

AGENDA

PLANNING AND ZONING COMMISSION MEETING

September 4, 2024 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. MINUTES APPROVAL
 - A. Approve the Planning and Zoning Commission Regular meeting minutes from June 19, 2024
- V. PUBLIC COMMENTARY
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING - PZC-08-2024 - 300 Townline Road - Advantage Material Handling
 - 1. Open Public Hearing
 - 2. Petitioner(s) Sworn In
 - 3. Open the Floor to Public Commentary
 - 4. Close the Floor to Public Commentary
 - 5. Commission Discussion

6. Close Public Hearing

B. PUBLIC HEARING - PZC-10-2024 - 1355-1375 Wilhelm Road - Variation

1. Open Public Hearing

2. Petitioner(s) Sworn In

3. Open the Floor to Public Commentary

4. Close the Floor to Public Commentary

5. Commission Discussion

6. Close Public Hearing

C. PZC-13-2024 - Springs at Mundelein - Preliminary Plat and Final Plat

Staff recommends the Planning & Zoning Commission consider the following motions:

1. **Motion** to recommend approval of the Preliminary Plat of Subdivision of Springs at Mundelein; and
2. **Motion** to recommend approval of the Final Plat of Subdivision of Springs at Mundelein.

VIII. QUESTIONS AND COMMENTS

IX. ADJOURNMENT

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.

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on June 19, 2024, at 300 Plaza Circle, Mundelein. Commissioner Kerry Geresche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner Geresche led the Pledge of Allegiance

ATTENDANCE

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

Commission Attendance

PRESENT: K. Anderson, K. Garesche, S. Petti, S. Schneckloth

ABSENT: J. Holden, T. Roswick, K. Teehan

Village Attendance

A. Orenchuk, Director of Community Development, C. Malec, Senior Planner, J. Marvin, Associate Planner, and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from April 3, 2024.

Motion to Approve the Planning and Zoning Commission Meeting minutes of April 3, 2024.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

No Public Commentary

OLD BUSINESS

No Old Business

NEW BUSINESS

PUBLIC HEARING - PZC-05-2024 - 739 West Maple Avenue - Variation

Open Public Hearing

Motion to Open Public Hearing PZC-05-2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

J. Marvin reviewed the attached PowerPoint and gave a detailed history of the property. The petitioner is requesting Approval of a Variation to permit his property to exceed the maximum impervious surface coverage to allow him to install a new pool to replace one that had previously been installed and dismantled. J. Marvin detailed a piece of the front end of the parcel that was taken for the future widening of Maple Avenue that reduces the overall lot size as well as comparing impervious lot coverage to other neighboring lots.

Petitioner(s) Sworn In

Brent Zimmerman of 739 W Maple Avenue was sworn in. Mr. Zimmerman gave a history of the property and answered questions from the Commission in regard to fencing in the yard and possible stormwater on the property.

Open the Floor to Public Commentary

Commissioner Garesche opened the floor to public commentary. There were no public comments.

Close the Floor to Public Commentary

Commissioner Garesche closed the floor to public commentary.

Commission Discussion

Recommendation

Motion to recommend Approval of a variation to Table 20.28-2 of Section 20.28.030 granting relief in the maximum impervious surface coverage to accommodate up to an 18’ diameter above-ground pool at 739 West Maple Avenue, Mundelein, IL 60060.

- 1. Recommended Condition: This impervious surface coverage relief only applies to the proposed above-ground pool. If the proposed pool is removed, the square footage gained from the pool can only be used for replacement pools and cannot be used elsewhere on the lot.

The Commission discussed the need for maximum impervious coverage for stormwater drainage to reduce the strain on the sewer system. Questions were raised about the piece of property that was dedicated to the widening of Maple Avenue being a non-buildable piece. It was decided that this still would have previously been included in the calculation as it still offsets stormwater drainage despite being an unbuildable part of the property.

Motion to recommend Approval of a variation to Table 20.28-2 of Section 20.28.030 granting relief in the maximum impervious surface coverage to accommodate up to an 18’ diameter above-ground pool at 739 West Maple Avenue, Mundelein, IL 60060 with the condition that this impervious surface coverage relief only applies to the proposed above-ground pool. If the proposed pool is removed, the square footage gained from the pool can only be used for replacement pools and cannot be used elsewhere on the lot.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

Close Public Hearing

Motion to Close Public Hearing PZC-05-2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZC-06-2024 - Flaherty & Collins – Multi-Family Residential (275-

301 Plaza Circle)

Open Public Hearing

Motion to Open Public Hearing PZC-06-2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

C. Malec reviewed the attached PowerPoint and gave a detailed history of the project. She also presented the different proposed architectural elements of the project as well as the reasons for staff support of the separate variation requests. C. Malec also reviewed the recommended staff condition to allow a sidewalk to be proposed connecting Chicago Avenue with the Metra station and another recommended staff condition to have the plat of survey approved and recorded before any building permits are issued.

Commissioners brought up questions to C. Malec about whether the building would be for general occupancy, or if it will be for seniors, as well as questions about if the parking garage proposed will be for sole use of the residents or if it will be open to the public. C. Malec confirmed that the building would be general occupancy, and deferred the parking garage question to the petitioner to answer.

Petitioner(s) Sworn In

Zack Henley of Flaherty and Collins, Craig Pryde of KTGy, and Demitrios Stavrianos of KTGy were all sworn in.

Mr. Henley addressed prior questions about the parking garage and stated that it would be meant for the sole use of residents of the building. There is no current access control in place, but there are plans for future control measures if there is an issue with members of the public using the parking garage. Mr. Henley reviewed the attached PowerPoint and discussed the Flaherty and Collins company background. Mr. Pryde provided a background on the design team for the project.

Mr. Henley proceeded to review the floorplan of the multifamily housing project and unique aspects of the plan. Some of the features of the building will include a large lobby, an outdoor courtyard, a fitness center that looks out onto a pool deck, a dog spa

and a dog park.

Mr. Pryde gave an overview of the variations being requested. Some of the challenges with multifamily design are stacking units structurally along a right of way, along with the natural curvature of the parcel, creating a unique design challenge for the project.

Questions were raised by the commission on rooftop mechanicals and how those would be screened from view. Mr. Pryde detailed the exterior wall providing the screening needed to conceal mechanicals from anyone viewing the building from within the plaza.

Mr. Pryde described building element choices due to wanting to reduce the number of residences that would be affected by the train tracks on the east side of the building. Also discussed the challenges of the current building code.

Commissioners had questions on the material and overall height of the grid wall proposed against the parking garage. The fiber cement grid will be roughly 2.5 stories high.

Mr. Pryde addressed the accessory structures and the multiple pergolas planned to meet the needs of many residents.

Mr. Henley addressed some questions about a possible mural on the blank wall of the parking garage as an alternative to the grid proposed. Mr. Henley also discussed possibly adding additional lighting features in lieu of a mural.

Open the Floor to Public Commentary

Commissioner Garesche opened the floor to public commentary. There were no public comments.

Close the Floor to Public Commentary

Commissioner Garesche closed the floor to public comment.

Commission Discussion

The commission discussed the proposed mural along the blank wall of the parking garage. It was noted that it is difficult to mandate a mural without having a clear idea of what the mural will be. It was discussed that this would be the largest mural to date in the Village of Mundelein and at this point it should be optional as to not create a stall the project. It was discussed that the fiber cement grid is already either pre-finished or painted as is.

The lighting feature options were discussed as an alternative to a mural as well as

added architectural features. Enhancing the uprights with lighting and architecture was discussed as preferable to a mural or a flat grid wall.

Recommendation

Motion to recommend Approval of a variation to Section 20.36.040(C) regarding Upper Story Setback on Public ROW Elevation in the C-5-VC District

Motion to recommend Approval of a variation from Section 20.36.040(C) granting relief in the upper story setback requirements for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented with the condition of adding a sidewalk along the south property line to connect Chicago Avenue to the Metra Station, subject to staff approval.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

Recommendation

Motion to recommend Approval of a variation to Section 20.36.050(A)(2)(a) regarding the requirements for breaking up flat roofs.

Motion to recommend Approval of a variation from Section 20.36.040(C) granting relief in the varied roof height requirements for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

Recommendation

Motion to recommend Approval of a variation to Section 20.36.050(B)(3) prohibiting blank, windowless walls (if evidence is presented that staff comments and any potential PZC comments are addressed).

Motion to recommend Approval of a variation from Section 20.36.050(B)(3) to allow two windowless walls above the parking garage for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth

SECONDER: Commissioner Steven Petti
AYES: Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS: None
ABSTAIN: None

Recommendation

Motion to recommend Approval of a variation to Section 20.36.050(5) relating to trim requirements.

Motion to recommend Approval of a variation from Section 20.36.050(5) granting relief from the window and door trim width requirement for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.

RESULT: **Passed [Yes 4, No 0, Abstained 0]**
MOVER: Commissioner Sophia Schneckloth
SECONDER: Commissioner Kevin Anderson
AYES: Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS: None
ABSTAIN: None

Recommendation

Motion to recommend Approval of a variation to Section 20.36.050(C)(1)(a) regarding building articulation (if evidence is presented that staff comments and any potential PZC comments are addressed).

Motion to recommend Approval of a variation from Section 20.36.050(C)(1)(a) granting relief from the building articulation requirements on and above the parking garage for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.

RESULT: **Passed [Yes 4, No 0, Abstained 0]**
MOVER: Commissioner Sophia Schneckloth
SECONDER: Commissioner Steven Petti
AYES: Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS: None
ABSTAIN: None

Recommendation

Motion to recommend Approval of a variation to Section 20.36.080 regarding accessory structure standards, particularly size limitations as it relates to larger, multi-family structures.Possible conditions:

- Extend sidewalk along south property line to run along length of Metra lot
- Apply for special use for mural before building permit is issued?
- Require recording of the plat before building permit is issued or within a certain

timeframe of the permit issuance

Motion to recommend Approval of a variation from Section 20.36.080 granting relief from the maximum accessory structure size and height for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

Close Public Hearing

Motion to Close Public Hearing PZC-06-2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

PZC-16-2023 - 550 North Midlothian Road - Plat of Subdivision

Motion to recommend Approval of the Plat of Subdivision of Sunshine Management North Part "A".

J. Marvin gave a brief overview on the case. Proposing a subdivision of lot for a possible future sale or redevelopment.

COMMISSION DISCUSSION

Questions on if subdivided lot will be turned into parking or if there were any current plans of redevelopment. There were not plans at this point in time.

Motion to recommend Approval of the Plat of Subdivision of Sunshine Management North Part "A".

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth

SECONDER:	Commissioner Kevin Anderson
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

No questions or comments.

ADJOURNMENT

Motion to Adjourn the Planning & Zoning Commission Meeting of June 19, 2024.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Steven Petti
AYES:	Kevin Anderson, Kerry Garesche, Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

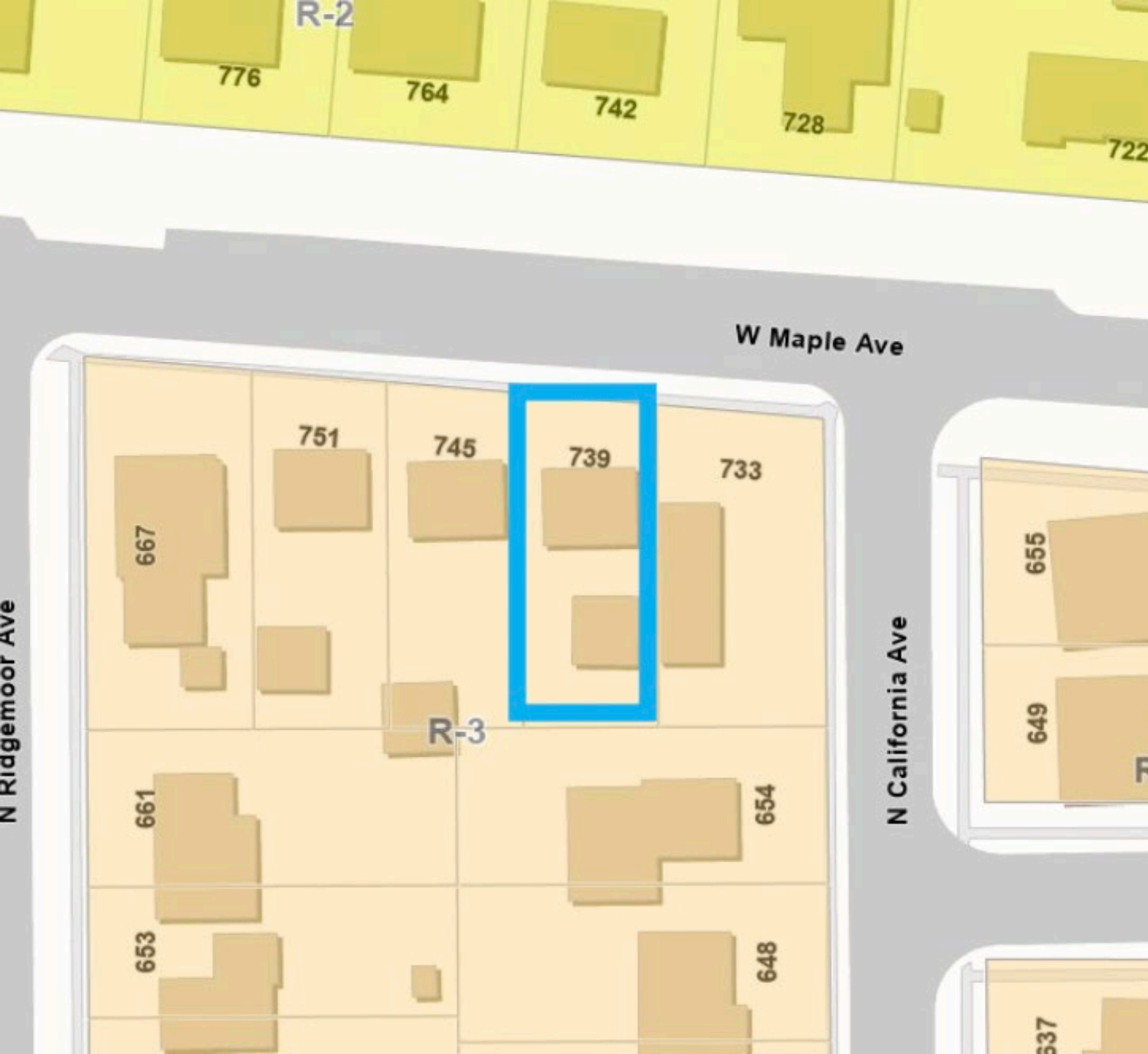
The Regular Meeting of the Planning & Zoning Commission adjourned at 8:51 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: CRAIG PRYDE	217 N. JEFFERSON, SUITE 400	Phone: 312 549 4905
Company: KTEY	CHICAGO, IL 60661	Email: CPRYDE@KTEY.COM
Name: DEMETRIOS STAVRIANOS	217 N. JEFFERSON, SUITE 400	Phone: 312 662 2467
Company: KTEY	CHICAGO, IL 60661	Email: DSTAVRIANOS@KTEY.COM
Name: Brent Zimmerman	739 W. maple Ave	Phone: 224-410-0439
Company:	Mundelein IL	Email: b Zimmerman 1 (@) Comcast.net
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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VILLAGE STAFF OVERVIEW:
739 W MAPLE AVENUE

PZC-05-2024
June 19, 2024



LOCATION MAP

AERIAL

BACKGROUND HISTORY

- The Petitioner applied for building permit to install an 18' diameter above ground pool (254 SF) in the rear yard.
- The building permit was denied because the property exceeded the maximum lot coverage of 50% in the R-3 Single-Family Residential Zoning District.
- The property is currently **1.6%** or **110.5 SF** over the 50% maximum lot coverage. The existing lot coverage is considered grandfathered in and cannot be increase further.
- The Petitioner previously had an above-ground pool installed before **1980**, which was removed in **2019**.
- The former pool was in place for **39-plus years**.

1980 AERIAL MAP



2019 AERIAL MAP

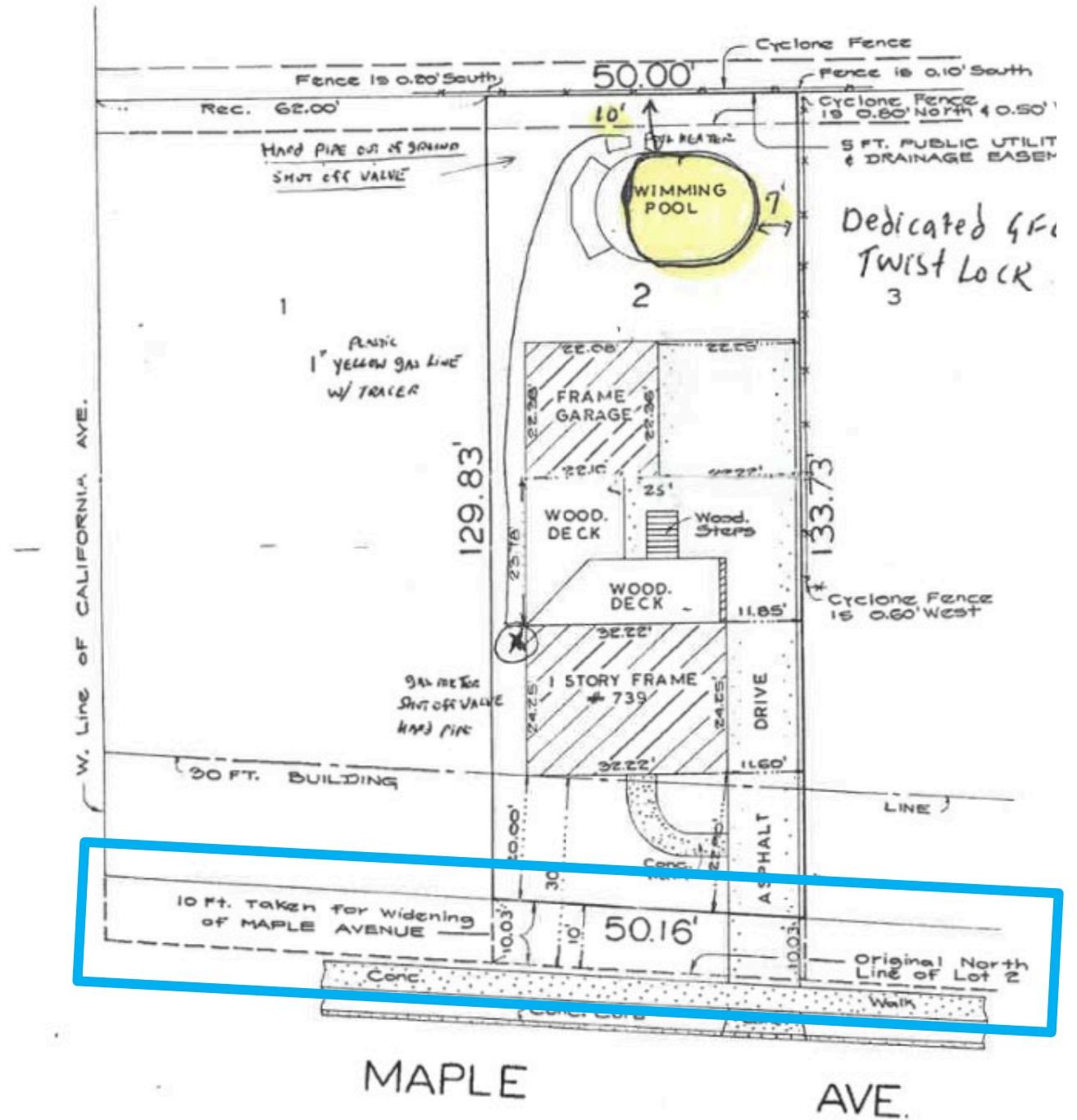


BACKGROUND HISTORY

- On the Petitioner's plat of survey, it notes a 50.16' x 10' area taken for widening of Maple Avenue resulting in the Petitioner losing over 500 SF to use for any future improvement on their property.

	Lot Coverage (SF)
Total SF Before the Widening of Maple Avenue	7,188.1
Total SF After the Widening of Maple Avenue	6,686.5

PLAT OF SURVEY



VARIATION REQUEST

- The Petitioner is requesting a variation to permit an accessory structure to exceed their lot coverage in their rear yard at 739 West Maple Avenue.
- The new lot coverage percentage for this property would be 55.4%.

ZONING ORDINANCE SECTION

- Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance contains regulations for all properties within the Residential Zoning District.
- Properties within the R-3 Zoning District are limited to **50% lot coverage** unless the property is grandfathered in at the current lot coverage.
- This property is grandfathered in at **51.6% lot coverage**.

ANALYSIS

- Former Pool

- The former pool, which is 480 square feet above ground, existed for 39-plus years and was removed in 2019.
- The previous lot coverage was **58.8%** and will **decrease by 3.4%** with the proposed 18' diameter above-ground pool because it is smaller than the previous pool.

	Lot Coverage (SF)	Lot Coverage Percentage (%)
Grandfathered-In Lot Coverage in 2024	3,453.8	51.6%
Previously Existing Above Ground Pool (removed in 2019) (added 480 SF)	3,933.8	58.8 % (Over by 7.2%)
Proposed 18' Diameter Above Ground Pool (adding 254 SF)	3,707.8	55.4% (Over by 3.8%)

ANALYSIS

- Maple Avenue Expansion
 - The State currently owns the 500 SF section of the Petitioner's property that will be used for the widening of Maple Avenue.
 - The former pool was already installed when the updated plat of survey was created in October of 1999.
 - Due to the Maple Avenue expansion, it has reduced the amount of pervious property that the owner has to offset his impervious surface.

Neighboring Properties Lot Coverage				
Address	Total Lot Coverage (SF)	50% Lot Coverage (SF)	Current Lot Coverage (SF) (based of aerals)	Current Lot Percentage (%)
739 West Maple Avenue (Petitioner)	6,686.5	3,343.2	3,453.8	51.6% (Over by 1.6% and Grandfathered In)
642 North California Avenue	6,850	3,425	4,173	60.9% (Over by 10.9%)
654 North California Avenue	8,220	4,110	4,636	56.4% (Over by 6.4%)



STANDARDS FOR GRANTING A VARIATION

- No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:
 1. *The strict application of the terms of this Ordinance will result in undue hardship.*
 2. *The plight of the owner is due to unique circumstances.*
 3. *The variation, if granted, will not alter the essential character of the locality.*
- The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
 1. *The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.*
 2. *The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.*
 3. *The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.*
 4. *The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.*
 5. *The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.*
 6. *The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.*

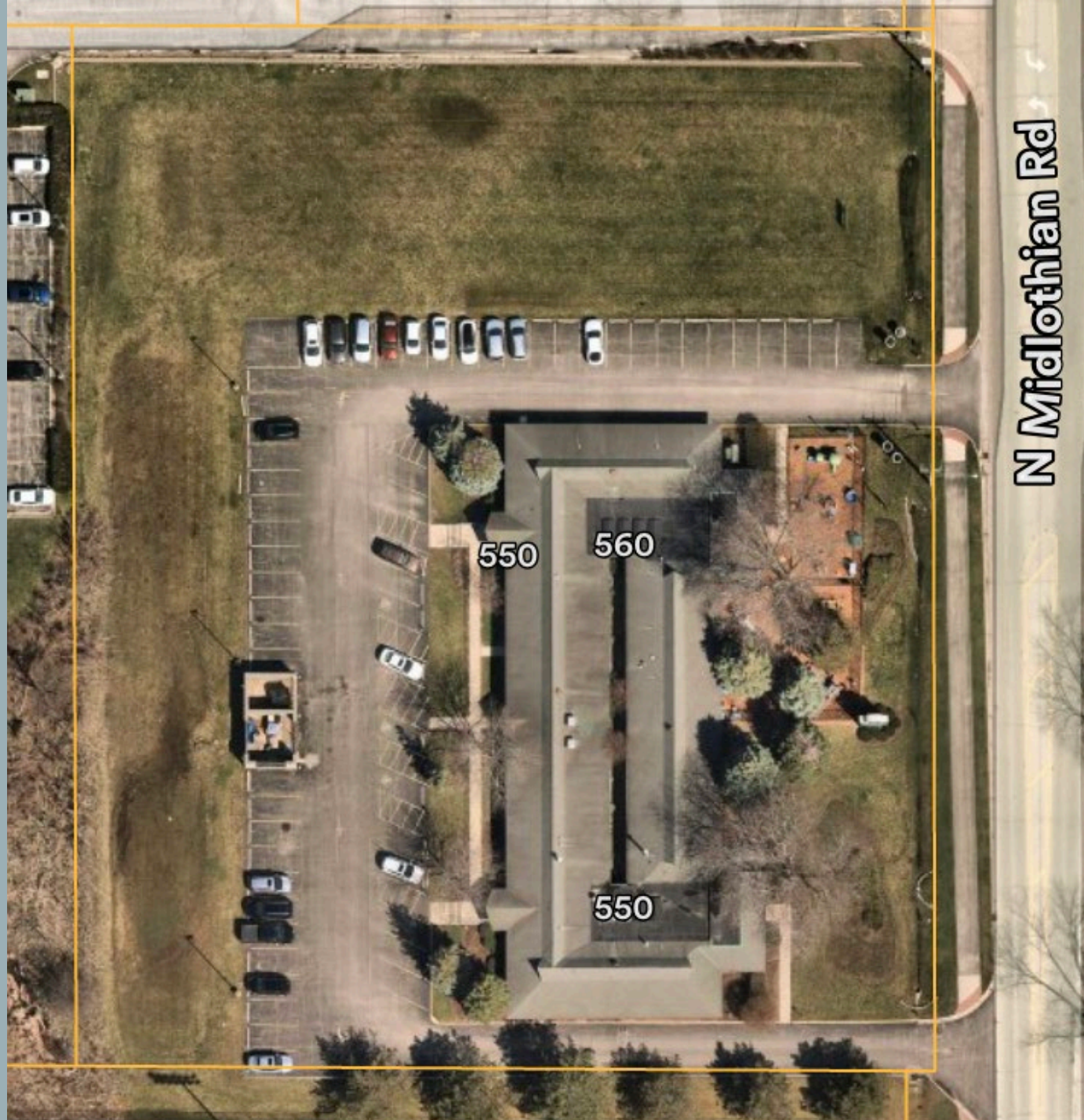
VILLAGE STAFF OVERVIEW:
550 NORTH MIDLOTHIAN ROAD

PZC-16-2023
June 19, 2024

BACKGROUND HISTORY

- VNA Properties Mundelein IL, LLC, owns the property.
- This property includes tenants such as the Serendipity Child Care Center of Mundelein, the Integrated Wellness Center, and the vacant lot north of the medical building.
- It is **2.58** acres in size.
- The owner desires to subdivide the property to create an individual lot to construct a commercial strip mall.
- The subdivision would result in **two** lots with an area of **1.961 acres and 0.628 acres**.

AERIAL



Lot 2

Lot 1

N Midlothian Rd

LOT 2

CLM - MUNDELEIN SUBDIVISION

THE NORTH LINE OF THE SOUTH 371 FEET OF THE EAST 344 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24-44-10

304.01'

10 Feet Commonweath Edison Co. & Illinois Bell Telephone Co. Easement per Doc. No. 1291628

88.00'

LOT 2

26,751 SQ.FT. = 0.614 ACRE.

304.01'

255.00'

215.00'

88.00'

LOT 1

86,037 SQ.FT. = 1.975 ACRE.

LOT 3

371.02'

283.02'

20 Feet Minimum

20 Feet Commonweath Edison Co. & Illinois Bell Telephone Co. Easement per Doc. No. 1291628

10 Feet Public Utility and Drainage Easement

304.01'

THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24-44-10

LOT 1

RD.

371.02'

283.02'

10 Feet Easement for Highway Purposes, Commonweath Edison Co. & Illinois Bell Telephone Co. Easement per Doc. No. 1291628

80.00'

40.00'

SET (IRON ROD) AT PROP. CORNER

OWNER'S CERTIFICATE

STATE OF ILLINOIS

COUNTY OF LAKE SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ABOVE PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY KNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR HYDROGRAPHIC, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE PUBLIC SERVICE COMPANY, DIVISION OF COMMONWEALTH EDISON COMPANY THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORM WHICH IS ATTACHED HERETO.

DATED THIS DAY OF _____ A.D. 20__

OWNER _____ PRINTED NAME _____

OWNER _____ PRINTED NAME _____

ADDRESS OF OWNER: _____ ADDRESS OF OWNER: _____

TITLE: _____

ADDRESS OF OWNER: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS

COUNTY OF LAKE SS

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ A.D. 20__

BY: _____ NOTARY PUBLIC _____ PRINTED NAME _____

OWNER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS

COUNTY OF LAKE SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OR FULLY AUTHORIZED ATTORNEY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT 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, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF _____ A.D. 20__

BY: _____ OWNER OR ATTORNEY _____ PRINTED NAME _____

TITLE: _____

ADDRESS OF OWNER: _____

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS

COUNTY OF LAKE SS

THIS IS TO CERTIFY THAT I, REGISTERED PROFESSIONAL ENGINEER, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS DAY OF _____ A.D. 20__

BY: _____ PROFESSIONAL ENGINEER _____ PRINTED NAME _____

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS

COUNTY OF LAKE SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF MUNDELEIN, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20__

BY: _____ CHAIRMAN _____ PRINTED NAME _____

PROFESSIONALS ASSOCIATED-MM SURVEY CO.

107632

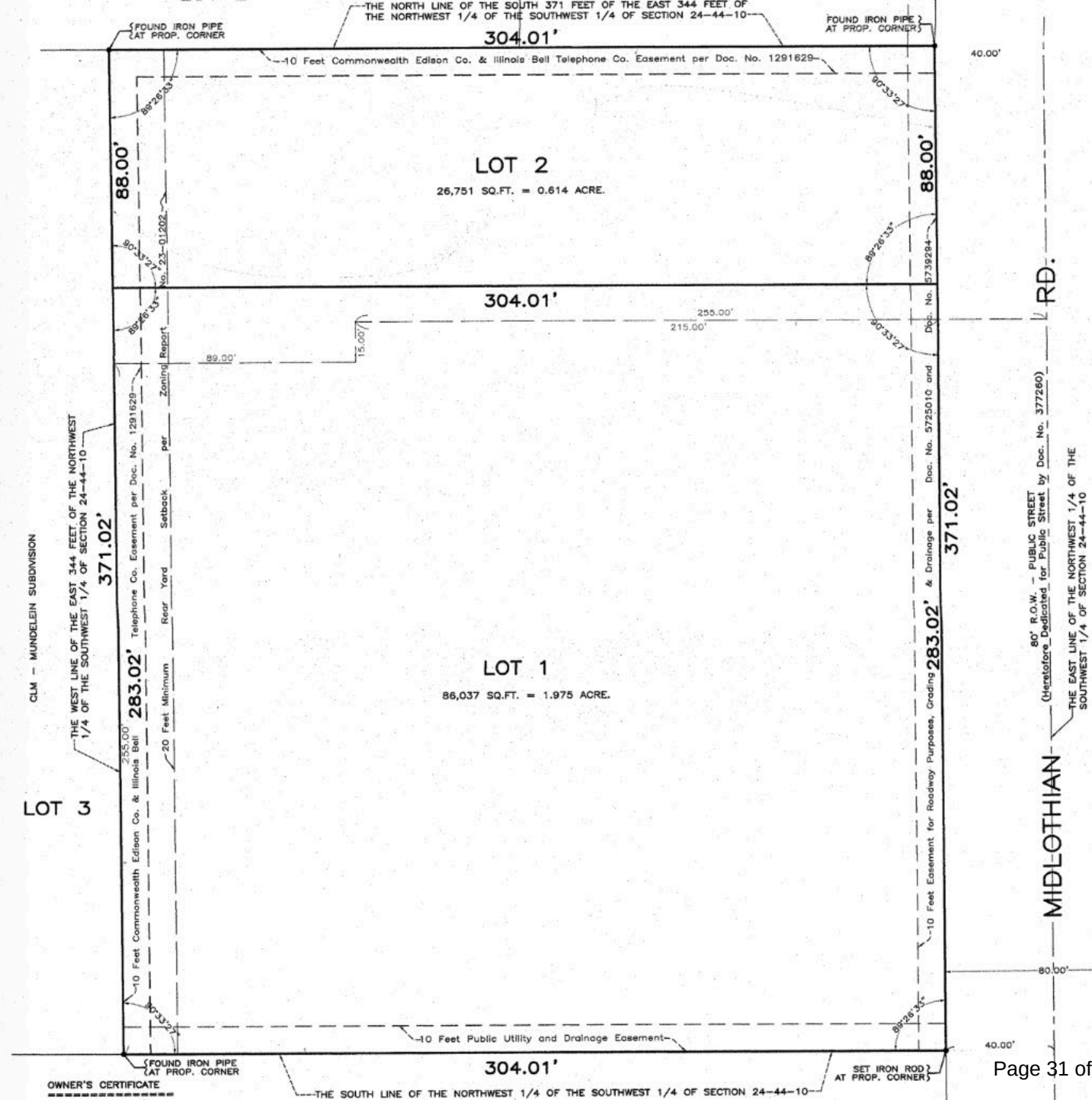
DATE:	REVISIONS
10-03-2023.	PRELIMINARY PLAT FOR VILLAGE APPROVAL
01-24-2024.	ADDED SETBACKS FROM ZONING REPORT
01-30-2024.	CHANGED LOTS DIMENSIONS
03-06-2024.	CHANGED CERTIFICATES AND ADDED VOTING MAP

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003937

MY LICENSE EXPIRES NOVEMBER 30, 2024.

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PROPOSED PLAT OF SUBDIVISION



FINDINGS OF FACT – VARIATION

CASE NUMBER	PZC-05-2024
PUBLIC HEARING DATE	June 19, 2024
VARIATION	A variation from Table 20.28-2 of Section 20.28.030 to permit a property to exceed the maximum lot coverage in the R-3 Residential Zoning District.
DRAFT MOTION	<u>Motion</u> by S. Schneckloth, second by K. Anderson to approve the Findings of Fact as published for PZC-05-2024 relating to a variation to Table 20.28-2 of Section 20.28.030 to permit a property to exceed the maximum impervious surface coverage in the R-3 Residential Zoning District.
On June 19, 2024, the Planning and Zoning Commission voted 4 - 0 for approval of a lot coverage variation to Table 20.28-2 of Section 20.28.030 to permit a property to exceed the maximum impervious surface coverage in the R-3 Residential Zoning District with the condition that the impervious surface coverage relief only applies to the proposed above-ground pool. If the proposed pool is removed, the square footage gained from the pool can only be used for replacement pools and cannot be used elsewhere on the lot.	
<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 because the Zoning Ordinance does not permit a residential property in the R-3 Zoning District to exceed the 50% maximum lot coverage. The Petitioner benefitted from a pool on the property for 39+ years, but as a result of removing it four years ago, the Petitioner lost the grandfathered-in lot coverage and cannot reinstall the pool.	
2. The plight of the owner is due to unique circumstances;	
The plight of the petitioner is due to unique circumstances because:(1) The former pool existed for 39 plus years; and (2) The Petitioner lost over 500 square feet of his property in October of 1999 to the widening of Maple Avenue, which reduced the amount of pervious surface he has to offset his impervious surface coverage.	
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, since a few other neighboring properties are over the 50% lot coverage by amounts ranging from 6-10%. Additionally, the former pool previously existed for 39-plus years and the Village has never received a complaint.	
<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 reduction in lot area as a result of 500 SF being acquired for the widening of Maple Avenue creates a hardship or difficulty to the applicant, as it is now more difficult for him to meet the impervious surface coverage maximum.	
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 the State took over 500 square feet of the Petitioner's lot for the widening of Maple Avenue. The widening of Maple Avenue has reduced the amount of previous property that the owner has to offset his impervious surface.	
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, as this portion of the backyard was previously impervious for 39+ years without issue.	
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 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.



Flaherty & Collins

Plaza Circle Redevelopment: “AREA”

Zoning Application for Multi-Family Residential

Staff Presentation
PZC-06-2024
June 19, 2024

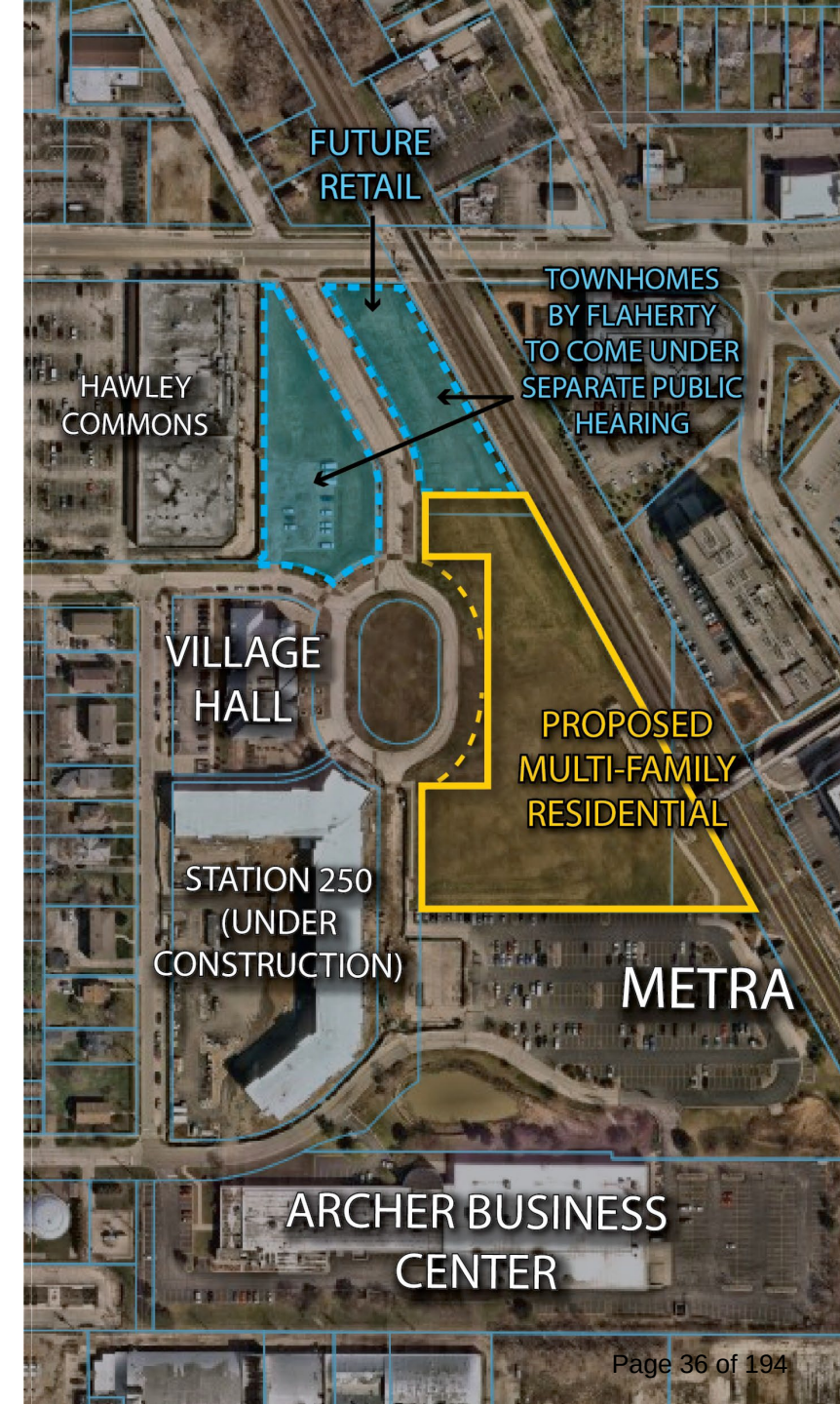
Village Hall Subdivision History

- Village Hall Subdivision was previously occupied by an industrial user (Sigma Services).
- Mundelein plans began to envision the area surrounding the Metra Station as a **focal point for the community**, including retail, residential, and civic uses:
 - *2004 - Transit Oriented Development (TOD) Plan*
 - *2005 - TIF district created to incentivize development*
 - *2012 - Master Redevelopment Implementation Plan*
 - *2012 – New Zoning Ordinance created the “Downtown” designation and phased out industrial users*
- To fulfill those goals, Village acquired the Sigma Services property to create the Village Hall Subdivision.
- In 2014, Village entered into a PPP with Weston Solutions to construct the first building (Mundelein Village Hall).
 - *Remainder of property was subdivided to create “shovel-ready lots”.*



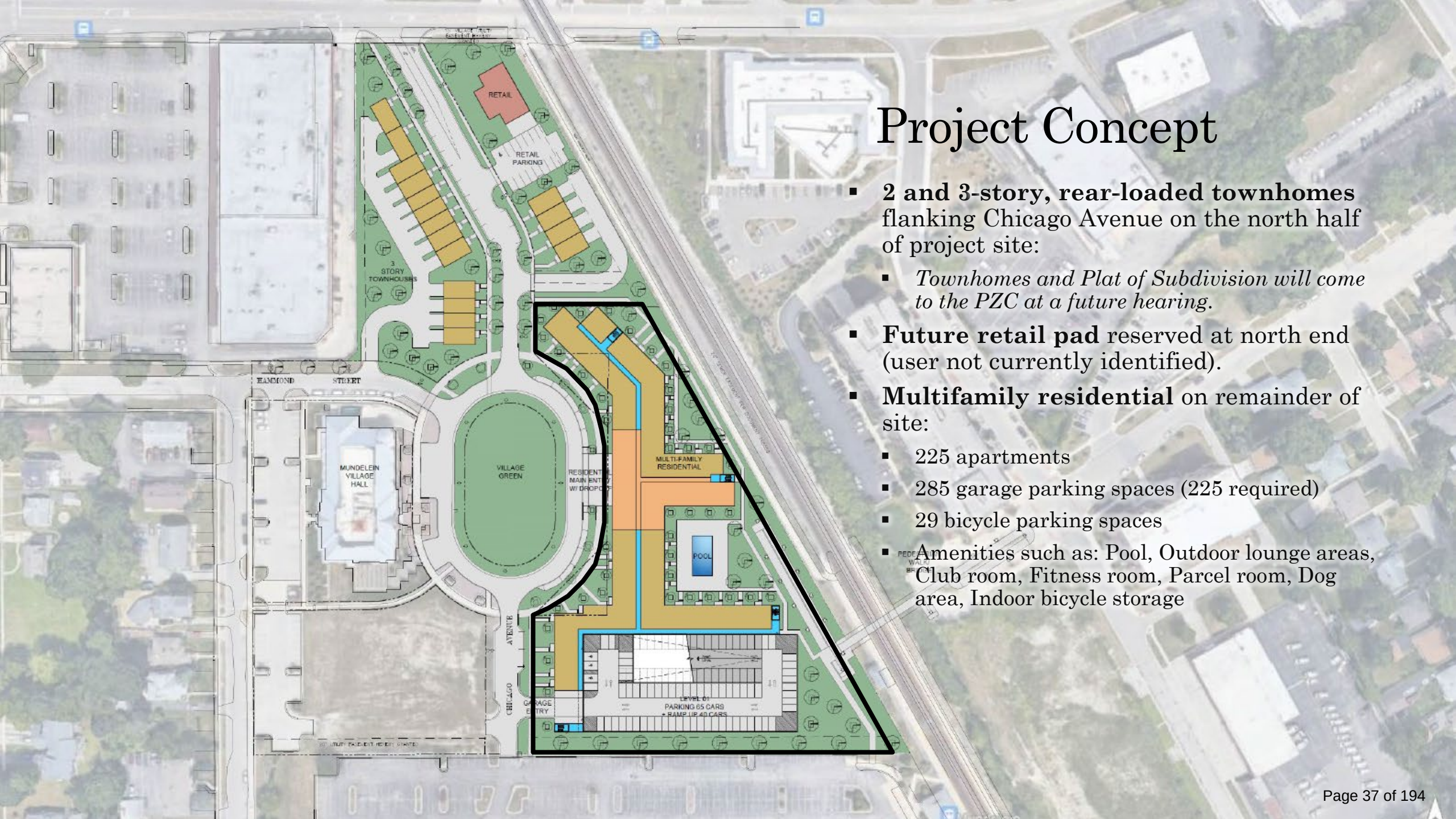
Village Hall Subdivision History

- Since then, Village has worked with interested developers to find the best fit for the subdivision.
- Older plans called for ground floor retail around the circle, but financial consultants, research, and market feedback indicate that retail would need more visibility to succeed. Plan has shifted to predominantly residential around the circle as a result, with the possibility for retail near Hawley Street.
- Station 250 (165 apartments) broke ground on Lot 3 in 2023.
- Flaherty & Collins, a multifamily developer, now proposes a project for the remainder of the lots:
 - *Lot 5 – Multifamily residential (225 apartments)*
 - *Lots 2 and 4 – Townhomes and a pad for future retail at the northernmost end.*
- Flaherty & Collins team has been working diligently with Mundelein since 2022 to create a site plan and architectural design that capture's Mundelein's vision for an urban, vibrant, walkable TOD.



Project Concept

- **2 and 3-story, rear-loaded townhomes** flanking Chicago Avenue on the north half of project site:
 - *Townhomes and Plat of Subdivision will come to the PZC at a future hearing.*
- **Future retail pad** reserved at north end (user not currently identified).
- **Multifamily residential** on remainder of site:
 - 225 apartments
 - 285 garage parking spaces (225 required)
 - 29 bicycle parking spaces
 - Amenities such as: Pool, Outdoor lounge areas, Club room, Fitness room, Parcel room, Dog area, Indoor bicycle storage



Plaza Improvements

- Developer agrees to make a \$300,000 contribution towards the design and construction of a public open space in the central plaza.
- Village agrees to complete the improvements no later than August 1, 2028.
- Plaza will feature landscaping and hardscaping, along with other possible features such as seating, open lawn space, pergolas, water features, lighting, and signage.



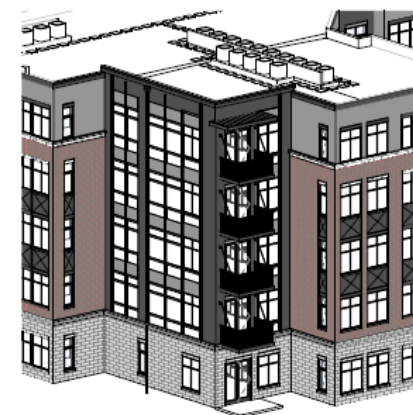
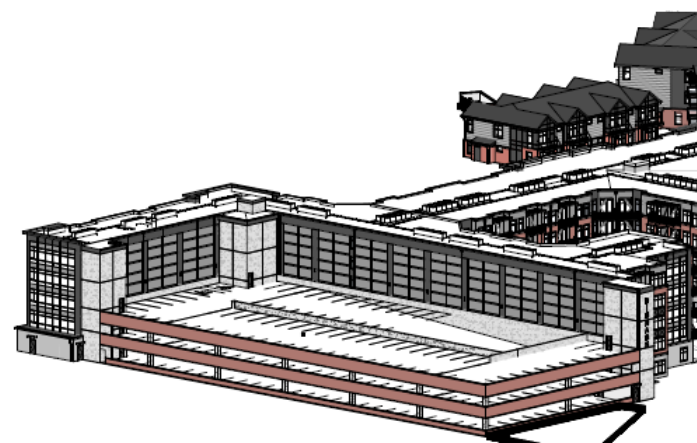
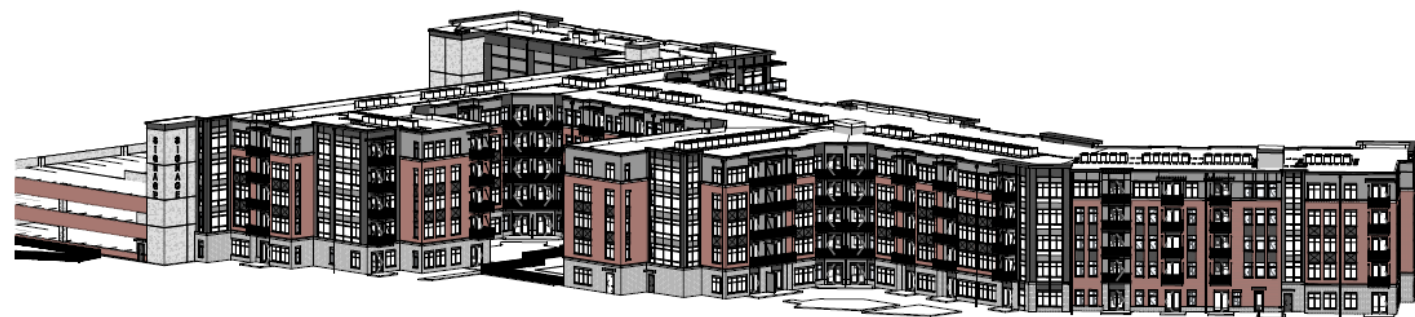
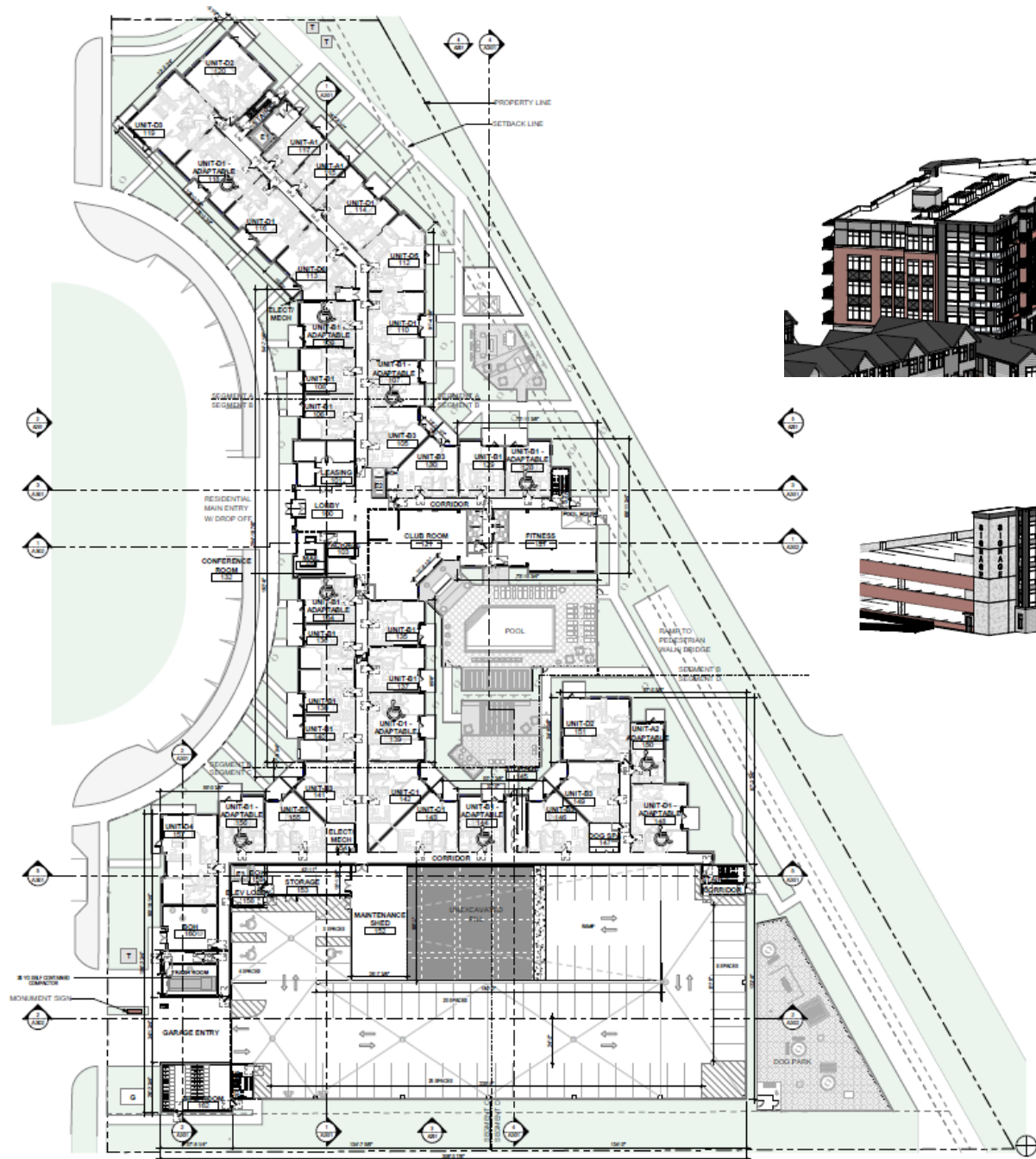
Multifamily Architectural Design



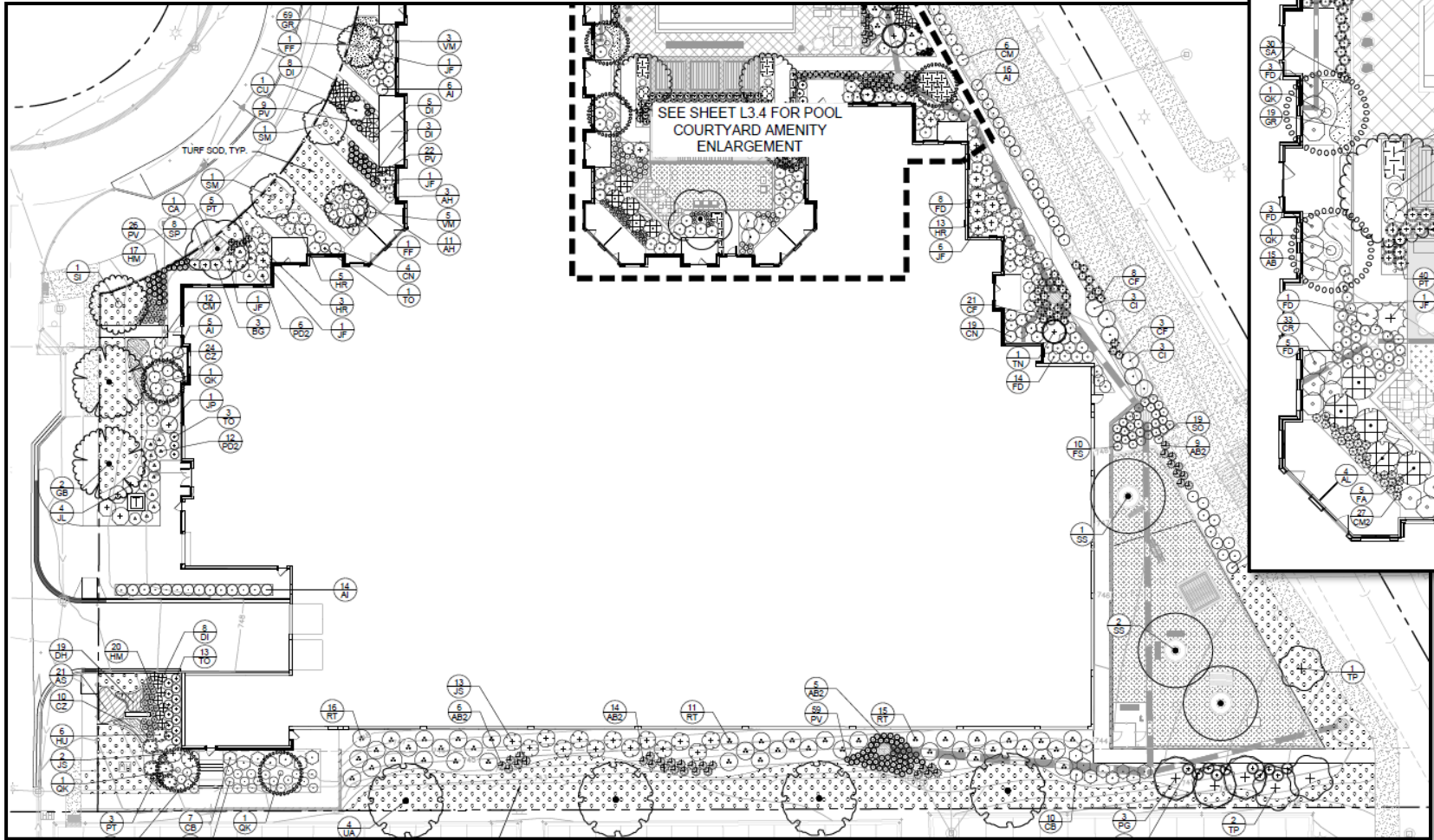
Multifamily Architectural Design

- Five stories
- High quality building materials - brick, stone, fiber cement accent panels, and metal accent panels.
- Important to Village during discussions:
 - Accentuated main entryway with a two-story appearance;
 - Building massing is broken up with articulation, building shape, and materials;
 - Taller appearance to first floor; and
 - Defined base, middle, and top of the building.
- Staff note – character and balance of the building aesthetic is more important than strict adherence to the Zoning Ordinance design requirements.

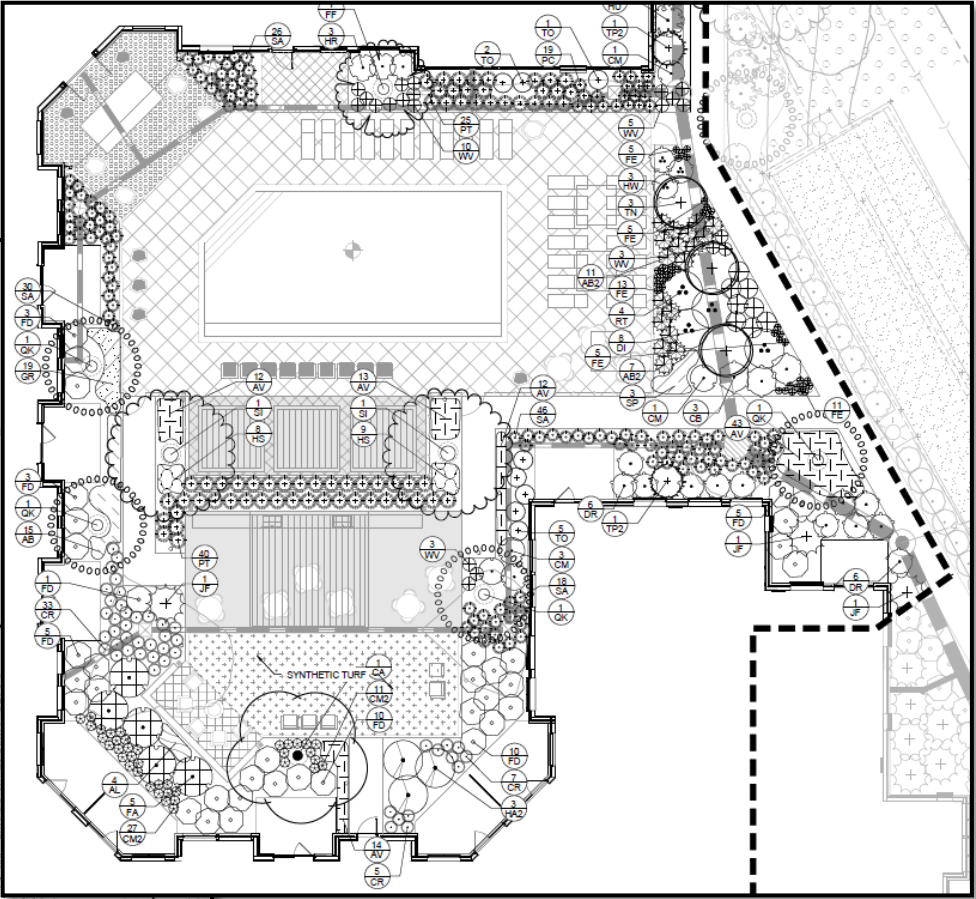




Landscape Plan Excerpts



South Half of Building



Rear Courtyard

Zoning Variation Requests (6)

General note: Due to the importance of building character in the Village Center, staff emphasizes quality design and balanced aesthetic over strict adherence to the Zoning Ordinance.

1. Upper Story Setback on Front Elevation





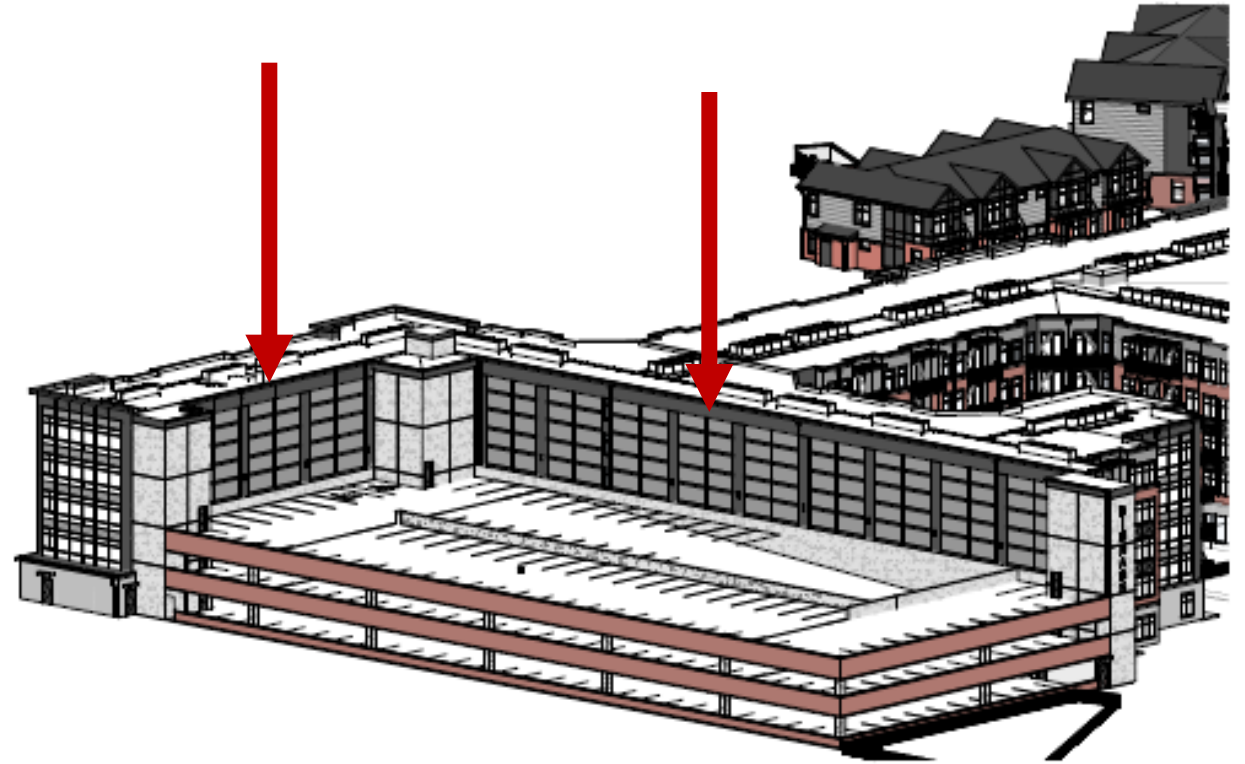
2. Flat Roofs

- Requirement: *Rooflines shall be modulated at max. every 75' through the use of varied roof heights.*
- Sections of the building on the west façade, east façade, and south façade have areas that exceed 75' of one roof height.
- Staff supports this variation:
 - On the west elevation, the architecture achieves a similar intent through **architectural details** near the top of the building, changes in **building materials**, and building articulation that **creates the illusion of varied height**.
 - The larger expanses without varied roof height are above the parking garage and face south/east.



3. Blank, Windowless Walls

- Requirement: *Blank, windowless walls are prohibited.*
- The facades above the parking garage are featureless and do not contain windows.
- Staff supports this variation:
 - There are building code requirements that put restrictions on the size and number of windows along the vertical plane where the principal building meets the parking structure.
 - The applicant has been advised that there is support for this variation if decorative elements are added to the garage and these facades in lieu of articulation.



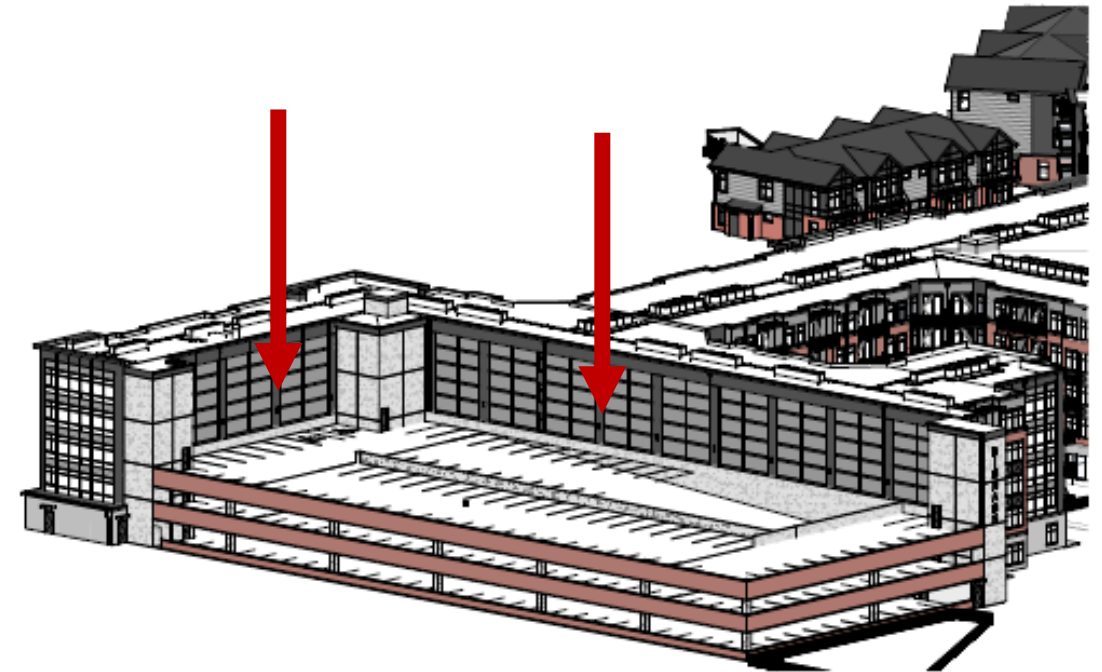


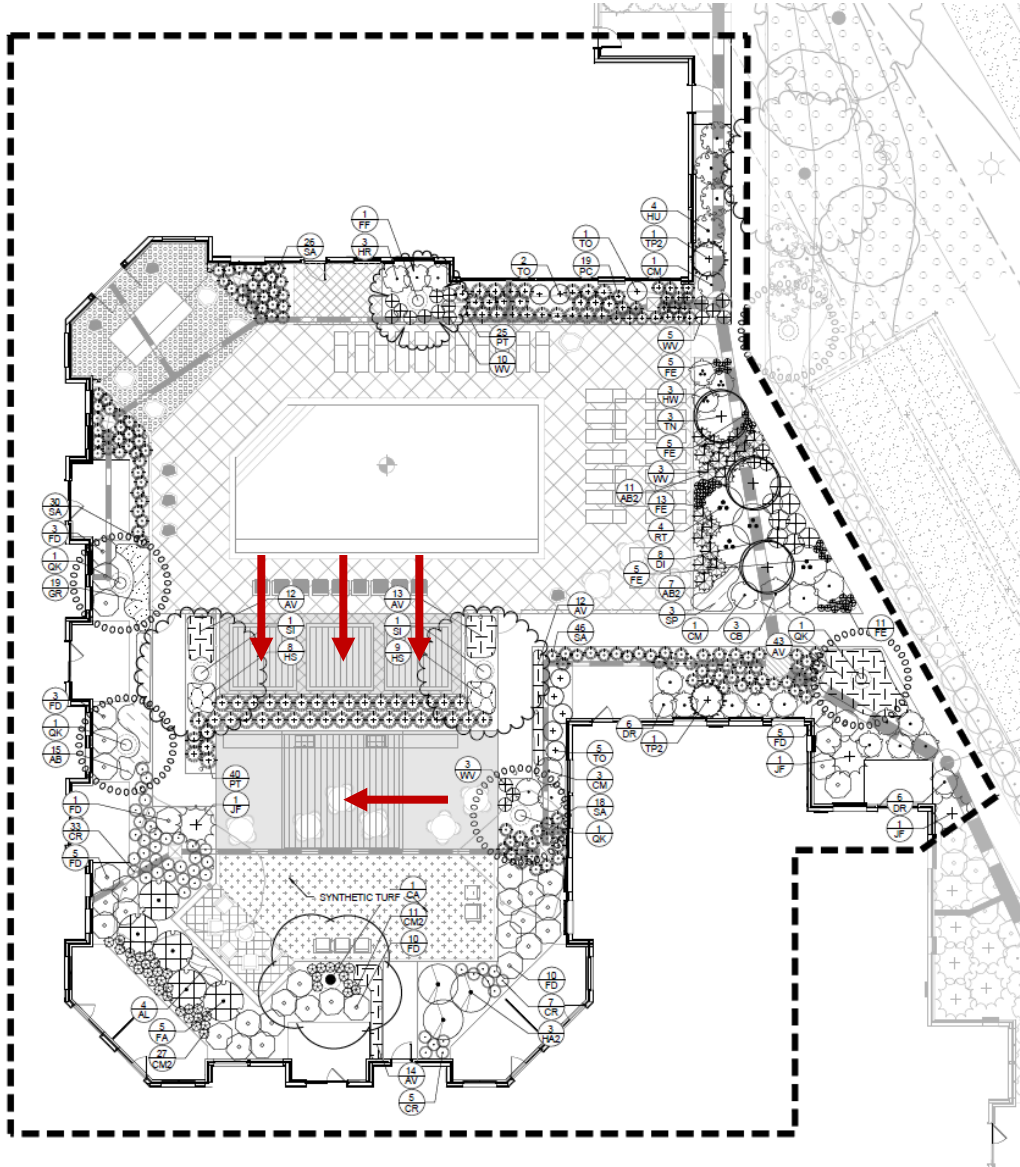
4. Window and Door Trim

- Requirement: *All inside and outside corners and all sides of windows and doors **must contain window trim wraps of not less than 3 1/2"** unless the building is constructed of full masonry stone or stucco.*
- There are areas of the building that are not masonry/stucco but do not have 3 1/2" trim (fiber cement panel areas).
- Staff supports this variation:
 - The use of fiber cement panels is similar in look and feel to stucco.
 - The architectural style of the building is better suited for cleaner boundaries around windows, and it is not structurally required in this instance.

5. Building Articulation

- Requirement: *All facades require articulation of no less than 12" in depth and 36" in width.* Walls less than 25' in width are required one area of articulation. Walls between 25'-75' in width are required two significant areas of articulation. Walls over 75' are required one articulation of significance for every 25' in building width at regular intervals.
- Articulation requirement not met on the two walls above the parking garage, as well as the walls of the parking garage itself.
- Staff supports this variation:
 - The applicant has been advised that there is support for this variation if decorative elements are added to the garage and these facades in lieu of articulation.



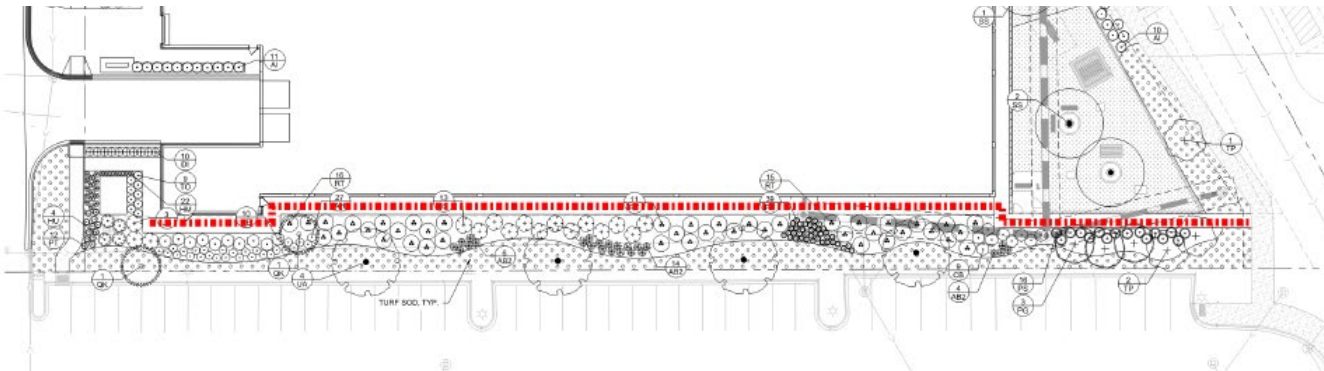


6. Accessory Structure Size

- Requirement: *Gazebos, pergolas, and other accessory structures are limited to 144 SF and 15' in height.*
- The rear amenity area contains pergolas and other structures up to 350 SF in size.
- Staff supports this variation:
 - The accessory structure standards were created with single-family and two-family in mind, and does not adequately address multi-family properties that serve a large population.

Two Recommended Conditions

1. A sidewalk must be installed along the south property line that connects Chicago Avenue to the Metra Station, the location and design of which is subject to Staff review and approval.
2. The Plat of Subdivision must be approved and recorded prior to building permit issuance.



Questions for Staff?

Next: Petitioner's Presentation

FINDINGS OF FACT – VARIATION (1) – UPPER STORY SETBACK

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Schneckloth, second by S. Petti to recommend approval of a variation from Section 20.36.040(C) granting relief in the upper story setback requirements for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion, with a condition.	
<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;	
DRAFT APPROVAL	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because the Zoning Ordinance cannot anticipate every architectural style that may be presented, making conflicts with the specific requirements of the code a likely occurrence. The Petitioner proposes a building with high-quality design and has worked closely with the Village Board and Staff to develop an architectural design that fits the Village's vision for the Village Hall Subdivision.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The plight of the petitioner is due to unique circumstances because the architecture achieves a similar effect through building articulation and visual segmentation (upper, middle, lower) through the use of materials and varied floor height.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The variation will not alter the essential character of the locality because the number of stories only triggers this regulation by a one-story margin, as it is a five-story building. The requirement would simply force the top-most story to be setback, which will have minor impacts on the feeling the building creates at the street level.
<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.	
DRAFT APPROVAL	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
DRAFT APPROVAL	The Commission finds that the Petitioner has not created this hardship because the Village created their own Zoning Ordinance requirements, which cannot anticipate every architectural style that may be presented.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
DRAFT APPROVAL	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the Petitioner has presented a high-quality building design that mitigates any drawbacks caused by lack of upper story setback.
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.	
DRAFT APPROVAL	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.	

DRAFT APPROVAL	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which were written to encourage better building design within the Village Center.
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.	
DRAFT APPROVAL	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.

FINDINGS OF FACT – VARIATION (2) – FLAT ROOFS

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Petti, second by K. Anderson to recommend approval of a variation from Section 20.36.040(C) granting relief in the varied roof height requirements for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion.	
<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;	
DRAFT APPROVAL	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because the Zoning Ordinance cannot anticipate every architectural style that may be presented, making conflicts with the specific requirements of the code a likely occurrence. The Petitioner proposes a building with high-quality design and has worked closely with the Village Board and Staff to develop an architectural design that fits the Village's vision for the Village Hall Subdivision. The significant size of the building also presents a particular hardship when it comes to incorporating frequent roofline height variations.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The plight of the petitioner is due to unique circumstances because the architecture achieves a similar effect through architectural details near the top of the building, changes in building materials, and building articulation that creates the illusion of varied height from the ground level.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The variation will not alter the essential character of the locality because the effect of the longer stretches without roofline variation are mitigated by building articulation. The areas that are less mitigated are on the rear and south elevations above the parking garage, and are less visible to the public.
<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.	
DRAFT APPROVAL	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
DRAFT APPROVAL	The Commission finds that the Petitioner has not created this hardship because the Village created their own Zoning Ordinance requirements, which cannot anticipate every architectural style that may be presented.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	

<i>DRAFT APPROVAL</i>	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the Petitioner has presented a high-quality building design that mitigates any drawbacks caused by lack of varied roof height.
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.	
<i>DRAFT APPROVAL</i>	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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which were written to encourage better building design within the Village Center.
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.	
<i>DRAFT APPROVAL</i>	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.

FINDINGS OF FACT – VARIATION (3) – BLANK, WINDOWLESS WALLS

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Schneckloth, second by S. Petti to recommend approval of a variation from Section 20.36.050(B)(3) to allow two windowless walls above the parking garage for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented, with a condition.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion.	
<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;	
<i>DRAFT APPROVAL</i>	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because the Building Code restricts wall openings (windows, doors) along the vertical plane where the principal structure meets the parking garage.
2. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	The plight of the petitioner is due to unique circumstances because the building utilizes a parking garage to stack resident parking spaces in lieu of a large surface parking lot, which meets the goals of Village plans for the Village Center area.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The variation will not alter the essential character of the locality because the applicant proposes to install a mural on the two featureless walls in lieu of windows, which will enhance the view of the south and east elevations.
<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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.

2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has not created this hardship because the Village created their own Zoning Ordinance requirements, which did not anticipate conflicts with attached parking garages.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the Petitioner has proposed to install a large mural on the two windowless walls that will enhance any views from that angle.
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.	
<i>DRAFT APPROVAL</i>	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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which encourage public art installations, especially in conjunction with new development.
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.	
<i>DRAFT APPROVAL</i>	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.

FINDINGS OF FACT – VARIATION (4) – TRIM

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Schneckloth, second by K. Anderson to recommend approval of a variation from Section 20.36.050(5) granting relief from the window and door trim width requirement for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion.	
<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;	
<i>DRAFT APPROVAL</i>	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because the architectural style proposed by the developer, which is in line with the vision and goals of the Village, would not be well-suited for 3 ½” trim, and forcing it to be modified may compromise the aesthetic of the building.
2. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	The plight of the petitioner is due to unique circumstances because the building otherwise achieves the intent of the code section, which is intended to encourage a certain standard of architecture quality in the Village Center.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The variation will not alter the essential character of the locality because the lack of 3 ½” trim suits the architectural style of the building.
<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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has not created this hardship because the Village created their own Zoning Ordinance requirements, which do not anticipate every architectural style.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the Petitioner proposes an aesthetically appealing building.
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.	
<i>DRAFT APPROVAL</i>	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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which are designed to encourage a certain standard of architectural quality.
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.	
<i>DRAFT APPROVAL</i>	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.

FINDINGS OF FACT – VARIATION (5) – BUILDING ARTICULATION

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Schneckloth, second by S. Petti to recommend approval of a variation from Section 20.36.050(C)(1)(a) granting relief from the building articulation requirements on and above the parking garage for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion.	
<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>	
4. The strict application of the terms of this Ordinance will result in undue hardship;	
<i>DRAFT APPROVAL</i>	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because building code requirements create difficulty in introducing articulation in the parking garage, and may be cost prohibitive.
5. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	The plight of the petitioner is due to unique circumstances because the areas lacking articulation are facing the rear, and the Petitioner is proposing to mitigate the lack of articulation with public art and lighting fixtures.
6. The variation, if granted, will not alter the essential character of the locality;	

DRAFT APPROVAL	The variation will not alter the essential character of the locality because the areas lacking articulation are facing the rear, and the Petitioner proposes a mural above the parking garage (as well as small murals and sconces on the exterior walls of the parking garage), which will enhance views of the area.
<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>	
7. 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.	
DRAFT APPROVAL	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.
8. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
DRAFT APPROVAL	The Commission finds that the Petitioner has not created this hardship because the Zoning Ordinance does not adequately address parking garages that are attached to principal structures.
9. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
DRAFT APPROVAL	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the Petitioner proposes to offset the lack of articulation with public art and lighting fixtures.
10. 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.	
DRAFT APPROVAL	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.
11. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
DRAFT APPROVAL	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which are designed to ensure the building is attractive from all angles.
12. 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.	
DRAFT APPROVAL	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.

FINDINGS OF FACT – VARIATION (6) – ACCESSORY STRUCTURE SIZE

CASE NUMBER	PZC-06-2024
PUBLIC HEARING DATE	June 19, 2024
MOTION	Motion by S. Schneckloth, second by K. Anderson to recommend approval of a variation from Section 20.36.080 granting relief from the maximum accessory structure size and height for the proposed multifamily building at 275-301 Plaza Circle and to approve the Findings of Fact as presented.
On June 19, 2024, the Planning and Zoning Commission voted 4-0 to recommend approval of the aforementioned motion.	
<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>	
7. The strict application of the terms of this Ordinance will result in undue hardship;	
DRAFT APPROVAL	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because the Zoning Ordinance does not adequately address accessory structures suited for common area use by larger populations, like in a multifamily building. If the applicant were to install compliant

	gazebos and pergolas, they would be out of scale with the surrounding building and not be functional for the proposed use.
8. The plight of the owner is due to unique circumstances;	
<i>DRAFT APPROVAL</i>	The plight of the petitioner is due to unique circumstances because the proposed accessory structures are in a shared common area for a large multifamily building, and not on a single-family or two-family residential property, which have smaller lots and buildings.
9. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The variation will not alter the essential character of the locality because the proposed accessory structures are appropriate in relation to the size and scale of the surrounding multifamily building.
<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>	
13. 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.	
<i>DRAFT APPROVAL</i>	The Commission finds that the particular physical surroundings, shape, or topographical conditions of the property do not present a particular hardship.
14. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
<i>DRAFT APPROVAL</i>	The Commission finds that the Petitioner has not created this hardship because the Zoning Ordinance does not adequately address accessory structures for multifamily buildings.
15. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the variation would not be detrimental to the public welfare in the neighborhood that the property is located within, as the structures are appropriately sized in relation to the multifamily building.
16. 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.	
<i>DRAFT APPROVAL</i>	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.
17. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which encourage amenities and outdoor common areas.
18. 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.	
<i>DRAFT APPROVAL</i>	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: Isabel Guadarrama

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: PUBLIC HEARING - PZC-08-2024 - 300 Townline Road - Advantage Material Handling

Attachments:

1. Location Map
2. Certificate of Publication
3. Plat of Survey
4. Special Use Application
5. Floorplan
6. Sign Plan
7. Variance Application
8. Photos

Background:

The Community Development Department has received a Special Use Permit and Variation application from Advantage Material Handling, requesting relief from the minimum parking requirements to operate a Forklift Retail, Rental, and Service Facility at 300 Townline Road. For many years, the subject property was used by Century Tile as a retail showroom, contractor storage yard, and warehouse. In 2020, the property was sold and occupied by the Lake County Lightning, who used it as an indoor baseball practice facility (a permitted use in the C-4 Zoning District). They were later granted a variance to allow for an indoor storage yard to lease to third-party contractors. The property has been vacant since these entities left.

The property features two buildings. The 21,460-square-foot principal building is located on the southern end of the property and is visible from the main road. The second building, a 12,000-square-foot warehouse, is situated to the north of the principal building and is largely screened from the main roads.



Figure 1: Primary Structure



Figure 2: Secondary Structure

Advantage Material Handling, the prospective owner and petitioner, is seeking to purchase the property and relocate their business from 900 Tower Road to the subject property. The petitioner has indicated that if the special use permit is not granted, they will be forced to look for properties elsewhere.

Neighboring Properties:

North: M-1, General Manufacturing (Bridge Point Mundelein)

South: R-1, Single-Family Residential, and C-2, General Commercial (Professional Services)

East: C-4, Shopping Center (Nikko's, and Salvation Army)

West: M-1, General Manufacturing (Parking lot to Bridge Point Mundelein)

The subject property is currently zoned C-4, Shopping Center, a district intended to “preserve and provide for commercial uses located within a shopping center environment that serve both residents and the surrounding areas.” The existing building structures would remain and be repurposed for the new use. Minor work would be done on the exterior, such as removing overgrown vegetation and adding signage. Most of the renovation would be focused on the interior office spaces.

Special Use Permit Request

In accordance with Section 20.32.020, Table 20.32-1 of the Municipal Code, Heavy Retail, Rental, and Service uses require approval of a Special Use Permit within the C-4, Shopping Center Zoning District. The petitioner is requesting approval to open a forklift retail business at the subject property, which is intended to benefit from traffic exposure from IL Route 60 and 83. Their operation will specialize in the rental, resale, service, and maintenance of forklifts, with the goal of becoming a manufacturer in the future.

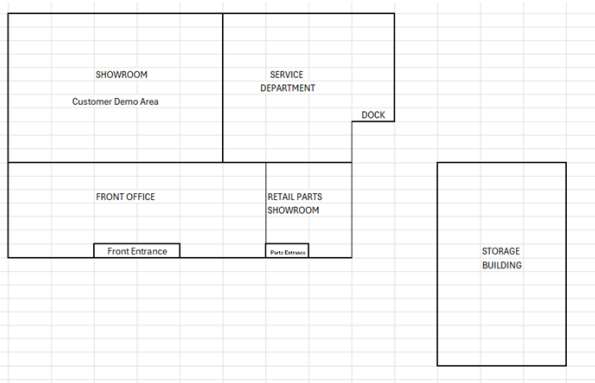


Figure 3: Proposed Floor Plan

All operations will take place inside the building structures. The main building will be divided into four areas: Front Office, Showroom, Service Department, and Retail Parts Showroom. The secondary building will be used for storage. The petitioner plans to use signage and windows to promote sales and inventory. When asked about outdoor storage and displays, the petitioner stated that they do not plan to use them. Their current location at 900 Tower Road had several violations related to outdoor storage, parking on grass, and work done without permits. The Department of Community Development has informed the petitioner that outdoor storage would require a separate Special Use Permit.



Figure 4: 2019 Google Street View of 900 Tower Road



Figure 5: Image provided by Code Enforcement



Figure 6: Image provided by Code Enforcement

Variation Request

The petitioner is requesting a variation from Table 20.56-1 of Section 20.56.130 to permit a reduction in the number of required parking spaces for Heavy Retail, Rental, and Service use. The Zoning Ordinance requires a minimum of 3 parking spaces per 1,000 square feet of Gross Floor Area (GFA), including outdoor sales and display areas. The total square footage of the buildings is 33,460 square feet. Since there will be no outdoor display areas, the property requires 100 parking spaces for this use. Currently, the property offers 38 parking spaces; therefore, the petitioner is requesting a 62% parking variance.

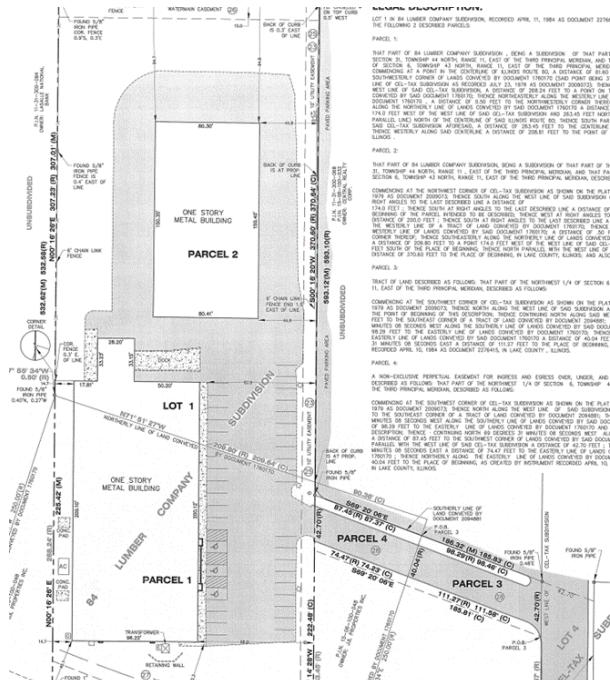


Figure 7: Plat of Survey

The petitioner believes that this amount of parking will be sufficient for day-to-day operations. Their current site at 900 Tower Road has 13 parking spaces and has worked for the number of employees and customers they get daily. The public will only have access to the main building at 300 Townline Road. The company employs 15 people and has around 5 walk-in customers daily, between the hours of 7 AM and 5 PM, Monday through Friday.

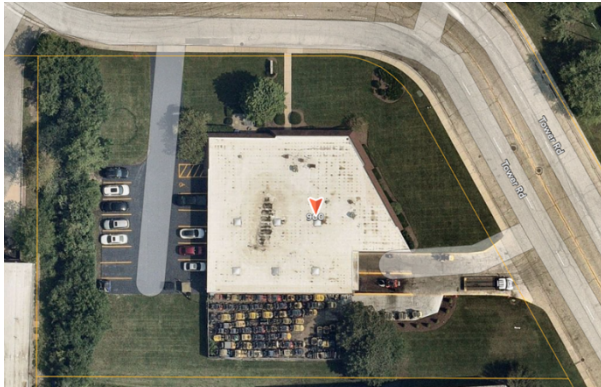


Figure 8: July 12, 2024, Nearmap Image of 900 Tower Road

Comprehensive Plan

The Comprehensive Plan's Future Land Use Plan envisions the Subject Property for Auto-Oriented Small- to Mid-size Retail. The following economic development policies from the Comprehensive Plan are generally applicable to the proposed development:

- Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the Village.
- Strengthen the role, function, and “uniqueness” of each development to maximize its competitive edge and market viability.
- Utilize a commercial “node” approach to locating commercial uses in the Village, rather than simple linear commercial development along the major corridors.
- Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
- Accommodate renovation and redevelopment through an expedient and flexible, yet thorough, permitting process.

Staff Comments

There are no outstanding staff comments related to the special use permit request. An additional review of the plans will be provided by staff during the permitting process.

Public Commentary

No public comments were received by staff prior to the publication of this report.

Analysis

The petitioner's request for a Special Use Permit is consistent with the Village's Comprehensive Plan. The proposed facility represents a reasonable use of an otherwise vacant property. The secondary building structure on the subject property was previously used for storage related to the principal use. The existing buildings were constructed to function as retail and storage facilities.

Furthermore, although the petitioner's variance request exceeds 60%, it is important to note that this property is adjacent to a commercial strip with an abundance of unused parking spaces. The petitioner could potentially lease some parking spaces from the adjacent property owner if their current site does not accommodate the required number of spaces. However, their current location at 900 Tower Road has shown that 13 parking spaces has been sufficient in accommodating their current operation.

The Commission should apply the standards for granting a Special Use Permit and Variation in making its determination.

Recommendation:

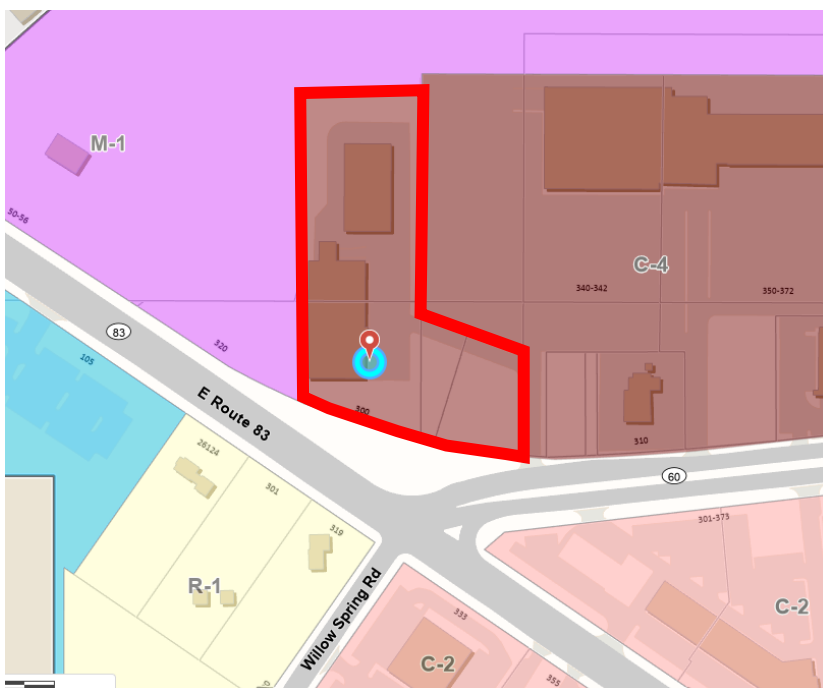
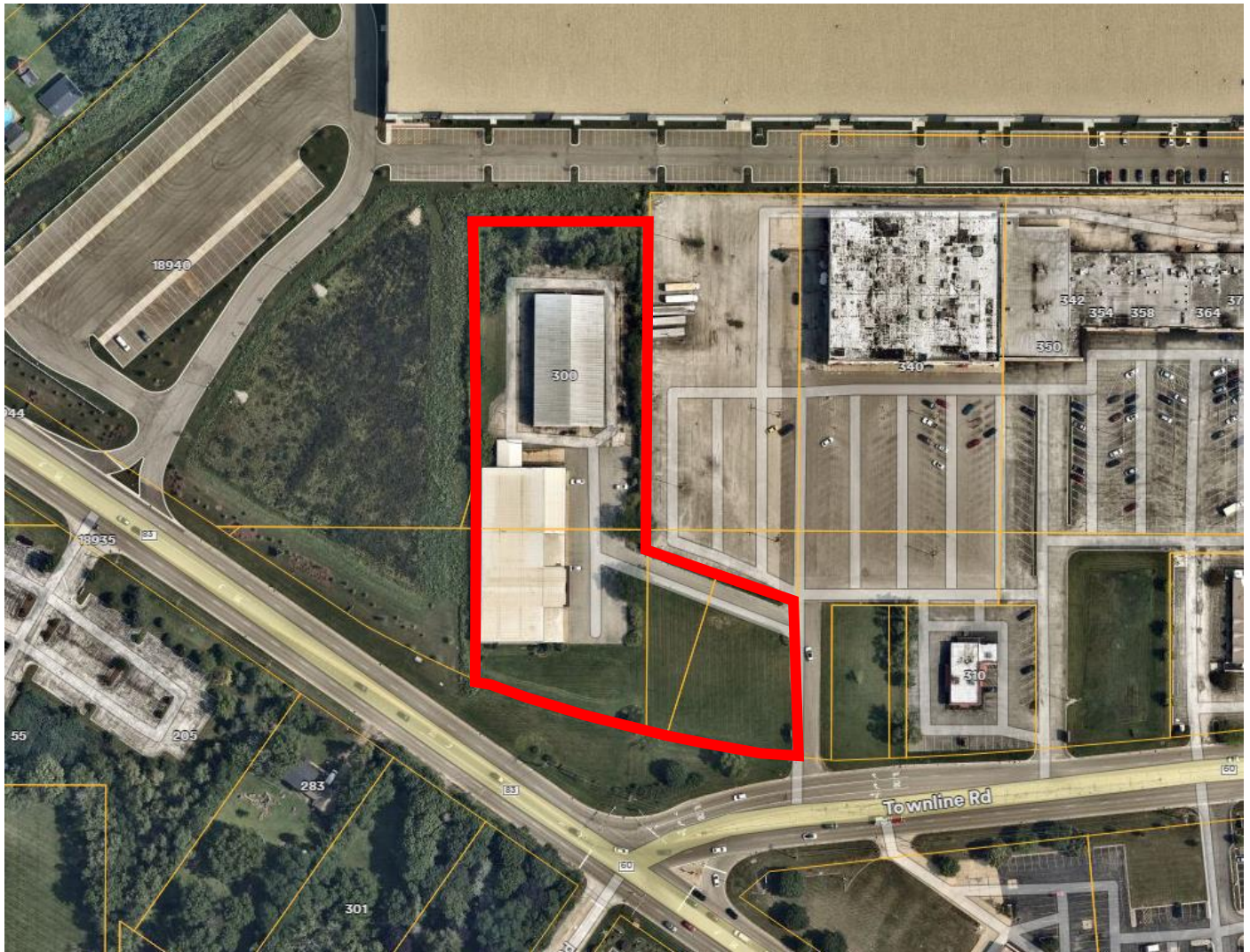
Motion to recommend approval/denial of a special use pursuant to Section 20.32.020, Table 20.32-1 of the Municipal Code, to operate a Heavy Retail, Rental and Service Facility at 300 Townline Road, Mundelein, Illinois.

Motion to recommend approval/denial of a variation to Table 20.56-1 of Section 20.56.130 to permit a reduction in the required number of parking spaces for a Havey Retail, Rental, and Service Facility at 300 Townline Road, Mundelein, Illinois.

If the Planning and Zoning Commission chooses to recommend approval of the special use, the following conditions are recommended:

- a. For as long as the retailer is operational, the applicant shall maintain a valid business registration with the Village.
- b. There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- c. No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- d. No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- e. Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- f. A building permit shall be obtained for any new signage or enhancements to the property.

Location Map: 300 Townline Road



Legend:



Subject Property

**NOTICE OF HEARING BEFORE THE
VILLAGE OF MUNDELEIN
PLANNING & ZONING COMMISSION**
NOTICE IS HEREBY GIVEN that on September 4, 2024, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Scott Burkhalter on behalf of Advantage Material Handling. The petition requests a Special Use Permit in accordance with Table 20.32-1 of Section 20.32.020 to allow a **Heavy Retail, Rental, and Service** use in the C-4 Shopping Center zoning district at 300 **Townline Road, Mundelein, IL** (PINs 11-31-319-001, and 15-06-108-001). Additionally, the petition seeks a variation from Table 20.56-1 of Section 20.56.130 to permit a lower number of parking spaces than the number required for the proposed use, in accordance with the application on file with the Village of Mundelein.

If you cannot attend the meeting in-person and you wish to submit a question or comment to be provided to the Planning and Zoning Commission, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" in the subject line. Comments received during the meeting, but after the public commentary portion has ended, will be provided to the Commission Members after the meeting.

CASE NO.: PZC-08-2024

The name and address of the Petitioner:
 Advantage material Handling c/o Scott Burkhalter
 900 Tower Road
 Mundelein, Illinois 60060

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on August 26, 2024, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949 3282.

The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

Dated at Mundelein, Illinois, this 16th day of August 2024.
 Terry Roswick /s/
 Chairman
 Planning and Zoning Commission
 Published in Daily Herald August 20, 2024 (4618373)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/20/2024

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

 Designee of the Publisher of the Daily Herald

Control # 4618373



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 300 Townline Rd, Mundelein, IL
Property Index Numbers (PIN) 11-31-319-001

Size of Property 2.59 (sq. ft. /acres)
Size of Building Space 21,460 + 12,000 (sq. ft.)
Size of Space Utilized 33,460

ZONING

Current Zoning C4
Proposed Zoning N/A
Current Use Baseball Training
Proposed Use Forklift Retailer

PETITIONER INFORMATION

Business/Org. Name Advantage Material Handling
Name Scott Burkhalter
Title President
Address 900 Tower Rd
City, State, Zip Mundelein, IL 60060
Phone 847-223-0500
Email scott@advantagematerialhandling.com
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name J. Fox Enterprises
Name Jerold Fox
Title President
Address 207 Peregrine Ln
City, State, Zip Hawthorn Woods, IL 60047
Phone 708-302-5557
Email jfox@bishdisplay.com

SECTION OF ZONING ORDINANCE: _____

DESCRIPTION OF PROPOSED SPECIAL USE (Attach sheet if additional space, if necessary)

See Attached

Description Of Proposed Zoning Variation:

Advantage Material Handling is a forklift retailer in the Materials Handling industry. We are looking at 300 Townline Rd in Mundelein, IL 60060 to grow our retail presence locally. This location provides traffic exposure from IL Rt 60 & 83 which would significantly increase our awareness to local businesses in need of equipment, service, and or rentals.

We refurbish used forklift equipment for resale, provide forklift service and maintenance, as well as renting forklifts. Our near future goal is to become a manufacturers dealer and sell new forklift equipment.

Standards For Granting a Special Use

- a. Our special use will not endanger the public health, safety, or general welfare of any portion of the community. We fully intend to use only the inside of the building to showcase our forklift equipment and display for our customers to view, as well as promote our service to customers with a visual experience of our professional capabilities. We will also display various forklift parts available for sale to our customers. Our intentions are to provide quality equipment and service to the surrounding businesses, and to offer a retail presence to the local consumers of Mundelein.
- b. This special use is compatible with adjacent properties and other properties within the immediate vicinity of the special use. The storefront appearance special use will follow suit to adjacent properties and will increase additional traffic flow and foot traffic to the community. Our presence will also benefit local businesses in the community as we will be able to offer our services and products to assist in their business practices.
- c. This special use in this location is consistent with the spirit and intent of the Ordinance and the Village land use policies. Our operations will take place inside the building as we intend to offer a display-like shopping experience to the consumer. The second building on the property will provide additional storage to keep all our products stored inside and out of eyesight.
- d. The special use does conform to the applicable regulations of the zoning district. Our goal is to establish a retail presence in the community by providing a one-stop-shopping experience for customers in need of forklifts and forklift parts. Quite often customers need a forklift or forklift parts immediately, and we want to be the only company in Mundelein who can provide these services.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
STATE OF ILLINOIS)

I, Jerrold E Fox under oath, state that I am

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

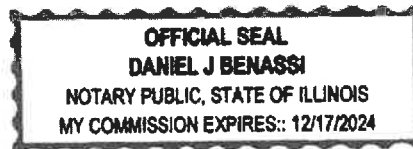
commonly described as (Address) 300 Townline Rd and that such property is owned by
(Printed Name) J Fox Enterprises LLC as of this date. As owner of the property, I do
hereby authorize N/A (Printed Name or Not Applicable) to represent me in the following
Planning and Zoning Commission/Village Board matter, _____
(Action).

Jerrold E Fox
Signature

Subscribed and sworn to before me

this 13th day of May, 2024

[Signature]
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 400 Town Rd Mundelein IL 60060

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Signature of Owner

Date

By

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

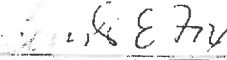
By

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):



Date:

5/13/2024

Printed Name:

Paul E. Fry

Title:

President

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:

5-29-24

Printed Name:

Scott Burkhalter

Title:

President

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.

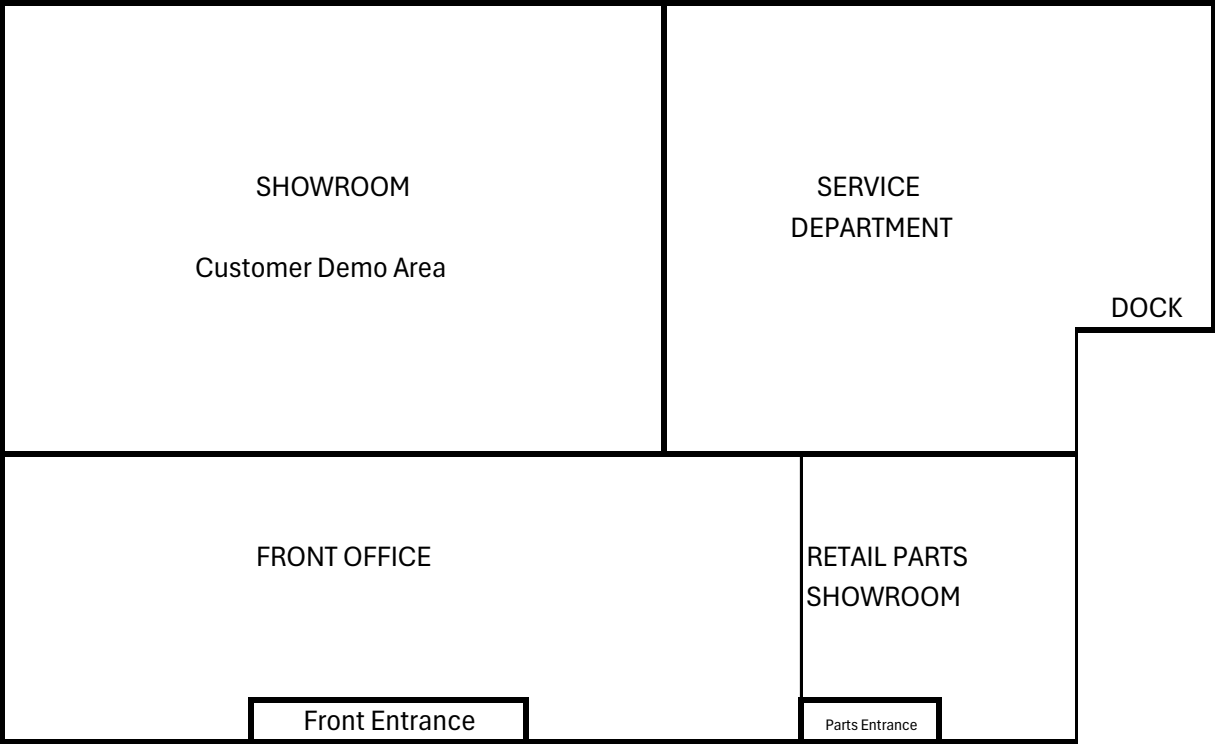
Signature Lessee:

Date:

Printed Name:

Title:

Advantage Material Handling
300 Townline Rd
Mundelein, IL 60060



Advantage Material Handling, Inc

Sign Plan for 300 Townline Rd

We will be looking to place signage in the same place currently being utilized at 300 Townline Rd. Below are some current pictures of the building with an explanation of our ideas below each picture.



1. We will create a sign similar to our logo above and place above the front door where The Bolt sign currently is placed.
2. We will utilize the windows and place vinyl sticker signs to promote Sales | Service | Rentals | Parts.



1. We will use the three windows and place vinyl stickers of various forklifts and or parts that we offer for sale.
2. We will consider mounting another company logo sign above the three windows or in place of the 30 Minute Workout sign that is currently on the building.



1. We will utilize the west end of the building facing Rt 83 and mount another company logo sign incorporating a forklift to represent our specific business. Currently there is a sign reading The Bolt.
3. We will also ask about promoting Sales | Service | Rentals | Parts on this side of the building.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 300 Townline Rd
Property Index Numbers (PIN) 11-31-319-001
Size of Property 113,068 / 2.59 (sq. ft./acres)
Size of Building Space 21,460 (sq. ft.)
Size of Space Utilized 21,460
Storage Building: 12,000 sq-ft

PETITIONER INFORMATION

Business/Org. Name Advantage Material Handling
Name Scott Burkhalter
Title President
Address 900 Tower Rd
City, State, Zip Mundelein, IL 60060
Phone 847-223-0500
Email scott@advantagematerialhandling.com
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

ZONING

Current Zoning C4
Proposed Zoning C4
Current Use Baseball Program
Proposed Use Heavy equipment sales + service + rental

PROPERTY OWNER INFORMATION

Business/Org. Name JFox Enterprises, LLC
Name Jerry Fox
Title President
Address 207 Peregrine Ln
City, State, Zip Hawthorn Woods, IL 60047
Phone 708-302-5557
Email JFox@bishdisplay.com

SECTION OF ZONING ORDINANCE: Table 20.56-1

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

See attached

Description Of Proposed Zoning Variation

Advantage Material Handling is considering purchasing the property at 300 Townline Rd in Mundelein, IL. We are currently located at 900 Tower Rd in Mundelein, IL and we have outgrown our current facility. We are looking to move our business within Mundelein and continue servicing our local customer base.

Advantage Material Handling is a forklift retailer selling, servicing, and renting forklifts and related materials handling equipment. The property at 300 Townline Rd will triple our current building size, which will allow our operations to grow from an employee and sales revenue standpoint. The primary building is 21,460 sq ft which will be our main operations for sales staff and administration, parts department, and service department. The second building is 12,000 sq ft which will be strictly utilized to store equipment.

We are asking for a parking lot variance as the permitted zoning for our business calls for 100 spaces. We have 15 employees, and we see no more than 5 walk in customers daily. The current parking lot has 36 parking spaces, which is more than enough for our operations. Our business hours are 7am-5pm Monday through Friday.

Lastly, we will only be using the main building (21,460 sq ft) for operations and for our customers to purchase equipment and parts.

Thank you for your consideration.

Scott Burkhalter

President

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.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

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.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- 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.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- 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.

STANDARDS FRO GRANTING A VARIATION

- a. The terms of this Ordinance would require additional parking spaces that are not necessary for our operations. This would require a substantial financial burden that is not needed for our business to operate.
- b. Our unique circumstances are we only have 15 employees and experience no more than 5 walk-in customers daily.
- c. If granted the variance, it will not alter the essential character of the locality.

FOLLOWING EVIDENTIARY ISSUES

- a. The current conditions and spaces of the parking lot are ample for our needs. Additional spaces are unnecessary and will only turn the entire property into a parking lot.
- b. The alleged difficulty or hardship for additional parking spaces has not been created by Advantage Material Handling.
- c. Granting of this variation will not be detrimental to the public welfare.
- d. There will not be an adverse effect in adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation for our operations is consistent with the spirit of intent of this Ordinance and Village land use policies.
- f. The value of the property will not be reduced if permitted.

Thank you for your consideration.

Scott Burkhalter

President



































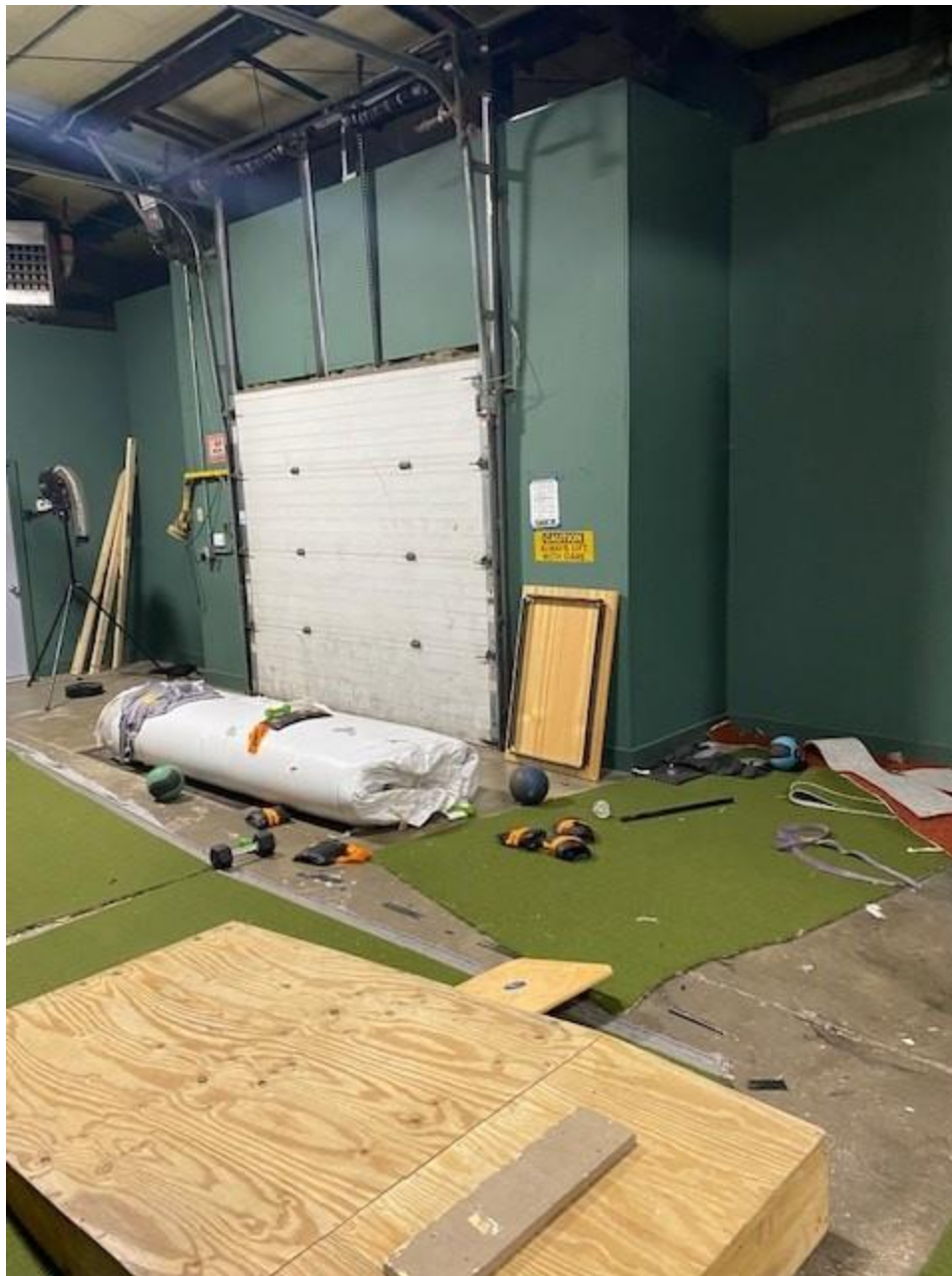




























To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Open Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Petitioner(s) Sworn In

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Open the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Close the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Commission Discussion

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Close Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Commission Members

From: Jessica Marvin, Associate Planner

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: PUBLIC HEARING - PZC-10-2024 - 1355-1375 Wilhelm Road - Variation

Attachments:

1. Property Location Map
2. Certificate of Publication
3. Petitioner's Application
4. Public Comments

Background:

The building at 1355-1375 Wilhelm Road was constructed in 1987 and is within the Butterfield "60" Unit 3A Subdivision. (*Figure 1*). This is a multi-tenant building, current tenants including Audio Supply Inc., DBC Fulfillment Center Inc., and Windy City Deli Provisions. In June of 2024, Justin Litovsky, the owner of Ground Up Baseball, a baseball training facility, applied for a business registration to occupy a unit at 1355 Wilhelm Road. Staff denied the business registration because the arts studio use is not permitted within the General Manufacturing (M-1) Zoning District.

The arts studio use is categorized as an establishment where an art, type of exercise, or activity is taught or studied, such as dance, martial arts, gymnastics, or yoga. A baseball training facility would be classified as an art studio use since it is a type of activity taught and studied at the subject property. Spectator sports facilities open to the public are categorized differently as an indoor amusement facility which is not permitted in the M-1 General Manufacturing Zoning District.

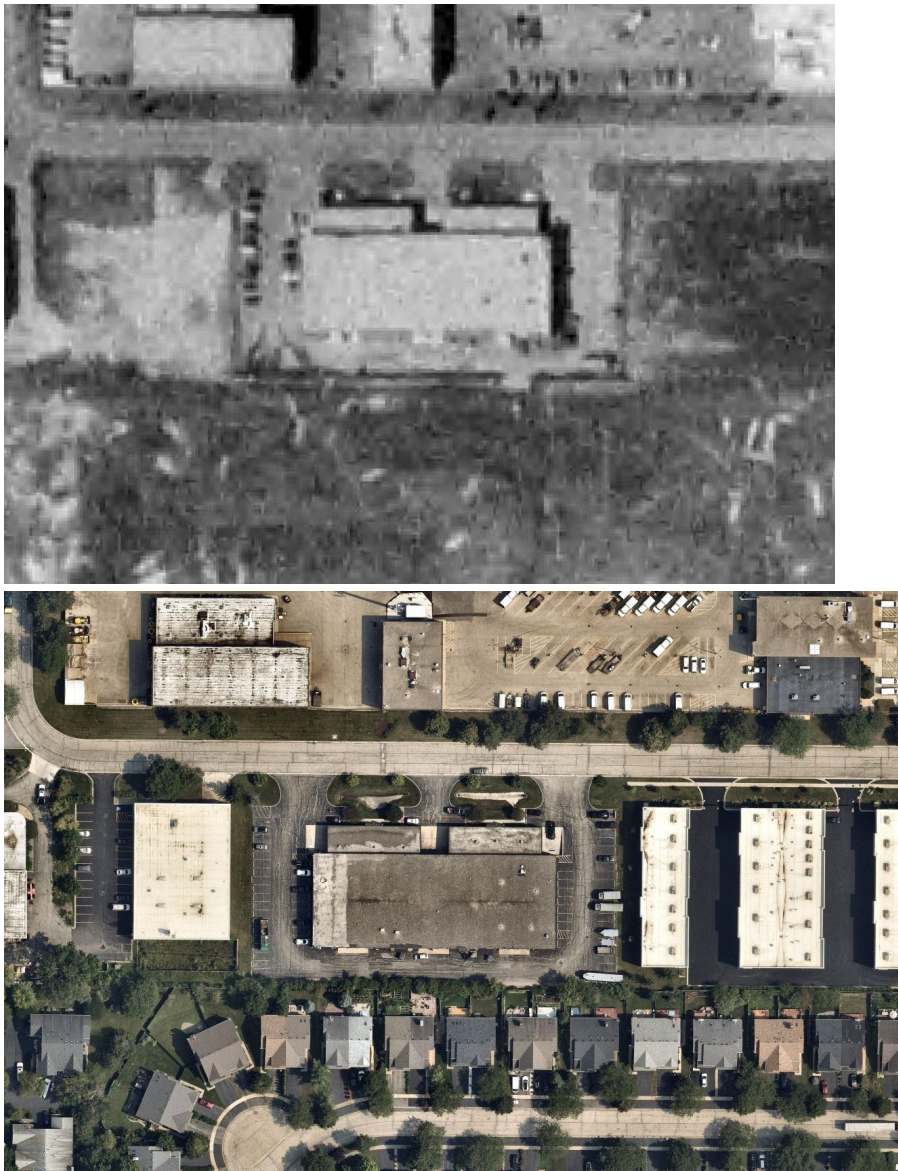


Figure 1. 1993 Aerial and 2024 Aerial of 1355-1375 Wilhelm Road (outlined in blue).

Neighboring Properties:

North: M-1, Private Utilities (North Shore Gas)

South: R-4, Two-Family Residential

East: M-1, Garage Condominium Facility (Big Door Mundelein)

West: M-1, General Manufacturing (Crestwood Industries)

The subject property is currently zoned M-1 General Manufacturing: a district intended to accommodate “research and developmental facilities, general industrial, warehousing, storage, and office uses.” The property owner/petitioner has applied for a use variation to permit the proposed baseball training facility and other future arts studio uses on the subject property so future arts studio uses do not need to seek variations independently.

The petitioner proposes a baseball training facility called Ground Up Baseball, which offers hit track technology, indoor batting cages, pitching mounds, training rooms, and viewing areas (*Figure 2*).

Additionally, they will be hosting coaching clinics and community programs. The applicant will not conduct outdoor training sessions at the subject property.

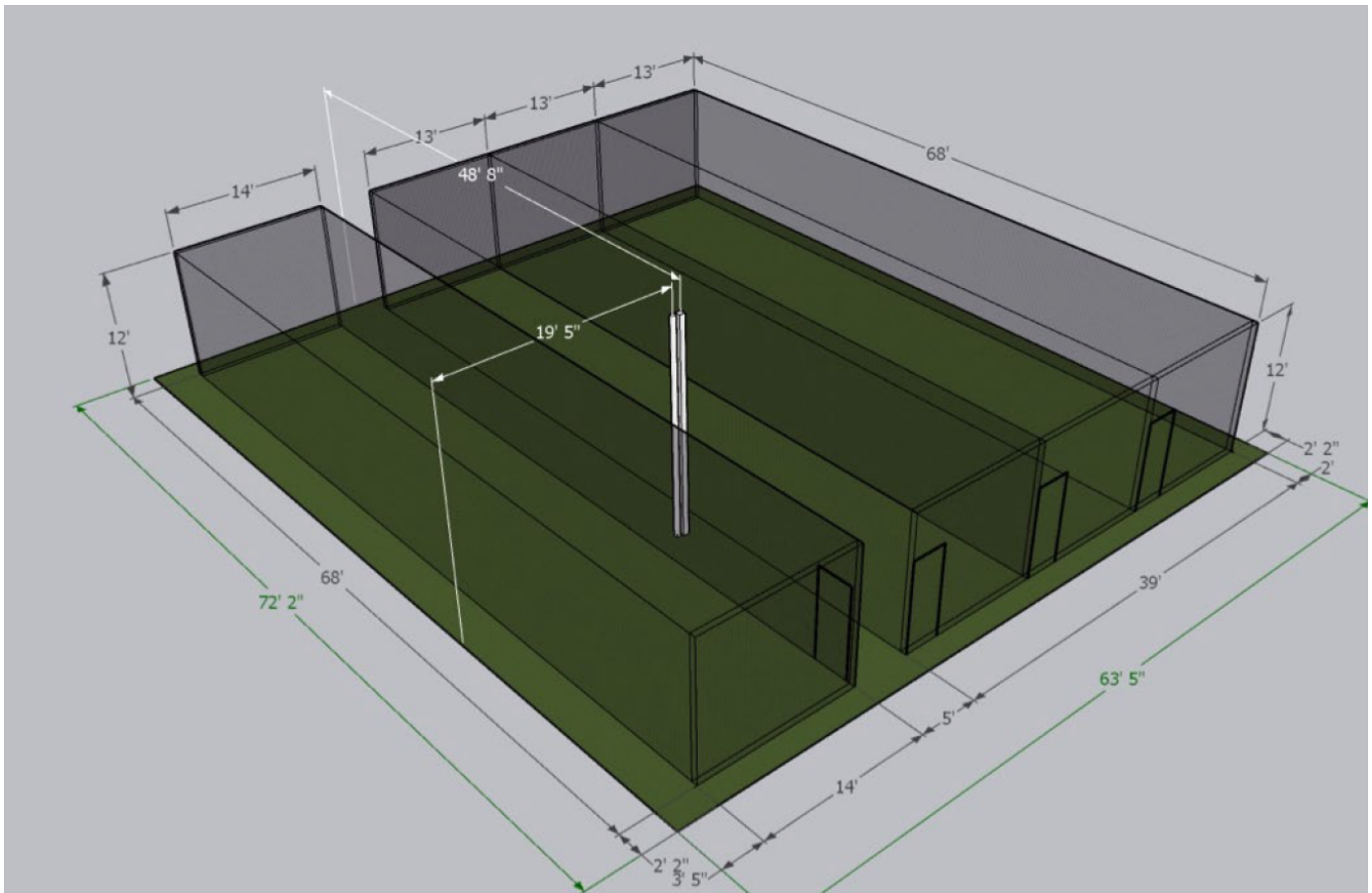


Figure 2. Indoor batting cages proposed by the baseball training facility.

Variation Requested

1. A variation from Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the **M-1 General Manufacturing Zoning District**.

Staff Comments

Building Department:

1. Please repair or replace the southern fence as it is in disrepair.

Public Comments

We have received two emails from the public regarding this case, which have been included in the agenda packet. We have provided a brief summary of both emails below:

- Two residents, both from the neighborhood south of the subject property, stated concerns regarding:

1. Increased Traffic and Parking Issues;
2. Noise Levels;
3. Property Values;
4. Outdoor Activities; and
5. Child Safety.

Staff note: The two-family residential neighborhood was constructed in 1995 after the 1355-1375 Wilhelm Road building was constructed. The residential neighborhood and the subject property's industrial park have separate access points on Butterfield Road and are not connected to each other.

Comprehensive Plan

The Comprehensive Plan contains an objective to ensure that designed industrial areas are prioritized for appropriate industrial and businesses uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.

While staff supports the use variation, we acknowledge that the Comprehensive Plan mentions prioritizing the permitted and special uses within the General Manufacturing Zoning District. The character of this particular industrial area has changed over the years to contain more non-industrial uses, such as former Barn XO's showroom, Bark University, and Big Door.

Analysis

The Commission should utilize the standards for granting a Variation in making its determination. The following information is provided for consideration.

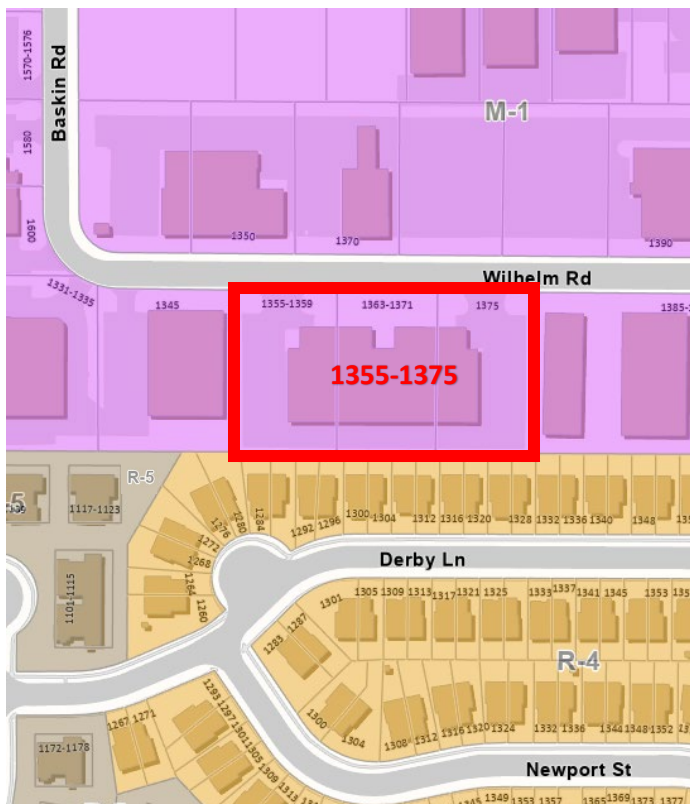
1. **Land Use:** The General Manufacturing (M-1) Zoning District is the more intensive of the two manufacturing zoning districts. The M-1 Zoning District is zoned for exclusively industrial uses and allows some notably heavier industrial uses such as Major Recycling Facilities. The other zoning district, Manufacturing Mixed Use (M-MU) is more transitional in nature and allows some quasi-commercial uses that the M-1 district does not, such as Arts Studios, Indoor Amusement Facilities, Pet Day Care, Motor Vehicle Dealerships, Shooting Ranges, etc. Historically, businesses located in M-1 zoning districts weren't seen as a safe space for uses that bring in the public as customers, who will need to park, walk, and otherwise interact with the neighborhood. RISE Dispensary, along with other commercial uses like Bark University and the Big Door Garage Condominiums, have changed the dynamic of this particular industrial park. RISE opened in 2015 as a medical dispensary, and then had a large surge in traffic in 2020 when recreation marijuana was legalized.
2. **Nearby Uses:** While arts studios are not permitted within M-1 General Manufacturing Zoning District, the PZC should note existing arts studios and similar uses in the M-1 Zoning Districts throughout Mundelein:
 1. James R Wilbat Glass Studio – Arts Studio at 854 Tower Road
 2. Peter Patterson Glass Work Inc. – Arts Studio at 888 Tower Road Unit D and E
 3. Padel Haus – Indoor Amusement Facility at 939 Tower Road
 4. The Gym Spot (Now Closed) – Arts Studio at 915 Tower Road

Recommendation:

Motion to recommend Approval/Denial of a variation to Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other future arts studio uses in the M-1 General Manufacturing Zoning District at 1355-1375 Wilhelm Road.

- a. No business activities can be operated outside of the building.

Location Map: 1355-1375 Wilhelm Road



Legend:

 : Proposed Property

NOTICE OF HEARING BEFORE THE VILLAGE OF MUNDELEIN
NOTICE IS HEREBY GIVEN that on September 4, 2024, at the hour of 7:00 p.m., there will be a public hearing before the Village of Mundelein Planning and Zoning Commission at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, Illinois, concerning a petition by Owen Florian requesting a variation from Table 20.40-1 of Section 20.40.020 to permit a baseball training facility and other arts studio uses in the General Manufacturing (M-1) Zoning District at 1355-1375 Wilhelm Road, in accordance with the applications on file with the Village of Mundelein.
If you cannot attend the meeting in-person and you wish to submit a question or comment to be provided to the Planning and Zoning Commission, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" in the subject line. Comments received during the meeting, but after the public commentary portion has ended, will be provided to the Commission Members after the meeting.
CASE NO.: PZC-10-2024
The name and address of the Petitioner and Property Owner:
Owen Florian
1355-1375 Wilhelm Road
Mundelein, IL
This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission to planning@mundelein.org. Comments received by 5:00 p.m. CT on August 28, 2024, will be included in the meeting agenda packet. Comments received after this date will be provided to the Commissioners on the day of the public hearing. Persons with questions are encouraged to call the Village of Mundelein at (847) 949-3282.
The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.
Dated at Mundelein, Illinois, this 20th day of August 2024.
Terry Roswick /s/
Chairman
Planning and Zoning Commission
Published in Daily Herald August 20, 2024 (4618374)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Lake County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Lake County DAILY HERALD**. That said **Lake County DAILY HERALD** is a secular newspaper, published in Libertyville, Lake County, State of Illinois, and has been in general circulation daily throughout Lake County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Lake County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/20/2024

in said **Lake County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 4618374



INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1355-1375 Wilhelm Rd.
Property Index Numbers (PIN) 15-05-103-013
15-05-103-014 15-05-103-015
Size of Property 2 1/2 ACRES (sq. ft./acres)
Size of Building Space 32,250 (sq. ft.)
Size of Space Utilized VARIOUS

ZONING

Current Zoning M1
Proposed Zoning M1
Current Use VARIOUS
Proposed Use VARIOUS

PETITIONER INFORMATION

Business/Org. Name _____
Name OWEN FLORIAN
Title OWNER
Address 15700 W. BUCKLEY RD.
City, State, Zip LIBERTYVILLE IL
Phone 847-942-5908
Email OWENFLORIAN@AOL.COM
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____
Name SAME
Title _____
Address _____
City, State, Zip _____
Phone _____
Email _____

SECTION OF ZONING ORDINANCE: 20.40.1 OF 20.40.020

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

ART STUDIO - BASEBALL TRAINING FACILITY

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. *YES
LIMITS USE OF BUILDING + HINDERS NEW BUSINESS POSSIBILITIES.*
- b. The plight of the owner is due to unique circumstances. *THE INABILITY TO PAY LOAN ON BUILDING + GENERATE NEW BUSINESS.*
- c. The variation, if granted, will not alter the essential character of the locality *NO IT WILL NOT. - PLUS BUILDING IS CONSTANTLY BEING UPDATED*

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. *WILL NOT*
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. *NO IT HAS NOT*
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. *NO IT WILL NOT.*
- 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. *NO IT WILL NOT.*
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. *YES*
- 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. *YES (SINCE THE SPACE IN QUESTION HAS BEEN VACANT FOR THE PAST 10+ YEARS BECAUSE OF THE ECONOMY & PAST DENIALS OF REQUESTED USE.)*

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Owen Florian, under oath, state that I am

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

commonly described as (Address) 1355 - 1375 Wilhelm Rd and that such property is owned by
(Printed Name) Owen Florian as of this date. As owner of the property, I do
hereby authorize Owen Florian (Printed Name or Not Applicable) to represent me in the following
Planning and Zoning Commission/Village Board matter, _____

(Action).

Signature _____

Subscribed and sworn to before me

this 17 day of June, 2024.

erin swanson
Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) ~~1355~~ 1355 - 1375 Wilhelm Rd.

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Signature of Owner

Date

By

Owen Floriani

OWNER

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

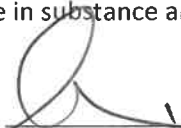
Date

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):  _____

Date: 6-17-24

Printed Name: OWEN FLORIAN

Title: OWNER

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: _____

SITE PHOTOGRAPHS

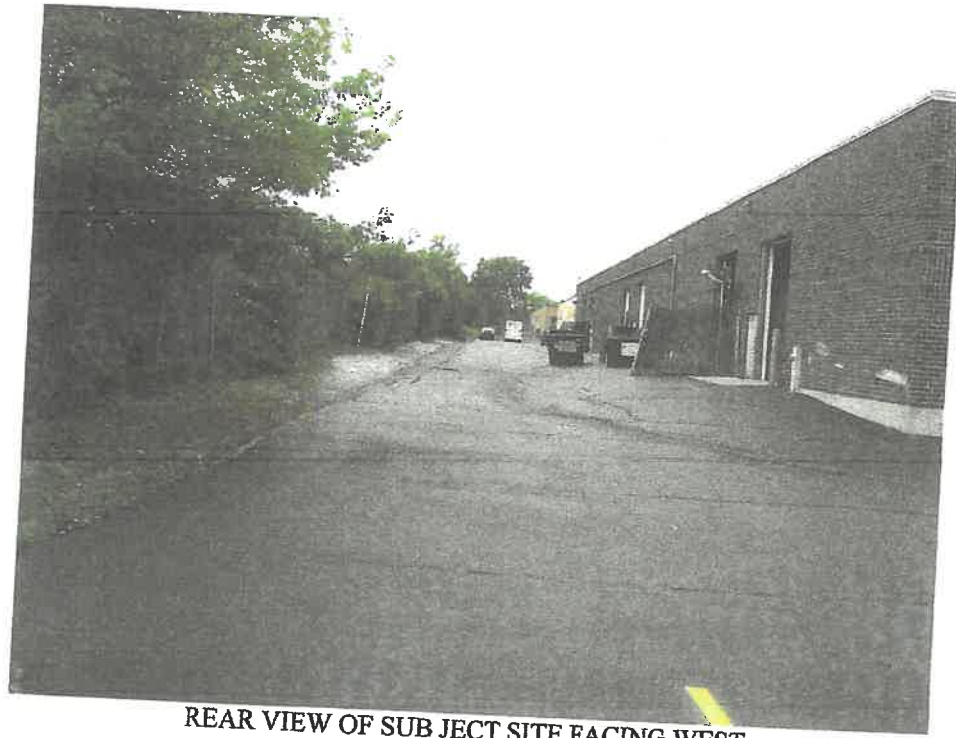


VIEW OF NORTH SIDE OF SUBJECT SITE FACING EAST



VIEW OF WEST SIDE OF SUBJECT SITE FACING SOUTH

SITE PHOTOGRAPHS



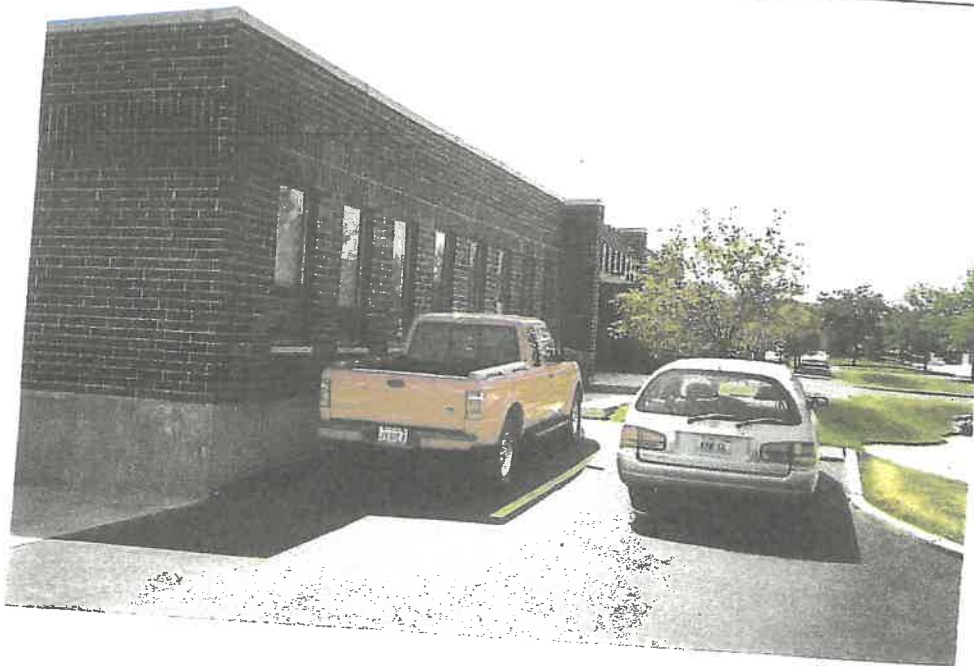
REAR VIEW OF SUB JECT SITE FACING WEST



REAR VIEW OF SUBJECT SITE FACING EAST



View of Front of Site From Northwest



View of Site From Northeast

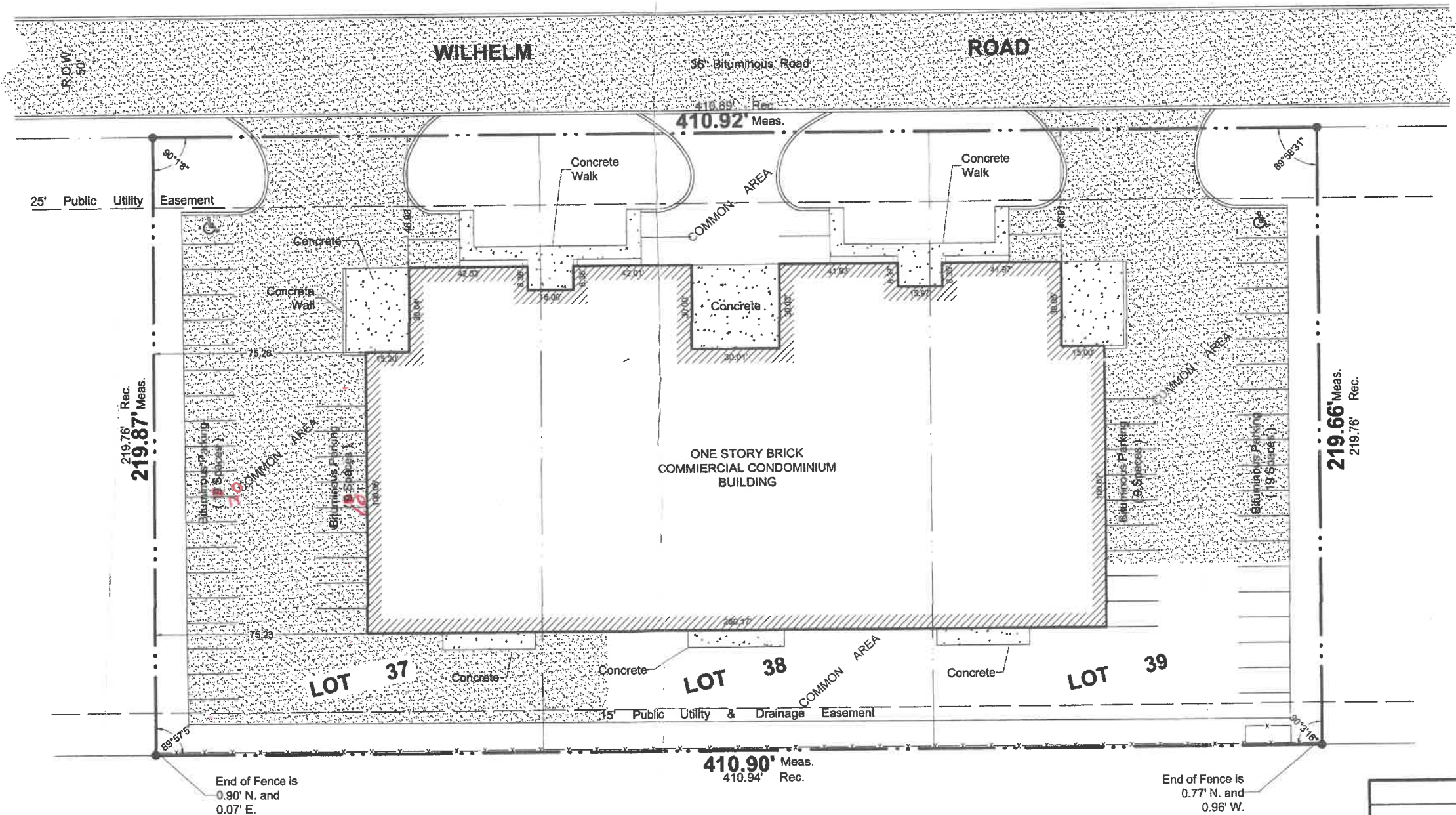
PLAT OF SURVEY
1355 - 1375 WILHELM CONDOMINIUM
MUNDELEIN, ILLINOIS.

LOTS 37, 38 AND 39 IN BUTTERFIELD "60" UNIT 3-A, A RESUBDIVISION OF PART OF BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1985 AS DOCUMENT 2365850, IN LAKE COUNTY, ILLINOIS.

1355 - 1375 WILHELM ROAD, MUNDELEIN, ILLINOIS



Scale: 1" = 20'



- LEGEND**
- SET IRON PIPE
 - FOUND IRON PIPE
 - ✕ CROSS IN CONCRETE
 - MONUMENT
 - WOOD FENCE
 - CHAIN LINK FENCE
 - MEASURED DISTANCE
 - RECORDED DISTANCE
 - RIGHT OF WAY



STATE OF ILLINOIS)
COUNTY OF COOK) ss
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
BARRINGTON ENGINEERING CONSULTANTS, LTD.
DATE: 06/10/02 BY: *Keith E. Lacy III*
KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 033-00330
MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/02

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICT ONE NOT SHOWN HEREON.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

PLAT OF SURVEY			
BARRINGTON ENGINEERING CONSULTANTS, LTD. CIVIL ENGINEERING & LAND SURVEYING			
PHONE: (847) 362-0337		FAX: (847) 362-0368	
215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010			
REGISTRATION NUMBER: 184-002883			
DRAWN BY: SMJ,PJD	PROJECT NO: 5881-0	SHEET	OF
CHECKED BY: KEL	S-T-R: 5-43-11	1	2
BOOK-PAGE: 136-63,68	SCALE: 1" = 20'	DATE OF FIELD WORK: 2-4-02	
CLIENT: John Young, Atty.			

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.

[illegible]

Page 133 of 194

From: [Justin Litovsky](#)
To: [Jessica Maryn](#)
Subject: EXTERNAL -Groundup LLC
Date: Saturday, July 6, 2024 10:24:48 AM

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.

GROUNDUP BASEBALL LLC

1. **Facility Overview**

- **Location**: [1355 Wilhelm Rd., Mundelein, IL]
- **Owner**: [Justin Litovsky]
- **Facility Size**: [8000 ft.²]
- **Opening Date**: [August 15, 2024]

2. **Key Features**

- **Hit Tracks Technology**
 - Description: Incorporation of advanced Hit Tracks technology for tracking and analyzing player performance.
 - Benefits: Enhances training through data-driven insights, real-time analytics, and virtual simulations.
- **Batting Cages**
 - Number: [8 batting cages]
 - Specifications: Adjustable for different skill levels and age groups.
- **Pitching Mounds**
 - Number: [2 pitching mounds]
 - Specifications: Regulation size, suitable for both practice and professional training.
- **Training Rooms**
 - Equipment: State-of-the-art training equipment for strength, conditioning, and rehabilitation.
 - Amenities: Locker rooms and party rooms for kids parties.
- **Viewing Areas**
 - Description: Comfortable seating for spectators with clear views of training activities.
 - Amenities: Refreshments and lounge areas.

3. **Owner's Profile**

- **Social Media Presence**
 - Catchingcoach
 - 22.5k followers

4. **Additional Services**

- **Coaching Clinics**
 - Description: Regular clinics conducted by professional coaches.
 - Target Audience: Youth players, amateur athletes, and professionals.
- **Special Events**
 - Types: Tournaments, exhibition matches, and guest appearances by famous baseball players.
- **Community Programs**
 - Focus: Youth development, community engagement, and promoting baseball at the grassroots level.

5. **Marketing and Promotion**

- **Leverage Social Media**
 - Strategy: Utilize the owner's extensive social media following to promote the facility, share updates, and engage with the community.
 - Campaigns: Interactive campaigns, giveaways, and collaborations with influencers.
- **Partnerships**
 - Collaborate with local schools, sports organizations, and community groups to boost facility usage and community involvement.

This blueprint should give you a comprehensive outline for your new baseball facility, highlighting the advanced technology, your strong social media presence, and the successful history of your previous ventures.

From: [Planning](#)
To: [Jessica Marvin](#)
Subject: FW: EXTERNAL -Concerns Regarding Proposed New Baseball Facility in Residential Area
Date: Thursday, August 15, 2024 4:37:06 PM

From: Gladys Galeos <gladgal30s@gmail.com>
Sent: Thursday, August 15, 2024 4:26 PM
To: Planning <planning@mundelein.org>
Subject: EXTERNAL -Concerns Regarding Proposed New Baseball Facility in Residential Area

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.

To Whom This May Concern,

I hope this message finds you well. I am writing to express my concerns regarding the letter I received from Owen Florian on his proposed new baseball facility in our residential area.

While I understand the need for community amenities and recreational spaces, I believe this project may have significant impacts on the quality of life and safety in our neighborhood. My concerns include:

Increased Traffic and Parking Issues: The additional influx of visitors could lead to traffic congestion and a shortage of parking spaces, making it difficult for residents to access their homes. This also raises significant safety concerns, particularly for children who play in the neighborhood or walk to nearby schools and parks.

Noise Levels: Regular games and practices might lead to heightened noise levels, disrupting the peace and quiet that our community values.

Property Values: I worry that the introduction of a large sports facility might negatively affect property values in our residential neighborhood.

Child Safety: The potential increase in traffic and activity around the facility could pose risks to the safety of children in our community. More vehicles on the road, especially during peak hours, could make it less safe for children to walk or bike in the area, and the increased activity may lead to other safety concerns.

I would greatly appreciate it if you could consider these concerns. My position on this matter is not to allow such proposed projects. Please provide more details on how these issues will be addressed.

Thank you for your attention to this matter. **Kindly acknowledge receipt of my email** and I look forward to your response and hope we can work together to find a solution that balances the needs of the community with the well-being and safety of its residents.

Sincerely,
Gladys Galeos
1288 Derby Ln,
Mundelein, IL

From: [Planning](#)
To: [Jessica Marvin](#)
Subject: FW: EXTERNAL -Case PZC-10-2024 Owen Florian
Date: Monday, August 19, 2024 10:58:56 AM

From: Lorena <pibalorena@gmail.com>
Sent: Saturday, August 17, 2024 10:55 AM
To: Planning <planning@mundelein.org>
Subject: EXTERNAL -Case PZC-10-2024 Owen Florian

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.

Hi,

I live in Lakewood Village and received your certified letter. I would like to know of the baseball training facility will be outdoors or indoors. Also concerned about noise and traffic when there's an event. If this is outdoors, will it be in operation in the winter?

Thanks!

Lorena and Erin Nedland
1111 Orleans Dr.

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Open Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Petitioner(s) Sworn In

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Open the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Close the Floor to Public Commentary

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Commission Discussion

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Mayor and Board of Trustees

From:

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: Close Public Hearing

Financial Impact:

Attachments:

None

Background:

Recommendation:

To: Commission Members

From: Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of September 4, 2024

Subject: PZC-13-2024 - Springs at Mundelein - Preliminary Plat and Final Plat

Attachments:

1. Location Map
2. MZ-Continental Comparison Exhibit
3. Preliminary Plat of Subdivision Springs
4. Final Plat of Subdivision Springs
5. Development Plans

Background:

In 2022 the Village of Mundelein entered into a Development Agreement with MZ Capital Acquisitions, LLC. The proposed development included 147 dwelling units across seven (7) buildings. The units would be market rate and vary in size from 650 square feet to 1,325 square feet. Due to economic changes in the market, MZ Capital put a hold on the project. Continental Properties and MZ Capital entered into a contract to transfer the Development Agreement rights. Continental Properties is a national development firm that also operates multifamily communities, retail properties, and hospitality properties. Since its inception in 1979, Continental has developed over 129 apartment communities encompassing more than 34,000 apartment homes in 19 states. Continental Properties approached the Village in late 2023 regarding potential acquisition and assumption of rights for construction of the development proposed by MZ Capital. Continental Properties was approved by the Village Board for modifications to the original plans by MZ Capital. For reference, the following are highlights of the project.

1. Number of buildings is the same.
2. Number of units is the same.
3. Parking still meets the Village Code requirements. Additional garage spaces have been added.
4. Architecture has been modified to include more articulation and align with the Continental Springs projects.
5. A small building is added for service conveniences like car vacuuming.
6. A waste concierge service is proposed to pick up trash daily from units.
7. A fence encloses and secures the entire site.

8. Additional sidewalks have been added with accessibility in mind.

In April 2024, the Village Board authorized an Amendment to the Development Agreement to extend the timeframes for the acquisition of the properties, with the understanding that a Second Amendment would follow. On June 10, 2024, the Village Board approved the Second Amendment to the Development Agreement that provided for the updated plans and the Assignment and Assumption of the requirements of the Development Agreement to Continental Properties through its project limited liability corporation, Continental 770 Fund.

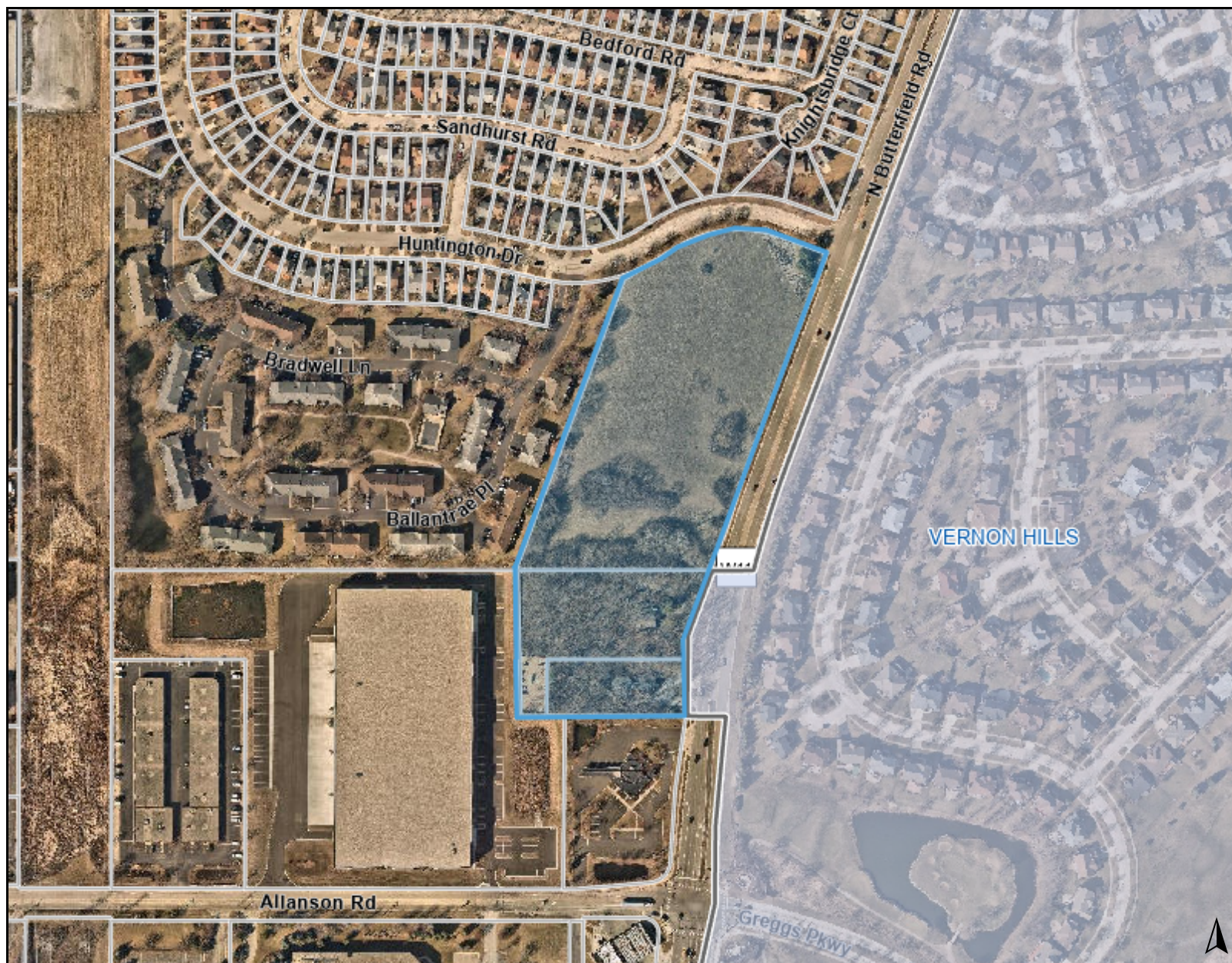
- Item 2 of the Second Amendment approved the Assignment and Assumption Agreement.
- Item 3 of the Second Amendment replaced the plans with the revised plans.
- Item 9 provided a timeline of December 31, 2024, for Continental Properties to acquire the parcels.

Approval of the Preliminary Plat of Subdivision of Springs of Mundelein and Final Plat of Subdivision of Springs of Mundelein is necessary to consolidate the lots, remove easements, and establish new easements.

Recommendation:

Staff recommends the Planning & Zoning Commission consider the following motions:

1. **Motion** to recommend approval of the Preliminary Plat of Subdivision of Springs at Mundelein; and
2. **Motion** to recommend approval of the Final Plat of Subdivision of Springs at Mundelein.

**Legend**

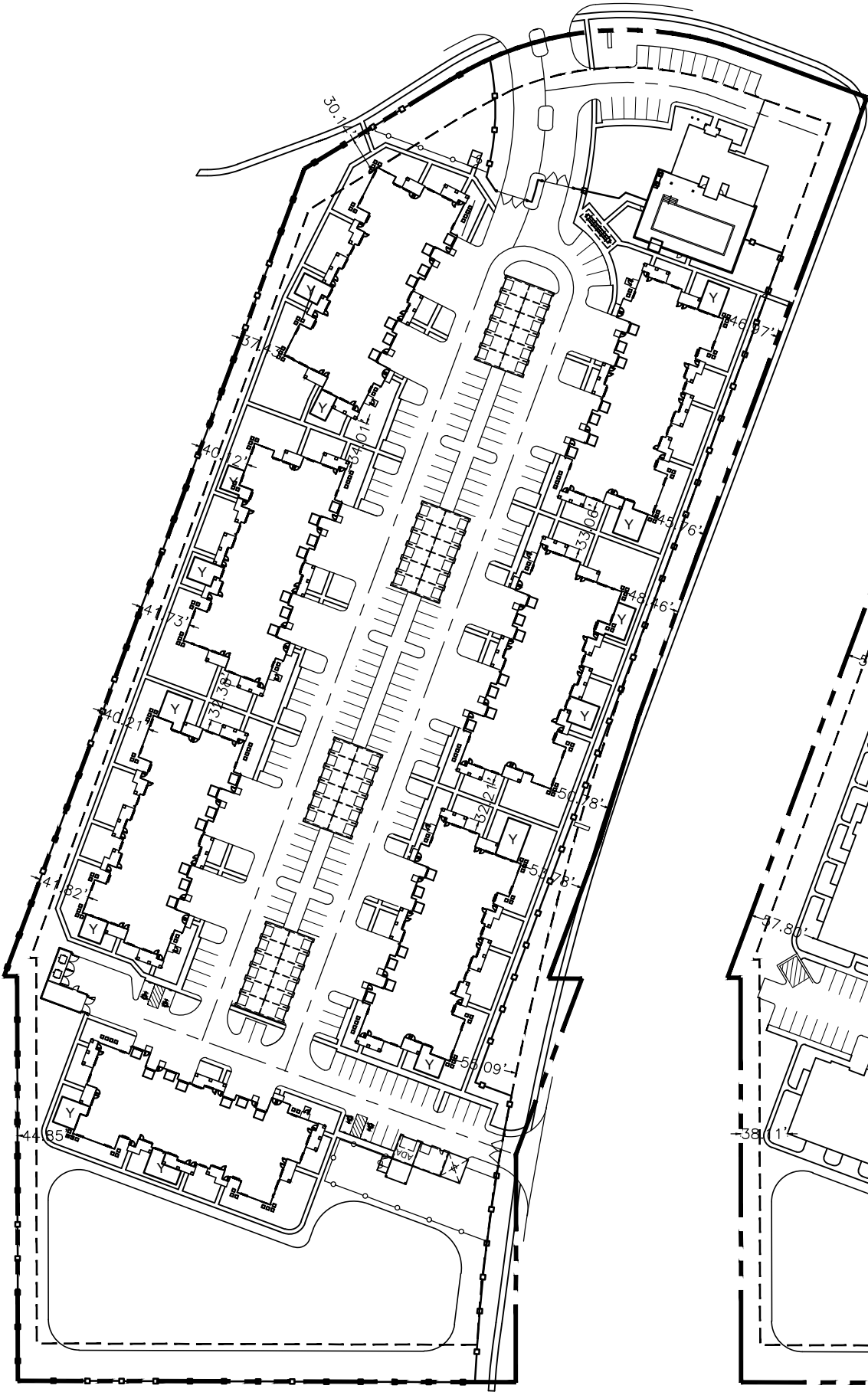
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Print Date: 6/3/2024

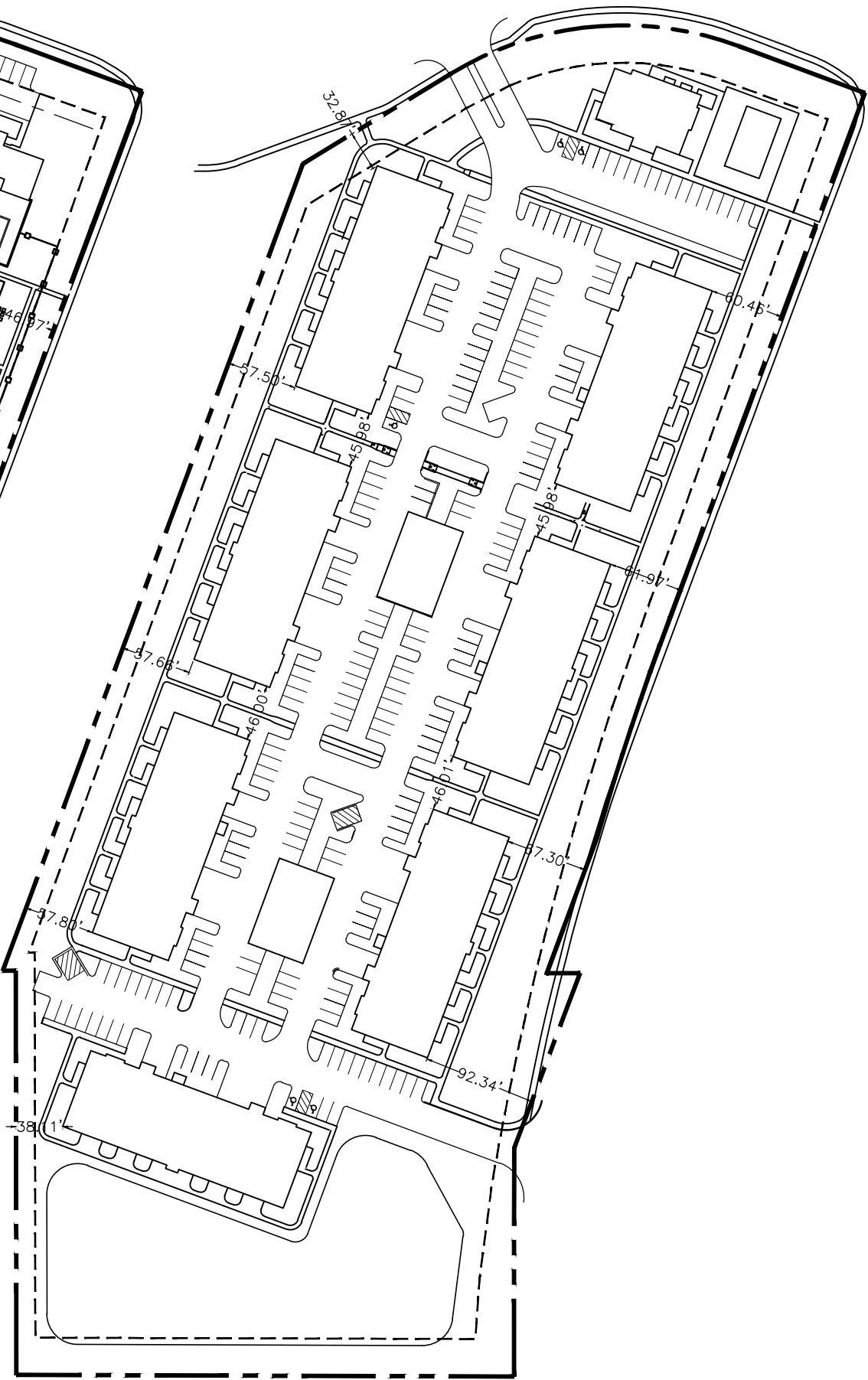
Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

CONTINENTAL PLAN



MZ PLAN



PARKING COMPARISON		
	CP	MZ
# OF BLDG	7	7
UNIT COUNTS	147	147
STUDIO	21	21
1 BED	56	56
2 BED	56	56
3 BED	14	14
REQ PARKING	285.6	285.6
PROVIDED PARKING	286	308

MZ PLAN

PARKING SUMMARY

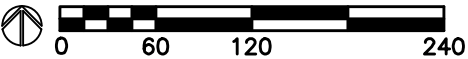
PARKING SPACES REQUIRED:	
STUDIO/1-BEDROOM UNITS:	= 77 UNITS
PARKING REQUIRED (1.5 SPACES/UNIT)	= 116 SPACES
2-BEDROOM UNITS:	= 56 UNITS
PARKING REQUIRED (2.33 SPACES/UNIT)	= 131 SPACES
3-BEDROOM UNITS:	= 14 UNITS
PARKING REQUIRED (2.83 SPACES/UNIT)	= 40 SPACES
TOTAL PARKING REQUIRED	= 287 SPACES
STANDARD PARKING SPACES PROVIDED (STRIPED)	= 194 SPACES
ACCESSIBLE PARKING SPACES PROVIDED (STRIPED)	= 8 SPACES
DRIVEWAY PARKING SPACES PROVIDED (5 PER BUILDING)	= 35 SPACES
GARAGE PARKING PROVIDED (7 PER BUILDING)	= 49 SPACES
DETACHED GARAGE PARKING PROVIDED	= 24 SPACES
TOTAL PARKING SPACES PROVIDED	= 308 SPACES

SITE SUMMARY

TOTAL SITE AREA:	10.65 ACRES
LAKE COUNTY ROW DEDICATION:	0.74 ACRES
SITE AREA AFTER DEDICATION:	10.13 ACRES
EXISTING ZONING:	MIXED (R-1 AND C-2)
PROPOSED ZONING:	R-5 MULTI-FAMILY RESIDENTIAL
TOTAL UNITS:	147 (21 UNITS PER BUILDING)
BUILDING SETBACK:	30 FEET
FRONT (HUNTINGTON DR):	30 FEET
CORNER/SIDE (BUTTERFIELD RD):	20 FEET
INTERIOR / SIDE (WEST):	15 FEET
REAR (SOUTH):	30 FEET

CONTINENTAL PLAN

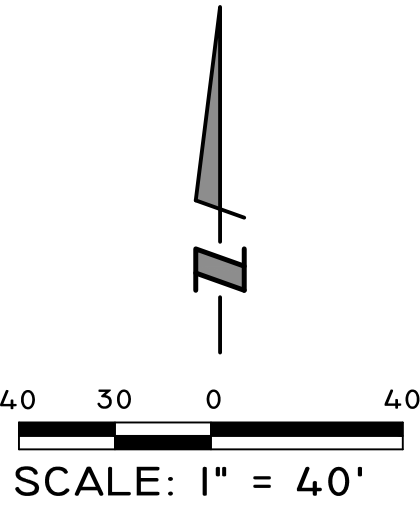
SITE INFORMATION		
TOTAL AREA	10.65 ACRES	
DENSITY	13.80 DU/ACRE	
BUILDING SETBACKS	FRONT 30 FEET CORNER/SIDE 20 FEET INTERIOR/SIDE 15 FEET REAR/SOUTH 30 FEET	
BUILDING INFORMATION		
CLUBHOUSE	AUTHENTIX	
RESIDENT BUILDINGS	QUANTITY	HEIGHT
S21 (21 DU/BUILDING)	7	2-STORY 24'
TOTAL RESIDENT BUILDINGS	7	
GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	21	14%
1-BEDROOM	56	38%
2-BEDROOM	56	38%
3-BEDROOM	14	10%
TOTAL HOMES	147	100%
PARKING INFORMATION		
PARKING	QUANTITY	
ATTACHED GARAGES	49	
ATTACHED TO HOME	0	
FLOATER	0	
TANDEM SPACES	NOT INCLUDED	
DETACHED GARAGES	48	
12G (12-BAY)	4	
GROUNDS BUILDING (MG-2)	1	
TOTAL COVERED PARKING	98	
SURFACE PARKING	141	
APRON SPACES	47	
TOTAL UNCOVERED PARKING	188	
TOTAL PARKING PROVIDED	286	
PARKING REQUIRED PER CODE	285.6	
HOME PARKING RATIO	1.95	
OVERALL GARAGES/HOME	0.67	
COVERED PARKING RATIO	0.34	
PARKING DIMENSIONS		
STANDARD STALL	PERP - 9' X 18'	
ADA STALL	PERP - 9' X 18'	
DRIVE WIDTH	24'	
SITE AMENITIES		
AMENITY	QTY / SF / NOTES	
SWIMMING POOL	INCLUDED	
FITNESS CENTER	INCLUDED	
CAR CARE CENTER	INCLUDED	
PET PLAYGROUND TYPE A	5,066 SF	
PET PLAYGROUND TYPE C	6,807 SF	
ENCLOSED YARDS	14	
PROPERTY BOUNDARY	SURVEY	



PRELIMINARY PLAT OF SUBDIVISION

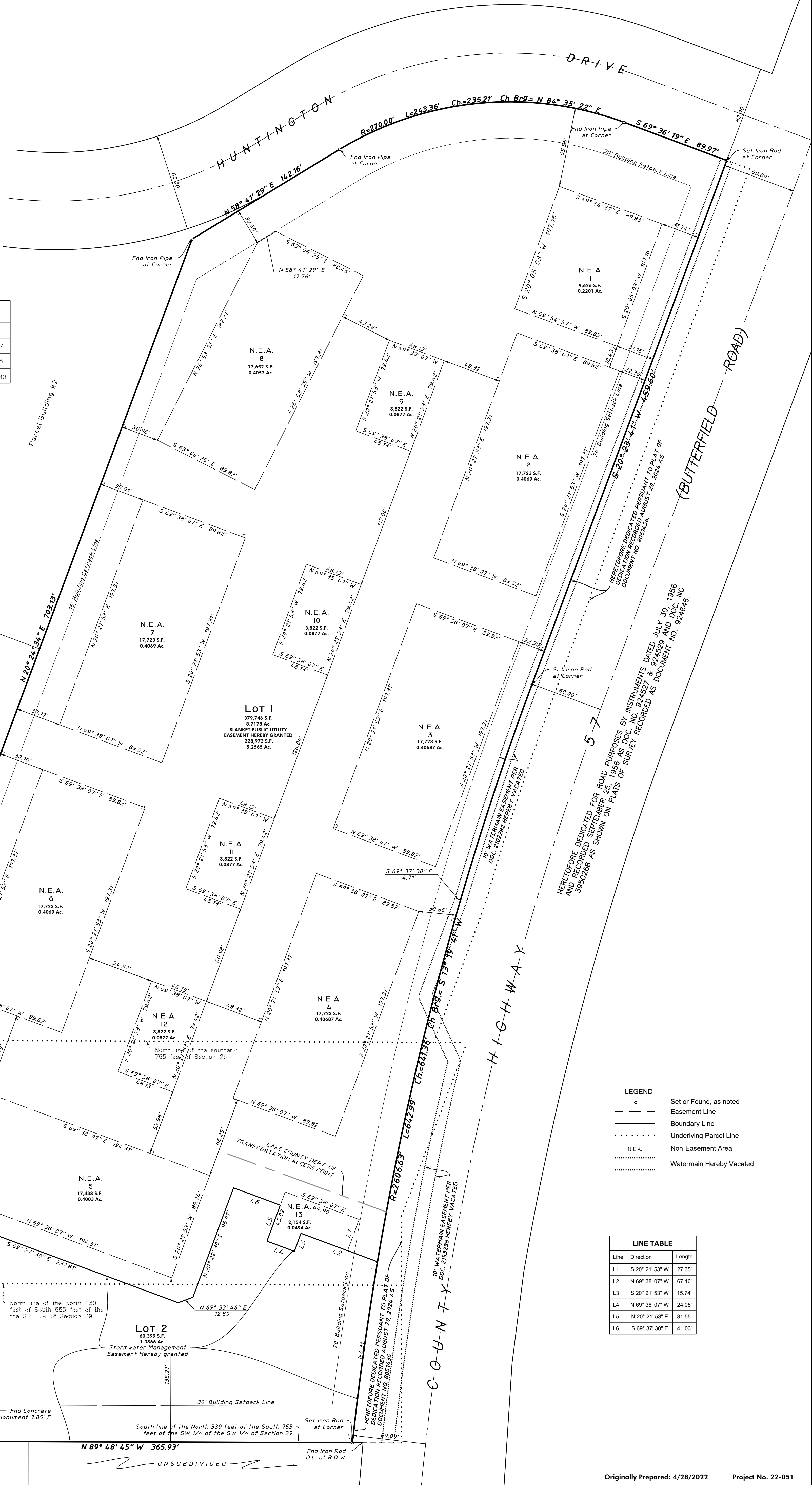
OF
SPRINGS AT MUNDELEIN

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.



N.E.A. Area Table		
N.E.A.	Square Ft.	Ac.
1	9,626	0.2210
2	17,723	0.4069
3	17,723	0.4069
4	17,723	0.4069
5	17,438	0.4003
6	17,723	0.4069
7	17,723	0.4069
8	17,652	0.4052
9	3,822	0.0877
10	3,822	0.0877
11	3,822	0.0877
12	3,822	0.0877
13	2,154	0.0494
TOTAL	150,773	3.4612

Lot Area Table		
Lot	Square Ft.	Ac.
1	379,746	8.7177
2	60,399	1.3866
TOTAL	440,145	10.1043



ACCESS NOTE:
A NON-EXCLUSIVE RIGHT OF ACCESS IS HEREBY GRANTED TO ANY TENANT OR LESSEE OF ANY RESIDENTIAL UNIT OVER AND ACROSS LOT 1 SHOWN HEREON EXCEPT FOR THOSE AREAS NOTED AS NON-EASEMENT AREA (N.E.A.) FOR THE SOLE PURPOSE OF ACCESS, INGRESS AND EGRESS BY SUCH TENANT OR LESSEE, OR ANY INVITEE OF SUCH TENANT OR LESSEE.

THE SUBDIVISION IS SUBJECT TO THE STORMWATER MAINTENANCE PLAN, RECORDED AS DOCUMENT NO. _____

No.	Date	Revision
7	08/05/2024	Village Comments provided July 5, 2024.
6	06/14/2024	Site Plan Revisions.
5	09/15/2022	Village note request
4	09/06/2022	Misc. certificate revisions
3	07/28/2022	LCDOT comments dated July 28, 2022.
2	07/21/2022	LCDOT additional R.O.W. request.
1	07/08/2022	Site Plan Revisions and Village Comments.

Originally Prepared: 4/28/2022

Project No. 22-051

HAEGE ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegereengineering.com

PRELIMINARY PLAT OF SUBDIVISION

OF
SPRINGS AT MUNDELEIN

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.

PREPARED BY:
HAEGER ENGINEERING, LLC
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
(847) 394-6600

OWNER CONTACT INFORMATION:
CONTINENTAL 770 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PREPARED FOR AND SEND SUBSEQUENT
TAX BILLS TO:
CONTINENTAL 770 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

OWNER'S CERTIFICATE

STATE OF WISCONSIN)
) SS:
COUNTY OF WAUKESHA)

THIS IS TO CERTIFY THAT CONTINENTAL 770 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF RECORD TITLE OF THE LAND DESCRIBED HEREON DOES HEREBY GRANT THE EASEMENT SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH THE EASEMENT PROVISIONS CONTAINED HEREIN, AND IN WITNESS WHEREOF, IT HAS CAUSED THIS CERTIFICATE TO BE SIGNED ON ITS BEHALF.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

ELEMENTARY SCHOOL DISTRICT 73
HIGH SCHOOL DISTRICT 120 & 128
COLLEGE OF LAKE COUNTY DISTRICT 532

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

CONTINENTAL 770 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CONTINENTAL PROPERTIES COMPANY, INC., A WISCONSIN CORPORATION, ITS MANAGER

BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF WISCONSIN)
) SS:
COUNTY OF WAUKESHA)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE _____, AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE AS SUCH PRESIDENT OF CONTINENTAL PROPERTIES COMPANY, INC., THE MANAGER OF CONTINENTAL 770 FUND LLC, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

SIGNED: _____ MAYOR ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

APPROVED BY THE VILLAGE OF MUNDELEIN PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____.

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, _____, VILLAGE ENGINEER OF VILLAGE OF MUNDELEIN, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE REQUIREMENTS.

DATED AT MUNDELEIN, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, TREASURER FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

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

VILLAGE TREASURER / DIRECTOR, FINANCE DEPARTMENT

STORMWATER MANAGEMENT EASEMENT PROVISION

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 EASEMENTS 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 VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING PLANS. ENCROACHMENTS 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 AS REFLECTED ON APPROVED ENGINEERING PLANS. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT WITH APPROPRIATE NOTIFICATION AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER OF THE RELEVANT LOT FAILS TO PROPERLY MAINTAIN THE STORMWATER MANAGEMENT EASEMENT THEREON AND/OR THE FACILITIES CONTAINED WITHIN SUCH EASEMENT, AND AFTER NOTICE IS SENT FROM THE VILLAGE NOTIFYING THE OWNER OF SUCH FAILURE AND REQUESTING THAT MAINTENANCE BE DONE, AND THE OWNER FAILS TO COMPLETE THE REQUESTED MAINTENANCE WITHIN 20 DAYS' TIME, THE VILLAGE SHALL BE ENTITLED TO REIMBURSEMENT FOR ALL COST ASSOCIATED WITH UNDERTAKING SUCH MAINTENANCE RELATIVE TO THE STORMWATER MANAGEMENT EASEMENT OR FACILITIES THEREIN FROM THE OWNER. IN THE EVENT THERE IS ANY ACTION TO ENFORCE OR INTERPRET THIS PROVISION, AND THE VILLAGE PREVAILS, THE VILLAGE SHALL BE PAID ITS ATTORNEY'S FEES AND COSTS FROM THE OWNER OF THE RELEVANT LOT. IN ADDITION, THE VILLAGE SHALL HAVE THE RIGHT TO PLACE A LIEN IN AND UPON THE LOT WHICH WAS THE SUBJECT OF REMEDIAL ACTION FOR THE COST INCURRED BY THE VILLAGE TO MAINTAIN SUCH LOT. TIME IS OF THE ESSENCE.

BLANKET PUBLIC UTILITY EASEMENT PROVISIONS

A NON- EXCLUSIVE BLANKET EASEMENT OVER, UNDER, ACROSS ALONG AND UPON LOT 1 SHOWN HEREON EXCEPT FOR THOSE AREAS NOTED AS NON EASEMENT AREA (N.E.A.) FOR SERVING THE LOT OR LOTS WITHIN THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED AND GRANTED TO VILLAGE OF MUNDELEIN, NORTHSHORE GAS COMPANY, COMED, AMERITECH, AND CABLE TELEVISION FRANCHISES OF VILLAGE OF MUNDELEIN, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS ALONG AND UPON THE SURFACE OF THE LOT WITHIN THIS SUBDIVISION, EXCEPTING THEREFROM, ANY PART THEREOF WITHIN A BUILDING OR FALLING WITHIN OTHER SPECIFIC EASEMENT CORRIDORS AS DELINEATED WITH DASHED LINES, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, 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 LOT OR LOTS WITHIN THIS SUBDIVISION FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE LAND SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, GRANTEE CONSENT SHALL NOT BE REQUIRED FOR THE OWNER TO CONSTRUCT IMPROVEMENTS ON LOT 1 NECESSARY OR DESIRABLE TO SERVE THE BUILDINGS ON THE PROPERTY WHICH IMPROVEMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, DRIVEWAYS, ACCESS ROADS, PARKING AREAS, PAVEMENT AREAS, GARAGE STRUCTURES, DUMPSTERS AND TRASH ENCLOSURES, LANDSCAPING, FENCING, SIDEWALK, IRRIGATION, MAIL KIOSK, PET PLAYGROUND AS WELL AS OTHER IMPROVEMENTS TO SERVE LOT 1 IN OWNERS SOLE DISCRETION. PROVIDED HOWEVER, THAT THE OWNER SHALL BE RESPONSIBLE FOR ANY REPAIRS TO SUCH IMPROVEMENTS THAT ARE NECESSARY AS A RESULT OF ANY WORK PERFORMED BY THE VILLAGE IN THE EASEMENT AREA.

LAKE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

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 OF LAKE COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____, A.D. _____

LAKE COUNTY CLERK

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS.

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK _____ M, AND WAS RECORDED IN

BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE COUNTY ENGINEER OF LAKE COUNTY PURSUANT TO CHAPTER 765, ACT 205, SECTION 2 OF THE ILLINOIS COMPILED STATUTES, AS AMENDED, AS TO ROADWAY ACCESS TO COUNTY HIGHWAY 57, ALSO KNOWN AS BUTTERFIELD ROAD.

DIRECT ACCESS EITHER TO OR FROM COUNTY HIGHWAY 57 SHALL BE RESTRICTED AS SHOWN ON THIS PLAT AND SHALL BE SUBJECT TO THE LAKE COUNTY HIGHWAY ACCESS AND USE ORDINANCE WHICH REQUIRES, IN PART, THAT APPLICATION BE MADE AND AN ACCESS PERMIT BE OBTAINED FROM THE COUNTY ENGINEER OF LAKE COUNTY PRIOR TO ANY ACCESS INSTALLATION.

BY: _____ COUNTY ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF WISCONSIN)
) SS:
COUNTY OF WAUKESHA)

TO THE BEST OF OUR 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, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION, DIVERSION, AND DISCHARGE OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE 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 SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

CONTINENTAL 770 FUND LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CONTINENTAL PROPERTIES COMPANY, INC., A WISCONSIN CORPORATION, ITS MANAGER

By: _____ Title: _____

STATE OF ILLINOIS)
) SS:
COUNTY OF _____)

BY: _____ ILLINOIS PROFESSIONAL ENGINEER DATED _____ NO. _____

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

JEFFREY W. GLUNT
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 5 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1819.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHERLY 755 FEET OF SAID SECTION, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 444.25 FEET TO THE WESTERLY PROPERTY LINE OF BUTTERFIELD ROAD; THENCE NORTHERLY ALONG SAID ROAD LINE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 113.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH EAST OF RADIUS 2586.64 FEET WHOSE CHORD BEARS NORTH 18 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 190.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 460 FEET; THENCE LEAVING SAID ROAD LINE NORTH 69 DEGREES 27 MINUTES 43 SECONDS WEST 99.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS OF 270 FEET AND LENGTH 243.41 FEET; WHOSE CHORD BEARS SOUTH 84 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 235.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 03 SECONDS WEST 142.30 FEET; THENCE SOUTH 20 DEGREES 32 MINUTES 17 SECONDS WEST 703.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

ALSO THAT PART OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 330 FEET OF THE SOUTH 755 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, (EXCEPT THE WEST 924.01 FEET THEREOF) AND (EXCEPT THE SOUTH 130 FEET OF THE EAST 348 FEET THEREOF); ALSO BEGINNING AT A POINT OF THE WEST LINE OF AND 612 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH, ALONG SAID WEST LINE, 143 FEET; THENCE EAST 53.6 FEET TO THE CENTER OF PUBLIC ROAD, THENCE SOUTHERLY ALONG THE CENTER OF SAID ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

ALSO THE NORTH 130 FEET OF THE SOUTH 555 FEET OF THE EAST 348 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DEDICATED AND CONVEYED TO LAKE COUNTY DEPARTMENT OF TRANSPORTATION.

THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 60 FEET PER 1 INCH ON SHEET, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION BUT NOT LONGER THAN ONE YEAR FROM THE RECORDING OF THIS PLAT, CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

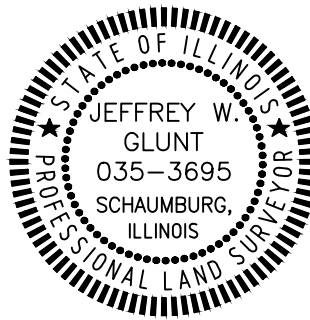
I DO HEREBY FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF MUNDELEIN, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17097C0163K DATED SEPTEMBER 18, 2013.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

SCHAUMBURG, ILLINOIS _____ AUGUST 12, 2024

BY: _____ ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

Originally Prepared: 4/28/2022 Project No. 22-051

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

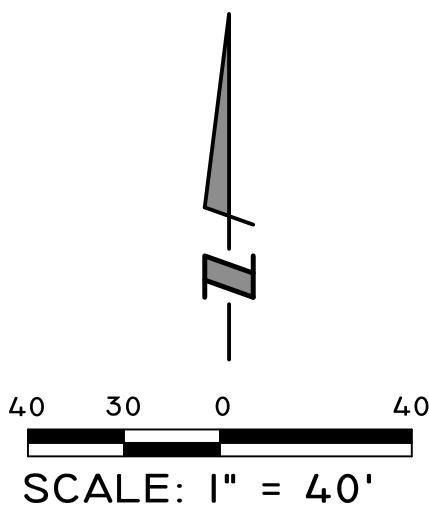
No.	Date	Revision
7	08/05/2024	Village Comments provided July 5, 2024.
6	06/14/2024	Site Plan Revisions.
5	09/15/2022	Village note request
4	09/06/2022	Misc. certificate revisions
3	07/28/2022	LCDOT comments dated July 26, 2022.
2	07/21/2022	LCDOT additional R.O.W. request.
1	07/08/2022	Site Plan Revisions and Village Comments.

FINAL PLAT

OF

SPRINGS AT MUNDELEIN

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY ILLINOIS.



N.E.A. Area Table		
N.E.A.	Square Ft.	Ac.
1	9,626	0.2210
2	17,723	0.4069
3	17,723	0.4069
4	17,723	0.4069
5	17,438	0.4003
6	17,723	0.4069
7	17,723	0.4069
8	17,652	0.4052
9	3,822	0.0877
10	3,822	0.0877
11	3,822	0.0877
12	3,822	0.0877
13	2,154	0.0494
TOTAL	150,773	3.4612

Lot Area Table		
Lot	Square Ft.	Ac.
1	379,746	8.7177
2	60,399	1.3866
TOTAL	440,145	10.1043

MANOR HOMES OF CAMBRIDGE
CHASE CONDOMINIUM
Rec. January 12, 1988 As Doc. No. 2648226

Parcel Building #10

Parcel Building #8

Parcel Building #2

LOT 1
379,746 S.F.
8.7178 Ac.
BLANKET PUBLIC UTILITY
EASEMENT HEREBY GRANTED
228,973 S.F.
5.2565 Ac.

N 89° 45' 05" W 10.70'

N.E.A. 5
17,438 S.F.
0.4003 Ac.

N.E.A. 12
3,822 S.F.
0.0877 Ac.

N.E.A. 4
17,723 S.F.
0.40687 Ac.

N.E.A. 10
3,822 S.F.
0.0877 Ac.

N.E.A. 3
17,723 S.F.
0.40687 Ac.

N.E.A. 9
3,822 S.F.
0.0877 Ac.

N.E.A. 2
17,723 S.F.
0.4069 Ac.

N.E.A. 8
17,652 S.F.
0.4052 Ac.

N.E.A. 1
9,626 S.F.
0.2210 Ac.

N.E.A. 6
17,723 S.F.
0.4069 Ac.

N.E.A. 7
17,723 S.F.
0.4069 Ac.

N.E.A. 11
3,822 S.F.
0.0877 Ac.

N.E.A. 13
2,154 S.F.
0.0494 Ac.

LEGEND		
o	Set or Found, as noted	
---	Easement Line	
---	Boundary Line	
.....	Underlying Parcel Line	
.....	N.E.A.	
.....	Non-Easement Area	
.....	Watermain Hereby Vacated	

LINE TABLE		
Line	Direction	Length
L1	S 20° 21' 53" W	27.35'
L2	N 69° 38' 07" W	67.16'
L3	S 20° 21' 53" W	15.74'
L4	N 69° 38' 07" W	24.05'
L5	N 20° 21' 53" E	31.55'
L6	S 69° 37' 30" E	41.03'

Originally Prepared: 4/28/2022 Project No. 22-051

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1	07/08/2022	Site Plan Revisions and Village Comments.

ACCESS NOTE:
A NON-EXCLUSIVE RIGHT OF ACCESS IS HEREBY GRANTED TO ANY TENANT OR LESSEE OF ANY RESIDENTIAL UNIT OVER AND ACROSS LOT 1 SHOWN HEREON EXCEPT FOR THOSE AREAS NOTED AS NON-EASEMENT AREA (N.E.A.) FOR THE SOLE PURPOSE OF ACCESS, INGRESS AND EGRESS BY SUCH TENANT OR LESSEE, OR ANY INMATEE OF SUCH TENANT OR LESSEE.

THE SUBDIVISION IS SUBJECT TO THE STORMWATER MAINTENANCE PLAN, RECORDED AUGUST 6, 2024 AS DOCUMENT NO. 8049104.

FINAL ENGINEERING PLANS SPRINGS AT MUNDELEIN

SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR MUNDELEIN, IL 60060



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
C0.3	GENERAL NOTES
C0.4	GENERAL NOTES
C0.5	GENERAL NOTES
C0.6	GENERAL NOTES - LAKE CO DOT
V0.0	TOPOGRAPHIC SURVEY
V0.1	TOPOGRAPHIC SURVEY
V0.2	TOPOGRAPHIC SURVEY
V0.3	TOPOGRAPHIC SURVEY
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN - NORTH
C2.2	SITE PLAN - SOUTH
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	DETAILED GRADING AND DRAINAGE PLAN - NORTH
C3.2	DETAILED GRADING AND DRAINAGE PLAN - SOUTH
C3.3	ADA DETAILS
C3.4	BUTTERFIELD RD ACCESS DETAIL
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C4.2	EROSION CONTROL DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN - NORTH
C5.2	UTILITY PLAN - SOUTH
C5.3	DETAILED STORM SEWER PLAN

C5.4	DETAILED STORM SEWER PLAN
C6.0	SANITARY PROFILES
C6.1	BUTTERFIELD RD PLAN AND PROFILE
C6.2	BUTTERFIELD RD PLAN AND PROFILE
C6.3	BUTTERFIELD RD PLAN AND PROFILE
C6.4	BUTTERFIELD RD PLAN AND PROFILE
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
C7.3A	CONSTRUCTION DETAILS
C7.4	CONSTRUCTION DETAILS
C7.5	CONSTRUCTION DETAILS
C7.6	CONSTRUCTION DETAILS
C7.7	CONSTRUCTION DETAILS
C7.8	CONSTRUCTION DETAILS
C7.9	LAKE CO DOT DETAILS
C7.10	LAKE CO DOT DETAILS
C7.11	LAKE CO DOT DETAILS
C7.12	LAKE CO DOT DETAILS
L1.0	TREE PRESERVATION AND REMOVAL PLAN
L1.1	TREE PRESERVATION AND REMOVAL PLAN
L1.2	TREE PRESERVATION AND REMOVAL PLAN
L2.0	OVERALL LANDSCAPE PLAN
L2.1	DETAILED LANDSCAPE PLAN
L2.2	DETAILED LANDSCAPE PLAN
L2.3	LANDSCAPE NOTES AND DETAILS
L2.4	LANDSCAPE NOTES AND DETAILS
L2.5	LANDSCAPE NOTES AND DETAILS

PROJECT TEAM

DEVELOPER 770 FUND, LLC CONTINENTAL WISCONSIN FALLS, WI 53091 TEL: (414) 708-8249, (262) 844-8077 EMAIL: ERIK.HAHN@KIMLEY-HORN.COM CONTACT: ERIK HAHN, BRIAN WUSTMANN	CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. DERFELD, IL 60015 TEL: (331) 425-8039 EMAIL: RYAN.MARTIN@KIMLEY-HORN.COM CONTACT: RYAN MARTIN, PE	LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. DERFELD, IL 60015 TEL: (331) 425-8039 EMAIL: AMANDA.COLTAP@KIMLEY-HORN.COM CONTACT: AMANDA COLTA, PLA	GEOTECH GESS ENGINEERING ASSOCIATES, INC. N8 W2350 JOHNSON DR., SUITE A1 WAUKESHA, WI 53186 TEL: (262) 547-5000 CONTACT: DAVID M. CORNALE, P.E.	TRAFFIC ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD RD, SUITE 600 WILSONVILLE, IN 46095 TEL: (317) 836-5000 EMAIL: EMMA.ALBERS@KIMLEY-HORN.COM CONTACT: EMMA ALBERS, PE, PTOE	SURVEYOR HAGER ENGINEERING 100 EAST STATE PARKWAY SCHAMBERG, IL 60173 TEL: (815) 461-5000 CONTACT: JEFFREY GUNT, PLS, EIT	ARCHITECT EXCEL ENGINEERING, INC. 100 CAMLOTT DRIVE NORTH ANDERSON, IN 46045 TEL: (920) 322-1694 EMAIL: JEFF.LIEBERG@EXCELENGINEERING.COM CONTACT: JEFF LIEBERG, RA, NCARB
---	--	---	--	---	--	--

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT VILLAGE OF MUNDELEIN 100 N. HUNTINGTON DR. MUNDELEIN, IL 60060 TEL: (847) 949-2990 CONTACT: ADAM W. DEBOCHE, PE, CFM	ROADWAY AUTHORITY LAKE COUNTY DOT, ROAD LIBERTYVILLE, IL 60048 TEL: (847) 377-7450 CONTACT: BETSY A. DUCKERT, PE	POWER COMPANY COMED TEL: (800) 334-7661	NATURAL GAS COMPANY NATURAL GAS COMPANY TEL: (847) 327-6618 CONTACT: KRISTINE KAWA
--	--	---	---

LEGAL DESCRIPTION

REFER TO V.O. FOR LEGAL DESCRIPTION PREPARED BY
LICENSED LAND SURVEYOR

BENCHMARKS

REFER TO V.O. FOR BENCHMARKS LISTED BY LICENSED
LAND SURVEYOR

PERMITS

DATE	PERMIT #	AGENCY
TBD	TBD	IDNR
TBD	TBD	IL SHPO
TBD	TBD	EPA NPDES
TBD	TBD	EPA WATERMAIN
TBD	TBD	EPA SANITARY SEWER
TBD	TBD	WATERSHED DEVELOPMENT PERMIT
TBD	TBD	LAKE COUNTY DOT

PROFESSIONAL ENGINEER'S CERTIFICATION

I, RYAN N. MARTIN, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY
CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL
ENGINEERING PLANS, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND PREPARED ON BEHALF OF CONTINENTAL 770 FUND, LLC BY KIMLEY-HORN AND
ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION
IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH
THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 2ND DAY OF APRIL, A.D., 2024.

I, LICENSED PROFESSIONAL ENGINEER 082-070619
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025.
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

DRAINAGE CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERSHED, DRAINAGE, OR ANY PART THEREOF, OR THAT IF SURFACE WATER DRAINAGE WILL BE CHANGED, OR
REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION
OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WATER 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 DEVELOPMENT.

DATED THIS 2ND DAY OF APRIL, A.D., 2024.

I, LICENSED PROFESSIONAL ENGINEER 082-070619
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025.
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

CONTINENTAL
770 FUND, LLC

COVER SHEET

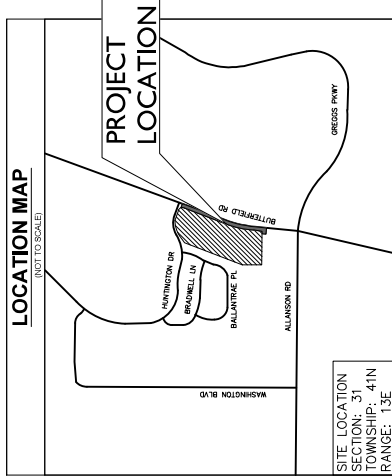
SPRINGS AT
MUNDELEIN

ORIGINAL ISSUE
02/12/2024
KHA PROJECT NO.
26867000
SHEET NUMBER

C0.0

Kimley-Horn
300 N. LAKE STREET, SUITE 200
MUNDELEIN, IL 60060
TEL: (847) 949-2990
WWW.KIMLEY-HORN.COM

DESIGNED BY: RNM
CHECKED BY: RNM
DATE: 04/02/24
BY:



ROAD	STATION	LENGTH (FT.)	LENGTH (MI.)
BUTTERFIELD RD	801+40	91+33	1.093
	801+40	91+33	0.21
			0.21

NOTES

1. JOB SITE SAFETY, SUPERVISION, AND MEANS & METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ANY REVISIONS TO THE STAMPED APPROVED FINAL ENGINEERING PLANS MUST BE REVIEWED AND APPROVED BEFORE ANY WORK IS COMPLETED REGARDING THE PROJECT.
3. ALL REVISIONS MUST BE ACCOUNTED FOR IN RECORD DRAWINGS.
4. DEVELOPER SHALL PROVIDE GS AS-BUILT DATA UPON COMPLETION OF THE PROJECT THAT INCLUDES ALL WATERMAIN FITTINGS AT THE TIME OF CONSTRUCTION. THIS DATA SHALL BE PROVIDED TO THE ENGINEER FOR HYDRANT DATA, AND SPOT ELEVATIONS AS NECESSARY.

- [illegible]

. WATERMAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH AWWA C600.

- [illegible]

THE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE" IN ACCORDANCE WITH ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT JOINT DEFLECTION.

- [illegible]

REINFORCEMENT ELEMENTS

- [illegible]

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- [illegible]

ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF MUNDELEIN
CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS.

- [illegible]

DEGREES FAHRENHEIT AND RISING
CONDITIONS OF DRY WEATHER AND
WINDING.

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WHEN REQUIRED, THE CONTRACTOR SHALL PREPARE, RECORD DRAWINGS SHALL INCLUDE IMPROVEMENTS, INCLUDING VERIFICATION OF EXISTING CONDITIONS AND INCORPORATE ALL

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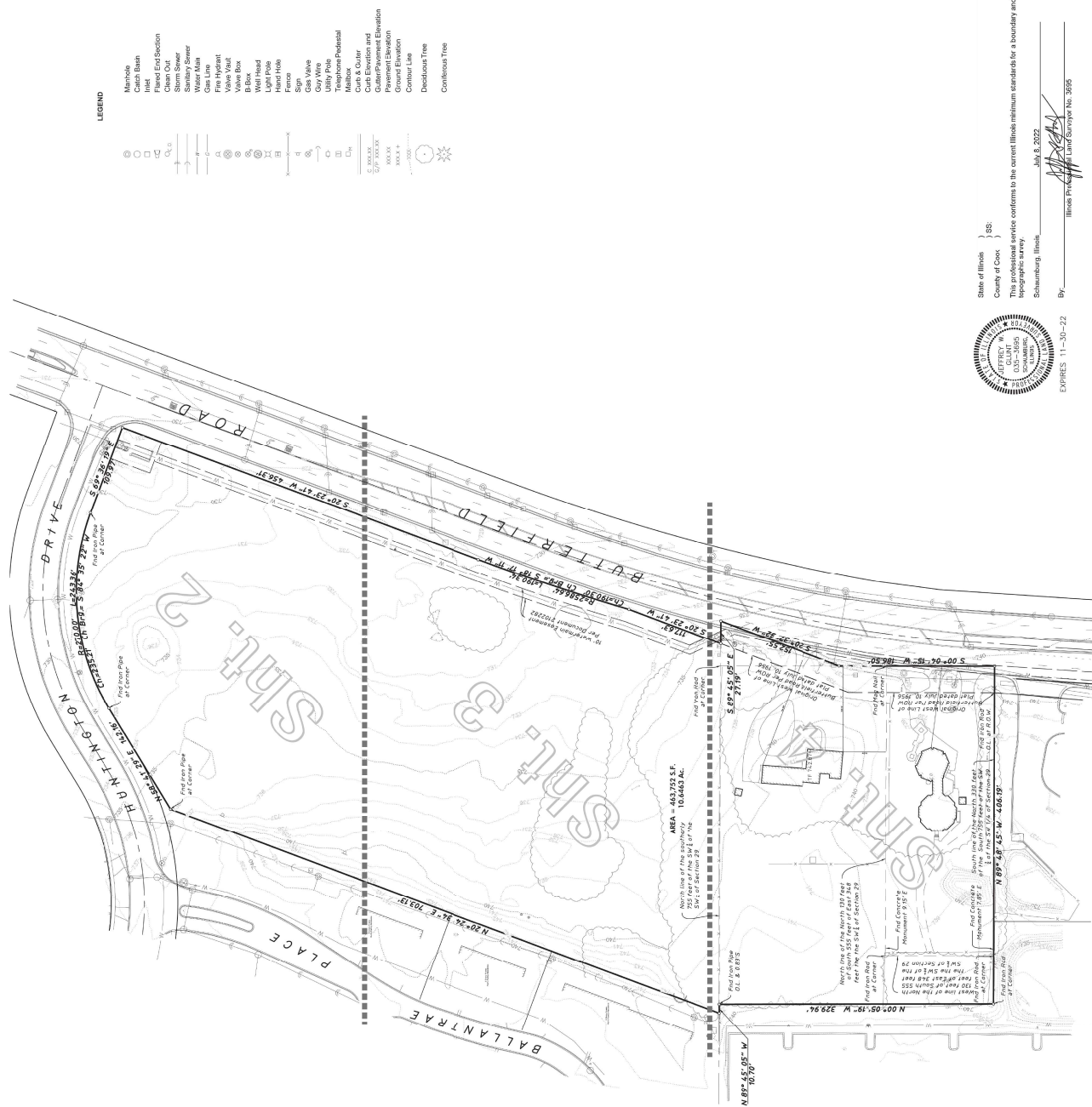
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1. GENERAL	LCOOT GENERAL NOTES (REVISED: 7/9/2019 PER HIGHWAY ACCESS AND UPRIDGE)	2. SURVEY	4. DRAINAGE (CONTINUED)	5. REMOVAL	6. DRAINAGE (CONTINUED)	7. DRAINAGE (CONTINUED)	8. DRAINAGE (CONTINUED)	9. DRAINAGE (CONTINUED)	10. DRAINAGE (CONTINUED)	11. DRAINAGE (CONTINUED)	12. DRAINAGE (CONTINUED)	13. DRAINAGE (CONTINUED)	14. DRAINAGE (CONTINUED)	15. DRAINAGE (CONTINUED)	16. DRAINAGE (CONTINUED)	17. DRAINAGE (CONTINUED)	18. DRAINAGE (CONTINUED)	19. DRAINAGE (CONTINUED)	20. DRAINAGE (CONTINUED)	21. DRAINAGE (CONTINUED)	22. DRAINAGE (CONTINUED)	23. DRAINAGE (CONTINUED)	24. DRAINAGE (CONTINUED)	25. DRAINAGE (CONTINUED)	26. DRAINAGE (CONTINUED)	27. DRAINAGE (CONTINUED)	28. DRAINAGE (CONTINUED)	29. DRAINAGE (CONTINUED)	30. DRAINAGE (CONTINUED)	31. DRAINAGE (CONTINUED)	32. DRAINAGE (CONTINUED)	33. DRAINAGE (CONTINUED)	34. DRAINAGE (CONTINUED)	35. DRAINAGE (CONTINUED)	36. DRAINAGE (CONTINUED)	37. DRAINAGE (CONTINUED)	38. DRAINAGE (CONTINUED)	39. DRAINAGE (CONTINUED)	40. DRAINAGE (CONTINUED)	41. DRAINAGE (CONTINUED)	42. DRAINAGE (CONTINUED)	43. DRAINAGE (CONTINUED)	44. DRAINAGE (CONTINUED)	45. DRAINAGE (CONTINUED)	46. DRAINAGE (CONTINUED)	47. DRAINAGE (CONTINUED)	48. DRAINAGE (CONTINUED)	49. DRAINAGE (CONTINUED)	50. DRAINAGE (CONTINUED)	51. DRAINAGE (CONTINUED)	52. DRAINAGE (CONTINUED)	53. DRAINAGE (CONTINUED)	54. DRAINAGE (CONTINUED)	55. DRAINAGE (CONTINUED)	56. DRAINAGE (CONTINUED)	57. DRAINAGE (CONTINUED)	58. DRAINAGE (CONTINUED)	59. DRAINAGE (CONTINUED)	60. DRAINAGE (CONTINUED)	61. DRAINAGE (CONTINUED)	62. DRAINAGE (CONTINUED)	63. DRAINAGE (CONTINUED)	64. DRAINAGE (CONTINUED)	65. DRAINAGE (CONTINUED)	66. DRAINAGE (CONTINUED)	67. DRAINAGE (CONTINUED)	68. DRAINAGE (CONTINUED)	69. DRAINAGE (CONTINUED)	70. DRAINAGE (CONTINUED)	71. DRAINAGE (CONTINUED)	72. DRAINAGE (CONTINUED)	73. DRAINAGE (CONTINUED)	74. DRAINAGE (CONTINUED)	75. DRAINAGE (CONTINUED)	76. DRAINAGE (CONTINUED)	77. DRAINAGE (CONTINUED)	78. DRAINAGE (CONTINUED)	79. DRAINAGE (CONTINUED)	80. DRAINAGE (CONTINUED)	81. DRAINAGE (CONTINUED)	82. DRAINAGE (CONTINUED)	83. DRAINAGE (CONTINUED)	84. DRAINAGE (CONTINUED)	85. DRAINAGE (CONTINUED)	86. DRAINAGE (CONTINUED)	87. DRAINAGE (CONTINUED)	88. DRAINAGE (CONTINUED)	89. DRAINAGE (CONTINUED)	90. DRAINAGE (CONTINUED)	91. DRAINAGE (CONTINUED)	92. DRAINAGE (CONTINUED)	93. DRAINAGE (CONTINUED)	94. DRAINAGE (CONTINUED)	95. DRAINAGE (CONTINUED)	96. DRAINAGE (CONTINUED)	97. DRAINAGE (CONTINUED)	98. DRAINAGE (CONTINUED)	99. DRAINAGE (CONTINUED)	100. DRAINAGE (CONTINUED)	101. DRAINAGE (CONTINUED)	102. DRAINAGE (CONTINUED)	103. DRAINAGE (CONTINUED)	104. DRAINAGE (CONTINUED)	105. DRAINAGE (CONTINUED)	106. DRAINAGE (CONTINUED)	107. DRAINAGE (CONTINUED)	108. DRAINAGE (CONTINUED)	109. DRAINAGE (CONTINUED)	110. DRAINAGE (CONTINUED)	111. DRAINAGE (CONTINUED)	112. DRAINAGE (CONTINUED)	113. DRAINAGE (CONTINUED)	114. DRAINAGE (CONTINUED)	115. DRAINAGE (CONTINUED)	116. DRAINAGE (CONTINUED)	117. DRAINAGE (CONTINUED)	118. DRAINAGE (CONTINUED)	119. DRAINAGE (CONTINUED)	120. DRAINAGE (CONTINUED)	121. DRAINAGE (CONTINUED)	122. DRAINAGE (CONTINUED)	123. DRAINAGE (CONTINUED)	124. DRAINAGE (CONTINUED)	125. DRAINAGE (CONTINUED)	126. DRAINAGE (CONTINUED)	127. DRAINAGE (CONTINUED)	128. DRAINAGE (CONTINUED)	129. DRAINAGE (CONTINUED)	130. DRAINAGE (CONTINUED)	131. DRAINAGE (CONTINUED)	132. DRAINAGE (CONTINUED)	133. DRAINAGE (CONTINUED)	134. DRAINAGE (CONTINUED)	135. DRAINAGE (CONTINUED)	136. DRAINAGE (CONTINUED)	137. DRAINAGE (CONTINUED)	138. DRAINAGE (CONTINUED)	139. DRAINAGE (CONTINUED)	140. DRAINAGE (CONTINUED)	141. DRAINAGE (CONTINUED)	142. DRAINAGE (CONTINUED)	143. DRAINAGE (CONTINUED)	144. DRAINAGE (CONTINUED)	145. DRAINAGE (CONTINUED)	146. DRAINAGE (CONTINUED)	147. DRAINAGE (CONTINUED)	148. DRAINAGE (CONTINUED)	149. DRAINAGE (CONTINUED)	150. DRAINAGE (CONTINUED)	151. DRAINAGE (CONTINUED)	152. DRAINAGE (CONTINUED)	153. DRAINAGE (CONTINUED)	154. DRAINAGE (CONTINUED)	155. DRAINAGE (CONTINUED)	156. DRAINAGE (CONTINUED)	157. DRAINAGE (CONTINUED)	158. DRAINAGE (CONTINUED)	159. DRAINAGE (CONTINUED)	160. DRAINAGE (CONTINUED)
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Supervisor's Notes:

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State of Illinois)
) SS;
County of Cook)

Schaumburg, Illinois, July 8, 2022

By: 
Illinois Professional Land Surveyor No. 36995



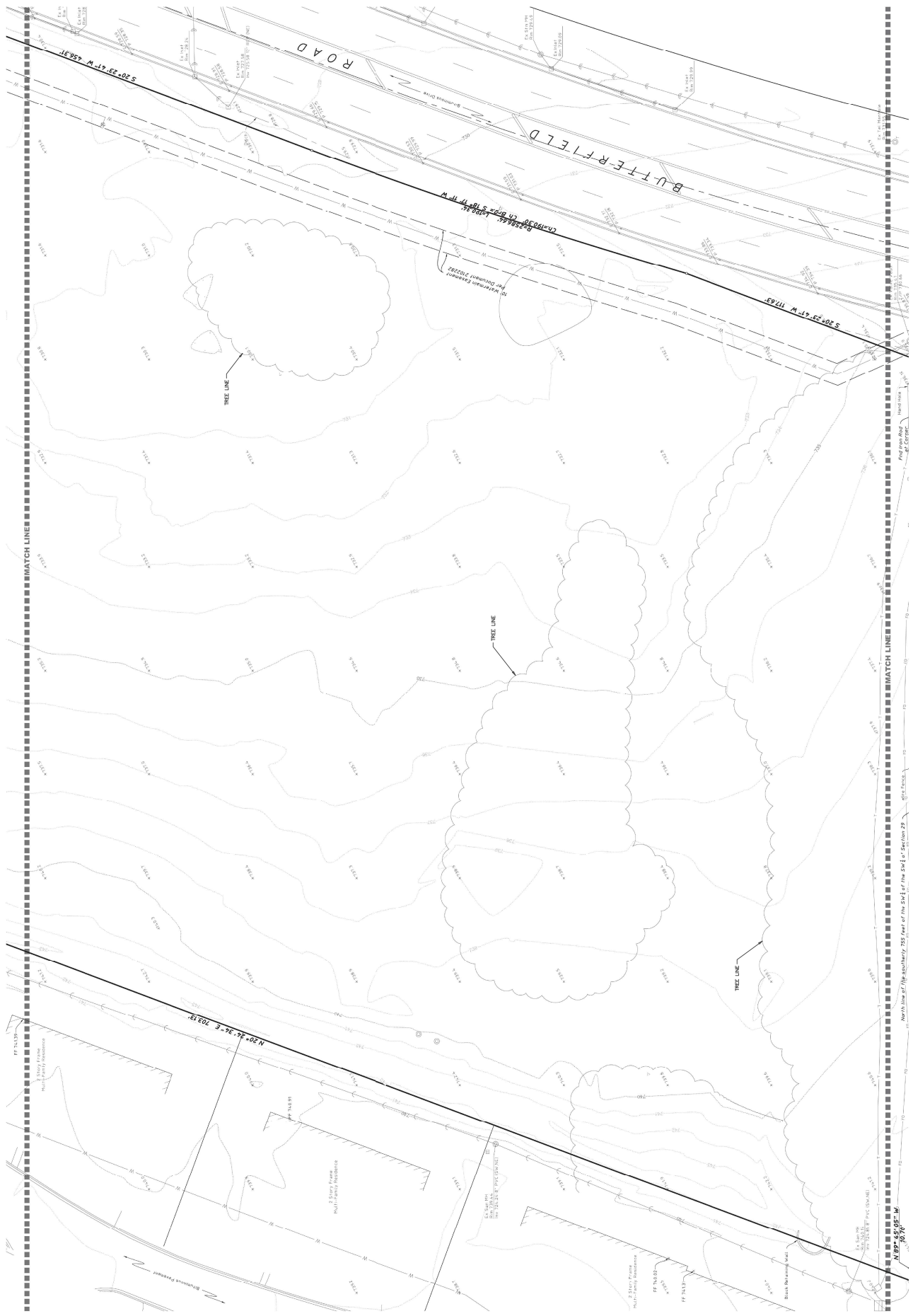
Scale 1" = 20'

No. Revision Date

HAEGER ENGINEERING
CONSULTING ENGINEERS
LAND SURVEYORS
100 East Lake Parkway, Schaumburg, IL 60193
630.834.2400 Fax: 630.354.6008
www.haegerengineering.com

TOPOGRAPHIC SURVEY
400 S. BUTTERFIELD ROAD
MUNDELEIN, ILLINOIS

Project Manager: J. D. H.
Draftsman: J. D. H.
Date: 10/16/2022
Project No.: 22-051
Sheet: 3





Scale 1" = 20'

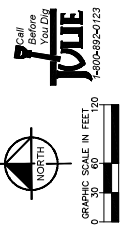
No.	Date	Revision

HAEGER ENGINEERING
CONSULTING ENGINEERS
150 East Main Highway, Schaumburg, IL 60193
Tel: 630.294.6600 Fax: 630.294.6008
www.haegerengineering.com

TOPOGRAPHIC SURVEY
400 S. BUTTERFIELD ROAD
ILLINOIS

Project Manager: JAC
Draftsman: JCH
Date: 06.16.2022
Project No.: 22-051
Sheet: 4 / 4



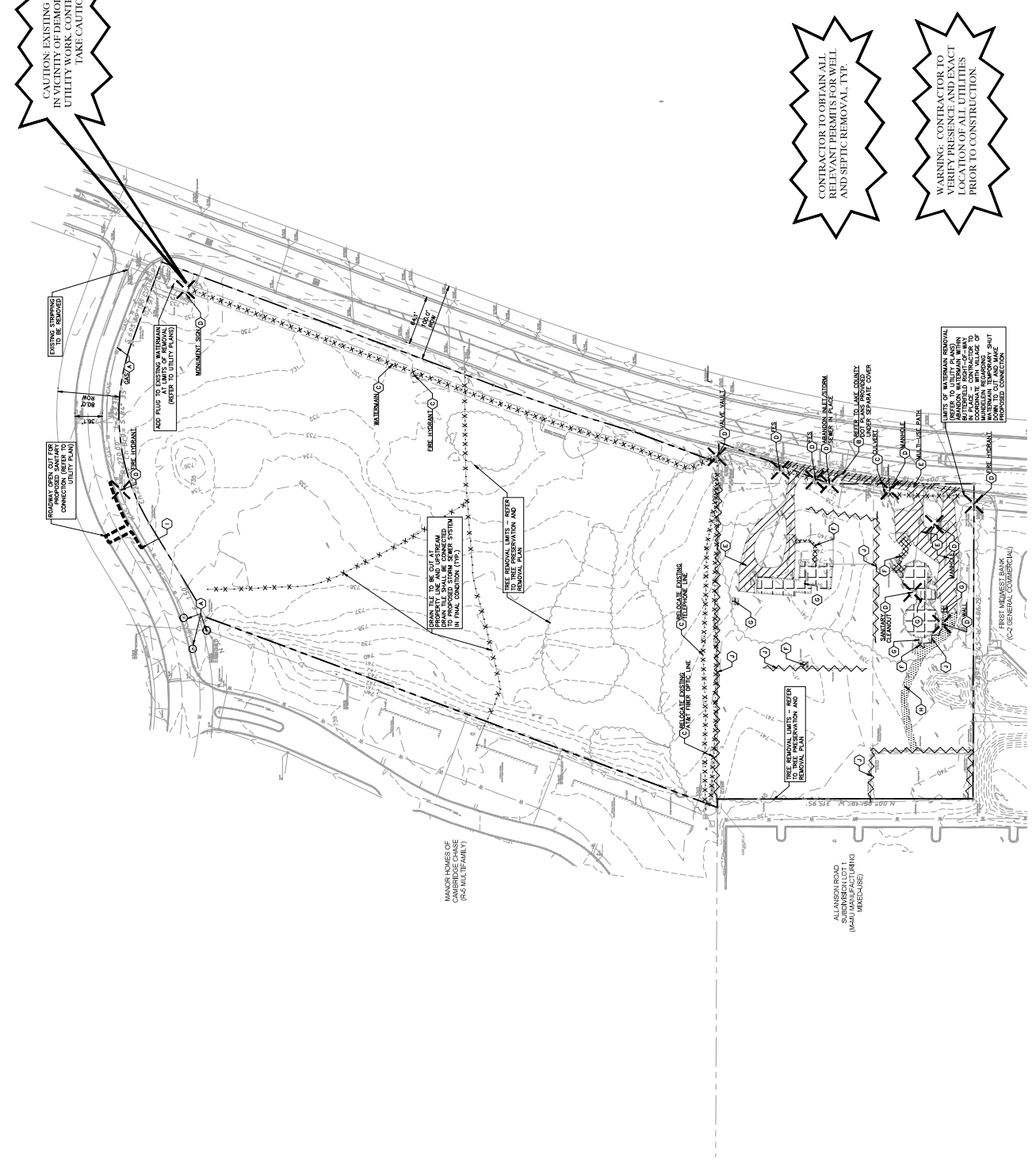


CAUTION: EXISTING GAS LINE
IN VICINITY OF DEMOLITION AND
UTILITY WORK. CONTRACTOR TO
TAKE CAUTION

- ### DEMOLITION NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, UTILITIES, PAVING, AND ANY OTHER DEMOLITION ITEMS SHOWN ON THIS SHEET.
 - CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBER, AND OTHER MATERIALS FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS COVERING SUCH OPERATIONS.
 - AND/OR FEDERAL REGULATIONS COVERING SUCH OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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DEMOLITION LEGEND

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CONTRACTOR TO OBTAIN ALL
RELEVANT PERMITS FOR WELL
AND SEPTIC REMOVAL, TYP.

WARNING: CONTRACTOR TO
VERIFY PRELIMINARY
LOCATIONS OF UTILITIES
PRIOR TO CONSTRUCTION.

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1	REVISED PER VILLAGE COMMENT	04/02/24	RMM
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Kimley-Horn
 2000 N. W. 11th St., Suite 200
 Fort Lauderdale, FL 33304
 PHONE: (954) 576-1111
 FAX: (954) 576-1112
 WWW.KIMLEY-HORN.COM

DESIGNED BY: RMM	CHECKED BY: RMM
DRAWN BY: HS	SCALE: AS NOTED

CONTINENTAL
770 FUND, LLC

SITE PLAN -
NORTH

SPRINGS AT
MUNDELEIN
SW CORNER OF BUTTERFIELD RD &
HUNTINGTON DR, MUNDELEIN, IL 60060

ORIGINAL ISSUE 02/12/2024	C2.1
KHA PROJECT NO. 268627000	
SHEET NUMBER	

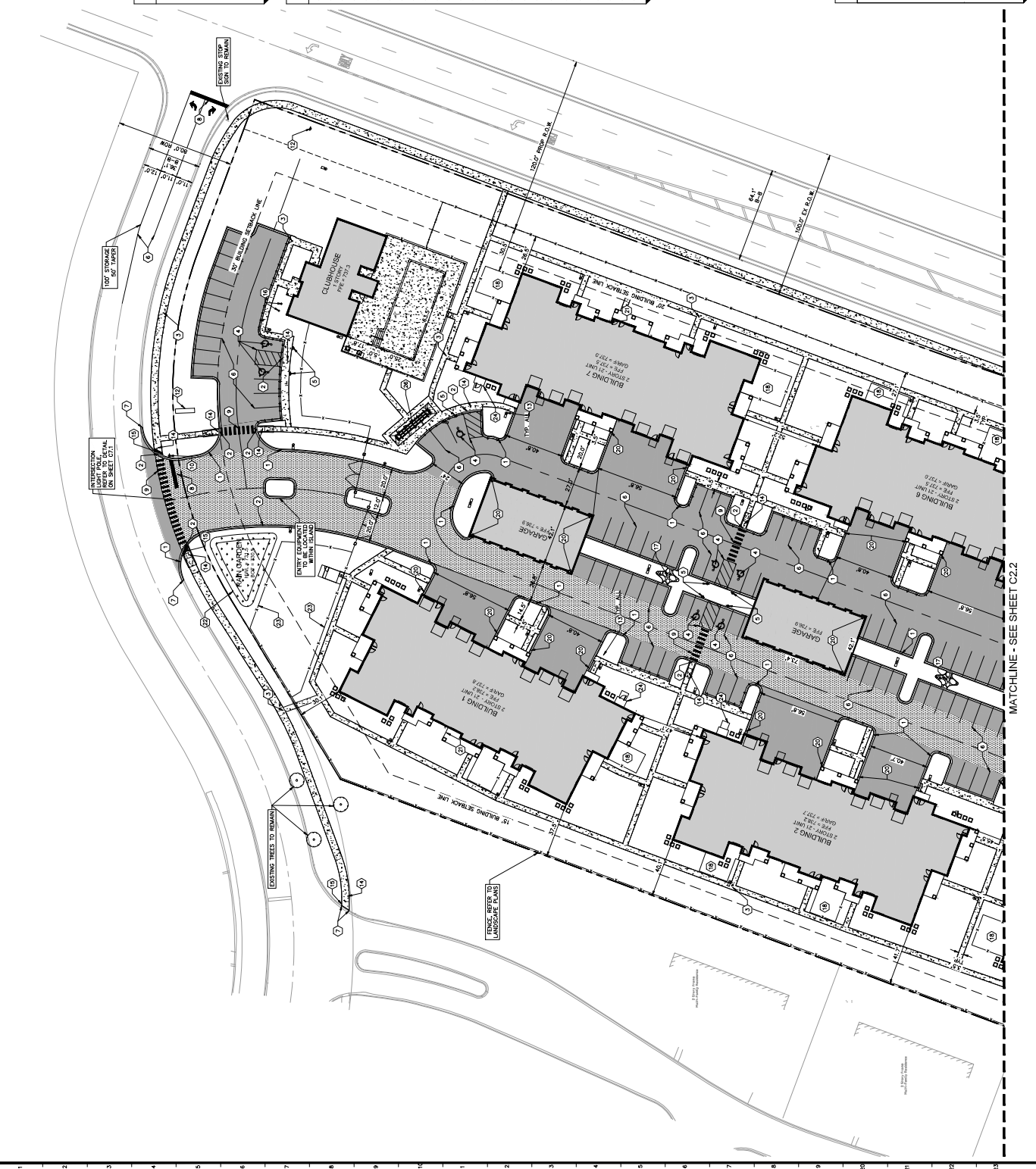
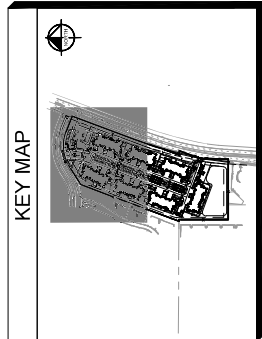
Call Before You Dig
1-800-485-0123

GRAPHIC SCALE IN FEET
 0 10 20 30 40

NORTH

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING UTILITIES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - EXISTING PAVING SHALL BE MAINTAINED AND NOT DIMENSIONED ON THIS PLAN.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SEE ELECTRICAL DRAWINGS.
 - ALL DIMENSIONS SHOWN ON-SITE SHALL BE PAINTED UNLESS OTHERWISE NOTED.

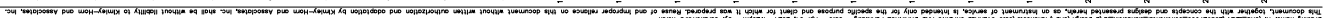
- KEY NOTES**
- 1" 1/2" CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 - EXPRESSED CURB
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (AUTOD R7-B, SEE DETAILS)
 - 4" WIDE PAINTED SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 34" WIDE STOP BAR, TYP. (SEE DETAILS)
 - PEDESTRIAN CROSS-WALK
 - STOP SIGN, TYP. (AUTOD R1-1, SEE DETAILS)
 - TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - MONUMENT OR Pylon SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
 - ACCESSIBLE RAMP (SEE DETAILS)
 - 2" WIDE TACTILE WARNING STRIP
 - FLAS POLE
 - INFILTRATION TRENCH (REFER TO DETAIL)
 - ENCLOSED YARD
 - PLATE HOLDER
 - TRANSITION BARRIER CURB FROM 6" TO 6" AT GARAGE LOCATIONS (REFER TO GRADING PLAN)
 - NON-LANDSCAPE AREA LIMITS (REFER TO FINAL PLAN OF SUBDIVISION)
 - EXISTING UTILITIES SHOWN ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - SPRINKLER ROOM
 - BOLLARD
 - MAIL ROOM

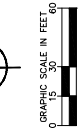
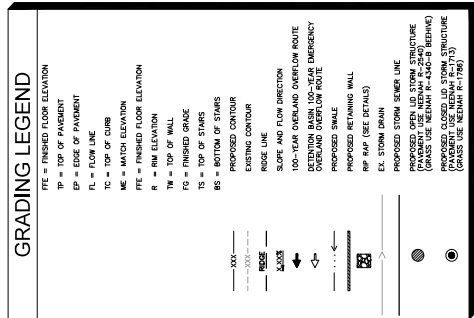


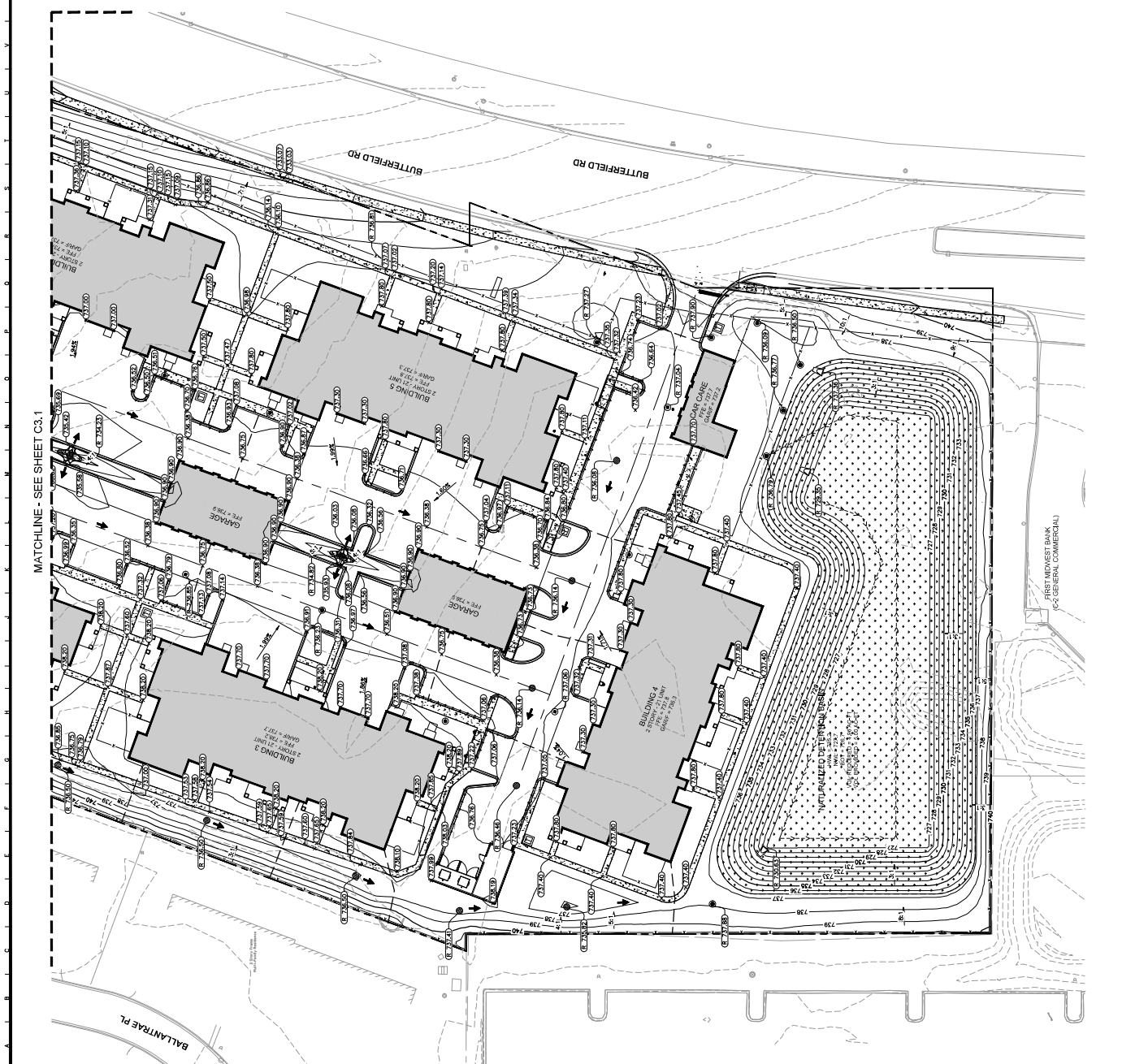
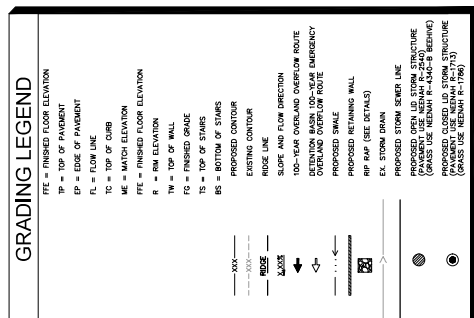
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
1. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
3. RAIL ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
4. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL REROUTINGS.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

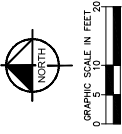
1. RA-12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSURE CURB
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE SIDEWALK, TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (AUTOR RP-8, SEE DETAILS)
7. 4" MESSY PAINTED SOLID LINE, TYP.
8. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
9. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
10. PEDESTRIAN CROSS-WALK
11. STOP SIGN, TYP. (AUTOR RP-1, SEE DETAILS)
12. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. MONUMENT OR Pylon SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. LIGHT POLES SHOW FOR CONSIGNMENT ONLY (SEE LIGHTING PLANS)
15. ACCESSIBLE RAMP (SEE DETAILS)
16. 2" MESSY TACTILE WARNING STRIP
17. PLAC-PAVE
18. INFILTRATION TRENCH (REFER TO DETAIL)
19. PLACED AND FINISHED
20. PLACED AND FINISHED
21. TRANSITION BRANDED CURB FROM 0" TO 6" AT GARAGE LOCATIONS (REFER TO GRADING PLAN)
22. NON-EXHAUST AREA LIMITS (REFER TO FINAL PLAN OF SUBDIVISION)
23. SEWAGEAL BLOCK RETAINING WALL (REFER TO DETAIL AND SPECIFICATIONS)
24. SPILLER TO REFER TO ARCHITECTURAL PLANS)
25. SPILLER ROOM
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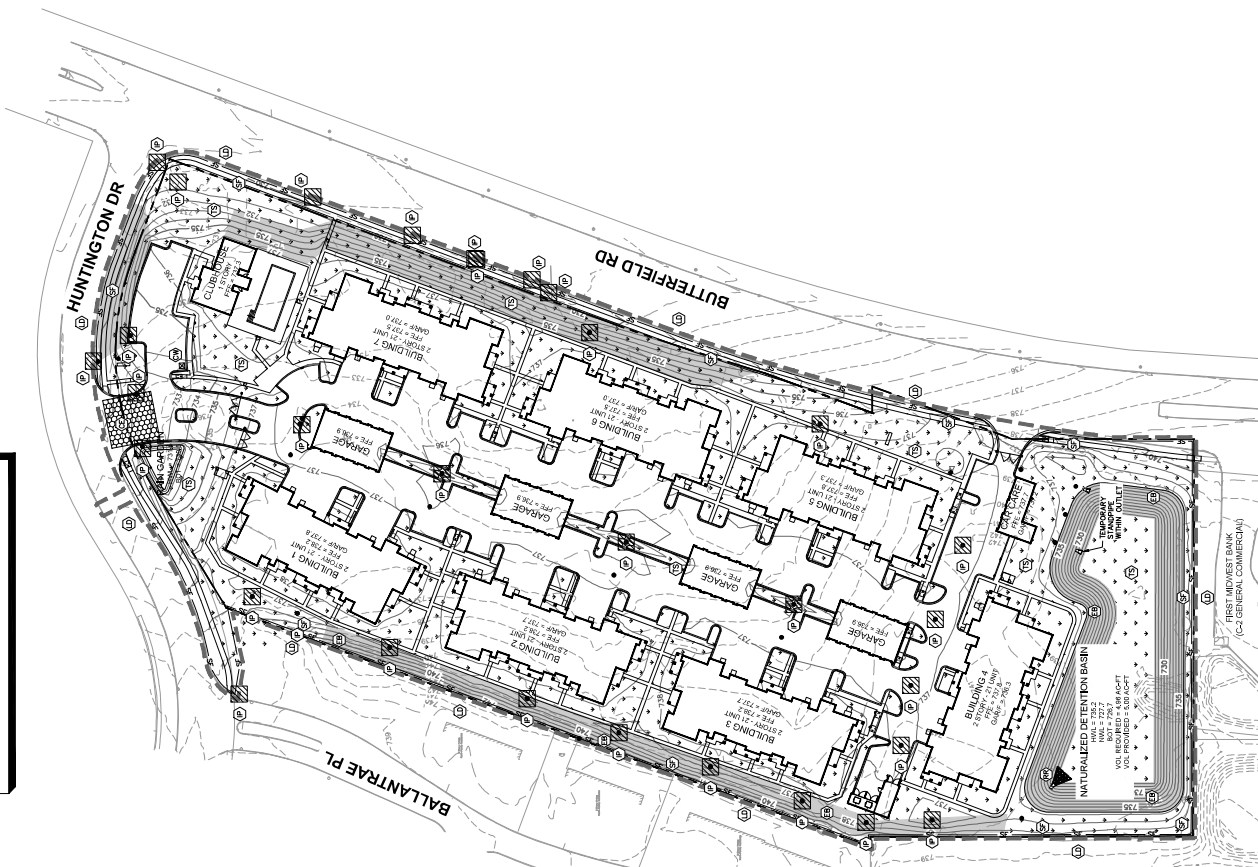




Kimley-Horn
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 312-425-1000
FAX: 312-425-1001

No.	REVISIONS	DATE	BY
△	REVISED PER VILLAGE COMMENT	04/02/24	RNM

ROADWAYS TO REMAIN CLEAR OF DIRT AND DEBRIS THROUGHOUT CONSTRUCTION

[illegible]

EROSION CONTROL LEGEND

- | | |
|---|--|
|  | (15) TEMPORARY RETENTION
(SEE EROSION CONTROL DETAILS) |
|  | (16) TEMPORARY EROSION CONTROL BLANKET
(SEE EROSION CONTROL NOTE #7) |
|  | (17) CONSTRUCTION ENTRANCE
(SEE EROSION CONTROL DETAILS) |
|  | (18) EROSION PROTECTION
(SEE EROSION CONTROL DETAILS) |
|  | (19) CONCRETE WASHOUT
(TO BE DETERMINED BY CONTRACTOR)
SEE PAGE 10 |
|  | (20) FLARED END SECTION PROTECTION
(SEE EROSION CONTROL DETAILS) |
|  | (21) TEMPORARY SOIL STOOLPILE |
|  | (22) LIMITS OF DISTURBANCE |
| | EXISTING CONTOURS |
| | PROPOSED CONTOURS |

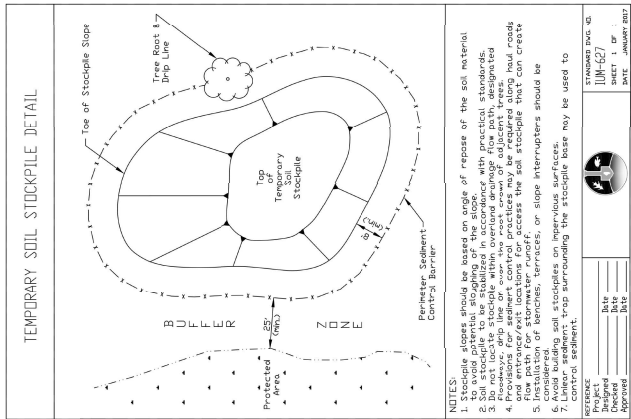


STORMWATER MANAGEMENT COMMISSION

TYPICAL CONSTRUCTION SEQUENCING

- 1.) Installation of soil erosion and sediment control SES measures
- 2.) SES measures removal for site access
- 3.) Silt fence installation
- 4.) Construction fencing around areas not to be disturbed
- 5.) Stabilized construction entrance
- 6.) Tree removal where necessary (clear & grub)
- 7.) Construct sediment trapping devices (sediment traps, basins,...)
- 8.) Temporary perforated riser
- 9.) Strip topsoil, stockpile topsoil and grade site
- 10.) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
- 11.) Install storm sewer, sanitary sewer, water and associated inlet & outlet protection
- 12.) Permanently stabilize detention basins with seed and erosion control blanket
- 13.) Temporarily stabilize all areas including lots that have reached temporary grade
- 14.) Install roadways
- 15.) Permanently stabilize all outlet areas
- 16.) Install structures and grade individual lots
- 17.) Permanently stabilize lots
- 18.) Remove all temporary SES/SC measures after the site is stabilized with vegetation
- 19.) Soil erosion and sediment control maintenance must occur every two weeks and after every 1/2" or greater rainfall event

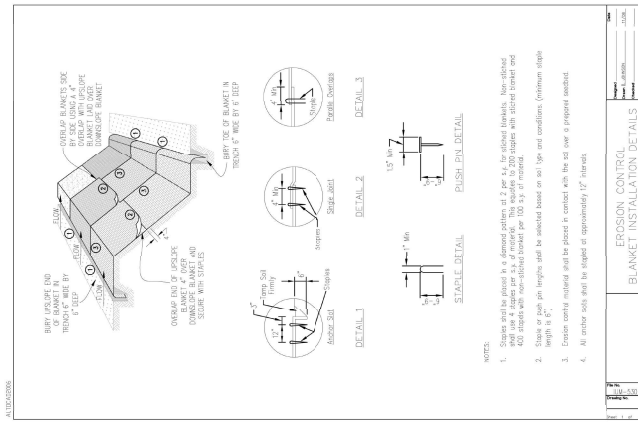
URPregatory Program/SES/SC TYPICAL CONSTRUCTION SEQUENCING.dwg



NOTES:

1. Slope slopes should be based on angle of repose of the soil material
2. To avoid potential sloughing of the slope
3. Stockpile should be stabilized with erosion control measures
4. Do not locate stockpile within overhead drainage flow path, designated easement, or any other area where it may interfere with adjacent property
5. Provide a trap line or control structure downstream of sediment traps
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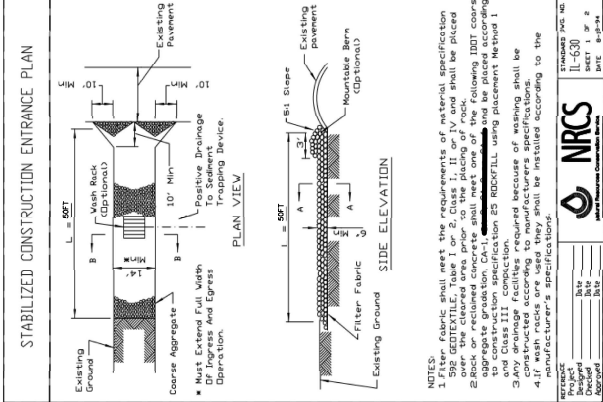
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NOTES:

1. Filter fabric shall meet the requirements of material specification
2. Rock or reclaimed concrete shall meet one of the following IDOT course
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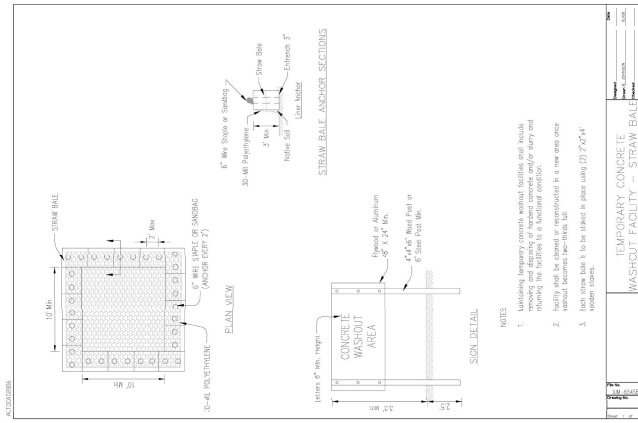
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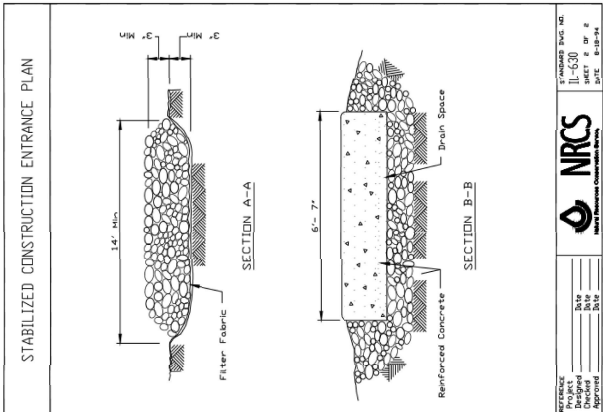
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NOTES:

1. Washout facility concrete washed facilities shall include
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SPRINGS AT
MUNDELEIN
HUNTINGTON DR. MUNDELEIN, IL 60069

EROSION
CONTROL
DETAILS

770 FUND, LLC
CONTINENTAL

Kimley-Horn
INCORPORATED
700 WEST COOK ROAD, SUITE 200
MUNDELEIN, IL 60069
TEL: 815.336.1100
WWW.KIMLEY-HORN.COM

ORIGINAL ISSUE
02/12/2024
KHA PROJECT NO.
26827000
SHEET NUMBER
C4.1

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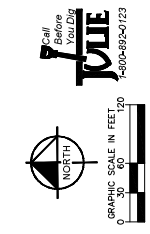
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SEEDING CHART

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| REFERENCE | STANDARD T&G NO. |
| Project _____ | TUM-690-A |
| Designed _____ | SHEET 1 OF 1 |
| Checked _____ | DATE 05-14-2017 |
| Approved _____ | |



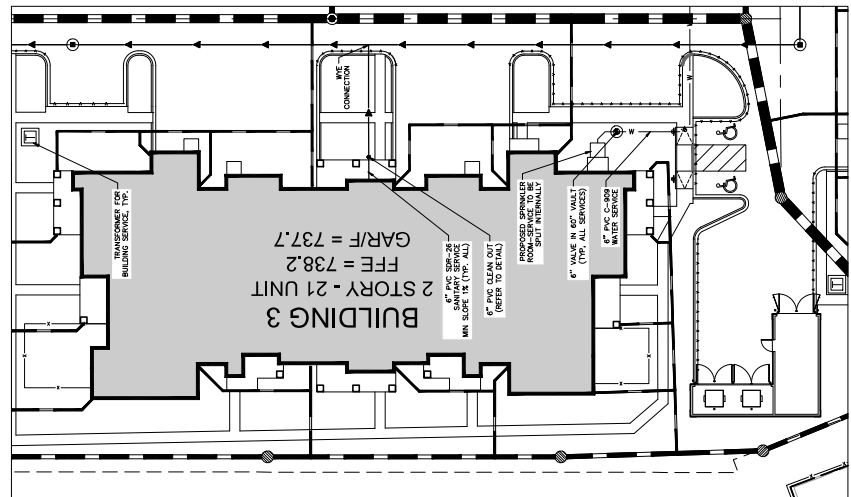
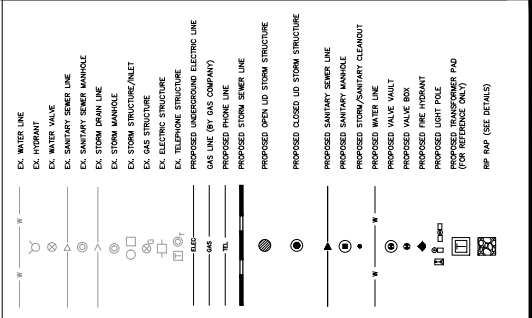
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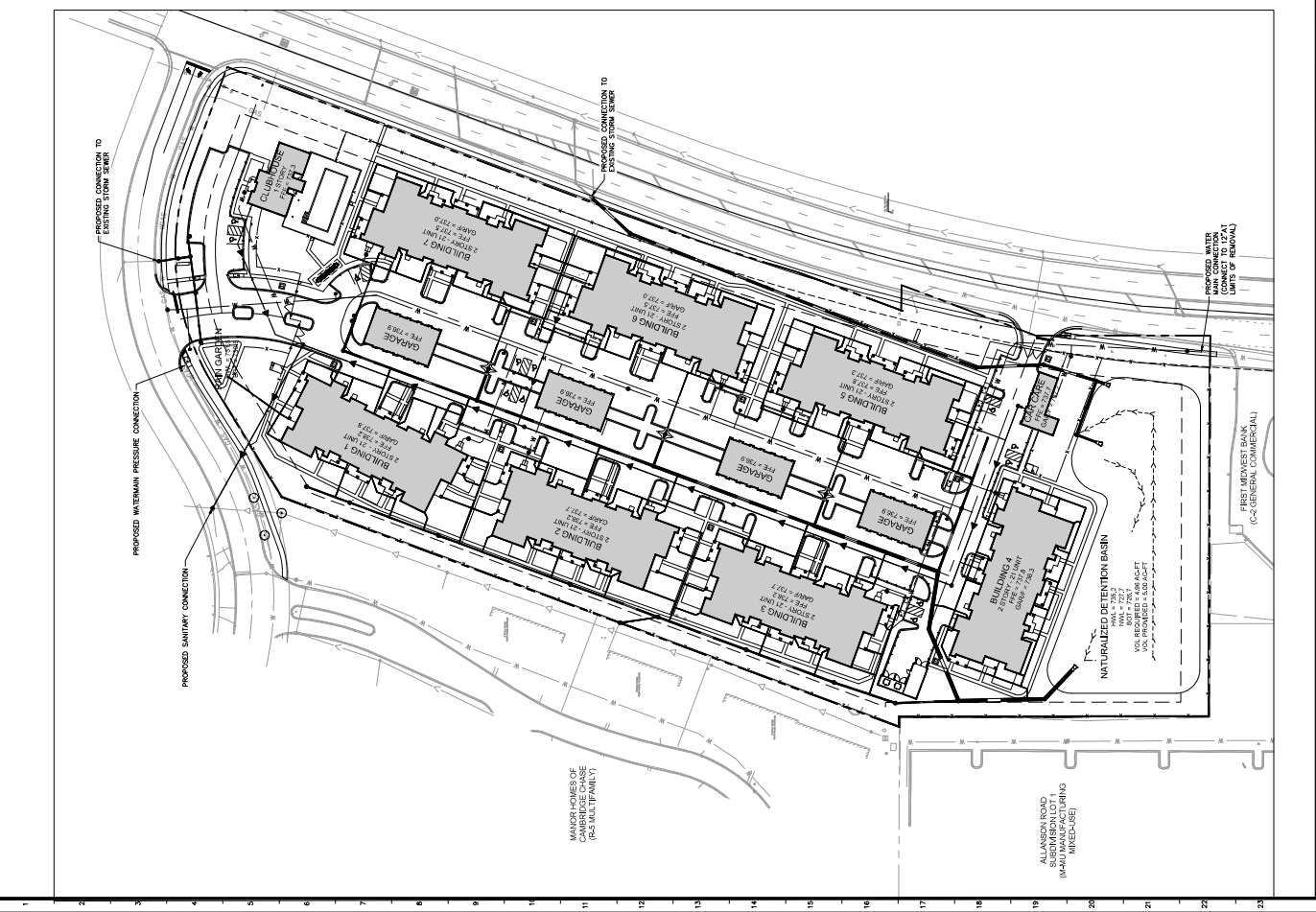
UTILITY NOTES

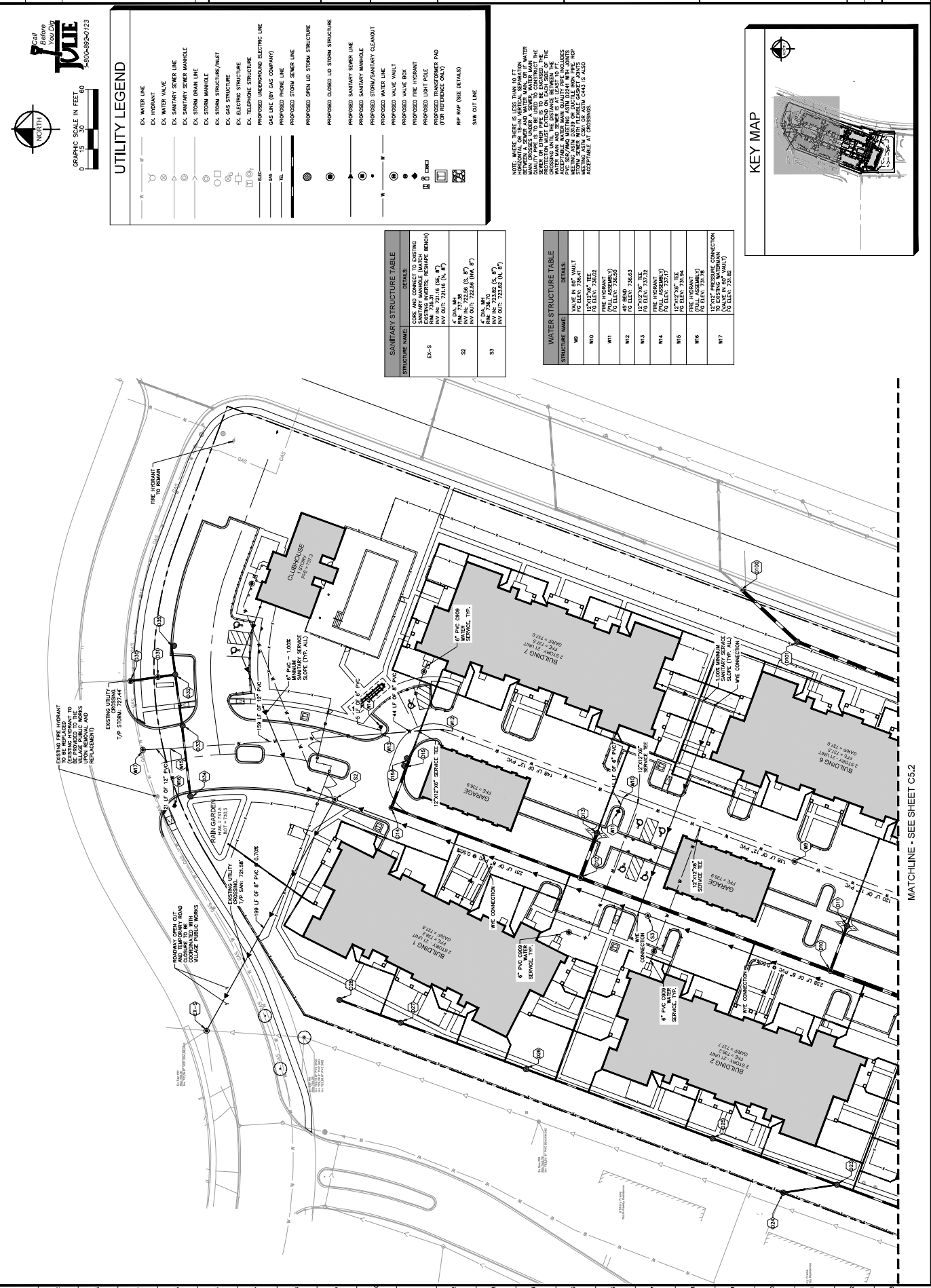
- ALL WATER LINES 1" SHALL BE PVC C-900 WATERMAIN QUALITY PIPE.
- ALL SANITARY LINES SHALL BE 12" DIA. 1580 PSI HDPE PIPE EXCEPT FOR SANITARY SEWER THAT EXCEEDS ABOVE WATER MAIN. THE PIPE SHALL BE 12" DIA. 1580 PSI HDPE PIPE.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL EXISTING AND PROPOSED UTILITY LINES AND SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES (WATER, SEWER, GAS, ETC.) SHALL BE FIELD VERIFIED BY THE ENGINEER PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, CONTRACTOR SHALL EXCAVATE, REPAIR AND CALCULATE ALL POINTS OF CONNECTION AND SHALL SUBMIT TO THE ENGINEER FOR REVIEW AND APPROVAL. THE ENGINEER SHALL DEVELOP ANY CONFLICT OR REQUIRED REVISIONS FROM THE PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN CONNECTION WITH ANY PERMITS OBTAINED BY THE ENGINEER OR ITS CLIENTS. MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF CODES, ORDINANCES OR ANY OTHER AGENCY HAVING JURISDICTION FOR THE USE OF ANY TYPE OF UTILITY MATERIALS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN CONNECTION WITH ANY PERMITS OBTAINED BY THE ENGINEER OR ITS CLIENTS. MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION.
- LIGHT DUTY SHALL BE FOR COORDINATION PURPOSES ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN CONNECTION WITH ANY PERMITS OBTAINED BY THE ENGINEER OR ITS CLIENTS. MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN.
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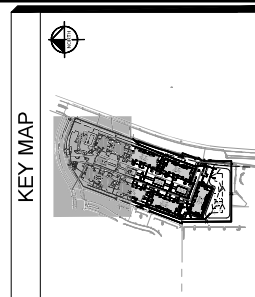
UTILITY LEGEND



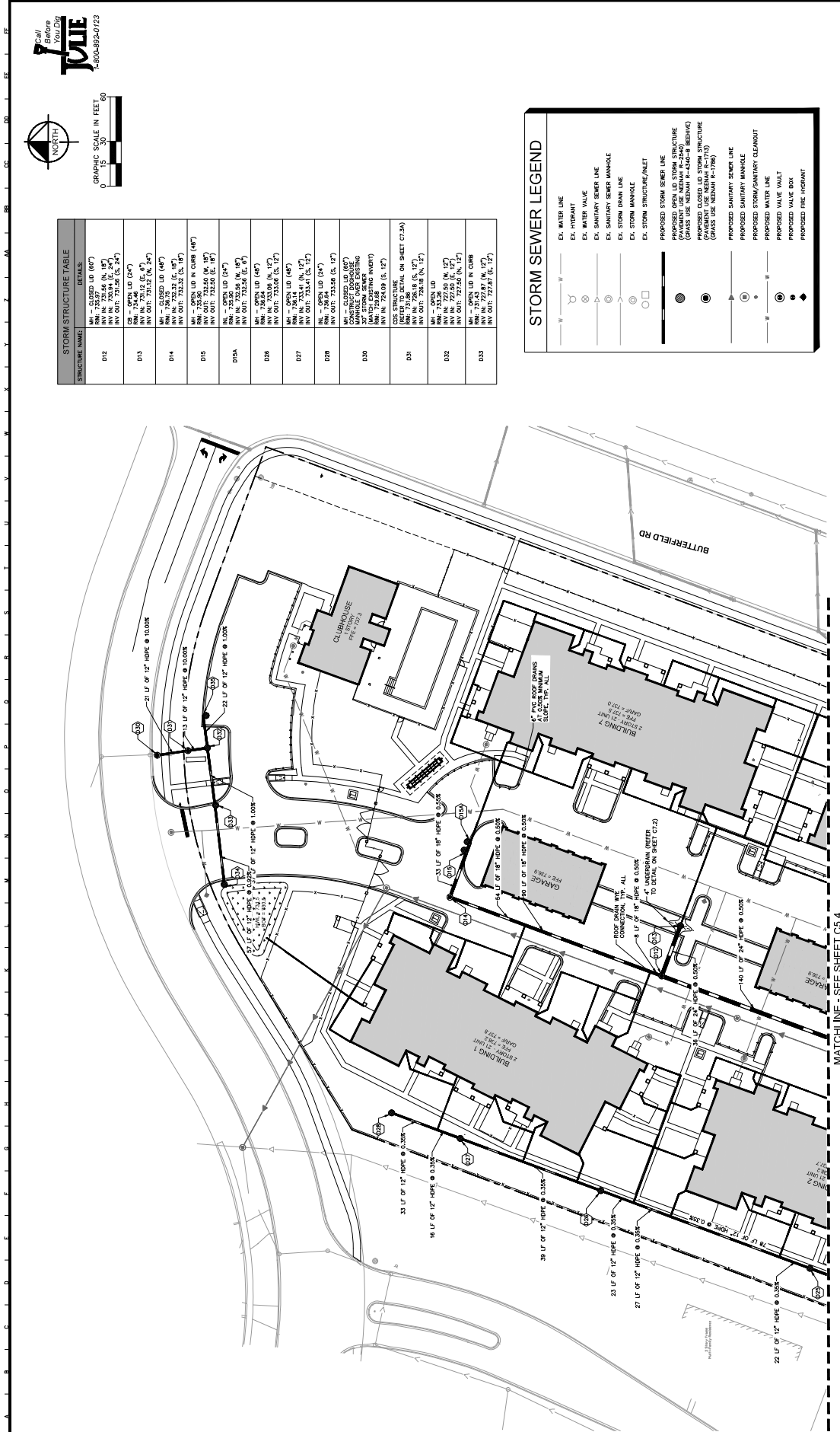
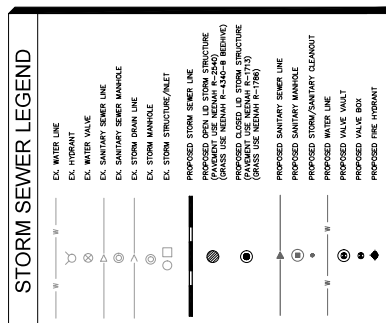
TYPICAL UTILITY SERVICE DETAIL
1" = 20' SCALE

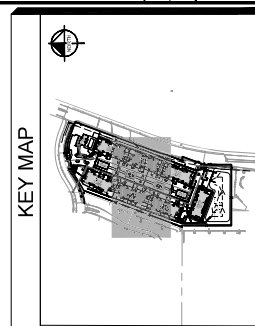






STORM STRUCTURE TABLE		DETAILS
STRUCTURE NAME		
D12	MAN - 33502 (IN 60") MAN OUT: 731.96 (IN 34") MAN IN: 720.04 (IN 24") MAN OUT: 731.96 (IN 34")	
D13	MAN - 33546 (IN 64") MAN OUT: 731.52 (IN 34") MAN IN: 721.52 (IN 24") MAN OUT: 731.52 (IN 34")	
D14	MAN - 33582 (IN 64") MAN OUT: 732.32 (IN 34") MAN IN: 722.32 (IN 24") MAN OUT: 732.32 (IN 34")	
D15	MAN - OPEN IN IN C108 (48") MAN OUT: 732.50 (IN 36") MAN IN: 722.50 (IN 26") MAN OUT: 732.50 (IN 36")	
D15A	MAN - 33530 (IN 64") MAN OUT: 732.58 (IN 34") MAN IN: 722.58 (IN 24") MAN OUT: 732.58 (IN 34")	
D26	MAN - OPEN IN (48") MAN IN: 733.08 (IN 12") MAN OUT: 733.08 (IN 12")	
D27	MAN - 33614 (IN 48") MAN OUT: 733.52 (IN 12") MAN IN: 723.52 (IN 12")	
D28	MAN - OPEN IN (64") MAN IN: 733.56 (IN 12") MAN OUT: 733.56 (IN 12")	
D30	MAN - 33580 (IN 64") MAN IN: 728.08 (IN 12") MAN OUT: 728.08 (IN 12") CONCRETE DISBURSER 30" STORM SINK (N800) MAN 728.08 (IN 12")	
D31	CDS SWITCHBOX (IN 64") (REFER TO DETAIL ON SHEET C2.3A) MAN IN: 728.16 (IN 12") MAN OUT: 728.16 (IN 12")	
D32	MAN - 33538 (IN 64") MAN OUT: 727.20 (IN 34") MAN IN: 727.20 (IN 24") MAN OUT: 727.20 (IN 34")	
D33	MAN - 33513 (IN 64") MAN OUT: 727.67 (IN 34") MAN IN: 727.67 (IN 24") MAN OUT: 727.67 (IN 34")	

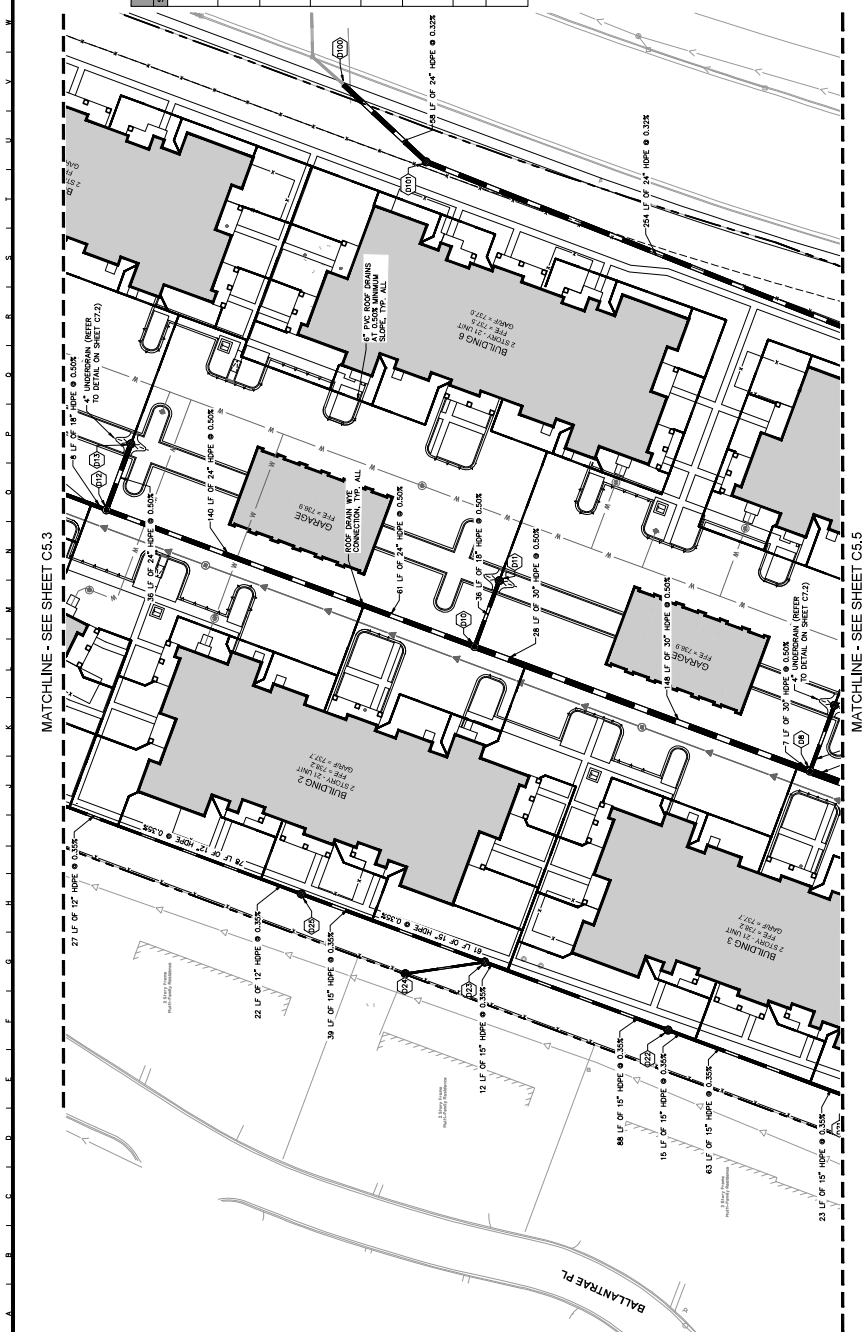
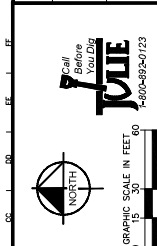


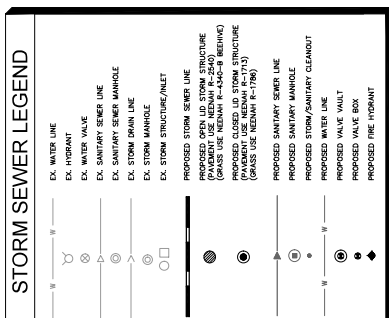


STORM SEWER LEGEND	
EX. WATER LINE	—
EX. HYDRANT	⊗
EX. WATER VALVE	⊙
EX. SANITARY SEWER LINE	—
EX. SANITARY SEWER MANHOLE	⊗
EX. STORM DRAIN LINE	—
EX. STORM MANHOLE	⊙
EX. STORM MANHOLE	⊙
PROPOSED STORM SEWER/VALET	—
PROPOSED STORM SEWER	—
PROPOSED OPEN LD. STORM STRUCTURE	⊙
PROPOSED CLOSED LD. STORM STRUCTURE	⊙
PROPOSED 12" NIPPLE	—
PROPOSED 12" NIPPLE 4'-6" & LONGER	—
PROPOSED CLOSED LD. STORM STRUCTURE (P&H)	⊙
PROPOSED 12" NIPPLE 4'-6" & LONGER (P&H)	⊙
PROPOSED SANITARY SEWER LINE	—
PROPOSED SANITARY MANHOLE	⊙
PROPOSED STORM/SANITARY CLEANOUT	⊙
PROPOSED WATER LINE	—
PROPOSED VALVE	⊙
PROPOSED WATER VALVE	⊙
PROPOSED VALVE BOX	⊙
PROPOSED FIRE HYDRANT	⊙

[illegible]

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D100	CONNECT TO EXISTING STORM INLET INV IN: 725.58 (SW, 24")
D101	OVERFLOW MANHOLE NENAH R-5001-K BOLTED FRAME AND GRATE OR APPROVED EQUAL INV IN: 725.76 (S, 24") INV OUT: 725.76 (NE, 24")

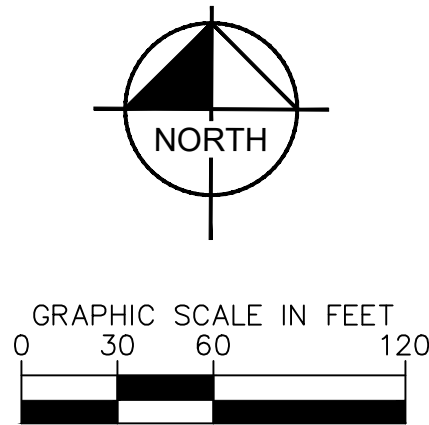
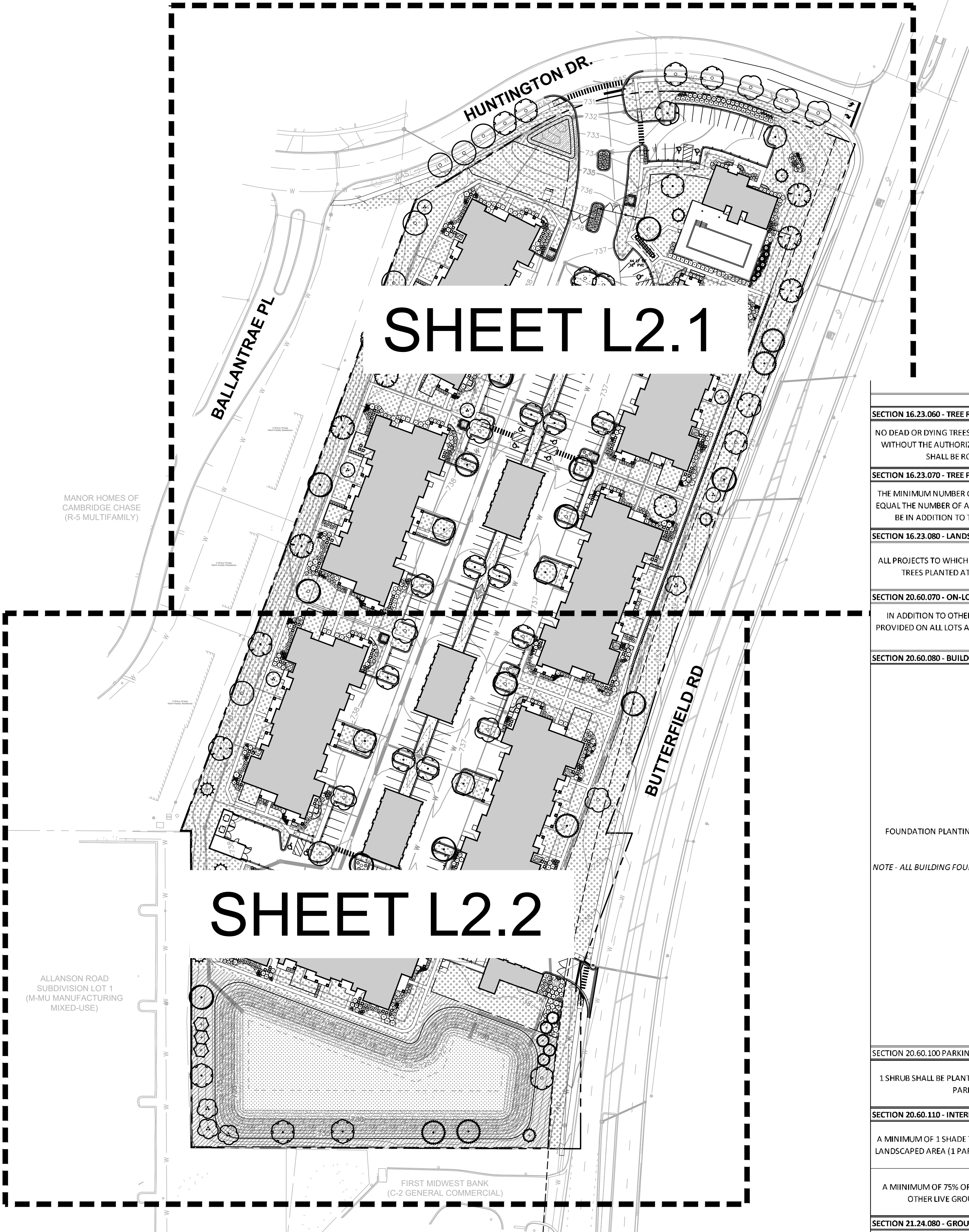




STORM STRUCTURE TABLE		DETAILS
STRUCTURE NAME		
D2	MH - OPEN UD (60") INV N: 727.60 (L 15") INV S: 727.70 (L 36")	
D3	MH - OPEN UD (72") INV N: 728.03 (L 15") INV S: 728.12 (L 36")	
D4	MH - OPEN UD (60") INV N: 726.46 INV S: 726.63 (S&B 36")	
D5	MH - OPEN UD (72") INV N: 728.84 (L 15") INV S: 728.94 (L 36")	
D6	MH - OPEN UD (60") INV N: 728.14 (L 15") INV S: 728.24 (L 36")	
D7	MH - OPEN UD (48") INV N: 727.42 (L 15") INV S: 727.42 (L 36")	
D20	MH - OPEN UD (72") INV N: 731.26 (L 15") INV S: 731.26 (L 36")	
D21	MH - OPEN UD (48") INV N: 730.50 INV S: 730.60 (L 15")	
D102	MH - OPEN UD (48") INV N: 728.57 (L 24") INV S: 728.67 (L 60")	
D103	MH - OPEN UD (60") INV N: 727.43 (L 36") INV S: 727.43 (L 24")	
D105	COS STRUCTURE INV N: 727.43 (L 36") INV S: 727.43 (L 24")	ON SHEET C7.3
D106	COS WATER QUALITY INV N: 727.63 (L 24") INV S: 727.63 (L 18")	



Drawing name: K:\GIS_LDEV\268627000_Continental_Mundelein_IL\2 Design\CAO\PlanSheets\L2.0 LANDSCAPE PLAN.dwg May 30, 2024 11:31am by: amandamcabe
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MUNDELEIN, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 16.23.060 - TREE REMOVAL AND REPLACEMENT		
NO DEAD OR DYING TREES HAVING A DBH OF 2.5 INCHES OR GREATER MAY BE REMOVED WITHOUT THE AUTHORIZATION OF THE VILLAGE. TREES MEASURED IN ANY FRACTION SHALL BE ROUNDED TO THE NEXT HIGHEST WHOLE NUMBER.	SEE SHEET L1.0 FOR TREE PRESERVATION/REMOVALS PLAN	
SECTION 16.23.070 - TREE PROTECTION AND PRESERVATION		
THE MINIMUM NUMBER OF NEW TREES PLANTED ON THE DEVELOPED PROPERTY SHALL EQUAL THE NUMBER OF ACRES OF DEVELOPED PROPERTY MULTIPLIED BY 10, AND SHALL BE IN ADDITION TO THE REQUIRED PARKWAY TREES OR REPLACEMENT TREES.	TOTAL SITE AREA AFTER R.O.W DEDICATION = 10.13 ACRES (441,262.80 SQ. FT.) 10.13 ACRES x 10 = 101.3 101 TREES REQUIRED THROUGHOUT THE SITE	101 TREES PROVIDED THROUGHOUT SITE (IN ADDITION TO PARKWAY TREES)
SECTION 16.23.080 - LANDSCAPING ON PUBLIC RIGHTS-OF-WAYS AND PARKWAYS		
ALL PROJECTS TO WHICH THIS LANDSCAPE CODE IS APPLICABLE SHALL HAVE PARKWAY TREES PLANTED AT THE RATE OF 1 TREE FOR EVERY 50 FEET OF FRONTAGE.	LENGTH OF HUNTINGTON DRIVE = 495.49 LF 495.49 LF / 50 LF = 9.91 10 PARKWAY TREES REQUIRED ALONG HUNTINGTON DRIVE	10 PARKWAY TREES PROVIDED
SECTION 20.60.070 - ON-LOT LANDSCAPE		
IN ADDITION TO OTHER REQUIREMENTS OF THIS CHAPTER, SHADE TREES SHALL BE PROVIDED ON ALL LOTS AT A MINIMUM OF 2 SHADE TREES PER TOWNHOUSE OR MULTI-FAMILY DEVELOPMENT.	TOTAL NUMBER OF MULTI-FAMILY BUILDINGS = 7 7 BUILDINGS x 2 SHADE TREES = 14 14 SHADE TREES REQUIRED THROUGHOUT THE SITE	14 SHADE TREES PROVIDED
SECTION 20.60.080 - BUILDING FOUNDATION LANDSCAPE		
FOUNDATION PLANTINGS SHALL BE INSTALLED ALONG 60% OF THE LENGTH OF THE FAÇADE OF THE BUILDING. NOTE - ALL BUILDING FOUNDATION LENGTHS DO NOT INCLUDE SIDEWALKS, PATIOS AND DRIVEWAYS/GARAGES	LENGTH OF CLUBHOUSE = 140.49 LF 140.49 LF x 0.60 = 84.29 85 LF OF BUILDING 1 FOUNDATION PLANTING REQUIRED	109.26 LF OF LANDSCAPE PROVIDED (CLUBHOUSE)
	LENGTH OF BUILDING 1 = 286.68 LF 286.68 LF x 0.60 = 172.01 172 LF OF BUILDING 1 FOUNDATION PLANTING REQUIRED	297.64 LF OF LANDSCAPE PROVIDED (BUILDING 1)
	LENGTH OF BUILDING 2 = 283.32 LF 283.32 LF x 0.60 = 169.99 170 LF OF BUILDING 2 FOUNDATION PLANTING REQUIRED	291.36 LF OF LANDSCAPE PROVIDED (BUILDING 2)
	LENGTH OF BUILDING 3 = 287.35 LF 287.35 LF x 0.60 = 172.41 172 LF OF BUILDING 3 FOUNDATION PLANTING REQUIRED	269.63 LF OF LANDSCAPE PROVIDED (BUILDING 3)
	LENGTH OF BUILDING 4 = 288.57 LF 288.57 LF x 0.60 = 173.14 173 LF OF BUILDING 4 FOUNDATION PLANTING REQUIRED	296.45 LF OF LANDSCAPE PROVIDED (BUILDING 4)
	LENGTH OF BUILDING 5 = 287.53 LF 287.53 LF x 0.60 = 172.51 173 LF OF BUILDING 5 FOUNDATION PLANTING REQUIRED	269.55 LF OF LANDSCAPE PROVIDED (BUILDING 5)
	LENGTH OF BUILDING 6 = 287.43 LF 287.43 LF x 0.60 = 172.46 172 LF OF BUILDING 6 FOUNDATION PLANTING REQUIRED	300.06 LF OF LANDSCAPE PROVIDED (BUILDING 6)
	LENGTH OF BUILDING 7 = 287.35 LF 287.35 LF x 0.60 = 172.41 172 LF OF BUILDING 7 FOUNDATION PLANTING REQUIRED	270.43 LF OF LANDSCAPE PROVIDED (BUILDING 7)
SECTION 20.60.100 PARKING LOT PERIMETER LANDSCAPE YARD		
1 SHRUB SHALL BE PLANTED FOR EVERY 3 FEET OF LANDSCAPED AREA LENGTH (OF THE PARKING LOT PERIMETER), SPACED LINEARLY.	PARKING LOT PERIMETER LENGTH = 106.47 LF 106.47 LF / 3 FT = 35.49 36 PARKING LOT PERIMETER SHRUBS REQUIRED	36 PARKING LOT PERIMETER SHRUBS PROVIDED
SECTION 20.60.110 - INTERIOR PARKING LOT LANDSCAPE		
A MINIMUM OF 1 SHADE TREE SHALL BE PROVIDED FOR EVERY PARKING LOT ISLAND OR LANDSCAPED AREA (1 PARKING LOT ISLAND SHALL BE PROVIDED FOR EVERY 10 SPACES).	1 SHADE TREE FOR EVERY PARKING LOT ISLAND	1 SHADE TREE IN EACH PARKING ISLAND PROVIDED
A MINIMUM OF 75% OF EVERY PARKING LOT ISLAND SHALL BE PLANTED IN TURF OR OTHER LIVE GROUNDCOVER, PERENNIALS OR ORNAMENTAL GRASSES.	75% OF PARKING LOT ISLANDS REQUIRED TO BE PLANTED	ALL LANDSCAPE ISLANDS PLANTED WITH TURF OR A COMBINATION OF SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES
SECTION 21.24.080 - GROUND MONUMENT SIGN		
LANDSCAPE MUST EXTEND A MINIMUM OF 2 FEET FROM THE SIGN BASE ON ALL SIDES AND SHALL CONSIST OF SHRUBS, PERENNIALS, LIVE GROUNDCOVER OR TREES.	SIGN LANDSCAPING REQUIRED	SIGN LANDSCAPING PROVIDED

AS NOTED

DESIGNED BY: RNM

DRAWN BY: INS

CHECKED BY: RNM

Kimley»Horn

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PRINCETON, IL 60131
PHONE: 312-425-8039
WWW.KIMLEY-HORN.COM

CONTINENTAL

770 FUND, LLC

OVERALL

LANDSCAPE

PLAN

SPRINGS AT

MUNDELEIN

SW CORNER OF BUTTERFIELD RD &
HUNTINGTON DR. MUNDELEIN, IL 60060

ORIGINAL ISSUE:

02/12/2024

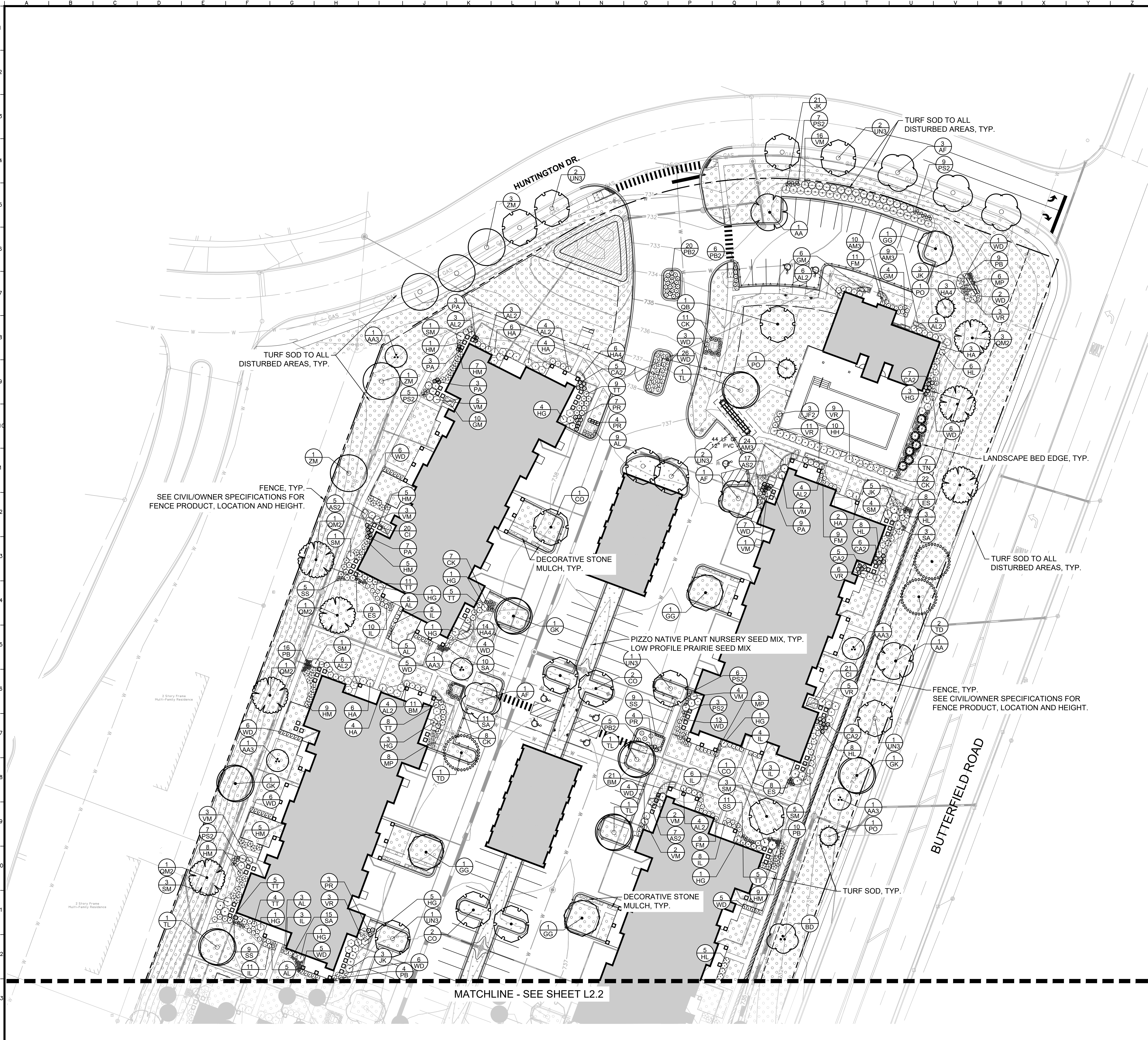
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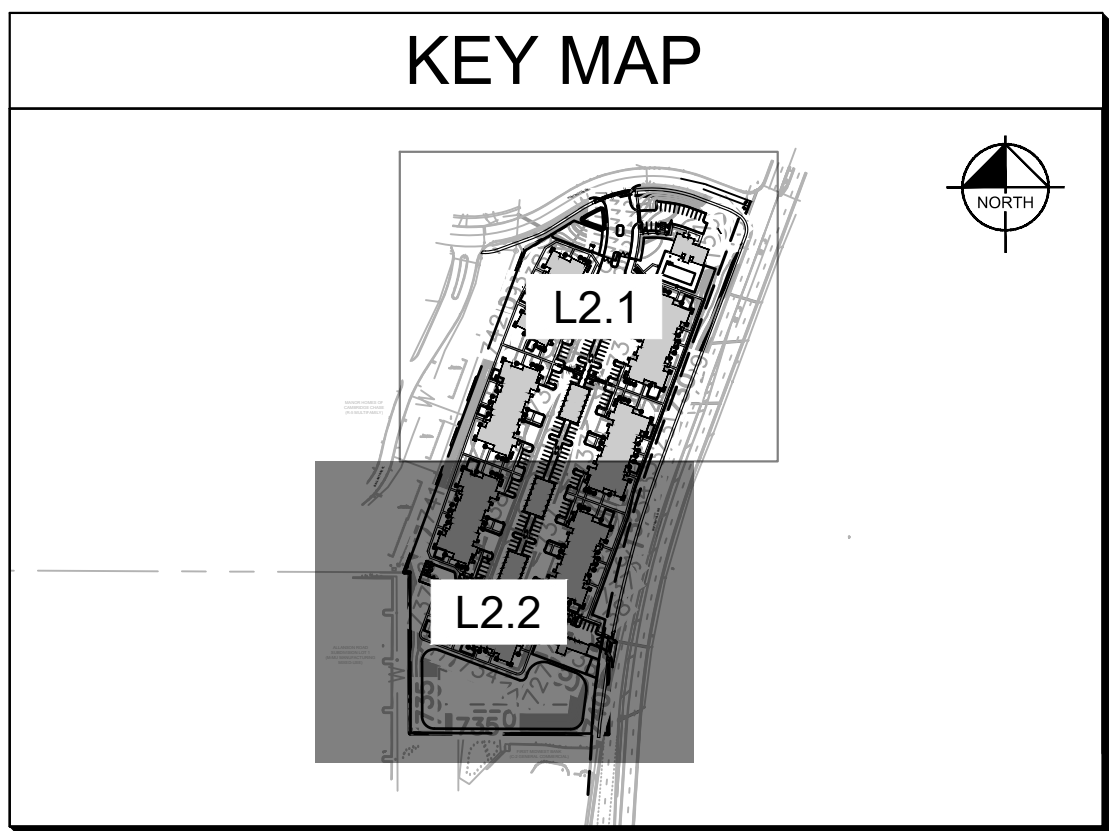
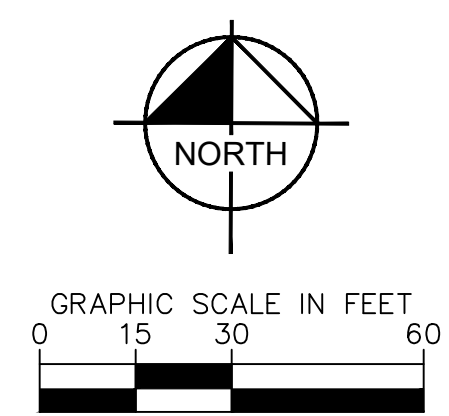
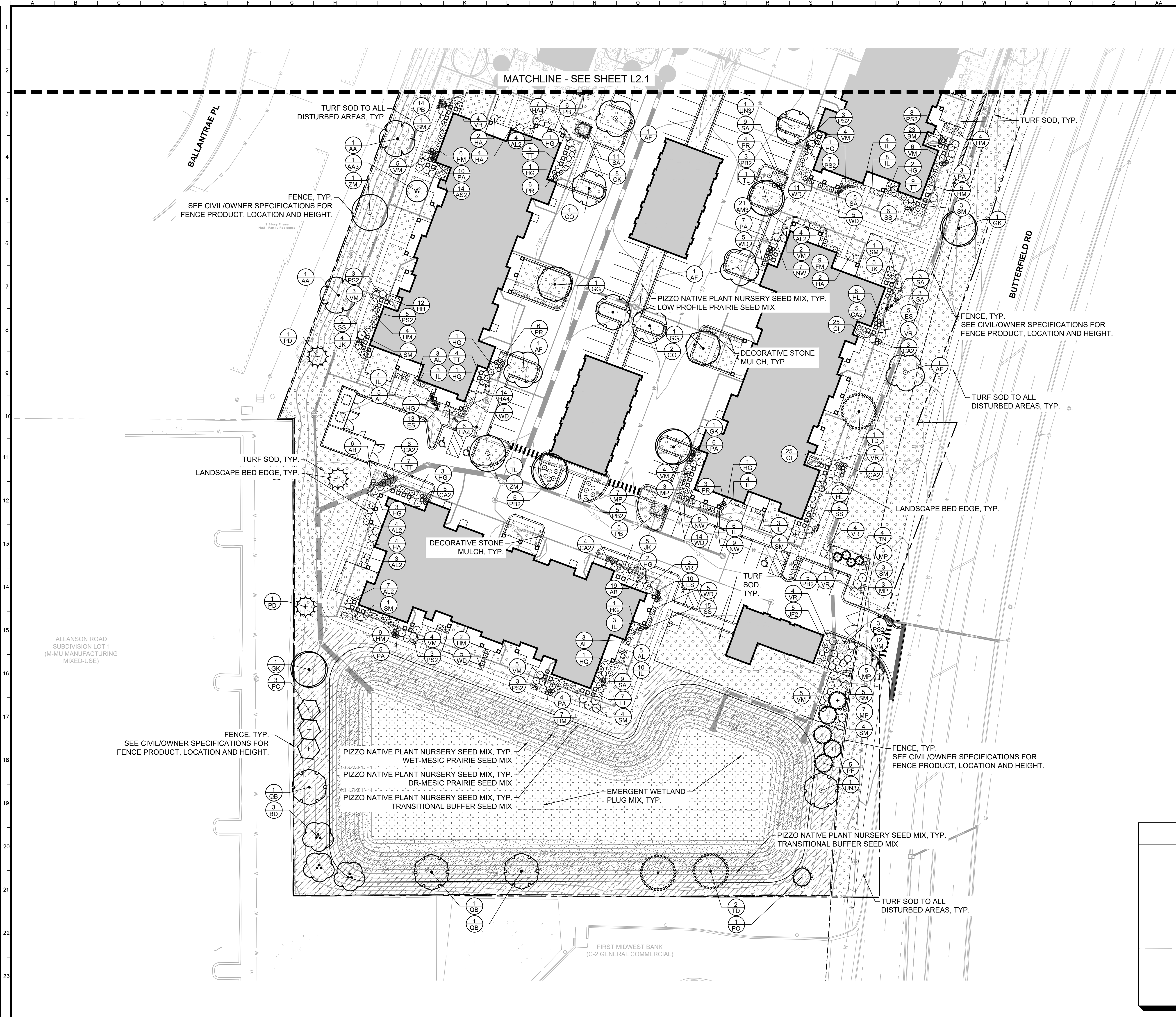
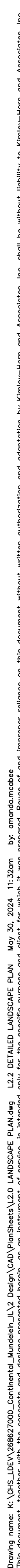
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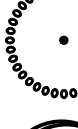
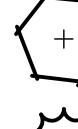
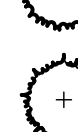
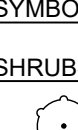
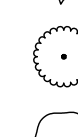
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<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	AA	4	AESCULUS X ARNOLDIANA 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR BUCKEYE	B & B	2.5" CAL. MIN.	
	AF	9	ACER FREEMANII 'AUTUMN FANTASY' / FREEMAN MAPLE	B & B	2.5" CAL. MIN.	
	CO	9	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL. MIN.	
	GG	6	GINKGO BILOBA 'GOLDEN GLOBE' / GOLDEN GLOBE GINKGO	B & B	2.5" CAL. MIN.	
	GK	6	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE	B & B	2.5" CAL. MIN.	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.	
	QM2	7	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2.5" CAL. MIN.	
	TD	6	TAXODIUM DISTICHUM 'SHAWNEE BRAVE' / BALD CYPRESS	B & B	2.5" CAL. MIN.	
	TL	6	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL. MIN.	
	UN3	11	ULMUS AMERICANA 'NEW HARMONY' / NEW HARMONY AMERICAN ELM	B & B	2.5" CAL. MIN.	
	ZM	7	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B & B	2.5" CAL. MIN.	
EVERGREEN TREES						
	PC	3	PICEA PUNGENS / COLORADO SPRUCE	B & B		6' HT MIN
	PD	3	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		6' HT MIN
	PF	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B		6' HT MIN
	PO	4	PICEA OMORIKA / SERBIAN SPRUCE	B & B		6' HT MIN
	TN	11	THUJA OCCIDENTALIS 'NIGRA' / NIGRA ARBORVITAE	B & B		6' HT MIN
ORNAMENTAL TREES						
	AA3	6	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTISTEM	8' HT MIN
	BD	4	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B & B	MULTISTEM	8' HT MIN
SHRUBS						
	AL	43	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	-	SEE PLAN	12" HT. MIN.
	AL2	61	AZALEA X 'LEMON LIGHTS' / LEMON LIGHTS NORTHERN LIGHTS AZALEA	-	SEE PLAN	18" HT MIN
	FM	38	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	36" HT MIN
	HA	37	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	24" HT MIN
	HG	41	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / OAKLEAF HYDRANGEA	-	SEE PLAN	24" HT MIN
	HL	48	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	-	SEE PLAN	18" HT MIN
	HM	86	HYDRANGEA ARBORESCENS 'NCHA2' TM / INVINCIBELLE SPIRIT II HYDRANGEA	-	SEE PLAN	24" HT MIN
	IL	95	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	-	SEE PLAN	24" HT MIN
	JF2	8	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	-	SEE PLAN	72" HT MIN
	JK	46	JUNIPERUS X PFITZERIANA 'KALLAY'S COMPACT' / KALLAY'S COMPACT PFITZER JUNIPER	-	SEE PLAN	24" SPREAD
	PB2	50	POTENTILLA FRUTICOSA 'HACHLISS' TM / BELLA BELLISSIMA BUSH CINQUEFOIL	-	SEE PLAN	18" HT MIN
	SM	45	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	-	SEE PLAN	36" HT MIN
	TT	79	TAXUS X MEDIA 'TAUNTONII' / TAUTON YEW	-	SEE PLAN	24" HT MIN
	VM	88	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	-	SEE PLAN	24" HT MIN
	VR	63	DIERVILLA RIVULARIS 'SMNDRSF' TM / KODIAK BLACK HONEYSUCKLE	-	SEE PLAN	24" HT MIN
	WD	157	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
GRASSES						
	CA2	64	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL	36" OC	
	CK	56	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	36" OC	
	ES	53	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS	1 GAL	18" OC	

	MP	45	MISCANTHUS SINENSIS 'PURPURESCENS' / FLAME GRASS	1 GAL	30" OC
	PA	60	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	1 GAL	36" OC
	PB	64	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' / BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	18" OC
	PR	37	PANICUM VIRGATUM 'ROTSTRAHLBUSCH' / ROTSTRAHLBUSCH RED SWITCH GRASS	1 GAL	36" OC
	PS2	72	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL	24" OC
	SA	89	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	18" OC
	SS	72	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION LITTLE BLUESTEM	1 GAL	18" OC

	AB	25
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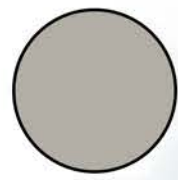
	AB	25	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	1 GAL	24" OC
	AM3	64	ASTILBE CHINENSIS 'MAGGIE DALEY' / MAGGIE DALEY ASTILBE	1 GAL	18" OC
	AS2	43	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	1 GAL	24" OC
	BM	55	BRUNNERA MACROPHYLLA / SIBERIAN BUGLOSS	1 GAL	18" OC
	CI	91	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	18" OC
	GM	20	GERANIUM MACULATUM / SPOTTED GERANIUM	1 GAL	24" OC
	HA4	50	HEMEROCALLIS X 'CHERRY CHEEKS' / DAYLILY	1 GAL	24" OC
	HH	22	HOSTA X 'HADSPEN BLUE' / HOSTA	1 GAL	24" OC
	NW	21	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL	24" OC

GROUND COVERS

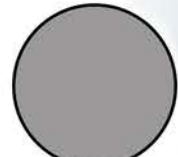
GROUND COVERS	
	EMERGENT WETLAND PLUG MIX 2" PLUG, 24" O.C.
	DECORATIVE STONE MULCH
	PIZZO NATIVE PLANT NURSERY / DRY-MESIC PRAIRIE SEED MIX
	PIZZO NATIVE PLANT NURSERY / LOW PROFILE PRAIRIE SEED MIX
	PIZZO NATIVE PLANT NURSERY / TRANSITIONAL BUFFER SEED MIX
	PIZZO NATIVE PLANT NURSERY / WET-MESIC PRAIRIE SEED MIX
	TURF SOD
	PIZZO NATIVE PLANT NURSERY / DRY BOTTOM DETENTION BASIN



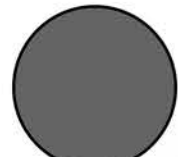
SPRINGS AT MUNDELEIN		LANDSCAPE NOTES AND DETAILS		CONTINENTAL 770 FUND, LLC		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2024 KIMLEY-HORN AND ASSOCIATES, INC. DEERFIELD, IL 60015 TEL: 847.220.8800 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: RNM DRAWN BY: INS CHECKED BY: RNM		REVISIONS NO. DATE BY 1 05/07/24 INS 2 04/02/24 RNM	
ORIGINAL ISSUE: 02/12/2024 KHA PROJECT NO. 268627000		SW CORNER OF BUTTERFIELD RD & HUNTINGTON DR. MUNDELEIN, IL 60060		SHEET NUMBER L2.3							



FLAT PANEL



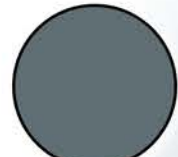
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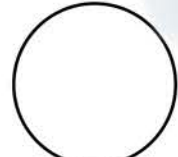
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ROOF



DOORS



TRIM

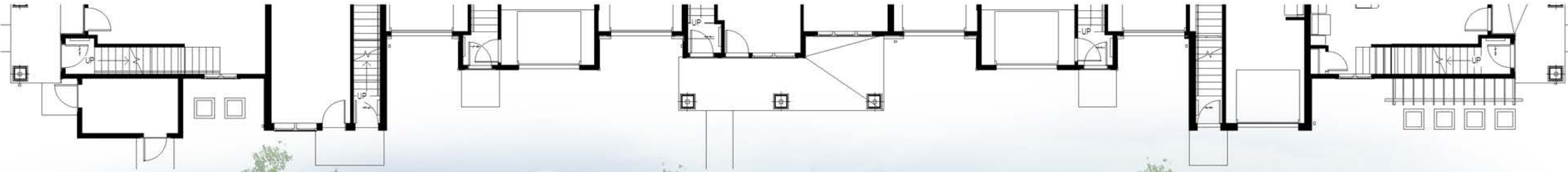


MASONRY



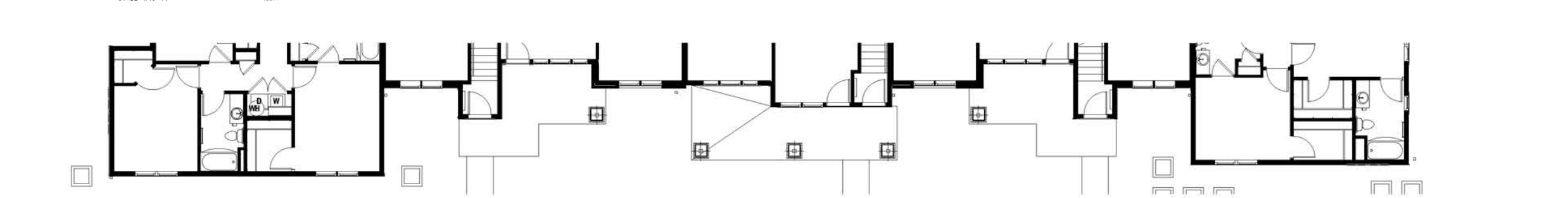
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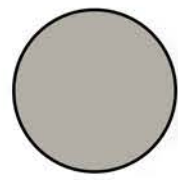


Rear Elevation

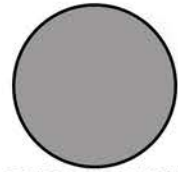
SCALE: 1/16"=1'-0"



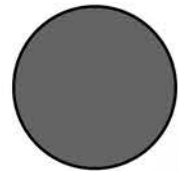
21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



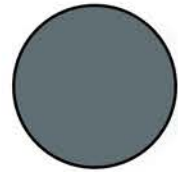
BOARD & BATTEN



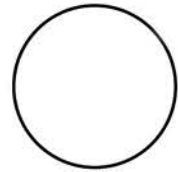
LAP SIDING



ROOF



DOORS



TRIM

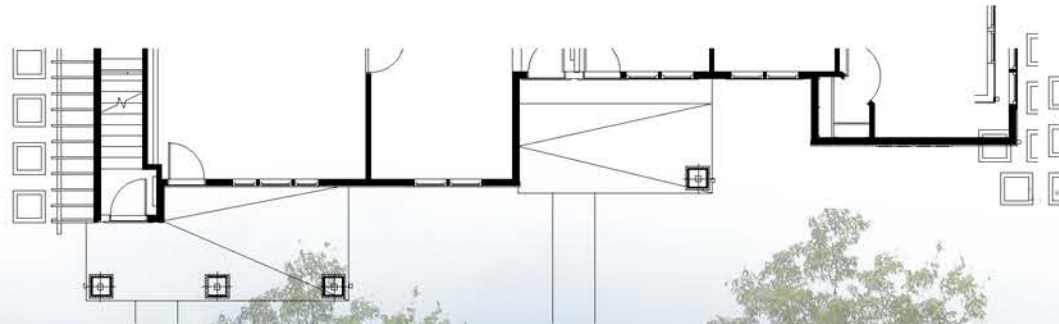


MASONRY



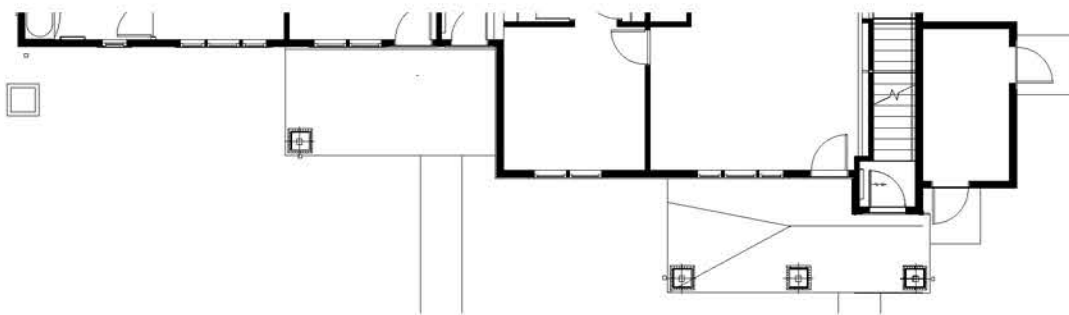
Right Elevation

SCALE: 1/16"=10' xref=1

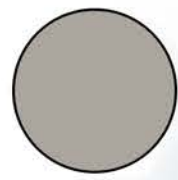


Left Elevation

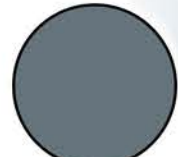
SCALE: 1/16"=10' xref=1



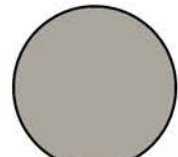
21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



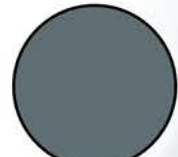
BOARD & BATTEN



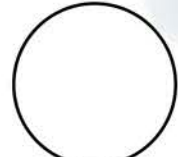
LAP SIDING



ROOF



DOORS



TRIM

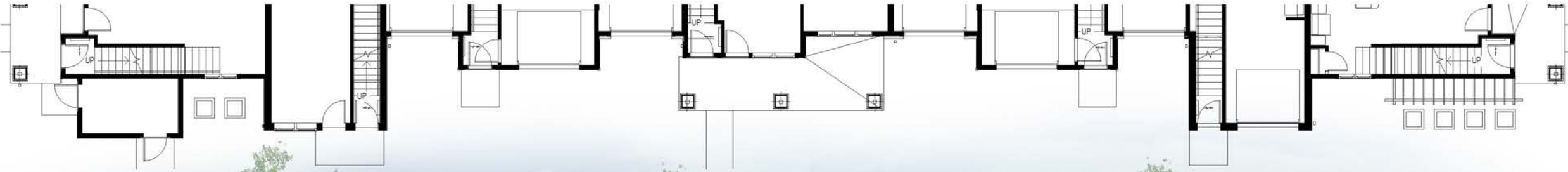


MASONRY



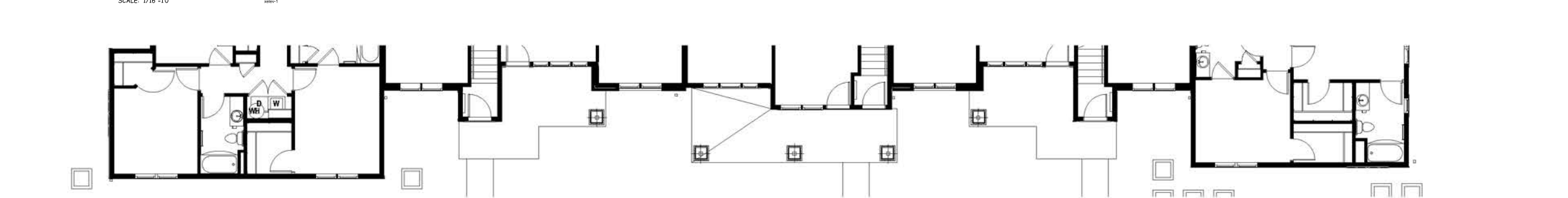
Front Elevation

SCALE: 1/16"=1'0"

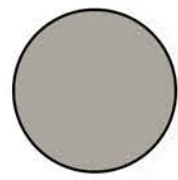


Rear Elevation

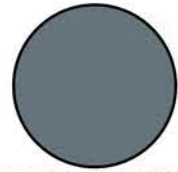
SCALE: 1/16"=1'0"



21 UNIT BUILDING- 7 GARAGES



FLAT PANEL



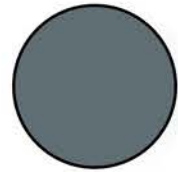
BOARD & BATTEN



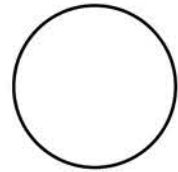
LAP SIDING



ROOF



DOORS



TRIM

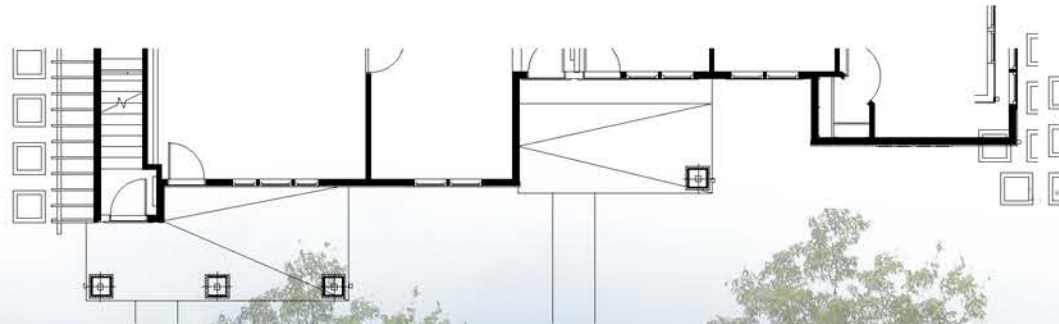


MASONRY



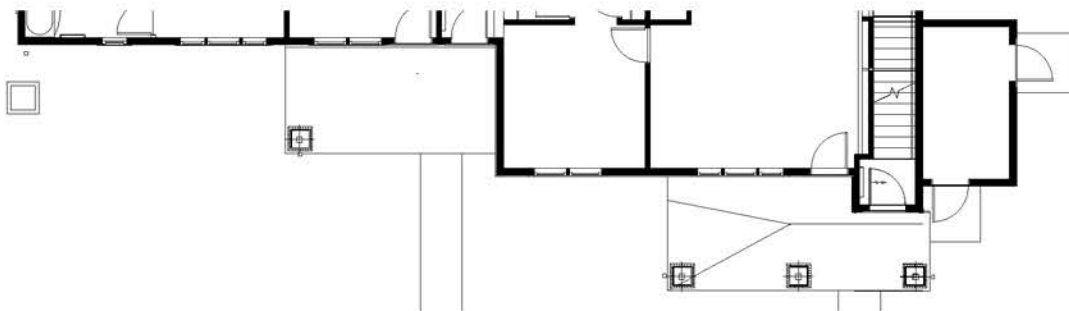
Right Elevation

SCALE: 1/16"=10' xref=1

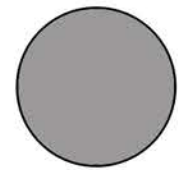


Left Elevation

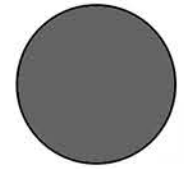
SCALE: 1/16"=10' xref=1



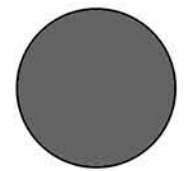
21 UNIT BUILDING- 7 GARAGES



BOARD & BATTEN



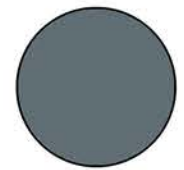
BOARD & BATTEN



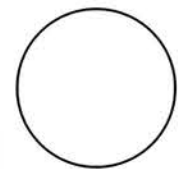
FLAT PANEL



ROOF



DOORS

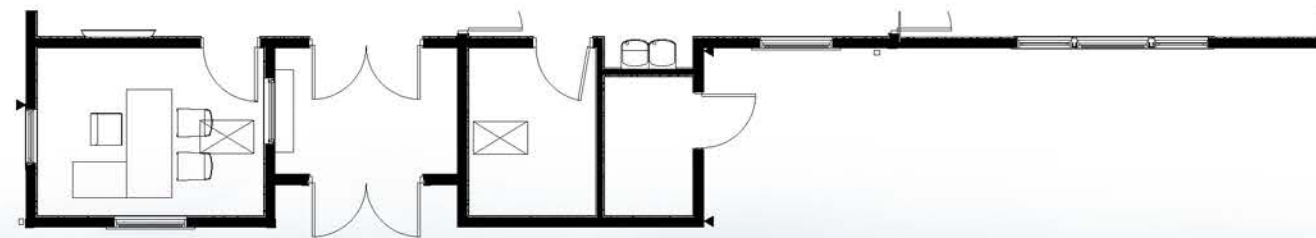


TRIM



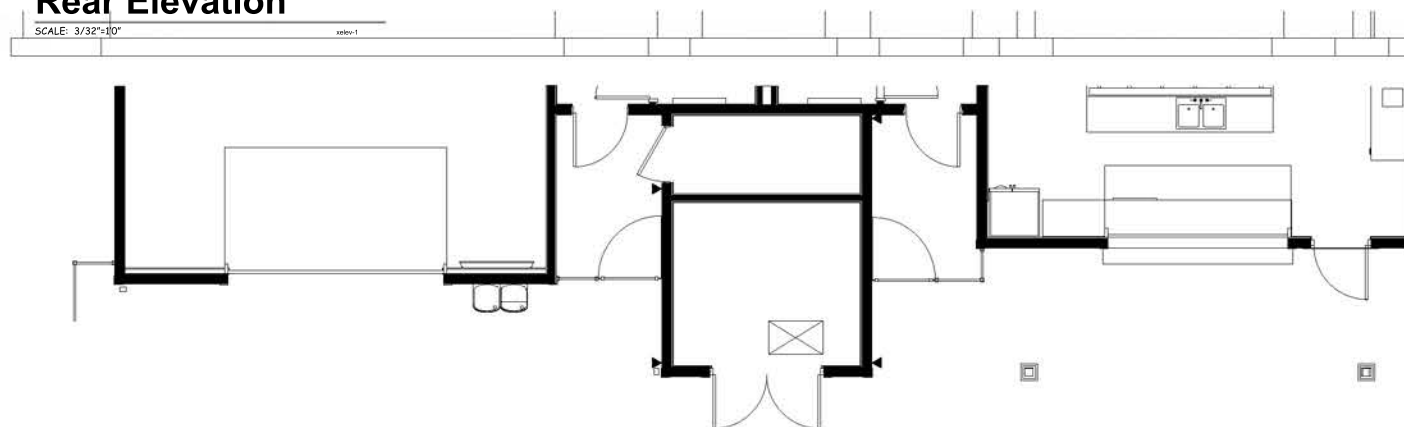
Front Elevation

SCALE: 3/32"=1'0" xref=1

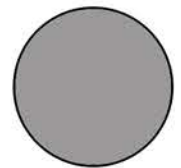


Rear Elevation

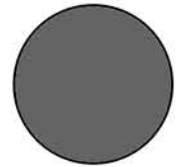
SCALE: 3/32"=1'0" xref=1



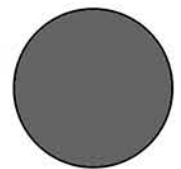
CLUBHOUSE



BOARD & BATTEN



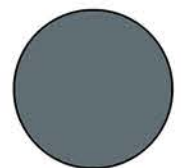
BOARD & BATTEN



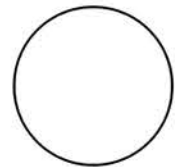
FLAT PANEL



ROOF



DOORS

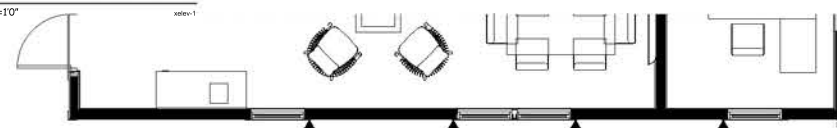


TRIM



Left Elevation

SCALE: 3/32"=1'0"



Right Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE



Front Elevation

SCALE: 3/32"=10' sheet-1



Left Elevation

SCALE: 3/32"=10' sheet-1

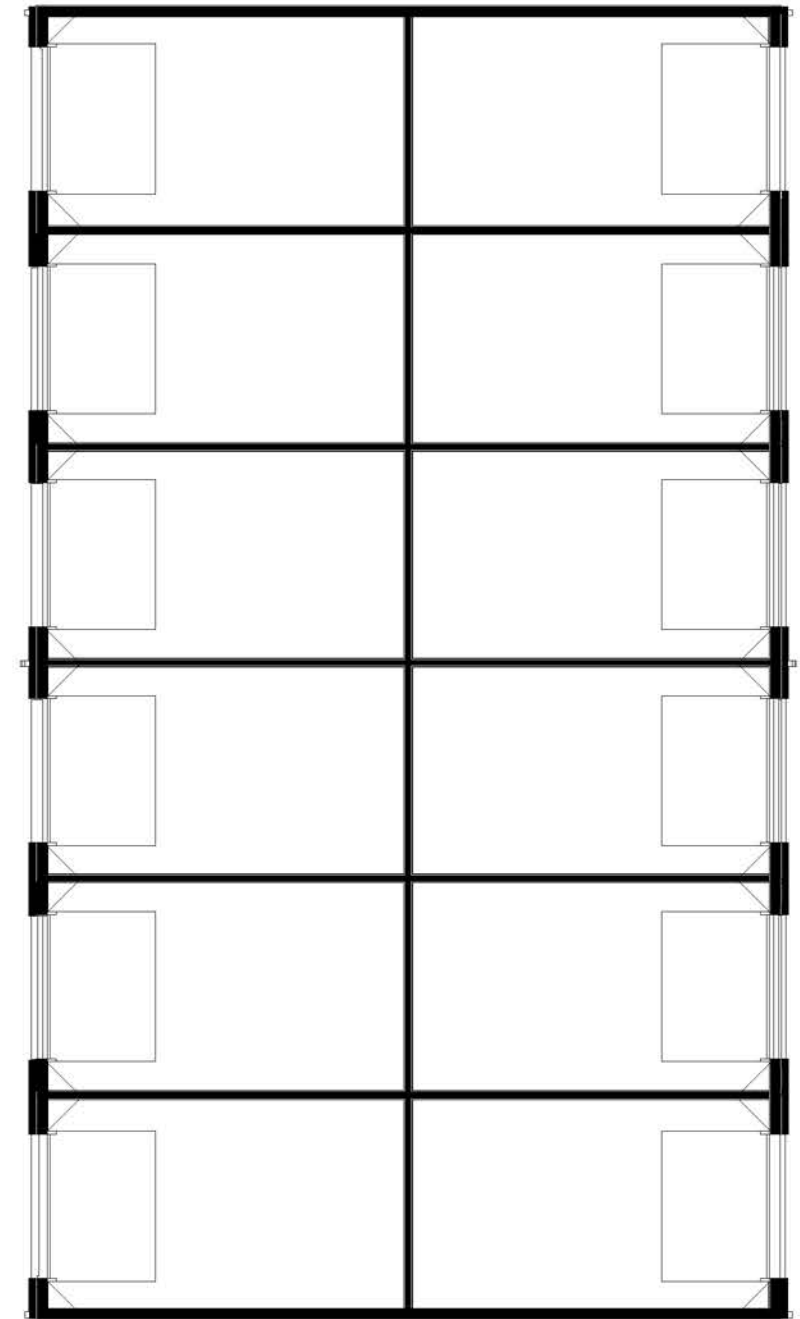
Right Elevation

SCALE: 3/32"=10' sheet-1



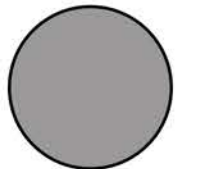
Rear Elevation

SCALE: 3/32"=10' sheet-1

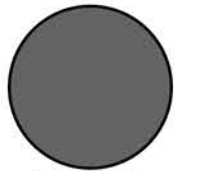


Floor Plan Elevation

SCALE: 3/32"=10' sheet-1



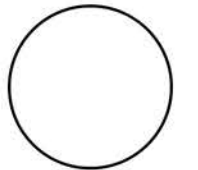
BOARD & BATTEN



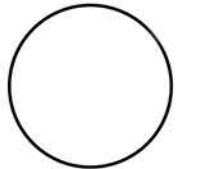
LAP SIDING



ROOF



DOORS



TRIM



MASONRY

12 BAY GARAGE



Front Elevation
SCALE: 3/32"=1'0" sheet-1

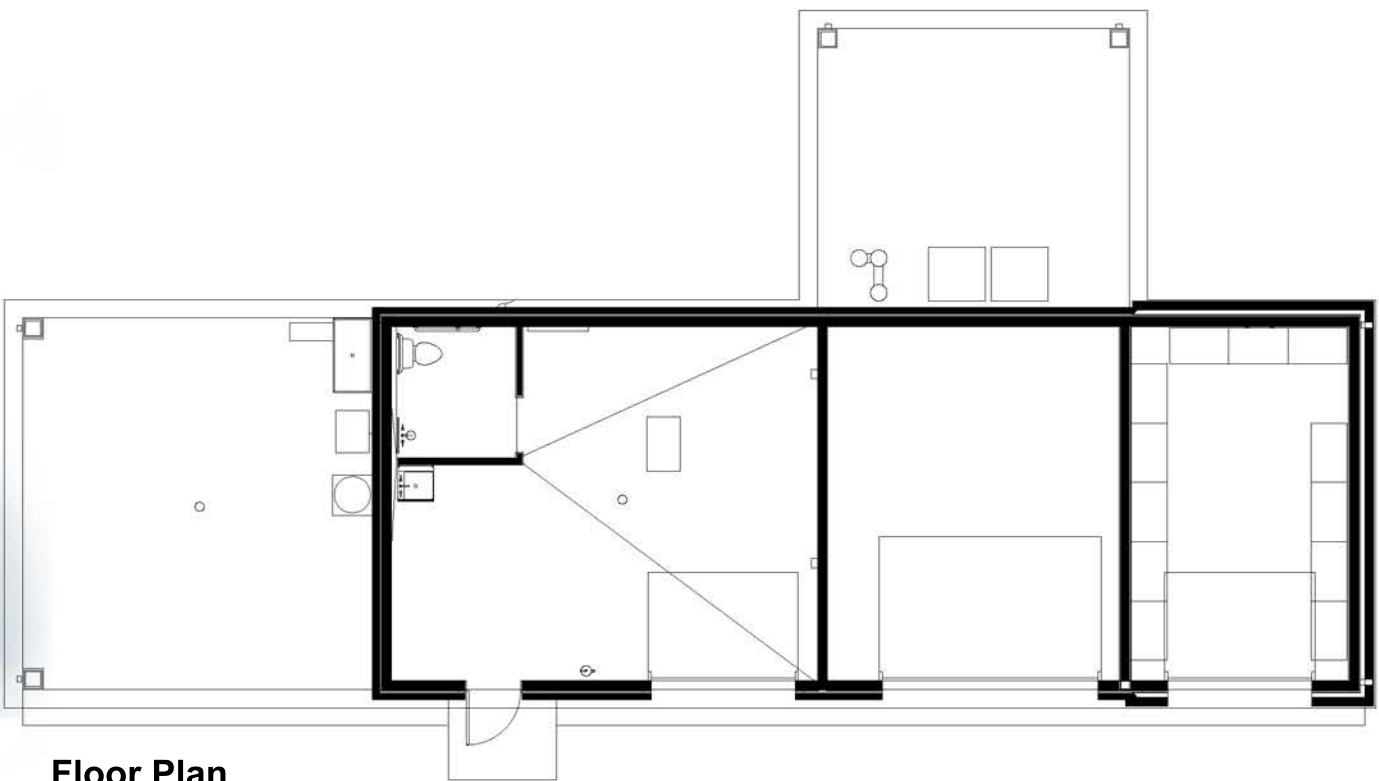


Left Elevation
SCALE: 3/32"=1'0" sheet-1

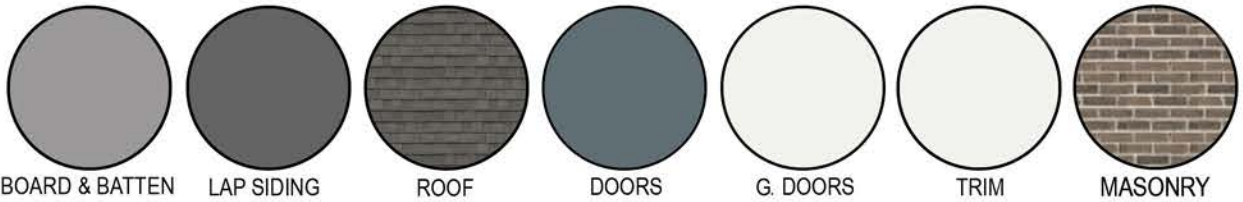
Right Elevation
SCALE: 3/32"=1'0" sheet-1



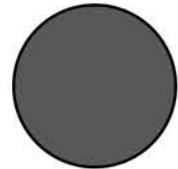
Rear Elevation
SCALE: 3/32"=1'0" sheet-1



Floor Plan
SCALE: 3/32"=1'0" sheet-1



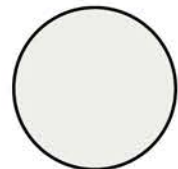
GROUNDS BUILDING-P



LAP SIDING



ROOF



TRIM



MASONRY



Front Elevation

SCALE: 3/32"=1'0"

sheet-1



Right Elevation

SCALE: 3/32"=1'0"

sheet-1



Rear Elevation

SCALE: 3/32"=1'0"

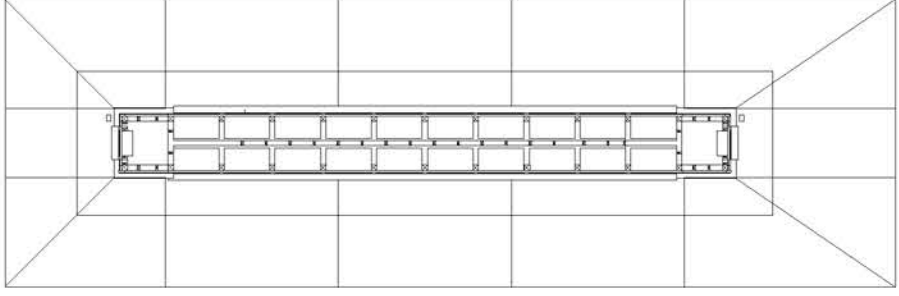
sheet-1



Left Elevation

SCALE: 3/32"=1'0"

sheet-1



Floor Plan

SCALE: 3/32"=1'0"

sheet-1

MAIL KIOSK



Front Elevation

SCALE: 3/32"=1'0"

sheet-1



Right Elevation

SCALE: 3/32"=1'0"

sheet-1



Left Elevation

SCALE: 3/32"=1'0"

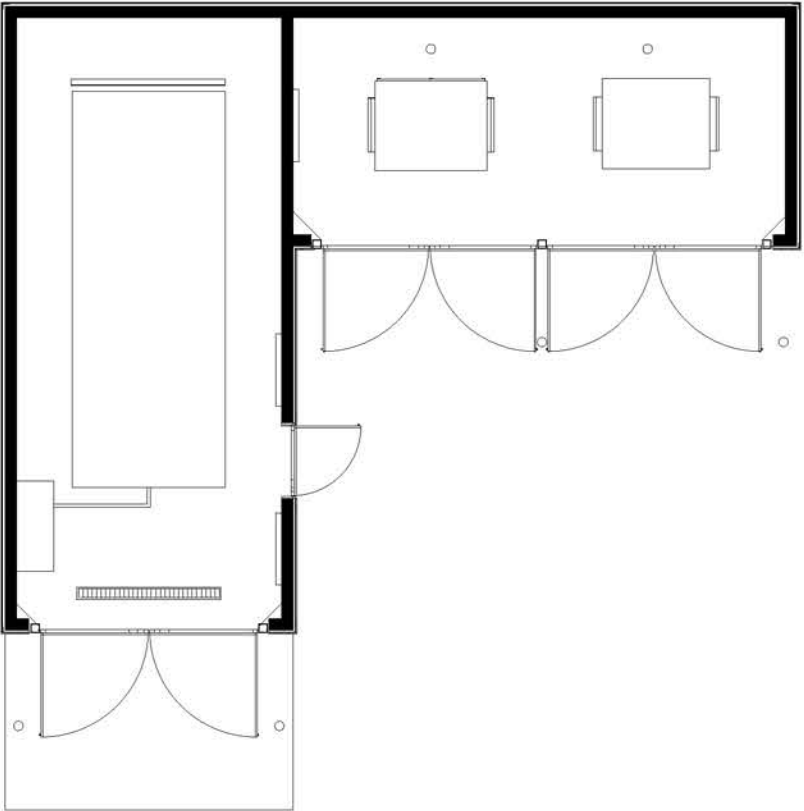
sheet-1



Rear Elevation

SCALE: 3/32"=1'0"

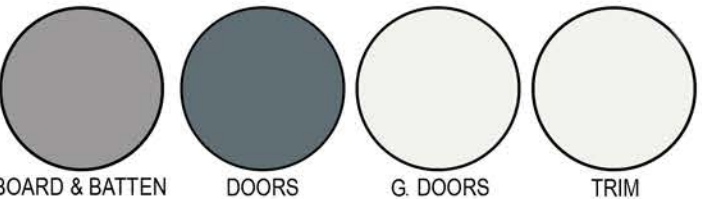
sheet-1



Floor Plan Elevation

SCALE: 3/32"=1'0"

sheet-1



TRASH B