

AGENDA
PLANNING AND ZONING COMMISSION MEETING

September 16, 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 September 2, 2026
- V. PUBLIC COMMENTARY
- VI. OLD PZC BUSINESS
- VII. NEW PZC BUSINESS
 - A. Midlothian Crossing - Preliminary Plat of Subdivision
- VIII. QUESTIONS AND COMMENTS
- IX. ADJOURNMENT
 - A. Adjourn the Planning and Zoning Commission Meeting

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

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

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

**Planning and Zoning Commission Meeting
Minutes**

September 2, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on September 2, 2026 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, K. Teehan, T. Wilson
ABSENT: None

Village Attendance

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

MINUTES APPROVAL

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

J. Holden moved, seconded by K. Teehan, a **Motion** to Approve the Planning and Zoning Commission Meeting Minutes from July 15, 2026.

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

PUBLIC COMMENTARY

T. Roswick opened the floor to public commentary.

There was no general public commentary.

T. Roswick closed the floor to public commentary.

OLD PZC BUSINESS

There was no old PZC business.

NEW PZC BUSINESS

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

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to Open Public Hearing PZC-01-2026

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

I. Guadarrama gave a brief history on the subject property and the application for allowing an assisted living facility. It is an approved use for the zoning at the property, but the petitioner is requesting a variation from the requirement for a 2 story building to allow a single story facility.

Petitioner Presentation

Rishi Patel and Amit Ghandi of Midwest Elder Care were sworn in.

The applicants shared their residential approach to assisted living versus care that individuals would receive at a big box facility. They are requesting to have a single story building to support the smaller care facility. The owners shared that they will remain on site and will provide hands-on oversight to the facility.

The Commission asked questions regarding the stormwater concerns brought forth by

public commentary received prior to the meeting. Their Architecture team stated that they are working with Public Works and Engineering to mitigate any concerns.

K. Teehan stated that he does see the 2nd floor as being a risk for residents in regards to falls or unattended residents.

S. Petti asked what the square footage of the facility would be. The applicant stated it would be a 7,500 square foot building.

T. Wilson asked about likely demographics of future residents. The petitioner stated that they will not be accepting medical insurance or medicaid, so any future residents will be paying out-of-pocket.

Public Commentary

Stephanie Wilkins of 425 E Park Street was sworn in. Ms. Wilkins shared concerns regarding the overall project, and inquired about the process for the neighbors to attempt to rezone this property. Staff let Ms. Wilkins know that only the property owner could apply to rezone a property. Third parties can not legally petition to rezone a property. Ms. Wilkins asked questions about how much the petitioner plans to charge the residents, and what kinds of amenities would be included in the cost. She also shared concerns about the sewer system capacity, property values, distance of the building from neighboring properties, landscaping, and also had concerns regarding "escapees." The petitioner addressed the concerns, but stated that they did not feel it was appropriate to share proprietary financial information regarding their business.

Gary Berthold of 319 E Park Street was sworn in. Mr. Berthold shared concerns about fitting a facility of this type onto what he considers to be a smaller lot. The petitioner reiterated that they could have built a two-story building and not need a variation, yet they were requesting a smaller building to create a lesser impact to the neighborhood. Mr. Berthold also shared some written public commentary before the meeting. The email and attachments sent in are attached below.

Anne Hansen of 407 E Park Street was sworn in. Ms. Hansen requested the contact information for the property owners in case concerns come up. The applicants shared their contact information. Ms. Hansen also shared concerns regarding lighting.

Eduardo Gonzalez of 342 E Park was sworn in. Mr. Gonzalez shared that he works for a larger assisted living facility and has concerns about the ability to maintain the property as well as traffic concerns.

Cheryl Gonzalez of 342 E Park was sworn in. Mrs. Gonzalez shared concerns that parking at the facility may spill over into street parking. She also shared concerns about "escapees", increased foot traffic on their street, and coyotes nearby.

Tim Welch of 441 Park was sworn in. Mr. Welch stated that he had purchased a home in 1985 because it was a residential neighborhood. He stated that he feels that this type of facility does not fit with the neighborhood and he rejects the proposal.

Greg Howland of 521 N Grace Avenue was sworn in. Mr. Howland stated that this is currently a quiet street. He shared that in the 1940s, 1950s, and 1960s there were Dutch Elm trees that lined the street to help cattle migrate to the stockyards nearby. He had also shared a physical photo from 1895 of the area showing a hotel, drug store, and the stockyard.

Commission Discussion

The commission discussed the difference between assisted living and nursing home uses. The applicant shared their experience with skilled care nursing, and stated that this will not be a skilled nursing facility. They will be using an onboarding scale to determine cognitive ability. K. Garesche asked about how they intend to handle decline after a resident lives in the facility. Mr. Ghandi stated that he has connections in the elder care community, so they would be able to guide any residents and their families in relocating to a skilled nursing facility if there is a decline.

I. Guadarrama reiterated that the proposed use is allowed by zoning code. The variance that is up for discussion is the request to reduce the required stories from two to a single story structure.

The commission discussed the use definition in the code. They also discussed the impacts of the use to the surrounding residential neighborhood. The Commission requested that staff consult legal council in order to confirm the use is permitted on this zoning lot before continuing.

Continue Public Hearing

T. Roswick moved, seconded by J. Holden, a **Motion** to Continue Public Hearing PZC-01-2026.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Chairman Terry Roswick
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-06-2026 - Landscape Variation at 800-860 N. IL Route 83

Open Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to open Public Hearing PZC-06-2026.

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

Staff Presentation

I. Guadarrama gave the attached PowerPoint presentation for the subject property. She gave a detailed history of the property as well as the request and the proposed work to be done by IDOT.

Petitioner Presentation

Mike Pelfresne and Sue Eisenberg, property owners, were sworn in. They gave detailed information on the requests as well as the improvements they have done to the property.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

The commission reviewed the various requests submitted by the petitioner. T. Wilson stated that the property owners had done some great improvements to the property over the years, and compared to some other strip malls in the area, the Ivanhoe Shops has been well maintained.

The point of which updating parking lots of commercial property to conform to new

code standards regarding parking lot islands and landscaping was discussed. Seal coating does not trigger the need for adding islands, but a full removal and replacement of the parking lot does require that they conform to current code standards.

Overall the Commission did not feel that the uniqueness of the situation was demonstrated and a overall zoning hardship was not found for this case.

Request regarding Perimeter Landscaping

J. Holden moved, seconded by K. Garesche, a **Motion** to recommend Approval of a variation from Section 20.60.110 of the Zoning Ordinance until September 2031, with the condition that the variation only delays compliance with the required quantity and location of perimeter landscaping for the parking lot located at 800-860 N. IL Route 83. The property must comply with the required quantity and location of perimeter landscaping by September 2031.

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

Request Regarding Islands

K. Garesche moved, seconded by J. Holden, a **Motion** to recommend approval of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands on the north side for the parking lot located at 800–860 N. IL Route 83.

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

J. Holden moved, seconded by S. Petti, a **Motion** to recommend denial of a variation

from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the center and south end of the parking lot located at 800–860 N. IL Route 83.

RESULT:	Passed [Yes 6, No 1, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Tim Wilson
NAYS:	Kevin Teehan
ABSTAIN:	None

Request Regarding Trees

K. Garesche moved, seconded by S. Petti, a **Motion** to recommend denial of a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees required within the interior landscape islands for the parking lot

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Kerry Garesche
SECONDER:	Commissioner Steven Petti
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. Garesche, a **Motion** to close Public Hearing PZC-06-2026

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

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

There was no action taken at this meeting. The item will be re-noticed and heard at a future meeting.

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

J. Holden moved, seconded by S. Petti, a **Motion** to Adjourn the Planning and Zoning Commission Meeting of September 2, 2026

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

The meeting was adjourned at 10:49 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Stephanie Wilkins	425 E. Park St	Phone: 224-866-3450
Company: Mundelein		Email: Wilkins.Stephanie1@gmail
Name: Eduardo Gonzalez	342 E Park St	Phone: 651 271 4399
Company: Mundelein		Email: esgonzalez@yahoo.com
Name: Sharyl Gonzalez	342 E Park St	Phone: 651 271 4567
Company:		Email:
Name: Jake Gonzalez	342 E Park St	Phone: 651 955 6573
Company:		Email:
Name: Mary O'Driscoll	414 E Park St	Phone: 224-558-2937
Company:		Email: odriscoll3@comcast.net
Name: TIM WELCH	441 E. PARK ST.	Phone: 224-558-1595
Company:		Email:
Name: GARY BERTHOLD	314 E PARK ST	Phone: 847-652-4614
Company:		Email:
Name: Sue & Mike Pelysne	7815. Middlethian	Phone: 847-354-0507
Company:		Email:
Name: GREG HOWLAND	521 N. GRACE AVE	Phone: N/A
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

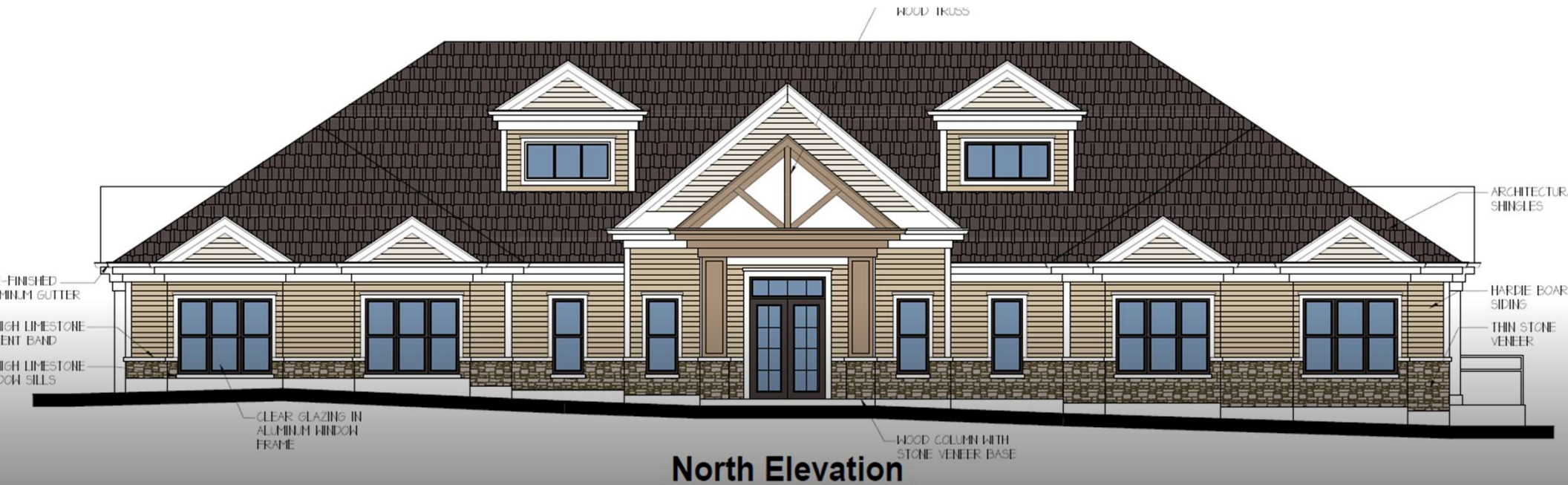
Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: Anne Hansen		Phone: 847-331-2161
Company: 401. E Park St	Mundelein	Email: hansen6556@yahoo.com
Name: Blake Berthold		Phone: 224-406-3797
Company: 319 e park st	Mundelein	Email: BlakejBerthold@gmail.com
Name: Heidi Berthold	Mundelein	Phone: 847 322 5234
Company: 402 E PARK		Email: h.berthold@hotmail.com
Name:		Phone:
Company:		Email:
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343 E Park St.

PZC-01-2026





Lotus

Address: 343 E Park St.

Zoning: C5-MU

Property Owner: Midwest Eldercare LLC – Rishi Patel & Amit Gandhi

Petitioner: Rishi Patel and Amit Gandhi

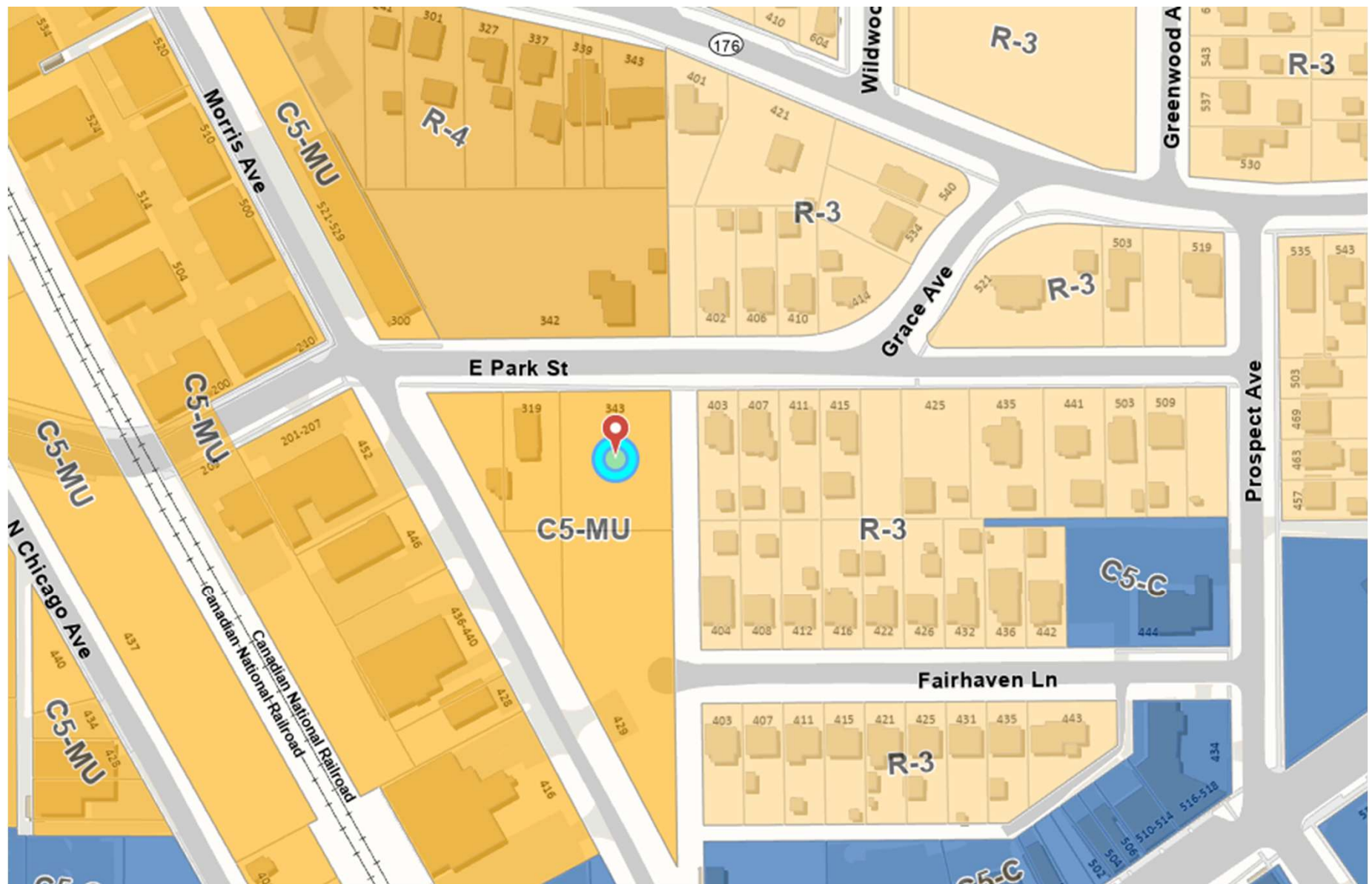
Permitted Use: Residential Care Facility

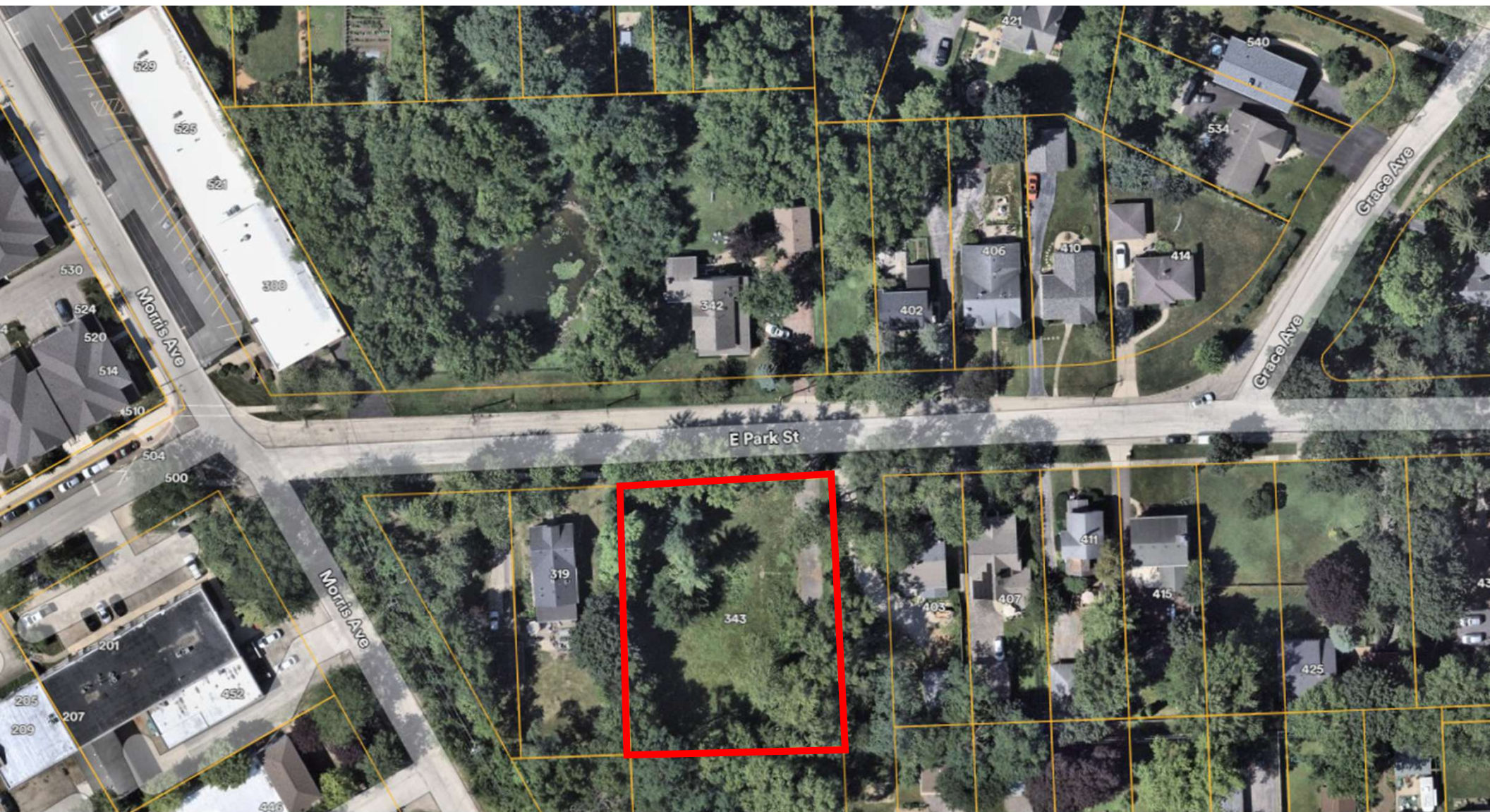
Variation: Table 20.36-4 – 2 story requirement for Multi-Family Building Bulk and Yard Regulations



Hardships Identified by the Petitioner

- Maintaining the residential scale and characteristics of the surrounding neighborhood.
- Providing a safe, accessible, and functional living environment for the users.







North Elevation



South Elevation

West – C5-MU Zoning District



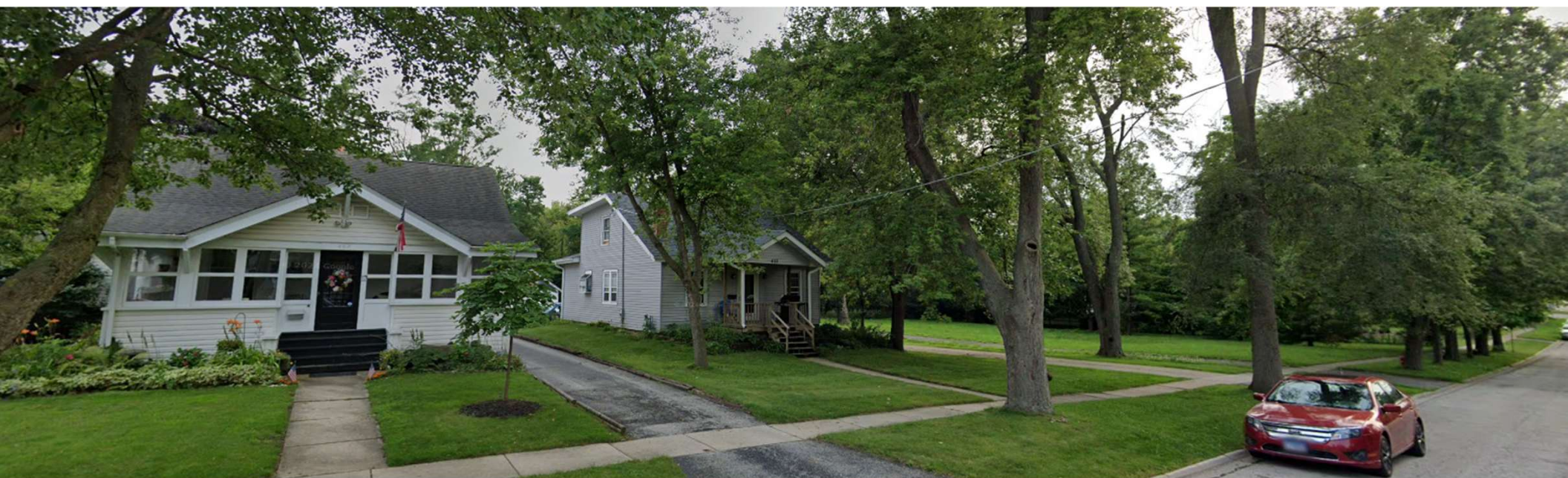
Property directly to the West – C5-MU Zoning District



Property directly to the North – R4 Zoning District



Property directly to the East – R3 Zoning District



East – R3 Zoning District

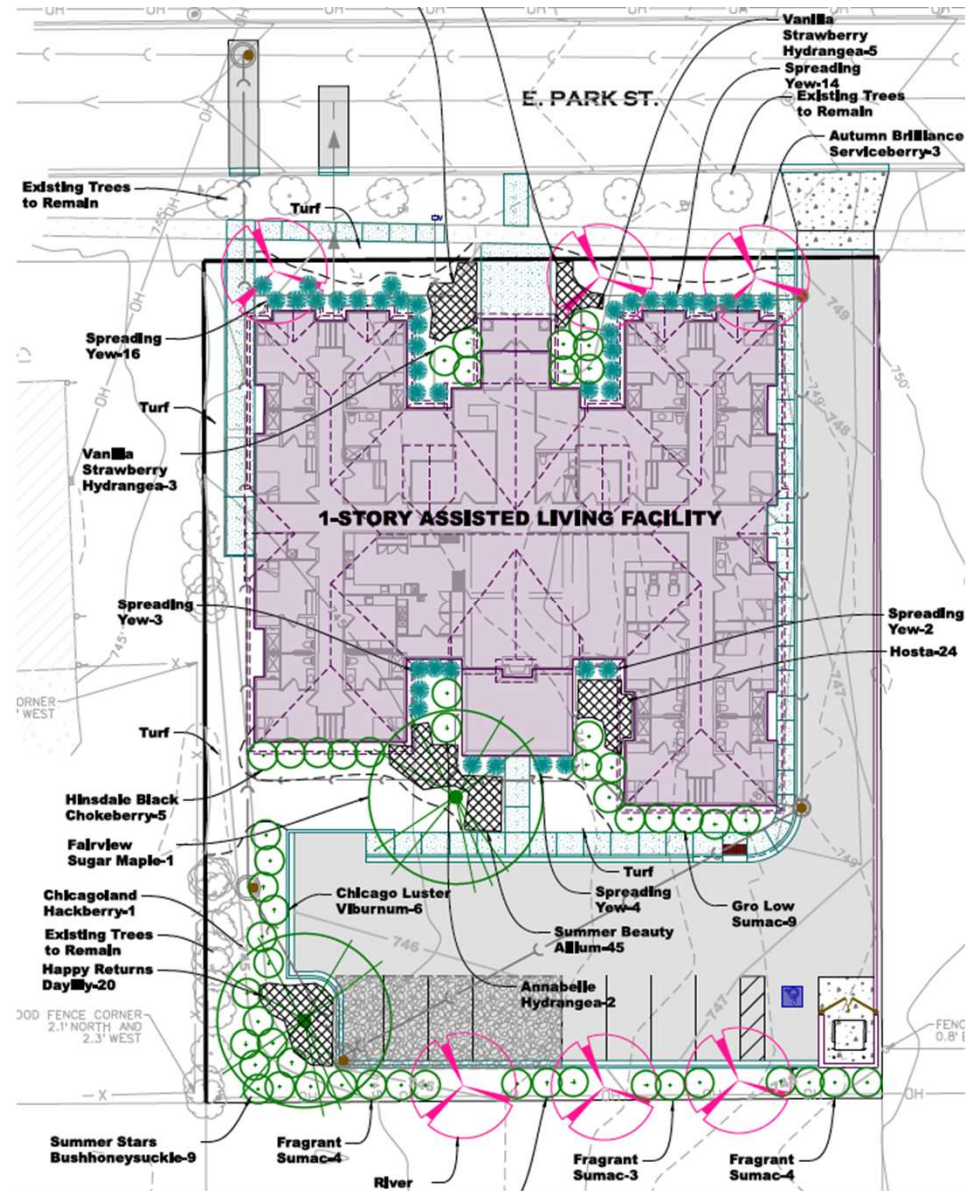


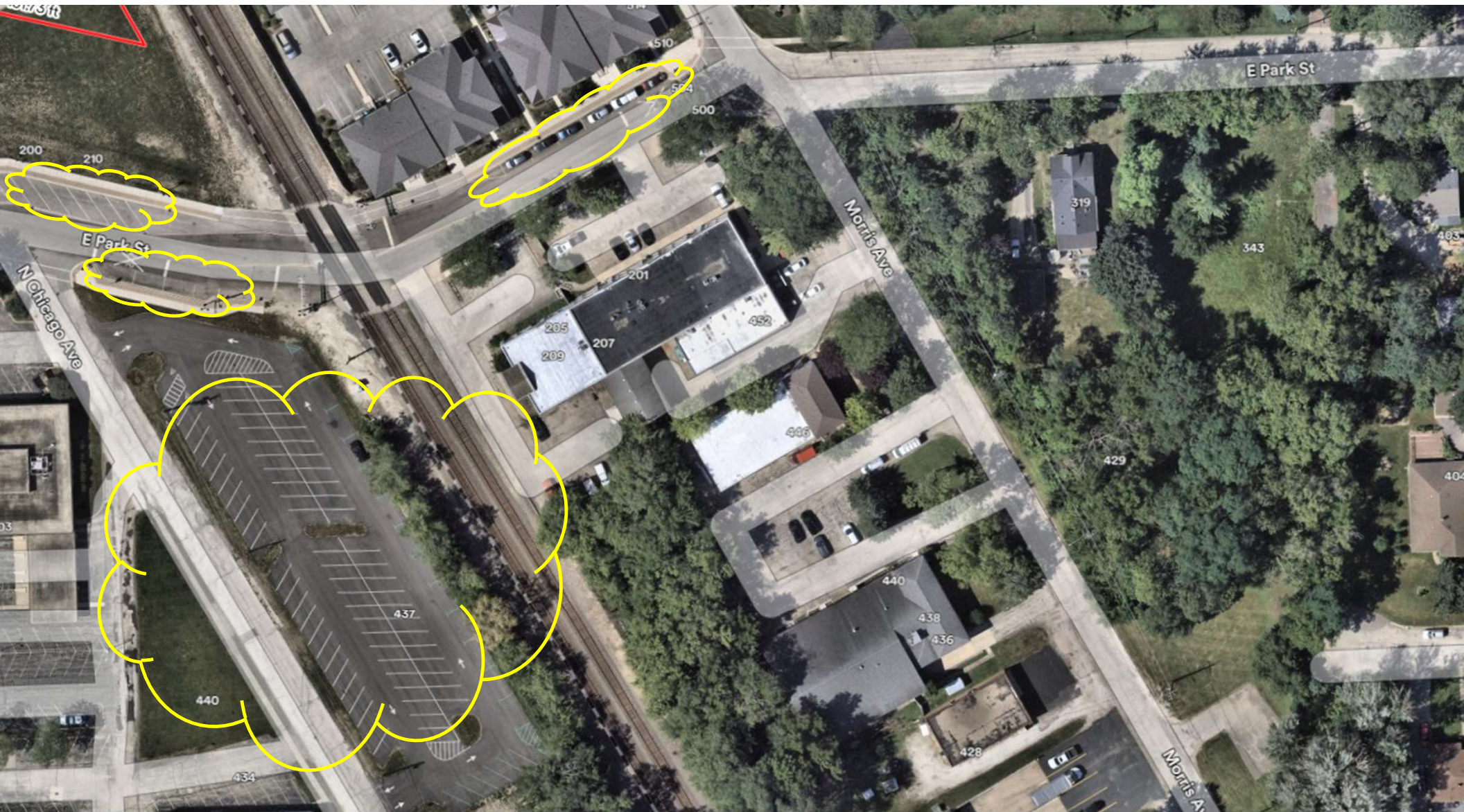
East – R3 Zoning District

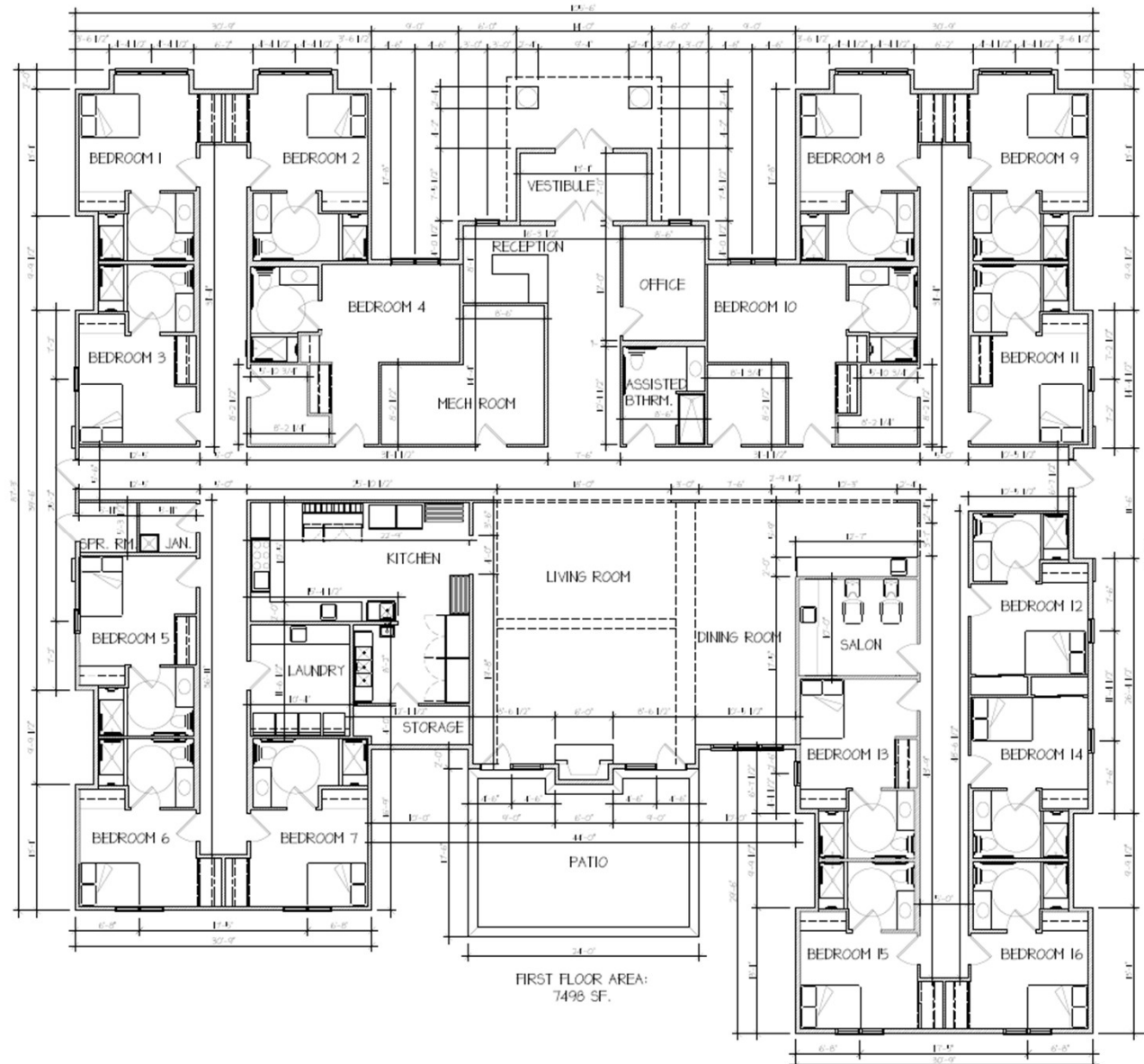


Amenities:

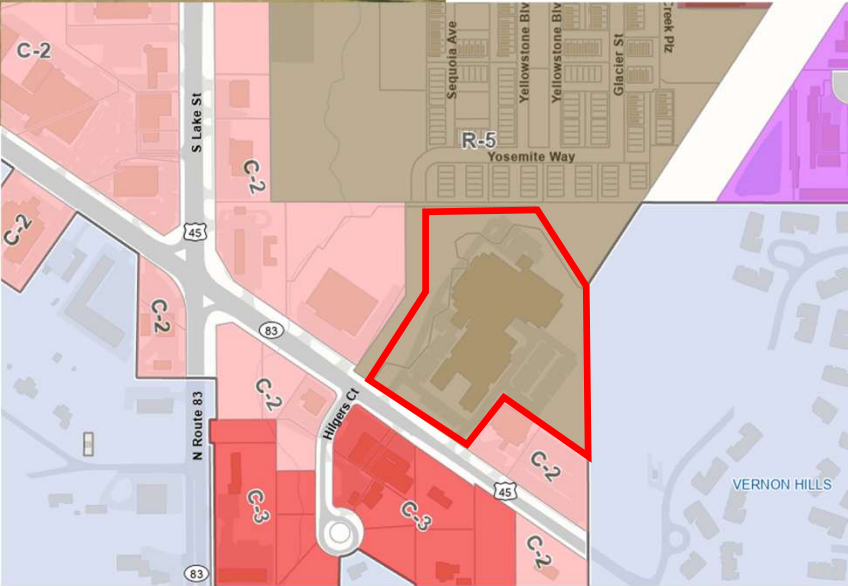
16 Bedrooms with Bathrooms
 Kitchen
 Living Room
 Dining Room
 Salon
 Laundry Room
 Assisted Bathroom
 Office
 Reception
 Patio
 10 Parking Spaces (1 ADA)
 Dumpster with Screening







850 US Rt. 45





Ivanhoe Shoppes

PZC-06-2026

PZC-06-2026

Petitioner:

Susanne Eisenberg,
Ivanhoe Shoppes, LLC

Address:

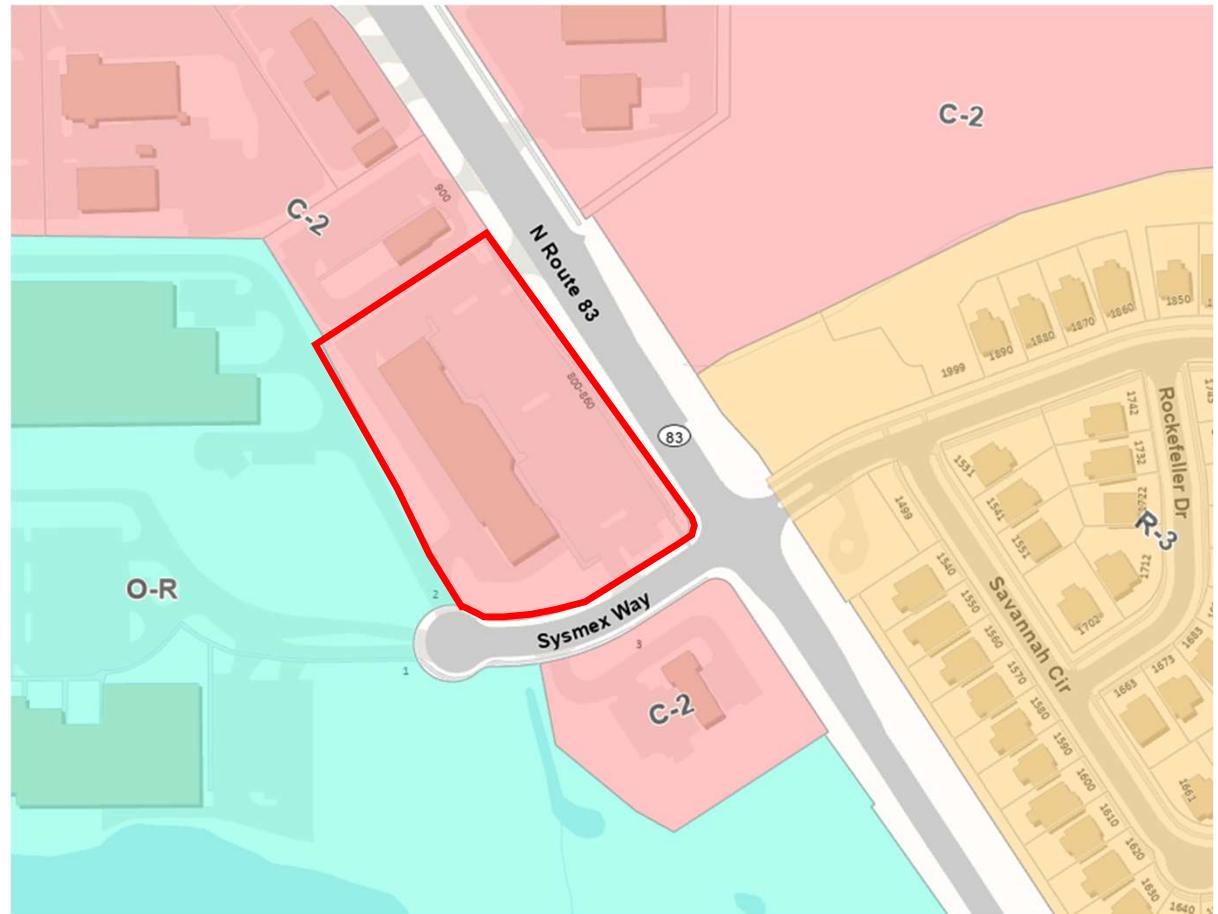
800-860 N. Route 83

Zoning:

C-2 General Commercial

Application:

Landscape Variation



Product/Service	Description	Qty.
Milling and Paving 2"	Mill deteriorated pavement with Wirtgen W210 milling machine to a depth of 2" below existing grades to meet proper transitions. Properly trim all inlet structures and joints with Wirtgen W50 milling machines. Power sweep Milled Surface with mobile Elgin sweeper to clean debris prior to applying tack application. Apply NTEA tack coat @.30 per gal. Install 2" after compaction of bituminous Surface N50 CRSE. Compact using highway class vibratory rollers to meet or exceed IDOT specs.	71861
Pavement Markings	Re-stripe lot according to current Village / State regulations using either acrylic or oil based yellow and white highway traffic paint that will meet or exceed OSHA and IDOT specifications. All pavement marking will be applied by a Graco 3900 Line lazer airless Striping machine.	1
Concrete Sidewalks	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.	445
Excavation of Concrete Little Island (7' x 10')	Remove existing soil base 7" and Concrete Install CA-6 gravel base as needed. Install (2) Lifts of asphalt	70
Concrete Sidewalks R&R 5 x 20 Near Julio's Taco ADDED*	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.	50

Product/Service	Description
Concrete Sidewalks R & R 6 x 13 ADDED*	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.
Sewer Reconstruction NEW	Remove deteriorated pavement and haul off site for proper disposal. Excavate stone base to allow for catch basin "hat" removal. Install new 4' deep sewer basin. Install new Polypropylene Pro-Rings to correct height. Reinstall catch basin "hat". Install 112 LF of pipe to connect new sewer basin to existing sewer Basin. Use laser level for precise drainage. Install 2 lifts of asphalt to meet current asphalt thickness. Compact to proper density.

B. Existing Parking Lots.

1. For existing parking lots that currently do not comply with the required parking lot landscape, such landscape shall be provided when:

a. A new principal building is constructed, or a building addition is constructed that increases the floor area by thirty percent (30%) or more.

b. ~~Over-When~~ fifty percent (50%) or more of the total area of an existing parking lot is reconstructed, and the parking lot falls within the square footage thresholds established for small, medium, or large parking lots in the commercial and manufacturing zoning district, the parking lot shall comply with the minimum parking lot landscaping requirements set forth below:-

<u>Parking Lot Size</u>	<u>Landscape requirement</u>
<u>Small (0 to- 20,000 sq. ft.)</u>	<u>Perimeter landscaping as required by Section 20.60.100.</u>
<u>Medium (20,001-to 40,000 sq. ft.)</u>	<u>Perimeter landscaping and landscape islands at the end of each parking row, as required by Sections 20.60.100 and 20.60.110.</u>
<u>Large (40,000+ sq. ft.-<)</u>	<u>All minimum parking lot landscaping requirements shall be applied in accordance with Chapter 20.60.</u>

b. For purposes of this section, reconstruction shall include all paving of previously unpaved surfaces, replacement of pavement with new binder and/or surface courses, construction of curbing, and similar activities. Reconstruction shall not include maintenance activities such as repair of existing curbing, repairs, sealing, re-striping, or placement of surface course pavement over previously paved areas.

c. When an existing parking lot under ten thousand (10,000) square feet in area is expanded by fifty percent (50%) or more in total surface area.

d. When an existing parking lot over ten thousand (10,000) square feet in area is expanded by twenty-five percent (25%) or more in total surface area.

2. When an existing parking lot is required by Paragraph 1 above to provide landscape, which would result in creating a parking area that no longer conforms to the parking regulations of the Chapter and this Ordinance, such existing parking lot shall not be required to install all or a portion of the required landscape. The applicant shall be required to show that landscape cannot be accommodated on the site. If only certain requirements are able to be accommodated on the site, those elements shall be required. The Zoning Administrator shall make the determination that all or a portion of required landscape does not have to be installed.

Ivanhoe Shoppes

- 9 Tenants, 10 units:
 - Markiewicz Dental
 - Advia Bank
 - AccuVision Eye Care
 - Kumon
 - Whimsey Days
 - Donna's Flowers
 - O Salon
 - Pure Cleaners
 - Julio's Tacos
 - (vacant)Former Edward Jones
- Estimated Total Parking Requirement: 58
- Existing Parking Count: 160

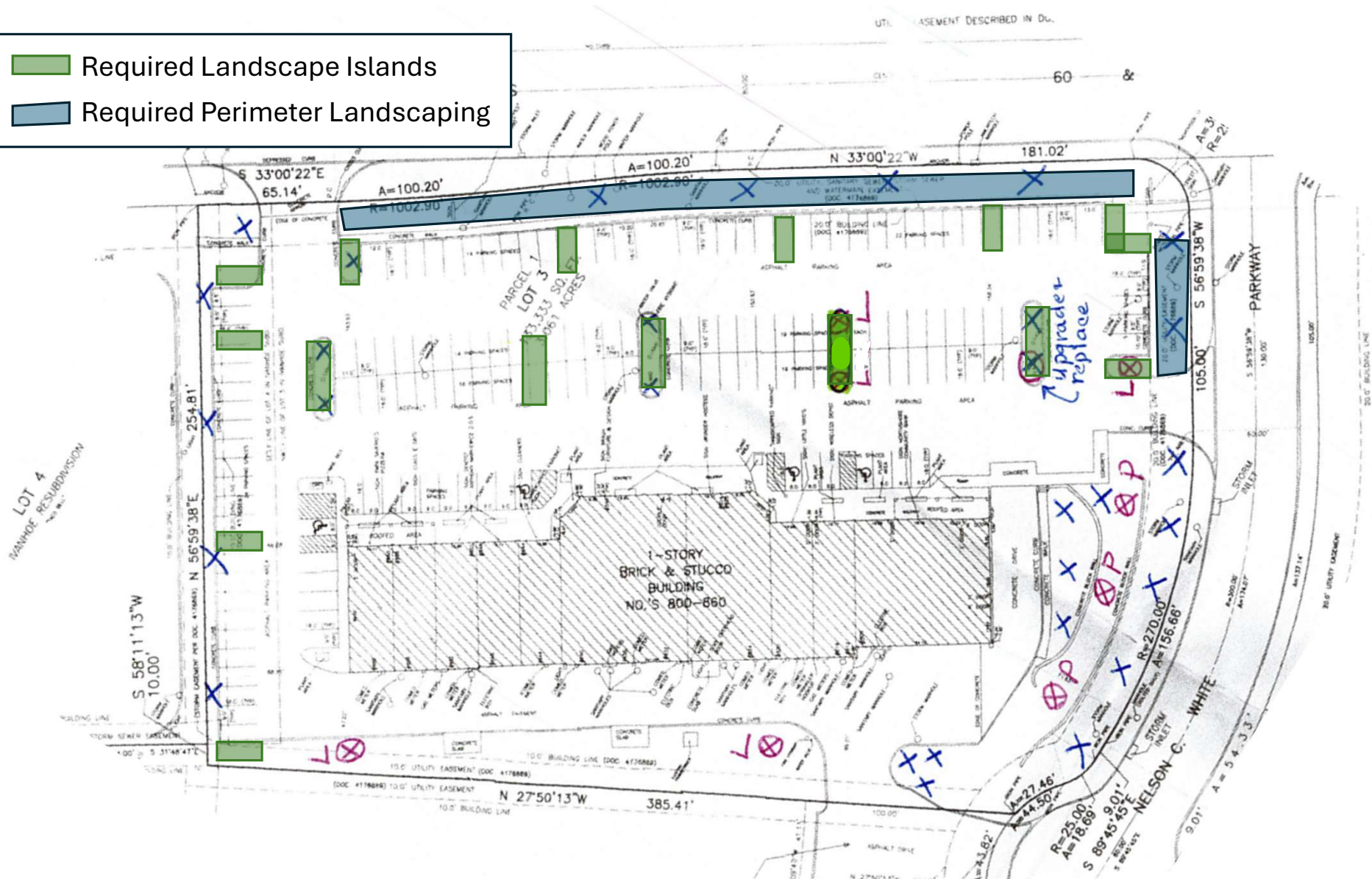
Business	Use Category	Req. Parking	Parking required
Julio's Tacos	Restaurant	1 per 100sf of public seating area (excluding any outdoor dining area)	1
Advia Credit Union	Financial Institution	3 per 1,000sf of GFA	11
Markiewicz Dental	Medical/Dental Clinic	1.5 per exam room + 1 per doctor	12
AccuVision Eye Care	Medical/Dental Clinic	1.5 per exam room + 1 per doctor	4
Kumon	Personal Services Establishment	3 per 1,000sf of GFA	4
Whimsey	Indoor Amusement Facility	3 per 1,000sf area of public use area	4
Donna's Flowers	Retail Services Establishment	3 per 1,000sf of GFA	5
O Salon	Personal Services Establishment	3 per 1,000sf of GFA	9
Pure Cleaners	Personal Services Establishment	3 per 1,000sf of GFA	4
Former Edward Jones	Office	3 per 1,000sf of GFA	4

Ivanhoe Shoppes

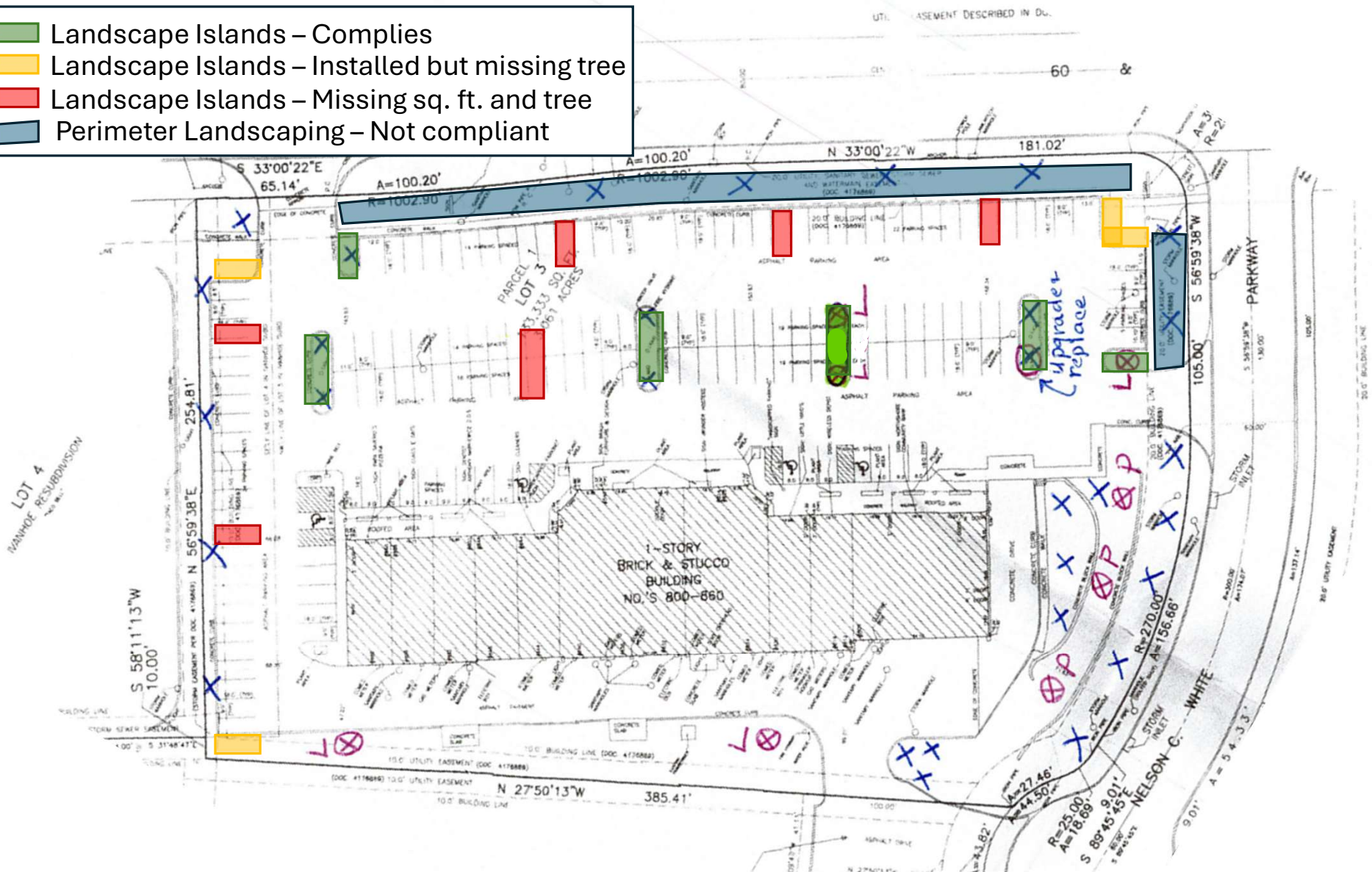
- Development was built prior to the 2012 Zoning Amendments that established the current parking lot landscape requirements
- Old requirements:
 - 1 shade tree planted within parking area for every 10 parking spaces.
 - 5-foot-wide landscape area long property line abutting a street with dense landscaping.
 - 1 tree planted every 50 feet along property line abutting a street.
- New requirements:
 - Perimeter: 1 shrub planted every 3 feet of landscaped area length along property line abutting a street. Must be 5 feet in width.
 - Interior: 1 parking lot island (144 sq ft) with a shade tree for every 10 parking spaces. All rows of parking spaces shall terminate with a parking lot island.
 - Buffer: Landscape required if adjacent to residential districts.
 - Parkway trees: 1 tree planted every 50 feet along property line abutting a street.
 - 4 additional trees for non-residential development

	Bushes			Trees			Islands		
Location/Street	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed
South (Sysmex Way)	19	33	0	7	7	0			
East (IL Route 83)	124	39	+6		5	0			
North (Taco Bell)					4	0			
West (Factory)					3	+2			
Interior				21	7	+4	21	12	+2
Additional 20.60.070				4	4	+3			
Sum	143		78	32		39	21		14
Deficiency	65			Over 7			7		

- Required Landscape Islands
- Required Perimeter Landscaping

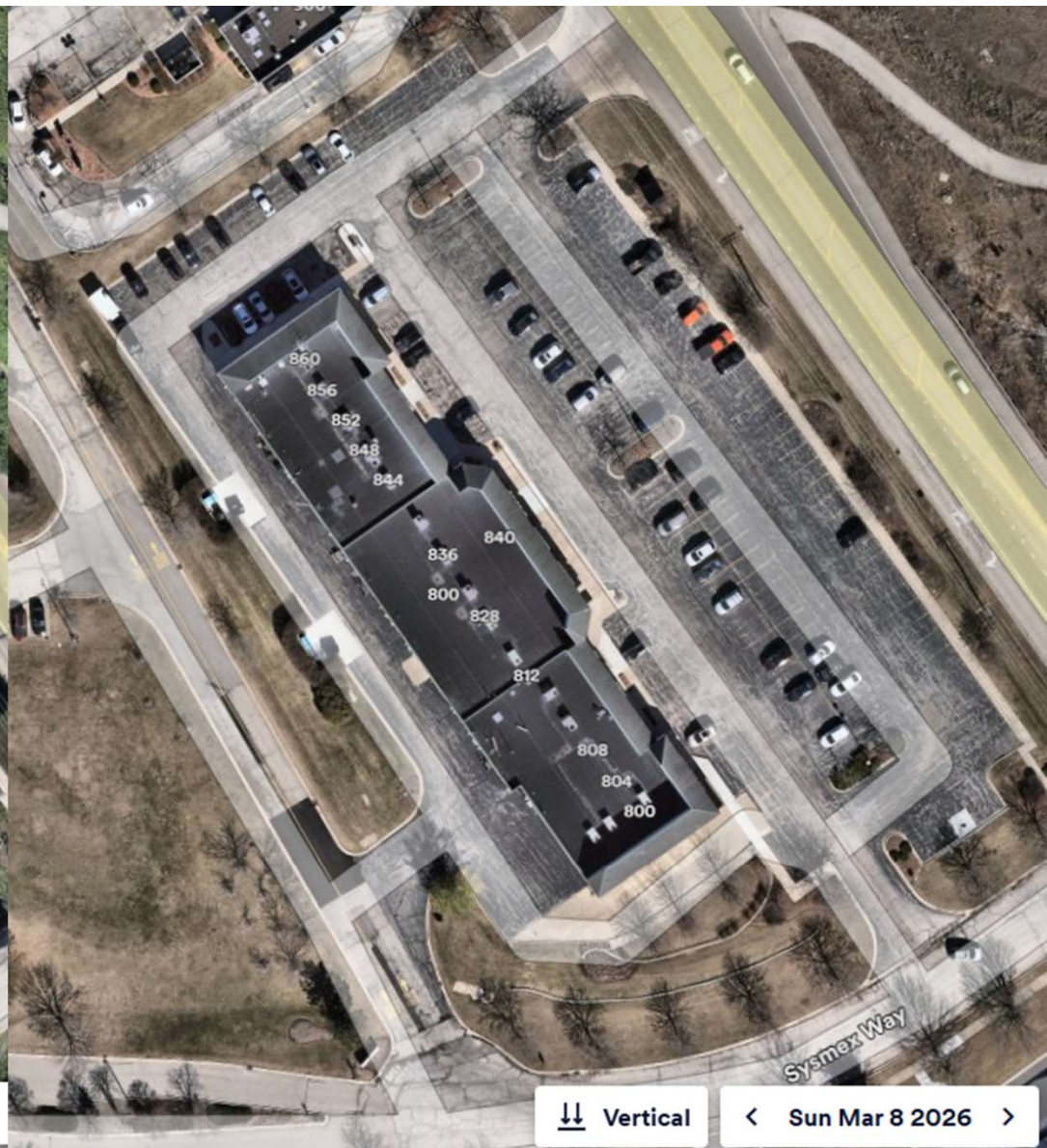


- Landscape Islands – Complies
- Landscape Islands – Installed but missing tree
- Landscape Islands – Missing sq. ft. and tree
- Perimeter Landscaping – Not compliant



Identified Hardships by Applicant

- 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.
- The Property Owner states that 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.
- There are some unknowns on the design and work being done along Illinois Route 83.

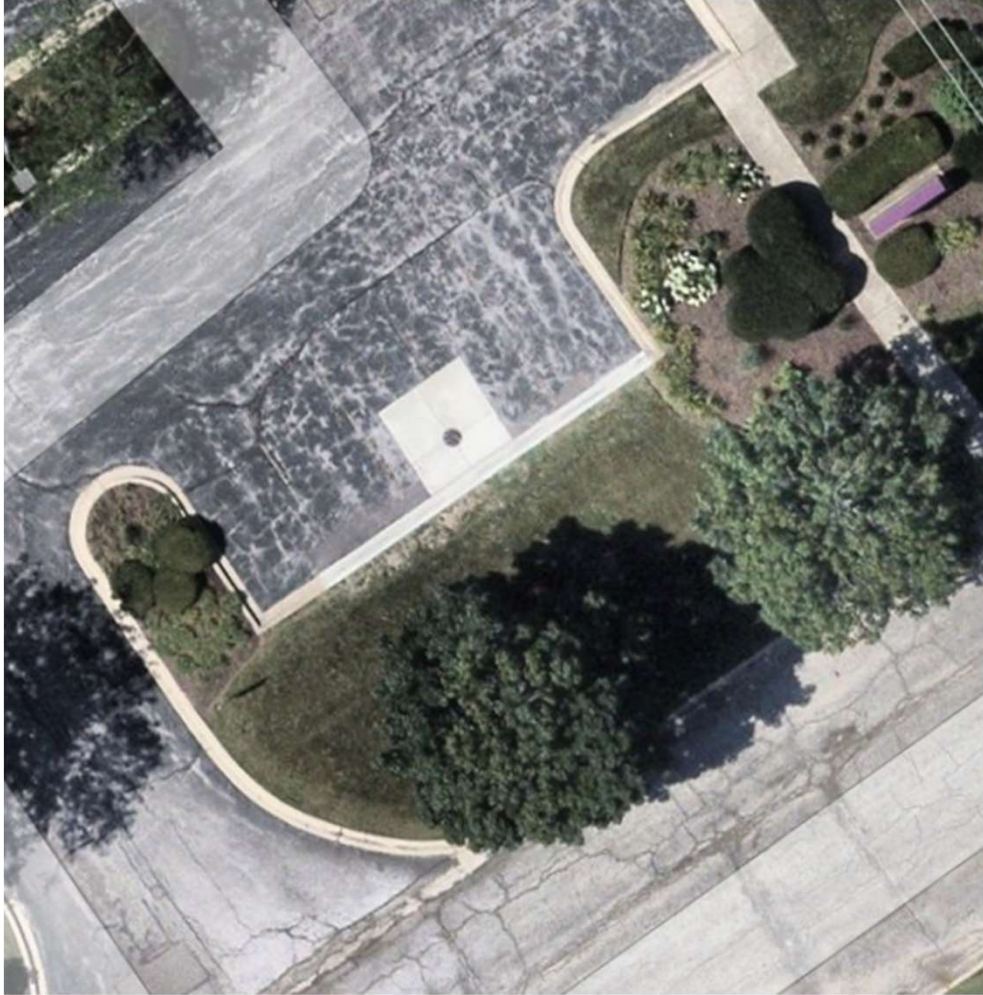








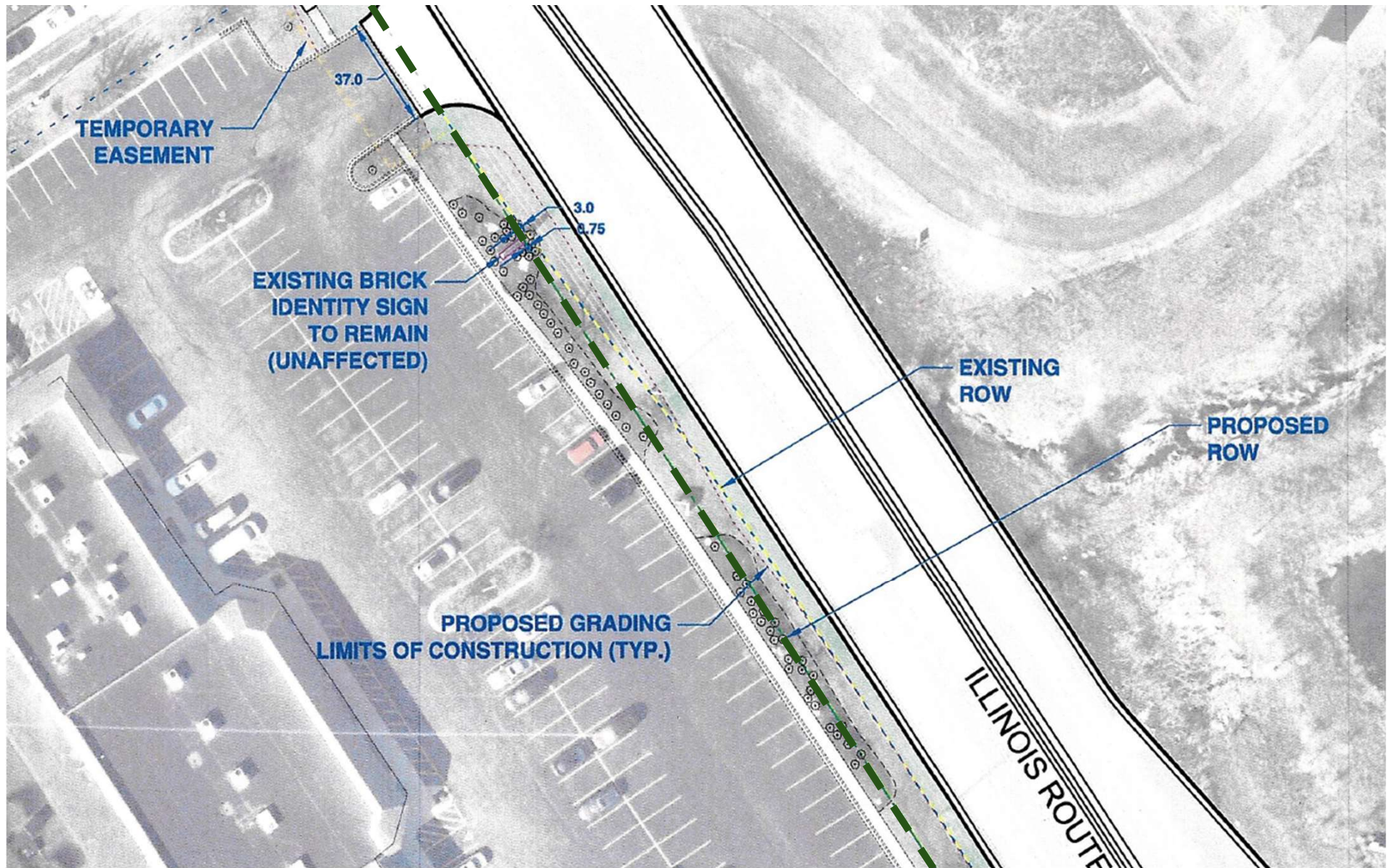


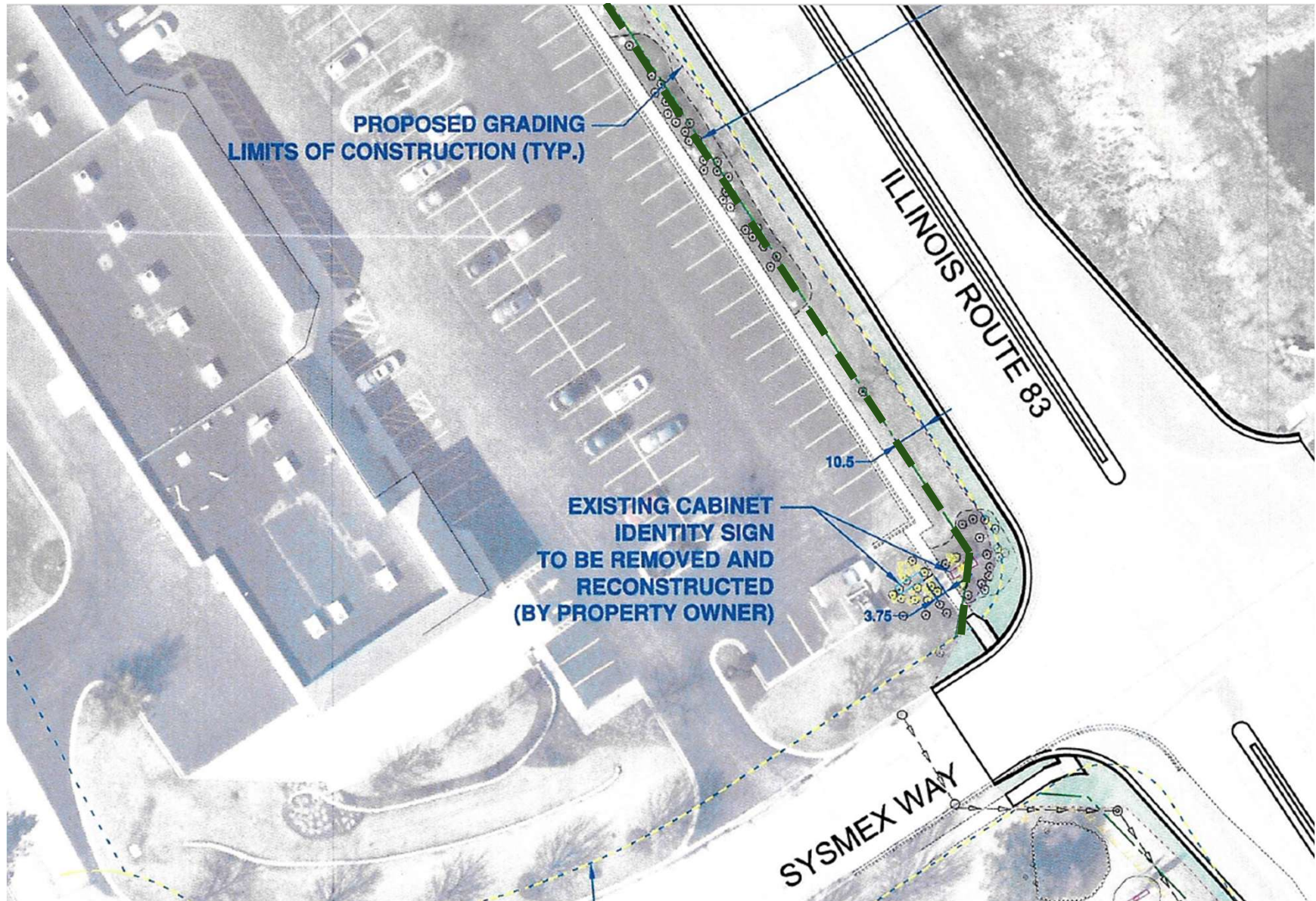












Village of Mundelein – Business Incentive Grant (BIG)

Grant Stipulations

- **For-Profit** – Grant recipients must be a for-profit business. Not-for-Profits do not qualify.
- **Quotes** – The grant requires a minimum of two (2) quotes with application.
- **Outstanding Payments** – Applicant cannot owe the village any money to be eligible for grant funds.
- **Reimbursable** – The grant is a reimbursable grant. The applicant must fund the project first before requesting a reimbursement for the amount approved in their initial application.

Program Fund Maximums

Category	Maximum Reimbursement	Description
Non-Conforming Sign Replacement	Up to \$5,000	Replacement of non-conforming signage to meet current Village Code.
Interior Improvements	Up to \$25,000	Renovations improving functionality, safety, or accessibility.
Exterior Improvements	Up to \$25,000	Façade or exterior building enhancements improving aesthetics and compliance.

*All reimbursements are contingent upon available program funds

Options for voting

As Requested:

1. Allow to modify the required quantity and location of perimeter landscaping.
2. Allow to reduce the required number of interior landscape islands.
3. Allow to modify the required location of shade trees within the interior landscape islands

Other Options:

1. Allow to modify the required quantity OR location of perimeter landscaping. Condition: Landscape could be installed after work is complete on Rt 83.
2. Allow to modify the location of the interior landscape islands, enforcing square footage.
3. Enforce the location of the interior landscape islands and number of trees.
4. Request more landscape elements and waive the remainder.
5. Deny all requests and enforce 100% compliance.

1 – FINDINGS OF FACT – VARIATION – PERIMETER LANDSCAPING

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A variation from the required perimeter landscaping.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 to recommend approval of a variation from Section 20.60.110 of the Zoning Ordinance until September 2031, with the condition that the variation only delays compliance with the required quantity and location of perimeter landscaping for the parking lot located at 800-860 N. IL Route 83. The property must comply with the required quantity and location of perimeter landscaping by September 2031.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would impose undue hardship on the Property Owner. If the required perimeter landscape is installed along Illinois Route 83, there is an uncertainty if the landscape will be removed or if the landscape will survive after the Illinois Department of Transportation takes over some of their property for their expansion project.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential factors beyond the control of the Property Owner. The state of Illinois will be acquiring portion of Subject Property for the expansion project of Illinois Route 83. There is a possibility that some of the existing trees and shrubs will be removed in the process.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.	
<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 shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced as they will be losing some of the land along where the perimeter landscape for the parking lot is required.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	

3 – FINDINGS OF FACT – VARIATION – TREES

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A variation to allow the required shade trees for each landscape island to be relocation elsewhere within the property.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 for denial of a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees required within the interior landscape islands for the parking lot located at 800–860 N. IL Route 83.	
<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 determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The Subject Property would still meet the minimum required parking spaces needed for the use.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking and landscape requirements.	
3. The variation, if granted, will not alter the essential character of the locality;	
If the variation is granted, it may alter the essential character of the locality.	
<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 shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The use can still meet the minimum parking requirements and provides ample space to install the required landscaping within the landscape islands.	
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 created this hardship, and the petitioner can install the required landscaping where it is required on the subject property, following the requirements in the Zoning Ordinance.	
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 granting the requested variation will 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 impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, and 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 inconsistent with the Zoning Ordinance. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	

2.1 – FINDINGS OF FACT – VARIATION – LANDSCAPE ISLANDS

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A waiver from the required number of interior landscape islands on the parking lot.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 for approval of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands on the north side for the parking lot located at 800–860 N. IL Route 83.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict enforcement of this Ordinance would impose undue hardship on the Petitioner due to the existing landscaping on the adjacent property to the north, already providing shelter and canopy on the property.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances due to the mature landscaping already existing and overhanging over the northern property that would impede the healthy growth of any new trees and shrubs.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.	
<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 shape and size of the Subject Property, as well as the characteristics of the surrounding area, imposes a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced. Adhering strictly to the Zoning Ordinance could create hardships in the shopping center’s landscape maintenance operations as the existing trees would not have ample space and shade to grow in a healthy manner.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to the adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	

2.2 – FINDINGS OF FACT – VARIATION – LANDSCAPE ISLANDS

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A waiver from the required number of interior landscape islands on the parking lot.
On September 2, 2026, the Planning and Zoning Commission voted 6-1 for denial of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the center and south end of the parking lot located at 800–860 N. IL Route 83.	
<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 determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The Subject Property would still meet the minimum required parking spaces needed for all the current uses and have enough for any future users going into the empty units.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking and landscaping requirements. The property meets the required minimum parking count for all businesses and losing 7 parking spaces for landscape islands does not create a significant difference as it would still meet the required parking count.	
3. The variation, if granted, will not alter the essential character of the locality;	
If the variation is granted, it will alter the essential character of the locality.	
<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 shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The uses can still meet the minimum parking requirements and provide ample space to install the required landscape islands.	
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 created this hardship, and the petitioner can install the required landscaping on the subject property following the requirements in the Zoning Ordinance.	
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 granting the requested variation will 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 the adjacent property, substantially increase congestion in the public streets, and 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 inconsistent with the Zoning Ordinance. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.	
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	

To: Commission Members

From: Colleen Malec, Senior Planner

For: Planning and Zoning Commission Meeting of September 16, 2026

Subject: Midlothian Crossing - Preliminary Plat of Subdivision

Attachments:

1. Plat Application - Midlothian Crossing
2. Preliminary Plat of Subdivision
3. Midlothian Crossing PPT

Background:

On September 14, 2026, the Village Board considered approval of a Development Agreement for a 68-unit townhouse project called **Midlothian Crossing** at 100 S. Midlothian Road. This project is permitted by right, as townhouses are permitted under the current zoning designation (R-5 Multi-Family Residential) and the developer is not requesting any zoning relief. The project is proposed to meet all zoning requirements (setbacks, architecture, landscaping, etc.).

The developer, Huron Group, intends to subdivide the property by creating individual units for each building, as well as outlot for the private roadways and the stormwater detention areas. The proposed lots meet all zoning regulations governing lots such as lot width, minimum lot size, etc. The developer will return with a Final Plat of Subdivision in the future when final civil engineering is complete.

For more context about the project, see the attached powerpoint presentation summarizing the project for the Village Board. The Village Board agenda with the full staff report and development agreement can be found here: <https://mundeleinil.portal.civicclerk.com/event/508/files>

NOTE: The attached Plat Application is unsigned, but the Village expects to received a signed and executed application prior to the Planning and Zoning Commission meeting on September 16th.

Recommendation:

Motion to recommend approval of a Preliminary Plat of Midlothian Crossing.



PROPERTY INFORMATION

Address_____

Property Index Numbers (PIN) _____

Size of Property_____ (sq. ft. /acres)

Size of Building Space_____ (sq. ft.)

Size of Space Utilized_____

PETITIONER INFORMATION

Business/Org. Name_____

Name_____

Title_____

Address_____

City, State, Zip_____

Phone_____

Email_____

Petitioner Status: ☐ Owner ☐ Lessee ☐ Contract Purchaser

PLAT REQUEST – Please attach plat(s)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision

☐ Preliminary and Final Plat of Subdivision

☐ Plat of Vacation

☐ Plat of Consolidation

PROPERTY OWNER INFORMATION

Business/Org. Name_____

Name_____

Title_____

Address_____

City, State, Zip_____

Phone_____

Email_____

PLAT APPLICATION FILING FEE (Preliminary Plats Exempt)

☐ **Five Acres or Less: \$500**

☐ **Over Five Acres: \$1,000**

REQUIRED SIGNATURES

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

Signature (Owner): _____

Date: _____

Printed Name: _____

Title: _____

Signature (Owner): _____

Date: _____

Printed Name: _____

Title: _____

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

Signature Contract Purchaser: _____

Date: _____

Printed Name: _____

Title: _____

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

Signature Lessee: _____

Date: _____

Printed Name: _____

Title: _____

PRELIMINARY PLAT
OF
MIDLOTHIAN CROSSING

BEING A RESUBDIVISION OF

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
100 S. MIDLOTHIAN ROAD, MUNDELEIN, IL
PARCEL AREA = 7.506 ACRES, 326,941 S.F.
PIN: 10-25-310-034

Outlot B
STORMWATER
DETENTION
EASEMENT
52,571 S.F.

Lot 1
12,607 S.F.

Lot 10
13,873 S.F.

Lot 11
13,877 S.F.

Lot 15
14,643 S.F.

Lot 2
10,494 S.F.

Lot 9
11,925 S.F.

Lot 12
11,925 S.F.

Lot 14
12,244 S.F.

Lot 3
10,425 S.F.

Lot 8
13,268 S.F.

Lot 13
12,345 S.F.

Lot 4
15,198 S.F.

Outlot A
34,821 S.F.
(0.799 ACRES)

Outlot A
34,821 S.F.

Lot 5
17,117 S.F.

Lot 6
14,935 S.F.

Lot 7
14,936 S.F.

Outlot C
STORMWATER
DETENTION
EASEMENT
39,736 S.F.



(IN FEET)
1 inch = 30 ft
File No. 377-65
F37765 PRELIM 2026.DWG
BEARINGS BASED ON NORTH AMERICAN DATUM (NAD83)

CURVE	LENGTH	RADIUS	CHORD	CRD.BRG.
C1	5.66'	25.00'	5.65'	N 06°25'50" W
C2	5.59'	25.00'	5.57'	S 06°27'25" W
C3	4.71'	3.00'	4.24'	S 44°56'36" E
C4	5.12'	3.00'	4.52'	S 41°08'16" W
C5	23.56'	15.00'	21.21'	S 44°56'36" E
C6	23.56'	15.00'	21.21'	S 45°03'24" W
C7	6.86'	49.00'	6.85'	N 86°02'54" E
C8	4.45'	49.00'	4.45'	N 02°39'35" E
C9	5.12'	3.00'	4.52'	N 41°01'29" W
C10	4.71'	3.00'	4.24'	N 45°03'24" E
C11	5.57'	25.00'	5.55'	N 06°19'14" W
C12	5.41'	25.00'	5.40'	S 06°15'05" W

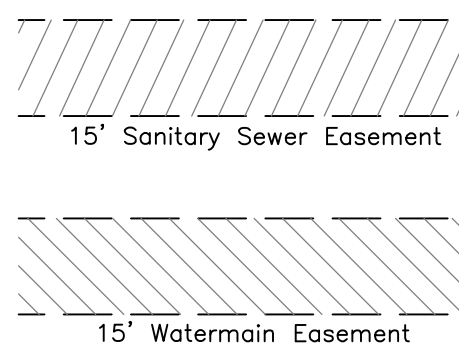
LINE	LENGTH	BEARING
L1	3.55	S 00°03'24" W
L2	15.50	S 89°56'36" E
L3	15.29	N 89°56'36" W
L4	15.29	S 89°56'36" E
L5	15.50	S 89°56'36" E
L6	3.55	S 00°03'24" W
L7	50.47	S 89°31'45" W
L8	57.50	N 35°43'28" W
L9	41.91	S 89°31'44" W
L10	21.07	S 69°13'15" W
L11	15.90	S 30°04'12" W
L12	13.95	S 00°19'11" W
L13	28.52	S 39°14'05" E
L14	15.21	S 11°35'31" E
L15	25.31	S 08°07'38" W
L16	29.25	S 44°25'05" W
L17	20.25	S 69°53'31" W
L18	15.66	S 40°49'10" W
L19	15.00	S 06°09'18" W
L20	39.85	S 12°47'06" E
L21	31.71	S 00°02'34" W

AREA TABLE:	
LOT NUMBER	SQUARE FEET
LOT 1	12,607
LOT 2	10,494
LOT 3	10,425
LOT 4	15,198
LOT 5	17,117
LOT 6	14,935
LOT 7	14,936
LOT 8	13,268
LOT 9	11,925
LOT 10	13,873
LOT 11	13,877
LOT 12	11,925
LOT 13	12,345
LOT 14	12,244
LOT 15	14,643
OUTLOT A	34,821
OUTLOT B	52,571
OUTLOT C	39,736
TOTAL AREA:	326,940

LINE LEGEND:

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- BUILDING LINE
- CENTERLINE
- RIGHT OF WAY LINE

HATCH LEGEND:



ABBREVIATION TABLE:

rec.	record
meas.	measure
s.f.	square feet
N	NORTH
E	EAST
S	SOUTH
W	WEST
R.O.W.	RIGHT OF WAY
DOC.	DOCUMENT
L1	LINE TABLE DISTANCE
C1	CURVE TABLE DISTANCE
crd.	CHORD DISTANCE/BEARING
(EASE)	EASEMENT DIMENSION

FIELDWORK COMPLETED: 07-16-2026
CLIENT NAME: The Huron Group
ADDRESS: 747 Lake Cook Road, Suite 100W
Deerfield, IL 60015

NOTES:
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
A raised SURVEYORS SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

SEND TAX BILL TO:

RETURN PLAT TO:

• OWNERS CERTIFICATE •

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

BY: _____ TITLE: _____
PRINTED NAME: _____

BY: _____ TITLE: _____
PRINTED NAME: _____

ADDRESS: _____ ADDRESS: _____

• NOTARY PUBLIC •

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ PRINTED NAME: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT _____, AS OWNER OF THE PROPERTY DESCRIBED AS FAIRHAVEN CROSSING AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

SCHOOL DISTRICT LOTS	ELEMENTARY	HIGH SCHOOL
ALL	75	120

OWNER: _____

PRINTED NAME _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY COMMONLY KNOWN AS MIDLOTHIAN CROSSING, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS/HER FREE AND VOLUNTARY ACT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

•• SURVEYOR'S AUTHORIZATION TO RECORD ••

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO RECORDED COPY OF THE SAME. _____ TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A

DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616

IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS AND THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE " X " AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17097C0144K , EFFECTIVE DATE: SEPTEMBER 18, 2013.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN AND IRON RODS WILL BE SET AT ALL LOT CORNERS.

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

CERTIFIED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

PRELIMINARY PLAT

OF

MIDLOTHIAN CROSSING

OF

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

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

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

COUNTY CLERK: _____ PRINTED NAME: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

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

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

CHAIRMAN: _____ ATTEST: _____

PRINTED NAME: _____ PRINTED NAME: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I FIND NO DEFERRED INSTALLMENTS OF THE OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN, VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, DATED THIS _____ DAY OF _____ A.D. 20 ____.

VILLAGE TREASURER VILLAGE OF MUNDELEIN: _____

PRINTED NAME: _____

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

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

SIGNED: _____ VILLAGE PRESIDENT _____ PRINTED NAME: _____

ATTEST BY: _____ VILLAGE CLERK _____ PRINTED NAME: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

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

VILLAGE ENGINEER: _____

PRINTED NAME: _____

STORMWATER DRAINAGE CERTIFICATE

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

ENGINEER: _____

PRINTED NAME: _____

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS, SBC, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF MUNDELEIN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED UTILITY EASEMENT (UE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

INGRESS AND EGRESS PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY FOR THE BENEFIT OF THE OWNERS IN THIS SUBDIVISION, SECTION, LOTS THROUGH, INCLUSIVE, SECTION, PHASE, THEIR HEIRS, SUCCESSORS, ASSIGNS, GUESTS AND INVITEES, AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT. THIS EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE OWNERS, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE BENEFIT OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED "WATERMAIN EASEMENT" AND "SANITARY SEWER EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UPON, OVER, UNDER, THROUGH, ALONG AND ACROSS THE EASEMENT PREMISES, TOGETHER WITH ALL REASONABLE RIGHTS OF INGRESS AND EGRESS OVER, ALONG, UPON, AND ACROSS THE "WATERMAIN EASEMENT" AND "SANITARY SEWER EASEMENT" AND ANY ADJACENT PROPERTY OF OWNER NECESSARY FOR THE EXERCISE OF THE RIGHTS HEREIN GRANTED INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, ELECTRIC LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS WITHIN THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENT FOR THE COLLECTION, CONVEYANCE AND STORAGE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH THE VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND OR FILE A LIEN ON THE PROPERTY.

FIELDWORK COMPLETED: _____ 07-16-2026
CLIENT NAME: The Huron Group
ADDRESS: 747 Lake Cook Road, Suite 100W
Deerfield, IL 60015

NOTES:
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
A raised SURVEYORS SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

2	09-03-26	REVIEW COMMENTS	B.J.L.	
1	07-23-26	ORIGINAL ISSUE	B.J.L.	
NO.	DATE	DESCRIPTION	BY	

Midlothian Crossing

68 Townhouses
Proposed by
The Huron Group

100 S. Midlothian Road

Village Board – September 14, 2026
Staff Presentation



MIDLOTHIAN
Crossing 
BY THE HURON GROUP

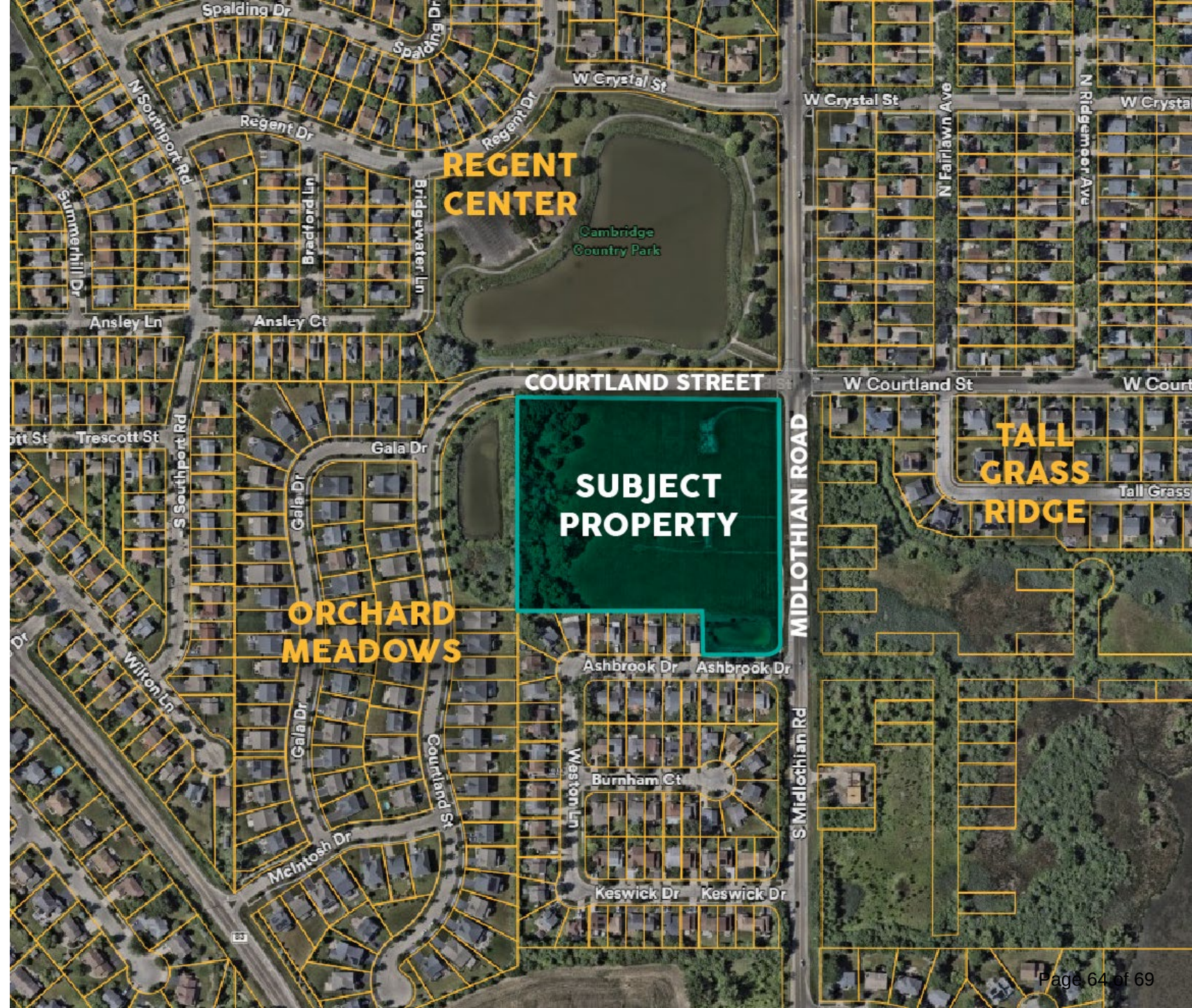
Location

100 S. Midlothian Road

Former site of the
proposed Carriage
Crossing Senior Living
project

Vacant since 2004

Previously had two
residential structures

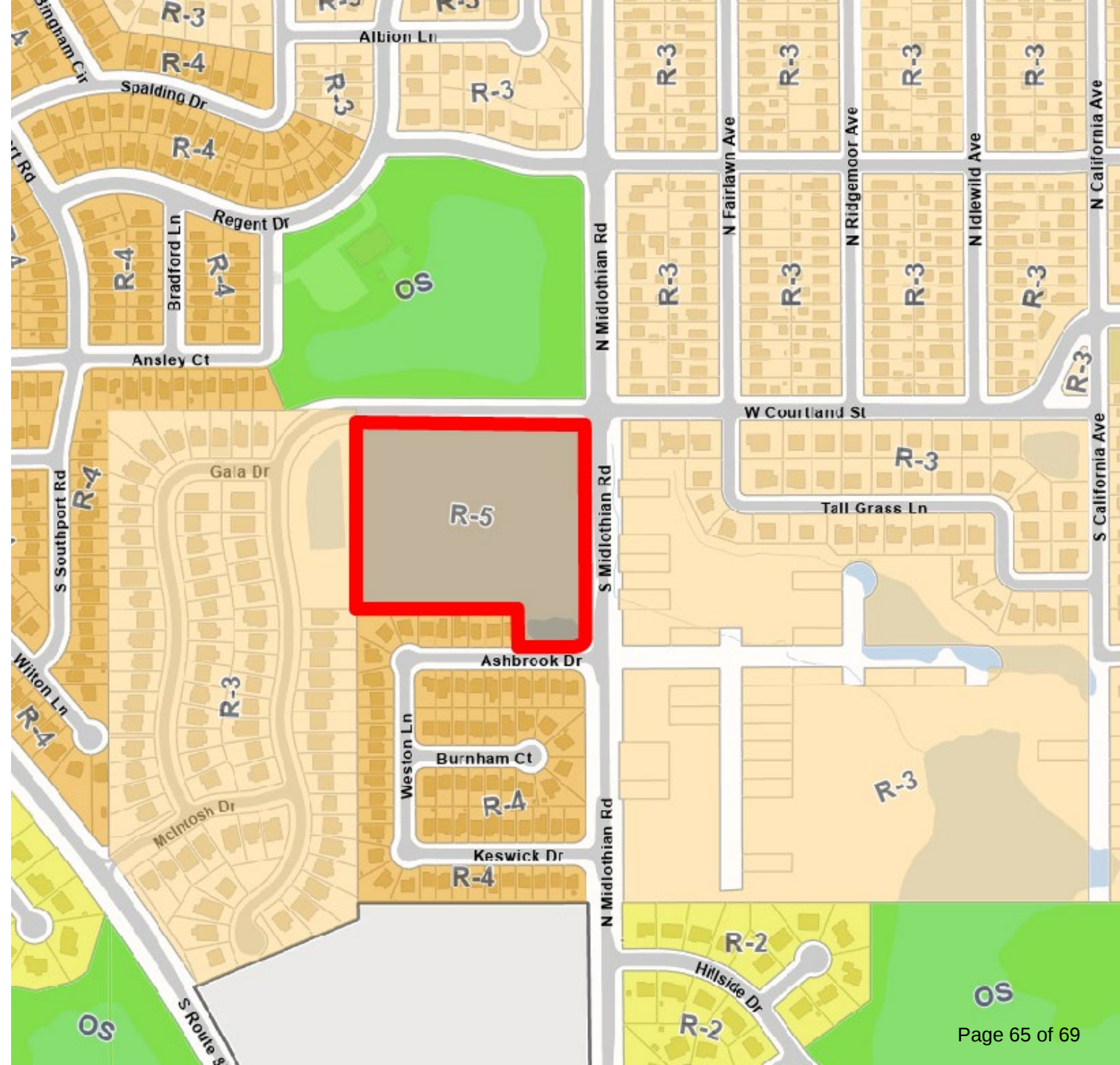


Zoning & History

Current Zoning: R-5 Multi-Family Residential
(Designation since 1999)

History:

- **1999:** Approval granted for Ashbrook Development (senior apartments). Construction did not move forward.
- **2008:** Approval granted for Sunrise Senior Living (150 units of assisted and independent senior living). Did not move forward due to economic downturn.
- **2019:** Approval granted for Carriage Crossing Senior Living (94 units of assisted senior living). Did not move forward due to global pandemic.



Proposal

The Huron Group proposes to construct 68 townhouse units on the property.

Combination of **two types of products**:

- 31 two-story, front-loaded units
- 37 three-story, rear-loaded units

Parking:

- Two garage spaces per unit, two driveway spaces per unit, and 12 guest spaces
- Total = 284 spaces or 4.18/unit

Access and Roadways: Two access points on Courtland Street. Roadways will remain private and maintained by HOA.

Stormwater: Two new ponds proposed on property in addition to existing pond at southeast corner.





Request for Village Board Action

No zoning relief requested. Developer proposes to meet all Zoning Ordinance regulations (setbacks, height, architecture, landscaping, etc.).

Townhouses are **permitted by right** under the property's existing zoning designation (R-5 Multi-Family Residential). Townhouses do not require special zoning approval beyond a building permit.

Village Board action is required due to the existing Development Agreement for Carriage Crossing Senior Living. Without that agreement, the project would proceed through the standard building permit process.

Requested Action: Approval of a Development Agreement that terminates the previous agreement and provides terms for this development.

Plat of Subdivision creating individual lots for townhouses will return at a future meeting.



Questions for Staff or Developer?