2541	0.2835	0.3125	0.3390 0.3633
	0.3861	0.4124	0.4508	0.5129 0.5931
	0.6919	0.8005	0.8971	0.9604 1.0
24hr-Huff3	1.0			

	0.	0.0205	0.0431	0.0667	0.0912
	0.1171	0.1436	0.1691	0.1964	0.2278
	0.2633	0.3093	0.3635	0.4392	0.5211
	0.6102	0.6989	0.7819	0.8492	0.8974
	0.9311	0.9534	0.9706	0.9856	1.0
18hr-Huff3	0.75				
	0.	0.0205	0.0431	0.0667	0.0912
	0.1171	0.1436	0.1691	0.1964	0.2278
	0.2633	0.3093	0.3635	0.4392	0.5211
	0.6102	0.6989	0.7819	0.8492	0.8974
	0.9311	0.9534	0.9706	0.9856	1.0
12hr-Huff2	0.50				
	0.	0.0229	0.0482	0.0778	0.1133
	0.1579	0.2139	0.2841	0.3644	0.4529
	0.5435	0.6238	0.6976	0.7548	0.8038
	0.8470	0.8781	0.9022	0.9217	0.9381
	0.9529	0.9657	0.9774	0.9884	1.0
06hr-Huff1	0.25				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
03hr-Huff1	0.125				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
02hr-Huff1	0.08333				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
01hr-Huff1	0.04167				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
30min-Huff	0.02083				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0
15min-Huff	0.010417				
	0.	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0

GLOBAL OUTPUT:

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Lotus Assisted Living
Proposed Conditions

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STORM 100yr-24hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Proposed	0.830E-03		6.726		15.01	0.40	484.42
Offsite	0.001		6.688		16.00	0.66	465.39
Split	0.002	Upstream	6.702	1.05	16.00	1.06	472.27
Split	0.001	Downstream	0.0	1.00	5.05	0.0	0.0
Detention	0.001	Upstream	0.0		5.05	0.0	0.0
Detention	0.001	Downstream	0.0	745.50	5.05	0.0	0.0
StmSewer	0.001	Upstream	13.358	2.93	16.01	1.06	944.53
StmSewer	0.001	Downstream	0.0	1.00	5.05	0.0	0.0
OUTLET	0.002		0.0		5.05	0.0	0.0

STORM 100yr-12hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Proposed	0.830E-03		6.309		5.00	0.70	848.43
Offsite	0.001		5.773		5.01	1.12	786.24
Split	0.002	Upstream	5.970	1.09	5.01	1.82	809.05
Split	0.001	Downstream	1.900	1.04	5.01	0.72	640.28
Detention	0.001	Upstream	1.900		5.01	0.72	640.28
Detention	0.001	Downstream	1.532	746.02	5.04	0.71	632.64
StmSewer	0.001	Upstream	9.971	3.00	3.15	1.10	977.78
StmSewer	0.001	Downstream	0.0	1.00	1.17	0.0	0.0
OUTLET	0.002		0.766		5.04	0.71	316.32

STORM 100yr-06hr

Lotus Assisted Living
Proposed Conditions

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Proposed	0.830E-03		5.598		1.01	1.31	1579.39
Offsite	0.001		4.810		1.05	1.88	1326.02
Split	0.002	Upstream	5.100	1.16	1.02	3.18	1414.62
Split	0.001	Downstream	3.432	1.10	1.03	2.08	1851.23
Detention	0.001	Upstream	3.432		1.03	2.08	1851.23
Detention	0.001	Downstream	3.068	746.05	1.11	1.97	1751.27
StmSewer	0.001	Upstream	6.747	3.00	0.36	1.10	977.78
StmSewer	0.001	Downstream	0.0	1.00	0.16	0.0	0.0
OUTLET	0.002		1.534		1.11	1.97	875.64

STORM 100yr-03hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Proposed	0.830E-03		4.671		0.52	2.17	2610.37
Offsite	0.001		3.918		0.66	2.93	2066.29
Split	0.002	Upstream	4.195	1.25	0.56	4.99	2218.21
Split	0.001	Downstream	4.315	1.19	0.57	3.89	3458.51
Detention	0.001	Upstream	4.315		0.57	3.89	3458.51
Detention	0.001	Downstream	3.951	746.09	0.74	3.60	3201.99
StmSewer	0.001	Upstream	4.070	3.00	0.20	1.10	977.78
StmSewer	0.001	Downstream	0.0	1.00	0.11	0.0	0.0
OUTLET	0.002		1.976		0.74	3.60	1601.00

STORM 100yr-01hr

Lotus Assisted Living
Proposed Conditions

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	----- Elevation (ft)	Peak Flow Time (hr)	Rate (cfs)	Rate (csm)
Proposed	0.830E-03		3.242		0.24	4.15	4999.79
Offsite	0.001		2.567		0.32	4.96	3489.95
Split	0.002	Upstream	2.816	1.43	0.29	8.69	3860.64
Split	0.001	Downstream	4.038	1.38	0.30	7.58	6740.96
Detention	0.001	Upstream	4.038		0.30	7.58	6740.96
Detention	0.001	Downstream	3.675	746.14	0.40	5.74	5100.76
StmSewer	0.001	Upstream	1.591	3.00	0.11	1.10	977.78
StmSewer	0.001	Downstream	0.0	1.00	0.06	0.0	0.0
OUTLET	0.002		1.837		0.40	5.74	2550.38

Lotus Assisted Living
Proposed Conditions

Area or Reach Identifier	Drainage Area (sq mi)	----- Peak Flow by Storm -----				
		100yr-24hr (cfs)	100yr-12hr (cfs)	100yr-06hr (cfs)	100yr-03hr (cfs)	100yr-01hr (cfs)
Proposed	0.830E-03	0.40	0.70	1.31	2.17	4.15
Offsite	0.001	0.66	1.12	1.88	2.93	4.96
Detention	0.001	0.0	0.72	2.08	3.89	7.58
DOWNSTREAM		0.0	0.71	1.97	3.60	5.74
Split	0.001	1.06	1.82	3.18	4.99	8.69
DOWNSTREAM		0.0	0.72	2.08	3.89	7.58
StmSewer	0.001	1.06	1.10	1.10	1.10	1.10
DOWNSTREAM		0.0	0.0	0.0	0.0	0.0
OUTLET	0.002	0.0	0.71	1.97	3.60	5.74

FW: EXTERNAL -Public Commentary Park Street Variance

From Planning <planning@mundelein.org>
Date Mon 8/24/2026 8:22 AM
To Isabel Guadarrama <iguadarrama@mundelein.org>

From: Stephanie Wilkins <stephanie.wilkins@bairdwarner.com>
Sent: Thursday, August 20, 2026 1:54 PM
To: Planning <planning@mundelein.org>
Subject: EXTERNAL -Public Commentary Park Street Variance

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Dear Planning Division,

I am writing to submit public comment regarding the proposed zoning variation for Midwest Eldercare and the construction of a mixed-use, two-plus-story senior care development near Park Street.

As both a Park Street homeowner and a local Realtor®, I have serious concerns about the impact a development of this size and intensity could have on our neighborhood. Park Street is a quiet residential street lined with some of Mundelein's older homes, and I believe a multi-story mixed-use senior care facility would be inconsistent with the existing residential character of the area.

My primary concerns include the following:

- **Increased traffic and congestion:** A senior care facility of this size would bring a significant increase in daily vehicle traffic from employees, residents, visitors, vendors, deliveries, service providers, and other commercial activity.
- **Emergency vehicle traffic:** Senior care facilities naturally require ambulance and emergency service access. Frequent ambulance activity, sirens, and emergency vehicle traffic would create additional noise and disruption in what is currently a peaceful residential neighborhood.
- **Parking and spillover traffic:** Depending on the number of employees, visitors, and residents, there is a real concern that nearby residential streets could experience additional parking demand and congestion.
- **Noise and activity:** A mixed-use facility operates very differently from a residential property. Deliveries, waste removal, maintenance, employee shift changes, commercial services, and emergency calls could introduce activity at all hours.
- **Scale and neighborhood character:** A two-plus-story mixed-use building would represent a substantial change in scale compared with the surrounding homes. Once zoning exceptions of

this nature are granted, they can also create a precedent for additional higher-density or commercial development in traditionally residential areas.

- **Property values:** As a Realtor, I am particularly concerned about the potential effect on the marketability and value of the surrounding homes. Buyers who are attracted to Park Street because of its quiet, established residential setting may view increased traffic, noise, emergency vehicles, and a large mixed-use building as significant drawbacks. Homeowners should not have to absorb a potential reduction in property values as a result of a zoning variation that materially changes the character of their neighborhood.
- **Quality of life for existing residents:** The people who already live on Park Street purchased and maintain their homes with the reasonable expectation that the residential character of the neighborhood would be preserved. The interests and quality of life of existing homeowners should carry significant weight when considering a request to deviate from established zoning.

I certainly understand the importance of providing quality housing and care options for seniors in Mundelein, and my objection is not to senior housing or eldercare itself. My concern is whether this particular location and proposed density are appropriate for a quiet residential street.

Zoning protections exist in part to provide residents with predictability regarding how neighboring properties may be developed. In my opinion, the requested variation represents too substantial a departure from the existing character and use of this area.

For these reasons, I respectfully ask the Planning and Zoning Commission and the Village of Mundelein to **deny the requested zoning variation for the Midwest Eldercare development** and encourage the applicant to pursue a location that is better suited to the traffic, density, building scale, and operational needs of this type of facility.

Thank you for considering the concerns of the residents who will be directly affected by this decision. I appreciate the opportunity to provide public comment and respectfully ask that this correspondence be included as part of the public record regarding the proposed development.

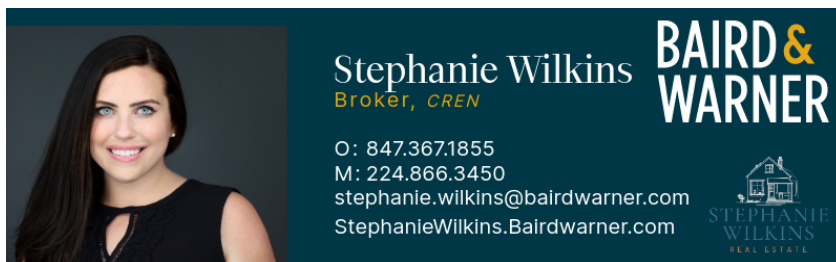
Sincerely,

Stephanie Wilkins

Park Street Homeowner, Mundelein

Licensed Illinois Realtor®

Mundelein, Illinois



To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of September 2, 2026

Subject: Public Hearing - PZC-06-2026 - Landscape Variation at 800-860 N. IL Route 83

Attachments:

1. Location Map
2. Application

Background:

The petitioner and property owner, Susanne Eisenberg of Ivanhoe Shoppes, LLC, is requesting a landscape variation for the existing shopping center located at 800–860 N. Illinois Route 83. The Subject Property is zoned C-2 General Commercial and is developed with a shopping center containing Markiewicz Dental, Advia Bank, AccuVision Eye Care, Kumon, Whimsey Days, Donna's Flowers, O Salon, and Pure Cleaners. One tenant space, formerly occupied by Edward Jones, is currently vacant. Based on the current uses and former vacant office use, the total required parking count is 58.

The development was constructed prior to the 2012 zoning amendment that established the current parking lot landscaping requirements. At the time the parking lot was constructed, the Zoning Ordinance required one shade tree for every 10 parking spaces, with the trees required to be planted within or around the parking area. The ordinance also required a minimum five-foot-wide landscaped area along the entire length of the property line abutting a street. While the ordinance did not establish a specific number of shrubs, it required dense, live shrubbery with a minimum height of five feet. The 2012 amendments expanded the parking lot landscaping requirements to include interior, buffer, and perimeter landscaping standards.

The property currently has 160 parking spaces. Based on the parking number, the previous requirement would have resulted in a minimum of 16 shade trees. The property currently exceeds that number of trees.

On January 21, 2026, the Village Board adopted amendments to Section 20.60.090, Parking Lot Landscape, of the Zoning Ordinance. The amendments established parking lot landscaping requirements based on the size of the parking lot, reducing the amount of landscaping required for

smaller parking lots while continuing to require full compliance for larger parking lots. The specific requirements for perimeter, buffer, and interior landscaping were not amended.

The parking lot reconstruction on the subject property was initially submitted through a building permit application describing the work as reconstruction of the existing 71,861-square-foot parking lot with a new surface course, along with limited concrete replacement. Because the proposed work reconstructs more than 50 percent of the parking lot, and is larger than 40,000-square-feet, the property is required to comply with all the applicable parking lot landscaping standards of Chapter 20.60 of the Zoning Ordinance.

Based on the ordinance requirements, the property is required to provide:

11 single and 5 double interior landscape islands;
21 trees within the landscape islands and 4 additional trees required under Section 20.60.070;
19 shrubs along Sysmex Way and 7 parkway trees; and
124 shrubs along Illinois Route 83.

Landscape quantity: 32 trees, 143 shrubs, and 21 landscaped islands or 3,024 square feet.

The site currently contains:

6 single and 3 double interior landscape islands;
7 trees within the landscape islands and 4 additional trees required under Section 20.60.070;
33 shrubs along Sysmex Way and 7 parkway trees;
39 shrubs and 5 trees along Illinois Route 83;
4 trees along the northern property line; and
3 trees along the western property line.

Landscape quantity: 30 trees, 72 shrubs, and 12 landscape islands or 1,728 square feet.

To improve the site's landscaping, the petitioner proposes:

2 additional trees along the western property line;
6 additional shrubs along Illinois Route 83;
1 double interior landscape island and 3 trees; and
3 additional trees south of the building.

New Landscape quantity when installed: 38 trees, 78 shrubs, 14 landscape islands or 2,016 square feet.

With these improvements, the site would still not comply with the parking lot landscaping requirements. The property would remain deficient by:

5 single and 1 double interior landscape island, and 11 island trees; and
87 shrubs along Illinois Route 83.

If considering only the quantity of required landscaping, the property would be deficient by 65 shrubs and 7 landscape islands (or 1,008 square feet of required landscape area), but would exceed the required number of trees by 6.

Variation:

Section 20.60.090(B) of the Zoning Ordinance requires that parking lots larger than 40,000 square feet that are reconstructed by more than 50 percent comply with all minimum parking lot landscaping requirements set forth in Chapter 20.60.

The Property Owner is requesting a variation from Section 20.60.100, Perimeter Landscaping, and Section 20.60.110, Parking Lot Landscaping, to reduce the required perimeter landscaping, the number of required interior landscape islands, and the associated placement of shade trees. The requested variation is necessary because the Property Owner does not propose to install all the required landscape islands or perimeter shrubs on the property.

The Property Owner has identified the following hardships in support of the requested variation:

- Additional landscape islands would reduce the number of parking spaces available to tenants and patrons, as the businesses have designated or preferred parking spaces for employees and visitors.
- Some existing parking spaces are used for snow storage during the winter months. Additional landscape islands would reduce the area available for snow storage.
- Additional landscape islands could create obstacles for vehicles and potential tripping hazards for patrons.
- The Property Owner estimates that installing the additional required landscape improvements would increase the project cost by more than \$60,000.
- Additional landscaping along Illinois Route 83 could reduce visibility of the individual businesses from the roadway.

Comprehensive Plan:

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

- Encourage larger developments to incorporate “green building” techniques and best management practices through zoning bonuses.
- Enforce landscaping and screening requirements.

Department Comments:

Police Department stated that the property has not experienced any parking violations or concerns related to parking overflow.

Public Works does not recommend planting locust trees too close together within a landscape island. Locust trees generally require approximately 25 to 30 feet of spacing to allow for proper growth. If the applicant wishes to use locust trees, Public Works recommends planting one tree within the island and supplementing the landscaping with shrubs or ornamental grasses. Public Works also

confirmed that the 7 trees along Sysmex Way are parkway trees.

Public Comments:

The Petitioner included 2 letters of support from the current tenants as part of the application documents.

Analysis:

The purpose of the parking lot landscaping requirements is to reduce the visual impact of large paved areas, provide shade, improve stormwater management, and enhance the overall appearance of commercial developments. While the existing shopping center provides more than the minimum required number of parking spaces, it does not comply with the current parking lot landscaping standards.

The petitioner has indicated that preserving existing parking spaces is important to the tenants because parking spaces closest to individual storefronts are preferred by their customers. However, the parking lot was designed to serve the shopping center as a whole rather than individual tenant spaces. Additionally, the Zoning Ordinance regulates the minimum number of parking spaces but does not require parking spaces to be located adjacent to a specific tenant entrance. Even if all required landscape islands were installed, the property would continue to exceed the minimum parking requirement. The site currently contains 160 parking spaces, while only 58 parking spaces are required based on the existing uses. Installation of all required landscape islands would reduce the parking supply by approximately seven additional spaces, leaving the property well above the minimum required parking.

Staff also reviewed previous landscape variation requests involving parking lot landscaping. In a recent case, the Planning and Zoning Commission supported maintaining the required amount of landscaped area while allowing flexibility in the configuration of the islands, such as enlarging end islands or consolidating landscaped areas elsewhere within the parking lot. A similar approach could be considered for this property if the Commission determines that some flexibility is appropriate.

Staff recognizes one circumstance that may warrant consideration of a variation. The Illinois Department of Transportation is currently designing improvements to the Illinois Route 60/83 corridor that are anticipated to require additional right-of-way along the property's eastern frontage. Because the final design has not been completed, it is unknown whether the existing and proposed landscaping along Illinois Route 83 will remain or be removed as part of the roadway expansion. Requiring the installation of all perimeter landscaping along this frontage before the project is finalized could result in the removal of newly installed landscaping.

Based on these considerations, the Planning and Zoning Commission may determine that relief from some or all of the perimeter landscaping requirements along Illinois Route 83 is appropriate. However, the Commission should also consider whether additional landscaping in other areas of the property would better satisfy the intent of the Zoning Ordinance while acknowledging the uncertainty surrounding the future IDOT project.

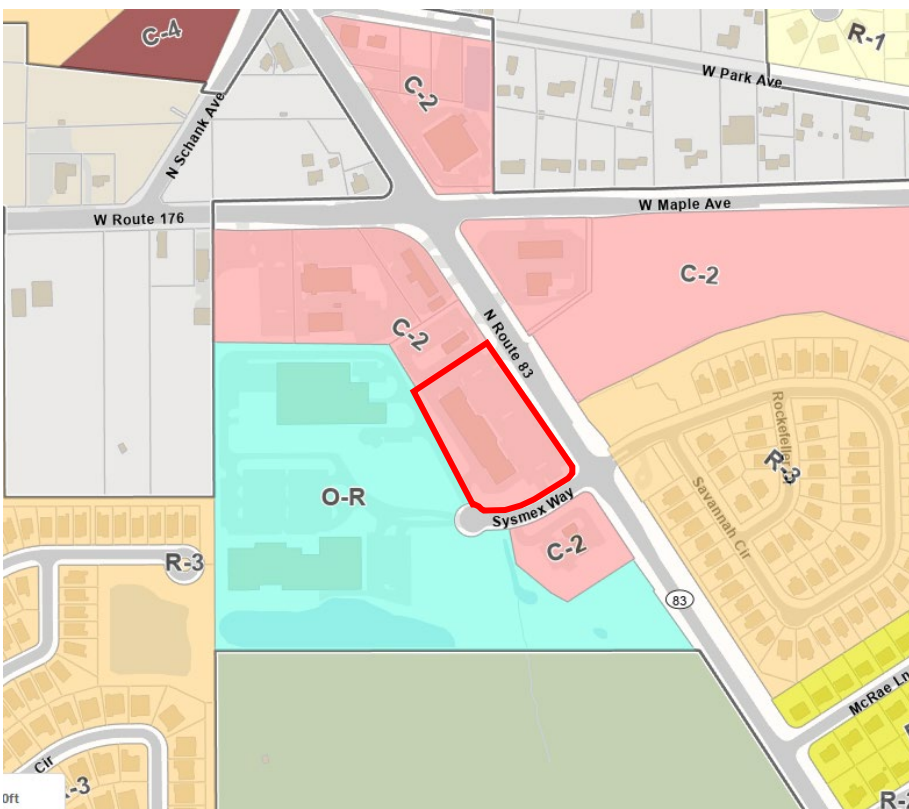
Recommendation:

Motion to recommend approval/denial of a variation from Section 20.60.100 of the Zoning Ordinance to modify the required quantity and location of perimeter landscaping for the property located at 800–860 N. Illinois Route 83.

Motion to recommend approval/denial of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the property located at 800–860 N. Illinois Route 83.

Motion to recommend approval/denial of a variation from Section 20.60.110 of the Zoning Ordinance to modify the required location of shade trees within the interior landscape islands for the property located at 800–860 N. Illinois Route 83.

Location Map: 800-860 N IL Route 83



Legend:

 : Subject Property



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 800-860 N. Rt 83
Property Index Numbers (PIN) 10-23-310-011
Size of Property 3 acres (sq. ft./acres)
Size of Building Space 20,000 (sq. ft.)
Size of Space Utilized 9490

ZONING

Current Zoning C-2
Proposed Zoning same
Current Use retail shopping
Proposed Use same

PETITIONER INFORMATION

Business/Org. Name Ivanhoe Shoppes, LLC
Name Susanne Eisenberg
Title Managing Member
Address 800-860 N. Rt. 83
City, State, Zip Mundelein, IL 60060
Phone [REDACTED]
Email [REDACTED]
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Ivanhoe Shoppes
Name same, Susanne Eisenberg LLC
Title Managing Member
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]

SECTION OF ZONING ORDINANCE: 20.60.090

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

See attached page 3
Application
Write up
12 pictures
2 Tenant letters
Plan - Variance + Landscaping
Original permit P2026-1034

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11" x 17"
- ☐ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

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) 800-860 N. Rt. 83, 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:**

Granhol Shoppes LLC 7/13/26
Signature of Owner Date

By Susanne Eisenberg
Managing Member
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name

REQUIRED SIGNATURES

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

Signature (Owner): Ivanhoe Shoppes LLC
Printed Name: Ivanhoe Shoppes LLC
Susanne Eldenberg

Date: 7/13/26
Title: Managing Member

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

Ivanhoe Shoppes LLC

Variance Proposal Application

a.

In approximately 1999, this property was annexed to the Village of Mundelein and developed and approved in compliance with the zoning and planning ordinances of that time. The Ivanhoe Shoppes is a small commercial site 3.061 acres, 20,000 sq ft building, currently comprised of 10 tenant spaces of various sizes and different tenant uses, Markiewicz Dental, Advia Bank, Accu Vision Eye Care, Kumon, Whimsey, Donna's Flowers, O Salon, Pure Cleaners, and Julios Tacos. The parking lot is often utilized to its fullest at various times.

Following a meeting with Isabel, it was determined that the strict adherence to the terms of this Ordinance 20.60.090 requires the following: **2 double islands and 5 single islands around the perimeter of the property, resulting in the loss of 9 parking spots. This will be a significant hardship to the tenants as we have higher parking capacity on certain days of the week. Additional parking may be required depending on the future tenant mix, which is a significant concern for ownership. Restricting parking today, creates significant hardship for future tenants.** Within a highly utilized tenant mix, reducing the parking spaces by 9 may cause an issue with parking.

The addition of 5 single islands on the north and east areas of the lot creates substantial hardship for tenants and patrons: The East area is utilized most importantly for employee parking for O salon, the Cleaners and AccuVision. Most of the tenants reserve the middle parking areas for their clients.

The parking area to the north along Taco Bell also serves the purpose of employee parking for Markiewicz Dental and Julios as their employee entrances are in the rear. Again, the tenants reserve parking in front of their stores for their customers. In addition to employee parking, we have large trucks, landscaping trucks and trailers and other contractor types parking along the spots on the north and east to support the Julios Taco restaurant. These parking lot areas also serve as overflow for customer parking.

The parking areas along the North and East perimeter of the lot are used in the winter as our designated areas for piling snow in addition to the employee parking. We can not have snow piled on the islands as it causes electrical problems for our parking lot lights

and main sign. These parking lot areas along the perimeter are also serving as overflow for customer parking.

Second, another area of concern is the addition of parking obstacles in a smaller commercial parking lot is safety issues. While we are not safety experts, we can see where the addition of these many parking lot islands may cause driving obstacles or tripping hazards for patrons.

Third, the addition of the parking lot islands alone is estimated to cost \$60,000+ for the 2 double parking lot islands and the 5 singles. Our entire pavement improvement project is expected to total \$160,000 which includes repaving the parking lot, storm sewer drainage repair work and concrete sidewalk upgrades. The \$60,000 is an additional unexpected 37.5% increase in the cost of the project. This represents a significant financial burden to the project. This is one of many projects that have been untaken over the past few years to improve the property and tenant experience. This includes the replacement of all awnings, painting exterior facades, replacement of heating and air units, replacement of some concrete sidewalks, continued updating of perimeter landscaping and future capital improvement for roofing. We strongly believe in improving the property for the benefit of the tenants and the Mundelein community.

Finally, the tenants are very concerned about the addition of any obstacles to the viewing of their storefronts at the Ivanhoe Shoppes from Rt 83 specifically trees in the front parkway and front areas of the parking lot. We currently have 30 mature trees on the property with approximately 7 along Rt 83.

b. The plight of the owner is due to unique circumstances. These are listed above in our answer to question a and discussed in detail.

c. The variance if granted will not alter but enhance the essential character of the locality. We currently have 30 mature trees placed throughout the property, numerous bushes, lilacs, burning bushes, boxwoods and over a couple hundred perennials including day lilies, hostas, tulips, Russian sage and numerous other varieties. Our proposal includes the same number of trees as would be required by adding all the islands in the zoning ordinance. We are selecting two different types of trees to add and this will enhance the property greatly. We have also created a wonderful environment of nature for the birds of the area with the 4 different types of trees already existing on the property.

Variance Proposal and Landscaping Plan

We are proposing the addition of one double parking lot island in the south center of the lot(see diagram). The island will be 380 sq. ft. and placed in-between the existing parking middle island and south island leaving 9 spaces on each side of the new island. This island will match the size of our current islands which is 30% larger than the zoning requirement. The parking lot island will be landscaped with three Honey Locust trees, and the surrounding area will be planted with perennials and ground cover.

Landscaping Island:

3 2-3 inch Honey Locust trees in each island

100 tulips each island for spring

Day Lillys and ground cover surrounding the trees

We propose to eliminate the need for additional islands on the perimeter for reasons stated above. To compensate for this, we would plant 6 additional trees on the perimeter of the property, 3 White Pine trees along the south side near the bank. 3 Honey Locust trees, one in the south back parkway, a second in the south end cap near the entrance on Sysmex Way and a third in the rear of the property by the fire hydrant.

Additional Landscape

3- 8ft White Pine trees

3- 2-3 Inch Honey Locust Trees

Additionally, we will remove the original bushes and 1 locust tree in the current south double island and replace them with 1 new Honey Locust tree and perennials including day lilies, hostas, and grasses to match the other islands.

We believe the upgrades to the landscaping will enhance the property and improve the customer experience of all.

In summary, under sections a-f.

We have given much thought to the hardships identified, they are real and concerning for the tenants and the viability of the property. The tenants provide great service to the Mundelein community and a livelihood for their families. As mentioned earlier, the property was annexed and developed in 1999/2000 time frame by a previous owner. We are diligently trying to work with and comply with the requirements of the village to provide an enhanced property in the village that all of us can be proud of. The installation of the additional 1 parking island and enhanced landscaping of additional trees will only add beauty to the overall property and is consistent with the spirit of the ordinance and the Village's land use policy. With the variance as proposed, the Ivanhoe Shoppes will have 39 trees on the property. The proposed variation will not impair the property of any of our neighbors.

Anytime you are taking away from the number of parking spaces and limit the use of the potential tenants and customers to access the Ivanhoe Shoppes, you are limiting the value of the property. We have dedicated ourselves to ensure that we promote and support sustainable businesses that are benefit to the community.

Ivanhoe Shoppes LLC Variance Application

Parking lot perimeter landscape yard

For the parking lot perimeter landscape yard along Sysmex Way, the zoning ordinance requires 24 bushes. Based on our calculations, the Ivanhoe Shoppes currently has the following bushes: 6 Miss Kim Lilac, 5 Hydrangea Bushes, 2 grasses, 3 spireas, 6 Barberry, 8 Burning bushes, and 5 Junipers totaling 35 Bushes spread along Sysmex Way exceeding the requirement. Also, the Ivanhoe Shoppes has 45 Daylillies spread in three sections, and 4 Silvias totaling an additional 49 plants. Our plantings are in different sections both by the bank area side yard and closer to Rt 83. We are in compliance and exceed the number of bushes required along Sysmex Way but they are spread throughout the side yard as opposed to 3 ft apart in a straight line. Most of our plantings are mature and have created a beautiful landscape for the tenants and customers.

For the Rt 83 perimeter landscape yard, the Ivanhoe Shoppes has 6 Weigelias, 5 Burning bushes, 6 Miss Kim Lilacs, 20 Junipers, 1 Barberry, 1 Pink Flowering Bush, and 11 Grasses totaling 50 Bushes. In addition, there are 50 Russian Sage spread over 2 areas, 5 Hostas, 2 Sedums, 80 Daylilies, 12 Black Eyed Susans, 12 Allium, and 3 Coreopsis totaling 164 Perennials along the Rt. 83 perimeter yard. Additionally, there are about 150 tulips planted for spring. These plants cover most of the perimeter landscape yard in front of the Ivanhoe Shoppes in berms south of the main directory sign. We have a total of 214 bushes and perennials along the Rt. 83 landscape yard which exceeds the 138 bushes required by the zoning ordinance and we have created a beautiful landscaping environment along Rt. 83.

Proposal for Rt 83 Perimeter Landscape Yard

The Ivanhoe Shoppes proposes adding 6 flowering hydrangea bushes in the grass area between the southmost Maple and the last berm along Rt 83. . It is really the only non-landscaped area. We are not able to make any changes to the landscaping south of the Maple as a small portion of the area near the Advia sign will be taken with the road construction. The Advia sign has to be moved closer to the building and will be relandscaped after the road work is completed.

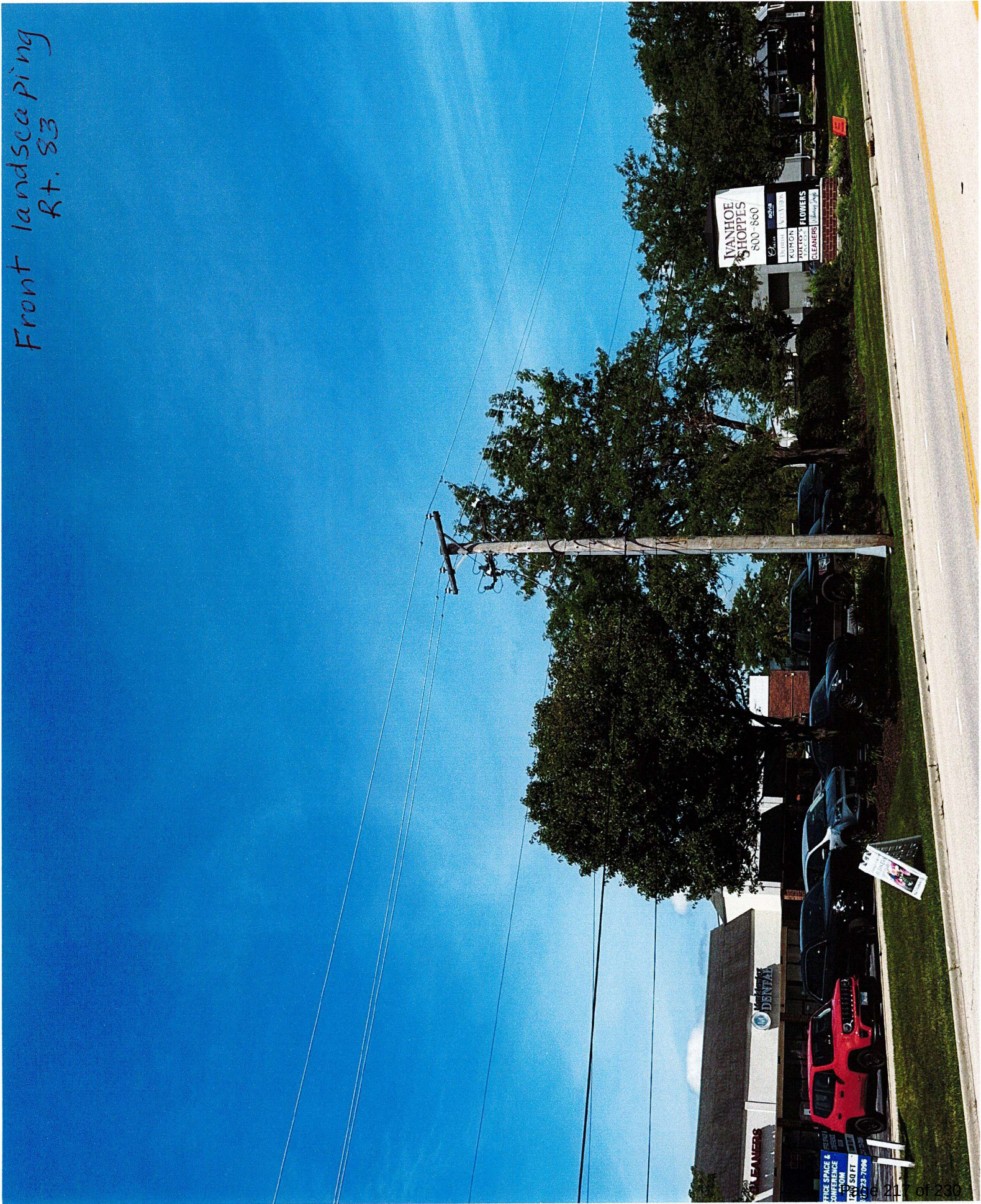
Front landscaping
Rt. 83



Front landscaping



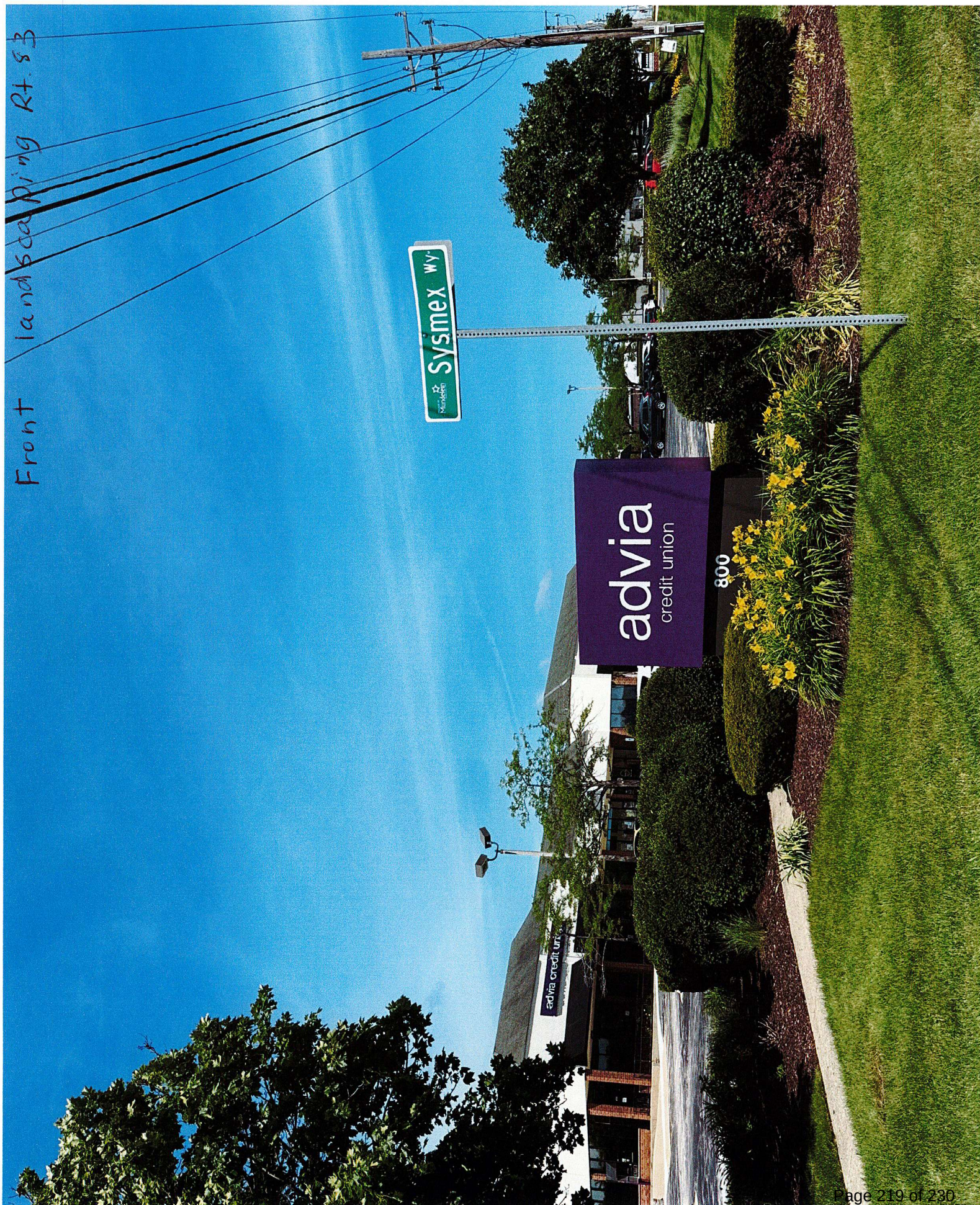
Front landscaping
Rt. 83





Front landscaping
Rt. 83

Front landscaping Rt. 83



South entrance



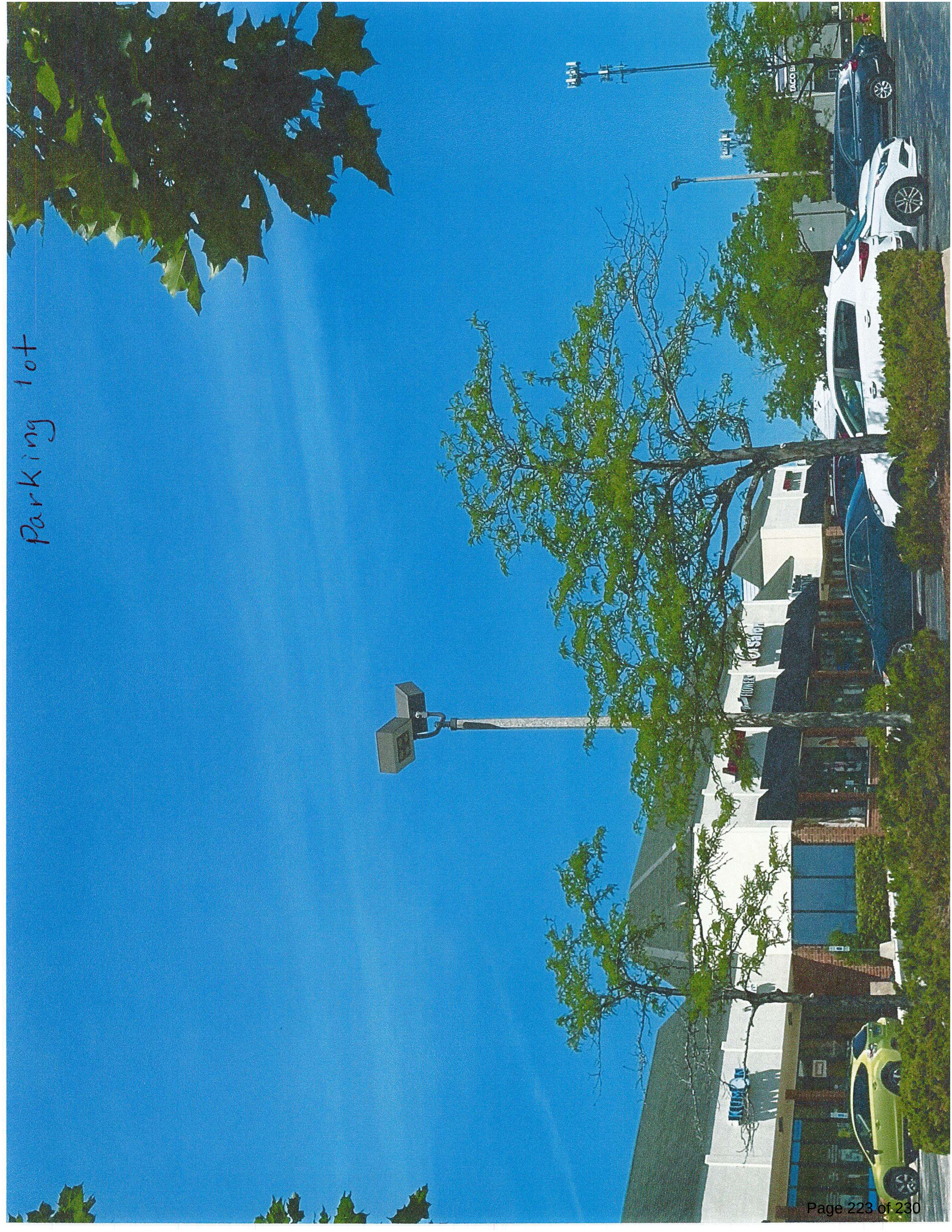
South area



South



Parking lot

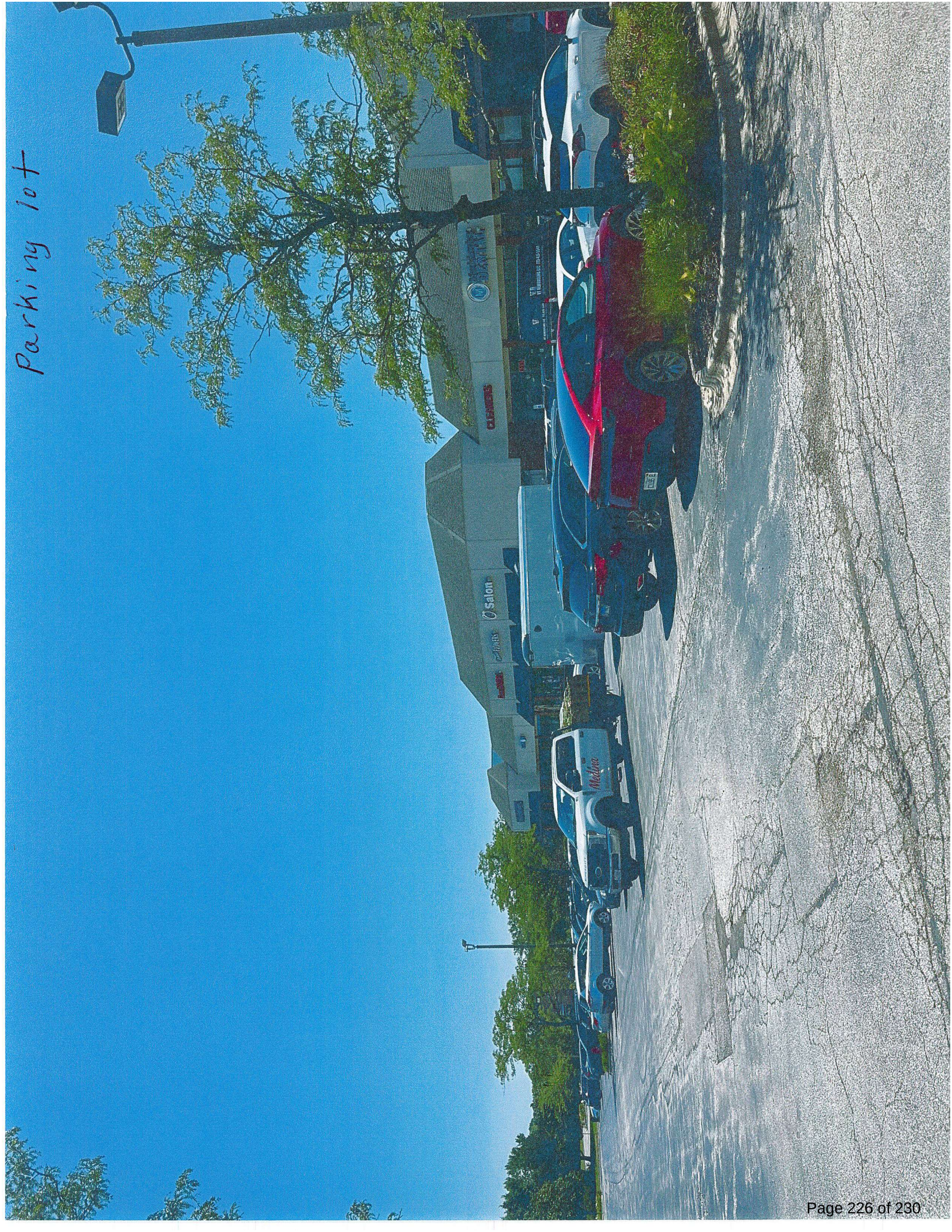


North by Taco Bell

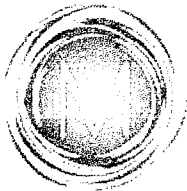




North by Taco Bell



Parking lot



Markiewicz
DENTAL
HELPING YOU KEEP YOUR TEETH FOR A LIFETIME

ANTHONY MARKIEWICZ, DDS, FAGD
DAVID MARKIEWICZ, DMD

July 14, 2026

Village of Mundelein

Zoning Board of Appeals / Community Development Department

Re: Support for Parking Lot Variance — 852 N. IL Route 83, Mundelein, IL 60060

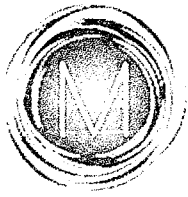
Dear Members of the Zoning Board of Appeals:

I am the owner of Markiewicz Dental, a dental practice located at 852 N. IL Route 83 in Mundelein. Our practice has operated at this location for many years and serves a large number of patients from Mundelein and the surrounding communities. I am writing in support of the variance requested by our landlord concerning the parking lot that serves our building.

It is my understanding that, as a condition of the parking lot permit applied for this past May, the property owner has been asked to install nine additional landscape islands — two double islands in the center of the lot and five single islands distributed throughout — and that doing so would eliminate nine of the lot's existing parking spaces. I respectfully ask the Village to grant a variance from this requirement, and I would like to share why this matters from the perspective of the business and the patients who use this lot every day.

Loss of needed parking. Our lot is heavily used and, on many days, fully utilized. Between patients arriving and departing for overlapping appointments and our clinical and administrative staff, demand for parking regularly meets or exceeds the lot's current capacity. The loss of nine spaces would create a real and ongoing shortage that directly affects our ability to serve patients and would push overflow parking into areas never intended for it.

Patient safety and tripping hazards. A meaningful share of our patients are older adults or individuals with limited mobility, and many are walking to and from their cars immediately after dental procedures. Adding curbed islands throughout the lot, particularly the two proposed for the center, introduces additional curbs, elevation changes, and pinch points that increase the risk of trips and falls. Keeping the drive aisles and walking paths clear of unnecessary obstructions is safer for the population we serve.



Markiewicz
DENTAL
HELPING YOU KEEP YOUR TEETH FOR A LIFETIME

ANTHONY MARKIEWICZ, DDS, FAGD
DAVID MARKIEWICZ, DMD

Added cost. The construction of nine new islands, along with their ongoing landscape maintenance, represents a significant and, in our view, unnecessary expense for a lot that already functions safely and efficiently for its intended use.

Full utilization of the lot. Because the lot is frequently at or near capacity during business hours, its existing configuration reflects genuine, demonstrated demand. Reducing capacity by nine spaces would not improve the lot's function; it would strain it.

For these reasons, I fully support the property owner's variance request and respectfully ask that the Village approve it. Preserving the existing parking configuration best serves the businesses, the patients, and the residents who rely on this lot.

Thank you for your time and consideration. Please feel free to contact me if I can provide any additional information.

Sincerely,

David Markiewicz, DMD

Markiewicz Dental

[Redacted signature block]

(No subject)

From: Julio's Tacos [REDACTED]
To: [REDACTED]
Date: Tuesday, July 14, 2026 at 10:58 PM UTC

Rita Reynoso

[REDACTED]
[REDACTED]
3124519730

07/14/2026

Village of Mundelein
Attn: Robin D. Meier
300 Plaza Circle, Mundelein, IL 60060

RE: Parking Lot Resurfacing at

800-860 N ROUTE 83

MUNDELEIN, IL 60060

Dear Mrs. Meier and Members of the Village Board,

My name is Rita Reynoso, and I am a residen, small business owner and taxpayer of Mundelein, residing at 152 N Emerald Ave for 6 years. My husband and are the owners of Julio's Tacos located at 800-860 N Route 83. I am writing to you today to express my concerned about the additional islands that the village is requesting in the plaza that we currently have our restaurant.

Our current parking has a great size as is. Our employees park with no trouble and our costumers always have plenty of space to park specially our landscapers, truck drivers etc. Losing many parking spots to build island will be a great loss financially for us. Many of our costumers love that they can park freely. Adding the additional islands will Have a negative impact and costumers might not want to drive to our restaurant due to the parking limitations.

Specifically, I respectfully request that the Village Board take the following act:

1.
 - Reduce the amount of islands that are being requested.
 - Schedule a meeting to discuss the daily traffic and see if we can compromise on something that would be beneficial for the small businesses in the plaza and the village requirements.

As a member of this community, I care deeply about the character and safety of our neighborhoods and specifically our small businesses . I urge the board to consider the long-term impact of this decision on the residents and small businesses.

Thank you for your time, leadership, and service to our community. I look forward to hearing your perspective on this matter and welcome the opportunity to discuss this with you:

Rita Reynoso

Owner of Julio's Tacos

To: Commission Members

From: Ryan Harrington, Planner

For: Planning and Zoning Commission Meeting of September 2, 2026

Subject: Public Hearing - PZC-09-2026 - Text Amendment - Accessory Structures - TO BE RE-NOTICED AND HEARD AT A FUTURE MEETING

Attachments:

None

Background:

The proposed text amendment regarding accessory structures was previously scheduled and noticed for consideration by the Planning and Zoning Commission. During preparation of the staff report, staff identified additional provisions and related language that should be incorporated into the proposed amendment to ensure that the regulations are comprehensive and appropriately address the subject matter under consideration.

Because these additional provisions and revisions were identified after the original public notice was issued, staff determined that the proposed text amendment should be revised and re-noticed prior to consideration by the Planning and Zoning Commission.

Accordingly, the item will not be considered at this meeting. Staff will incorporate the additional provisions and language, complete the revised proposal and staff report, and provide the required public notice for consideration at a future Planning and Zoning Commission meeting.

No action by the Planning and Zoning Commission is requested on this item at this meeting.

Recommendation: