

AGENDA
VILLAGE BOARD MEETING NO. 3311
November 25, 2024 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from November 11, 2024.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Terrabis Concept Presentation

The Village Board is asked to provide feedback and direction on the proposed concept plan, with particular attention to the land use. In the future, this project would require action from the Village Board to increase the number of licenses available for cannabis dispensaries (from one to two licenses), which is at the Village Board's discretion.

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. Resolution canceling the December 23, 2024 Board Meeting

Motion to adopt a Resolution canceling the Village Board Meeting of December 23, 2024, and authorizing the Village Administrator to approve payment of bills between the period of December 10, 2024 and December 23, 2024.

- B. Amendment to the Parking Ordinance - Morris Avenue and Park Street

Motion to amend Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code, regarding Parking.

C. Old # 1 Fire Truck Preservation Committee Ordinance Update

Motion to pass an Ordinance Amending Chapter 2.19.010 of the Municipal Code relating to Membership of the Old # 1 Fire Truck Preservation Committee.

IX. TRUSTEE REPORTS

A. Community and Economic Development Committee (Wilson, Schwenk, Meier)

1. RISE Mundelein Dispensary – 1325 Armour Boulevard – Expansion of On-Premises Consumption Lounge

Motion to pass an Ordinance approving an amendment to Ordinance No. 21-09-70 that granted GTI Mundelein, LLC a use variance to conduct on-premises cannabis consumption on the property located at 1325 Armour Boulevard and 1570 Baskin Road, Mundelein, Illinois.

2. Flaherty and Collins Townhouses Ordinance

Motion to pass an Ordinance Granting a Special Use and Certain Variations for Townhouses at 322-360, 331-339, and 385 Plaza Circle (AREA by Flaherty & Collins)

B. Public Works Committee (Ross, Meier, Lambert)

1. Allanson Road Water Main Improvement Project - Change Order #1

Motion to approve purchase order number 14416 for A Lamp Concrete in the amount of \$48,654.00 for change order to the Allanson Road Water Main Improvement Project.

C. Finance Committee (Schwenk, Juarez, Ross)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 12, 2024 and ending November 25, 2024 in the amount of \$641,154.16.

2. Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 11/25/24.

DATE	VENDOR	AMOUNT
11/25/24	AT&T	\$1,760.92
11/25/24	AT&T	\$646.07
11/25/24	AT&T LONG DISTANCE	\$100.00

D. Public Safety Committee (Lambert, Wilson, Juarez)

E. Building Committee (Juarez, Ross, Wilson)

F. Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Minute Approval

Motion to approve the Board of Trustees Executive Session meeting minutes as outlined in Schedule A that is attached and as reviewed at the November 11, 2024 Executive Session meeting.

2. Release of Executive Session Minutes and Destruction of Audio Recordings

Motion to adopt a Resolution declaring the Executive Session minutes outlined on Schedule A to be open to the public for inspection and approval of the destruction of Executive Session audio recordings for released minutes where more than 18 months have elapsed as outlined on Schedule B.

3. Verigreen Development Annual TIF Payment

Motion to approve Purchase Order number 14432 in the amount of \$22,856.86 to Verigreen Development for the annual TIF payment tax year 2023 paid in 2024.

XI. VILLAGE STAFF REPORTS

A. Village Administrator

B. Village Attorney

C. Village Clerk

XII. EXECUTIVE SESSION

A. Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

B. Motion to reconvene Village Board Meeting

C. Attendance

D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

A. Motion to Adjourn the Regular Board Meeting

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 3310th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on November 11, 2024 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:00 PM.

ATTENDANCE

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson, Mayor Lentz

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Deputy Police Chief Poynor, Building Department Director Sellas, Community Development Director Orenchuk, Business Services Director Langelier

ABSENT: Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from October 28, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None.

PRESENTATIONS / AWARDS

None.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Mayor Lentz gave an update on the leaf pickup and it appears to be going pretty well.

TRUSTEE REPORTS

Community and Economic Development Committee (Wilson, Schwenk, Meier)

428 North Chicago Avenue - Plat of Vacation - Fenton Brewing

Motion to recommend approval of a Plat of Vacation regarding the public alley south of 428 North Chicago Avenue.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Trustee Wilson noted that members of the Fenton family were in the audience. They made a presentation of their vision for the former water building, now the upcoming Fenton Brewery. They showed their plans to utilize the bank triangle.

Public Works Committee (Ross, Meier, Lambert)

2025 Joint Resurfacing - Design Agreement

Motion to authorize the Director of Public Works and Engineering to sign a Preliminary Engineering Services Agreement with Gewalt Hamilton Associates for the design of the 2025 Joint Resurfacing Project and authorize purchase order number 14348 in the amount of \$22,655.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Water Phase II PLC Control Upgrades

Motion adopt a resolution to waive bids, authorize an agreement with Concentric Integration, to complete the upgrades to the water PLC system, and approve the purchase order number 14367 in the amount of \$44,500.00.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Juarez, Ross)

2024 Property Tax Levy Estimate

Motion to authorize the Finance Director to publicly post the 2024 Property Tax Levy Estimate in the amount as discussed in the Committee of the Whole meeting after abatements.

RESULT:	Passed [Yes 5, No 1, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	Trustee Meier
ABSTAIN:	None

Tax levy estimate is \$16,787,021. Trustee Schwenk thanked Finance Director Miller and Administrator Guenther for their work on the tax levy.

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between October 29, 2024 and ending November 11, 2024 in the amount of \$1,210,476.34.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 11/11/24.

DATE	VENDOR	AMOUNT
11/11/2024	AT&T	\$1,118.21
11/11/2024	AT&T LONG DISTANCE	\$50.00
11/11/2024	AT&T MOBILITY	\$6,728.15

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	Trustee Robin Meier

Public Safety Committee (Lambert, Wilson, Juarez)

Fire Chief Lark reminded everyone about the upcoming blood drive on December 7. Mundelein Fire Department received the Vitalant 2024 Government Blood Drive Excellence Award. We were the top municipality in blood drives. Also Mundelein introduced the !Be Alarmed! smoke detector program.

Deputy Police Chief Poynor spoke about various drives going on--Toys for Tots, Coats for Veterans, and the Thanksgiving drive. Boxed and canned food is being collected at the police station.

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

CyberClan Purchase Orders / Invoice

Motion to approve purchase order number 14328 and 14329 and issue payment in the amount of \$61,300 for Cyberclan for project management.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Zoll Medical Purchase Order #14341 / Invoice

Motion to approve purchase order number 14341 in the amount of \$28,918.40 to Zoll Medical for year three (3) of the ten (10) year lease of four (4) heart monitors.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

RESULT:	Passed [Yes 6, No 0, Abstained 0]
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MOVER:	Trustee Schwenk
SECONDER:	Trustee Lambert
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Motion to reconvene Village Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Attendance

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson and Mayor Lentz

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller

Action from Executive Session

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 8:30 PM.

Village Clerk

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Erin Swanson, Administrative Assistant
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 25, 2024

Subject: Terrabis Concept Presentation

Financial Impact:

N/A

Attachments:

1. Mundelein Cover Letter
2. Terrabis Concept Plan Application
3. Terrabis Letter of Support 8-29-24
4. TERRABIS SUPPORT LETTER - MUNDELEIN
5. Terrabis Presentation

Background:

Concept Presentations provide a developer with an opportunity to seek preliminary feedback on a potential project to gauge receptiveness to the land use and hear if elements of a plan that are of interest to the Village should the project move forward. A developer coming before the Village Board with a concept has considerable due diligence/feasibility analysis to conduct after the presentation. In some cases, almost all the engineering and development plans, financial analysis, site plans, and details need to be drafted. Further, the Village reviews these documents for compliance with codes. The presentation of the following concept is to seek initial reactions to the proposal to determine how the developer will proceed.

Concept Plan

Terrabis Dispensary, a Chicago-based cannabis company with operations in Illinois and Missouri, has submitted a Concept Plan for consideration for an adult-use (recreational) retail cannabis dispensary. Terrabis proposes to renovate the former Rosati's Pizza at 3110 West Route 60 (Mundelein Crossings Shopping Center), which has been vacant since 2023.

Project Details

- Property Size: 1.55 Acres
- Building Size: Approx. 5,000 SF
- Parking: 80+ parking stalls (in excess of minimum required)
- Modifications Proposed: None to the building footprint. Terrabis proposes to update the building façade, landscaping, and signage.
- Security: Partnering with Silver Star Protection Group

Figure 1: Proposed Dispensary Location



Figure 2: Current Image of the Subject Property



Figure 3: Rendering of Proposed Façade submitted by Terrabis

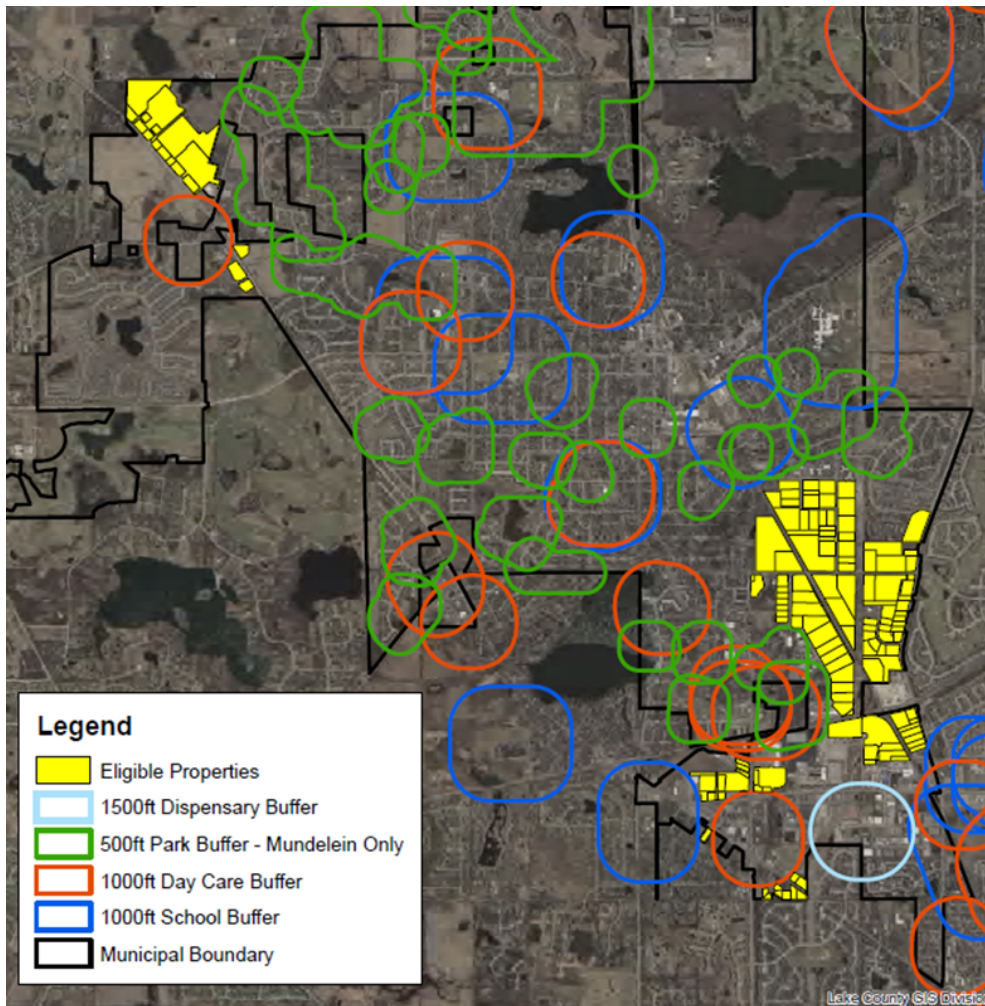


Regulatory Considerations

1. Licensing. Similarly to how the Village Board governs liquor licenses, the number of licenses available for cannabis dispensaries is established in Section 5.105.020 of the Municipal Code. Currently, the number of licenses is one (1), which is in use by RISE Mundelein. The Village Board has full discretion on whether to amend the code to increase the number of licenses to accommodate a new dispensary.
2. Location. The proposed site meets the location restrictions imposed by the Zoning Ordinance on cannabis dispensaries:
 - a. *Zoning District*. The proposed property is in the C-4 Shopping Center zoning district. Adult-Use Cannabis Dispensaries are a permitted use.
 - b. *Buffers*. As far as staff is aware, the proposed property meets all required buffers between cannabis dispensaries and sensitive uses, which require:
 - i. 1,500 feet from all other adult-use cannabis dispensaries;
 - ii. 1,000 feet from pre-existing public or private nursery schools, preschools, primary or secondary schools, daycare centers, or day care homes; and
 - iii. 500 feet from any pre-existing park.

Note about buffers – in 2019, staff prepared a map showing locations that qualify for a dispensary after the buffers are applied. It should be noted that there are few areas in town that qualify, with the main viable areas being: (1) the southeastern industrial areas; and (2) the Mundelein Crossings area. See the yellow “qualifying” areas on the map below.

Figure 4: Buffer Map for Cannabis Uses (Created in 2019)



Other Standards

If Terrabis proceeds, cannabis dispensaries are subject to a number of Use Standards, which would be evaluated during the building permit review process. The Use Standards include, but are not limited to:

1. Facilities must be setback at least 30' from all property lines.
2. Parking must be visible from a public road for better security.
3. A dispensary cannot allow the exterior public viewing of cannabis, cannabis infused products, cannabis paraphernalia, or similar products.
4. Hours of operation are limited to the State of Illinois requirement (6:00 AM – 10:00 PM).
5. Drive-through service is not permitted for adult-use (recreational) dispensaries. Drive-throughs are only permitted for medical dispensaries.
6. The dispensary must provide plans for approval that address security, including lighting, video surveillance, layout, and alarms.
7. Deliveries must occur during normal business hours within a secure and enclosed delivery bay.
8. On-premises consumption of any cannabis products is prohibited.

Recommendation:

The Village Board is asked to provide feedback and direction on the proposed concept plan, with particular attention to the land use. In the future, this project would require action from the Village Board to increase the number of licenses available for cannabis dispensaries (from one to two licenses), which is at the Village Board's discretion.

November 14, 2024

Village of Mundelein
Mundelein Planning Commission
300 Plaza Circle
Mundelein, IL 60060

RE: Concept Plan Application | 3110 W. Illinois-60

Dear Mayor Lentz & Trustees,

On behalf of Terrabis, a Chicago-based cannabis company with operations in Illinois and Missouri, I am requesting your consideration and ultimate approval of our concept plan application for a new retail dispensary located at 3110 W. IL Route 60. With nearly two decades of experience working with municipalities, I am very aware of the importance of aligning our goals with the community's vision and am excited about the potential of bringing our ninth dispensary location to Mundelein.

Terrabis is committed to upholding the highest standards of compliance and quality. We have undergone monthly inspections by the Illinois Department of Financial and Professional Regulation and the Illinois State Police, all of which have been completed without the issuance of a penalty or violation. To date, our operations team has conducted more than one million incident-free transactions. This accomplishment reflects the rigor of our operational standards and our commitment to safe, responsible cannabis retailing.

As one of the co-founding members of Terrabis, I bring more than 12 years of real estate development experience, including formative training with the McDonald's Corporation, where I gained in-depth knowledge of site selection and construction processes. Over the past five years we have refined our construction processes by templating our design package and identifying our preferred architects, engineers, and contractors. This structured approach enables us to open a fully functional dispensary within 120 days of obtaining a building permit.

Brian Baker, our Chief Operating Officer, is ready to hit the ground running with his field team once occupancy is received. Brian brings 20 years of experience scaling retail operations and developing internal teams. Most notably he led growth initiatives for Insomnia Cookies which resulted in over 200 retail locations. Growth of that nature is impossible without an intense focus on standardization. He will continually be focused on elevating guest experience, creating operational efficiencies, and driving team member culture.

Just as importantly, we recognize every community has unique values, and we are committed to understanding and supporting the specific priorities of Mundelein. Over the years, we have collaborated with local food drives, coat drives, and animal shelters,

tailoring our community engagement to address needs as defined by the residents we serve. We look forward to learning what matters most to Mundelein and to contributing meaningfully in ways that reflect those values.

One value that all communities share is the desire for new businesses to invest in the local workforce. This redevelopment will bring 30 to 40 jobs to Mundelein, offering both full-time and part-time positions. At Terrabis, we believe every team member deserves comprehensive support, so we provide our full benefits package to all employees, regardless of their hours. This includes medical, dental, 401(k), long-term disability, short-term disability, and even pet insurance. Our commitment is to ensure that each team member feels valued and well-supported in their role with us.

Thank you for considering our application. We look forward to the opportunity to discuss this potential redevelopment further.

Sincerely,

DocuSigned by:

CA7709BDF6A46A...

Nick Liaromatis
Co-Founder, Terrabis



CONCEPT PLAN APPLICATION

Date: 11/8/24

Developer Name (please print): Terrabis Dispensary
 Project Manager: Matt Anderson & Nick Liaromatis
 Company: Terrabis
 Address: 208 N. Green Street - 3rd Floor - Suite 303
 City: Chicago State: IL Zip: 60607
 Telephone: 7739886221 Email: manderson@terrabis.co, nick@terrabis.co
 Property Owner Name: Bill Shiner
 Property Owner Contact: wshiner@shinergp.com
 Name of Project: Terrabis
 Location of Proposed Project: 3110 W Illinois-60, Mundelein, IL 60060

Size of Project: 5,000sqft - renovation of existing building.

Legal Description (attach additional page if necessary) MUNDELEIN CROSSINGS FIRST RESUB SUBDIVISION; LOT 4

Description of Project: (Please attach a written description of the project including Land use, proposed architecture, building size, benefits of the project, overall need and vision. What makes this project right for this site and the Village?)

SCHEDULE OF CONSULTANT FEES AND OTHER EXPENSES

Ten acres or less	\$500
Over ten acres	\$1,000

Signature: Matt Anderson

Petitioner

Signature: DocuSigned by:
Bill Shiner

Property Owner

FOR OFFICE USE ONLY:

CONC#: _____

CP#: _____

FEE AMOUNT: \$ _____

VILLAGE PLANNER: _____



FROM THE OFFICE OF MAYOR, BILL HENNESSY
100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
636.379.5500
FACSIMILE 636.379.5617
bhennessy@ofallon.mo.us
www.ofallon.mo.us

August 29, 2024

City of Mundelein
300 Plaza Circle
Mundelein, IL 60060

Subject: Terrabis Letter of Recommendation

Dear Village Board:

As the Mayor of the City of O'Fallon, I am writing regarding your consideration of a potential partnership between the Village of Mundelein & Terrabis for the development of a cannabis dispensary.

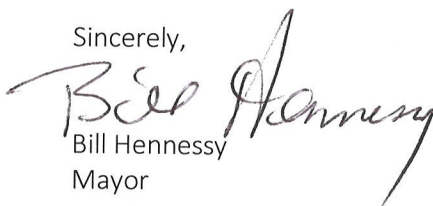
The City of O'Fallon has had the privilege of working with Terrabis since 2021. Throughout this time, we have benefited from their professionalism, expertise, and commitment to creating a well-regulated and safe environment for the cannabis industry to operate in our city. Allow me to highlight a few other benefits we have experienced through our collaboration with Terrabis:

1. **Economic Boost:** Since its opening, Terrabis has consistently contributed to the economic growth of our city. Their cannabis dispensary in O'Fallon has resulted in the creation of new job opportunities, increased tax revenue, and customer activity. The Village of Mundelein should anticipate similar benefits, including the potential reinvestment by nearby businesses.
2. **Safety Measures:** Terrabis is committed to operating a secure and safe environment while working cooperatively with local law enforcement. They have implemented rigorous security protocols, including 24/7 surveillance systems and strict identification verification processes. Their focus on safety has significantly minimized concerns in our community and has been no reported incidents at their location since it opened nearly 4 years ago.
3. **Ease of Communication:** Terrabis is always responsive to any inquiries, transparent in their communication, and has, simply put, upheld their end of the bargain. Their vigilance in adhering to state and local regulations has ensured a responsible and ethical operation within our city.

Based on O'Fallon's own experiences and the benefits we received from working with Terrabis, I highly recommend your full consideration of allowing a similar dispensary in your community. The commitment by Terrabis to economic growth, public safety, regulatory compliance, community engagement, and education aligns with the values and objectives of our city – which I am sure we both share.

Please do not hesitate to reach out to me if you require any additional information.

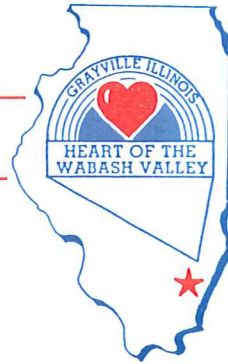
Sincerely,


Bill Hennessy
Mayor

The City of



Grayville, Illinois



122 S. Court Street, Grayville, IL 62844
Phone: (618) 375-3671 Fax: (618) 375-7869

August 27, 2024

Village of Mundelein
Attn: Mayor Lentz & Board of Trustees
300 Plaza Circle
Mundelein, IL 60060

Subject: Letter of Recommendation for Terrabis

Dear Mayor Lentz & Trustees,

I write to express my endorsement of Terrabis and encourage you to allow them to develop a cannabis dispensary in your municipality. As the Mayor of Grayville, I have had the privilege of witnessing firsthand the positive impacts Terrabis has brought to our community through their reliable and responsible operations.

First and foremost, I want to emphasize that Terrabis has consistently adhered to the highest ethical and regulatory standards. They do what they say they are going to do and adhere to all local and state regulations. Simply put, Terrabis has proven to be a reliable and trustworthy partner for our city. It is worth noting our police department feels similarly.

One of the greatest benefits Grayville has experienced through our collaboration with Terrabis is the significant economic boost to our local economy. The establishment of their dispensary has generated dependable tax revenue and created job opportunities for our residents at various skill levels. Their direct operation aside, neighboring businesses have also experienced an economic boost as a direct result of the dispensary's presence.

Based on our positive experience, I firmly believe that your community has a unique opportunity to reap similar benefits by collaborating with Terrabis. Their track record of responsible operations, economic stimulation, and community engagement makes them an ideal partner for any town.

I kindly request Mundelein seriously consider the advantages that can be gained from working with Terrabis. I am confident that their presence will greatly benefit your community, just as it has benefited Grayville. Should you require any additional information or assistance in making your determination, please do not hesitate to reach out to me. I am more than willing to share further detail of our experiences and provide additional insight to support your decision-making process.

Sincerely,

Travis Thompson, Mayor
City of Grayville
618-384-7343
mayor@grayville-il.gov

Terrabis Dispensary

The Village of Mundelein



3110 W Illinois-60, Mundelein, IL 60060

Project Overview

Terrabis is requesting approval to open and operate an adult-use dispensary located at 3110 W IL Route 60, Mundelein, IL 60060.

Property Details:

- Property Size: 1.55-acre lot
- Building Size: 5,000 square feet
- Former Tenant: Rosati's Pizza | Vacant since 2023.
- Traffic Impact: N/A - dispensaries draw the same or fewer number of vehicles per day than a typical quick service restaurant.

Introduction to Terrabis

Terrabis is a privately held multi-state cannabis operator who believes we're only as good as our last customer experience.

Current Locations

- Dixon, IL – Coming soon
- Woodstock, IL – Coming Soon
- Plainfield, IL
- Grayville, IL
- Hazelwood, MO
- O'Fallon, MO
- Creve Coeur, MO
- Springfield, MO

Since opening Grayville in June 2023, the facility has been inspected by IDFPR or Illinois State Police more than 20 times without the issuance of any penalties or violations.

Terrabis Leadership Team

Dan Ambrosino, Co-Founder
& Chief Executive Officer



- 20 years in executive leadership
- Focused on sustainable growth while fostering a collaborative company culture

Nick Liaromatis, Co-Founder
& Chief Legal Officer



- 12 years in RE development and project management
- Developed 40+ retail locations resulting in more than \$100mm in revenue

Brian Baker, Chief Operating
Officer



- 20 years in restaurant/retail and cannabis industries
- Track record of taking smaller regional brands to sector leading national brands.

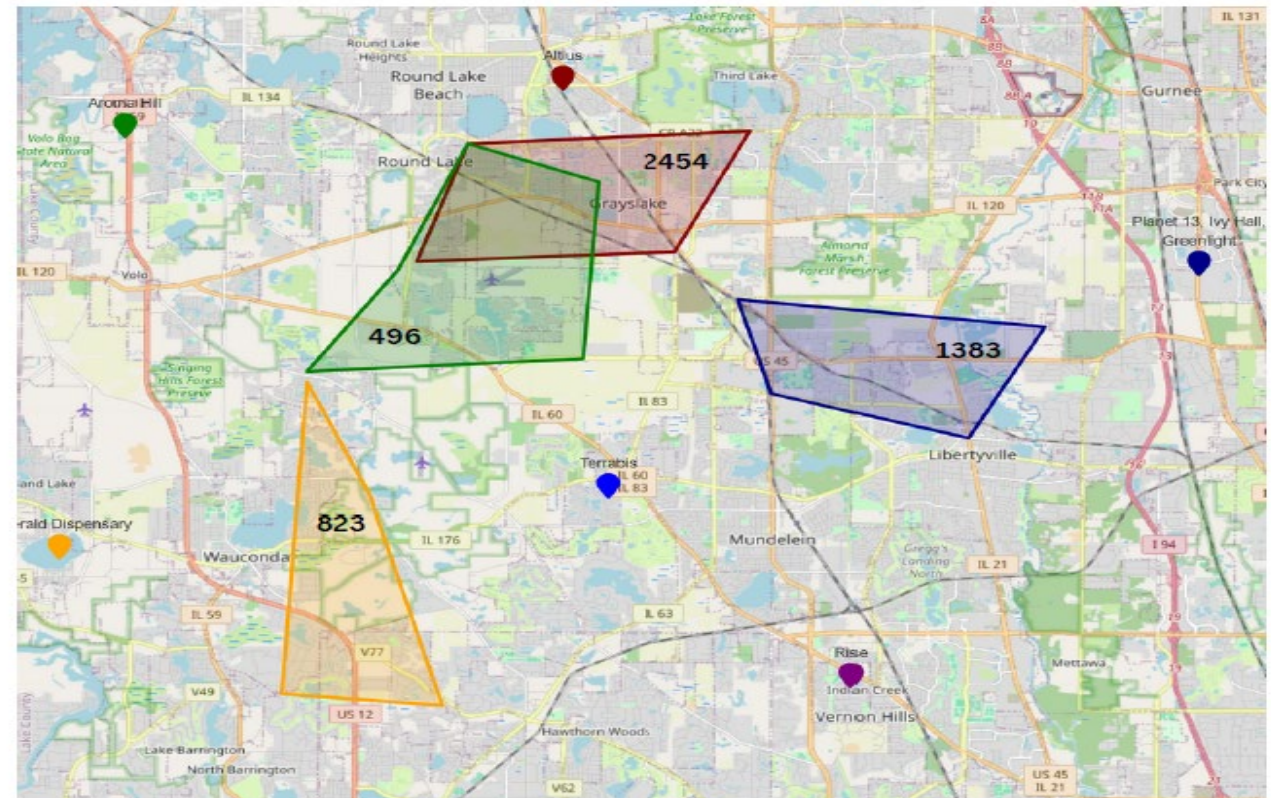
Why Mundelein?



- Mundelein residents voted in favor of allowing recreational cannabis.
- Based on demographic reports, the proposed location can serve more than 113,000 people within a 5-mile radius.
- 40,000+ households within a 5-mile radius.
- Strong retail synergy with more than 15,000 vehicles per day on Route 60.

Monthly Visits by Trade Area

terrabis Expected Monthly Visits by Trade Area



- Terrabis, Mundelein
- Rise, Mundelein
- Emerald Dispensary, Island Lake
- Aroma Hill, Fox Lake
- Altius, Round Lake Beach
- Planet 13, Waukegan
- Ivy Hall, Waukegan
- Greenlight, Park City *

Trade area polygons highlight potential customers who currently shop at competitor dispensaries but are geographically closer to our proposed location. The number in each polygon represents expected monthly customer visits from that area.

*Dispensaries are located closely together and are represented as one on the map

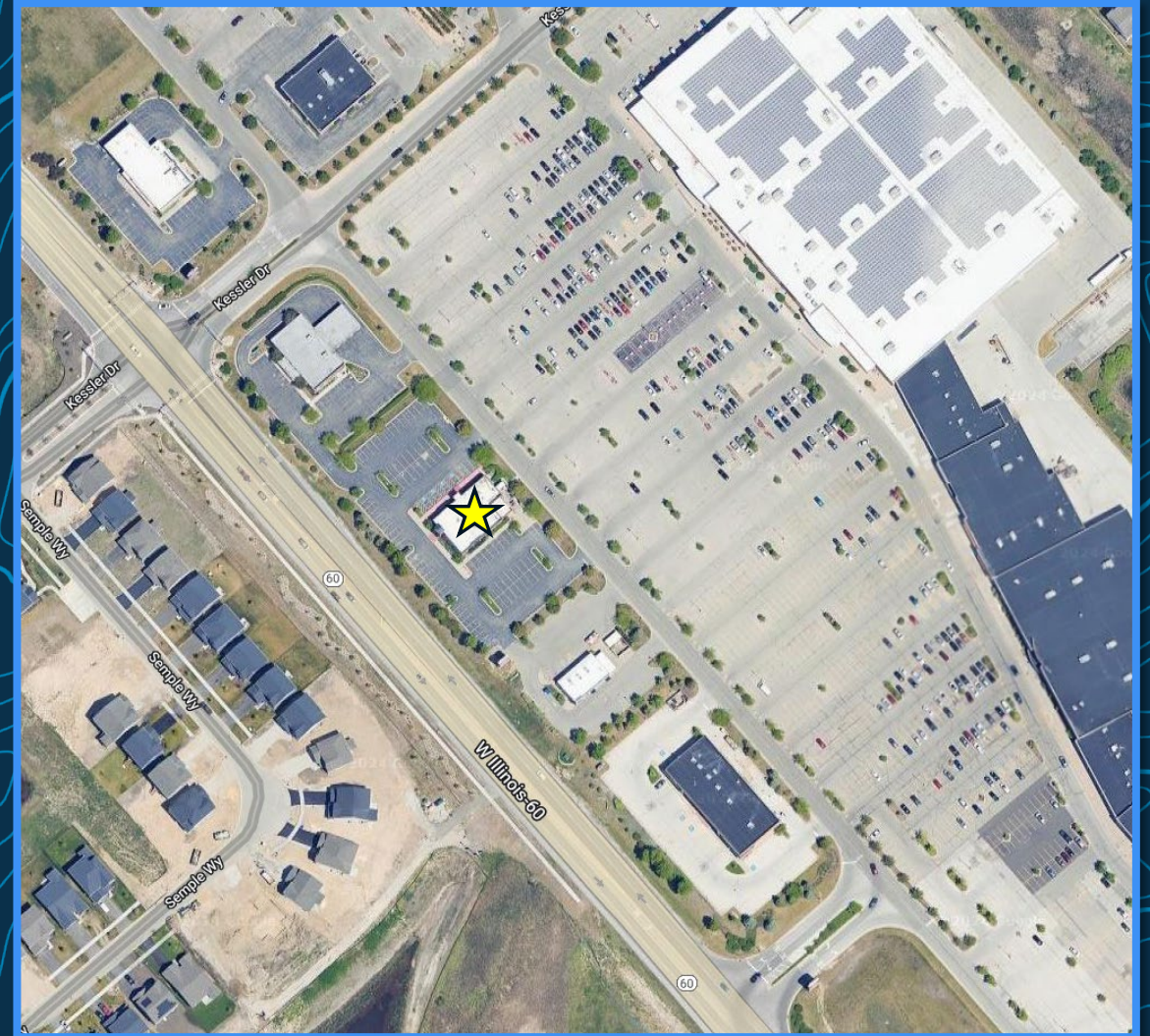
Existing Conditions: Vacant since 2023



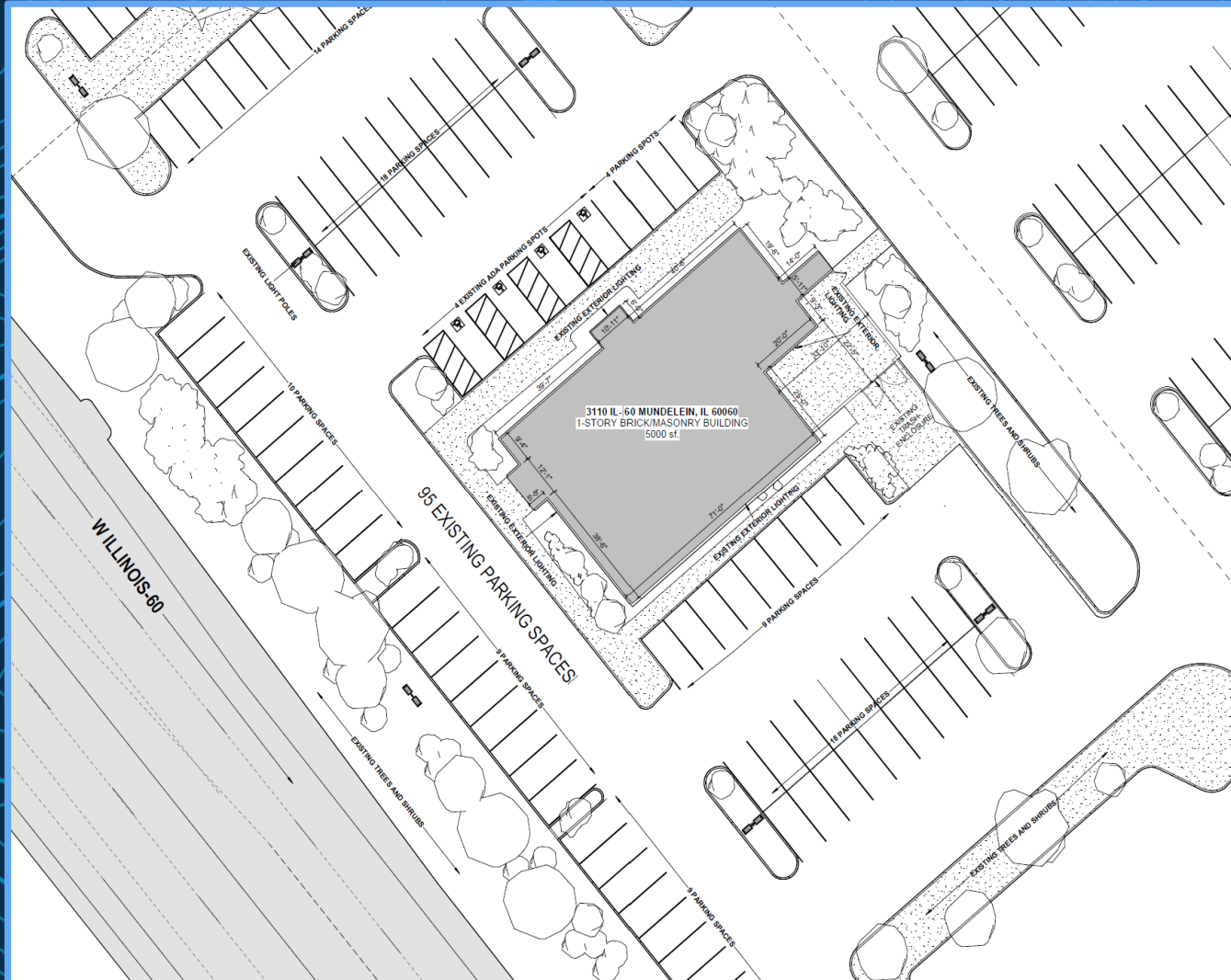
Market Aerial



Site Aerial



Existing Site Plan: 5,000 square foot building

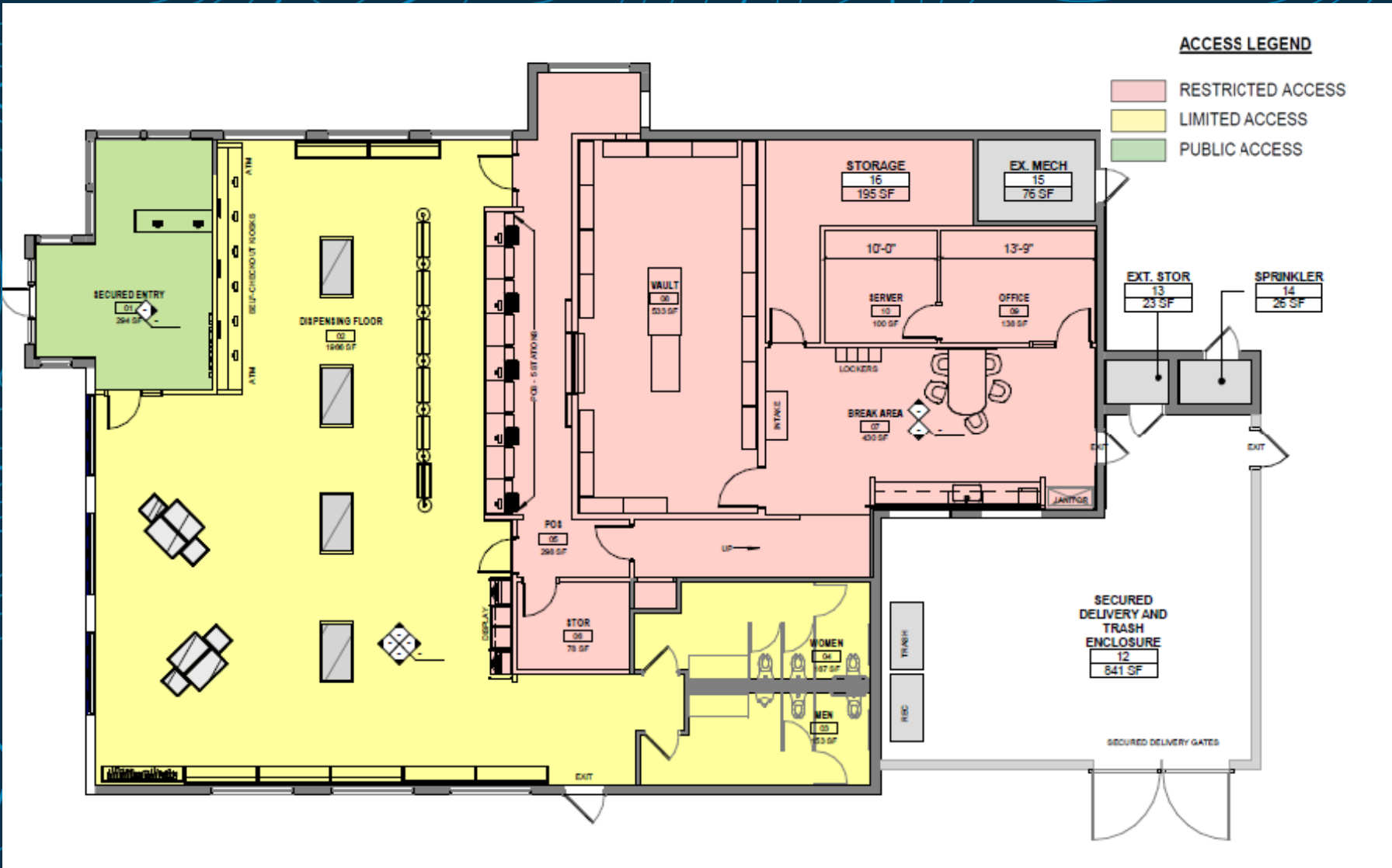


- Building constructed in 2005.
- Terrabis is not proposing any modifications to existing building footprint.
- 80+ parking stalls, which exceeds the Village parking requirements.
- Terrabis will update building facade, landscaping, and signage.

Construction Process

- With 20+ years of collective experience navigating special use processes, our team's understanding of local requirements ensures smooth & compliant project execution.
- We collaborate exclusively with contractors who have extensive experience in the niche construction of cannabis dispensaries and work closely w/ the building, fire, police, and economic development departments throughout the process.
- Our streamlined strategy results in substantial completion within 120 days of building permit issuance, accelerating the economic benefits for the municipality.

Proposed Floorplan





Site Security

- Partnership w/ Silver Star Protection Group
- Strong relationships w/ local law enforcement and physical security guards
- 24/7 camera surveillance system
- Commercial grade motion detectors, glass break sensors, burglar alarms, silent alarm, and panic buttons with redundant reporting

Community Value

- Philanthropy, Charitable Giving, and Volunteering
- January 2024: Terrabis donated 2700+ pounds of food to St. Louis area foodbank
- Well-executed development will contribute to the area's overall economic vibrancy
- Job Creation:
 - Competitive management & entry level compensation
 - Benefits available to all staff, both full-time and part-time













Thank you!

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of November 25, 2024

Subject: Resolution canceling the December 23, 2024 Board Meeting

Financial Impact:

N/A

Attachments:

None

Background:

Recommendation:

Motion to adopt a Resolution canceling the Village Board Meeting of December 23, 2024, and authorizing the Village Administrator to approve payment of bills between the period of December 10, 2024 and December 23, 2024.

I hereby certify that the attached is an original of
Resolution No. R-24-11-63
that said Resolution was adopted on **November 25, 2024**,
that it was posted in the Village Hall commencing on
11/26/2024 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-24-11-63

RESOLUTION CANCELING THE VILLAGE BOARD MEETING OF DECEMBER 23, 2024, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO APPROVE PAYMENT OF BILLS BETWEEN THE PERIOD OF DECEMBER 10, 2024 AND DECEMBER 23, 2024

WHEREAS, the Corporate Authorities of the Village of Mundelein have determined that it would be appropriate to cancel the regular Board Meeting scheduled for Monday, December 23, 2024.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Mundelein, Lake County, Illinois, that the regularly scheduled meeting for December 23, 2024, is hereby canceled and that any business that must be conducted shall be carried forward to the next regularly scheduled meeting of the Mundelein Village Board on January 13, 2025.

BE IT FURTHER RESOLVED that the Village Administrator is authorized to issue checks on a case-by-case basis between the period of December 10, 2024 and December 23, 2024. Any authorized payment made during that period will be placed on the bill pay list for the next regularly scheduled meeting on Monday, January 13, 2025.

BE IT FURTHER RESOLVED that this resolution shall be posted in the Village Hall consistent with Ordinance 73-12-30.

XXX this 25th day of November 2024 by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 25, 2024

APPROVED: Monday, November 25, 2024

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of November 25, 2024

Subject: Amendment to the Parking Ordinance - Morris Avenue and Park Street

Financial Impact:

N/A

Attachments:

1. O-24-11-54 - Memo to VOM - Park Street Parking Study - 11.05.24
2. O-24-11-54 - Parking Study - Park Street from Morris Avenue to Prospect Avenue - 10.30.24

Background:

Following resident and staff concerns, the Police Department conducted a parking study on Morris Avenue and Park Street. The goal was to address business loading dock access and travel restrictions due to roadway widths that were impacted by street parking. Please see the included full study and staff recommendations for complete details.

Recommendation:

Motion to amend Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code, regarding Parking.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on November 25, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-11-54
which is entitled

Amendment to the Parking Ordinance - Morris Avenue and Park Street

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 11/26/2024, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 11/26/2024.

Village Clerk

ORDINANCE NO. O-24-11-54

AN ORDINANCE AMENDING ORDINANCE 74-07-21, CHAPTER 10, AN ORDINANCE REGULATING TRAFFIC

WHEREAS, it has been determined by the President and Board of Trustees that it would be in the best interests of the public to amend the parking restrictions on Morris Avenue and Park Street; and

WHEREAS, the No Overnight Parking on the east side of Morris Avenue from Maple Avenue to a point 300 feet South of Maple Avenue shall remain in force; and

WHEREAS, the No Parking Anytime currently posted on the east side of Morris Avenue from Maple Avenue to Park Street shall be updated in the code and enforced; and

WHEREAS, the No Parking Anytime currently posted on the west side of Morris Avenue from Park Street to a point 300 feet north of Park Street shall be updated in the code and enforced; and

WHEREAS, No Parking Anytime shall be established on the South side of Park Street from the corner at Morris Avenue to 100 feet east of Morris Avenue from said intersection.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I. Village Code 10.32.100 Article II Section 99 is amended for additional No Parking restrictions on Morris Avenue, replacing the entirety of the section with the restrictions as follows:

(a) No parking allowed between the hours of seven (7:00) PM and seven (7:00) AM daily on the east side of Morris Avenue from the intersection of Maple Avenue and Morris Avenue to a point three hundred feet south of Maple Avenue.

(b) No Parking anytime on the west side of Morris Avenue from Maple Avenue to Park Street.

(c) No Parking anytime on the east side of Morris Avenue from Park Street to a point 300 feet north of Park Street.

SECTION II. Permanent signs shall be installed on both sides of Morris Avenue containing the following: "No Parking Stopping or Standing 7:00 PM - 7:00 AM." for areas designated in Section I (a) hereto.

SECTION III. Permanent signs shall be installed on Morris Avenue containing the following: "No Parking Anytime Tow-Away-Zone" for areas designated in Section I (b) and (c) hereto.

SECTION IV. Village Code 10.32.100 Article II is amended to add a new section for additional No Parking restrictions on Park Street:

(a) No Parking Anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

SECTION V. Permanent signs shall be installed on Park Street containing the following: "No Parking Anytime from Here to Corner" for the area designated in Section IV (a) hereto.

SECTION VI. In the event that any section, clause, provision or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in anyone or more of its severable applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VII. This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law.

SECTION VIII. This ordinance shall be published in pamphlet form and available in the Village Clerk's office.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 25, 2024

APPROVED: Monday, November 25, 2024

ATTEST: _____

Village Clerk

MEMORANDUM

To: Eric J. Guenther, Village Administrator
Lynne Monroe, Assistant Village Administrator

From: Jason Seeley, Chief of Police 

Date: November 5, 2024

Re: Traffic Control Request - No Parking – Park Street From Morris Avenue to Prospect Avenue

Several residents have expressed concerns regarding overnight parking on Park Street from Morris Avenue to Prospect Avenue. The attached memorandum outlines the findings of our parking study, as well as conflicts with the current ordinance and our recommendations for amendments.

Current Ordinances / Conflict with any Current Ordinance / Signs in the Area

- ❖ Current Parking Ordinances (10.32.100) in the affected area:
 - 10.32.100 (99) - Both sides of Morris Avenue from the south curb line of Maple Avenue to the north curb line of Park Street between the hours of seven p.m. and seven a.m. daily.
 - No Parking Anytime signs currently posted along west side of Morris Av from Maple Av to Park St. No current ordinance, but signs are present.
 - No Parking Any Time sign currently posted along east side of Morris Av approximately 100 feet north of Park St. No current ordinance, but signs are present.
 - No Parking Stopping or Standing 7PM – 7AM Tow Away Zone signs posted on the east side of Morris Av covering the roadway from Maple Av approximately 300 feet south.
- ❖ There are no current Parking Ordinances on Park St.

Recommendations:

- ❖ Parking Ordinance (10.32.100, Article II, Section 99) to be amended.
 - Amend to “No Parking Stopping or Standing 7PM – 7AM” on the east side of Morris Avenue from the intersection of Maple Avenue and Morris Avenue to a point three hundred feet south of Maple Avenue.
- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add “No Parking Anytime” on the west side of Morris Avenue from Maple Avenue to Park Street.
 - Add “No Parking Anytime” on the east side of Morris Avenue from Park Street to a point three hundred feet north of Park Street.

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- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add “No Parking Anytime From Corner to Here” on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

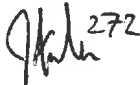
The “No Parking Anytime From Corner to Here” on Park Street would alleviate the issue of trucks not being able to access the loading dock on the north side of Park Street for the businesses at 521-529 Morris Avenue due to vehicles being parked on the roadway as shown in the study.

If you agree, I recommend an amendment to Chapter 10.32 Parking, of the Mundelein Municipal Code.

Please do not hesitate to contact me if you have any questions or require additional information.

MEMORANDUM

To: Chief Jason Seeley 

From: Commander Jake Anderson 

Date: October 30th, 2024

Re: Park Street Parking Study

Statement of Request

Several residents have expressed concerns regarding overnight street parking on Park Street from Morris Av to Prospect Av, which is believed to have increased with the completion of the new area development. Businesses at 521 to 529 Morris Av have voiced concern of parking on Park St just east of Morris Av as they have a loading dock entrance that becomes unusable when vehicles are parked in this area as the trucks are unable to maneuver to the loading dock. The businesses have also raised concerns about parking on Morris Av in front of the business building as the roadway width only allows one vehicle to travel when vehicles are parked on both sides of the road and vehicles were using their parking lot to cut through.

The following study was conducted to evaluate this request.

Map & Photos:

Overview



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Satellite Overview



Analysis

There is approximately 1,050' of curbed roadway on Park St running east and west from Morris Av to Prospect Av. There are currently zero parking restrictions on this stretch of roadway. There is approximately 600' of curbed roadway on Morris Av from Maple Av to Park St, running north and south. There are "no parking" signs posted for the west side of Morris Av from Maple Av to Park St. The east side of Morris Av has a no parking any time sign posted in front of the businesses to cover approximately 300' of roadway from Park St moving north. The remaining 300', starting at the north side of the business lot to Maple Av, has two (2) "No Parking, Stopping or Standing 7PM – 7AM Tow Away Zone" signs posted. There is a new development of 16 townhomes, providing 139 apartments northwest of the intersection of Parks St/Morris Av. There is concern about an increase in parking on Park St between Morris Av and Prospect Av since the completion of the new development, possibly causing issues of parking on the street for residents and their guests. The business, TieMart at 525 Morris Av, has voiced concerns of the parking on Park St near the entrance to their loading area, which has an entrance on the north side of Park St near Morris Av, as the parking has caused issues with deliveries/shipments when the trucks can't exit/enter without driving over the grass. The concern in the area merits a review for parking restrictions to be implemented.

Parking Restrictions



- No Parking, Standing or Stopping 7 PM – 7 AM Tow Away Zone
- No Parking Anytime
- Zero Parking Restrictions

TieMart Access Drive for Loading Dock



Accident data

The accident data was reviewed at this location for the past three (3) years. Zero (0) accidents occurred with vehicles on Parks St between Morris Av. And Prospect Av. Zero (0) accidents occurred with vehicles on Morris Av between Maple Av and Park St. There were no accidents related to the focus of this parking study. While there have been no accidents related to the reason for this study, the identified concerns remain.

Survey of Surrounding Businesses/Residences

Starting August 01, 2024, a survey was conducted in the area, and we attempted to contact sixteen (16) residences in the immediate area. Contact was made at fourteen (14) of the sixteen (16) residences. The survey provided four possible options: no parking on both sides of the street, no parking on one side of the street, permit parking, or no restrictions at all. Two (2) residents favored a no parking restriction on both sides; two (2) residents favored restrictions on one side of the street; Four (4) favored parking permits for residents only, and seven (7) favored no restrictions at all. A copy of the survey results and a copy of the flyer are attached to this memorandum.

Data Collection

For two weeks (August 23rd, 2024, to September 6th, 2024) at two different times of the day (daytime and nighttime), data was collected on what vehicles parked on Park St from Morris Av to Prospect Av with dates/times, where they were parked on Park St, and what address the vehicle registered to. There was a total of twenty-two (22) different vehicles counted over this period, with five (5) of those vehicles being registered to residences on Park St. One (1) vehicle not registering to the area was documented seven (7) times during the two weeks while the remaining sixteen (16) were documented two (2) or fewer times. A copy of the data collection spreadsheet is attached.

Measurements (If Applicable)

Approximately 1,050' of curbed roadway on Park St running east and west from Morris Av to Prospect Av and approximately 25' wide from curb to curb.

Approximately 600' of curbed roadway on Morris Av running north and south from Morris Av to Prospect Av and approximately 24' wide from curb to curb.

Current Ordinances / Conflict with any Current Ordinance / Signs in the Area

- ❖ Current Parking Ordinances (10.32.100) in the affected area:
 - 10.32.100 (99) - Both sides of Morris Avenue from the south curb line of Maple Avenue to the north curb line of Park Street between the hours of seven p.m. and seven a.m. daily.
 - No Parking Anytime signs currently posted along west side of Morris Av from Maple Av to Park St. No current ordinance, but signs are present.
 - No Parking Any Time sign currently posted along east side of Morris Av approximately 100 feet north of Park St. No current ordinance, but signs are present.
 - No Parking Stopping or Standing 7PM – 7AM Tow Away Zone signs posted on the east side of Morris Av covering the roadway from Maple Av approximately 300 feet south.
- ❖ There are no current Parking Ordinances on Park St.

Recommendations:

The analysis has identified the following recommendations:

- ❖ Parking Ordinance (10.32.100, Article II, Section 99) to be amended.
 - Amend to “No Parking Stopping or Standing 7PM – 7AM” on the east side of Morris Av from the intersection of Maple Av and Morris Av to a point three hundred feet south of Maple Av.
- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add “No Parking Anytime” on the west side of Morris Av from Maple Av to Park St.
 - Add “No Parking Anytime” on the east side of Morris Av from Park St to a point three hundred feet north of Park St.
- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add “No Parking Anytime From Corner to Here” on the south side of Park St from the intersection of Morris Av and Park St to a point one hundred feet east of Morris Av.

The diagram below shows the recommended parking restrictions



-  - No Parking, Standing or Stopping 7 PM – 7 AM Tow Away Zone
-  - No Parking Anytime
-  - Zero Parking Restrictions
-  - No Parking from corner to a point 100' east of Morris Av

Other factors and considerations:

The “No Parking Anytime From Corner to Here” on Park St would alleviate the issue of trucks not being able to access the loading dock on the north side of Park St for the businesses at 521-529 Morris Av due to vehicles being parked on the roadway as shown above.

To: Mayor and Board of Trustees

From: Bill Lark, Chief

For: Village Board Meeting of November 25, 2024

Subject: Old # 1 Fire Truck Preservation Committee Ordinance Update

Financial Impact:

N/A

Attachments:

None

Background:

The Old # 1 Fire Truck Preservation Committee has recommended to the board that membership be open to any active or retired employee of the Village of Mundelein, the ordinance currently states "active or retired members of the Village of Mundelein Fire Department.

Recommendation:

Motion to pass an Ordinance Amending Chapter 2.19.010 of the Municipal Code relating to Membership of the Old # 1 Fire Truck Preservation Committee.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on November 25, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-11-55
which is entitled

Old # 1 Fire Truck Preservation Committee Ordinance Update

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 11/26/2024, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 11/26/2024.

Village Clerk

ORDINANCE NO. O-24-11-55

ORDINANCE AMENDING CHAPTER 2.19.010 OF THE MUNICIPAL CODE RELATING TO MEMBERSHIP OF THE OLD #1 FIRE TRUCK PRESERVATION COMMITTEE

WHEREAS, the Village of Mundelein, Lake County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes, and exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

WHEREAS, the Village of Mundelein Board of Trustees has determined it would be in the best interest of the Village to modify Chapter 2.19 Old # 1 Fire Truck Preservation Committee to allow all prior employees of the Village to apply as a volunteer to the committee.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, ILLINOIS, that:

SECTION I: Section 2.19.020 - Committee Membership is hereby deleted and replaced with the following:

The fire chief shall be a permanent member of the committee. The remaining twelve members of the committee shall be appointed by the Mayor, with the consent of the Village Board of Trustees, from among volunteers who are either residents of the Village, or engaged in or employed by a business within the Village, or active or retired members of the Village of Mundelein.

SECTION II: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION IV: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 25, 2024

APPROVED: Monday, November 25, 2024

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 25, 2024

Subject: RISE Mundelein Dispensary – 1325 Armour Boulevard – Expansion of On-Premises Consumption Lounge

Financial Impact:

N/A

Attachments:

1. O-24-11-56 - Written Request from RISE Mundelein
2. O-24-11-56 - Exhibit A - RISE Updated Floor Plan

Background:

In 2021, RISE Mundelein (GTI Mundelein, LLC) opened a cannabis consumption lounge within their dispensary. The lounge invites guests to reserve up to a 2-hour time slot to receive tableside service and consume cannabis products in a social setting. The Zoning Ordinance specifically prohibits on-premises consumption, so the Village Board granted a variance to permit the lounge with certain conditions.

The approval contained five conditions the lounge is subject to, which may be amended by the Village Board of Trustees following a request in writing, and at its sole discretion:

- i. **The total consumption lounge footprint shall not exceed 1,200 square feet;**
- ii. No alcohol is permitted;
- iii. Cannabis products consumed in the consumption lounge must be purchased at the RISE Mundelein dispensary;
- iv. Cannabis products and consumption devices shall be removed from the table of those who will be driving at least 30 minutes prior to the end of their reservation; and
- v. Consumption of edible cannabis products shall be prohibited within the on-premises consumption lounge.

In the three years that the current lounge has been operating, there have been no incidents reported to law enforcement or other issues brought to staff. The lounge was initially small (283 SF) and expanded a few months later to 1,105 SF in 2022. Per the ordinance conditions, any expansions beyond 1,200 SF require approval by the Village Board.

Expansion Request

GTI Mundelein, LLC submitted a written request to expand the allowable consumption lounge square footage from 1,200 SF to 3,200 SF. The expansion would incorporate a second, separated lounge space on the north end of the facility (see attached floor plan). Rationale provided by GTI from their written request:

- More room for communal tables while also allowing more separation between smaller tables.
- A second lounge will allow GTI to offer educational events and live entertainment events while also preserving a separate lounge for customers who do not wish to participate in events.
- A new lounge immediately adjacent to the secured entrance will reduce congestion on the dispensary floor on busy days, as customers will not need to pass through the checkout queue area.
- Medical patients have declined within Illinois and there is no longer a need for a large dedicated medical patient-only area.

Recommendation:

Motion to pass an Ordinance approving an amendment to Ordinance No. 21-09-70 that granted GTI Mundelein, LLC a use variance to conduct on-premises cannabis consumption on the property located at 1325 Armour Boulevard and 1570 Baskin Road, Mundelein, Illinois.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on November 25, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-11-56
which is entitled

RISE Mundelein Dispensary – 1325 Armour Boulevard – Expansion of On-Premises Consumption Lounge

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 11/26/2024, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 11/26/2024.

Village Clerk

ORDINANCE NO. O-24-11-56

AN ORDINANCE APPROVING AN AMENDMENT TO ORDINANCE NO. 21-09-70 THAT GRANTED GTI MUNDELEIN, LLC A USE VARIANCE TO CONDUCT ON-PREMISES CANNABIS CONSUMPTION ON THE PROPERTY LOCATED AT 1325 ARMOUR BOULEVARD AND 1570 BASKIN ROAD, MUNDELEIN, ILLINOIS

WHEREAS, the Village of Mundelein, Lake County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

WHEREAS, an application has been filed by GTI Mundelein, LLC requesting an amendment to Ordinance No. 21-09-70, which granted a use variance from the Mundelein Municipal Code to allow on-premises consumption of cannabis for a Medical and Adult-Use Cannabis Dispensary located at 1325 Armour Boulevard and 1570 Baskin Road, Mundelein, Illinois.

WHEREAS, the applicant is requesting an amendment to paragraph a(ix) and paragraph b(i) of Section I of Ordinance No. 21-09-70 increase the square footage of the on-premises consumption lounge facility to allow 3,200 square feet; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: That the amendment to Ordinance No. 21-09-70, Section 1 a(ix) and b(i) to allow an on-premises consumption lounge facility with a square footage not to exceed 3,200 square feet is hereby approved pursuant to the updated floor plan prepared by GTI Mundelein, LLC, with the latest revision date of October 25, 2024, attached hereto as **Exhibit A**.

SECTION II: Ordinance No. 21-09-70, except as amended by this Ordinance, shall remain in full force and effect.

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION IV: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION V: This ordinance shall be in full force and effect from and after its passage, approval, filing and publication in pamphlet form, as by law provided.

RESULT: [Yes 0, No 0, Abstained 0]

MOVER: None

SECONDER: None

AYES: None

NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 25, 2024

APPROVED: Monday, November 25, 2024

ATTEST: _____

Village Clerk

October 28, 2024

Mundelein Village Board of Trustees
Village Hall
300 Plaza Circle
Mundelein, IL 60060

**RE: Proposed Amendment to Ordinance No. 21-09-70
GTI Mundelein, LLC Use Variance**

Dear Trustees:

By ordinance dated September 16, 2021, the Trustees granted GTI Mundelein, LLC (“GTI”) a use variance to allow on-premises cannabis consumption at its property located at 1325 Armour Boulevard. A copy of the ordinance is attached for your reference. See Exhibit A. Pursuant to Section I(b)(i) of the ordinance, the consumption lounge footprint cannot exceed 1,200 square feet; however, Section I(a)(ix) allows an expansion beyond 1,200 square feet subject to the Trustees’ approval. GTI submits this letter to seek approval from the Trustees to expand the allowable consumption lounge square footage to 3,200 square feet.

The lounge expansion allows GTI to use the best practices learned in the three plus years of operating the consumption lounge to elevate the customer experience in a larger capacity format. The additional square footage will allow for individual parties to have their desired experience. There will be more room for communal tables while also allowing more separation between smaller tables to avoid parties’ conversations distracting from the other customers’ experience.

The expansion of the consumption lounge to incorporate a second, separated lounge space will allow GTI to offer educational events and live entertainment events such as comedians, musicians, and painting classes in one lounge space, while also preserving a separate lounge space for customers who do not wish to participate in such events. GTI aims to continue to satisfy the experience customers of the lounge have come to know while also expanding its offerings to include a variety of scheduled events.

During busy dispensary days, having a lounge space immediately adjacent to the secured entrance will allow for less congestion on the dispensary floor as lounge patrons will not be forced to cross through the high traffic areas where customers queue in front of the checkout counter.

With the stabilization of the overall Illinois cannabis market and the continued decline of the medical patient count within the State, the need for a large dedicated medical patient-only area has diminished. Converting this space to an additional consumption lounge area will allow for better space utilization, without compromising the high-quality attentive care for our medical patients, who will be served in the main retail area.

GTI has enjoyed the decade-long relationship with the Village of Mundelein and are grateful to call the Village home. GTI will continue its long-standing track record of compliance with

regulations. These minor modifications to our existing operations will allow us to continue to serve our customers to the highest standard, while expanding and elevating the customer experience.

For the foregoing reasons GTI respectfully requests that the Trustees increase the allowable square footage for consumption lounge purposes to 3,200 square feet.

Sincerely,

Brendan Blume

Brendan Blume



To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 25, 2024

Subject: Flaherty and Collins Townhouses Ordinance

Financial Impact:

N/A

Attachments:

1. O-24-11-57 - Exhibit A - Legal Description
2. O-24-11-57 - Exhibit B - Development Plans
3. Combined Petitioners Packet_FLCO Townhouses
4. PZC Minutes - 11-06-2024
5. FINAL Findings of Fact - FLCO Townhouses

Background:

Earlier this year, the Village Board approved a multifamily residential building in the Village Hall Subdivision by Flaherty & Collins Properties (Project Name: "Area"). The remainder of the project, comprising of townhouses, was not included in that application and is now being brought forward for consideration.

Background

The Village of Mundelein owns a collective of four properties known as part of the Village Hall Subdivision, a five-parcel subdivision surrounding a circular one-way street and an unimproved public plaza. The properties were acquired by the Village in 2012 to fulfill goals outlined in the Transit Oriented Development Plan (2004). Also in 2012, the Village adopted a Master Redevelopment Implementation Plan to further elaborate on the TOD Plan, and a TIF district to incentivize investment was established shortly thereafter. In 2014, the Village entered into a public-private partnership with Weston Solutions to construct the first building in the subdivision, which housed the Village Hall and Weston Solutions offices.

In recent years, the Village has worked with a number of interested developers to find the best fit for the Village Hall Subdivision sites, evaluating the overall project viability, architectural concepts, cohesion with the TOD Plan, and amount and structure of public assistance needed to make projects feasible. In October 2022, the Village entered into a Development Agreement with Synergy for the construction of Lot 3 (south of the Village Hall) and a portion of the Metra parking lot for a project called Station 250, a 165-unit multifamily building. Three remaining sites are left undeveloped (Lots 2, 4, and 5).

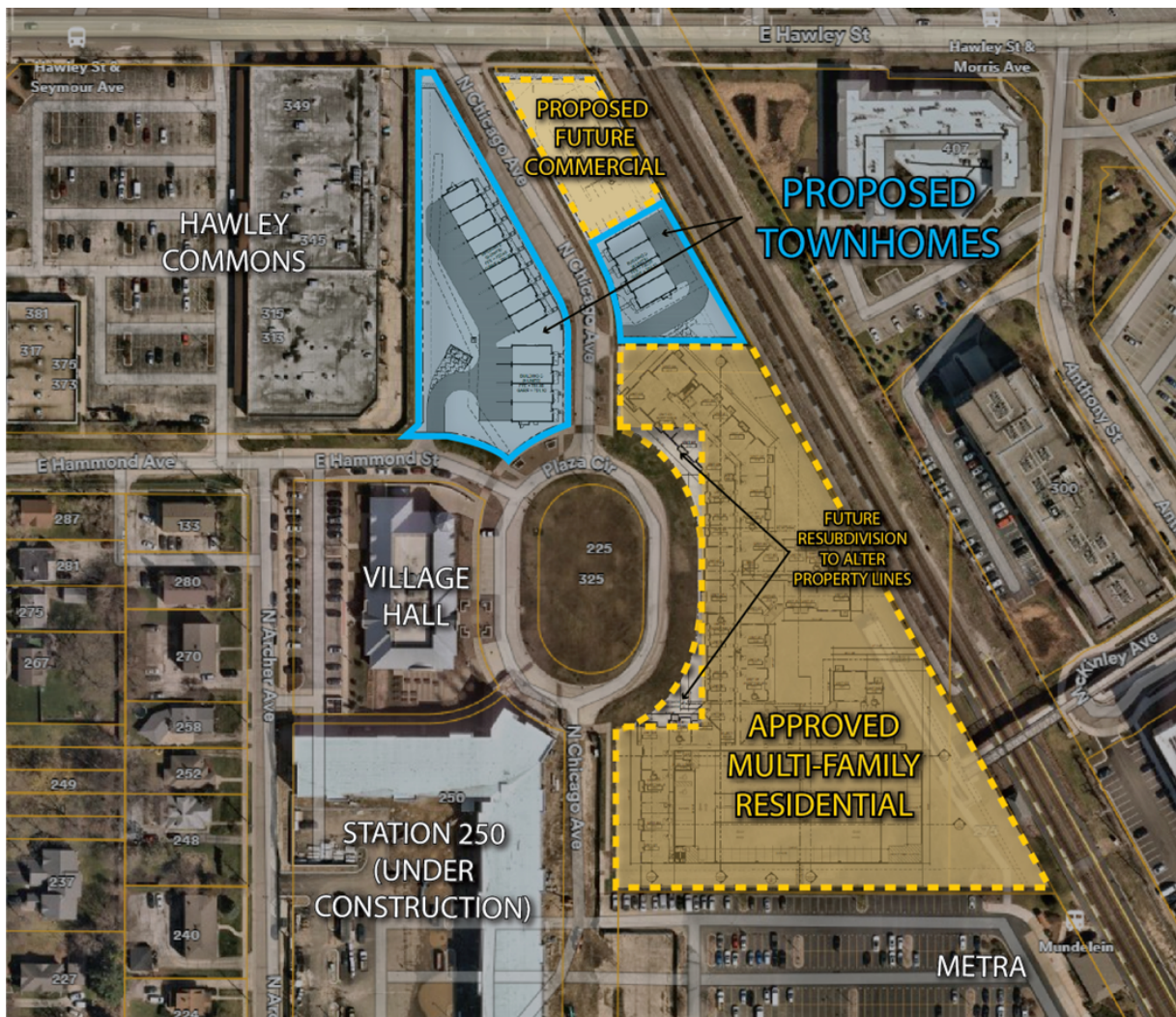
Figure 1: Plaza Circle Subdivision

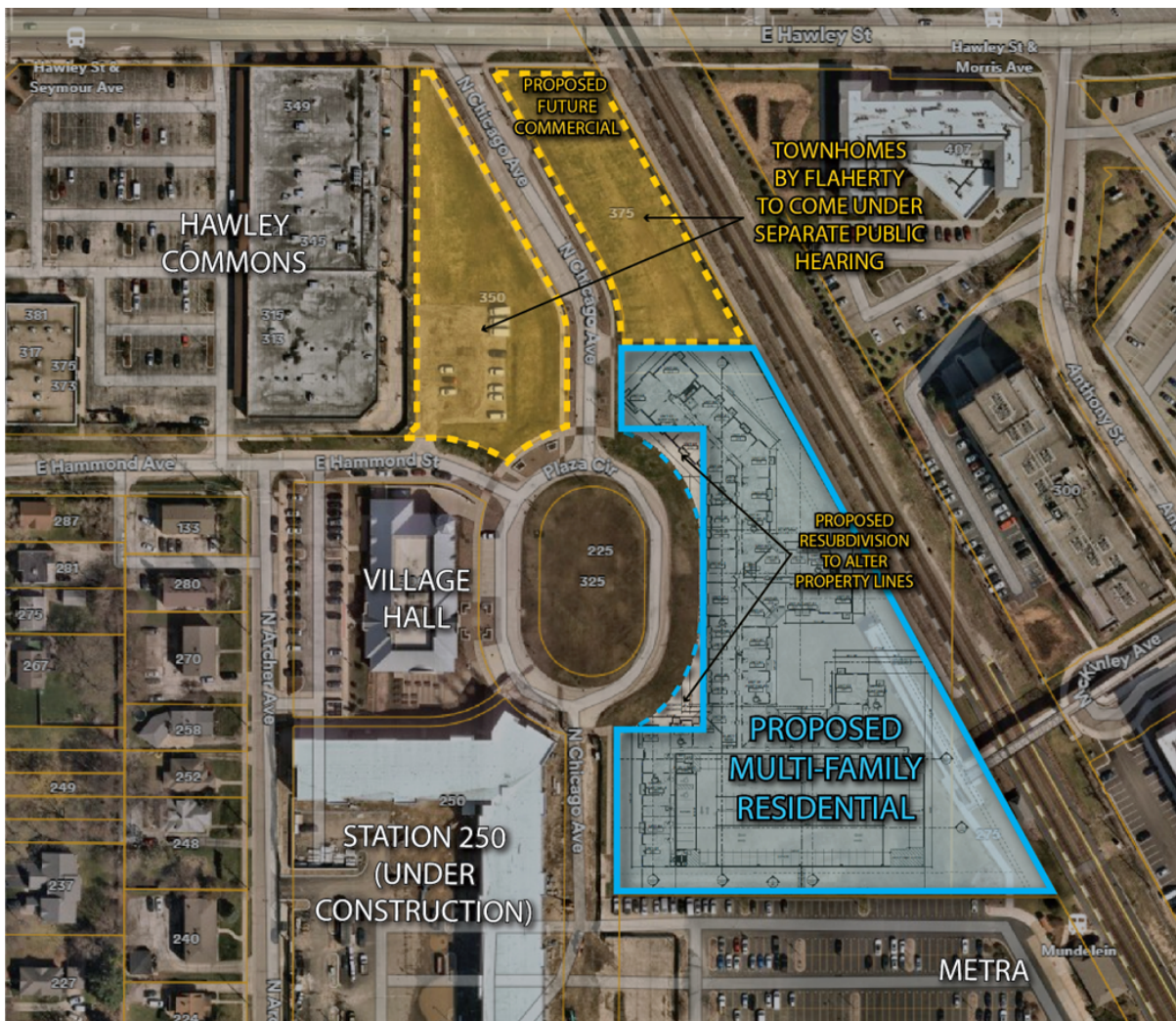


The three remaining undeveloped building sites are the subject of a proposed development by Flaherty & Collins, a Midwest multifamily developer headquartered in Indianapolis, Indiana. Flaherty & Collins proposes to develop a market-rate apartment building on the project site, as well as a mix of other residential and commercial uses. **They have proposed titling the project “Area”.** The project is the subject of a Redevelopment Agreement considered and approved by the Village Board, approved May 22, 2023, and recorded with Lake County as Document No. 7979449. The RDA anticipated the necessity for the Developer to seek zoning approvals under Section 3.C.3 Project Approvals. The Village Board approved the RDA with conceptual site layout and architecture for the multifamily structure; however, there was not enough detail at that time to determine if variations would be necessary. Since the approval of the RDA, the Developer has submitted documents for review. The part of the project for construction is anticipated as the apartment building. In order to continue progress on this project, there are several public meetings/hearings to cover the necessary entitlements.

- Previous Public Hearing (Approved): Multi-family residential (5 stories and approximately 200 units) with Garage Parking
- **Subject of this Public Hearing: Townhouses (2 and 3 stories and approximately 15-20 dwelling units, require a Special Use Permit in C-5-VC)**
- Future Public Meeting: Plat of Subdivision
- Future Phase (Unknown if Public Hearing Will Be Required): Retail (Freestanding building on Lot 4 - at the corner of Hawley Street and Chicago Avenue)

Figure 2: Proposed Project “Area”





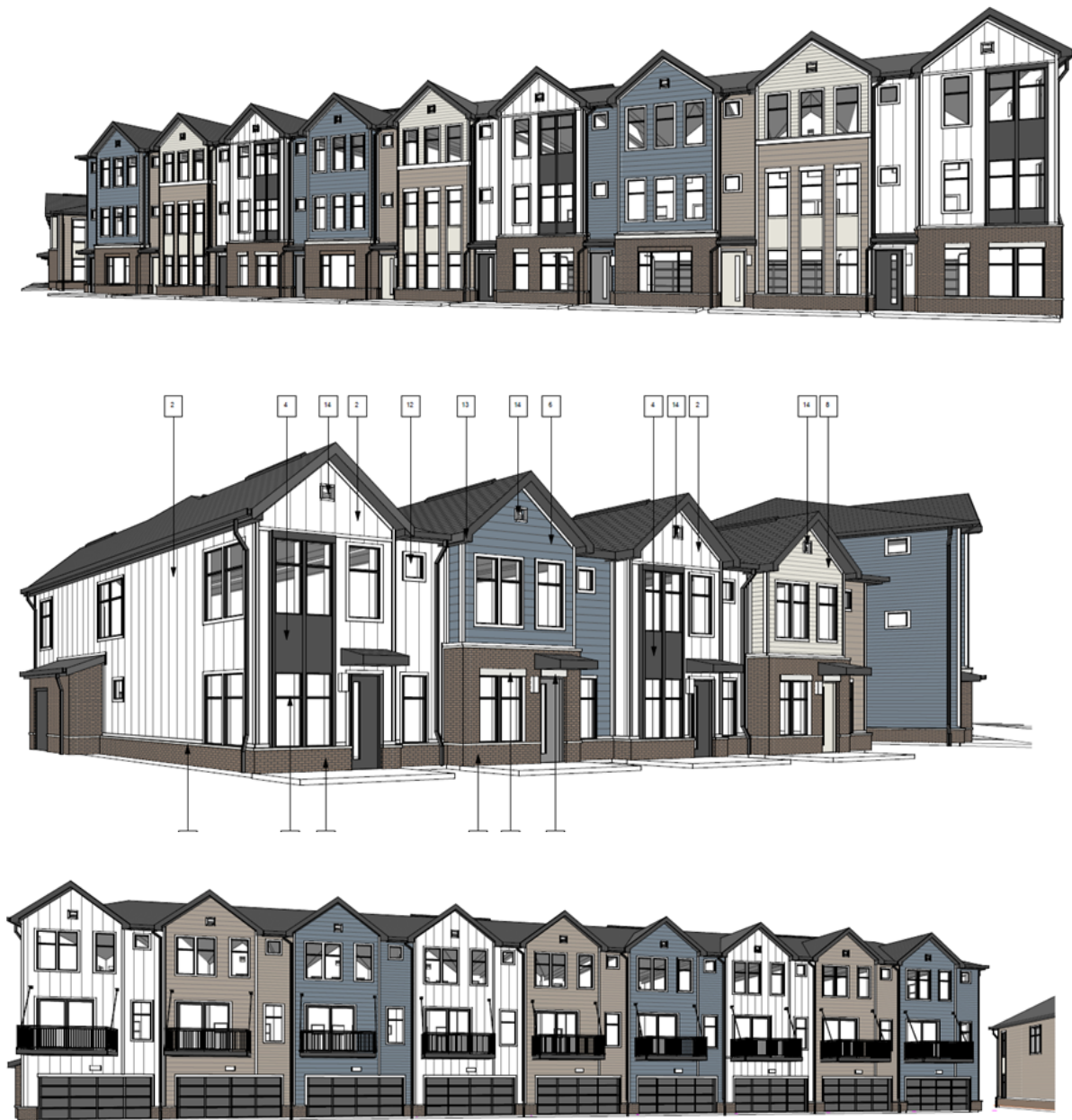
Project Details

Flaherty & Collins proposes three townhouse buildings with a combined total of 17 units. Other features of the plan include:

- **Units:** 17 townhouse units proposed
- **Parking:** 68 provided – half enclosed, half driveway spaces (1 enclosed space per unit required).
- **Parks and Open Space:** Developer agrees to make a \$300,000 contribution to the Village towards the design and construction of the Village Circle Improvements. The contribution is payable in two installments and by certain deadlines established in the agreement. The Village agrees to complete the Village Circle Improvements no later than August 1, 2028.
- **Height:** The 9-unit townhome building will be 3 stories. Both 4-unit townhome buildings will be 2 stories.
- **Architecture:** The townhouse architecture was subject to negotiation and has changed significantly since the original proposal. The elevations went through a full redesign in response to feedback from the Negotiating Team (comprised of two Village Trustees) and Staff. Elements of the current design include:

- Emphasis on vertical elements and alternating styles to give each townhouse a unique, individual appearance.
- Materials include: brick, fiber cement siding, precast stone head/sill/tow course, and metal balcony railings.

Figure 3: Proposed Townhouse Architecture





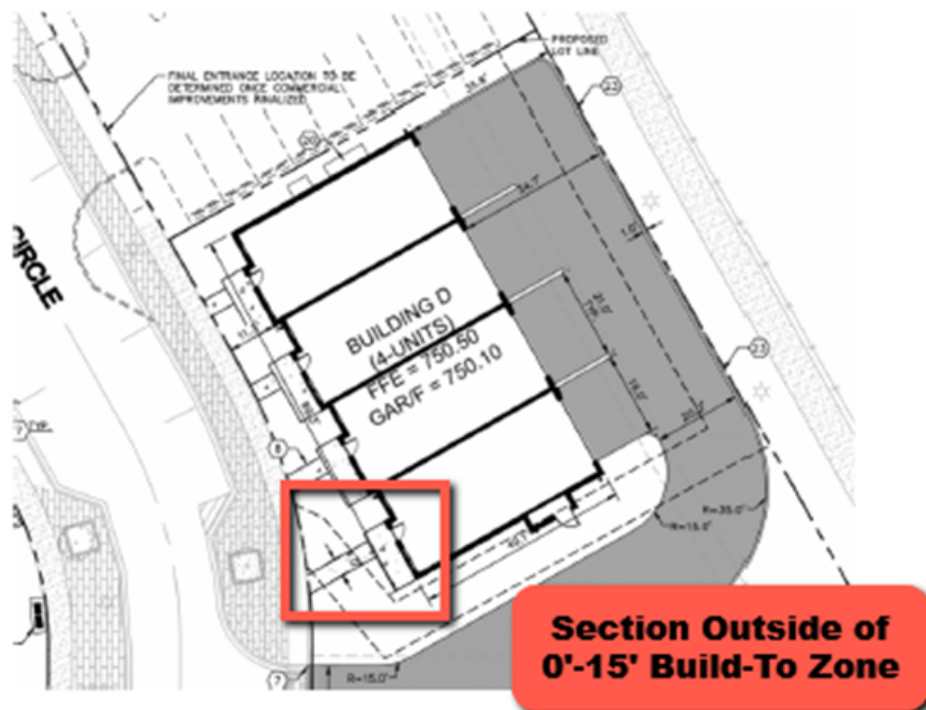
Requests

The Petitioner is requesting a Special Use for the land use (townhouses) as well as four variations related to architecture. The staff supports all requests and emphasizes the importance of the character and balance of the building aesthetic over strict adherence to the Zoning Ordinance for design requirements.

1. **Special Use – Townhouses in the C-5-VC District.** Townhouses are a Special Use in the C-5-VC District to give the Village some discretion on ensuring an appropriate layout and architectural style that compliments the vision for the Village Center.
2. **Section 20.36.050(B)(8)(b) – Window Setbacks and Projections.** Per code, windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, should be incorporated to provide dimensional elements on a façade. **Windows shall be set back (“punched”) into or projected out from the façade** to provide façade depth and shadow, vertical in orientation and of a consistent style.
 - a. Adding further thickness of the walls to accommodate a “punched in” window would add little architectural value to the design, as the design incorporates dimensional elements through other means.
3. **Section 20.36.050(C)(1)(a) – Building Articulation on Side and Rear Elevations.** Per code, 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’ and 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.
 - a. The current design does not meet the articulation requirements on the rear and side elevations (requirement is satisfied on the front). In lieu of meeting the articulation literally, they propose:
 - i. Trim elements on the rear facades that provide a similar visual articulation without 12” setbacks.
 - ii. A “doghouse” structure on the side elevations for utilities that provides articulation and introduces a 2nd material on the side.
 - iii. A roof design on the front and rear that provides repeating articulation at the top of the structure.

4. **Section 20.36.050(H)(1) – Garage Details.** Per code, attached garage overhead doors in the C-5-VC Zoning District must contain windows or other details such as applied brackets, hinges, arched panels, or other design elements to enhance the look of the overhead door.
- The applicant feels that windows in garage doors introduce security and maintenance issues that outweigh the aesthetic benefit, particular with rear-facing overhead doors that are not easily visible from the roadway. They also feel that the glass windows or brackets are not necessary to embellish the opening, as the proposed architecture provides articulation and visual interest in other manners.
5. **Table 20.36-5 of Section 20.36.040 – Front Build-To Zone for Townhouses.** Townhouses and most other building types in the C-5-VC Zoning District are subject to a “Build-To Zone” along the front property line, which is the opposite of a front yard setback. The front of the building must start within 0’ – 15’ of the front property line. The intention of this section is to encourage development in the Village Center to be closer to the street for an urban, walkable feel.
- A variation is needed to this section because a small portion of Building D is set back further than 15’ (Building D is the 4-unit building east of Chicago Avenue). The curvilinear shape of the property line creates difficulty in meeting the Build-To Zone, as a building at this location would need to curve with the shape of the roadway. The maximum setback at the southmost corner of the building would be approximately 25’.

Figure 4: Front Setback of Building D



Comprehensive Plan

The Village adopted the Downtown Master Redevelopment Implementation Plan in 2012, which addressed the Village Hall Subdivision. The focus of this area was a dense, multi-story development. Preference at the time was for residential over retail, office, and entertainment uses. Subsequent analysis pivoted the focus from retail due to the low traffic counts and visibility, focusing on density of residential to support public transit use, existing businesses, and business attraction. Post COVID-19 pandemic, the office market is extremely weak. This area in the 2017 Downtown North Implementation Plan and 2021 Comprehensive Plan is seen as a good area for larger residential developments that require more bulk and area, where other areas north of Hawley Street may see more integrated smaller adaptive reuse.

Lake County Partners commissioned a housing study, released in October 2023. This advised that there is a housing shortage in the region. As businesses look to locate, this is a deterrent as finding workers or housing for workers is problematic. Mundelein was noted as one of the few communities that is open to increased density.

Planning & Zoning Commission

The Planning and Zoning Commission conducted a public hearing on November 6, 2024 to consider the requests. At the conclusion of the hearing, the Planning and Zoning Commission recommended **approval** of all requests by a vote of 6-0, with no conditions.

Recommendation:

Motion to pass an Ordinance Granting a Special Use and Certain Variations for Townhouses at 322-360, 331-339, and 385 Plaza Circle (AREA by Flaherty & Collins)

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on November 25, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-11-57
which is entitled

Flaherty and Collins Townhouses Ordinance

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 11/26/2024, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 11/26/2024.

Village Clerk

ORDINANCE NO. O-24-11-57

ORDINANCE GRANTING A SPECIAL USE AND CERTAIN VARIATIONS FOR TOWNHOUSES AT 322-360, 331-339, AND 385 PLAZA CIRCLE (AREA BY FLAHERTY & COLLINS)

WHEREAS, the Village of Mundelein, Lake County, Illinois (the "Village"), is an Illinois home rule municipal corporation under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, Flaherty & Collins Properties (the "Applicant") has filed an application with the Village requesting approval of a special use and certain variations for proposed townhouses (a portion of the project titled "Area") at 322-360, 331-339, and 385 Plaza Circle, which is legally described and attached hereto and made part hereof as **Exhibit A** to this Ordinance (the "Subject Property"), ; and

WHEREAS, the Applicant has requested the following: (1) a Special Use pursuant to Section 20.36.020 for Townhouses; (2) a Variation from Section 20.36.050(B)(8)(b) regarding window setbacks and projections; (3) a Variation from 20.36.050(C)(1)(a) regarding building articulation on the side and rear elevations; (4) a Variation from Section 20.36.050(H)(1) regarding attached garage details; and (5) a Variation from Table 20.36-5 of Section 20.36.040 regarding the front build-to zone for townhouses; and

WHEREAS, pursuant to notice as provided by law, a public hearing was held by the Village Planning and Zoning Commission on the requested variations on November 6, 2024; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and, by a vote of 6-0, recommended that all be approved by the Village Board of Trustees; and

WHEREAS, at the Village Board meeting on November 25, 2024, the Mundelein Village Board of Trustees accepted the findings of fact and determined that it was in the best interests of the Village to grant approval of the variations with conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION I: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: A Special Use pursuant to Section 20.36.020 is hereby granted to the Applicant for Townhouses in the C-5-VC Zoning District at 322-360, 331-339, and 385 Plaza Circle in accordance with the development plans attached hereto and made part hereof as **Exhibit B**;

SECTION III: A variation from Section 20.36.050(B)(8)(b) is hereby granted to the Applicant regarding window setbacks and projections for the proposed Townhouses at 322-360, 331-339, and 385 Plaza Circle.

SECTION IV: A variation from Section 20.36.050(C)(1)(a) is hereby granted to the Applicant regarding building articulation on the rear and side elevations for the proposed Townhouses at 322-360, 331-339, and 385 Plaza Circle.

SECTION V: A variation from Section 20.36.050(H)(1) is hereby granted to the Applicant regarding attached garage details for the proposed Townhouses at 322-360, 331-339, and 385 Plaza Circle.

SECTION VI: A variation from Table 20.36-5 of Section 20.36.040 is hereby granted to the Applicant granting relief from the front build-to zone for the proposed Townhouses at 322-360, 331-339, and 385 Plaza Circle.

SECTION VII: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION VIII: This ordinance shall be in full force and effect from and after its passage, approval, filing and publication in pamphlet form, as by law provided.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 25, 2024

APPROVED: Monday, November 25, 2024

ATTEST: _____

Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PIN(S): 1130120002, 1130123003, 1130123002, 1130123001

LOTS 2, 4, AND 5 IN FINAL PLAT OF VILLAGE HALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874 IN LAKE COUNTY, ILLINOIS.



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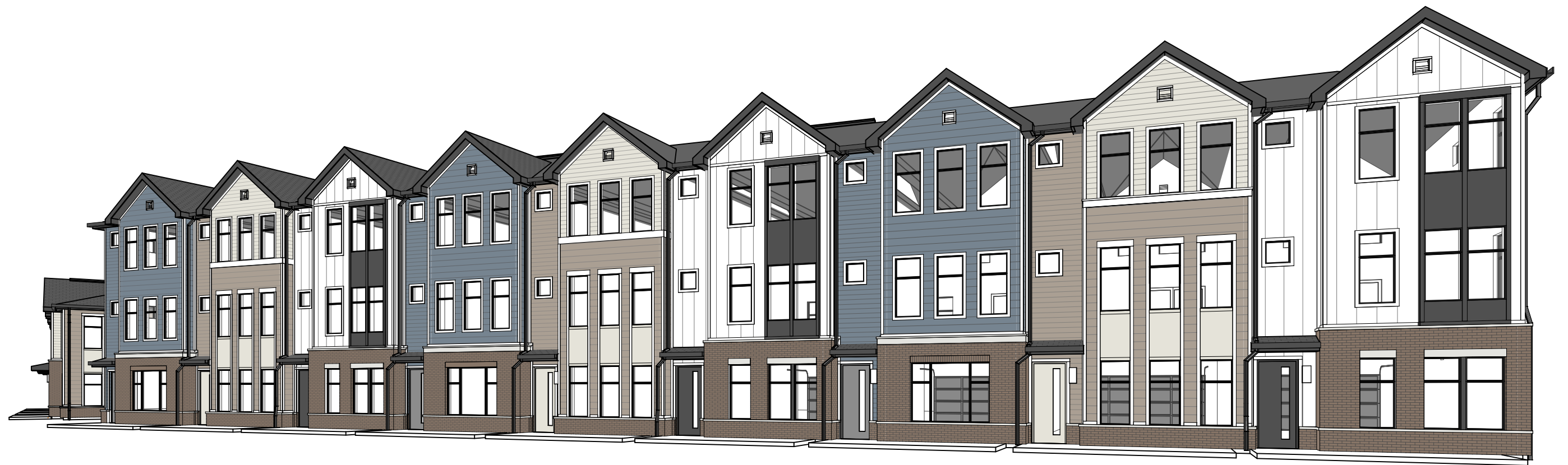
Flaherty & Collins
Properties
www.flco.com
317.816.9300

AREA - TOWNHOMES
MUNDELEIN, IL #220004

SITE PLAN

8/13/2024

z.0T



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AREA - TOWNHOMES
MUNDELEIN, IL #220004

3 STORY TH VIEWS

8/13/2024

z.1T

1	BRICK - COLOR 1	5	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 4	9	PRECAST STONE HEAD/ SILL/ TOW COURSE	13	SQUARE CUT SOFFITED ROOF EAVE
2	FIBER CEMENT BOARD & BATTON - COLOR 1	6	FIBER CEMENT LAP SIDING - 8" EXPOSURE - COLOR 4	10	BRICK SOLDIER COURSE	14	ATTIC VENT - COLOR 1
3	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 2	7	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 5	11	METAL RAILING - PAINTED		
4	FIBER CEMENT PANEL - COLOR 3	8	FIBER CEMENT LAP SIDING - 8" EXPOSURE - COLOR 5	12	VINYL WINDOW - BLACK		



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3 STORY TH VIEWS

8/13/2024

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MUNDELEIN, IL #220004

3 STORY TH VIEWS

8/13/2024

z.3T

1	BRICK - COLOR 1	5	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 4	9	PRECAST STONE HEAD/ SILL/ TOW COURSE	13	SQUARE CUT SOFFITED ROOF EAVE
2	FIBER CEMENT BOARD & BATTON - COLOR 1	6	FIBER CEMENT LAP SIDING - 8" EXPOSURE - COLOR 4	10	BRICK SOLDIER COURSE	14	ATTIC VENT - COLOR 1
3	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 2	7	FIBER CEMENT LAP SIDING - 4" EXPOSURE - COLOR 5	11	METAL RAILING - PAINTED		
4	FIBER CEMENT PANEL - COLOR 3	8	FIBER CEMENT LAP SIDING - 8" EXPOSURE - COLOR 5	12	VINYL WINDOW - BLACK		





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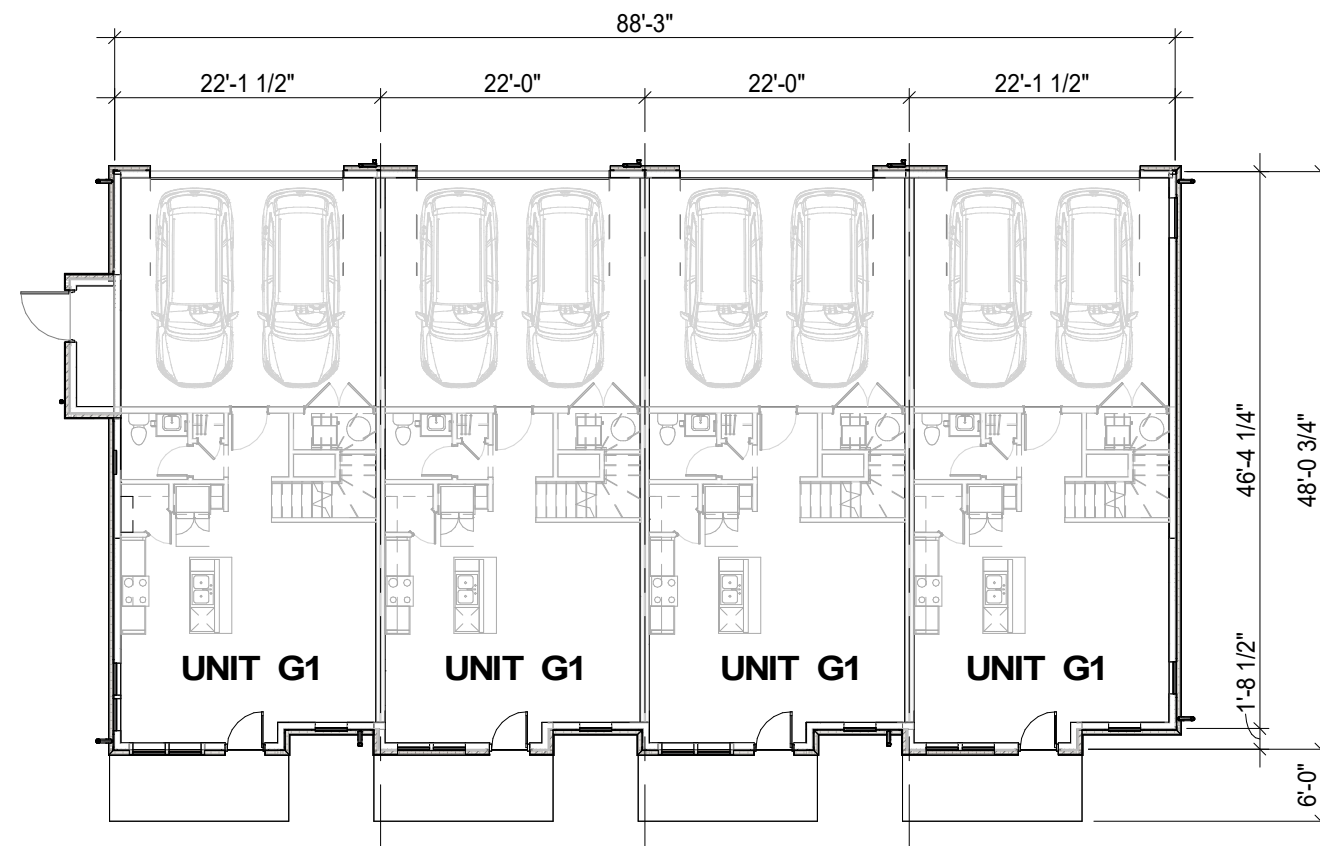
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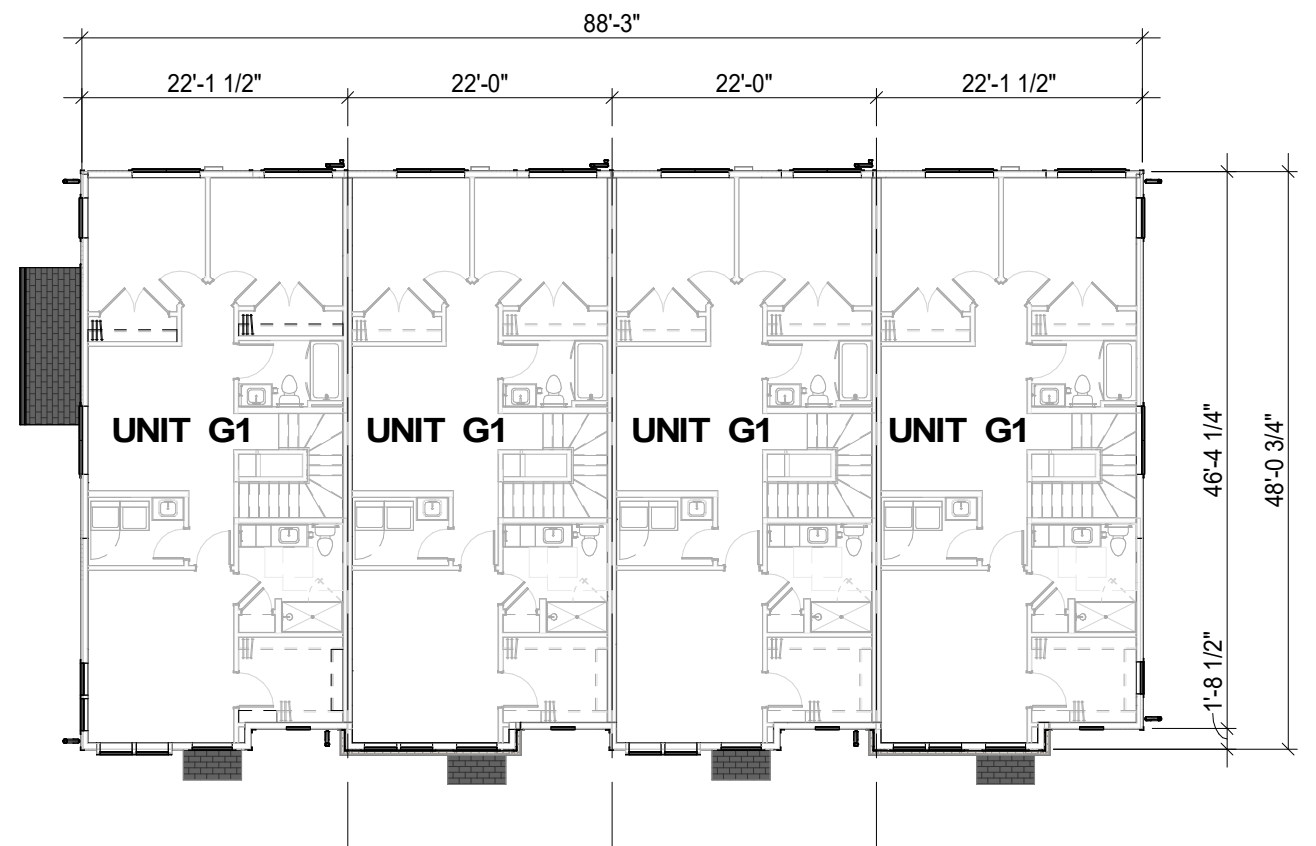
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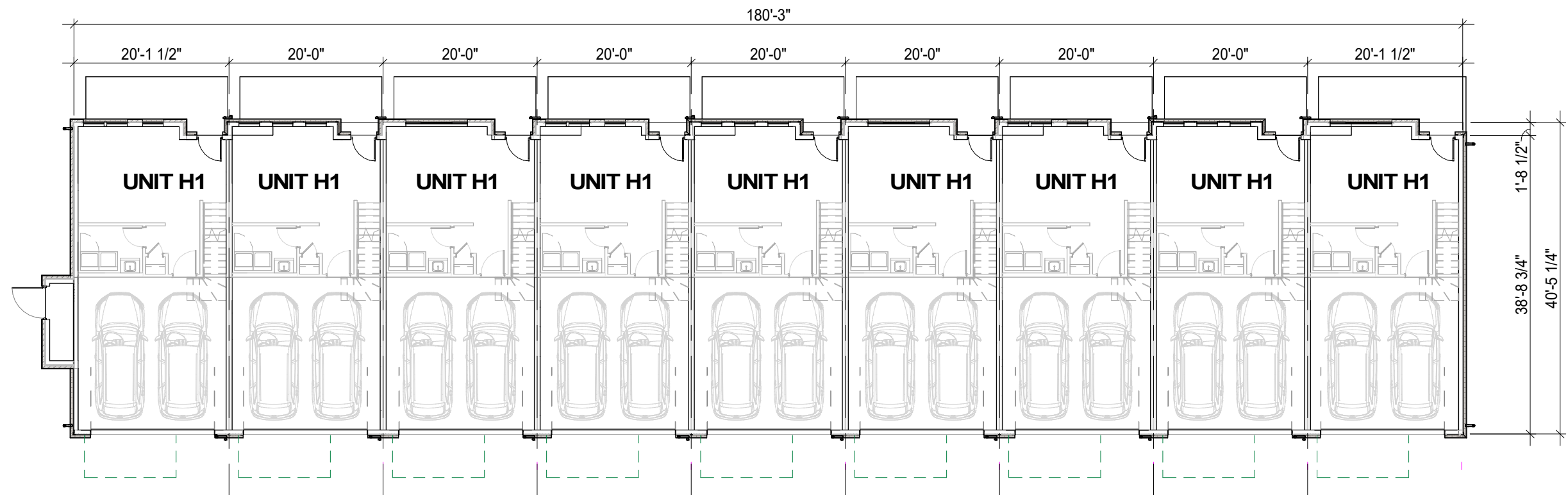
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FIRST FLOOR PLAN - BLDGS C&D
1/16" = 1'-0"



SECOND FLOOR PLAN - BLDGS C&D
1/16" = 1'-0"



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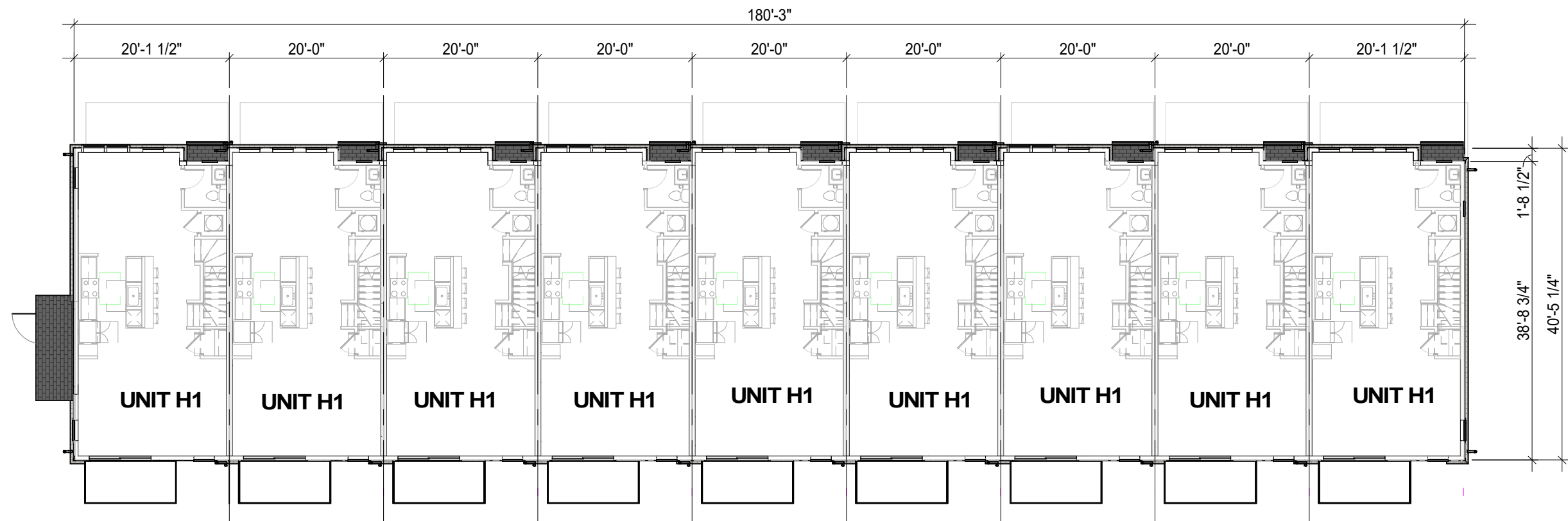


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AREA - TOWNHOMES
MUNDELEIN, IL #220004

FIRST FLOOR PLAN -
BLDG E
9/30/2024

z1.2T



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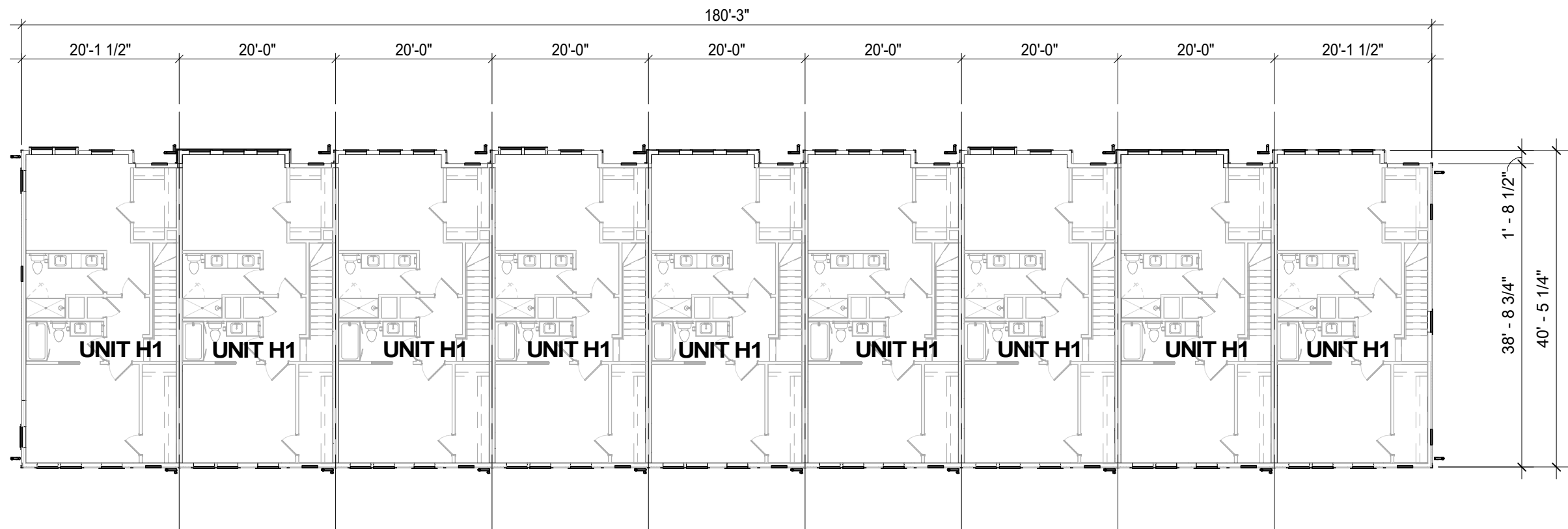


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AREA - TOWNHOMES
MUNDELEIN, IL #220004

SECOND FLOOR PLAN -
BLDG E
9/30/2024

z1.3T



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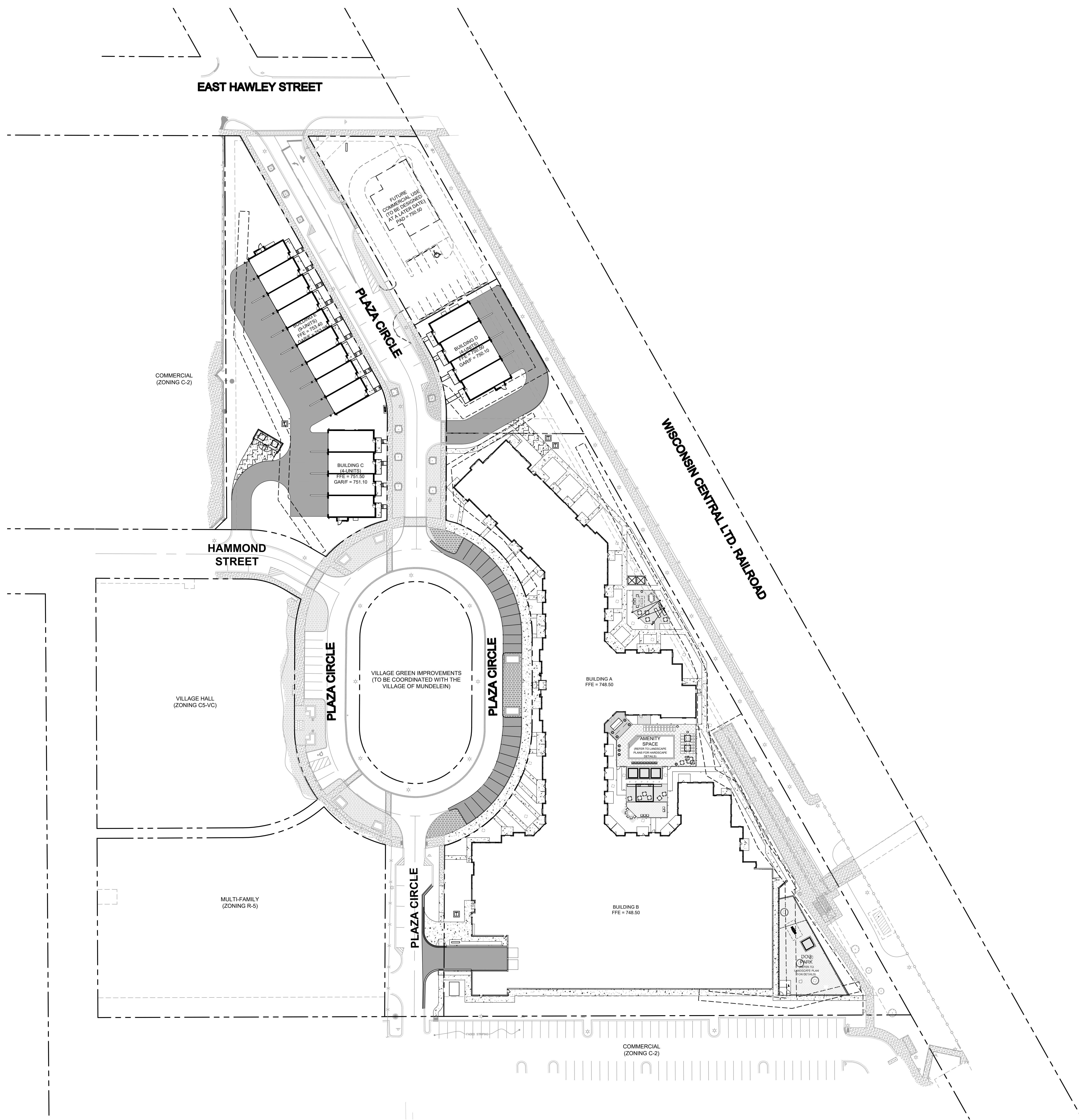


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AREA - TOWNHOMES
MUNDELEIN, IL #220004

THIRD FLOOR PLAN -
BLDG E
9/30/2024

z1.4T

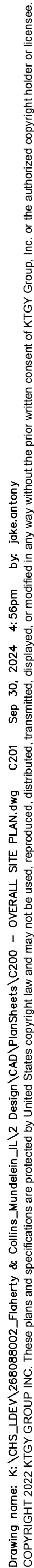


1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SURVEYOR SHALL STATE FOUNDATIONAL ELEMENTS BASED ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS. BUILDING FOOTPRINT PROVIDED FOR INFORMATION ONLY.

- (1) B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- (2) DEPRESSED CURB AND GUTTER
- (3) CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- (4) USPS APPROVED CONCRETE PAD
- (5) "YIELD" SIGN
- (6) GENERATOR PAD (REFER TO MEP PLANS)
- (7) CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- (8) SERVICE WALKS, TYP. (SEE DETAILS)
- (9) ORNAMENTAL FENCE
- (10) TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (11) TRANSFORMER PAD (FOR REFERENCE ONLY)
- (12) MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (13) 4" WIDE PAINTED SOLID LINE, TYP.
- (14) ACCESSIBLE RAMP (SEE DETAILS)
- (15) TRANSITION CURB (SEE GRADING PLAN)
- (16) SPRINKLER ROOM (SEE UTILITY PLAN)
- (17) SITE RETAINING WALL (SEE DETAILS)
- (18) COLLUM (SEE ARCHITECTURAL PLAN)
- (19) BOLLARD, TYP. (SEE DETAILS)
- (20) RISER ROOM (REFER TO ARCHITECTURE AND MEP PLANS)
- (21) BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- (22) EXTERIOR CONCRETE STEPS (REFER TO DETAIL.)
- (23) KNEE WALL (SEE GRADING PLAN)
- (24) BRICK PAVERS (TO MATCH EXISTING)
- (25) PLANTER BOX (TO MATCH EXISTING)

	ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	BRICK PAVEMENT (MATCH EXISTING)

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0163K, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X.



1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-HET, TYPICAL.
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- ① B.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- ② DEPRESSIONED CURB AND GUTTER
- ③ CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ④ USPS APPROVED CONCRETE PAD
- ⑤ "YIELD" SIGN
- ⑥ GENERATOR PAD (REFER TO MEP PLANS)
- ⑦ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ⑧ SERVICE WALKS, TYP. (SEE DETAILS)
- ⑨ ORNAMENTAL FENCE
- ⑩ TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ⑪ TRANSFORMER PAD (FOR REFERENCE ONLY)
- ⑫ MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ⑬ 4" WIDE PAINTED SOLID LINE, TYP.
- ⑭ ACCESSIBLE RAMP (SEE DETAILS)
- ⑮ TRANSITION CURB (SEE GRADING PLAN)
- ⑯ SPRINKLER ROOM (SEE UTILITY PLAN)
- ⑰ SITE RETAINING WALL (SEE DETAILS)
- ⑱ COLUMN (SEE ARCHITECTURAL PLAN)
- ⑲ BOLLARD, TYP. (SEE DETAILS)
- ⑳ RISER ROOM (REFER TO ARCHITECTURE AND MEP PLANS)
- ㉑ BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- ㉒ EXTERIOR CONCRETE STEPS (REFER TO DETAIL)
- ㉓ KNEE WALL (SEE GRADING PLAN)
- ㉔ BRICK PAVERS (TO MATCH EXISTING)
- ㉕ PLANTER BOX (TO MATCH EXISTING)

	ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	BRICK PAVEMENT (MATCH EXISTING)



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 Suite 350
 Chicago, IL 60611
 ktgy.com
 312.274.0606

ktgy Project Number	220004
Contact	MARY ABELMANN
Email	mabelman@ktgy.com
Principal	CRAIG PRYDE
Designer	ERIC LUKACSIK



FLAHERTY & COLLINS
PROPERTIES

Developer
Flaherty & Collins
Properties
1 Indiana Square
Suite 3000
Indianapolis, IN 46204
www.flco.com
317.816.9300

AREA

[illegible]

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

03/27/24

DETAILED SITE PLAN

C201

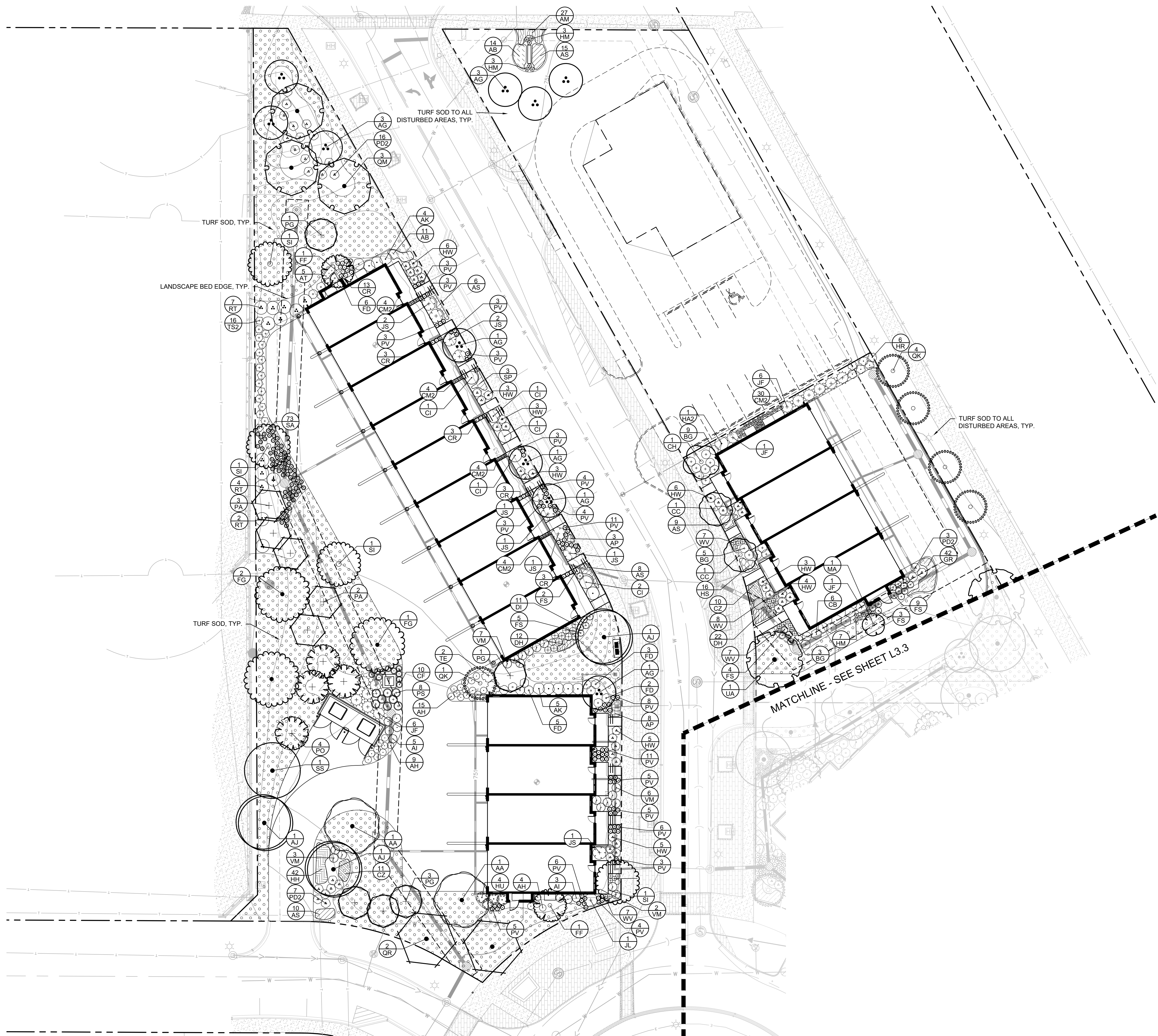
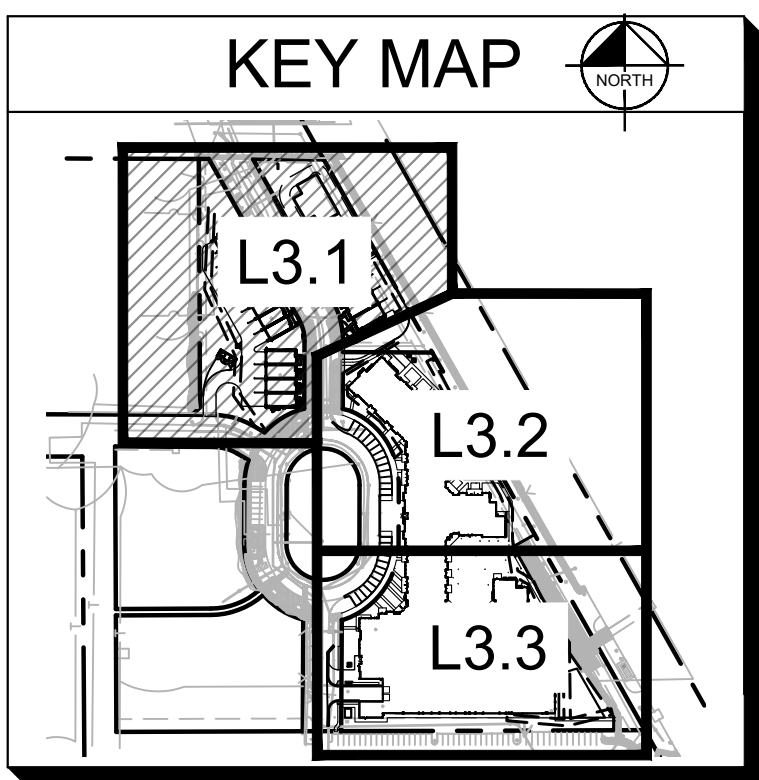
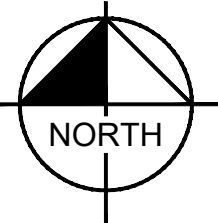
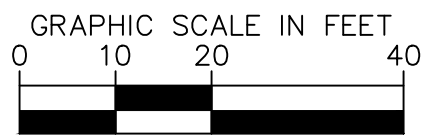
[illegible]

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

03/27/24

LANDSCAPE PLAN

L3.1



Drawing name: K:\CHS_DEFW\26508802_fishery & collins_mundelein_j\2_Design\CAD\plansheets\3.0 - LANDSCAPE PLAN.dwg L3.1 LANDSCAPE PLAN Aug 14, 2024 3:41pm by: dani.platt

PROPERTY INFORMATION

Address__Plaza Circle_- address TBD_____
Property Index Numbers (PIN) _____
1130120002, 1130123001

Size of Property_____1.43_____ (sq. ft. /acres)

Size of Building Space ____62,330_____ (sq. ft.)

Size of Space Utilized_____

ZONING

Current Zoning _C5-VC

Proposed Zoning_C5-VC

Current Use__None

Proposed Use__Multi-family/ Townhomes

PETITIONER INFORMATION

Business/Org. Name__Flaherty & Collins Properties__

Name_____Jullie Collier

Title_____VP Development, Principal

Address_____211 N Pennsylvania, Ave, Ste 3000

City, State, Zip__Indianapolis, IN 46204

Phone_____317-819-2711

Email_____jcollier@livefc.com

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name_____Village of Mundelein

Name_____

Title_____

Address_____

City, State, Zip_____

Phone_____

Email_____

SECTION(S) OF ZONING ORDINANCE: _____see attached list of variations requested

SECTION(S) OF COMPREHENSIVE PLAN (IF APPLICABLE): ____Not Applicable

DESCRIPTION OF PROPOSED VARIATION(S) (Attach sheet if additional space is needed)

____ See attached list of variations

DESCRIPTION OF PROPOSED SPECIAL USE(S) (Attach sheet if additional space is needed)

Proposed development of rental Townhomes on the site included in the application.

DESCRIPTION OF PROPOSED MAP AMENDMENT(S) (Attach sheet if additional space is needed)

Not applicable

PLAT REQUEST

- ☐ Preliminary Plat of Subdivision
☒ Final Plat of Subdivision
☐ Plat of Consolidation
☐ Plat of Vacation

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. **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.

Response: The requested variations are the result of proposed building uses and designs that are consistent with the concept plans/ images presented to and are the basis of the "Redevelopment Agreement (RDA)" between the Village of Mundelein and the developer.

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

Response: The overall project design is the result of a Redevelopment Agreement that established the desired density and product type. The Design of the townhouse product type is required to be consistent and complimentary to the larger Multifamily building which is also part of the development.

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

Response: The variations as requested are with the intent to allow the proposed development to "establish" the essential character of the locality as conceptualized in the RDA and the Comprehensive Plan. The project site is currently undeveloped and the proposed project will create the character upon which the code is concerned if the variations are granted.

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.

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.

Response: The variations requested allow the proposed project to be financially viable and to provide the essential character, density and sense of community that is the basis of the RDA. The physical characteristics of the site with the curved and angular property lines would create impractical building size, orientation or efficiencies that could jeopardize the success of the proposed project.

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

Response: The variations requested are related to a combination of site shape, required density and ability to access the residential units with required setbacks, vehicular circulation and other items that restrict the compliance with all aspects of the code.

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

Response: The granting of the proposed variations will not be detrimental to the public welfare in the neighborhood but will provide for increased residential units in the core area of the Village and be a positive enhancement of resident living opportunities within the Village.

- 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.

Response: The proposed variations and overall development is situated on the sites such that there will not be an impairment of light or air to the surrounding properties or public infrastructure. The proposed development is also consistent with the local requirements of Fire Department regulations and will not be a burden to public safety. The proposed development is located in the core of the Village and will provide an overall positive impact to property values and tax base within the community.

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

Response: The proposed variations are consistent with the spirit and intent of the zoning ordinance and land use strategies and is the result of a design that provides the highest and best use in meeting these objectives.

- 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.

Response: The proposed variations and project design is the result of a previously approved design concept and RDA between the Village and Developer. If the proposed variations are not approved the project would be a significantly negative impact to the community and the potential of the RDA.

STANDARDS FOR GRANTING A SPECIAL USE

No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions. **Please provide a detailed response to each of the following criteria (attach additional pages, if necessary):**

- a. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.

The proposed use is consistent with and complimentary to the multi-family residential building on the site to the south of the proposed development and shall be considered a part of the overall rental community. The proposed development / use shall not endanger the public health, safety or general welfare of the community.

- b. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.

The proposed Townhome use is complimentary to the approved apartment building on the property to the south and provides for a alternative housing typology within the same development.

- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.

The proposed Townhome use support the Village land use policy and intentions for creating a housing community in the downtown center.

- d. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

The proposed Townhome development conforms to and supports the zoning approvals for the multi-family apartment development on the adjacent parcels to the south and is consistent with other approved developments in the general area.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, ERIC GUENTHER, under oath, state that I am

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

commonly described as (Address) 322-360, 331-339, 385 PLAZA CIRCLE and that such property is owned by

(Printed Name) VILLAGE OF MUNDELEIN as of this date. As owner of the property, I do

hereby authorize FLAHERTY & COUNS (Printed Name or Not Applicable) to represent me in the following
PROPERTIES

Planning and Zoning Commission/Village Board matter, TOWNHOME SPECIAL USE

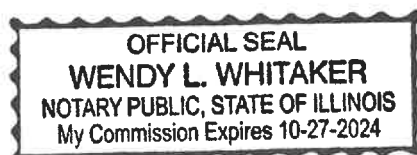
AND VARIATIONS (Action).

Signature

Subscribed and sworn to before me

this 16th day of October, 2024.

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) Plaza Circle

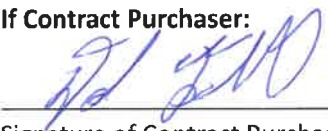
Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

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

 10/16/24
Signature of Owner Date

By ERIC GUENTHER
VILLAGE ADMINISTRATOR
Title/Full Corporate Name

If Contract Purchaser:

 9/20/2024
Signature of Contract Purchaser Date

By David M. Flaherty
Manager
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): _____

Printed Name: ERIC GUENTHER

Date: 10/14/24

Title: VILLAGE ADMINISTRATOR

Signature (Owner): _____

Printed Name: _____

Date: _____

Title: _____

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

Signature Contract Purchaser: _____

Printed Name: David M. Flaherty

Date: 9/20/2024

Title: Manager

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

Signature Lessee: _____

Printed Name: _____

Date: _____

Title: _____

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, David M. Flaherty, under oath, state that I am

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

hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as **Exhibit A**, on this 30 day of October, 2024.

[Signature]

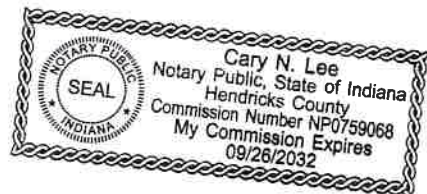
Signature

Subscribed and sworn to before me

this 30 day of October, 2024.

[Signature]

Notary Public



List of Variations

Section 20.36 – Downtown District

1. Architecture

- (a) See 20.36.050(B)(8)(b) – Windows and doors shall have raised elements to create shadow and articulation. Windows shall be set back (“punched”) into or projected out from the façade to provide façade depth and shadow. It’s unclear from the elevations if the windows are recessed.

Variance Requested. No setback of windows.

Supporting Information: The Th elevation design has been revised to have all windows to include “trim” elements, however the increased thickness of walls to create “punched or recessed” windows would add excessive cost with little architectural value to the design. The additional trim elements and change in color provide a similar effect to the windows and the applicant feels this satisfies the intent of the code.



- (b) See Section 20.36.050(C)(1)(a) – Building Articulation – It does not appear that all rear and side townhouse elevations meet the articulation requirements. 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.

Variance Requested. No articulation on side and rear elevations of TH buildings.

Supporting Information: The TH plan has been revised to provide a 12” “step” in all levels in the front facades of all TH buildings. The rear facades have been revised to include a “trim element” that provides a similar “visual articulation” without the 12” setback. The side elevations also include a “doghouse” structure for utilities that satisfies this requirement as well as the use of at least 2 materials on the side elevations to provide the visual break in overall elevations. The roof design along the front and rear of the buildings also provide visual articulation to satisfy the intent of this requirement.



- (c) See Section 20.36.050(H)(1) – Attached Garages – Garage overhead doors in the C-5-VC district must contain windows or other details such as applied brackets, hinges, arched panels, or other design elements to enhance the look of the overhead door.

Variance Requested. No windows in garage doors.

Supporting Information: The applicant feels that window in the garage door could create a security issue and maintenance issue. The building design has been revised to provide more articulation of each residential unit rather than presenting as a “single” building. the balconies of each unit have been reduced in size and contribute to the “individual” aesthetic of each unit rather than the entire building. As such, we feel the glass panels or brackets are not necessary to embellish the large opening as required by code.



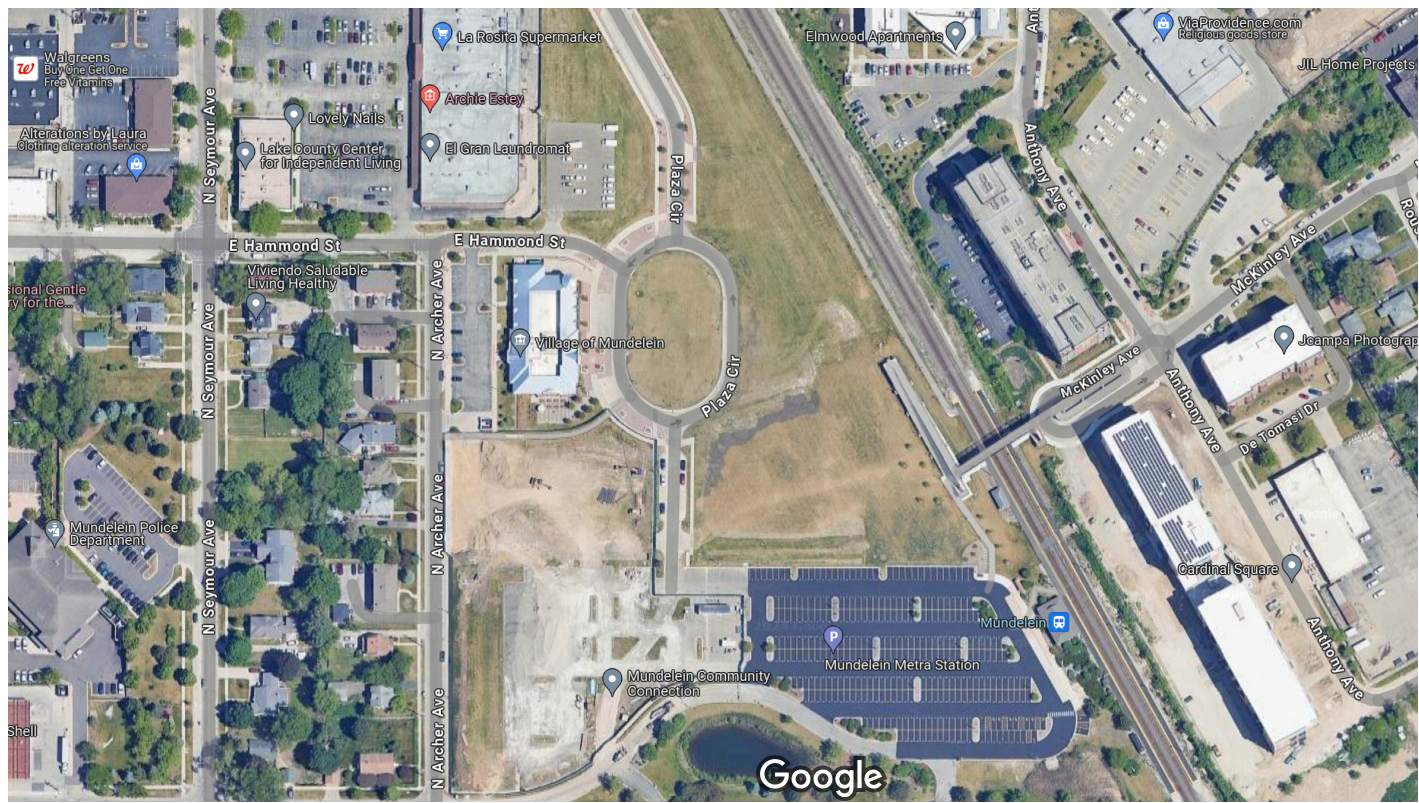
- (d) See Section 20.36.040 / Table 20.36-5 – Townhouse Building Bulk / Yard Regulations
- Front Yard - Build-To Zone of 0' to a maximum of 15' unless a required Build-To Line of 0' is required by the regulating plan of the Master Redevelopment Implementation Plan.

Variance Requested. Building D requires a setback of approximately 25 ft and greater than 15 ft maximum, due to the building orientation and curvilinear shape of the property line.

Supporting Information: The norther portion of the proposed building is setback 11'-3" from the property line and is compliant with the required setbacks. The southern portion of the attached townhomes are not compliant and exceed the required amount because the property line curves away from the building front foundation. The anticipated maximum setback perpendicular to the property line is approximately 25 ft.

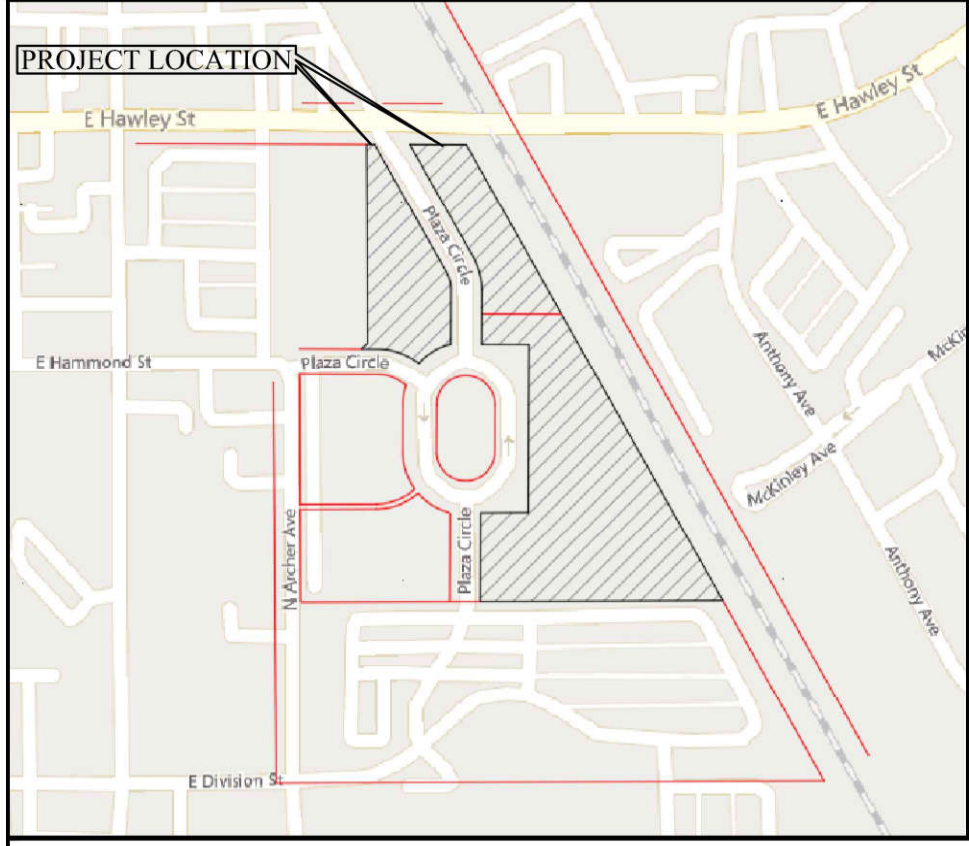


Mundelein MF - Existing Aerial View / 300 Plaza Circle



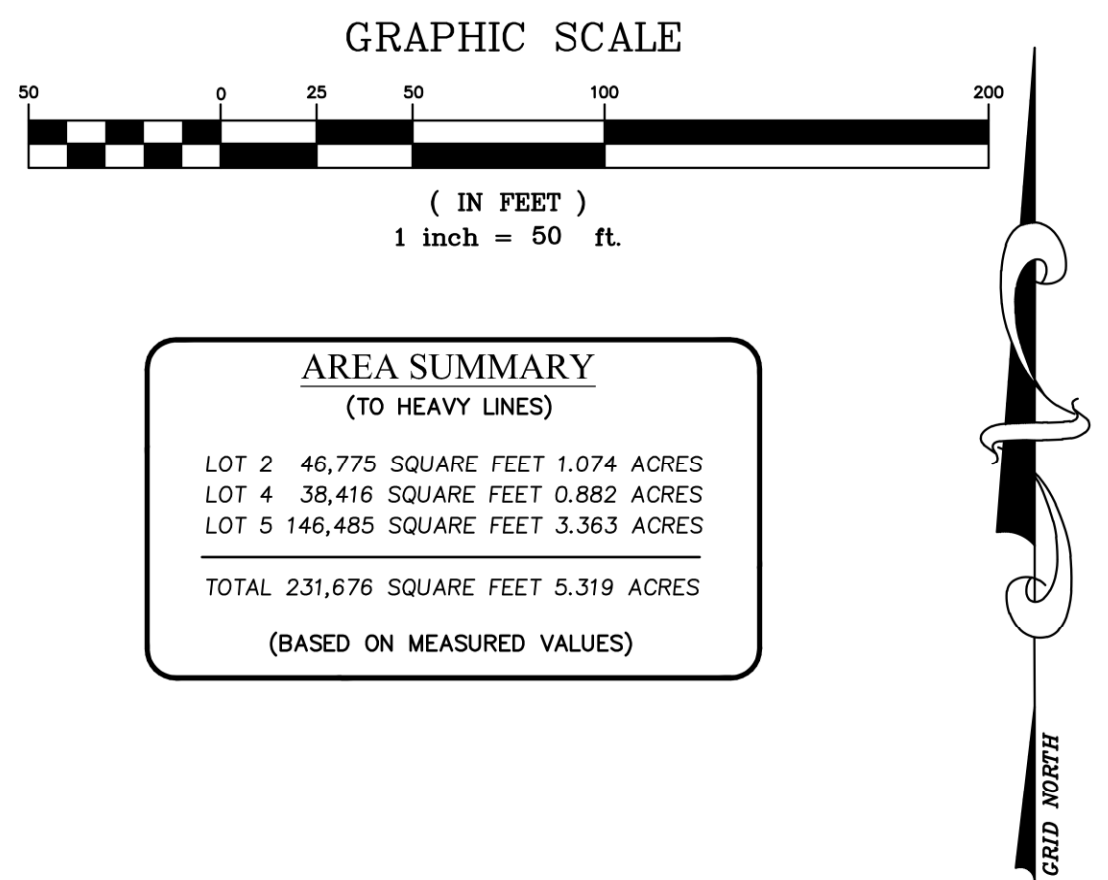
Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

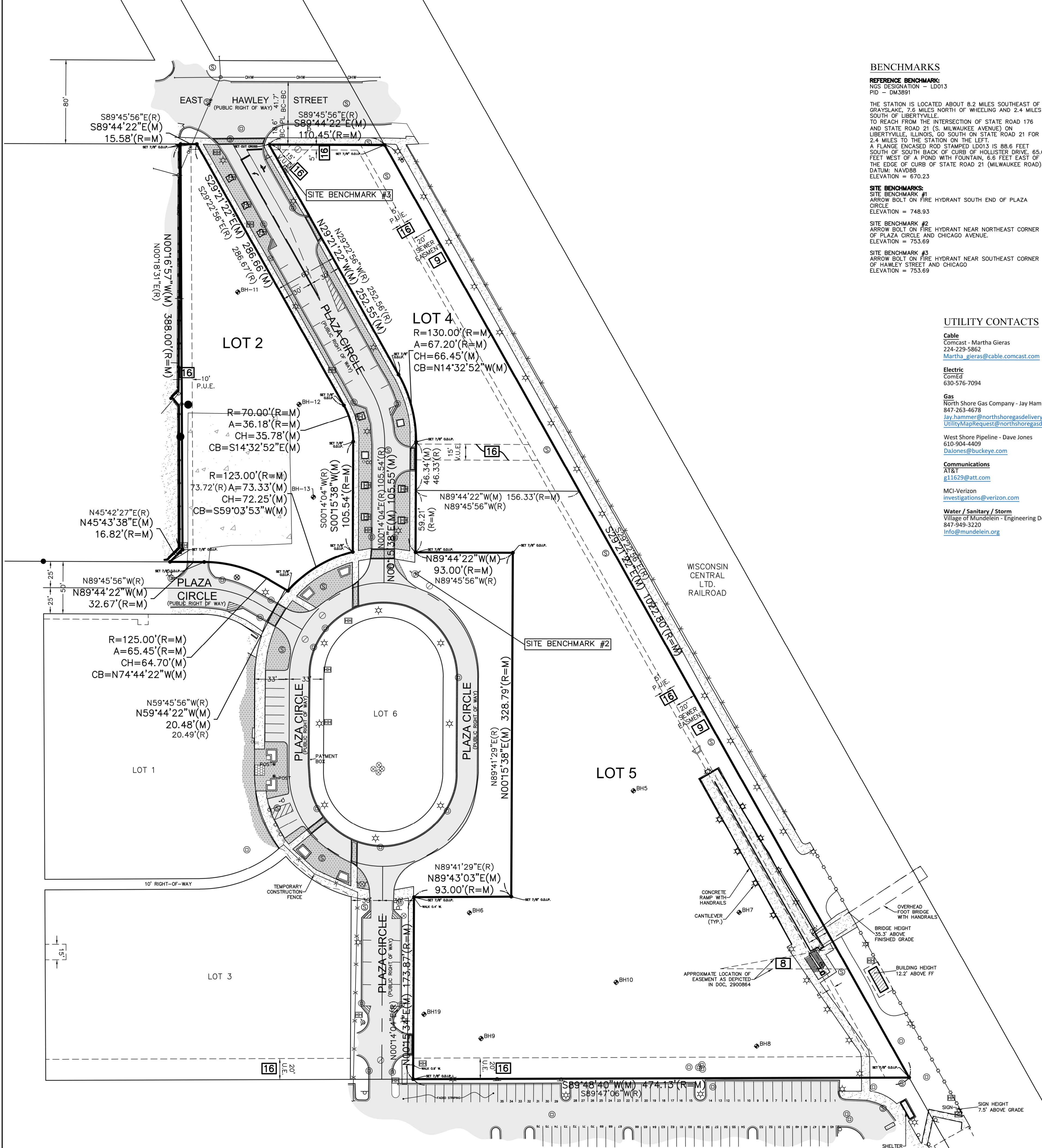


LEGAL DESCRIPTION

LOTS 2, 4 AND 5 IN FINAL PLAT OF VILLAGE HALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874, IN LAKE COUNTY, ILLINOIS.



VICINITY MAP
NO SCALE



BENCHMARKS

REFERENCE BENCHMARK:
NGS DESIGNATION - LD013
PID - DM5891

THE STATION IS LOCATED ABOUT 8.2 MILES SOUTHEAST OF GRAYSLAKE, 7.6 MILES NORTH OF WHEELING AND 2.4 MILES SOUTH OF LIBERTYVILLE. TO REACH FROM THE INTERSECTION OF STATE ROAD 176 AND STATE ROAD 21 (S. MILWAUKEE AVENUE) ON LIBERTYVILLE, ILLINOIS, GO SOUTH ON STATE ROAD 21 FOR 2.4 MILES TO THE STATION ON THE LEFT. A FLANGE ENCLOSED ROD STAMPED LD013 IS 88.6 FEET SOUTH OF SOUTH BACK OF CURB OF HOLLISTER DRIVE, 65.6 FEET WEST OF A POND WITH FOUNTAIN, 6.6 FEET EAST OF THE EDGE OF CURB OF STATE ROAD 21 (MILWAUKEE ROAD). DATUM: NAVD83 ELEVATION = 670.23

SITE BENCHMARK #1
ARROW BOLT ON FIRE HYDRANT SOUTH END OF PLAZA CIRCLE
ELEVATION = 748.93

SITE BENCHMARK #2
ARROW BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF PLAZA CIRCLE AND CHICAGO AVENUE
ELEVATION = 753.69

SITE BENCHMARK #3
ARROW BOLT ON FIRE HYDRANT NEAR SOUTHEAST CORNER OF HAWLEY STREET AND CHICAGO AVENUE
ELEVATION = 753.69

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

--- LIMITS OF LAND PER LEGAL DESCRIPTION
--- ADJACENT LAND
--- PARCEL LINE
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE

UTILITY CONTACTS

Cable
Comcast - Martha Gieras
224-229-5862
Martha_gieras@cable.comcast.com

Electric
ComEd
630-576-7094

Gas
North Shore Gas Company - Jay Hammer
847-263-4678
Jay.hammer@northshoresgasdelivery.com
UtilityMapRequest@northshoresgasdelivery.com

West Shore Pipeline - Dave Jones
610-904-4409
DaJones@buckeye.com

Communications
AT&T
g11629@att.com
Verizon
investigations@verizon.com

Water / Sanitary / Storm
Village of Mundelein - Engineering Department
847-949-3220
info@mundelein.org

LEGEND

FOUND 7/8" O.D.I.P. (HELD LOCATION)
CONCRETE MONUMENT
CROSS IN CONCRETE
MANHOLE
STORM STRUCTURE
SANITARY MANHOLE
CLEANOUT
FLARED END SECTION
TRANSFORMER PAD
ELECTRIC MANHOLE
ELECTRIC BOX
ELECTRIC PEDESTAL
ELECTRIC MARKER
ELECTRIC METER
UTILITY POLE
UTILITY POLE W/LIGHT
UTILITY POLE W/TSF
GUY POLE
OVERHEAD TRAFFIC SIGNAL
TRAFFIC SIGNAL MANHOLE
LIGHT
LIGHT POLE
HAND HOLE
VALVE VAULT
FIRE HYDRANT
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
SIAMSE WATER CONNECTION
WATER MARKER
WATER METER
VALVE BOX
B/BOX
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
TELEPHONE NETWORK INTERFACE
COMMUNICATION MARKER
COMMUNICATION PEDESTAL
CABLE TELEVISION PEDESTAL
CONTROL BOX
WETLAND FLAG
GAS METER
GAS VALVE
GAS MARKER
DOWN SPOUT
BORING HOLE
MONITORING WELL
GATE POST
BOLLARD POLE
SIGN
FLAG POLE
MAILBOX
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC LINE
OVERHEAD WIRES
COMMUNICATION LINE
FIBER OPTIC LINE
CONIFEROUS TREE
W/APPROX. DIAMETER
DECIDUOUS TREE
W/APPROX. DIAMETER
MS=MULTI-STEM
(DRIP LINE SHOWN IS APPROXIMATE)
TREE LINE
ELEVATION
BITUMINOUS PAVEMENT
CONCRETE SURFACE
DEPRESSED CURB
GRAVEL SURFACE
LANDSCAPE AREA
STONE SURFACE
DETECTABLE TACTILE WARNING SURFACE
BRICK PAVERS
WOOD FENCE
CHAIN LINK FENCE
METAL FENCE
METAL GUARDRAIL
OVERHEAD TRAFFIC ARM

SCHEDULE B EXCEPTIONS

8. GRANT OF EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1990 AS DOCUMENT 2900864, AND THE TERMS AND PROVISIONS THEREOF.
9. EASEMENT IN FAVOR OF THE VILLAGE OF AREA (NOW MUNDELEIN), ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 16, 1916 AS DOCUMENT 168559, AND THE TERMS AND PROVISIONS THEREOF.
10. EASEMENT IN FAVOR OF THE VILLAGE OF AREA (NOW MUNDELEIN), ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 6, 1916 AS DOCUMENT 168561, AND THE TERMS AND PROVISIONS THEREOF.
11. EASEMENT IN FAVOR OF WISCONSIN CENTRAL RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 25, 1955 AS DOCUMENT 862262, AND THE TERMS AND PROVISIONS THEREOF.
12. EASEMENT IN FAVOR OF 300 LINE RAILROAD COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED MARCH 17, 1965 AS DOCUMENT 1257112, AND THE TERMS AND PROVISIONS THEREOF.
13. VILLAGE UTILITY EASEMENTS, UTILITY EASEMENTS, PUBLIC UTILITY EASEMENTS, EASEMENT PROVISIONS, SIGHT TRIANGLE RESTRICTIONS AND OTHER MATTERS AS SET FORTH ON FINAL PLAT OF VILLAGE HALL SUBDIVISION, RECORDED DECEMBER 23, 2013 AS DOCUMENT 7064874.

NOTES

- REGARDING SCHEDULE B:
SCHEDULE B EXCEPTIONS 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 17, 18, 19 AND 20 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.
8. COMMONWEALTH EDISON COMPANY EASEMENT ON SUBJECT SITE PER DOCUMENT 2900864, PLOTTED HEREON.
9. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0368 J, MAP NUMBER 1703100366J HAVING A REVISED DATE OF AUGUST 19, 2008.
10. VILLAGE EASEMENT PER DOCUMENT 168561 IS NOT LOCATED ON THE SUBJECT SITE, NOT PLOTTABLE.
11. RAILROAD SPUR TRACK EASEMENT PER DOCUMENT 862262 WAS TERMINATED WHEN THE SPUR TRACK WAS REMOVED, SPUR TRACK NOT OBSERVED ON THE SUBJECT SITE, NOT PLOTTABLE.
12. RAILROAD SPUR TRACK EASEMENT PER DOCUMENT 1257112 WAS TERMINATED WHEN THE SPUR TRACK WAS REMOVED, SPUR TRACK NOT OBSERVED ON THE SUBJECT SITE, NOT PLOTTABLE.
13. VILLAGE UTILITY EASEMENTS, UTILITY EASEMENTS, PUBLIC UTILITY EASEMENTS, SIGHT TRIANGLE RESTRICTIONS (IF ANY), ON THE SUBJECT SITE, AS SHOWN ON THE FINAL PLAT OF VILLAGE HALL SUBDIVISION DOCUMENT 7064874, PLOTTED HEREON.

GENERAL NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER MCS-1185397-INDY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JULY 24, 2023.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170134 0368 J, MAP NUMBER 1703100366J HAVING A REVISED DATE OF AUGUST 19, 2008.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 06/28/2023.
5. THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A231703215. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LAND FILL OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
7. NO CEMETERIES, BURIAL GROUNDS OR GRAVE SITES OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.

SURVEYOR'S CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-26-23.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2025

DATE OF PLAT OR MAP: 8/18/23

BY: SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/24



1 OF 3 SCALE: 1" = 30'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT Mundelein - Plaza Circle Mundelein, IL	CLIENT Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600, WARRENVILLE, IL 60555 PHONE: 630-487-5550 WWW.KIMLEY-HORN.COM	DATE: 7-13-2023 PC CS DRAWN BY: CJC CHECKED BY: SK BOOK 653 PG 71-72	NO. REVISIONS 1. PER CLIENT COMMENTS 2. PER CLIENT COMMENTS	DATE BY 8-18-23 CJC 11-22-23 CJC	J:\PSDATA\2023 PROJECTS\23.0146\23.0146 LTS.DWG

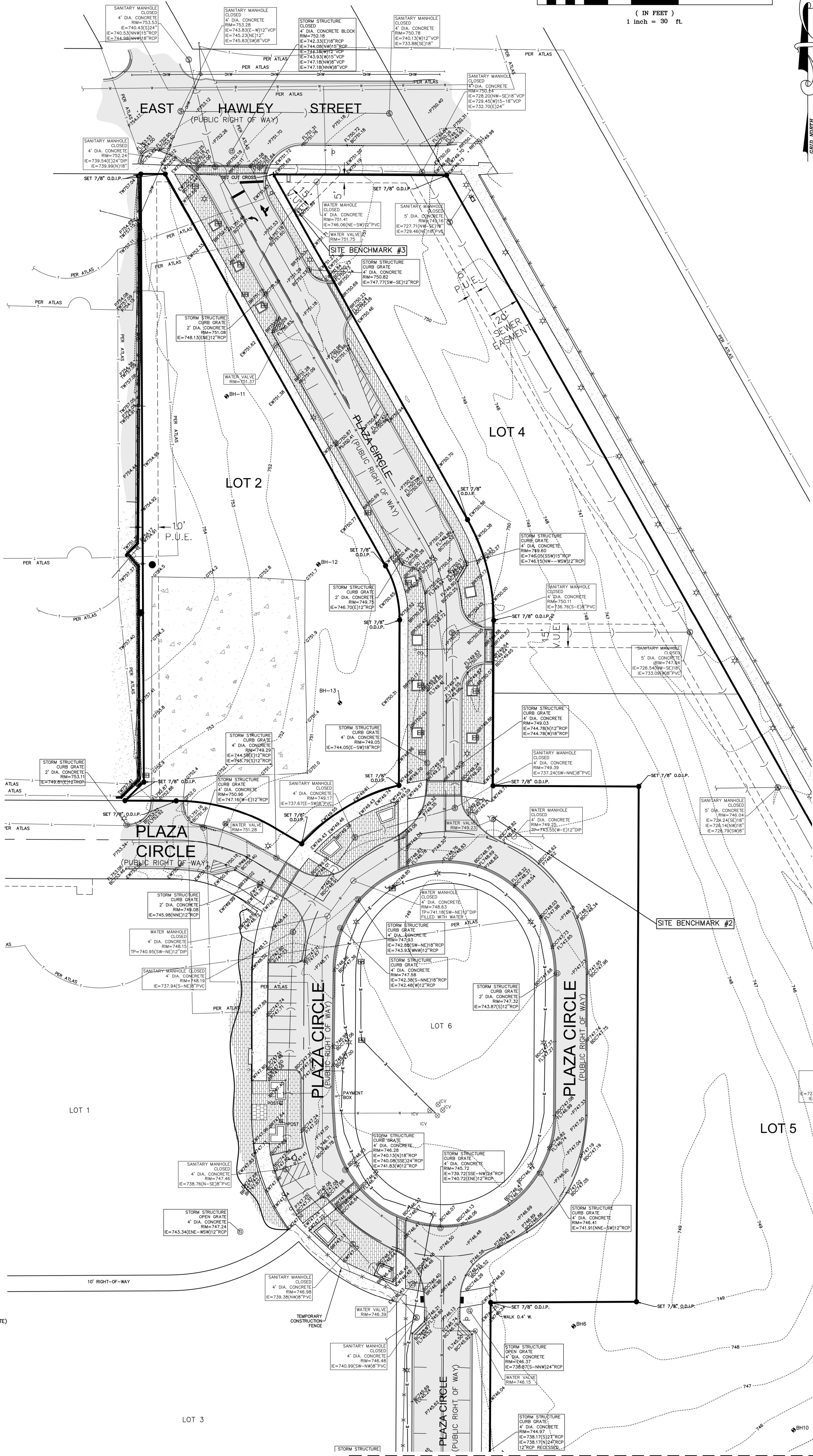
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GRID NORTH



ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

— LIMITS OF LAND PER
— LEGAL DESCRIPTION
— ADJACENT LAND
— PARCEL LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ✕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- ▽ FLARED END SECTION
- TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ✕ ELECTRIC MARKER
- ✕ ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ✕ LIGHT
- ✕ LIGHT POLE
- ⊙ HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ POST INDICATOR VALVE
- ✕ SIAMSE WATER CONNECTION
- ✕ WATER MARKER
- ✕ WATER METER
- ✕ VALVE BOX
- ⊙ B/BOX
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ✕ COMMUNICATION MARKER
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ CONTROL BOX
- ✕ WETLAND FLAG
- ✕ GAS METER
- ✕ GAS VALVE
- ✕ GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- FIBER OPTIC LINE
- CONFERUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BROOK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3

J:\PSDATA\2023 PROJECTS\23.0146\23.0146 LTS.DWG

2 OF 3

SCALE: 1" = 30'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

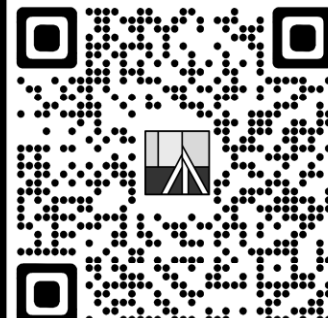
PROJECT

Mundelein - Plaza Circle
Mundelein, IL

CLIENT

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

DATE: 7-13-2023 PC CS		DRAWN BY: CJC		CHECKED BY: SK		BOOK 653 PG 71-72	
NO.	REVISIONS	DATE	BY	NO.	REVISIONS	DATE	BY
1.	PER CLIENT COMMENTS	8-18-23	CJC	1.	PER CLIENT COMMENTS	8-18-23	CJC
2.	PER CLIENT COMMENTS	11-22-23	CJC	2.	PER CLIENT COMMENTS	11-22-23	CJC



GRAPHIC SCALE

(IN FEET)
1 inch = X ft.



T.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 FF = FINISHED FLOOR
 FES = FLARED END SECTION
 U.V. = ULTRAVIOLET CLAY PIPE
 PIP = DUCTILE IRON PIPE
 PVC = POLYVINYL CHLORIDE
 COP = COPPER CORRODED CORRUGATED PIPE
 CMP = CORRUGATED METAL PIPE
 (R) = RECORD BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
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 DRAINAGE EASEMENT

_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 ----- EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE

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- UNLESS OTHERWISE NOTED
(HOLD LOCATION)
- CONCRETE MONUMENT
- UNLESS IN CONCRETE
MANHOLE
- ⊙ STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
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- GAS METER
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- CONFERRIFIC TREE
W/APPROX. DIAMETER
- DECIDUOUS TREE
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- DRIP LINE SHOWN IS APPROXIMATE
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- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRIAR OR SHRUB
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC

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[illegible]

PROJ. NO.: 23-0146 SCALE: 1" = 30' 3 OF 3		
	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING	
	2631 GINGER WOODS PARKWAY, STE. 100 AUKORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLS.SURVEYING.COM	

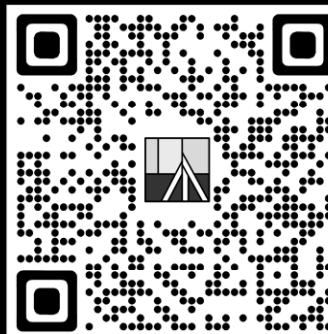
PROJECT

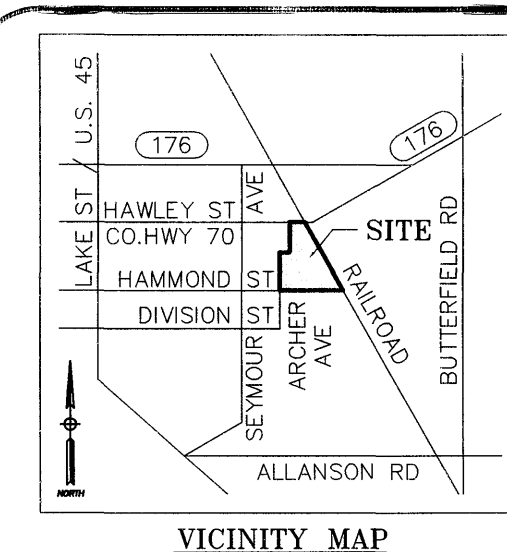
Mundelein - Plaza Circle
Mundelein, Il.

CLIENT

Kimley»»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

[illegible]



FINAL PLAT OF VILLAGE HALL SUBDIVISION OF

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

7064874
12/23/13
1 of 1

INVEST 05065702002 Type: PSB
Recorded: 12/23/2013 at 03:52:02 PM
Receipt#: 2013-00083143
Page 1 of 2
Fees: \$67.00
1. Rental Housing Fund: \$0.00
Lake County IL Recorder
Kathy Pinnerman
File: 7064874

ZONED: M-1 MEDIUM INDUSTRIAL DISTRICT
TOWN OF HOLCOMB SUBDIVISION
BLOCK 4
LOT 16
MONICA R ORZOG
403 N CHICAGO AVE
MUNDELEIN, IL 60060

ZONED: C-1 COMMERCIAL DISTRICT
LOT 20 TOWN OF HOLCOMB SUBDIVISION BLOCK 3
LOT 21 TOWN OF HOLCOMB SUBDIVISION BLOCK 3
LOT 22 TOWN OF HOLCOMB SUBDIVISION BLOCK 3

VILLAGE TREASURER CERTIFICATE
State of Illinois
County of Lake
I, Douglas M. Haywood, Village Treasurer and Finance Director of the Village of Mundelein hereby certify that I find no deferred installments of outstanding special assessments against any of the real estate included in the plat of subdivision which have not either been paid in full or made in accordance with this subdivision plat.

Dated this 12th day of December, A.D., 2013.
By: Douglas M. Haywood
Village Treasurer and Finance Director

VILLAGE BOARD CERTIFICATE
State of Illinois
County of Lake

Approved and accepted by the President and Board of Trustees of the Village of Mundelein, Illinois, on this 12th day of December, A.D., 2013.

By: Kathy Pinnerman
Village President

Attest: Kathy Pinnerman
Village Clerk

PLAN COMMISSION CERTIFICATE
State of Illinois
County of Lake

Approved by the Plan Commission of Mundelein, Illinois, this 12th day of September, A.D., 2013.

By: Kathy Pinnerman
Chairman

Attest: Kathy Pinnerman
Secretary

COMMONWEALTH EDISON CERTIFICATE
State of Illinois
County of Lake

Commonwealth Edison, its successors and assigns, hereby agree to the vacation of that part of the 15' electric easement per document 2244605 as shown herein.

Dated this 12th day of June, A.D., 2013.

By: Kevin C. Lewis
Title: Professional Land Surveyor

COUNTY CLERK CERTIFICATE
State of Illinois
County of Lake

I, William R. Helander, 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 this plat.

Given under my hand and seal of the County Clerk of Lake County, Illinois.
This 12th day of December, A.D., 2013.

By: William R. Helander
County Clerk

OWNER CERTIFICATE
State of Illinois
County of Lake

Village of Mundelein does hereby certify that it is the owner of the property described in the above caption and that as owner has caused the plat to be surveyed, subdivided, staked and plotted as shown hereon for the purpose of having this plat recorded as provided by law. In witness whereof, we have hereunto set our hands and seals this 12th day of December, A.D., 2013.

By: Kathy Pinnerman
Attest: Kathy Pinnerman

PLAT SURVEYOR CERTIFICATE
I, Kevin C. Lewis, an Illinois Professional Land Surveyor No. 3681, do hereby grant permission to Village of Mundelein to use this plat and to provide this survey as recorded copy of same. Dated this 23rd day of May, A.D., 2013.

Illinois Professional Land Surveyor

SURVEYOR CERTIFICATE
State of Illinois
County of Cook
I, Kevin C. Lewis, an Illinois Professional Land Surveyor, do hereby certify that I surveyed and subdivided the above described property and that iron pipes will be set at all corners upon completion of construction. This entire subdivision is within the Corporate limits of Mundelein, Illinois.

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF ARCHER AVENUE, 404.23 FEET NORTH OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, AT THE INTERSECTION OF THE CENTERLINE OF DIVISION STREET EXTENDED; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF ARCHER AVENUE, 444.66 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF HAMMOND STREET, 121.15 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 56 SECONDS EAST, 16.88 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF ARCHER AVENUE, 387.75 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF HAMMOND STREET, 195.05 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 850.90 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 200.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, 111.71 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 83.48 FEET TO A POINT 404.23 FEET WEST OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, THE CENTERLINE OF DIVISION STREET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF DIVISION STREET EXTENDED, 796.75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF ARCHER AVENUE, 404.23 FEET NORTH OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, AT THE INTERSECTION OF THE CENTERLINE OF DIVISION STREET EXTENDED; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF ARCHER AVENUE, 404.23 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST PARALLEL WITH THE CENTERLINE OF DIVISION STREET, 796.75 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 850.90 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 200.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, 111.71 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 83.48 FEET TO A POINT 404.23 FEET WEST OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, THE CENTERLINE OF DIVISION STREET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF DIVISION STREET EXTENDED, 796.75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING:
THE SOUTH 353.00 FEET, MEASURED PERPENDICULARLY TO THE SOUTH LINE, OF THE FOLLOWING DESCRIBED PARCEL LYING AND BEING IN PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF ARCHER AVENUE, 404.23 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST PARALLEL WITH THE CENTERLINE OF DIVISION STREET, 796.75 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 850.90 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 200.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, 111.71 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 83.48 FEET TO A POINT 404.23 FEET WEST OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, THE CENTERLINE OF DIVISION STREET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF DIVISION STREET EXTENDED, 796.75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTH HALF OF LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY PROPERTY LINE OF THE WISCONSIN CENTER RAILWAY COMPANY, NOW KNOWN AS MINNEAPOLIS, ST. PAUL AND SAULTE STE. MARIE RAILWAY, 112 CHAINS WEST OF THE EAST LINE AND 676.8 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 2, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 2, 200 FEET; THENCE EAST AT RIGHT ANGLE TO LAST DESCRIBED LINE 113 FEET, MORE OR LESS, TO THE WESTERLY PROPERTY LINE; THENCE NORTHERLY ALONG SAID LINE TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

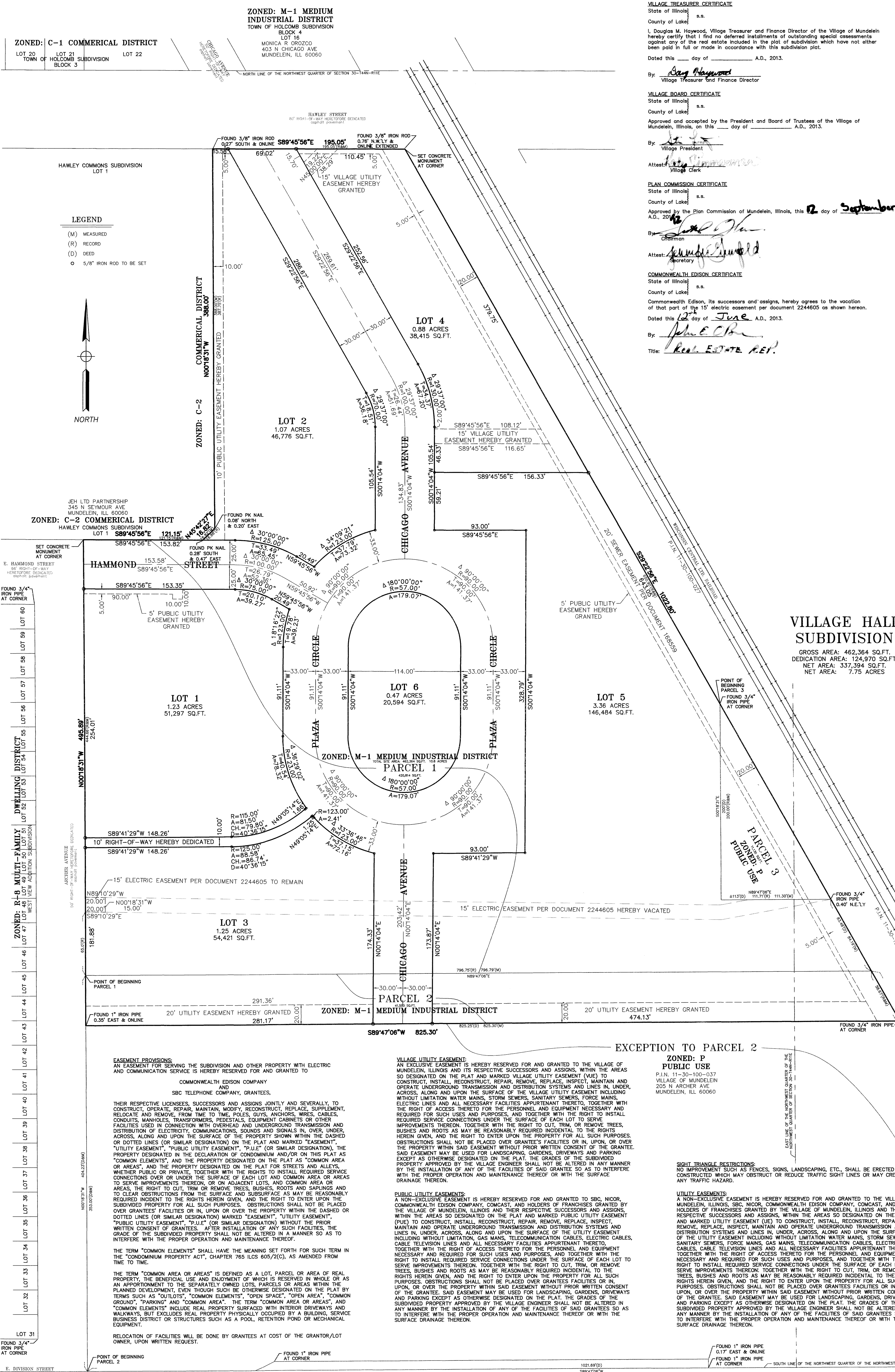
I further Certify that the Plat herein drawn is a correct representation of said Survey and Subdivision. Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

I further certify that this property does not lie in a designated special flood hazard area, according to the latest flood insurance rate, map number 170970144 F, effective September 3, 1997, Zone X-area determined to be outside 500 year flood plain.

Dated at Wheeling, IL, this 23rd day of May, A.D., 2013.

Signed: Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
License Expires November 30, 2014

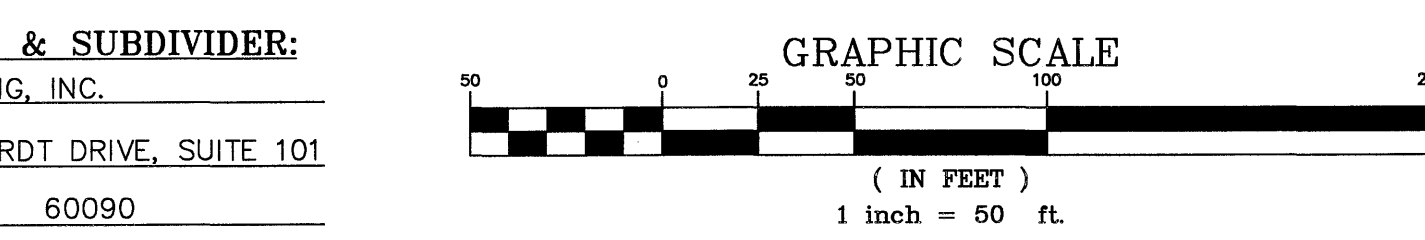
PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF ARCHER AVENUE, 404.23 FEET NORTH OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, AT THE INTERSECTION OF THE CENTERLINE OF DIVISION STREET EXTENDED; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF ARCHER AVENUE, 444.66 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF HAMMOND STREET, 121.15 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 56 SECONDS EAST, 16.88 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF ARCHER AVENUE, 387.75 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF HAMMOND STREET, 195.05 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 850.90 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST, 200.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS EAST, 111.71 FEET; THENCE SOUTH 29 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY LINE, 83.48 FEET TO A POINT 404.23 FEET WEST OF; AS MEASURED ALONG THE EAST LINE OF ARCHER AVENUE, THE CENTERLINE OF DIVISION STREET; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST ALONG THE CENTERLINE OF DIVISION STREET EXTENDED, 796.75 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.



OWNER/MAILING ADDRESS:
VILLAGE OF MUNDELEIN
440 E. HAWLEY STREET
MUNDELEIN, IL 60060

ENGINEER & LAND PLANNER:
WESTON SOLUTIONS, INC.
750 E. BUNKER CT. SUITE 500
VERNON HILLS, IL 60061-1865

SURVEYOR & SUBDIVIDER:
IG CONSULTING, INC.
300 MARQUARDT DRIVE, SUITE 101
WHEELING, IL 60090



SURVEYOR'S NOTES:
BASIS OF BEARINGS: GPS STATIC OCCUPATION
SETBACKS: FRONT, SIDE AND REAR SETBACKS ARE 0'
CHICAGO AVENUE, HAMMOND STREET AND PLAZA CIRCLE ARE HEREBY DEDICATED TO THE VILLAGE OF MUNDELEIN FOR ROADWAY AND UTILITY PURPOSES.
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 170970144F AND PANEL NUMBER 170970163F BOTH HAVING AN EFFECTIVE DATE OF SEPTEMBER 3, 1997, INDICATE THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

THIS PLAT SUBMITTED FOR RECORDING BY:
NAME: c/o Planning & Development
ADDRESS: 440 East Hawley Street
Mundelein, Illinois 60060
SEND TAX BILL TO:
Village of Mundelein
c/o Planning & Development
440 East Hawley Street
Mundelein, Illinois 60060

REVISED: 04/10/2013
REVISED: 02/26/2013
REVISED: 09/06/2012
REVISED: 08/14/2012
REVISED: 07/06/2012
DATE PREPARED: 07/02/2012

PAGE 1 OF 1

**FINAL PLAT OF
VILLAGE HALL SUBDIVISION
225 HAWLEY STREET
MUNDELEIN, ILLINOIS**

PROJECT NUMBER
11171

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G:\G\11171\Survey\11171203.dwg

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
PREPARED FOR: WESTON SOLUTIONS, INC. SCALE: 1" = 50'
FIELD CREW: D.J. FIELD WORK: 06/03/2012 DRAFTED BY: J.H. CHECKED BY:
FIRM NO. 184-001330

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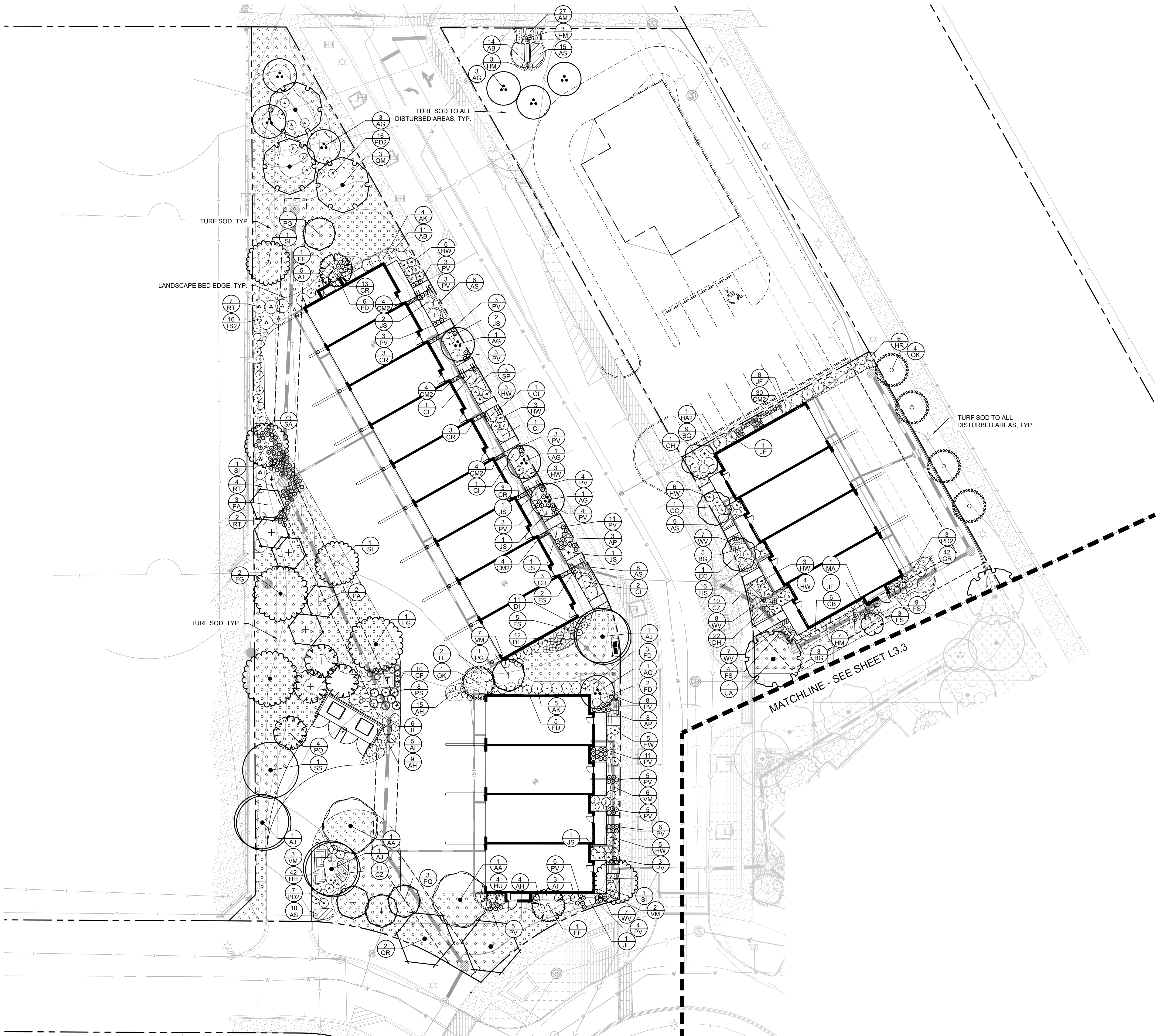
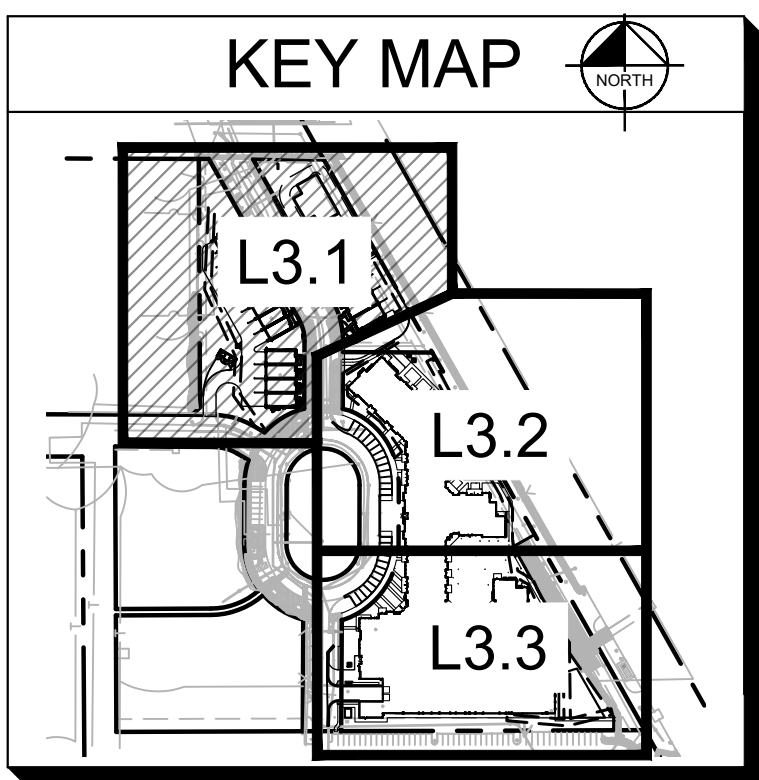
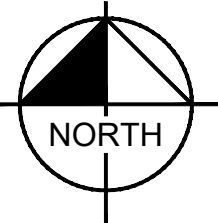
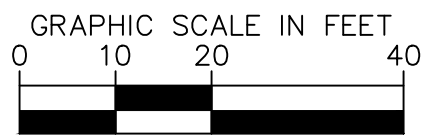
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Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

03/27/24

LANDSCAPE PLAN

L3.1



Drawing name: K:\CHS_DE\268088002_4therty & collins_mundelein_jl\2 Design\CAD\plansheets\3.0 - LANDSCAPE PLAN.dwg 3.1 LANDSCAPE PLAN Aug 14, 2024 3:41pm by: darni.plaff



CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on November 6, 2024 at 300 Plaza Circle, Mundelein. Chair Terry Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chair Roswick led the Pledge of Allegiance.

ATTENDANCE

Secretary Erin Swanson took the roll call. It indicated as follows:

Board Attendance

PRESENT: Chairman Roswick, Commissioner Anderson, Commissioner Garesche, Commissioner Holden, Commissioner Petti, Commissioner Schneckloth
ABSENT: Commissioner Teehan

Village Attendance

PRESENT: Senior Planner Colleen Malec, Recording Secretary Erin Swanson
ABSENT:

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from September 4, 2024

Motion to approve the September 4, 2024, Planning and Zoning Commission Regular Meeting Minutes.

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

PUBLIC COMMENTARY

There was no public commentary.

OLD BUSINESS

There was no old business.

NEW BUSINESS

428 N Chicago Avenue - Plat of Vacation - Fenton Brewing

C. Malec reviewed the attached presentation and gave a brief overview of the case.

Scott Hezner of Hezner Corporation gave a description of the brew pub facility that is being designed for conceptual design and construction on the parcel. No variations will be requested for the project other than anticipated signage.

Commissioner S. Schneckloth raised questions on easements of the property. C. Malec noted that the Village Attorneys are already looking into any possible easement conflicts.

Chair T. Roswick requested any public commentary. There were no public comments regarding the plat of vacation.

Motion to Recommend Approval of a Plat of Vacation regarding the public alley south of 428 N Chicago Avenue.

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

PUBLIC HEARING - PZC-16-2024 - Flaherty & Collins – Townhouses (322-360, 331-339, and 385 Plaza Circle)

Motion to Open Public Hearing PZC-16-2024

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

	Steven Petti, Sophia Schneckloth
NAYS:	None
ABSTAIN:	None

C. Malec reviewed the attached presentation and gave a detailed history of the case. The petitioner is requesting a special use to allow for Townhouses, as well as four variations regarding articulation of the townhouses. Commissioner K. Garesche questioned if the design was reviewed by Trustees. C. Malec confirmed that the negotiating team has been working with Flaherty and Collins on the design being presented.

Zack Henley of Flaherty and Collins and Craig Pryde of KTGy were sworn in. Mr. Henley gave a background a overall philosophy of Flaherty and Collins' approach to choosing and getting established in new communities. Mr. Pryde discussed the design approach of the multifamily project.

Mr. Henley gave an overview of the site plan of the townhouse project and reviewed the floor plans. Mr. Pryde gave an overview on the style of architecture and the multiple drafts gone over with staff and Trustees to make the townhouses better match the vision and architectural character of the Village Center.

Commissioner K. Anderson raised questions on the amount of variations on both the multifamily and townhouse projects. He inquired if our current zoning code is too restrictive for design. Mr. Pryde felt that the zoning code is not too restrictive as it is designed to create consistency throughout the community and the variations are made to assist with hardships. The variations requested are being requested in a holistic approach with the intent of the code in mind. C. Malec reiterated that the intent of the code is to create a baseline quality of architecture in the village, but the code cannot anticipate every architectural style and vision.

Commissioner K. Garesche inquired as to the location of the balconies above the garage and if that is standard design practice. There are several townhouses located within the Village that also have this design feature. C. Malec added that this allows for some privacy for the residents and keeps items like grills, storage, etc. out of public view.

Chair T. Roswick opened the floor to public commentary. There were no public comments received by staff.

Melanie Barret, an owner in the Cardinal Square building, was sworn in. She wanted to know what the new view would be as they are now used to the open field view. C. Malec and Mr. Pryde opened the aerial design to show Ms. Barret what the layout of the building would be. Ms. Barret inquired if the Village would meet with the Cardinal Square Condominium Association Board of Directors to give them an opportunity to

weigh in on the project. T. Roswick let Ms. Barret know that the current meeting would be the time to comment on the townhouse proposal, and the multifamily project was already passed at a previous meeting. Ms. Barret claimed that she knew of some owners who did not receive a notification about the meeting, so not everyone from the Cardinal Square building would be able to weigh in. C. Malec requested the names so that the Village could research the issue to ensure that everyone was on the mailing list that went out. (This item has since been addressed by staff). C. Malec did let Ms. Barret know that the item will progress to the Village Board and she is welcome to attend that meeting to speak as well.

Therese and Patrick Lupton, owners in the Cardinal Square building, were sworn in. Therese spoke about the open space and how the population enjoyed the open area for the annual Forth of July celebration in 2023 when it was held there.

Chair T. Roswick closed the floor to public commentary.

Commission Discussion

S. Schneckloth discussed the item on the parking garage and how the commission requested further design features to make the building more visually appealing. J. Holden clarified that the parking garage motion is a follow-up item that is separate from the public hearing on the townhouses.

Motion to recommend Approval of a Special Use pursuant to Section 20.36.020 for Townhouses in the C-5-VC Zoning District, including the findings of fact as presented.

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

Motion to recommend Approval of a Variation from Section 20.36.050(B)(8)(b) regarding window setbacks and projections, including the findings of fact as presented.

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

NAYS:	None
ABSTAIN:	None

Motion to recommend Approval of a Variation from 20.36.050(C)(1)(a) regarding building articulation on the side and rear elevations, including the findings of fact as presented.

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

Motion to recommend Approval of a Variation from Section 20.36.050(H)(1) regarding attached garage details, including the findings of fact as presented.

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

Motion to recommend Approval of a Variation from Table 20.36-5 of Section 20.36.040 regarding the front build-to zone for townhouses, with the findings of fact as presented.

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

Motion to Accept the redesigned architectural elevations for the previously approved multi-family building regarding enhanced vertical uprights above the parking garage, with the findings of fact as presented.

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

Motion to Close Public Hearing PZC-16-2024

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

QUESTIONS AND COMMENTS

ADJOURNMENT

Motion to Adjourn the Planning and Zoning Commission Meeting of November 6, 2024.

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

The Regular Scheduled Meeting adjourned at 8:19 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: ZACH HENLEY		Phone: 317-213-5413
Company: FLCO		Email: henleyzc@gmail.com
Name: CRAIG PRYDE		Phone: 630-881-3950
Company: KTGY		Email: CPRYDE@KTGY.COM
Name: Ben Fenton	428 N. Chicago	Phone: 847-533-4771
Company: Fenton Brewing		Email: BenXFenton@outlook.com
Name: Joe Fenton		Phone: 847-533-4291
Company: Fenton Brewing	438 N. Ch. Co	Email: JoeFenton@comcast.net
Name: Alex Fenton		Phone: 847 533 4192
Company: Fenton BREW	" "	Email: alexfenton18@hotmail.com
Name: NANCY FENTON		Phone: (847) 533-4290
Company: FENTON BREWING	" "	Email: Nancyifenton@comcast.net
Name: Venul Kakumani		Phone: }
Company:		Email: } 2243212608
Name: Hima Kakumani		Phone: }
Company:		Email: } venulkakumani@icloud.com
Name: HASVIKA KUMARI		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: SCOTT HEZNER		Phone: 847-221-2601
Company: THE HEZNER CORP		Email: scotth@hezner.biz
Name: LUCAS CONFALONIERI		Phone: 847-918-3800 x117
Company: THE HEZNER CORP		Email: lucasc@hezner.biz
Name:		Phone:
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Flaherty & Collins

Plaza Circle Redevelopment: “AREA”

Zoning Application for Townhouses

Staff Presentation
PZC-16-2024
November 6, 2024

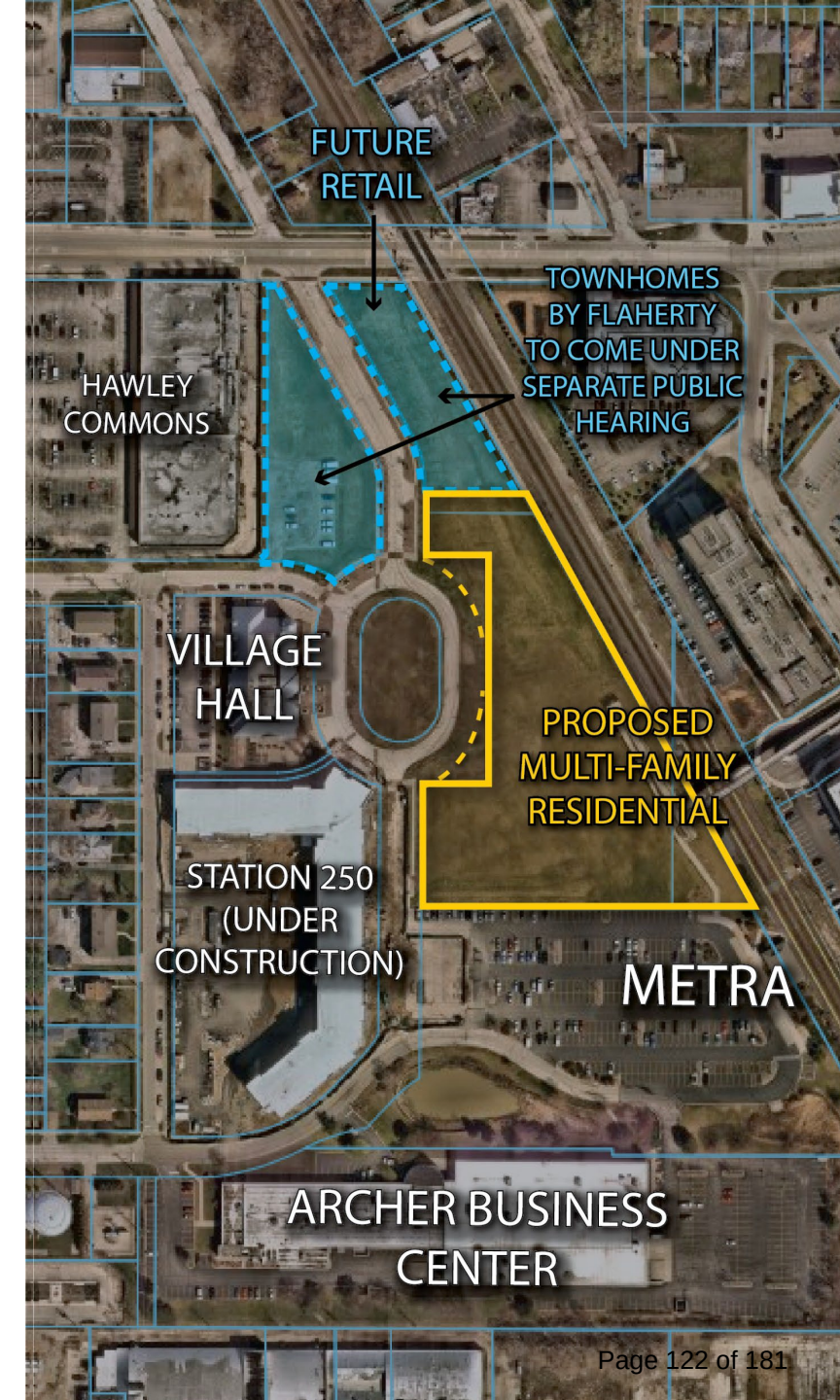
Village Hall Subdivision History

- 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.

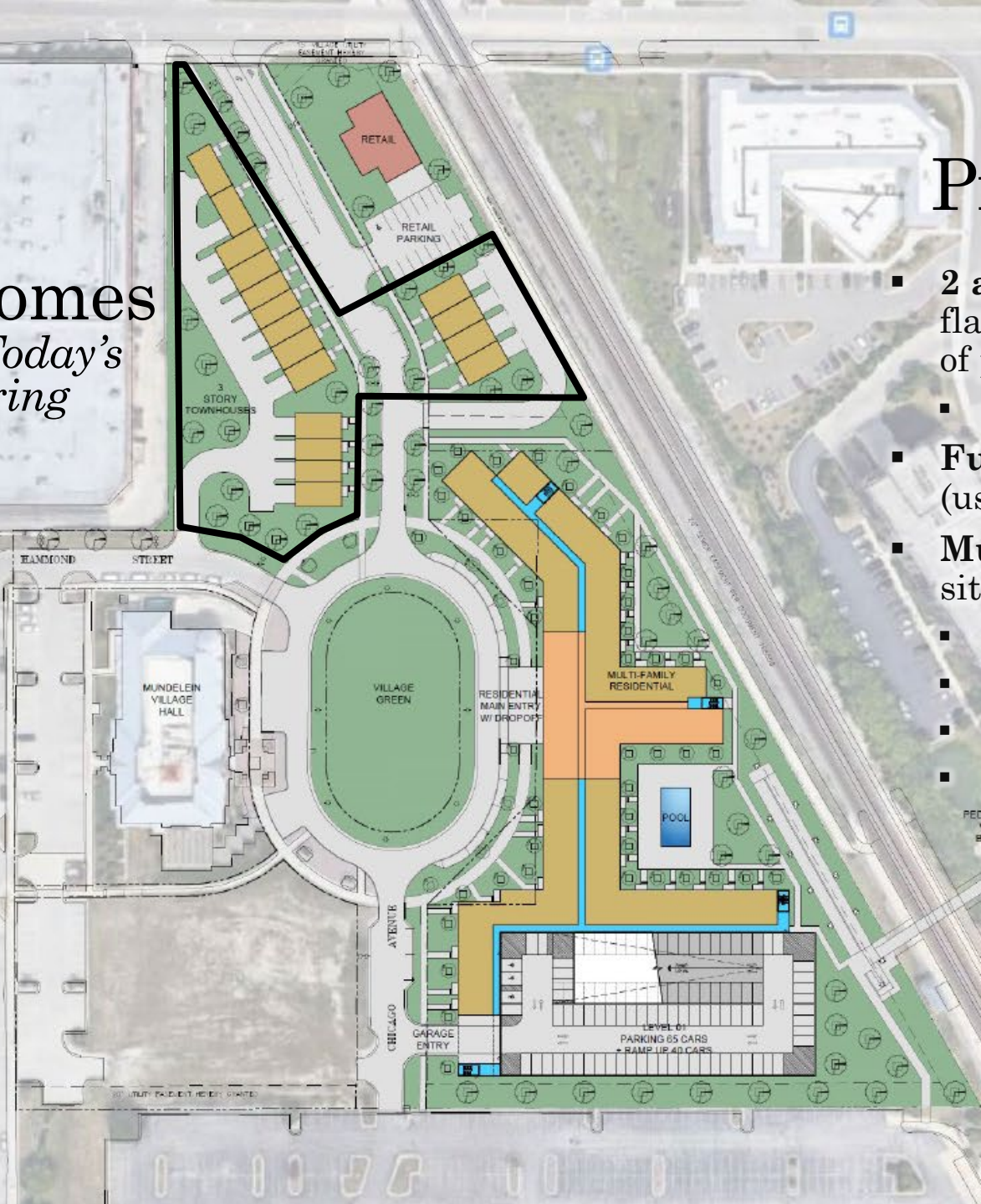


Townhomes

*Subject of Today's
Public Hearing*

Project Concept

- **2 and 3-story, rear-loaded townhomes** flanking Chicago Avenue on the north half of project site:
 - *Subject of today's public hearing*
- **Future retail pad** reserved at north end (user not currently identified).
- **Multifamily residential** on remainder of site (**APPROVED IN SUMMER 2024**):
 - 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

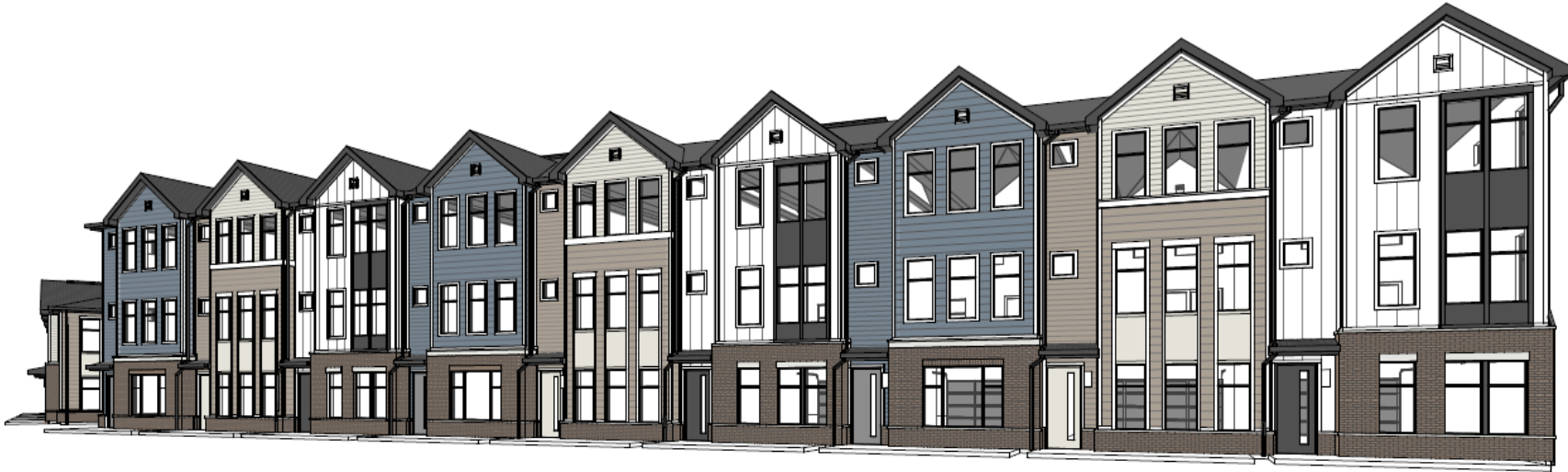


Plaza Improvements

- 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.



Townhouse Architectural Design



- 17 units across 3 buildings
- 68 parking spaces provided (half enclosed in garages)
- Exceeds parking requirements (1 enclosed space per unit required)
- Height:
 - ❖ 3 stories (9 units)
 - ❖ 2 stories (8 units)

Townhouse Architectural Design Background

- Architecture was negotiated extensively between Flaherty & Collins and the Village Board (Negotiating Team).
- Original design was very different than what is now proposed. The developer and architect worked diligently with the Negotiating Team to rework the architecture into a design they felt had the right character.
- Some elements that were desired by the Negotiating Team and incorporated into the design:
 - ✓ More of a residential feel
 - ✓ More emphasis on vertical elements rather than horizontal elements
 - ✓ Visual differentiation between units
 - ✓ Cleaner design rather than busy (e.g. less is more)
 - ✓ Brighter color scheme
 - ✓ No unnecessary articulation where it clutters the design and doesn't add architectural value
- Staff supports all variation requests, as the character and balance of the building aesthetic is more important than strict adherence to the Zoning Ordinance design requirements.



Zoning Variation Requests (4)

Section 20.36.050(B)(8)(b) – Window Setbacks and Projections.

Code Reads: “*Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, should be incorporated to provide dimensional elements on a façade. **Windows shall be set back (“punched”) into or projected out from the façade** to provide façade depth and shadow, vertical in orientation and of a consistent style.”*

- **Variation Required – Windows are not punched in or projected from façade.**

Section 20.36.050(C)(1)(a) – Building Articulation on Side and Rear Elevations.

Code Reads: “***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’ and 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.”*

- **Variation Required – Articulation requirements not fully satisfied on the side and rear elevations (front meets them).**

Zoning Variation Requests (4)

Section 20.36.050(H)(1) – Garage Details.

Code Reads: *“Attached garage overhead doors in the C-5-VC Zoning District must contain windows or other details such as applied brackets, hinges, arched panels, or other design elements to enhance the look of the overhead door.”*

- **Variation Required – Garages do not have embellishments (windows, brackets, etc.)**

Table 20.36-5 of Section 20.36.040 – Front Build-To Zone for Townhouses.

Townhouses and most other building types in the C-5-VC Zoning District are subject to a **“Build-To Zone” along the front property line**, which is the opposite of a front yard setback. The front of the building must start within **0’ – 15’** of the front property line. The intention of this section is to encourage development in the Village Center to be closer to the street for an urban, walkable feel.

- **Variation Required – Small section on the southern end of Building D is further than 15’ away from the front property line.**

June 19th Meeting Condition Follow-Up (Multi-Family Building)

*“The applicant must bring potential designs to **enhance the blank vertical uprights above the parking garage** (stairwell and elevator columns) back to the Planning and Zoning Commission for consideration at a public meeting prior to the issuance of a building permit.”*



Questions for Staff?

Next: Petitioner's Presentation

**FINDINGS OF FACT – SPECIAL USE PERMIT
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
Motion to recommend approval of a Special Use Permit pursuant to Section 20.36.020 for Townhouses in the C-5-VC Zoning District.	
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned motion.	
1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.	
The Commission finds that the proposed townhouse use is consistent with, and complimentary to, the proposed multi-family building to the south of this site. The proposed development provides valuable housing stock to the community and will not endanger the public health, safety, or general welfare of the community.	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
The Commission finds that the proposed townhouse use is compatible with the adjacent uses, which include multi-family, the Village Hall, and a shopping center. The project is designed to compliment the proposed multi-family building to the south.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
The Commission finds that the proposed townhouses are consistent with the spirit and intent of the Zoning Ordinance and Comprehensive Plan, which encourage a diverse mix of residential types in the downtown.	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The Commission finds that the proposed townhouses conform to all requirements of the Zoning Ordinance, minus four architectural variations which are separately requested.	

**FINDINGS OF FACT – VARIATION (1) – WINDOW SETBACKS AND PROJECTIONS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(B)(8)(b) regarding window setbacks and projections .
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to increase the thickness of the walls beyond necessary to accommodate the “punched or recessed” windows, which would add cost with little architectural value added.
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, which was heavily negotiated by the Village Board, achieves a similar effect through trim elements and color changes.
3. The variation, if granted, will not alter the essential character of the locality;	

DRAFT APPROVAL	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
<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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to window design.
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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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 offset the lack of window recesses with ample articulation, changes in material, and other architectural detail.
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) – WINDOW SETBACKS AND PROJECTIONS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(C)(1)(a) regarding building articulation on the side and rear elevations.
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to create articulation beyond necessary to satisfy the letter of the articulation requirements, which would add cost with little architectural value added.

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 architecture, which was heavily negotiated by the Village Board, achieves a similar effect with trim elements that provide “visual articulation”, “doghouse” structures on the side elevation for utilities, and using at least two materials on the side elevations. The roof design along the front and rear also achieve a visual articulation effect.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
<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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to articulation.
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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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 introduced ample architectural detail such as trim, changes in material, etc.
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) – ATTACHED GARAGE DETAILS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(H)(1) regarding attached garage details .
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	

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:

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 require unnecessary embellishment on elevations that the Village Board has negotiated and feels that it meets the intent of the Village Center vision. The applicant also feels that adding windows in the garage door creates security and maintenance issues.
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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 architecture, which was heavily negotiated by the Village Board, achieves visual interest on the rear elevation through articulation, balconies, changes in materials, 5+ windows and/or doors, etc.
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3. The variation, if granted, will not alter the essential character of the locality;

<i>DRAFT APPROVAL</i>	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
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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.

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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to garage details.
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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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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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 offset the lack of garage embellishments with articulation, balconies, changes in materials, and ample windows and doorways.
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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.
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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.
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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.
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**FINDINGS OF FACT – VARIATION (4) – FRONT BUILD-TO ZONE FOR TOWNHOUSES
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Table 20.36-5 of Section 20.36.040 regarding the front build-to zone for townhouses.
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to wrap the southern portion of one of the 4-unit buildings around the curved roadway, which would incur great cost and could result in a less visually appealing and less efficient building design.
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 amount of the building that exceeds the 15' build-to zone is very minimal, and the costs of altering the building design to satisfy this requirement would far outweigh any visual or placemaking benefits.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The Commission finds that the amount of the townhouse building that exceeds the 15' build-to zone is very minimal and will not be apparent to residents, visitors, or passerby.
<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 shape of the property presents a particular land-based hardship, as the building would need to be wrapped around a curvilinear shape to satisfy the code requirement.
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, as the shape of the property was put into place by the Village many years before the applicant proposed a project on the property.
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.
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 – SPECIAL USE PERMIT
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
Motion to recommend approval of a Special Use Permit pursuant to Section 20.36.020 for Townhouses in the C-5-VC Zoning District.	
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned motion.	
1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.	
The Commission finds that the proposed townhouse use is consistent with, and complimentary to, the proposed multi-family building to the south of this site. The proposed development provides valuable housing stock to the community and will not endanger the public health, safety, or general welfare of the community.	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
The Commission finds that the proposed townhouse use is compatible with the adjacent uses, which include multi-family, the Village Hall, and a shopping center. The project is designed to compliment the proposed multi-family building to the south.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
The Commission finds that the proposed townhouses are consistent with the spirit and intent of the Zoning Ordinance and Comprehensive Plan, which encourage a diverse mix of residential types in the downtown.	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The Commission finds that the proposed townhouses conform to all requirements of the Zoning Ordinance, minus four architectural variations which are separately requested.	

**FINDINGS OF FACT – VARIATION (1) – WINDOW SETBACKS AND PROJECTIONS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(B)(8)(b) regarding window setbacks and projections .
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to increase the thickness of the walls beyond necessary to accommodate the “punched or recessed” windows, which would add cost with little architectural value added.
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, which was heavily negotiated by the Village Board, achieves a similar effect through trim elements and color changes.
3. The variation, if granted, will not alter the essential character of the locality;	

DRAFT APPROVAL	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
<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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to window design.
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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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 offset the lack of window recesses with ample articulation, changes in material, and other architectural detail.
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) – WINDOW SETBACKS AND PROJECTIONS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(C)(1)(a) regarding building articulation on the side and rear elevations.
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to create articulation beyond necessary to satisfy the letter of the articulation requirements, which would add cost with little architectural value added.

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 architecture, which was heavily negotiated by the Village Board, achieves a similar effect with trim elements that provide “visual articulation”, “doghouse” structures on the side elevation for utilities, and using at least two materials on the side elevations. The roof design along the front and rear also achieve a visual articulation effect.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
<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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to articulation.
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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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 introduced ample architectural detail such as trim, changes in material, etc.
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) – ATTACHED GARAGE DETAILS
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Section 20.36.050(H)(1) regarding attached garage details .
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	

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:

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 require unnecessary embellishment on elevations that the Village Board has negotiated and feels that it meets the intent of the Village Center vision. The applicant also feels that adding windows in the garage door creates security and maintenance issues.
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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 architecture, which was heavily negotiated by the Village Board, achieves visual interest on the rear elevation through articulation, balconies, changes in materials, 5+ windows and/or doors, etc.
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3. The variation, if granted, will not alter the essential character of the locality;

<i>DRAFT APPROVAL</i>	The variation requested is with the intent to allow the proposed development to help “establish” the essential character of the locality as guided by the Comprehensive Plan. A large portion of the Village Center is undeveloped and there is an opportunity to establish an architectural character.
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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.

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 physical surroundings, shape, or topographical conditions of the property do not present a particular hardship with regards to garage details.
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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, as the architecture of the townhouses has been heavily negotiated by the Village Board through the adoption of the Redevelopment Agreement.
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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 offset the lack of garage embellishments with articulation, balconies, changes in materials, and ample windows and doorways.
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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.
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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.
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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.
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**FINDINGS OF FACT – VARIATION (4) – FRONT BUILD-TO ZONE FOR TOWNHOUSES
AREA – Townhouses (Flaherty & Collins)**

CASE NUMBER	PZC-16-2024
PUBLIC HEARING DATE	November 6, 2024
VARIATION	A variation from Table 20.36-5 of Section 20.36.040 regarding the front build-to zone for townhouses.
On November 6, 2024, the Planning and Zoning Commission voted 6-0 to recommend approval/denial of the aforementioned variation.	
<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 require the developer to wrap the southern portion of one of the 4-unit buildings around the curved roadway, which would incur great cost and could result in a less visually appealing and less efficient building design.
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 amount of the building that exceeds the 15' build-to zone is very minimal, and the costs of altering the building design to satisfy this requirement would far outweigh any visual or placemaking benefits.
3. The variation, if granted, will not alter the essential character of the locality;	
<i>DRAFT APPROVAL</i>	The Commission finds that the amount of the townhouse building that exceeds the 15' build-to zone is very minimal and will not be apparent to residents, visitors, or passerby.
<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 shape of the property presents a particular land-based hardship, as the building would need to be wrapped around a curvilinear shape to satisfy the code requirement.
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, as the shape of the property was put into place by the Village many years before the applicant proposed a project on the property.
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.
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.

To: Mayor and Board of Trustees

From: Gail Czynscon, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of November 25, 2024

Subject: Allanson Road Water Main Improvement Project - Change Order #1

Financial Impact:

Change order #1 increases the contract value in the amount of \$48,654.00. The account is still within budget with this increase.

520-48760-466 - Watermains - \$48,654.00

Attachments:

None

Background:

This change order is to cover the costs associated with the installation of an additional water main and restoration of unexpected work outside the original scope of the project.

Recommendation:

Motion to approve purchase order number 14416 for A Lamp Concrete in the amount of \$48,654.00 for change order to the Allanson Road Water Main Improvement Project.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of November 25, 2024

Subject: Governing Body

Financial Impact:

\$641,154.16

Attachments:

1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 12, 2024 and ending November 25, 2024 in the amount of \$641,154.16.



GOVERNING BODY

DISBURSEMENTS REPORT

November 25, 2024

apaivckdt2 vjankowski
10:15 11/19/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Page 1

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 100-25100-000		CREDIT CARD PAYABLE					
227 BANKCARD PROCESSING CTR	2025	CC OCT 2024	0	0	N	10/29/24	9,719.14
Account: 100-26080-000		HEALTH INSURANCE PAYABLE					
10905 BESTCO UA	2025	12/01/2024	13673	1	N	11/04/24	11,522.74
Account: 100-32710-000		BLDG\POLICE COURT FINES					
14108 MUNICIPAL COLL OF AMERICA INC	2025	66714	0	0	N	10/31/24	162.06
99998 MICHAEL MORRIS	2025	PARKING #146718	14373	1	Y	11/07/24	55.00
Totals for department							21,458.94
Department: 102 BUSINESS DEVELOPMENT							
Program:							
Account: 100-46340-102		CONV/SCHOOLS/MTGS					
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CHECKREQUEST	0	0	N	11/04/24	35.00
Totals for department 102							35.00
Department: 105 POLICE/FIRE COMMISSION							
Program:							
Account: 100-46401-105		CORPORATE COUNSEL					
7985 OTTOSEN DINOLFO HASENBALG &	2025	10428	14398	1	N	10/31/24	1,000.00
Account: 100-46410-105		CONSULTING SERVICES					
8111 ANN WATSON	2025	REIMBURSEMENT	14368	1	N	11/04/24	119.39
Account: 100-46499-105		MISC PROFESSIONAL SERV					
446 CENTRAL POLYGRAPH SERVICE	2025	23968	14389	1	N	10/30/24	420.00
446 CENTRAL POLYGRAPH SERVICE	2025	23979	14389	1	N	11/07/24	210.00
Account: 100-46999-105		MISC OTHER SERVICES					
2241 TRANS UNION LLC	2025	10400199	13609	2	N	10/28/24	93.88
6095 THOMSON REUTERS	2025	851007224	13823	2	N	11/01/24	149.87
Totals for department 105							1,993.14
Department: 109 BEAUTIFICATION COMMITTEE							
Program:							
Account: 100-46899-109		MISC COMMUNITY SERVICE					
14036 ODP BUSINESS SOLUTIONS, LLC	2025	394599976001	0	0	N	10/31/24	134.38
Totals for department 109							134.38
Department: 111 EXECUTIVE							

apaivckdt2 vjankowski
10:15 11/19/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Program:							
Account: 100-46303-111		ILL MUN LEAGUE DUES					
1105 IL MUNICIPAL LEAGUE	2025	CHECKREQUEST	0	0	N	11/04/24	2,000.00
Account: 100-46340-111		CONV/SCHOOLS/MTGS					
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CHECKREQUEST	0	0	N	11/04/24	70.00
Totals for department 111							2,070.00
Department: 201 ADMINISTRATIVE							
Program:							
Account: 100-46305-201		PROFESSIONAL DUES					
12110 CHICAGO METROPOLITAN	2025	PROFORMAINVOICE	0	0	N	11/07/24	1,346.02
Account: 100-46340-201		CONV/SCHOOLS/MTGS					
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CHECKREQUEST	0	0	N	11/04/24	35.00
11942 LYNNE MONROE	2025	111224	0	0	N	11/12/24	115.80
Account: 100-46613-201		MT COPIERS					
9032 IMPACT NETWORKING LLC	2025	3353964	14418	1	N	10/29/24	2,228.52
Account: 100-46899-201		MISC COMMUNITY SERVICE					
2009 RYDIN	2025	124253	0	0	N	10/10/24	1,172.28
Account: 100-46910-201		FREIGHT					
9032 IMPACT NETWORKING LLC	2025	3279878	0	0	N	07/18/24	19.50
Account: 100-47015-201		OFFICE SUPPLIES					
14036 ODP BUSINESS SOLUTIONS, LLC	2025	389674205001	0	0	N	10/17/24	47.37
14036 ODP BUSINESS SOLUTIONS, LLC	2025	389675378001	0	0	N	10/16/24	24.09
14036 ODP BUSINESS SOLUTIONS, LLC	2025	390773764001	0	0	N	10/23/24	47.37
14036 ODP BUSINESS SOLUTIONS, LLC	2025	390773907001	0	0	N	10/22/24	55.98
14036 ODP BUSINESS SOLUTIONS, LLC	2025	391050022001	0	0	N	11/04/24	22.39
14036 ODP BUSINESS SOLUTIONS, LLC	2025	391060452001	0	0	N	11/02/24	30.98
14036 ODP BUSINESS SOLUTIONS, LLC	2025	392903605001	0	0	N	10/31/24	202.28
14036 ODP BUSINESS SOLUTIONS, LLC	2025	392913197001	0	0	N	10/31/24	12.18
14036 ODP BUSINESS SOLUTIONS, LLC	2025	394356543001	0	0	N	10/31/24	59.79
Account: 100-47016-201		POSTAGE					
2253 U.S. POSTAL SERVICE	2025	11042024	14371	1	N	11/04/24	3,000.00
Totals for department 201							8,419.55
Department: 202 ADMIN SERVICES							
Program:							
Account: 100-47310-202		AMERITECH CHARGES					
6631 AT & T LONG DISTANCE	2025	822347567X1024	0	0	N	10/22/24	100.00
Totals for department 202							100.00
Department: 203 COMMUNITY DEVELOPEMENT							
Program:							

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Account: 100-46340-203							
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CONV/SCHOOLS/MTGS CHECKREQUEST	0	0	N	11/04/24	35.00
Totals for department 203							35.00
Department: 205 HUMAN RESOURCES							
Program:							
Account: 100-46004-205							
8762 ILLINOIS DEPARTMENT	2025	UNEMPLOYMENT INSURANCE 893X93521	13674	1	N	11/08/24	1,302.00
Account: 100-46340-205							
3160 MUNDELEIN COMMUNITY CONNECTION	2025	TRAINING CHECKREQUEST	0	0	N	11/04/24	35.00
Totals for department 205							1,337.00
Department: 231 FINANCE - ADMINISTRATION							
Program:							
Account: 100-46340-231							
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CONV/SCHOOLS/MTGS CHECKREQUEST	0	0	N	11/04/24	35.00
Totals for department 231							35.00
Department: 240 LEGAL							
Program:							
Account: 100-46499-240							
4288 JOAN VASQUEZ	2025	MISC PROFESSIONAL SERV 10222024	0	0	N	10/22/24	300.00
Totals for department 240							300.00
Department: 281 BUILDING - ADMINISTRATION							
Program:							
Account: 100-46340-281							
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CONV/SCHOOLS/MTGS CHECKREQUEST	0	0	N	11/04/24	35.00
Account: 100-46511-281							
2210 THOMPSON ELEVATOR	2025	ELEVATOR INSPECTION 24-2287	0	0	N	11/07/24	602.00
Account: 100-47120-281							
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2025	CLOTHING ALLOWANCE PPP-36539	0	0	N	11/08/24	225.00
Totals for department 281							862.00
Department: 301 POLICE - ADMINISTRATION							
Program:							

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Account: 100-46499-301 MISC PROFESSIONAL SERV							
4242 LAKE COUNTY HEALTH DEPT.	2025	27961	14409	1	N	11/12/24	105.00
4288 JOAN VASQUEZ	2025	PD - 111224	14404	1	N	11/12/24	150.00
14090 T-MOBILE USA, INC.	2025	9500923511	14406	1	N	11/12/24	25.00
Account: 100-46620-301 MT BUILDING & GROUNDS							
6158 CUMMINS SALES AND SERVICE	2025	F2-241086659	13580	1	N	10/28/24	2,060.29
Account: 100-46903-301 LAUNDRY SERVICES							
4798 MASTER CLEANERS	2025	PD - OCT 2024	14403	1	N	10/01/24	63.50
Account: 100-46910-301 FREIGHT							
1921 RAY O'HERRON CO.	2025	2375907	0	0	N	11/06/24	30.00
4442 PORTER LEE CORPORATION	2025	31026	14358	5	N	11/06/24	30.73
9640 WATSON	2025	000099602	14356	2	N	11/04/24	35.00
Account: 100-47015-301 OFFICE SUPPLIES							
14059 MICHAEL BUSINESS MACHINES CORP	2025	50094492	14295	1	N	10/18/24	140.80
Account: 100-47310-301 AMERITECH CHARGES							
7652 AT & T	2025	847R18043510	13685	1	N	10/28/24	1,760.92
Account: 100-47510-301 MT MTLS BLDGS & GROUNDS							
1385 MGN LOCK-KEY & SAFES INC.	2025	639727	14372	1	N	10/29/24	210.00
9640 WATSON	2025	000099602	14356	1	N	11/04/24	216.00
Totals for department 301							4,827.24
Department: 302 POLICE - COMMUNICATIONS							
Program:							
Account: 100-46305-302 PROFESSIONAL DUES							
5490 APCO INTERNATIONAL INC.	2025	1130239	14388	1	N	11/07/24	391.00
Account: 100-46422-302 LK CTY RADIO NETWORK							
6198 MOTOROLA SOLUTIONS	2025	8851420241001	13680	1	N	11/01/24	2,714.00
Account: 100-47120-302 CLOTHING ALLOWANCE							
8626 AMERI-TEX	2025	211887	14324	1	N	11/06/24	34.50
Totals for department 302							3,139.50
Department: 303 POLICE - COMMUNITY SERV.							
Program:							
Account: 100-46305-303 PROFESSIONAL DUES							
1277 LAKE COUNTY JUVENILE	2025	MEMBERSHIP FEES	14369	1	N	11/04/24	30.00
Account: 100-46903-303 LAUNDRY SERVICES							
4798 MASTER CLEANERS	2025	PD - OCT 2024	14403	2	N	10/01/24	13.00
Account: 100-47120-303 CLOTHING ALLOWANCE							
10310 J.G. UNIFORMS, INC	2025	139064	14399	1	N	11/08/24	25.00
Totals for department 303							68.00
Department: 304 POLICE - INVESTIGATIONS							
Program:							

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Account: 100-46305-304 PROFESSIONAL DUES							
6690 IL TACTICAL OFFICER ASSN	2025	08661	14375	2	N	11/04/24	40.00
Account: 100-46340-304 CONV/SCHOOLS/MTGS							
6690 IL TACTICAL OFFICER ASSN	2025	08661	14375	1	N	11/04/24	350.00
6690 IL TACTICAL OFFICER ASSN	2025	08769	14401	1	N	11/12/24	350.00
Account: 100-46999-304 MISC OTHER SERVICES							
2241 TRANS UNION LLC	2025	10400199	13609	1	N	10/28/24	93.88
6095 THOMSON REUTERS	2025	851007224	13823	1	N	11/01/24	149.86
Account: 100-47099-304 MISC SUPPLIES							
4442 PORTER LEE CORPORATION	2025	31026	14358	1	N	11/06/24	1,000.00
4442 PORTER LEE CORPORATION	2025	31026	14358	2	N	11/06/24	199.00
4442 PORTER LEE CORPORATION	2025	31026	14358	3	N	11/06/24	921.73
4442 PORTER LEE CORPORATION	2025	31026	14358	4	N	11/06/24	200.00
Totals for department 304							3,304.47
Department: 305 POLICE - PATROL							
Program:							
Account: 100-46340-305 CONV/SCHOOLS/MTGS							
1277 LAKE COUNTY JUVENILE	2025	MEMBERSHIP FEES	14369	2	N	11/04/24	110.00
1665 NORTH EAST MULTI-REGIONAL	2025	364860	14199	1	N	10/25/24	80.00
1665 NORTH EAST MULTI-REGIONAL	2025	365222	14207	1	N	10/29/24	300.00
1665 NORTH EAST MULTI-REGIONAL	2025	365257	14376	1	N	10/30/24	80.00
12305 BATTLE HOUSE LLC	2025	FACILITY RENTAL	14387	1	N	11/06/24	450.00
Account: 100-46644-305 MT PATROL VEHICLES							
1756 ATLAS CAR WASH	2025	PD - OCT 2024	14370	1	N	10/01/24	40.00
Account: 100-46903-305 LAUNDRY SERVICES							
4798 MASTER CLEANERS	2025	PD - OCT 2024	14403	3	N	10/01/24	22.00
Account: 100-47011-305 COMPUTER PROGRAMS							
5279 AXON ENTERPRISE, INC	2025	INUS296546	13575	1	N	11/08/24	8,940.66
Account: 100-47099-305 MISC SUPPLIES							
3174 PARTNERS AND PAWS	2025	142115	14400	1	N	11/05/24	205.86
Account: 100-47121-305 GUNS AND ACCESSORIES							
1921 RAY O'HERRON CO.	2025	2375907	14081	2	N	11/06/24	2,483.25
Totals for department 305							12,711.77
Department: 306 POLICE - RECORDS							
Program:							
Account: 100-47015-306 OFFICE SUPPLIES							
14059 MICHAEL BUSINESS MACHINES CORP	2025	50094492	14295	1	N	10/18/24	140.80
Totals for department 306							140.80
Department: 321 FIRE - ADMINISTRATION							
Program:							

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Account: 100-46340-321 CONV/SCHOOLS/MTGS							
3160 MUNDELEIN COMMUNITY CONNECTION	2025	CHECKREQUEST	0	0	N	11/04/24	35.00
Account: 100-46410-321 CONSULTING SERVICES							
7498 FIRST RSPNDRS WELLNESS CTR LLC	2025	22915	13867	1	N	10/09/24	3,700.00
7498 FIRST RSPNDRS WELLNESS CTR LLC	2025	23008	13867	1	N	10/21/24	1,295.00
Account: 100-46441-321 PRINTING SERVICES							
2075 SIGNS NOW MUNDELEIN	2025	INV-54119	0	0	N	11/08/24	85.60
Account: 100-46620-321 MT BUILDING & GROUNDS							
3910 ANDERSON PEST SOLUTIONS	2025	68790851	0	0	N	10/06/24	79.80
3910 ANDERSON PEST SOLUTIONS	2025	68790853	0	0	N	10/06/24	50.70
3910 ANDERSON PEST SOLUTIONS	2025	70251398	0	0	N	11/05/24	79.80
3910 ANDERSON PEST SOLUTIONS	2025	772928	0	0	N	11/03/24	50.70
Account: 100-46903-321 LAUNDRY SERVICES							
4798 MASTER CLEANERS	2025	FD OCTOBER 2024	0	0	N	11/12/24	58.50
Account: 100-46911-321 UPS CHARGES							
7910 UNITED PARCEL SERVICE	2025	0000943AT0444	0	0	N	11/02/24	12.47
Account: 100-47011-321 COMPUTER PROGRAMS							
717 ESO SOLUTIONS INC	2025	ESO-152618	14366	1	N	10/30/24	5,028.67
Account: 100-47140-321 SAFETY SHOES & GLASSES							
1965 ROGAN SHOES INC.	2025	473797	0	0	N	09/21/24	112.20
Totals for department 321							10,588.44
Department: 323 FIRE - FIRE OPERATIONS							
Program:							
Account: 100-46340-323 CONV/SCHOOLS/MTGS							
3678 NIPSTA	2025	79445658	14380	1	N	11/04/24	2,200.00
14263 JACOB ELLEGOOD	2025	CHECK REQ 11-24	0	0	N	10/14/24	59.00
Account: 100-46417-323 CONTRACTUAL FF/PARAMEDICS							
1422 METRO PARAMEDIC SERVICES	2025	24-388155	13659	1	N	10/10/24	39,146.67
Account: 100-46630-323 MT HAZARDOUS MATERIAL							
247 AIR ONE EQUIPMENT INC	2025	213592	0	0	N	11/06/24	935.84
Account: 100-47070-323 TOOLS/SUPPLIES							
105 ACE HARDWARE OF LIBERTYVILLE	2025	85410/6	0	0	N	10/07/24	5.36
Account: 100-47351-323 RADIO SERVICING							
6198 MOTOROLA SOLUTIONS	2025	8851320241001	0	0	N	11/01/24	1,996.00
6198 MOTOROLA SOLUTIONS	2025	8851420241001	0	0	N	11/01/24	184.00
Account: 100-47399-323 MISC COMMUNICATIONS							
273 COMMUNICATIONS DIRECT INC	2025	SR130276	0	0	N	10/16/24	52.50
273 COMMUNICATIONS DIRECT INC	2025	SR130277	0	0	N	10/16/24	182.25
273 COMMUNICATIONS DIRECT INC	2025	SR130278	0	0	N	10/16/24	111.55
273 COMMUNICATIONS DIRECT INC	2025	SR130279	0	0	N	10/16/24	130.25
273 COMMUNICATIONS DIRECT INC	2025	SR130280	0	0	N	10/16/24	52.00
273 COMMUNICATIONS DIRECT INC	2025	SR130282	0	0	N	10/16/24	52.00
Totals for department 323							45,107.42
Department: 324 FIRE - RESQUE OPERATIONS							

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Program:							
Account: 100-47040-324 TRAUMA UNIT SUPPLIES							
8754 AMERICAN GASES CORPORATION	2025	212684	0	0	N	10/31/24	114.02
8754 AMERICAN GASES CORPORATION	2025	212685	0	0	N	10/31/24	31.21
Account: 100-47530-324 MT MTLS OTHER EQUIPMENT							
8690 ZOLL MEDICAL CORPORATION	2025	90105552	14341	1	N	10/24/24	4,969.00
8690 ZOLL MEDICAL CORPORATION	2025	90105552	14341	2	N	10/24/24	23,949.40
Totals for department 324							29,063.63
Department: 325 FIRE - EMERGENCY DISASTER							
Program:							
Account: 100-46371-325 TRAINING SUPPLIES							
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2025	PPP-36540	0	0	N	11/08/24	212.00
Account: 100-47310-325 AMERITECH CHARGES							
7652 AT & T	2025	847970960611	0	0	N	11/01/24	646.07
Totals for department 325							858.07
Department: 410 PUBLIC WORKS ADMIN							
Program:							
Account: 100-46415-410 COMPUTER SOFTWARE SUPPORT							
14033 RITTER GIS INC	2025	21963	13642	1	N	11/01/24	460.00
14033 RITTER GIS INC	2025	21964	13894	1	N	11/01/24	1,334.00
14033 RITTER GIS INC	2025	21967	13642	1	N	11/01/24	1,600.00
Account: 100-46613-410 MT COPIERS							
9032 IMPACT NETWORKING LLC	2025	3356849	0	0	N	10/31/24	172.62
11745 IMAGING ESSENTIALS INC	2025	CONTINV010387	0	0	N	11/13/24	250.00
12700 FIRST-CITIZENS BANK & TRUST	2025	45869267	0	0	N	10/31/24	250.02
Totals for department 410							4,066.64
Department: 420 FACILITY MAINTENANCE							
Program:							
Account: 100-46620-420 MT BUILDING & GROUNDS							
14322 INFRARED ROOFING	2025	2258	14353	1	N	10/23/24	2,950.00
Account: 100-47012-420 COMPUTER SUPPLIES							
14202 AMAZON CAPITAL SERVICES, INC.	2025	1MT7-7MLW-K1MJ	0	0	N	10/31/24	69.99
Account: 100-47510-420 MT MTLS BLDGS & GROUNDS							
105 ACE HARDWARE OF LIBERTYVILLE	2025	85586/6	0	0	N	10/31/24	54.99
Totals for department 420							3,074.98
Department: 430 VEHICLE MAINTENANCE							

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Account: 100-46640-430 MT ADMIN VEHICLES							
1756 ATLAS CAR WASH	2025	PD - OCT 2024	14370	2	N	10/01/24	240.00
Account: 100-47070-430 TOOLS/SUPPLIES							
105 ACE HARDWARE OF LIBERTYVILLE	2025	85623/6	0	0	N	11/06/24	25.68
105 ACE HARDWARE OF LIBERTYVILLE	2025	85637/6	0	0	N	11/08/24	16.19
4778 NAPA LIBERTYVILLE	2025	961957	0	0	N	11/07/24	20.99
13655 LAWSON PRODUCTS, INC.	2025	9311961349	0	0	N	10/28/24	107.42
13655 LAWSON PRODUCTS, INC.	2025	9311975991	0	0	N	11/01/24	148.46
13655 LAWSON PRODUCTS, INC.	2025	9311980400	0	0	N	11/04/24	9.17
Account: 100-47080-430 CHEMICAL SUPPLIES							
1947 RILCO, INC.	2025	531497	14347	1	N	10/01/24	2,381.00
1947 RILCO, INC.	2025	536092	0	0	N	11/06/24	398.00
Account: 100-47440-430 GASOLINE							
105 ACE HARDWARE OF LIBERTYVILLE	2025	85641/6	0	0	N	11/08/24	43.56
9713 RUSSO POWER EQUIPMENT	2025	SPI20852869	0	0	N	11/04/24	129.99
Account: 100-47520-430 MT MTLS ADMIN VEHICLES							
4778 NAPA LIBERTYVILLE	2025	960446	0	0	N	10/25/24	53.99
4778 NAPA LIBERTYVILLE	2025	960491	0	0	N	10/25/24	15.98
4778 NAPA LIBERTYVILLE	2025	962037	0	0	N	11/07/24	7.99
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138666	0	0	N	11/07/24	200.70
Account: 100-47521-430 MT MTLS INSP VEHICLES							
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138508	0	0	N	10/29/24	233.28
Account: 100-47522-430 MT MTLS AMBULANCES							
4778 NAPA LIBERTYVILLE	2025	960432	0	0	N	10/24/24	-90.00
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138473	0	0	N	10/25/24	136.00
12150 LIQUID SPRING LLC	2025	0069953-IN	0	0	N	10/28/24	330.68
Account: 100-47523-430 MT MTLS FIRE APPARATUS							
1456 MIDWEST HOSE AND FITTINGS INC	2025	238753	0	0	N	11/01/24	53.20
4561 FIRE SERVICE INC	2025	WI-16680	0	0	N	11/07/24	1,000.44
4778 NAPA LIBERTYVILLE	2025	961131	0	0	N	10/31/24	169.18
4778 NAPA LIBERTYVILLE	2025	961184	0	0	N	10/31/24	8.80
4778 NAPA LIBERTYVILLE	2025	961235	0	0	N	10/31/24	52.24
4778 NAPA LIBERTYVILLE	2025	961555	0	0	N	11/04/24	281.87
7946 CIT TRUCKS LLC	2025	112P265160	0	0	N	11/04/24	374.14
13180 MACQUEEN EQUIPMENT LLC	2025	P30369	0	0	N	09/19/24	39.02
Account: 100-47524-430 MT MTLS PATROL VEHICLES							
4778 NAPA LIBERTYVILLE	2025	956955	0	0	N	09/27/24	-18.00
4778 NAPA LIBERTYVILLE	2025	957010	0	0	N	09/27/24	-133.34
4778 NAPA LIBERTYVILLE	2025	960869	0	0	N	10/29/24	9.90
4778 NAPA LIBERTYVILLE	2025	961586	0	0	N	11/04/24	17.40
4778 NAPA LIBERTYVILLE	2025	961842	0	0	N	11/06/24	197.99
4778 NAPA LIBERTYVILLE	2025	961936	0	0	N	11/05/24	-18.00
6266 INTERSTATE BATTERY SYSTEM	2025	49937910	0	0	N	08/15/24	196.06
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138168	0	0	N	10/10/24	233.34
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138279	0	0	N	10/15/24	324.50
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138639	0	0	N	11/06/24	230.00
14051 COMMERCIAL TIRE SERVICE, INC	2025	6660024928	0	0	N	11/06/24	594.00
14051 COMMERCIAL TIRE SERVICE, INC	2025	6660024929	0	0	N	11/06/24	649.12

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14076	BRAD MANNING FORD INC	2025	263044-1FOW	0	0	N	10/28/24	330.02
14076	BRAD MANNING FORD INC	2025	264683FOW	0	0	N	10/11/24	41.25
14076	BRAD MANNING FORD INC	2025	266533FOW	0	0	N	10/28/24	126.96
14076	BRAD MANNING FORD INC	2025	267425FOW	0	0	N	11/05/24	117.06
14076	BRAD MANNING FORD INC	2025	267590FOW	0	0	N	11/06/24	244.01
Account: 100-47525-430			MT MTLS HEAVY EQUIPMENT					
1456	MIDWEST HOSE AND FITTINGS INC	2025	238599	0	0	N	10/28/24	49.76
2614	DUSTY'S DC ELECTRICAL &	2025	016246	0	0	N	10/25/24	240.00
11205	RUSH TRUCK CTR- IL	2025	3039039898	0	0	N	10/23/24	298.57
Account: 100-47526-430			MT MTLS DUMP TRUCKS					
1410	MCMASTER CARR SUPPLY CO	2025	35604532	0	0	N	10/28/24	65.57
4778	NAPA LIBERTYVILLE	2025	958900	0	0	N	10/14/24	414.42
4778	NAPA LIBERTYVILLE	2025	958930	0	0	N	10/14/24	-36.00
4778	NAPA LIBERTYVILLE	2025	958980	0	0	N	10/14/24	219.29
4778	NAPA LIBERTYVILLE	2025	960677	0	0	N	10/28/24	439.46
4778	NAPA LIBERTYVILLE	2025	961297	0	0	N	11/01/24	50.13
4778	NAPA LIBERTYVILLE	2025	962001	0	0	N	11/07/24	613.29
6266	INTERSTATE BATTERY SYSTEM	2025	49937411	0	0	N	06/20/24	267.18
7946	CIT TRUCKS LLC	2025	112P262814	0	0	N	10/21/24	150.64
11205	RUSH TRUCK CTR- IL	2025	3039327416	0	0	N	10/29/24	225.40
Account: 100-47528-430			MT MTLS PICK-UP TRUCK					
4778	NAPA LIBERTYVILLE	2025	956802	0	0	N	09/26/24	-13.38
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5138419	0	0	N	10/23/24	182.24
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5138597	0	0	N	11/04/24	-182.24
14156	FORCE AMERICA DISTRIBUTING LLC	2025	IN001-2016320	14390	1	N	10/31/24	2,493.00
14156	FORCE AMERICA DISTRIBUTING LLC	2025	IN001-2016876	0	0	N	11/01/24	405.28
Account: 100-47535-430			CONTRACTUAL FIRE PARTS					
1410	MCMASTER CARR SUPPLY CO	2025	36022002	0	0	N	11/05/24	14.75
1410	MCMASTER CARR SUPPLY CO	2025	36031374	0	0	N	11/05/24	183.75
1456	MIDWEST HOSE AND FITTINGS INC	2025	238504	0	0	N	10/23/24	32.73
4604	NORTHWEST FREIGHTLINER	2025	X101178915:01	0	0	N	10/09/24	664.62
4604	NORTHWEST FREIGHTLINER	2025	X101181903:01	0	0	N	10/31/24	-566.22
4778	NAPA LIBERTYVILLE	2025	961714	0	0	N	11/05/24	42.30
4778	NAPA LIBERTYVILLE	2025	961765	0	0	N	11/05/24	5.33
4778	NAPA LIBERTYVILLE	2025	961779	0	0	N	11/05/24	-8.29
9065	LIBERTYVILLE CHEVROLET	2025	957845	0	0	N	10/17/24	56.88
Totals for department 430								15,838.70
Department: 440 STREET - ADMINISTRATION								
Program:								
Account: 100-46410-440			CONSULTING SERVICES					
789	MUNICIPAL GIS PARTNERS, INC	2025	7439	13821	1	N	10/31/24	2,300.00
10845	GIS CONSORTIUM	2025	779	14378	1	N	11/04/24	816.00
Totals for department 440								3,116.00
Department: 441 STREET - MAINTENANCE								

apaivckdt2 vjankowski
 10:15 11/19/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Program:							
Account: 100-46677-441		MT LANDSCAPING					
1640 NEDCO LLC	2025	2665	14360	1	N	11/12/24	3,500.00
Account: 100-47070-441		TOOLS/SUPPLIES					
105 ACE HARDWARE OF LIBERTYVILLE	2025	85609/6	0	0	N	11/05/24	31.11
105 ACE HARDWARE OF LIBERTYVILLE	2025	85611/6	0	0	N	11/05/24	41.96
105 ACE HARDWARE OF LIBERTYVILLE	2025	85673/6	0	0	N	11/13/24	21.59
8442 MENARD, INC	2025	24838	0	0	N	11/06/24	8.28
14202 AMAZON CAPITAL SERVICES, INC.	2025	1N7V-TQVM-JKPT	0	0	N	11/06/24	57.18
Account: 100-47080-441		CHEMICAL SUPPLIES					
821 GASAWAY DISTRIBUTORS INC.	2025	1063232	14394	1	N	10/01/24	3,281.74
Account: 100-47120-441		CLOTHING ALLOWANCE					
205 CUTLER WORKWEAR	2025	PS-INV040108	0	0	N	11/04/24	265.42
Account: 100-47420-441		ELECTRIC LIGHT/POWER					
535 COMED	2025	1557812000-1024	0	0	N	10/29/24	45.97
535 COMED	2025	3034202111-1024	0	0	N	10/29/24	54.34
535 COMED	2025	4424842000-1024	0	0	N	10/29/24	223.97
535 COMED	2025	5660532222-1024	0	0	N	10/30/24	5.40
535 COMED	2025	7701742000-0924	0	0	N	10/30/24	8,309.74
535 COMED	2025	8120233000-1024	0	0	N	10/29/24	54.34
Account: 100-47430-441		HEATING FUELS					
1670 NORTH SHORE GAS	2025	5245795016	0	0	N	11/06/24	133.51
Account: 100-47543-441		MT MTLs BITUMINOUS PATCH					
1793 PETER BAKER & SON CO.	2025	49250	0	0	N	11/04/24	1,028.40
1793 PETER BAKER & SON CO.	2025	49324	0	0	N	11/04/24	478.80
1793 PETER BAKER & SON CO.	2025	49433	0	0	N	11/11/24	630.60
Account: 100-47545-441		MT MTLs SIDEWALKS					
4814 SCHROEDER & SCHROEDER INC	2025	7914	14291	1	N	11/05/24	10,000.00
Account: 100-47547-441		MT MTLs SIGNS					
5642 3M COMPANY	2025	9431261661	0	0	N	11/06/24	564.00
13135 GRIMCO, INC	2025	33364879-01	0	0	N	10/31/24	163.00
14247 VULCAN INC	2025	R52806	0	0	N	11/01/24	1,546.12
14247 VULCAN INC	2025	R52807	14377	1	N	11/01/24	2,889.95
Totals for department 441							33,335.42
Totals for fund 100							206,021.09 **

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apaivckdt2 vjankowski
10:15 11/19/24
Fund: 271 TRAIN STN PARKING
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: NON DEPARTMENTAL

Program:

Account: 271-32230-000
99998 ADAM PETSCHKE

2025	TRAIN STATION PARKING FEE					
	METRA REFUND	14374	1	Y	10/31/24	65.00

Totals for department ----- 65.00

Totals for fund 271 ----- 65.00 **

apaivckdt2 vjankowski
10:15 11/19/24
Fund: 272 EQUIPMENT
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: 445 STREET DIVISION

Program:

Account: 272-48370-445
11205 RUSH TRUCK CTR- IL

DUMP TRUCKS
2025 2801-01230 13334 1 N 11/07/24 102,091.00

Totals for department 445 -----102,091.00

Totals for fund 272 -----102,091.00 **

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apaivckdt2  vjankowski
10:15 11/19/24
Fund: 291 9-1-1 SURCHARGE
Vendor Vendor Name
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Village of Mundelein, IL Invoice List by Check Date

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Fund	Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 316 POLICE (911)									
Program:									
Account:	291-46401-316	CORPORATE COUNSEL							
7985	OTTOSEN DINOLFO HASENBALG &	2025	10419	14408	1	N	10/31/24	850.00	
Totals for department 316								850.00	
Totals for fund 291								850.00	**

apaivckdt2 vjankowski
10:15 11/19/24
Fund: 296 STATE DRUG ASSETS
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 314 DUI FUNDS								
Program:								
Account: 296-46999-314		MISC OTHER SERVICES						
739	ERNIE'S WRECKER SVC. INC.	2025	E180465		14396	1 N	09/25/24	225.00
739	ERNIE'S WRECKER SVC. INC.	2025	E180826		14396	1 N	09/25/24	225.00
739	ERNIE'S WRECKER SVC. INC.	2025	E181639		14396	1 N	09/25/24	225.00
739	ERNIE'S WRECKER SVC. INC.	2025	E181807		14396	1 N	09/25/24	225.00
Totals for department 314								900.00
Totals for fund 296								900.00 **

apaivckdt2 vjankowski
10:15 11/19/24
Fund: 341 TIF DOWNTOWN 3
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: 265 DOWNTOWN TIF 3

Program:

Account: 341-46436-265
126 AMALGAMATED BANK OF CHGO

2025	PAYING AGENT FEE	66421124	0	0	N	11/01/24	475.00
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Totals for department 265 ----- 475.00

Totals for fund 341 ----- 475.00 **


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apaivckdt2  vjankowski
10:15  11/19/24
Fund: 414  ARPA/GRANTS
Vendor  Vendor Name
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Village of Mundelein, IL Invoice List by Check Date

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Fund	Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 445 ARPA SPENDING									
Program:									
Account:	414-46412-445			ENGINEERING DESIGN					
	857 GEWALT HAMILTON ASSOC INC	2025	4485.464-15	11096	1	N	11/07/24	20,538.52	
Account:	414-48799-445			OTHER INFRASTRUCTURE IMPR					
	142 AMERICAN NATL SPRINKLER	2025	56708149	14361	1	N	09/12/24	5,415.00	
Totals for department 445								25,953.52	
Totals for fund 414								25,953.52	**

apaivckdt2 vjankowski
 10:15 11/19/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 500-33210-000	VILLAGE WATER CHARGES						
14108 MUNICIPAL COLL OF AMERICA INC	2025	66714	0	0	N	10/31/24	25.89
Totals for department							25.89
Department: 451 SEWER - ADMINISTRATION							
Program:							
Account: 500-46410-451	CONSULTING SERVICES						
789 MUNICIPAL GIS PARTNERS, INC	2025	7439	13821	1	N	10/31/24	4,602.54
10845 GIS CONSORTIUM	2025	779	14378	1	N	11/04/24	1,632.00
Totals for department 451							6,234.54
Department: 452 SEWER - UPTOWN							
Program:							
Account: 500-47070-452	TOOLS/SUPPLIES						
105 ACE HARDWARE OF LIBERTYVILLE	2025	85581/6	0	0	N	10/31/24	10.79
7135 USABUEBOOK	2025	INV00529775	0	0	N	10/31/24	558.72
14202 AMAZON CAPITAL SERVICES, INC.	2025	1P3Y-94GF-FCXX	0	0	N	10/31/24	341.16
Account: 500-47430-452	HEATING FUELS						
10270 NICOR GAS COMPANY	2025	18960060137-10	0	0	N	11/01/24	54.41
10270 NICOR GAS COMPANY	2025	40127416028-10	0	0	N	10/31/24	52.94
10270 NICOR GAS COMPANY	2025	70391475285-10	0	0	N	11/01/24	54.41
Account: 500-47525-452	MT MTLs HEAVY EQUIPMENT						
4778 NAPA LIBERTYVILLE	2025	960449	0	0	N	10/25/24	13.84
Account: 500-47528-452	MT MTLs PICK-UP TRUCK						
4778 NAPA LIBERTYVILLE	2025	958940	0	0	N	10/14/24	29.54
6445 LIBERTYVILLE LINCOLN SALES INC	2025	5138287	0	0	N	10/15/24	133.80
Account: 500-47571-452	MT MTLs LIFT STATIONS						
1428 METROPOLITAN IND. INC.	2025	CM0002710	14287	1	N	11/07/24	-1,100.00
1428 METROPOLITAN IND. INC.	2025	INV067637	14287	1	N	11/05/24	6,176.00
1428 METROPOLITAN IND. INC.	2025	INV067690	0	0	N	11/06/24	734.34
Totals for department 452							7,059.95
Department: 453 SEWER -TREATMENT PLANTS							
Program:							
Account: 500-46450-453	CHEMICAL ANALYSIS						
10233 TEKLAB, INC	2025	316537	0	0	N	11/05/24	877.60
10233 TEKLAB, INC	2025	316868	0	0	N	11/12/24	1,320.00
Account: 500-46620-453	MT BUILDING & GROUNDS						

apaivckdt2 vjankowski
 10:15 11/19/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
180 CLARKE ENVIRONMENTAL	2025	001035514	0	0	N	11/11/24	265.00
Account: 500-47050-453		LABORATORY SUPPLIES					
7135 USABBLUEBOOK	2025	INV00537935	0	0	N	11/08/24	343.24
Account: 500-47051-453		TERTIARY TREATMENT					
12445 USALCO, LLC	2025	910138222	13872	1	N	11/11/24	13,595.40
Account: 500-47080-453		CHEMICAL SUPPLIES					
4441 POLYDYNE INC.	2025	1878294	13931	1	N	11/04/24	3,927.94
6636 HAWKINS, INC	2025	6904278	0	0	N	10/30/24	853.25
Account: 500-47120-453		CLOTHING ALLOWANCE					
205 CUTLER WORKWEAR	2025	PS-INV040128	0	0	N	11/05/24	143.95
Account: 500-47430-453		HEATING FUELS					
1670 NORTH SHORE GAS	2025	5244792814	0	0	N	11/06/24	983.06
1670 NORTH SHORE GAS	2025	5245350954	0	0	N	11/06/24	52.78
Account: 500-47470-453		WATER SERVICE CHARGES					
2342 VILLAGE OF LIBERTYVILLE	2025	808FYE25-3	0	0	N	11/06/24	39.28
2342 VILLAGE OF LIBERTYVILLE	2025	819FYE25-3	0	0	N	11/06/24	32.94
Account: 500-47510-453		MT MTLS BLDGS & GROUNDS					
105 ACE HARDWARE OF LIBERTYVILLE	2025	85616/6	0	0	N	11/05/24	7.19
105 ACE HARDWARE OF LIBERTYVILLE	2025	85632/6	0	0	N	11/07/24	41.33
985 HINCKLEY SPRINGS	2025	2594353 103124	0	0	N	10/31/24	79.15
Account: 500-47525-453		MT MTLS HEAVY EQUIPMENT					
1025 HYDRAULIC SERVICES	2025	392466	0	0	N	10/14/24	825.00
Account: 500-47530-453		MT MTLS OTHER EQUIPMENT					
2441 WAUKEGAN ROOFING	2025	2207274	0	0	N	11/13/24	1,122.45
4129 KRUG-NORTHWEST ELECTRIC	2025	37210	0	0	N	11/13/24	1,572.40
4743 FLOLO CORPORATION	2025	463572	0	0	N	11/12/24	103.74
14182 GLASDON, INC.	2025	SI1015601	14318	1	N	11/01/24	2,705.00
Account: 500-47531-453		MT MTLS PUMP EQUIPMENT					
2777 NCH CORPORATION	2025	8916769	0	0	N	11/08/24	415.66
3215 GRAINGER	2025	9294346268	0	0	N	10/25/24	545.24
Totals for department 453							29,851.60
Department: 461 WATER - ADMINISTRATION							
Program:							
Account: 500-46410-461		CONSULTING SERVICES					
789 MUNICIPAL GIS PARTNERS, INC	2025	7439	13821	1	N	10/31/24	4,602.00
10845 GIS CONSORTIUM	2025	779	14378	1	N	11/04/24	1,632.00
Account: 500-46415-461		COMPUTER SOFTWARE SUPPORT					
14033 RITTER GIS INC	2025	21963	13642	1	N	11/01/24	2,000.00
14033 RITTER GIS INC	2025	21964	13894	1	N	11/01/24	4,666.00
14033 RITTER GIS INC	2025	21967	13642	1	N	11/01/24	2,000.00
Totals for department 461							14,900.00
Department: 462 WATER - MAINTENANCE							
Program:							

apaivckdt2 vjankowski
 10:15 11/19/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Account: 500-46450-462		CHEMICAL ANALYSIS					
450 CENTRAL LAKE COUNTY	2025	8	0	0	N	11/01/24	504.00
1810 PACE ANALYTICAL SERVICES	2025	247222782	0	0	N	10/31/24	1,980.40
Account: 500-46662-462		MT WTR RECEIVING STRUCTR					
450 CENTRAL LAKE COUNTY	2025	2024 0831 SD	0	0	N	11/01/24	138.04
Account: 500-46691-462		MT PUMP STATIONS					
1428 METROPOLITAN IND. INC.	2025	INV067123	14363	1	N	10/22/24	3,677.66
Account: 500-47070-462		TOOLS/SUPPLIES					
105 ACE HARDWARE OF LIBERTYVILLE	2025	85606/6	0	0	N	11/04/24	2.69
7135 USABUEBOOK	2025	INV00527301	0	0	N	10/29/24	1,301.44
14202 AMAZON CAPITAL SERVICES, INC.	2025	170F-CPHY-6QJ9	0	0	N	11/11/24	36.13
14202 AMAZON CAPITAL SERVICES, INC.	2025	1P3Y-94GF-FCXX	0	0	N	10/31/24	682.32
Account: 500-47120-462		CLOTHING ALLOWANCE					
205 CUTLER WORKWEAR	2025	PS-INV037977	0	0	N	09/06/24	67.47
Account: 500-47421-462		ELP WTR RECEIVING STRTR					
450 CENTRAL LAKE COUNTY	2025	2024 0831 SD	0	0	N	11/01/24	175.71
Account: 500-47527-462		MT MTLS UTILITY VANS					
4778 NAPA LIBERTYVILLE	2025	959269	0	0	N	10/16/24	486.87
Account: 500-47563-462		MT MTLS WATERMAINS					
934 CORE & MAIN LP	2025	V887647	14392	1	N	10/24/24	2,513.84
1160 JAY-R'S STEEL & WELDING INC	2025	19456	14393	1	N	11/04/24	2,025.00
2428 WATER PRODUCTS CO AURORA, INC	2025	03233994	0	0	N	08/05/24	1,125.00
Account: 500-47565-462		MT MTLS PUMPING STATIONS					
14234 SWAN ANALYTICAL USA, INC.	2025	CD10014956	0	0	N	10/31/24	561.55
Account: 500-47599-462		MISC MAINT MATERIALS					
3540 M. E. SIMPSON CO. INC.	2025	43355	0	0	N	11/11/24	770.00
Totals for department 462							16,048.12
Department: 463 WATER - METER READING							
Program:							
Account: 500-46441-463		PRINTING SERVICES					
14102 INFOSEND, INC.	2025	274286	14381	1	N	10/31/24	856.98
Account: 500-47016-463		POSTAGE					
14102 INFOSEND, INC.	2025	274286	14381	2	N	10/31/24	2,827.31
Account: 500-47560-463		MT MTLS METERS					
8498 MIDWEST METER INC	2025	0172421-IN	14362	1	N	10/29/24	6,901.98
Totals for department 463							10,586.27
Totals for fund 500							84,706.37 **

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apaivckdt2  vjankowski
10:15 11/19/24
Fund: 522 LK WATER JAWA
Vendor Vendor Name
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Village of Mundelein, IL Invoice List by Check Date

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apaivckdt2 vjankowski
10:15 11/19/24
Fund: 630 ESCROW DEPOSITS
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Page 23

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 630-27770-000		CONC 2022-001	FLAHERTY				
8213 BURKE, WARREN, MACKAY &	2025	373749	14412	1	N	11/06/24	1,788.00
Account: 630-27775-000		CONC 2022-006	WIRTZ				
8213 BURKE, WARREN, MACKAY &	2025	371068	14346	1	N	10/21/24	3,412.50
Account: 630-27776-000		CONC 2020-003	OAK CREEK				
8213 BURKE, WARREN, MACKAY &	2025	373750	14413	1	N	11/06/24	195.00
Account: 630-27778-000		CONC 2021-002	MORRIS STATION				
944 PADDOCK PUBLICATIONS INC.	2025	313366	14410	1	N	11/11/24	98.90
Totals for department							5,494.40
Totals for fund 630							5,494.40 **
apaivckdt2 vjankowski							
10:15 11/19/24							
Fund: 630 ESCROW DEPOSITS							
Village of Mundelein, IL							
Invoice List by Check Date							
Page 23							
Grand totals							643,661.15 ***
AT&T							-2,506.99
							641,154.16
* * * End of Report * * *							

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of November 25, 2024

Subject: Governing Body - AT&T

Financial Impact:

\$1,760.92 - 100-47310-301 - Ameritech Charge
\$646.07 - 100-47310-325 - Ameritech Charge
\$100.00 - 100-47310-202 - Ameritech Charge

Attachments:

1. Governing Body-AT&T

Background:

The Village's Bill Approval policy requires bill approval at each board meeting. Board approval is respectfully requested. The attachment was pulled from the Governing Body Report, so the item or items could be voted upon separately.

Recommendation:

Motion to approve the payment of bills, as indicated on the report dated 11/25/24.

DATE	VENDOR	AMOUNT
11/25/24	AT&T	\$1,760.92
11/25/24	AT&T	\$646.07
11/25/24	AT&T LONG DISTANCE	\$100.00



GOVERNING BODY

DISBURSEMENTS REPORT – AT&T

November 25, 2024

Check Number	Check Date	Chk Stat	Vendor Number	Vendor Name	Account Number	Line Item Value
Cash Account:	999-11000-000					
19048	11/25/24	0	7652	AT & T	CONSOLIDATED CASH	
					100-47310-301	1,760.92
					100-47310-325	646.07
					Check Total	2,406.99
19049	11/25/24	0	6631	AT & T LONG DISTANCE	100-47310-202	100.00
					Check Total	100.00
					Final Totals	2,506.99
* * End of Report * *						

To: Mayor and Board of Trustees

From: Eric Guenther, Village Administrator

For: Village Board Meeting of November 25, 2024

Subject: Executive Session Minute Approval

Financial Impact:

N/A

Attachments:

1. SCHEDULE A - Executive Session Minute Approval

Background:

Recommendation:

Motion to approve the Board of Trustees Executive Session meeting minutes as outlined in Schedule A that is attached and as reviewed at the November 11, 2024 Executive Session meeting.

SCHEDULE A

To approve the executive session minutes as reviewed at the November 11, 2024 meeting.

DATE
08/24/15
08/29/16
11/14/16
04/24/17
08/14/17
10/23/17
11/27/17
01/08/18
03/26/18
04/23/18
06/11/18
07/23/18
09/10/18
10/22/18
01/14/19
02/11/19
05/13/19
07/08/19
08/26/19
10/28/19
11/11/19
11/25/19
01/13/20
03/09/20
06/08/20
07/27/20
08/10/20
09/28/20
10/26/20
12/14/20
01/11/21
01/25/21
03/08/21
05/10/21
06/28/21
08/23/21
10/11/21
10/25/21
01/24/22
02/14/22
03/28/22

DATE
05/09/22
08/08/22
08/22/22
01/09/23
01/23/23
03/13/23
03/27/23
05/08/23
05/22/23
08/14/23
09/11/23
11/27/23
03/25/24
04/08/24
08/12/24
08/26/24

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of November 25, 2024

Subject: Release of Executive Session Minutes and Destruction of Audio Recordings

Financial Impact:

N/A

Attachments:

1. R-24-11-64 - SCHEDULE A - Resolution - Executive Session Minutes
2. R-24-11-64 - SCHEDULE B Resolution - Executive Session Minutes

Background:

Recommendation:

Motion to adopt a Resolution declaring the Executive Session minutes outlined on Schedule A to be open to the public for inspection and approval of the destruction of Executive Session audio recordings for released minutes where more than 18 months have elapsed as outlined on Schedule B.

I hereby certify that the attached is an original of
Resolution No. R-24-11-64
that said Resolution was adopted on **November 25, 2024**,
that it was posted in the Village Hall commencing on
and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-24-11-64

A RESOLUTION DECLARING THE EXECUTIVE SESSION MINUTES OUTLINED ON SCHEDULE A TO BE OPEN TO THE PUBLIC FOR INSPECTION AND THE APPROVAL OF THE DESTRUCTION OF EXECUTIVE SESSION AUDIO RECORDINGS WHERE MORE THAN 18 MONTHS HAVE ELAPSED OUTLINED ON SCHEDULE B

WHEREAS, the Mayor and Board of Trustees of the Village of Mundelein have met from time to time in closed session for purposes authorized by the Illinois Open Meetings Acts; and

WHEREAS, as required by the Illinois Open Meetings Act, the Village Clerk has kept written minutes of all such closed sessions; and

WHEREAS, the Mayor, Board of Trustees, and Village Attorney have further determined that the minutes of the meetings listed on **Exhibit A**, attached hereto, no longer require confidential treatment and should be made available for public inspection; and

WHEREAS, the Open Meetings Act permits governmental bodies to destroy the verbatim record of closed meetings without notification to or the approval of a Records Commission or the State Archivist not less than eighteen (18) months after the completion of the meeting recorded, but only after:

1. It approves the destruction of a particular recording; and
2. Approval has been given of the written minutes of the closed meeting; and

WHEREAS, for the verbatim record by audio or videotape of the meetings set forth in Section 1 of this Resolution, at least eighteen (18) months have passed since the completion of those meetings, no action is pending regarding those meetings, and this governmental body has approved the written minutes for each of the meetings or portions of meetings set forth in **Exhibit B** attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, that the closed session minutes from those meetings set forth on **SCHEDULE A**, attached hereto, no longer require confidential treatment and are to be made available for public inspection; and

BE IT FURTHER RESOLVED, that the closed session audio recordings set forth on **Exhibit B**, attached hereto, are approved for destruction.

XXX this 25th day of November 2024, by roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

Village Clerk

SCHEDULE A

To declare the following closed session minutes open to the public for inspection.

DATE	RELEASE TYPE
08/24/15	Full Release
08/29/16	Full Release
11/14/16	Full Release
04/24/17	Full Release
08/14/17	Full Release
10/23/17	Full Release
11/27/17	Full Release
01/08/18	Full Release
03/26/18	Full Release
04/23/18	Full Release
06/11/18	Full Release
07/23/18	Full Release
09/10/18	Full Release
10/22/18	Full Release
01/14/19	Full Release
02/11/19	Full Release
05/13/19	Full Release
07/08/19	Full Release
08/26/19	Full Release
10/28/19	Full Release
11/11/19	Full Release
11/25/19	Full Release
01/13/20	Full Release
03/09/20	Full Release
06/08/20	Full Release
07/27/20	Full Release
08/10/20	Full Release
09/28/20	Full Release
10/26/20	Full Release
12/14/20	Full Release
01/11/21	Full Release
01/25/21	Full Release
03/08/21	Full Release
05/10/21	Full Release
06/28/21	Full Release
08/23/21	Full Release
10/11/21	Full Release
10/25/21	Full Release
01/24/22	Full Release
02/14/22	Full Release
03/28/22	Full Release

DATE	RELEASE TYPE
05/09/22	Full Release
08/08/22	Full Release
08/22/22	Full Release
01/09/23	Full Release
01/23/23	Full Release
03/13/23	Full Release
03/27/23	Full Release
05/08/23	Full Release
05/22/23	Full Release
08/14/23	Full Release
09/11/23	Full Release
11/27/23	Full Release
03/25/24	Full Release

SCHEDULE B

Destruction of the following audio recordings of these closed sessions.

DATE
08/24/15
08/29/16
11/14/16
04/24/17
08/14/17
10/23/17
11/27/17
01/08/18
03/26/18
04/23/18
06/11/18
07/23/18
09/10/18
10/22/18
01/14/19
02/11/19
05/13/19
07/08/19
08/26/19
10/28/19
11/11/19
11/25/19
01/13/20
03/09/20
06/08/20
07/27/20
08/10/20
09/28/20
10/26/20
12/14/20
01/11/21
01/25/21
03/08/21
05/10/21
06/28/21
08/23/21
10/11/21
10/25/21
01/24/22
02/14/22
03/28/22

DATE
05/09/22
08/08/22
08/22/22
01/09/23
01/23/23
03/13/23
03/27/23
05/08/23
05/22/23

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of November 25, 2024

Subject: Verigreen Development Annual TIF Payment

Financial Impact:

\$22,856.86 - 340-49901-264 - TIF Downtown 2

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve Purchase Order number 14432 in the amount of \$22,856.86 to Verigreen Development for the annual TIF payment tax year 2023 paid in 2024.