

LAKE COUNTY ZONING NOTICE CUP-000959-2024
Ela Township

The Lake County Zoning Board of Appeals has scheduled a public hearing at 1:00 PM on Tuesday April 22, 2025, at the Ela Area Public Library, 275 Mohawk Trail, Lake Zurich, IL 60047 on the petition of Vallecillos Land Holding Company, LLC, for an amendment to Conditional Use Permit #3599 to expand the current landscape contractor's storage yard

Please note that quantitative values may be subject to minor alterations due to surveyed conditions. The subject property is located at 25775 N GILMER RD MUNDELEIN, IL 60060 and is approximately 2.34 acres.

PIN:1403200035

Jose Vallecillos of 23062 Prairie Lane Prairie View, IL 60069, acting as representative on behalf of the applicant Vallecillos Land Holding Company, LLC, also located at 23062 Prairie Lane Prairie View, IL 60069.

This application is available for public examination online <https://www.lakecountyil.gov/calendar.aspx?EID=12379> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, Attn: Thomas Chefalo, Project Manager 847-377-2120.

Gregory Koeppen
Chair

LAKE COUNTY ZONING BOARD OF APPEALS
CONDITIONAL USE PERMIT APPLICATION

Applicant(s): (please print)	<u>Vallecillos Land Holding Company, LLC</u>
	Owner(s)

Subject Property:	Present Zoning:	<u>General Commercial</u>
	Present Use:	<u>Vacant</u>
	Proposed Use:	<u>Landscape Contractor's Storage Yard</u>
	PIN(s):	<u>14-03-200-035</u>
	Address:	<u>25775 Gilmer Road, Mundelein, IL</u>

Legal description:
(☒ see deed)

Request: I/we request a conditional use permit be approved to allow:

a Landscaping Contractor's Storage Yard on the subject site

Explain why this conditional use permit is justified:

That applicants feel that their proposed use of the subject parcel is justified in that it conforms to the existing surrounding uses of commercial, industrial and agricultural and provides adequate buffer from the residential properties.

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should "make your case" by specifically explaining how your proposed request relates to each of the following criteria:

A. the use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code ("Purpose and Intent", section 151.005);

The property is designated as Mixed Use on the Future Land Use map. The GC zoning and proposed use are consistent with the Future Land Use. This proposal provides a low intensity usage which protects adjacent land owners from any adverse impacts associated with higher density development. We have implemented and open character land use and provide for a controlled development to reduce or eliminate adverse environmental impacts. This land use protects the integrity of the watershed and promotes sustainable land use along with promoting land use patterns that increase efficiency in service.

B. the proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

Site capacity requirements have been met as documented on the site plan. The density and dimensional standards have been met. See site plan for calculations. There will not any burning on the site and all landscape waste material collected from sites will be kept on the trucks and directly hauled to a waste facility.

C. the proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

It will maintain and enhance the existing woodlands on the site and will provide a transitional buffer for the adjacent residential property. In addition, the proposed parking areas have been located on the site adjacent to the existing commercial property allowing for additional separation between the proposed improvements and the residential property. We have proposed a densely vegetated landscape buffer adjoining the residential neighbor and public right-of-way to greatly reduce the visibility of the improvements. See landscape plan for details.

2. the character of the neighborhood,

The character of the neighborhood will benefit by the open space and additional landscaping plantings. The proposed use will provide a transition between the commercial and industrial uses and the single-family residences.

3. natural resources,

The reforestation of the property along with the water quality best management practices will provide natural resource benefits both on and offsite. The owner has agreed to install the required planting material per Lake County requirements as depicted on the Landscape Plan. See landscape plan for specific quantities required and location of plantings. In addition to the Landscape Plan, the owner is going to install a 6-foot fence between improvements and westerly residential parcels. Best Management Practices are being implemented as part of the erosion control plans which includes inlet protection, sediment logs and silt fence strategically placed to protect receiving channels and downstream storm sewers.

4. infrastructure,

The low intensity use will provide for a minimal impact on the surrounding infrastructure. Lake County Division of Transportation has been contacted and provided the requested information regarding the number of vehicles and times of operation. There is no building and therefore no sewer, septic, well or water service are necessary to serve this property.

5. public site, or

This use will have no impact on public sites.

6. any other matters affecting the public health, safety, or general welfare.

This use will have no effect on public health, safety or general welfare. All Ordinance requirements can and will be met. The site improvement plans have been reviewed by the County, revised and resubmitted by Doland Engineering, LLC to the County staff for review and concurrence.

APPLICANT INFORMATION

Owner (include all fee owners listed on deed):		Authorized Agent: I/we hereby authorize this person to represent me/us in all matters related to this application	
Name:	Vallecillos Land Holding Company, LLC	Name:	Jason Poland
Address:	25775 N. Gilmer Road, Mundelein	Address:	334 E. Catfish #C
State/Zip:	IL 60060	State/Zip:	Palatine IL 60067
Daytime Phone:		Daytime Phone:	
Email:		Email:	
Applicant (if other than owner):		Contract Purchaser (if any):	
Name:		Name:	
Address:		Address:	
State/Zip:		State/Zip:	
Daytime Phone:		Daytime Phone:	
Email:		Email:	

I/We hereby attest that all information given above is true and complete to the best of my/our knowledge.

Owner's Signature

Signature(s) of contract purchasers (if applicable)

I, Magdalena Beer a Notary Public aforesaid, do hereby certify that Jesse Vallecillos & Rosa Guzman Vallecillos personally known to me is (are) the person(s) who executed the foregoing instrument bearing the date of _____ and appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of February, 2024

My Commission expires



COURT REPORTER AGREEMENT


CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.


Signature

Billing Contact Information:

Jose Vallecillos


Print Name


Email


Phone Number

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

1/5

**Warranty Deed
Statutory (ILLINOIS)
(Individual to Corporation)**

5788407



FILED FOR RECORD BY:
MARY ELLEN VANDERVENTER
LAKE COUNTY, IL RECORDER
05/26/2005 - 10:55:08 A.M.
RECEIPT #: 225033
DRAWER #: 40

FIRST AMERICAN TITLE

ORDER # _____

Above Space for Recorder's Use Only

DS-672261MT

THE GRANTOR, Lauran M. McNelly, a widow, not since remarried, of the Village of Mundelein, County of Lake, State of Illinois for and in consideration of (\$10.00) Ten and 00/100's DOLLARS, in hand paid, CONVEYS and WARRANTS to Vallecillos Land Holding Company LLC, an Illinois Limited Liability Company, a corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 23062 Prairie Lane, Prairie View, Illinois 60069, the following described Real Estate situated in the County of Lake, in the State of Illinois, to wit:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH 762.14 FEET SOUTH FROM THE NORTH LINE AND 1214.9 FEET WEST FROM THE EAST LINE OF SAID NORTHEAST 1/4 (SAID POINT BEING THE NORTHWEST CORNER OF PREMISES CONVEYED TO GEORGE D. UMDENSTOCK AND MINNIE UMDENSTOCK, HIS WIFE, BY WARRANTY DEED DATED DECEMBER 30, 1940 AND RECORDED JANUARY 9, 1941 AS DOCUMENT NO. 489270); THENCE SOUTH 56 DEGREES 23 MINUTES WEST PARALLEL TO THE CENTER LINE OF STATE AID ROUTE NO. 63, 753.7 FEET TO THE CENTERLINE OF STATE AID ROUTE NO. 26; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID STATE AID ROUTE NO. 26, 251 FEET TO THE MOST WESTERLY CORNER OF PREMISES CONVEYED TO HAROLD B. UMDENSTOCK AND VIVIAN B. UMDENSTOCK, HIS WIFE, BY WARRANTY DEED DATED FEBRUARY 6, 1942 AND RECORDED MARCH 2, 1942 AS DOCUMENT NO. 509720; THENCE NORTH 41 DEGREES 58 MINUTES EAST 695.7 FEET TO THE SOUTHWESTERLY LINE OF SAID PREMISES CONVEYED TO GEORGE D. UMDENSTOCK AND MINNIE UMDENSTOCK, HIS WIFE, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 489270; AND THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

Subject to: General real estate taxes not due and payable at the time of closing; building, building lines and use or occupancy restrictions; covenants, conditions and restrictions of record; zoning laws and ordinances; visible private and public roads and highways and easements therefore; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; existing leases and tenancies; acts of grantees; association dues and general assessment; fence encroachments, and frame outhouse encroachment and shed encroachment as depicted by the Charles A. Mionske Plat of Survey.


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

3

Permanent Index Number (PIN): 14-03-200-035
Address of Real Estate: 25775 North Gilmer Road, Mundelein, IL 60060

Dated this 13th day of May, 2005.

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURE

 (SEAL)
Lauran M. McNelly

State of Illinois)
)SS
County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lauran M. McNelly, a widow, not since remarried, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13 day of May, 2005.

Commission expires 12/19/07


NOTARY PUBLIC



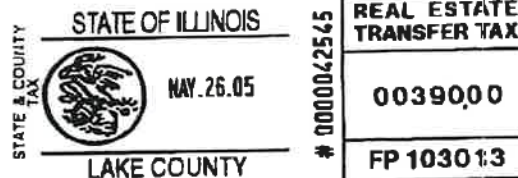
This instrument was prepared by: Michael J. Caravello, 300 Green Bay Road, Highwood, Illinois 60040-1396

MAIL TO:
Andrew W. Lapin, Esq.
Much Shelist Freed Denenberg
Ament & Rubenstein, PC
191 North Wacker Drive, Suite 1800
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Vallecillos Land Holding Company LLC
25775 North Gilmer Road
Mundelein, IL 60060

OR

Recorder's Office Box No. _____



IL-2000-

5788407

2

Vallecillos Landholding Company LLC

Jose Vallecillos

25853 N Midlothian Rd

Mundelein, IL 60060

Percentage owner 50%

Rosa Guzman Vallecillos

25853 N Midlothian Rd

Mundelein, IL 60060

Percentage owner 50%

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

March 21, 2023

Jason Doland
Doland Engineering
34 E. Colfax Street, Suite C
Palatine, IL 60067

Re:	Parcel # 14-03-200-035
Common Location:	25775 N. Gilmer Road, Mundelein, IL 60060
NRI#	L23-031-4491
Zoning Change:	General Commercial to General Commercial CUP

Dear Mr. Doland:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Jose Vallecillos property as applied for in Report #L23-031-4491. Due to size of parcel being rezoned and minimal new construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the Lake County Department of Planning & Development. The Lake County Wetland Inventory indicates the presence of wetlands throughout the parcel to the north (see attached Lake County Wetland Locations Map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and Lake County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils throughout the parcel (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and Lake County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the Lake County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Ryan Bieber

Resources for the Future

Lake County Wetland Locations



Resources for the Future

Hydric Soil Locations



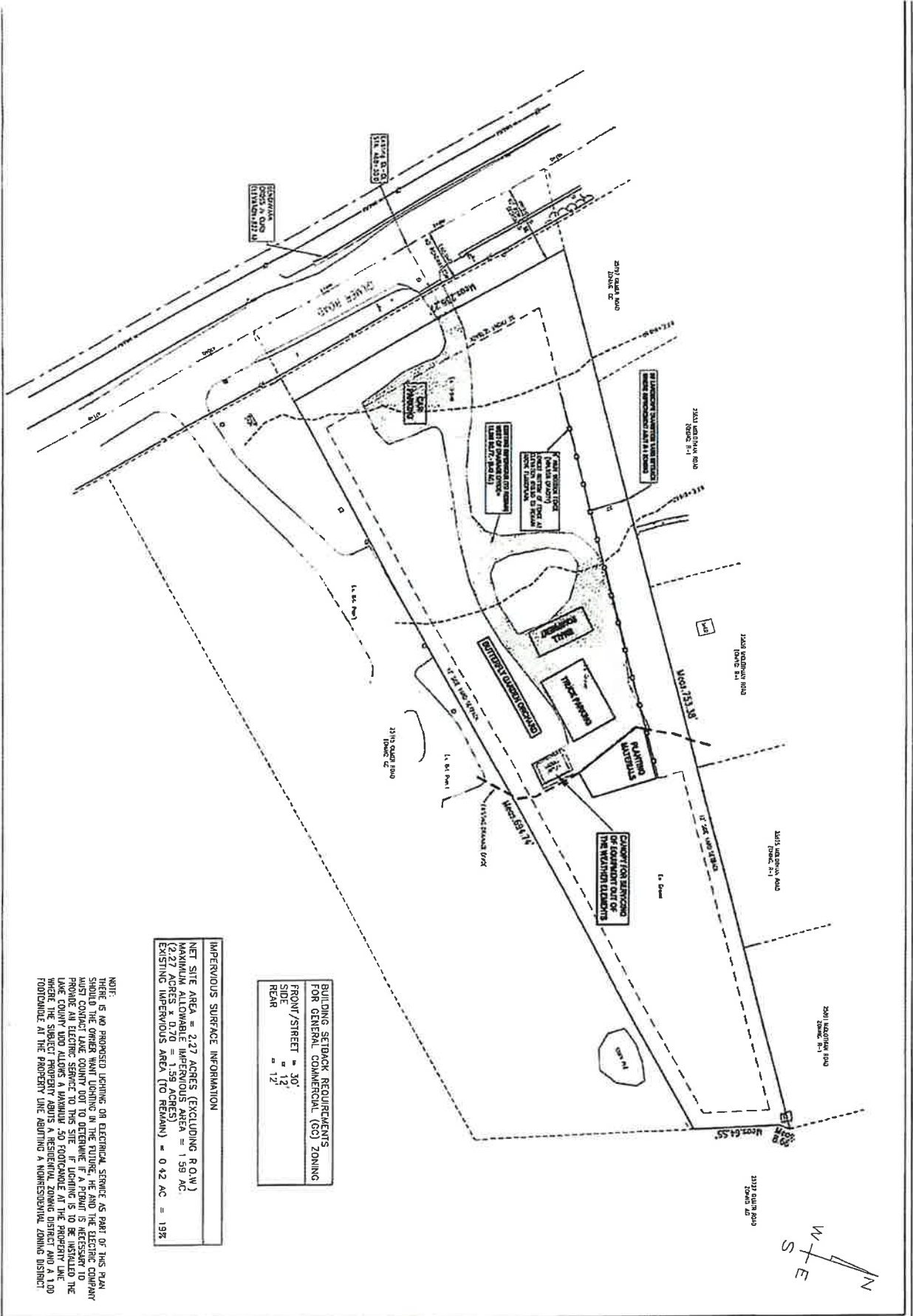
0 25 50 100 150 200 Feet

Base Map: 20019 Lake County Aerial Photo

N



Resources for the Future



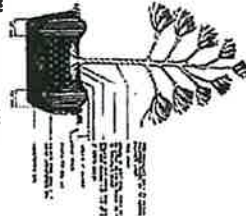


Diagram illustrating the various parts of a tree.

EXISTING REDWOOD PLANTS
(American Redwood - *Sequoia sempervirens*)
These plants are located along the road and are in good health. They are to be preserved and maintained.

EXISTING CYPRESS PLANTS
(Bald Cypress - *Taxodium distichum*)
These plants are located along the road and are in good health. They are to be preserved and maintained.

NEW REDWOOD PLANT
To be planted at the end of the road to provide a focal point and to enhance the landscape.

EXISTING PLANTING
The existing planting is to be preserved and maintained. The new planting is to be added to enhance the landscape.

LEGEND

●	EXISTING TREE (W/MAINTENANCE)
○	EXISTING TREE (NO MAINTENANCE)
○	PROPOSED PLANTING
○	PROPOSED PLANTING (WITH MAINTENANCE)
○	PROPOSED PLANTING (NO MAINTENANCE)

PLANT SPECIFICATION CHART

PLANT TYPE	MINIMUM SIZE
CONIFER TREE	3-4 inch Caliper
DECIDUOUS/SEMI-DECIDUOUS TREE	2-4 inch Caliper
EVERGREEN/CONIFER TREE	8 inch Height
SHRUBS	3 inch Height
BROADLEAF/DECIDUOUS	3 inch Height
NEEDLELEAF/EVERGREEN	3 inch Height
CRANFORD PLANTING	3 inch Height



EXISTING PLANTING		NEW PLANTING	
TYPE	QUANTITY	TYPE	QUANTITY
Redwood	1	Redwood	1
Cypress	1	Cypress	1
Shrub	1	Shrub	1
Conifer	1	Conifer	1
Deciduous	1	Deciduous	1
Evergreen	1	Evergreen	1
Needleleaf	1	Needleleaf	1
Broadleaf	1	Broadleaf	1
Cranford	1	Cranford	1

ENGINEER'S OPINION OF PROBABLE COST (LANDSCAPING)

Vallecillos Landscaping

Dec. 19, 2022

NORTHERN TRASITION YARD PLANTING				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
CANOPY TREES (9 REQ'D)				
AUTUMN BLAZE MAPLE	3	Each	\$300.00	\$900.00
SUGAR MAPLE	3	Each	\$300.00	\$900.00
THORNLESS HONEY LOCUST	3	Each	\$300.00	\$900.00
UNDERSTORY TREES (18 REQ'D)				
LITTLE LEAF LINDEN	6	Each	\$275.00	\$1,650.00
EASTERN REDBUD	6	Each	\$275.00	\$1,650.00
HACKBERRY	6	Each	\$275.00	\$1,650.00
EVERGREEN TREES (18 REQ'D)				
NORWAY GREEN SPRUCE	5	Each	\$250.00	\$1,250.00
SCOTCH PINE	5	Each	\$250.00	\$1,250.00
JUNIPER	5	Each	\$200.00	\$1,000.00
EMERALD GREEN ARBORVITAE	3	Each	\$200.00	\$600.00
SHRUBS (63 REQ'D)				
BOX DWARF FORSYTHIA	8	Each	\$50.00	\$400.00
CRANBERRY COTONEASTER	8	Each	\$50.00	\$400.00
ANNABELLA HYDRANGEA	8	Each	\$50.00	\$400.00
AMUR RIVER PRIVET	8	Each	\$50.00	\$400.00
ANDORRA JUNIPER	8	Each	\$50.00	\$400.00
BGLOBE ARBORVITAE	8	Each	\$50.00	\$400.00
ARROWWOOD VIBURNUM	8	Each	\$50.00	\$400.00
EMERALD GREEN ARBORVITAE	7	Each	\$50.00	\$350.00
Total Northern Transition Yard Planting =				\$14,900.00

NORTHERN TRASITION YARD PLANTING				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
CANOPY TREES (3 REQ'D)				
AUTUMN BLAZE MAPLE	1	Each	\$300.00	\$300.00
SUGAR MAPLE	1	Each	\$300.00	\$300.00
THORNLESS HONEY LOCUST	1	Each	\$300.00	\$300.00
UNDERSTORY TREES (5 REQ'D)				
LITTLE LEAF LINDEN	2	Each	\$275.00	\$550.00
EASTERN REDBUD	2	Each	\$275.00	\$550.00
HACKBERRY	1	Each	\$275.00	\$275.00
EVERGREEN TREES (5 REQ'D)				
NORWAY GREEN SPRUCE	2	Each	\$250.00	\$500.00
SCOTCH PINE	1	Each	\$250.00	\$250.00
JUNIPER	1	Each	\$200.00	\$200.00
EMERALD GREEN ARBORVITAE	1	Each	\$200.00	\$200.00
SHRUBS (18 REQ'D)				
BOX DWARF FORSYTHIA	4	Each	\$50.00	\$200.00
CRANBERRY COTONEASTER	2	Each	\$50.00	\$100.00
ANNABELLA HYDRANGEA	2	Each	\$50.00	\$100.00
AMUR RIVER PRIVET	2	Each	\$50.00	\$100.00
ANDORRA JUNIPER	2	Each	\$50.00	\$100.00
BGLOBE ARBORVITAE	2	Each	\$50.00	\$100.00
ARROWWOOD VIBURNUM	2	Each	\$50.00	\$100.00
EMERALD GREEN ARBORVITAE	2	Each	\$50.00	\$100.00
Total Northern Transition Yard Planting =				\$4,325.00

GRAND TOTAL = \$19,225.00

SITE IMPROVEMENTS FOR VALLECILLOS LANDSCAPING

25775 GILMER ROAD (COUNTY HIGHWAY 26)

LAKE COUNTY, ILLINOIS

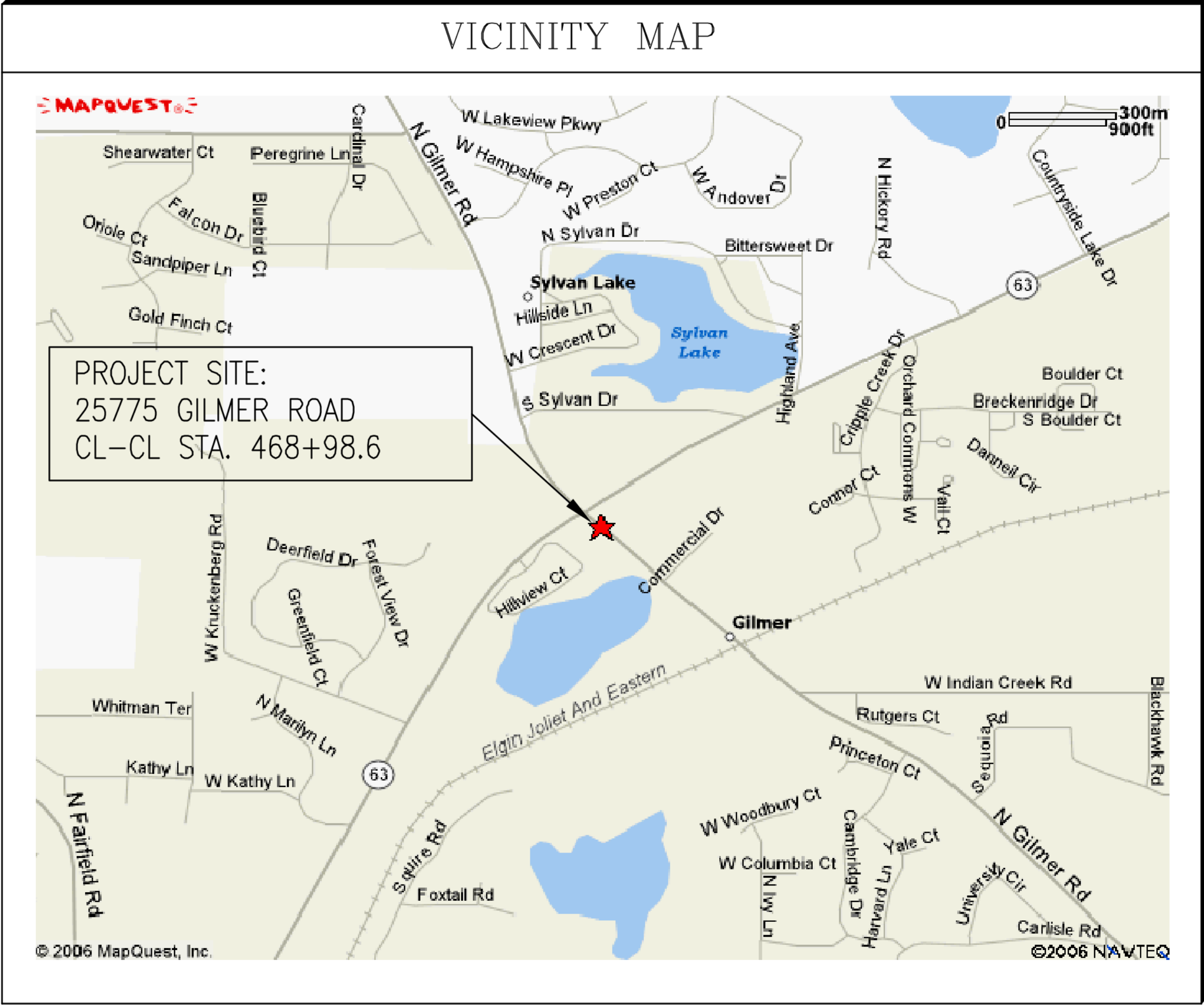
LEGEND			
Ⓢ	STORM M.H.	— > > —	SANITARY SEWER
Ⓢ	SANITARY M.H.	— > > —	STORM SEWER
□	CATCH BASIN	— x —	FENCE
⊕	UTILITY POLE	⊥	TRAFFIC SIGN
☀	LIGHT POLE	⊠	TRAFFIC MANHOLE
✉	MAIL BOX	□ UTL	UTILITY MANHOLE
○	POST		
24"	TREE W/DIAMETER	○	SMALL SHRUB
☀	EVERGREEN		

GENERAL NOTES	
1.) THE OWNER, VILLAGE OF MUNDELEIN, LAKE COUNTY & LAKE COUNTY D.O.T. SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.	
2.) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING J.U.L.I.E. AND ALL UTILITY COMPANIES TO CONFORM FACILITY LOCATIONS WITHIN THE PROJECT AREA PRIOR TO WORK ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND WORKING WITH UTILITIES IF PRESENT AS REQUIRED AT NO EXTRA COST TO THE OWNER.	
3.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.	
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.	
5.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE U.S.G.S. DATUM UNLESS OTHERWISE SPECIFIED.	
6.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF: A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT. B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". C. LAKE COUNTY STANDARDS.	
7.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.	
8.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS, THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.	
9.) 100 YEAR FLOOD ELEVATION IN THE AREA OF CONCERN IS SHOWN WHEN APPLICABLE.	
10.) THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.	
11.) ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC. MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNER.	
12.) ANY AND ALL DEWATERING REQUIRED TO KEEP EXCAVATIONS DRY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.	
13.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.	
14.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.	

LAKE COUNTY DIVISION OF TRANSPORTATION GENERAL NOTES	
The review and approval of these final engineering plans and specifications by the Lake County Division of Transportation does not constitute a release from or grant of variation from the standards and specifications required in the Lake County Highway Access Regulation Ordinance, latest edition. The owner, the owner's designated representatives, and/or all successors and assigns shall be solely responsible for all work and improvements within the limits of the County Highway right-of-way. Unless otherwise specified, approved in writing by the Lake County County Engineer, and on file with the Lake County Division of Transportation, all work and materials necessary to construct highway, access facility, and drainage improvements within the limits of the County Highway right-of-way shall be in conformance with the provisions and requirements of the Lake County Access Regulation Ordinance, latest edition.	
<ul style="list-style-type: none">• The construction, including materials used, of this access facility shall be in accordance with the applicable portions of the most recent editions of the "Standard Specifications for Road and Bridge Construction", "Supplemental Specifications and Recurring Special Provisions", "Illinois Manual on Uniform Traffic Control Devices for Streets and Highways", and "Standard Specifications for Traffic Control Items"; including all amendments and successor documents to the aforementioned documents as published or adopted by the Illinois Department of Transportation and/or LCDOT unless otherwise stated in these engineering plans.• The construction of this access facility shall also be in accordance with the "Lake County Highway Access Regulation Ordinance," latest edition.• The Lake County Division of Transportation shall not be held liable for any errors or omissions in these engineering plans or for any additional work, which may be needed due to errors or omissions in these engineering plans.• The Permittee shall be responsible for any additional work, and all costs thereof, required because of errors or omissions in these engineering plans and for the correction of any construction, maintenance, or safety problems, which become apparent during construction or by inspections made by the Resident Engineer or the Lake County Division of Transportation.• The Resident Engineer shall be responsible for establishing the proper lines and grades for all construction work including earthwork, paving, curbing, and drainage. The Resident Engineer shall also be responsible for all other engineering work including inspections and any testing required by the Lake County Division of Transportation. An inspector, as provided or approved by the Resident Engineer, shall be present during critical phases of the construction work.• The Resident Engineer shall note any changes from these engineering plans and shall notify the Permit Department of the Lake County Division of Transportation about any changes that deviate from the intent of the engineering plans such as changes in drainage, geometric plan, or grading work.	

J.U.L.I.E. INFORMATION	
J.U.L.I.E. TELEPHONE No. : 1-800-892-0123 (CALL 48 HOURS BEFORE YOU DIG. — EXCLUDING SAT., SUN. AND HOLIDAYS)	
COUNTY : LAKE	
CITY / TOWNSHIP : MUNDELEIN / ELA TWP.	
1/4 SECTION : NE. 1/4 OF SECTION 03-T43N.—R10E.	

BENCHMARK	
DESCRIPTION :	CROSS LOCATED IN CONCRETE CURB SHOWN ON SHEET 2 — EXISTING CONDITIONS
ELEVATION :	822.48 (NAVD 88 DATUM)



INDEX OF SHEETS	
C1	COVER SHEET
C2	EXISTING CONDITIONS/ REMOVAL PLAN
C3	SITE PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	EROSION CONTROL PLAN
C7	LANDSCAPE PLAN

REVISIONS	05/14/21	FOR COUNTY REVIEW
	10/08/21	REVISED PER LAKE COUNTY REVIEW — 08/20/21
	12/16/21	REVISED PER LAKE COUNTY REVIEW — 11/12/21
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	06/02/22	PER VIRTUAL MEETING WITH COUNTY STAFF ON 5/31/22
	11/10/22	REVISED PER LAKE COUNTY REVIEW — 08/18/22
DOLAND ENGINEERING, LLC. —CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING— 334 EAST COLFAX STREET, SUITE C PALATINE, ILLINOIS 60067 (847) 991-5088 (847) 934-3427-FAX		
SITE IMPROVEMENTS AT VALLECILLOS LANDSCAPING 25775 Gilmer Road MUNDELEIN, IL		
DATE: 11-13-20		
SCALE: 1"=30'		
FILE: vallecillos		
Cover Sheet		
C1		

LEGEND

Ⓢ

STORM M.H.

Ⓢ

SANITARY M.H.

□

CATCH BASIN

⊕

UTILITY POLE

☆

LIGHT POLE

✉

MAIL BOX

○

POST

🌳

TREE W/DIAMETER

🌿

EVERGREEN

—>—

SANITARY SEWER

—>—

STORM SEWER

—x—

FENCE

⊥

TRAFFIC SIGN

Ⓜ

TRAFFIC MANHOLE

Ⓜ

UTILITY MANHOLE

🌳

TREE W/DIAMETER

🌿

EVERGREEN

○

SMALL SHRUB

The site plan illustrates the proposed improvements for Gilmer Road. Key features include:
- **Sanitary Structures:** EX. SANITARY M.H. #1, #2, and #3. EX. 8" CULVERT (N INV.=815.32, S INV.=815.51). EX. 15" CULVERT (N INV.=816.96, S INV.=816.39).
- **Storm Structures:** EX. CATCH BASIN #1, #2, #3, #4, #5, #6, and #7.
- **Proposed Removals:** Multiple trailers, gravel areas, a gate and block wall, a rock drainage swale, wood posts, and boards.
- **Other Features:** EXISTING WESTLAND ON-SITE AREA=0.095 AC., EXISTING DRAINAGE DIVIDE, EX. Bit. Pvm't, EX. 40' ROADWAY, and a BENCHMARK CROSS IN CURB (ELEVATION=822.48).
- **Measurements:** Meas. 753.38', Meas. 694.74', Meas. 64.55', and Meas. 236.27'.
- **Topography:** Contour lines ranging from 817.0 to 826.0.

EXISTING SANITARY STRUCTURES	
EX. SANITARY M.H. #1 RIM=823.96 INV.=820.46 SE INV.=819.65 NW	EX. SANITARY M.H. #2 LIFT STATION RIM=819.09 TOP OF PIPE=815.59

EXISTING STORM STRUCTURES	
EX. CATCH BASIN #1 RIM=824.38 INV.=821.18 SW 10"	EX. STORM M.H. #5 RIM=821.31 INV.=812.86 NW,SE 21"
EX. CATCH BASIN #2 RIM=824.33 INV.=819.03 NE,SW 10"	EX. CATCH BASIN #6 RIM=815.79 INV.=810.39 SW
EX. STORM M.H. #3 RIM=824.64 INV.=815.27 NE 10" INV.=815.27 SE 21"	EX. STORM M.H. #7 RIM=815.53 INV.=810.03 NE INV.=802.53 SE,SW
EX. CATCH BASIN #4 RIM=822.19 INV.=818.59 SW	

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11/10/22

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DOLAND ENGINEERING, LLC.

-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-

334 EAST COLFAX STREET, SUITE C

PALATINE, ILLINOIS 60067

(847) 991-5088

(847) 934-3427-FAX

SITE IMPROVEMENTS AT

VALLECILLOS LANDSCAPING

25775 Gilmer Road

MUNDELEIN, IL

N

W

E

S

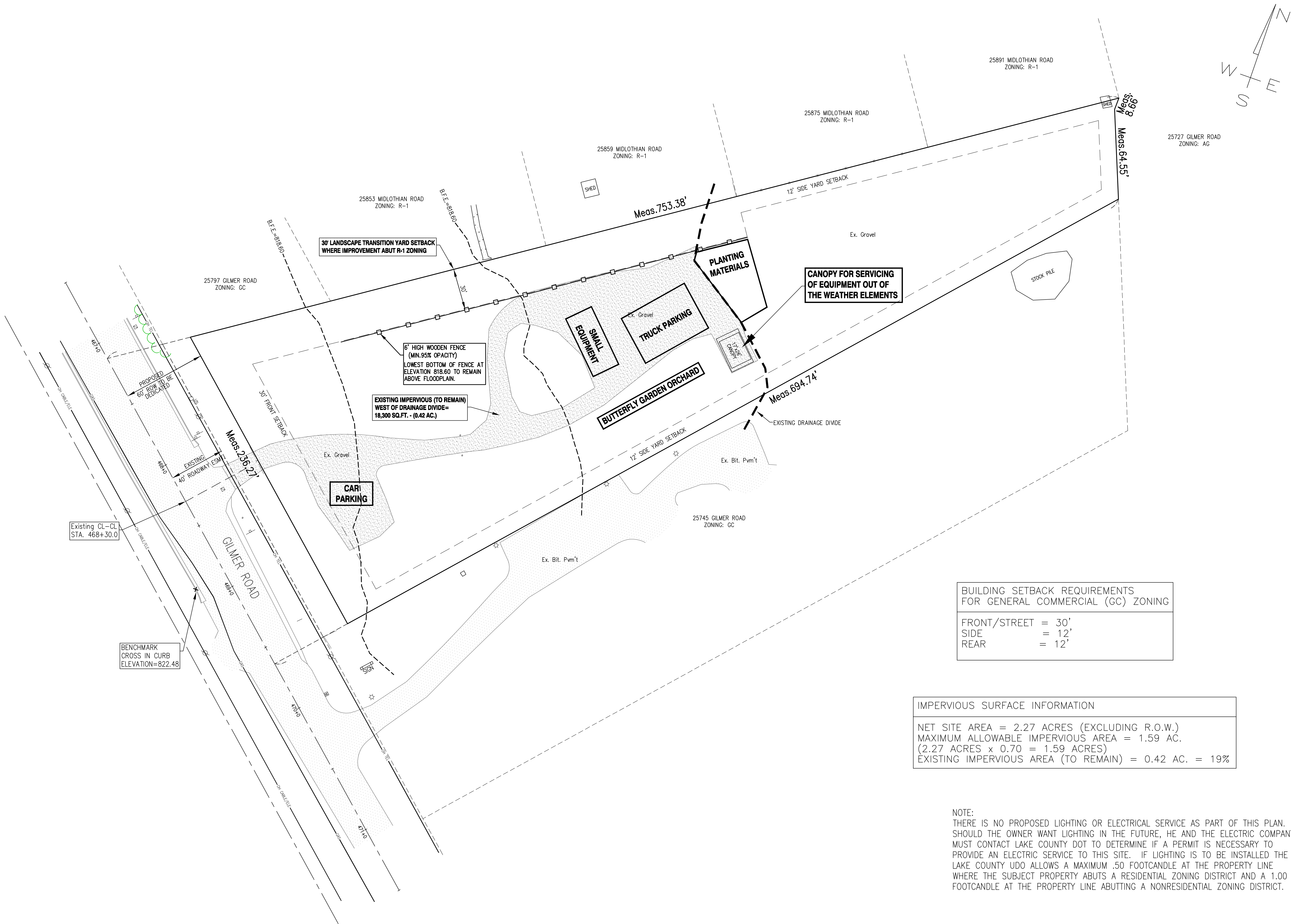
DATE: 11-13-20

SCALE: 1"=30'

FILE: vallecillos

Existing Conditions/
Removal Plan

C2



BUILDING SETBACK REQUIREMENTS
FOR GENERAL COMMERCIAL (GC) ZONING

FRONT/STREET = 30'
SIDE = 12'
REAR = 12'

IMPERVIOUS SURFACE INFORMATION

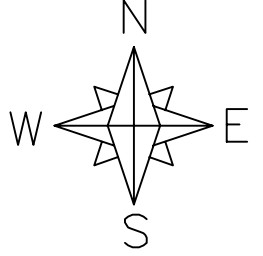
NET SITE AREA = 2.27 ACRES (EXCLUDING R.O.W.)
MAXIMUM ALLOWABLE IMPERVIOUS AREA = 1.59 AC.
(2.27 ACRES x 0.70 = 1.59 ACRES)
EXISTING IMPERVIOUS AREA (TO REMAIN) = 0.42 AC. = 19%

NOTE:
THERE IS NO PROPOSED LIGHTING OR ELECTRICAL SERVICE AS PART OF THIS PLAN.
SHOULD THE OWNER WANT LIGHTING IN THE FUTURE, HE AND THE ELECTRIC COMPANY
MUST CONTACT LAKE COUNTY DOT TO DETERMINE IF A PERMIT IS NECESSARY TO
PROVIDE AN ELECTRIC SERVICE TO THIS SITE. IF LIGHTING IS TO BE INSTALLED THE
LAKE COUNTY UDO ALLOWS A MAXIMUM .50 FOOTCANDLE AT THE PROPERTY LINE
WHERE THE SUBJECT PROPERTY ABUTS A RESIDENTIAL ZONING DISTRICT AND A 1.00
FOOTCANDLE AT THE PROPERTY LINE ABUTTING A NONRESIDENTIAL ZONING DISTRICT.

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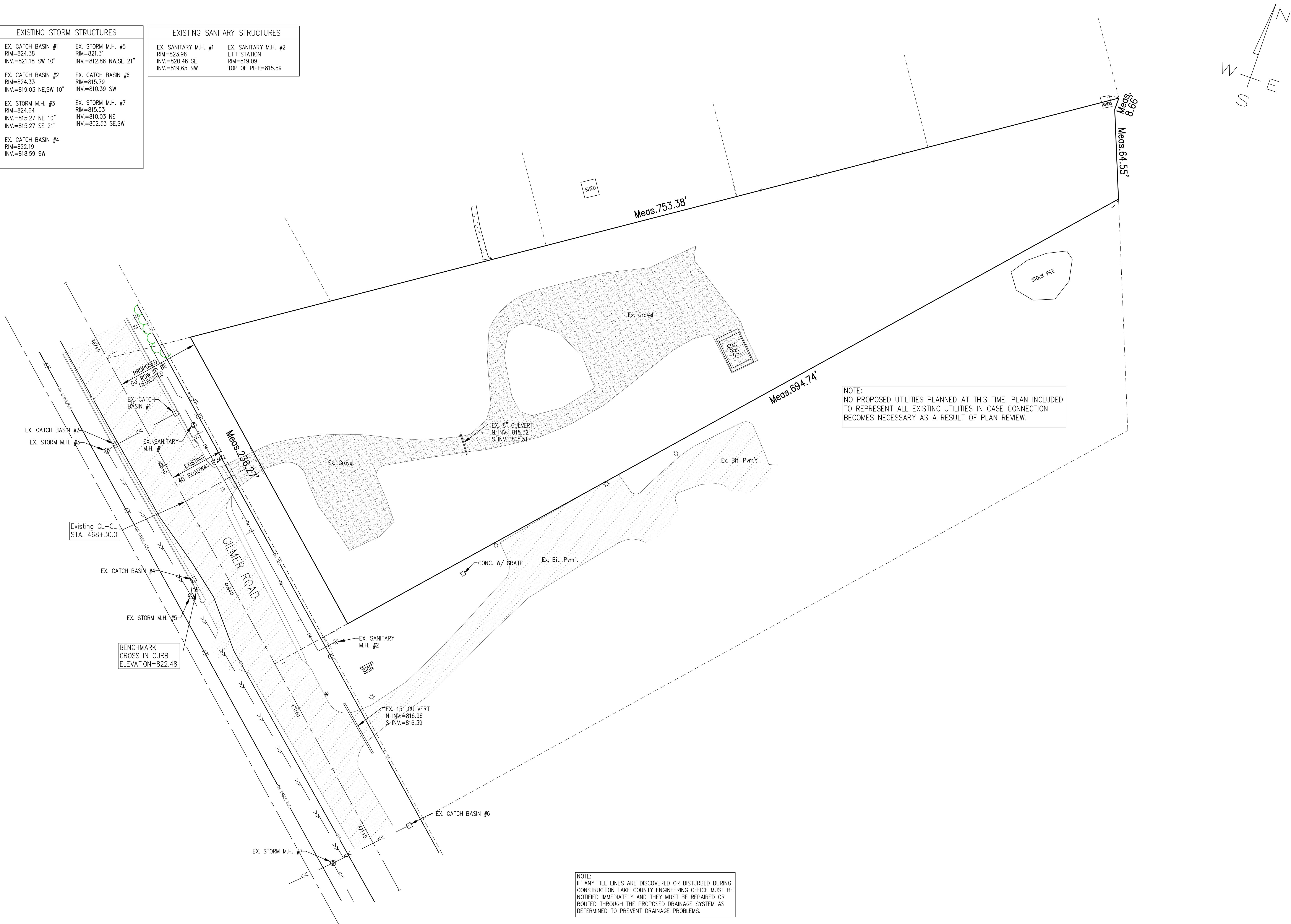
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SCALE: 1"=30'
FILE: vallecillos

Site Plan

C3

EXISTING STORM STRUCTURES	
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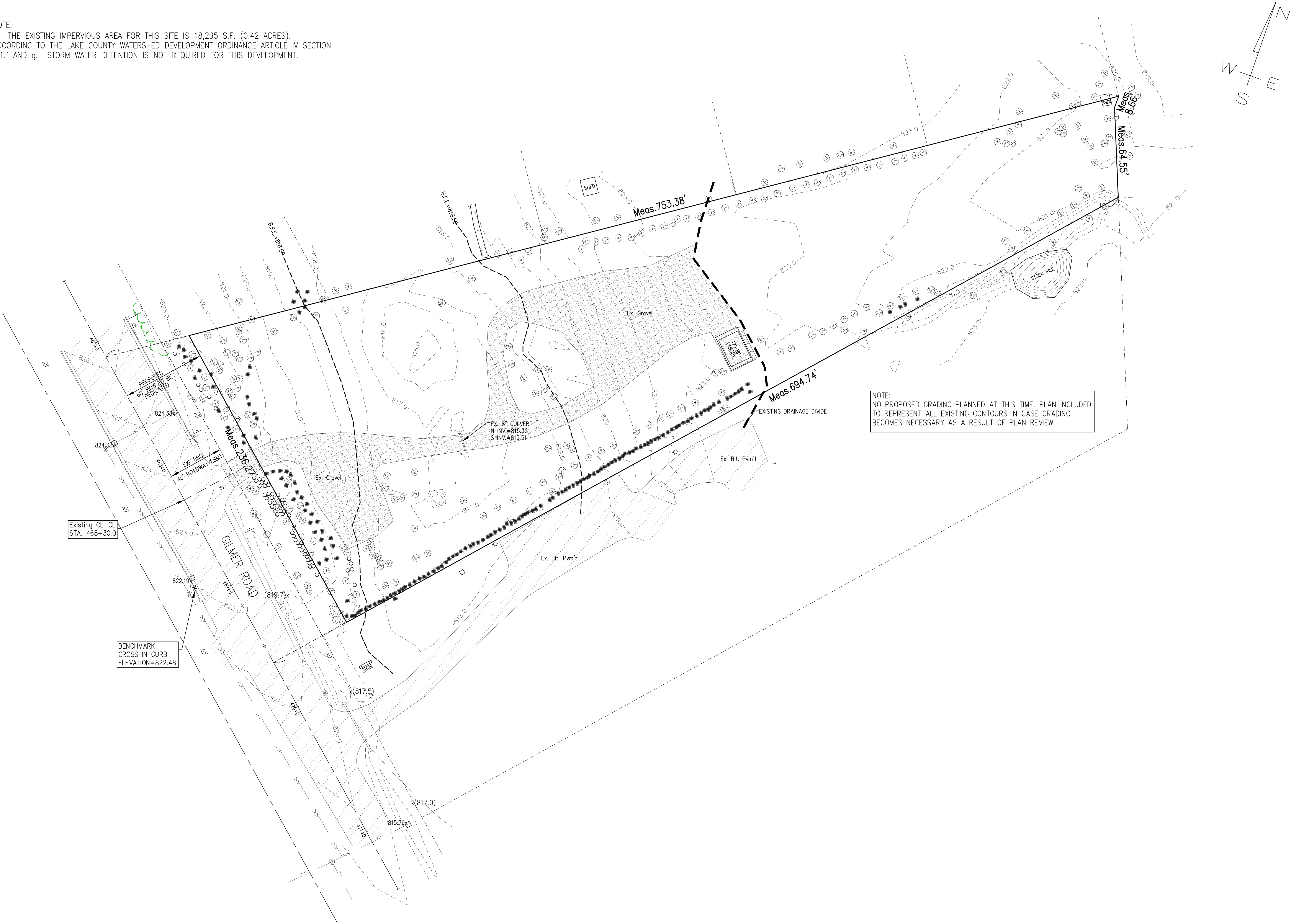
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PALATINE, ILLINOIS 60067
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DATE: 11-13-20
SCALE: 1"=30'
FILE: vallecillos

Utility Plan

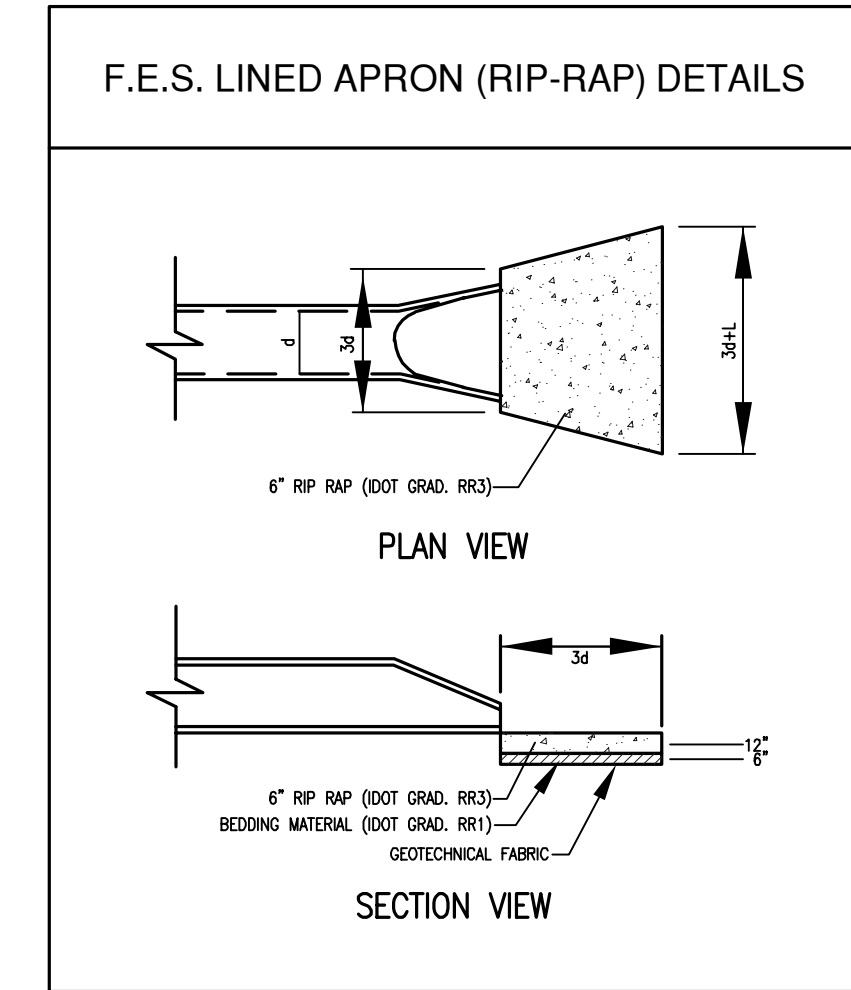
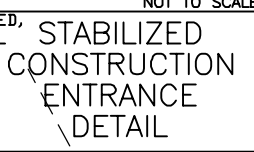
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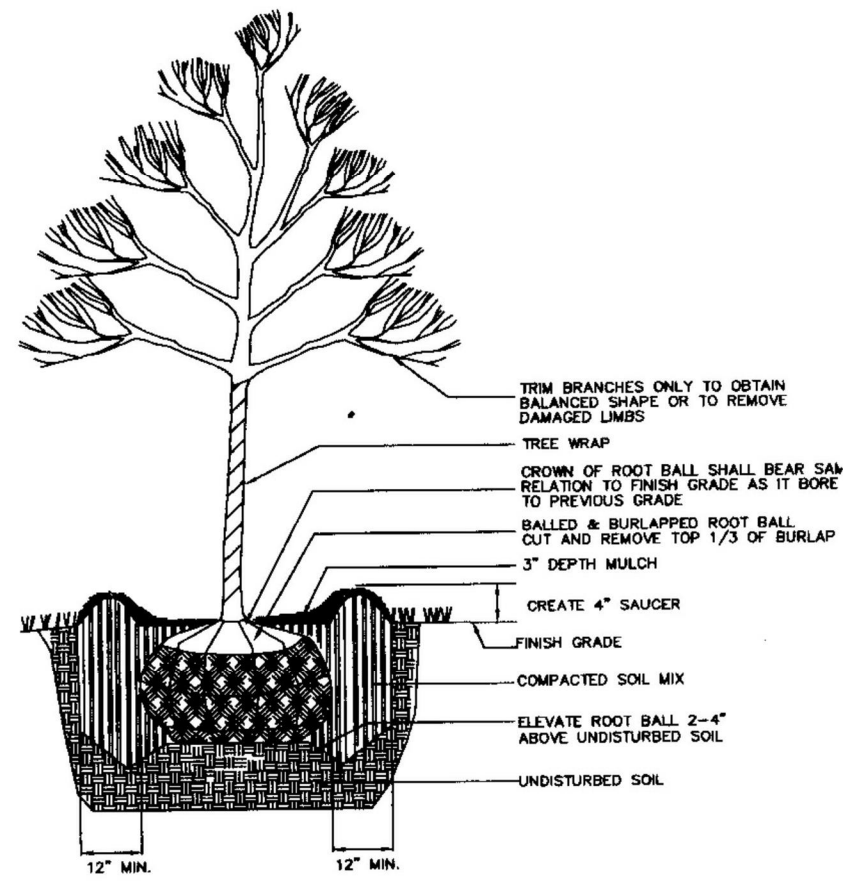
NOTE:
1. THE EXISTING IMPERVIOUS AREA FOR THIS SITE IS 18,295 S.F. (0.42 ACRES).
ACCORDING TO THE LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE ARTICLE IV SECTION
A.1.f AND g. STORM WATER DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT.



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Grading Plan		
C5		

- SEEDMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (ECIS), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED AT A MINIMUM:
 - UPON COMMENCEMENT OF SEEDING AND RUNOFF CONTROL MEASURES (INCLUDING PERMANENT CONDUITS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SECOND (2) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT.
- C. SOIL DISTURANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL RUNOFF AND SEEDMENT CONTROL MEASURES.
- D. A STABILIZED DRAIN OF CRUSHED STONE MENDING (SD) GRADATIONS ON A SLOPE WITH FILTER FABRIC AND IN ACCORDANCE WITH THE STANDARD CRUSHED STONE, OR OTHER APPROPRIATE, MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING ANY OF THESE AREAS SHALL BE STOPPED AT THE FILTER FABRIC. TRAFFIC SHALL BE STOPPED ON THE SHOULDER OR TRAILER BEFORE ACCUMULATIONS WAREHOUSED AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ANY EROSION DISTURBANCE OR PRECIPITATION.
- G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR METADENS AND DEGRADED AREAS.
- H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH TEMPORARY MEASURES APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BARRIERS SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEEDMENT CONTROL MEASURE.
- K. IF DRAINAGE SYSTEMS ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION BY TEMPORARY MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER. DRAINAGE SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST PRESENT AT THE COMMENCEMENT OF OPERATIONS.
- L. IF INSTALLED SOIL RUNOFF AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED AND THE EROSION CONTROL MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLAN ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.





NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER AND FERTILIZE TREE IMMEDIATELY AFTER INSTALLATION.
3. REMOVE TREE WRAP ONE YEAR AFTER INSTALLATION.
4. RAISE THE TREE 2\"/>

DECIDUOUS TREE PLANTING DETAIL
NO SCALE

EXISTING WETLAND PLANTS
Equisetum Hyemale (Scouring Rush Horsetail)
Carex Perisylvanica
Carex (Sedge)
Bradburiana
Iris Versicolor
Snow Mound
Karl foerstera (Red Corass)
North wind (Swish Corass)
Bailey's Red Twig
Arrowhead Viburnum

RESTORE DISTURBED WETLAND AREA WITH THE FOLLOWING HARDY PLANK LIST PLUGS
GRASSES:
Elymus riparius Riverbank Wild Rye
Elymus villosus Silky Wild Rye
Glyceria striata Fowl Manna Grass
Sedges:
Carex bromoides
Flowering plants:
Aster lateriflorus
Iris virginica

6\"/>

30' LANDSCAPE TRANSITION YARD SETBACK WHERE IMPROVEMENT ABOUT R-1 ZONING

EXISTING WETLAND CONTAINING 0.0953 AC. WITHIN SUBJECT SITE

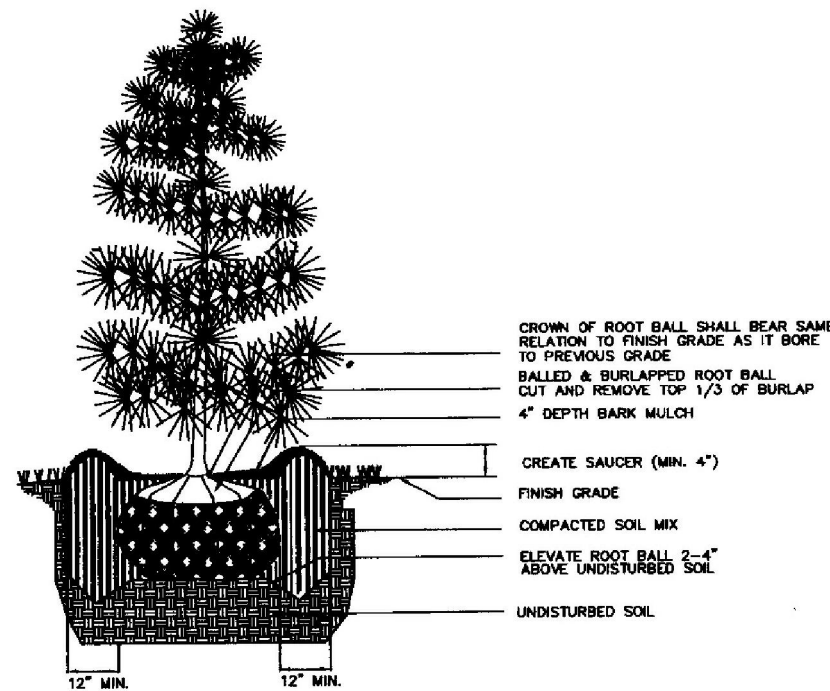
DENOTES WETLAND BOUNDARY MARKER. PROVIDE W62 SIGN BY NUTRON OSM ON 5\"/>

NOTE: PREVIOUSLY INSTALLED GRAVEL AREAS TO BE RESTORED BACK TO EXISTING GRADE. PROVIDE 6\"/>

NOTE: FOR EACH PLANT TYPE (I.E. CANOPY TREE) ASSOCIATED WITH THE LANDSCAPE REQUIREMENTS. NO SINGLE PLANT SPECIES SHALL REPRESENT MORE THAN 40 PERCENT OF THE TOTAL PLANTINGS.

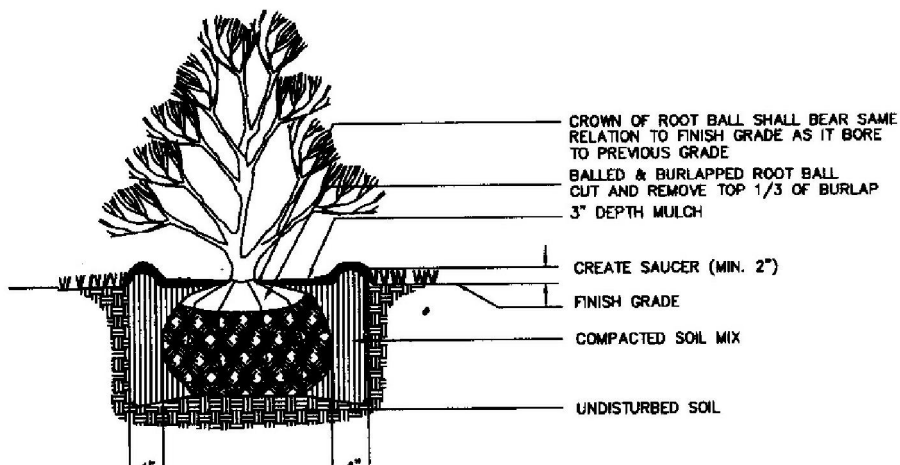
EX. 8\"/>

PRESERVED WETLAND AREA PROVIDE IDOT 48 SEED MIX WITH EROSION CONTROL BLANKET.



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER AND FERTILIZE TREE THOROUGHLY AFTER INSTALLATION.
3. RAISE THE TREE 2\"/>

CONIFEROUS TREE PLANTING DETAIL
NO SCALE



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER SHRUBS IMMEDIATELY AFTER INSTALLATION.
3. RAISE THE SHRUB 2\"/>

SHRUB PLANTING DETAIL
NO SCALE

LEGEND

- EXISTING TREE W/DIAMETER
- EXISTING EVERGREEN
- EXISTING SMALL SHRUB
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED EVERGREEN
- PROPOSED SHRUB

PLANT SIZE INSTALLATION CHART

PLANT TYPE	MINIMUM SIZE
CANOPY TREE	3-inch Caliper
UNDERSTORY/ORNAMENTAL TREE	2-inch Caliper or 8 feet Height
EVERGREEN/CONIFER TREE	8-feet Height
SHRUBS	
BROADLEAF/DECIDUOUS	3-feet Height
NEEDLELEAF/EVERGREEN	2-feet Height
COLUMNAR EVERGREEN	3-feet Height

NORTHERLY TRANSITION YARD PLANTING		
SYMBOL	COMMON NAME	QUANTITY
CANOPY TREES - 9 REQUIRED		
•	AUTUMN BLAZE MAPLE	3
•	SUGAR MAPLE	3
•	THORNLESS HONEYLOCUST	3
UNDER STORY TREES - 18 REQUIRED		
•	LITTLE LEAF LINDER	6
•	EASTERN REDBUD	6
•	HACKBERRY	1
EVERGREEN TREES - 18 REQUIRED		
*	NORWAY GREEN SPRUCE	5
*	SCOTCH PINE	5
*	JUNIPER	5
*	EMERALD GREEN ARBORVITAE	3
SHRUBS - 63 REQUIRED		
○	BOX DWARF FORSYTHIA	8
○	CRANBERRY COTONEASTER	8
○	ANNABELLE HYDRANGEA	8
○	AMUR RIVER PRIVET	8
○	ANDORRA JUNIPER	8
○	GLOBE ARBORVITAE	8
○	ARROWWOOD VIBURNUM	8
○	EMERALD GREEN ARBORVITAE	7

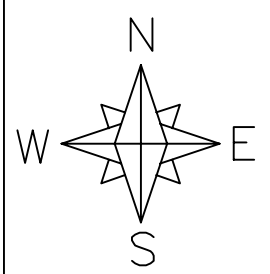
WESTERLY STREET SETBACK PLANTING		
SYMBOL	COMMON NAME	QUANTITY
CANOPY TREES - 3 REQUIRED		
•	AUTUMN BLAZE MAPLE	1
•	SUGAR MAPLE	1
•	THORNLESS HONEYLOCUST	1
UNDER STORY TREES - 5 REQUIRED		
•	LITTLE LEAF LINDER	2
•	EASTERN REDBUD	2
•	HACKBERRY	1
EVERGREEN TREES - 5 REQUIRED		
*	NORWAY GREEN SPRUCE	2
*	SCOTCH PINE	1
*	JUNIPER	1
*	EMERALD GREEN ARBORVITAE	1
SHRUBS - 18 REQUIRED		
○	BOX DWARF FORSYTHIA	4
○	CRANBERRY COTONEASTER	2
○	ANNABELLE HYDRANGEA	2
○	AMUR RIVER PRIVET	2
○	ANDORRA JUNIPER	2
○	GLOBE ARBORVITAE	2
○	ARROWWOOD VIBURNUM	2
○	EMERALD GREEN ARBORVITAE	2

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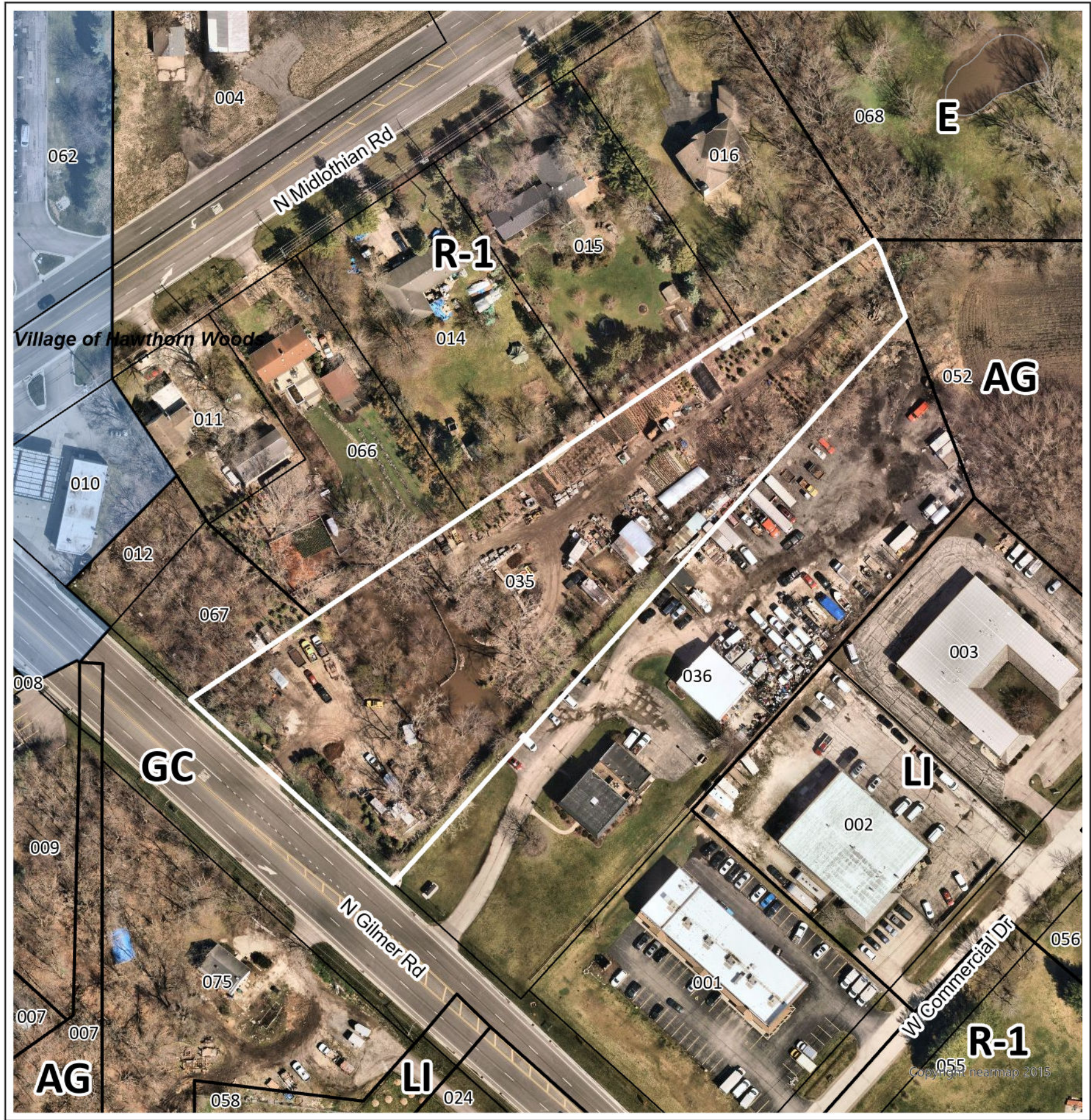
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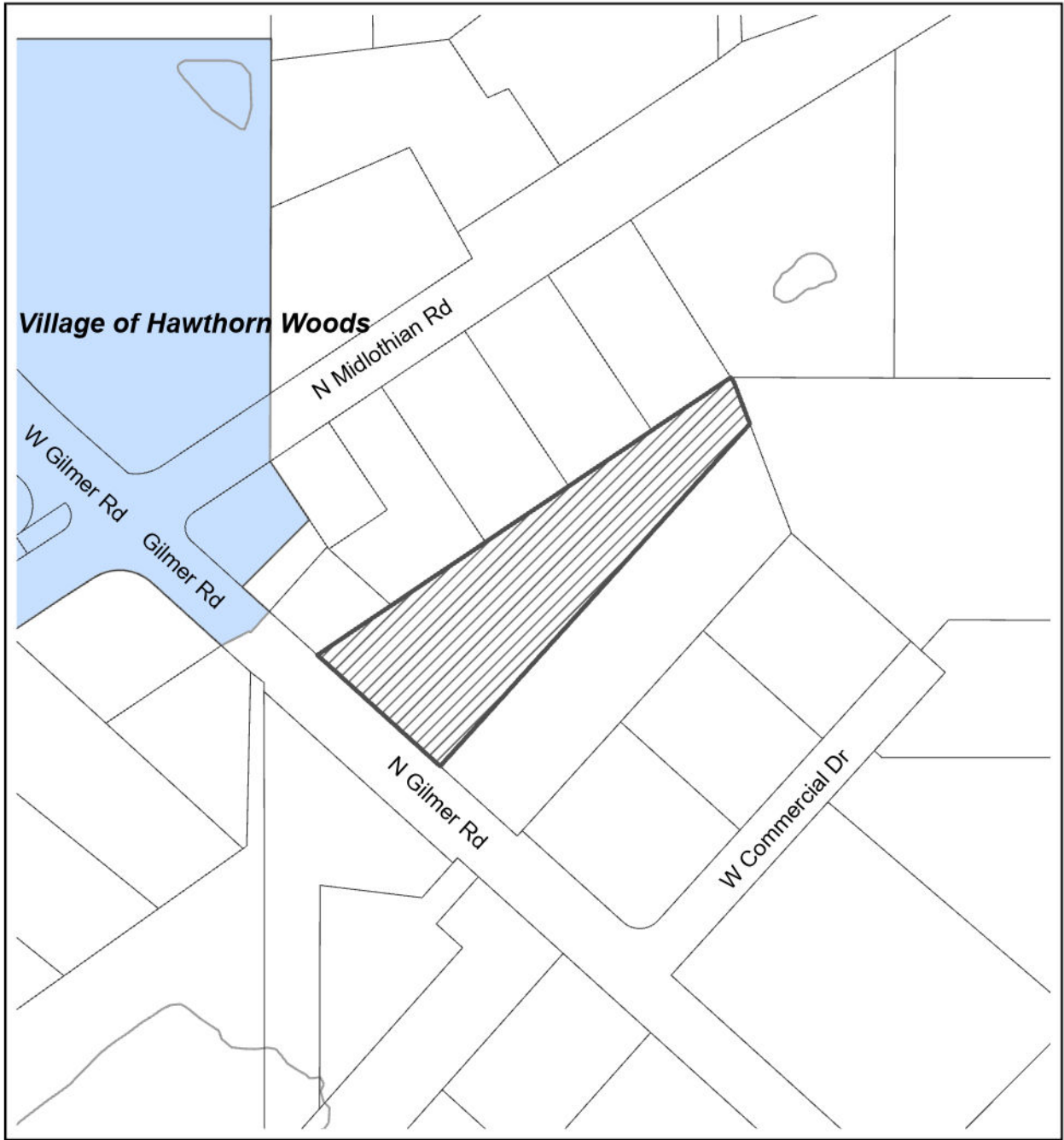
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Landscape Plan

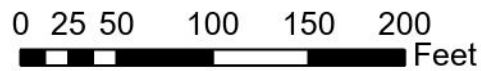
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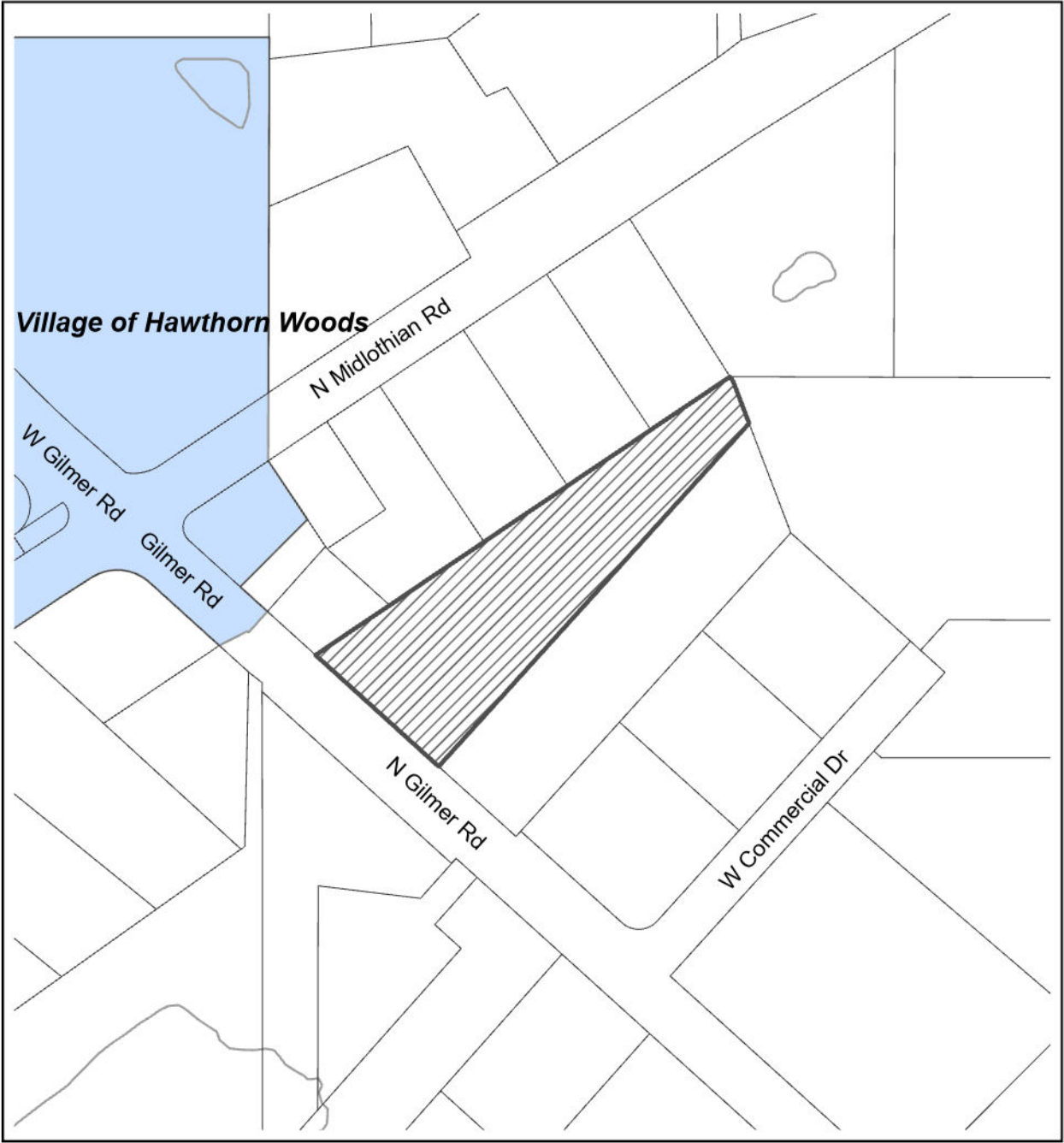
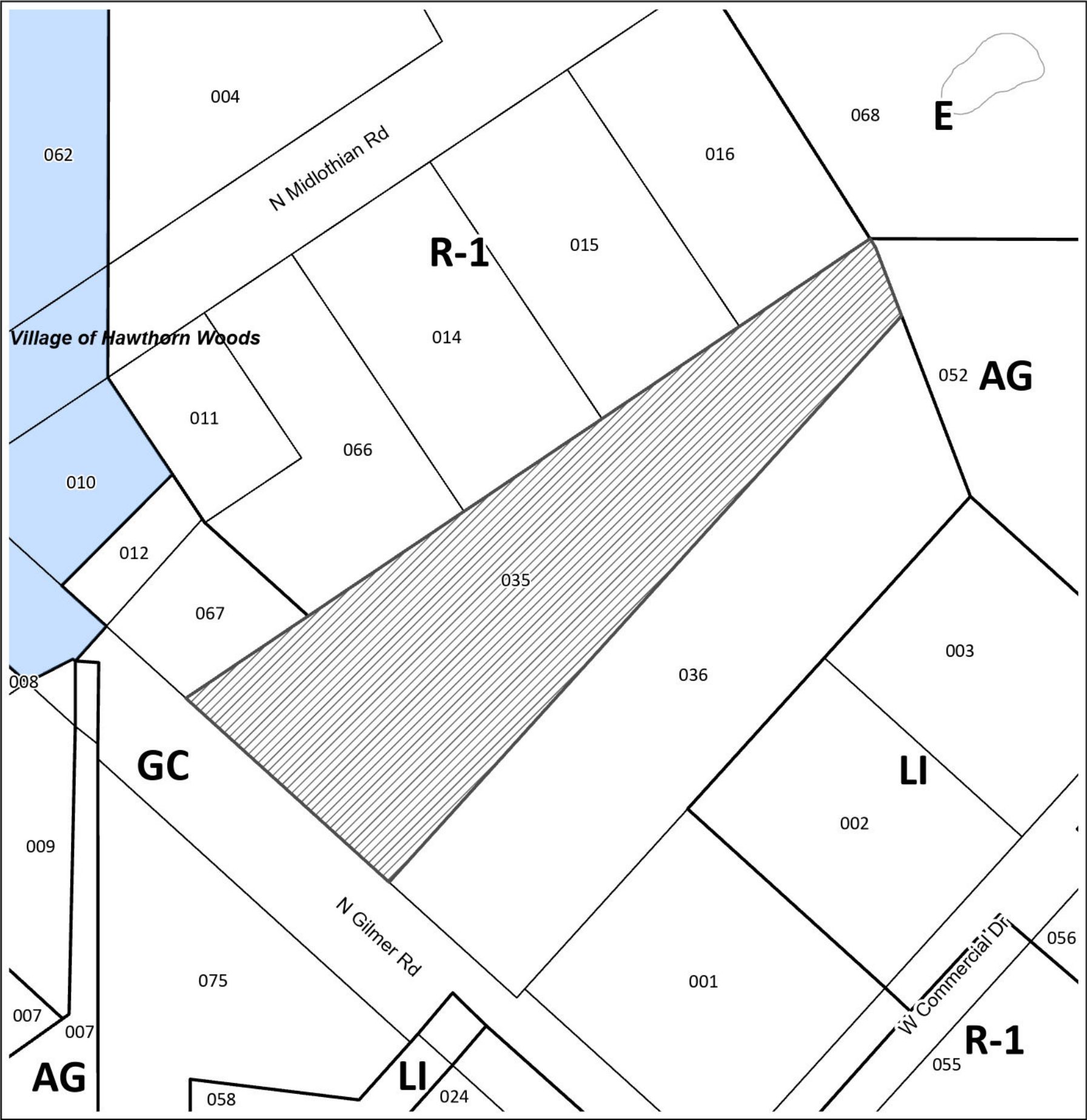


 Incorporated Lake County  Subject Parcel

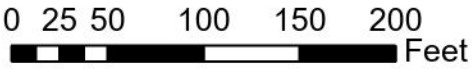


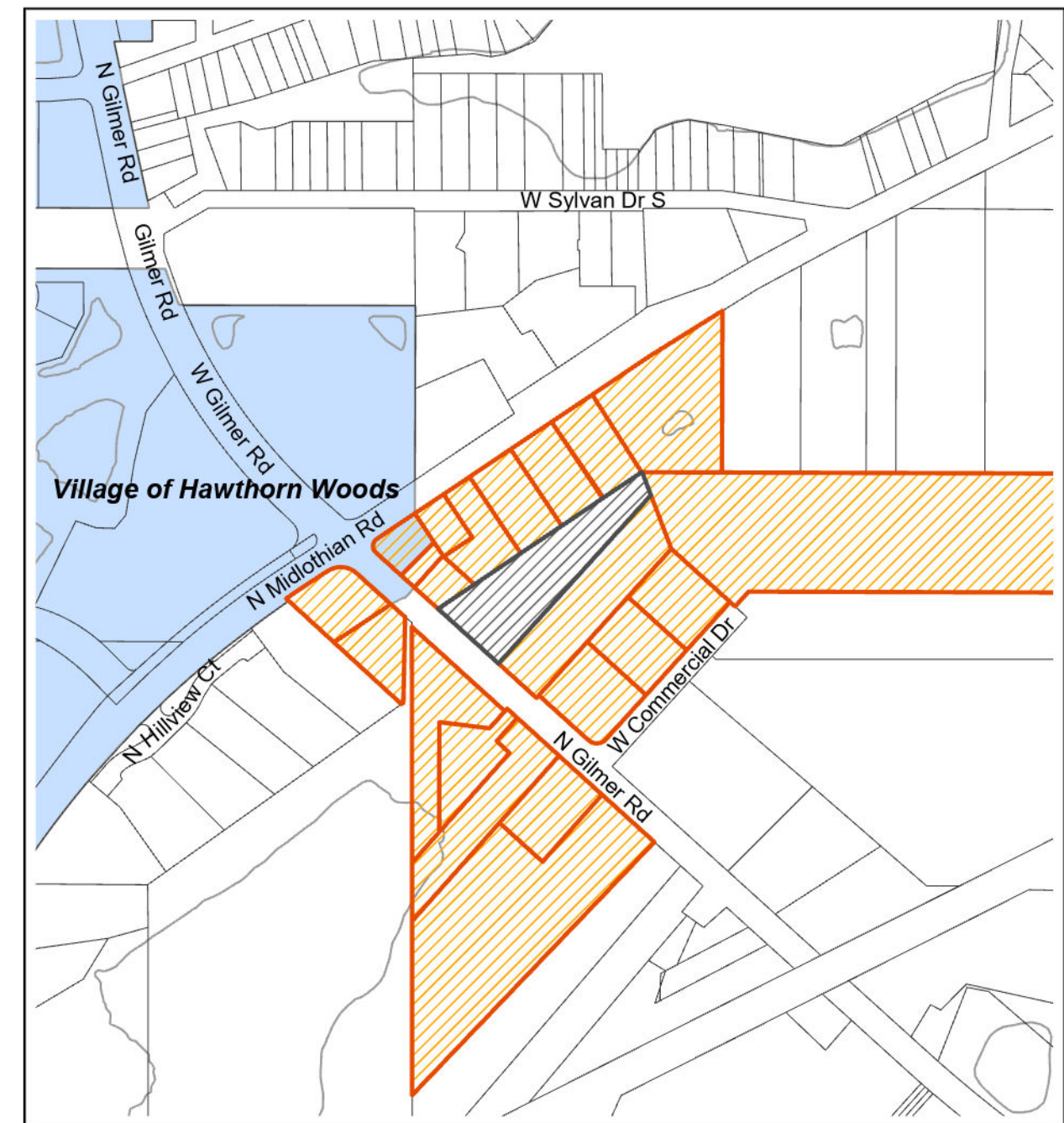
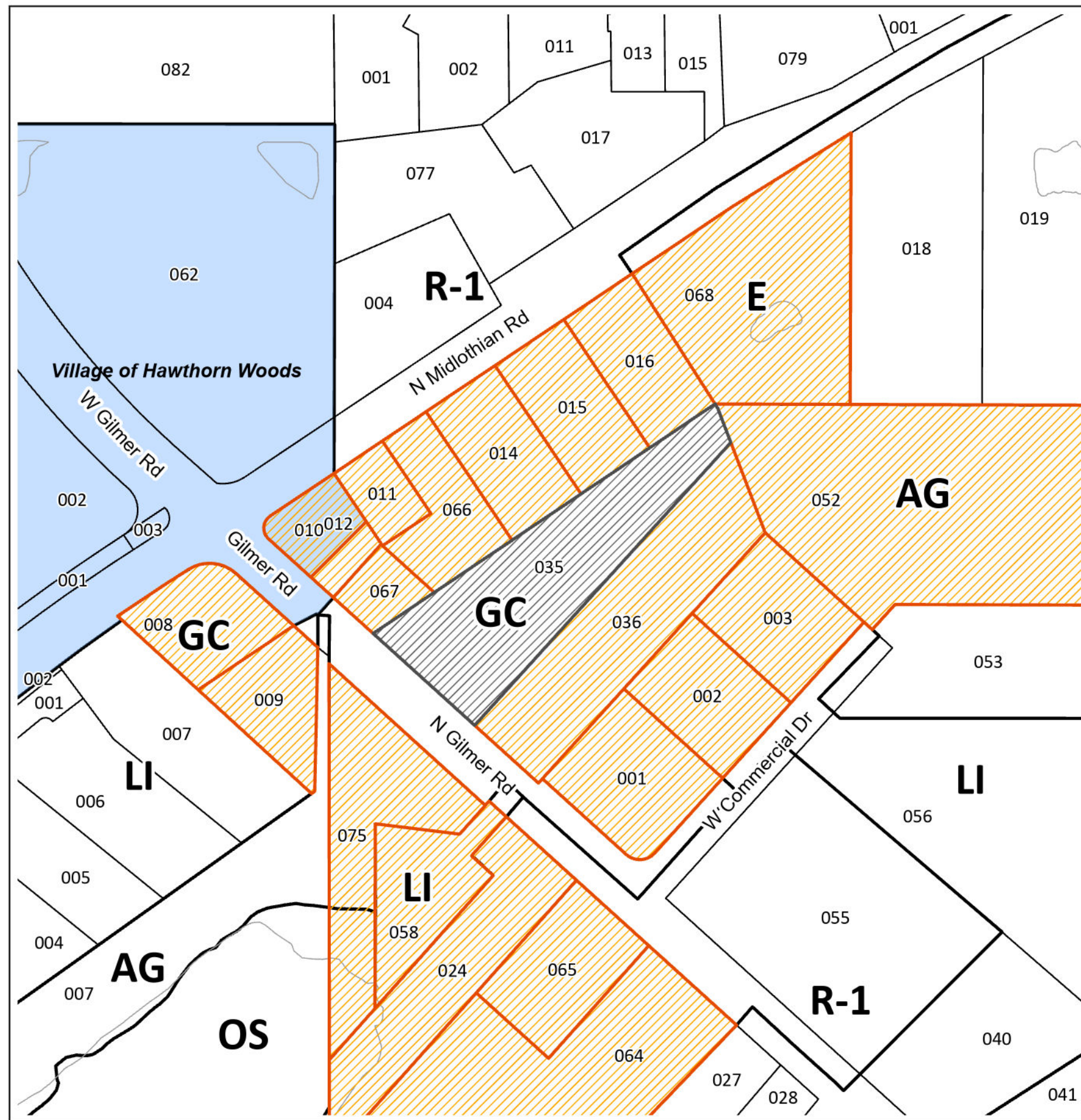
Zoning Board of Appeals
Case #CUP-000959-2024





Zoning Board of Appeals
Case #CUP-000959-2024





Zoning Board of Appeals
Case #CUP-000959-2024

