

April 3, 2024

CALL TO ORDER

The Regular Meeting of the Planning and Zoning of the Village of Mundelein was held on April 3, 2024 at 300 Plaza Circle, Mundelein. Commissioner Garesche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner Garesche led the Pledge of Allegiance

ATTENDANCE

Commissioner Garesche took the roll call. It indicated as follows:

Board Attendance

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

ABSENT: T. Roswick, S. Schneckloth

Village Attendance

C. Malec, Senior Planner, E. Swanson, Recording Secretary, K. Kluge, Code Enforcement Officer

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from March 20, 2024

Motion to Approve the Planning and Zoning Commission Regular meeting minutes from March 20, 2024

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Jennifer Holden
SECONDER:	Kevin Anderson
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None

OLD BUSINESS

Open Public Hearing - PZC-17-2023 - 1290 Townline Road

Motion to open Public Hearing PZC-17-2023.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Jennifer Holden
SECONDER:	Planning and Zoning Commission Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Petitioners Sworn In

Dan Havlir, Excel Engineering and Lumi Buraga, Petitioner were sworn in. Mr. Havlir and Ms. Buraga discussed that they now have tenants applying for special uses independently. Ms. Buraga fielded questions as to why 60 day clean up deadline was not able to be met.

Open Floor to Public Commentary

No Public Comments

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Close Floor to Public Commentary

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Commission Discussion

Commissioners asked questions of the Code Enforcement Officer on historical issues of the property. Code Enforcement noted that code violations were primarily caused by the prior land owner and mainly foresees issues with some of the long term tenants located at the site. Further discussion on the differences between customers of the storage yard rental and tenants inside the building . The commission amended their prior condition to allow on-site tenants access to the storage yard, with the owner's permission.

PZC-17-2023 – 1290 Townline Road

Motion to recommend approval/denial of a Special Use pursuant to Section 20.40.020 to operate an Outdoor Storage Yard at 1290 Townline Road, Mundelein, Illinois, with the following conditions:

- a. [STAFF RECOMMENDS HOLDING A DISCUSSION ON CONDITIONS TO ADD OR REPEAT]

The commission discussed the above motion and had the following changes.

Motion to recommend approval of a Special Use pursuant to Section 20.40.020 to operate an Outdoor Storage Yard at 1290 Townline Road, Mundelein, Illinois, with the findings of fact as presented with the following conditions:

1. For as long as the outdoor storage yard is operational, the applicant shall establish a business entity to manage the outdoor storage yard rental, shall occupy a unity with accessible rental documentation on-site, and shall maintain a valid business registration with the Village.
2. No other entities or businesses shall utilize the outdoor storage yard for storage other than the applicant, on-site tenants, and/or customers.
3. Outdoor storage is limited to recreational vehicles, boats, operable vehicles with license plates, and small trailers. Other items are not permitted, including but not limited to: landscape supplies, materials, construction equipment, inoperable vehicles, shipping containers, and semi-truck trailers.
4. Motor vehicle repair, motor vehicle aftermarket enhancements, and maintenance to recreational vehicles is not permitted outdoors within the storage yard or adjacent parking area.
5. The permitted stored items (recreational vehicles and boats) may exceed the height of the required screening fence or wall.
6. If it is found that Parcel three extends into the Village ROW on Leighton Tower Road, then that portion of the property must be dedicated to the Village.
7. No outdoor storage shall commence until the site improvements are completed as shown in the Petitioner's packet (or as modified in accordance with Village

codes through the permit review process).

8. A cross access easement agreement between parcel one and two is to be recorded to grant parcel two access to Townline Road.
9. Wetlands area, enclosure fencing, and stormwater detention subject to Village Engineering and staff approvals.
10. The Special Use shall expire one year after ordinance approval. Upon expiration, the Village Board should evaluate compliance with conditions and code requirements, and at their discretion, may extend said expiration date or cause the Special Use to become permanent.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	Kevin Anderson, Kevin Teehan, Kerry Garesche, Steven Petti, Jennifer Holden
NAYS:	None
ABSTAIN:	None

Close Public Hearing - PZC-17-2023 - 1290 Townline Road

Motion to close Public Hearing PZC-17-2023.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Jennifer Holden
SECONDER:	Planning and Zoning Commission Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

NEW BUSINESS

None

QUESTIONS AND COMMENTS

None

ADJOURNMENT

Motion to Adjourn the Planning & Zoning Commission Meeting of April 3, 2024

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Kevin Anderson

SECONDER:	Planning and Zoning Commission Jennifer Holden
AYES:	Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan
NAYS:	None
ABSTAIN:	None

The Regular Board Meeting adjourned at 7:42 PM.



April 3, 2024
Village Hall

Sign-In Sheet

PHONE/EMAIL