

**Planning and Zoning Commission Meeting
Minutes**

May 7, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on May 7, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

Chairman T. Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

PRESENT: Associate Planner J. Marvin, Senior Planner C. Malec, and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from April 16, 2025.

J. Holden moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from April 16, 2025.

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

PUBLIC COMMENTARY

There was no general public commentary.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Public Hearing - PZC2025-0012 - 416 University Drive - Mundelein Seminary Cell Tower

Open Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to open Public Hearing PZC2025-0012.

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

Staff Presentation

J. Marvin presented the attached PowerPoint and gave a detailed history of the project. The petitioner is requesting a special use permit for a wireless telecommunications tower as well as variations on the fall zone setback requirements, relief from written and notarized authorization for property owners within the fall zone setback, and relief from the maximum height requirements for a telecommunications tower located at 416 University Drive, Mundelein, Illinois.

K. Anderson requested clarification as to the location of the current temporary cellular tower. J. Marvin stated that it was located at the north end of the visitor parking lot. This is to the east of where the proposed permanent mono-pine tower will be located.

Chairman T. Roswick asked if the previous water tower that held the previous permanent cellular tower had already been demolished. J. Marvin confirmed that the water tower had been demolished and the temporary tower has been in use. The intent is that this permanent tower will replace the temporary one and the temporary

cellular tower will be removed.

S. Schneckloth asked if there was an attempt to put the new tower at the location of the old water tower. J. Marvin was unsure and will let the petitioner answer the question provided by Commissioner Schneckloth.

Petitioner Presentation

Michael Howley of Insite, Inc. spoke representing Verizon Wireless and the property owners at St. Mary of the Lakes Seminary. Mr. Howley presented the attached presentation and gave an overview of the history of the tower at its current location and the zoning hardship requiring moving of the cellular tower.

Mr. Howley stated that they had negotiated the new tower location with the Archdiocese. The new permanent tower is unable to be placed at the old location due to the planned expansion of the visitor parking lot. They worked to find a new location that would not impact the activities on campus. Service on the old water tower had been in operation for over 20 years. Other tower sites were built around this original tower. It was explained that due to the way that the wireless network works, to prevent signal disruption, it is essential for this original tower to be relocated as close as possible to the original location, due to the location of the network of additional towers that were built following this tower.

Chairman T. Roswick asked if using two shorter towers that meet code could be used to duplicate the coverage. Mr. Howley said that their engineers had looked into this as an option, but a higher line of sight tower would provide coverage most like the previous permanent tower.

S. Petti asked for clarification regarding the mono-pine design, whether it had any technological advantages for signal, or if it was purely a aesthetic design. Mr. Howley stated that the design is purely aesthetic, and they were sensitive to the archdiocese's request for an aesthetically pleasing tower. The design is wind-tested, made entirely of steel, and is made to camouflage the area.

K. Anderson asked further questions about the design and the reduction in the fallback zone. He asked if the design was created with a hinge point that would create a need for a smaller fallback zone. Mr. Howley stated that the design is made to kink onto itself in the event of a catastrophic weather event. The tollway leases land for towers and this design feature is currently a requirement for the Illinois tollway.

J. Holden inquired about a resident's supplied concern about the safety of EMF for residences. She asked if he could address those concerns. Mr. Howley stated that he would address the concerns, but stated that the technology is seen as so safe for the public that Federal law prohibits a decision based on Radio Frequency Emissions. He

provided an EMF report for this project, and the radio frequency emissions diminish exponentially with distance. At the ground level of the cell tower, the emission levels would be roughly 10–20 times lower than what is produced by a baby monitor. The electronics industry has a very conservatively based standard for wireless emissions. The technology is seen as so safe that there are often towers located on top of schools, university dorms, and hospitals.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Janel Martinez was sworn in to speak. Mr. Martinez wanted extra information on what the engineer's study was based on. He also asked if other cell companies would be able to share this tower.

Mr. Howley stated that he is not an engineer, but he has worked with other cases that use this same fail point technology. He can't speak to the exact details, but he can say that this tower, in addition to being a mono-pole is specifically engineered with a kink or buckling point. A professional engineer stamped off that if a catastrophic event came through the area, it would buckle at this point and fall safely. This tower is also being designed with a load of not only this antennae, but also accommodate other carrier's antennas if needed to reduce the number of cell towers in the community.

David Murtaugh of 837 NE Holcomb Drive was sworn in. Mr. Murtaugh stated that himself and a number of his neighbors are concerned with the tower. He stated that the public doesn't know the specific details, but they trust the commission to create the safest environment for the public. Mr. Murtaugh expressed concern about the fall zone and how the rules are enforced with the distance from the tower. He asked the commission to make the best and safest choice for the families that live near the tower.

David Lightman was sworn in to speak. He stated that working as an engineer he would prefer an optimal design. With the temporary tower, there were no complaints about the lack of coverage. He asked if the new tower would be able to be made at the same height as the old tower and provide the same coverage.

Mr. Howley stated that the temporary tower is on land that is 20 feet taller. With the reduced elevation of the land, the tower height at the new location would be the same height as the temporary tower location. The variation request for added height would be to maintain this same tower height, but in the new location at a lower level of land.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

S. Schneckloth reiterated some of the engineering descriptions previously stated by Mr. Howley as to how the coverage for cellular towers works. She stated that her understanding is that technology works similarly to an umbrella. Ideally, the coverage should work like overlapping umbrellas of coverage. With this being an established tower, where towers were built around this one, it is essential that the location of this tower be as close to the original placement as possible to prevent loss of coverage areas. She stated that she understands more than the public the snap point technology being discussed and described the engineering perspective and how it is much safer than a traditional tower. The technology works similarly to a hinge and is designed to be the point of failure in the event of a catastrophe. She further explained that the fiber cables that feed the tower can not be relocated as they are physically underground. In order to relocate, the cables would need to be uprooted and could take days or months and would require physical boring through the neighborhoods, which would be incredibly disruptive. She stated that she works in the industry for a competitor of Verizon and has detailed knowledge of the technology. She stated that the industry does share tower locations to prevent too many towers in the area.

S. Petti addressed the resident that was concerned about the safety of the fall zone regarding the technology of this hinge point. He stated that there are risks every day regarding safety. But given the number of cell towers nearby and the technology presented, we need to be able to trust the engineers who create these reports that the existing technology is safe for the location.

Request of a Special Use for a cell tower

S. Schneckloth moved, seconded by K. Teehan, a **Motion** to recommend approval of a special use permit for a wireless telecommunications tower and facility in the Institutional Zoning District at 416 University Drive, including the Findings of Fact as presented.

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

Request of a variation from the fall zone setback

S. Schneckloth moved, seconded by J. Holden, a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for a wireless telecommunications tower at 416 university drive, including the Findings of Fact as presented.

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

Request of a variation from written and notarized authorization

S. Schneckloth moved, seconded by K. Teehan, a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(3)(b) granting relief from the fall zone setback written and notarized authorization for a wireless telecommunications tower at 416 University Drive, including the Findings of Fact as provided.

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

Request of a variation from the maximum height requirements

S. Schneckloth moved, seconded by K. Teehan a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirements for a wireless telecommunications tower at 416 University Drive including the Findings of Fact as provided.

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

Close Public Hearing

S. Schneckloth moved, seconded by S. Petti a **Motion** to close Public Hearing PZC2025-0012.

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

Public Hearing - PZC2025-0015 - 1 Carmel Pkwy - International Student Housing

Open Public Hearing

J. Holden moved, seconded by S. Petti a **Motion** to open Public Hearing PZC2025-0015.

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

Staff Presentation

C. Malec presented the attached PowerPoint and gave a detailed history of the project. The petitioner is requesting a variation to allow student housing for international students on campus. There used to be housing on-site for the Carmelites, but on-site housing has not been in use in recent history. Carmel is proposing between 16-28 bedrooms for the new student housing wing they are proposing to build. Residential is not a currently permitted use in the institutional zoning district.

T. Roswick inquired as to the prior on-site housing and how that fit into our zoning code. C. Malec clarified that the prior use pre-dated the Village's zoning code. If that use was continuous, it would have been seen as a grandfathered-in use. However, after a use is abandoned, it reverts to our code after 6 months. Any new requests after 6 months would be seen as a new use under the zoning code. C. Malec further clarified that it is not uncommon for a developer to go after land-use entitlement before fully developing plans due to the great cost of engaging architects and engineers to build out the designs. Carmel is requesting approval of the land-use as a whole before going

forward with the project.

T. Roswick asked how the Village would limit the parameters on a blanket zoning approval on a case like this. C. Malec described that the commission could approve with conditions. Staff has supplied some examples of conditions - but the commission is at the discretion to recommend other conditions if they are needed based on the submittal provided.

S. Schneckloth asked if staff had yet reviewed the zoning in other communities, such as Lake Forest, that allow for on-site student housing in institutional districts to review how their zoning code is written. C. Malec stated they had not looked into the zoning regulations for the towns mentioned. The petitioner did provide some information on other municipalities, so that could be something the commissioners review in regards to this application.

Petitioner Presentation

Brad Bonham, president of Carmel Catholic High School, was sworn in and presented the attached PowerPoint. Carmel has, for the past 8 years, introduced an international student community to the school. Since 2017, Carmel has had an average of 25-50 international students, comprising roughly 5% of the total student population. They have been working with a company called Amerigo which works primarily with Catholic high schools across the United States.

There would be 3 on-site live-in resident staff that would oversee the students 24 hours / 7 days per week. It would be single-gender by floors with 2 students per room. They plan for shared community spaces. Mr. Bonham also reviewed the rules the international students would be expected to follow while living on-site, and the different apps being used for the safety of the students.

Currently, the international students are housed at The Mil'Ton in Vernon Hills. The Amergio program has told Carmel that if the students are not housed on-site, they will be discontinuing the program.

Chairman T. Roswick asked Mr. Bonham if they had looked into housing options outside the Mil'Ton. He said that Amerigo has looked into other housing options and has stated that none of them are agreeable and that the program will not continue at Carmel if there is no on-site option.

S. Petti inquired about the costs of building and maintaining the new facility versus putting the money into supporting the off-site housing. Mr. Bonham stated that the cost is only part of the issue and that schools with on-site housing are more attractive

to international families. S. Petti asked if this is similar to how Lake Forest Academy and Woodland Academy programs run. Mr. Bonham said that this program is different from those two schools as those are run by themselves and not a third-party.

K. Teehan asked if the primary concern is that of costs, or of growing the program. Mr. Bonham stated that their primary concerns are both financial and program growth.

S. Schneckloth inquired as to how the needs of the students may change if they go from a housing situation with easy access to local restaurants, private pool and amenities to that of a dorm environment. Mr. Bonham stated that they plan to have some amenities and will build kitchenettes for easy access to food. S. Schneckloth further questioned about safety and security and if a gate would be added or if the campus would remain open. Mr. Bonham stated that the campus would stay open, but the building would be secured by locked doors. There is security throughout the day, but there will not be night security as there will be student staff on site 24 hours a day that would be employed by Amerigo.

J. Holden asked what the current setup is at the Mil'Ton as there is a community of adult residents. Mr. Bonham gave a brief overview of the housing and confirmed that the students likely interact with the other residents. J. Holden requested confirmation of no concerns brought up by either the children or the Mil'Ton of any issues with the children living among adults housed there. Mr. Bonham stated that he had not heard of any concerns brought to his attention.

T. Roswick asked if all the shared spaces would be inside, or if there were plans for outdoor common areas for the international students. Mr. Bonham stated that they do plan on some outside areas, such as picnic tables and benches.

Public Commentary

Chairman T. Roswick opened the floor to public commentary. T. Roswick swore in all who wished to speak.

Tony and Gina Borkowski of 908 Concord Circle approached the podium and provided a presentation and moderated the responses on behalf of Fairhaven and Concord Grove subdivisions. They prepared the attached PowerPoint presentation. The Borkowskis presented evidence to argue the hardships claimed by Carmel Catholic School. Ms. Borkowski compared other schools that participate in the Amerigo program and compared the curriculum and athletics programs and argued that Carmel offered a very competitive program for international students.

Matt Kirst of 904 Concord Circle spoke about his experience in the Concord Grove subdivision. Mr. Kirst stated that it is a small, quiet neighborhood. Mr. Kirst stated that there is no problem living near the high school as that aspect was what they knew they

were signing up for when purchasing their residence. However, with the proposed student housing on site and the lack of a safety plan presented, this is a large concern for both the students under the care of the school and the residents of the subdivisions. He also stated a disappointment that there was no Amerigo representative at the hearing to participate in the conversation and to answer questions.

Carlos Mata of 329 Lenox shared his experience in the Concord Grove subdivision. He shared concerns on the proposed dormitory on campus at Carmel. Mr. Mata has shared concerns of previous communications with Carmel administrators on previous issues and how that may continue with the on-site proposed dormitory. He stated this would be a major change to the neighborhood and would like to see a full impact study done.

Mr. Borkowski spoke about the neighborhood's major concerns were that of safety, both for the residents and the on-site international students. He shared that the one-page operating plan that Carmel produced with the application did not touch on any safety plan for the students.

Michelle Kainovic of 848 McKinley stated that, as well as being a resident of the Fairhaven subdivision, she previously worked as business development manager at a company that worked with schools, colleges, and universities throughout the Midwest. She further commented that the safety measures in place at a boarding school are substantially different from those of a standard high school. The safety of the students should be of the highest priority.

Brad Bonham responded to the presentation and concerns brought up by the Borkowskis. Mr. Bonham stated that they had looked into other options, but without the on-site campus option, the international student program would no longer continue. In regard to safety, Mr. Bonham stated that the program has been running for 8 years, and it is a completely safe program for those students. T. Roswick asked what options other than the Mil'Ton had been explored by Carmel. Mr. Bonham stated that any off-site program would not work as the program is not large enough to financially sustain the program. T. Roswick clarified his question, asking what specific facilities outside the Mil'Ton had been explored. Mr. Bonham said they had not looked into other off-site apartments. Amerigo had completed the research on their end.

Dawn Abernathy of 321 Lenox Lane stated that herself, her husband, and one of her children are Carmel graduates and have previously supported the school financially as well as by volunteering. However, she opposes the application being presented. Ms. Abernathy presented some financials regarding the cost of housing. The Mil'Ton average price for a 2-bedroom, 2-bathroom apartment at 1086 square feet is \$5,242 per month. Station 250 in Mundelein, a 2-bedroom 2-bathroom apartment at 1085 square feet, costs \$2641 per month. Cardinal Square 2-bedroom, 2-bathroom

apartment costs \$2570 per month. Both of those Mundelein options are within walking distance of Carmel and would reduce busing issues. She also voiced concerns about the safety of the students that would be housed on-site.

Concepcion Acevedo of 936 Concord Circle spoke of her concerns about international students not being safely taken care of on-site. She requested they look into a site at St. Mary of the Lake as they do have on-site housing.

Susan Santer of 900 Concord Circle stated she has a strong family history of attending Carmel Catholic school. She is against on-site family housing. She feels a better experience for the international students would be to offer host families for the international students. She questioned why current families with students attending Carmel were not reached out to gauge interest in housing the international students.

Bill Sturm of the Carmel Catholic School Board spoke of the Amerigo program. He stated that he was in the meetings with Amerigo and could confirm that they will be withdrawing the program if on-site housing does not go forward. He spoke about his experience with housing international students with another program outside of Carmel. He stated how difficult it is to find families who will take international students in.

Kat Matla of 320 Lenox Lane stated that she sees both sides of the conflict. She stated she can see how great it would be for international students to live on-site, but she would prefer the safety for her neighbors and the students on-site.

Brian Stith, Chief Enrollment and Advancement Officer of Carmel Catholic School, spoke of his history of growing up in Mundelein and being a Carmel graduate. Mr. Stith further spoke of the Amerigo and Carmel relationship. Carmel used to support all the international student applicants themselves. Amerigo has streamlined the process and manages the background checks, the process with the Department of Homeland Security, and the process with the Archdiocese of Chicago. The students are vetted through the Amerigo program, and they are protected by Amerigo now handling the housing element. He spoke of Carmel being awarded a 5-time blue ribbon rating by the Department of Education. He stated that it is their responsibility to provide the global experience that the students will receive when they go off to attend college and beyond. He stated they are providing an experience that can't happen the same way at Mundelein, Libertyville, Vernon Hills, or Lake Forest High Schools.

Nick Aguina of 1044 Concord Circle and he stated that he appreciated Mr. Bonham put together the application, and spoke also of his appreciation of his neighbors of Concord Grove and Fairhaven subdivisions for speaking at the hearing. He stated that he was undecided on the issue, but was very concerned about the comments that the international program and experience can only happen at Carmel. He stated that he

went to Barrington High School, and they have an international program where families host the students. He spoke also that he had the opportunity to study abroad. He asked about other programs outside of Amerigo that were researched to provide similar types of services.

Commission Discussion

S. Schneckloth stated that the comments speaking negatively about other schools, including Mundelein, were not appropriate and had no place in this hearing.

T. Roswick stated his disappointment that the argument brought forth by the applicant at this point is not defensible. The hardship is a self-created one in the school's dependency on Amerigo, who is technically an outside vendor. Other student residence options have been presented by the public and there are comparable options available.

J. Holden agreed that there was outside evidence presented that argues against the hardship presented.

K. Anderson agreed that the crux of the hardship was based on financial matters and other options did not seem to be researched. He also had concerns about the lack of a safety plan in the application.

K. Teehan stated that the neighbors were looking for neighborly behavior. He reiterated the requests from the neighbors for an impact study and feasibility and he felt these were reasonable requests and Carmel should come back with firm plans to present.

S. Schneckloth stated there was not a compelling case presented to grant a blanket approval. No plans were presented to accompany the application and there was a lack of hardship shown. The community provided facts to show the lack of hardship in this case.

T. Roswick asked the commission if they felt they would prefer to go forward with a vote and have the Board decide based on the current facts, or if they would prefer a continuation to give the applicant an opportunity to provide more details to support the request.

C. Malec requested that the PZC specify what information they would like to see from the applicant to give them guidance when they come back at a later date.

T. Roswick clarified that there needed to be more physical plans, including architecture, and a full safety plan both for the students and the neighboring subdivision.

T. Roswick asked Mr. Bonham if he would prefer for the commission to vote on the case, or if he would prefer a continuation. Mr. Bonham stated he would be open to a continuation to allow for time to collect more information. It was decided that June 18th would be an acceptable date to continue the hearing to.

Continue Public Hearing

K. Anderson moved, seconded by S. Petti, a **Motion** to continue Public Hearing PZC2025-0015 to June 18th, 2025 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

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

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

J. Holden moved, seconded by S. Petti, a **Motion** to adjourn the Planning and Zoning Commission meeting of May 7, 2025.

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

The meeting was adjourned at 10:48 PM.

Erin Swanson

Erin Swanson, Recording Secretary

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: <u>Diane Voelker</u>	<u>916 Concord Cir</u>	Phone: <u>404-376-1270</u>
Company:		Email: <u>greenhamyanks@gmail.com</u>
Name: <u>Tim MEISTER</u>	<u>721 LUCORNG CR</u>	Phone:
Company: <u>CARMAI</u>		Email:
Name: <u>RON SHULKIN</u>	<u>268 PENBROOK</u>	Phone: <u>847 612 2139</u>
Company:		Email: <u>RON SHULKIN @ GMAIL L</u>
Name: <u>Duane & Brenda Christensen</u>	<u>858 Lange St</u>	Phone: <u>847-949-7859</u>
Company:		Email: <u>bc-christensen@att.net</u>
Name: <u>Connie Acevedo</u>	<u>936 Concord Circle</u>	Phone: <u>773-294-6929</u>
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Name: <u>John Acevedo</u>	<u>936 Concord Circle</u>	Phone: <u>773-879-1105</u>
Company:		Email: <u>j11788@shcglobal.net</u>
Name: <u>Carlos MAYN</u>	<u>329 Lenox Lane</u>	Phone: <u>847-722-4005</u>
Company:		Email: <u>105 on a roll@gmail.com</u>
Name: <u>Peg Tierney</u>	<u>426 James</u>	Phone: <u>847-278-3648</u>
Company:		Email: <u>PEG T 213@yahoo.com</u>
Name: <u>Carole Liederbach</u>	<u>325 Lenox Lane</u>	Phone: <u>224-433-0616</u>
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Name: <u>Lee Liederbach</u>	<u>325 Lenox Lane</u>	Phone: <u>224-433-0617</u>
Company:		Email: <u>Liederbach@earthlink.net</u>
Name: <u>Lauren + Nick Aguina</u>	<u>1044 Concord Circle</u>	Phone: <u>847-217-4444</u>
Company:		Email: <u>aguinane@gmail.com</u>
Name: <u>WILLIAM STURM</u>	<u>24540 P. FLIN RD, LAKE FOREST</u>	Phone: <u>847-651-9944</u>
Company: <u>WILLIAM STURM ARCHT.</u>	<u>CARMAI BOARD MEMBER</u>	Email: <u>BSTURM@STURM.COM</u>
<u>Kat Matla</u>	<u>320 Lenox Ln.</u>	<u>ekaterinametalitz@gmail.com</u>



Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: <i>Mike Houbey</i>	<i>15660 Milwaukee Road</i>	Phone: <i>830/240-3253</i>
Company: <i>Insite</i>	<i>DAKOTA TRAIL, IL 60180</i>	Email: <i>Houbey@insite-tn.com</i>
Name: <i>TONY BORKOWSKI</i>	<i>908 CONCORD CIR.</i>	Phone: <i>847-878-787-6386</i>
Company:	<i>MUNDELEIN, IL 60060</i>	Email: <i>TONYBORK17@GMAIL</i>
Name: <i>GINA BORKOWSKI</i>	<i>908 Concord Cir.</i>	Phone: <i>847-650 2071</i>
Company:	<i>Mundelein IL 60060</i>	Email: <i>BORKFAMILY908@gmail.com</i>
Name: <i>Tim + Cathy Hodson</i>	<i>907 McKinley Ave.</i>	Phone:
Company:		Email:
Name: <i>Brian Stelm</i>	<i>1621 Verde Lane</i>	Phone: <i>847-388-3320</i>
Company: <i>Carmel Catholic</i>	<i>Mundelein IL</i>	Email:
Name: <i>Matt Hirst</i>	<i>904 Concord Circle</i>	Phone: <i>773 677 6483</i>
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Name: <i>Mike Kainonc</i>	<i>848 MCKinley</i>	Phone: <i>847-312-7377</i>
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Name: <i>Bud Banham</i>		Phone: <i>847-571-7005</i>
Company: <i>Carmel Catholic</i>		Email:
Name: <i>Genaro Martinez</i>	<i>509 Brice Ave</i>	Phone: <i>847-812-9356</i>
Company:		Email: <i>Genaro18@aol.com</i>

John Alford

316 Lenox Ln

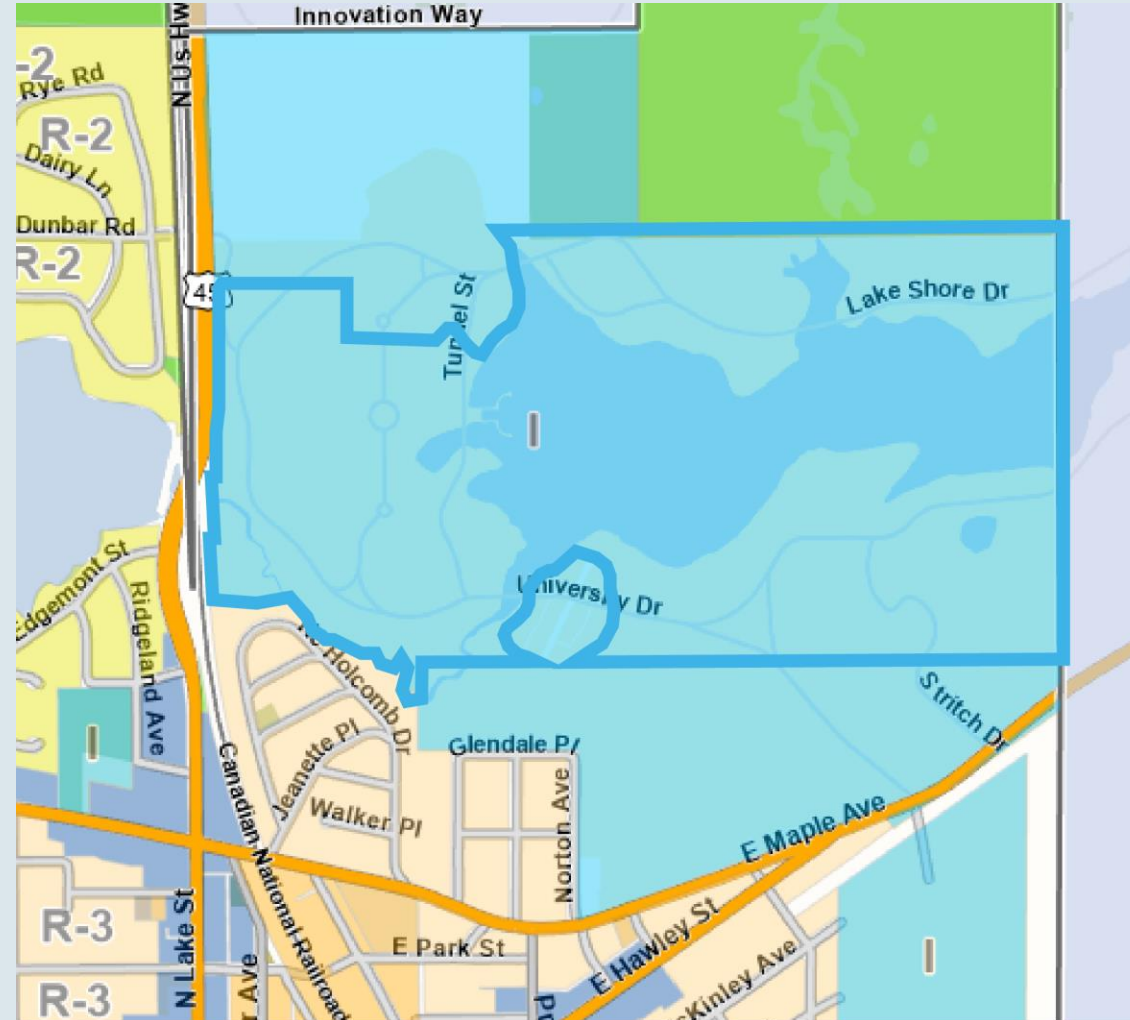
Village Staff Overview:

416 University Drive

(Mundelein Seminary)

May 7, 2025

Location Map: 416 University Drive



Aerial

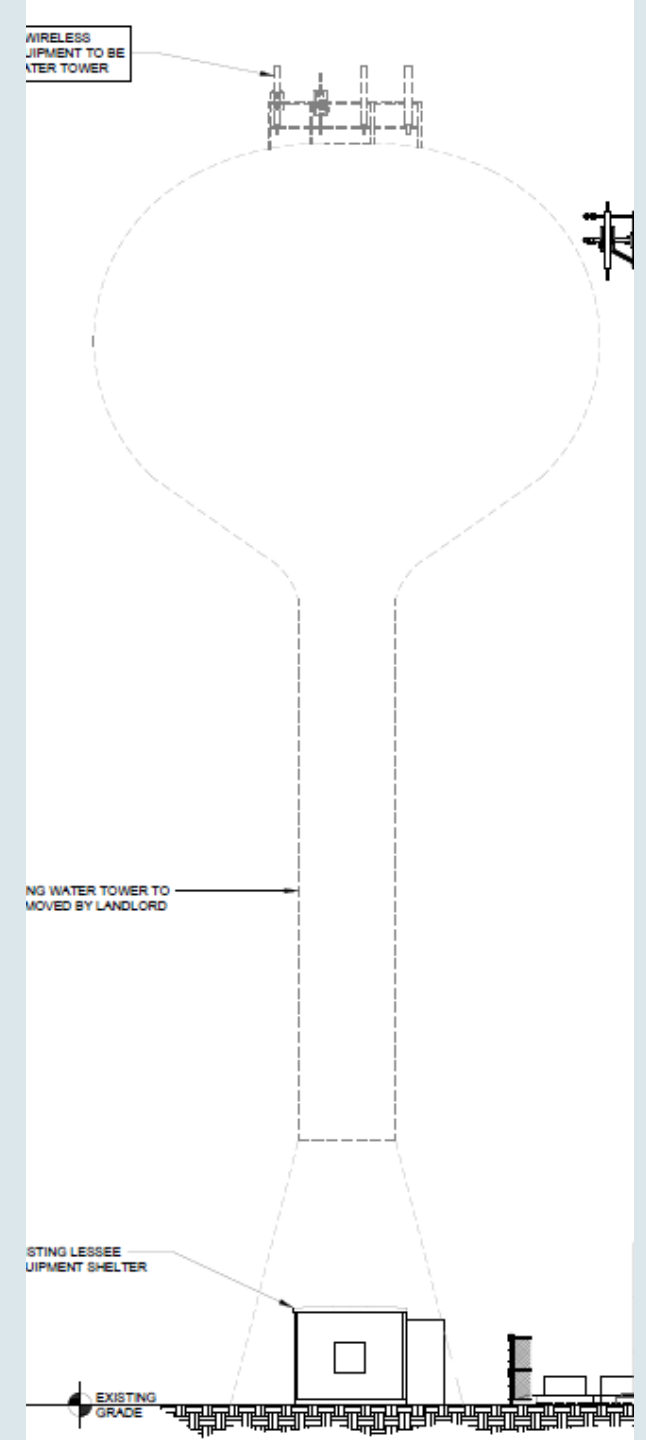


Background

Verizon Wireless previously operated a wireless telecommunications antenna on a water tower located on the Mundelein Seminary property.

In 2023, the Seminary notified Verizon Wireless that the **water tower would be decommissioned.**

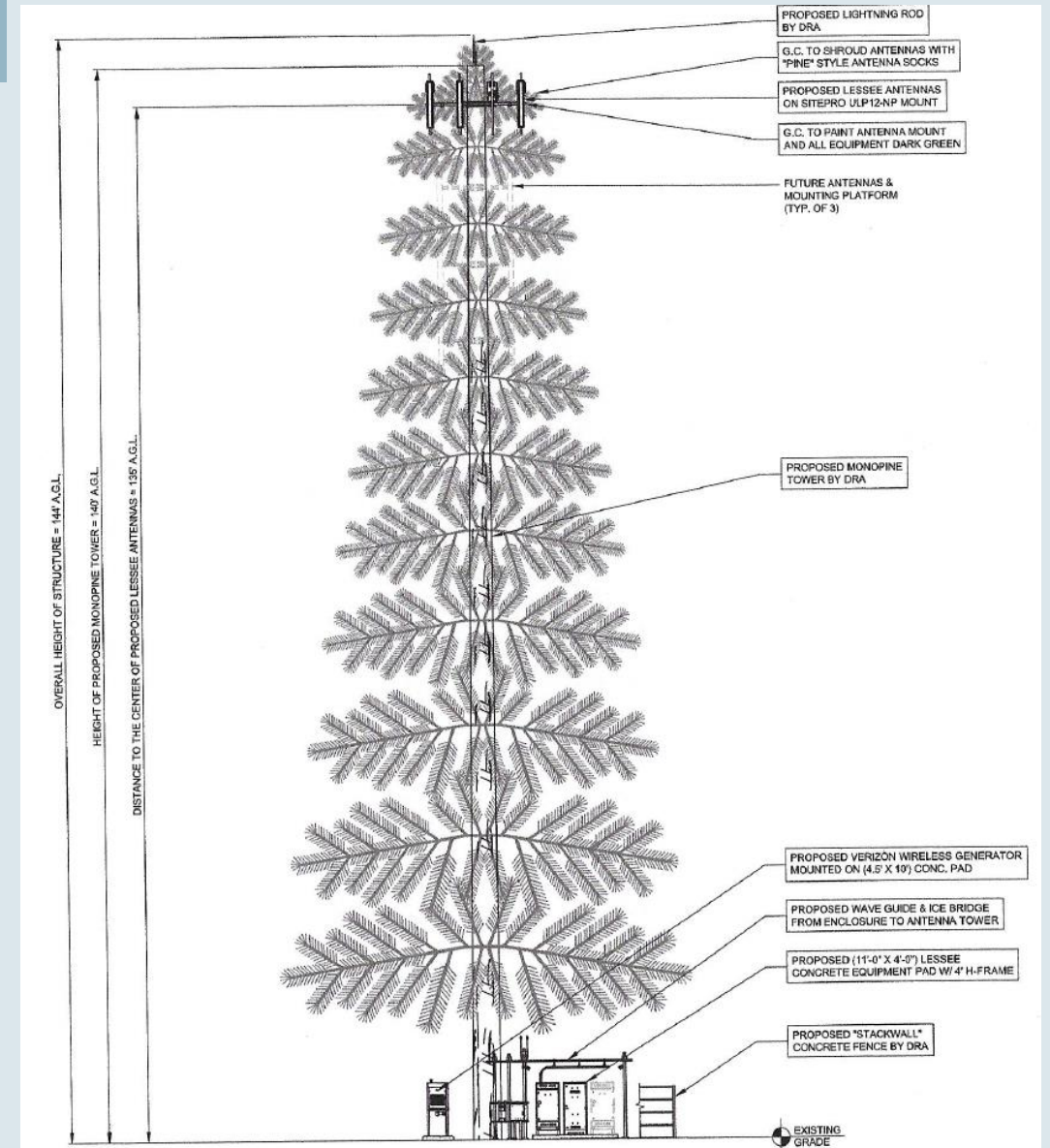
As a result, the antenna was removed, leading to a reduction in coverage in the area. To address this gap, Verizon Wireless is proposing to install a “monopine” telecommunications tower and facility near the former water tower site.



Background

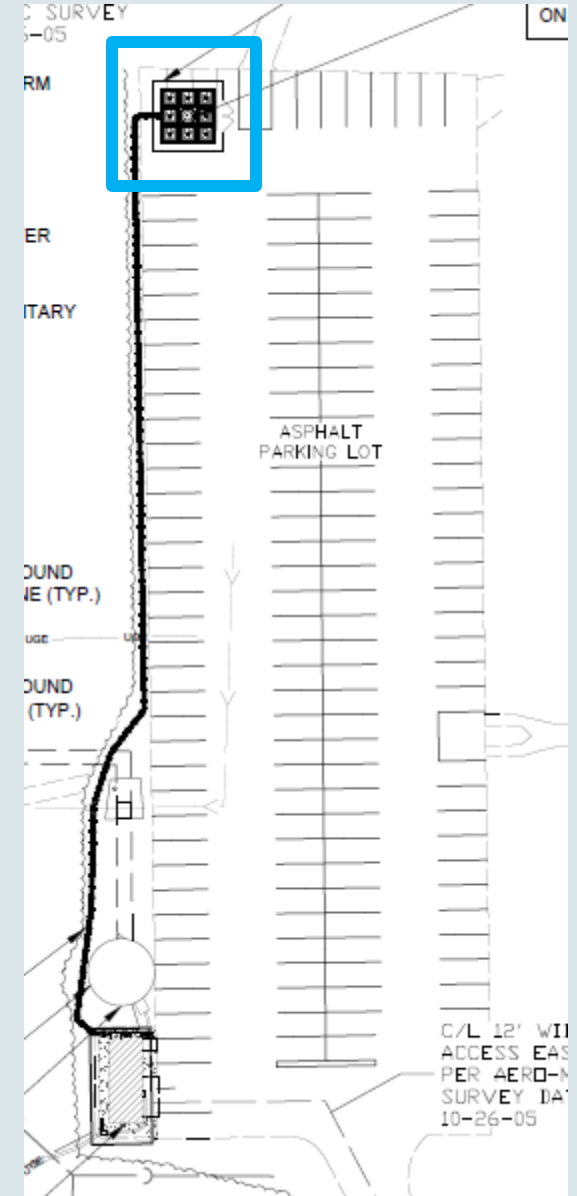
A “monopine” tower is a telecommunications monopole that resembles a **pine tree**, which was requested by the Mundelein Seminary as an alternative to a standard monopole.

The proposed installation is intended to restore coverage levels comparable to those previously provided by the antenna on the former water tower.



Background

In the interim while Verizon Wireless pursues zoning approval to install a permanent monopine wireless telecommunications tower, they have installed a temporary tower in the parking lot north of the former water tower to maintain consistent coverage.





LOCH LOMOND NEIGHBORHOOD

MUNDELEIN HEIGHTS NEIGHBORHOOD

MUNDELEIN SEMINARY



Zoning Requests

Please note that the Petitioner has included responses to the *Standards* for each of their zoning requests within the Petitioner's Packet.

Zoning Request #1: SUP – A Wireless Telecommunications Tower and Facility

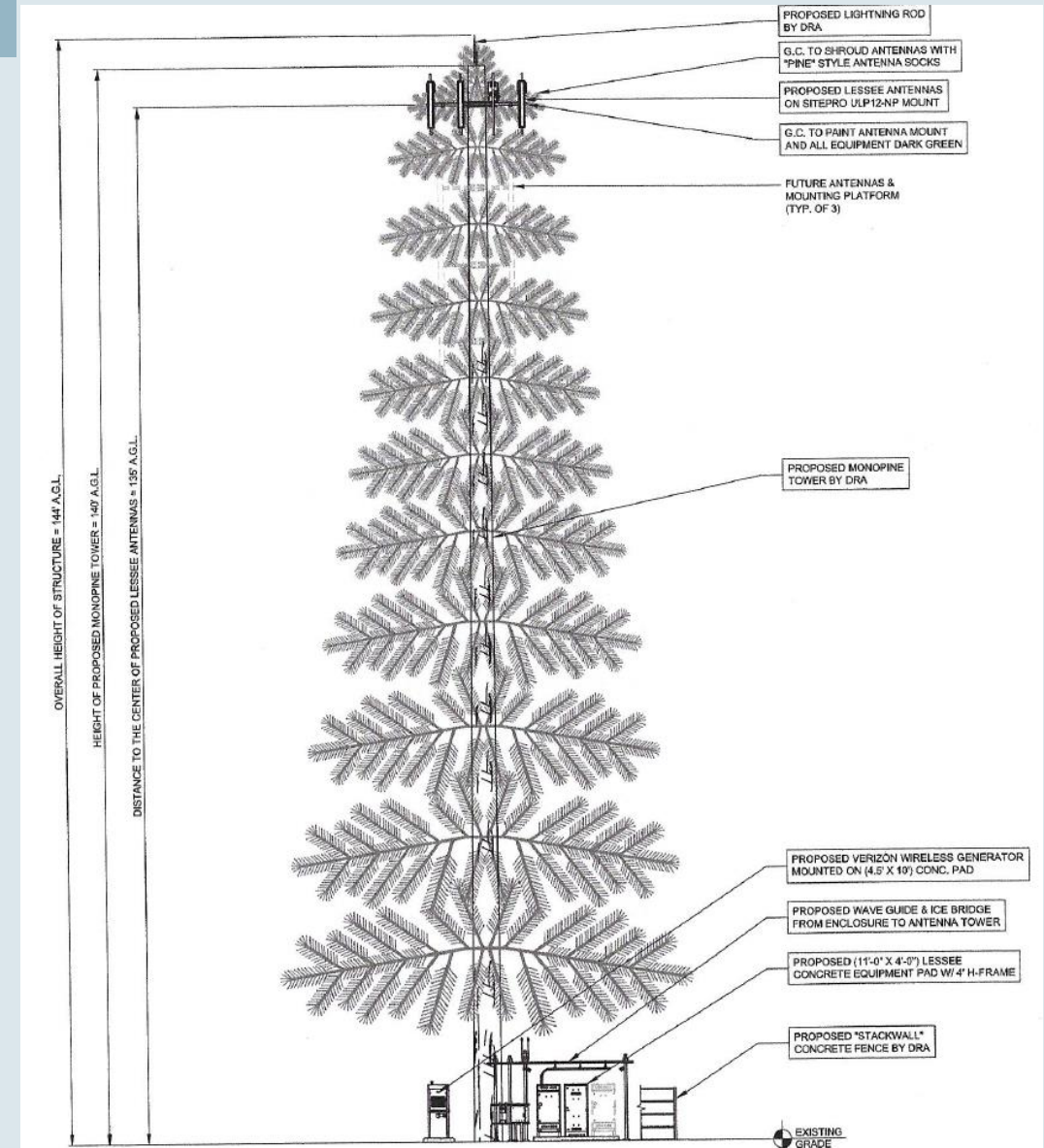
Section 20.44.020: A New Wireless Telecommunications Tower and Facility are a Special Use in all zoning districts. The Petitioner is requesting a Special Use Permit to construct a new tower and facility.

Zoning Request #2: Fall Zone Setback

The Zoning Ordinance requires a fall zone setback around any wireless telecommunications tower equal to **125% of the height of the tower**. The fall zone cannot include:

- Public right-of-way
- Any property owned or leased by anyone other than the applicant
- Any structure other than an associated wireless telecommunications facility (including structures owned by the applicant)

The tower is 145' tall and therefore has a fall zone setback with a 181-foot radius.

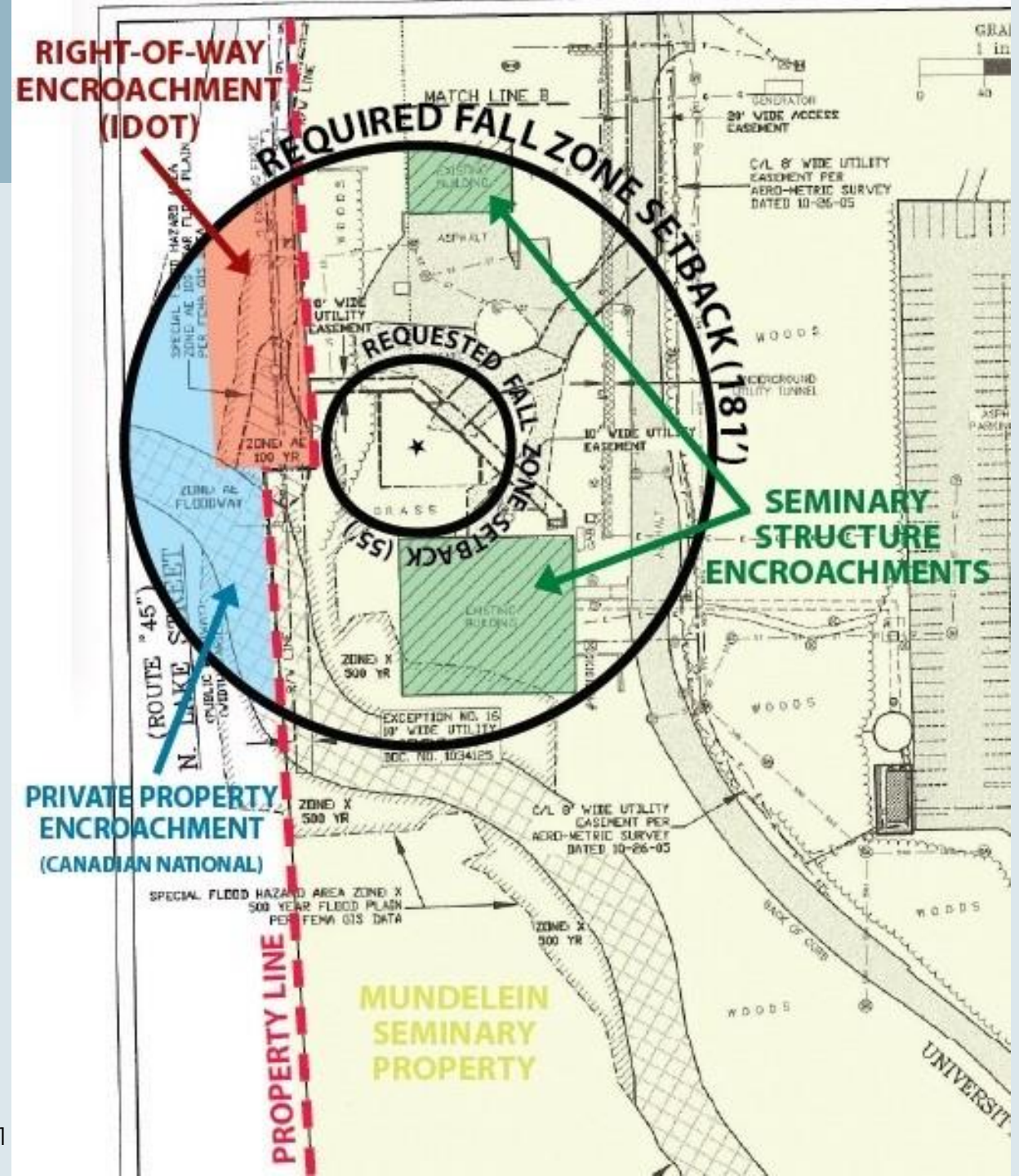


Zoning Request #2: Fall Zone Setback

The tower is located on Mundelein Seminary property, but the 181' fall zone **encroaches** onto the Route 45 right-of-way (IDOT) and private property to the west (Canadian National Railway), and overlays over two of the Seminary's existing structures.

The Petitioner is proposing to reduce the fall zone setback from **181' radius** to a **55' radius** to eliminate the encroachments.

The structural engineer states that because of the way the monopine would fail, **a fall zone radius of less than 55' at ground level** would be sufficient.





Zoning Request #3: Approval from Adjoining Properties

The Zoning Ordinance requires written and notarized approval from all adjoining property owners for a proposed reduction **in the fall zone setback** (including ROW).

The Petitioner was advised that the code would require that the Illinois Department of Transportation (IDOT) and Canadian National Railway (CN) provide written and notarized approval to decrease the fall zone setback, as both entities maintain right-of-way near the proposed project site.

The Petitioner reached out to both IDOT and CN on **May 16, 2024** in a good faith effort to obtain approvals.



Zoning Request #3: Approval from Adjoining Properties

Canadian National Railway (CN) Response

Communication with Kevin Donahue with CN was established promptly via email. Mr. Donahue indicated via email that CN had no objection to the proposed reduction in the fall zone setback; however, CN did not acknowledge the request for notarized approval.



Zoning Request #3: Approval from Adjoining Properties

Illinois Department of Transportation (IDOT) Response

The Petitioner made multiple attempts to obtain a response from IDOT, including repeated follow-up emails over a five-month period. On October 16, 2024, the Petitioner informed Village staff that a response from IDOT did not appear to be forthcoming and proceeded to file a variation request from this requirement.

The Petitioner also advised IDOT in writing that, in the event of a catastrophic failure, the proposed monopine structure would not impact Route 45, which is situated approximately 90 feet west of the proposed tower location.



Zoning Request #4: Maximum Height Variation

The Petitioner is requesting a variation because the proposed height is 145', which includes a 5' lighting rod at the top of the tower. The Petitioner stated that the former water tower was 130' in height, with the Verizon Wireless antenna located at 135'.

Due to a 20-foot decrease in elevation between the former water tower site and the proposed location, the antenna would effectively be positioned 20' lower than it was previously if the same height were maintained. The Petitioner stated that in order to maintain the same cellular service provided with the previous antenna the proposed monopine tower would need to be a minimum of 135'.

Zoning Request #4: Maximum Height Variation



A view from the northwest looking southeast within Mundelein Seminary.



A view from the southwest looking northeast on Route 45.



Comprehensive Plan

The Comprehensive Plan does not address utility infrastructure or wireless telecommunications in a detailed fashion. However, it contains the following policy in the **Community Facilities and Village Services** chapter: “Provide reliable infrastructure to the residents and businesses within the community, including electricity (power and substation locations), water supply and distribution, sanitary sewers, and telecommunications.”

The Comprehensive Plan also states a policy to “Coordinate and cooperate with other public agencies to maintain adequate and appropriate sites and facilities for the provision of public services.”



Analysis

Staff is in support of the Seminary's request for a Special Use and (3) variations related to the proposed wireless telecommunications tower and facility at 416 University Drive and provides the following notes for consideration.



Analysis: Special Use

The proposed wireless telecommunications tower has been demonstrated by the applicant as a public infrastructure that is needed to restore coverage levels to comparable levels previously provided by the antenna on the former water tower.

The proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure. The tower is located 330 feet away from the nearest residential property.



Analysis: Fall Zone Setback Variation

The Mundelein Seminary is a uniquely large, wooded property. The parcel on which the proposed monopine tower is located is approximately 290 acres, not including other parcels owned by the Mundelein Seminary. The location of the proposed monopine tower **would present difficulty in accommodating a full fall zone setback without encroaching onto surrounding properties, structures, or rights-of-way.** In addition, Verizon Wireless has provided appropriate documentation demonstrating:

- (a) A network-based need for the height (which prescribes the fall zone setback);
- (b) A Structural Engineer's "Fall Letter" outlining the likely conditions if the monopole fails (**a likely fall radius of less than 55' at ground level**).



Analysis: Tower Height Variation

Verizon Wireless has provided appropriate documentation demonstrating a unique need for the tower height.



Analysis: Approval from Adjoining Properties

The Petitioner needed to obtain written and notarized permission from any property owners **within the setback** (including ROW).

The Petitioner received email approval from Canadian National Railway and has made repeated attempts over a **five-month period to contact the Illinois Department of Transportation without receiving a response**. The Petitioner has demonstrated and provided evidence of efforts to communicate with both entities.

Additionally, the IDOT right-of-way is located approximately 90 feet west of the proposed tower location, which is outside of the proposed 55' fall zone in the unlikely event that the tower fails.



Standards for Granting a Special Use

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.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.



Standards for Granting a Variation

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

Questions?



University of St. Mary of the Lake Wireless Communications Facility Proposal

May 7, 2025

416 University Drive, Mundelein, IL



- Today there are more than 400 million connections in America, equal to 1.2 wireless devices for every person in the country.
- In 2024, wireless data traffic, particularly mobile data, experienced significant growth. Mobile network data traffic grew by 21% between Q3 2023 and Q3 2024.



Wireless coverage and the impact on the public's health and safety.



- It is estimated that over 70 percent of 911 calls are placed from wireless phones (over 240 million), and that percentage is *growing*. For many Americans, especially children and the elderly, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone.
- The most recent data indicates that approximately 73% of American adults live in households with only wireless phones. A 2024 report from the National Center for Health Statistics revealed that only 1.1% of adults lived in households with only landlines.



Old Water Tank Site With Verizon Antennas





Coverage Objective

Summary

The proposed wireless facility at a 135' centerline is critical for maintaining consistent coverage and capacity in the northeast area of Mundelein. It is intended to replace the previous installation on the water tank and ensure continuity of service, particularly for essential in-building and street-level coverage. Propagation analysis indicates a significant reduction in coverage between the original water tank site and the new proposed location.

Coverage modeling was conducted at multiple elevation levels (100', 110', 120', 130', and 135') to evaluate performance. Based on this analysis, 135' is the lowest elevation that provides the necessary balance of coverage and capacity – particularly for reliable in-residence service and public safety communications. Elevations below 135' show increasing signal degradation, especially near the cell edge and in areas impacted by foliage, terrain, or structural obstructions.

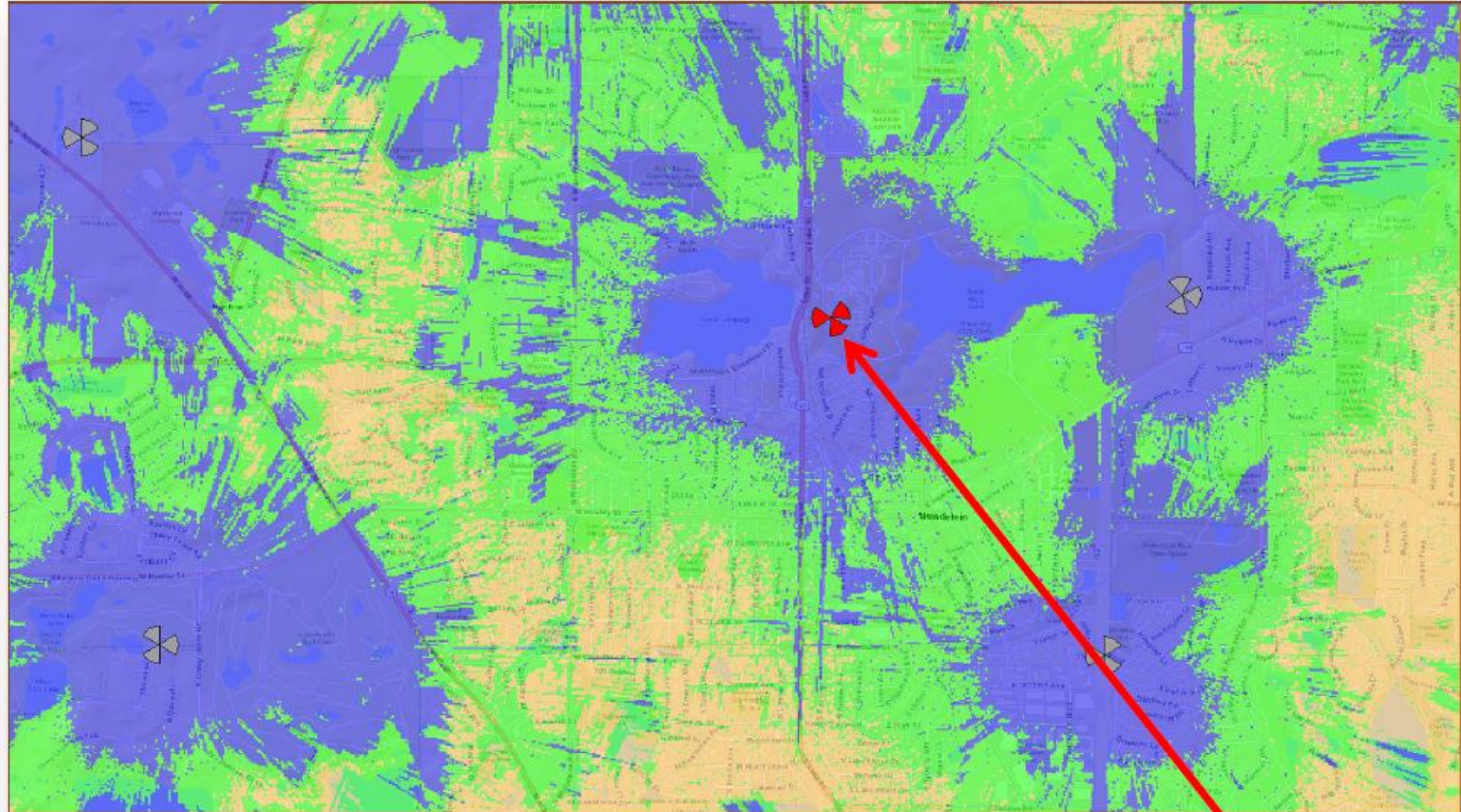
At 135', the proposed site will continue to support reliable street-level and in-building coverage for the following key areas:

- University of Saint Mary of the Lake
- North Midlothian Road
- Mundelein High School
- Mundelein Fire Department
- Fremont Public Library
- Mechanics Grove Elementary School
- Retail and commercial areas along Lake St, Maple Ave, and North Midlothian Rd

Although the proposed site is approximately 20' lower than the previous tank location, 135' remains the minimum viable height to provide reliable in-residence coverage, meet E-911 reliability standards, and maintain service quality across residential, educational, and commercial zones.



Original RT45 & 176 Location (Water Tank)



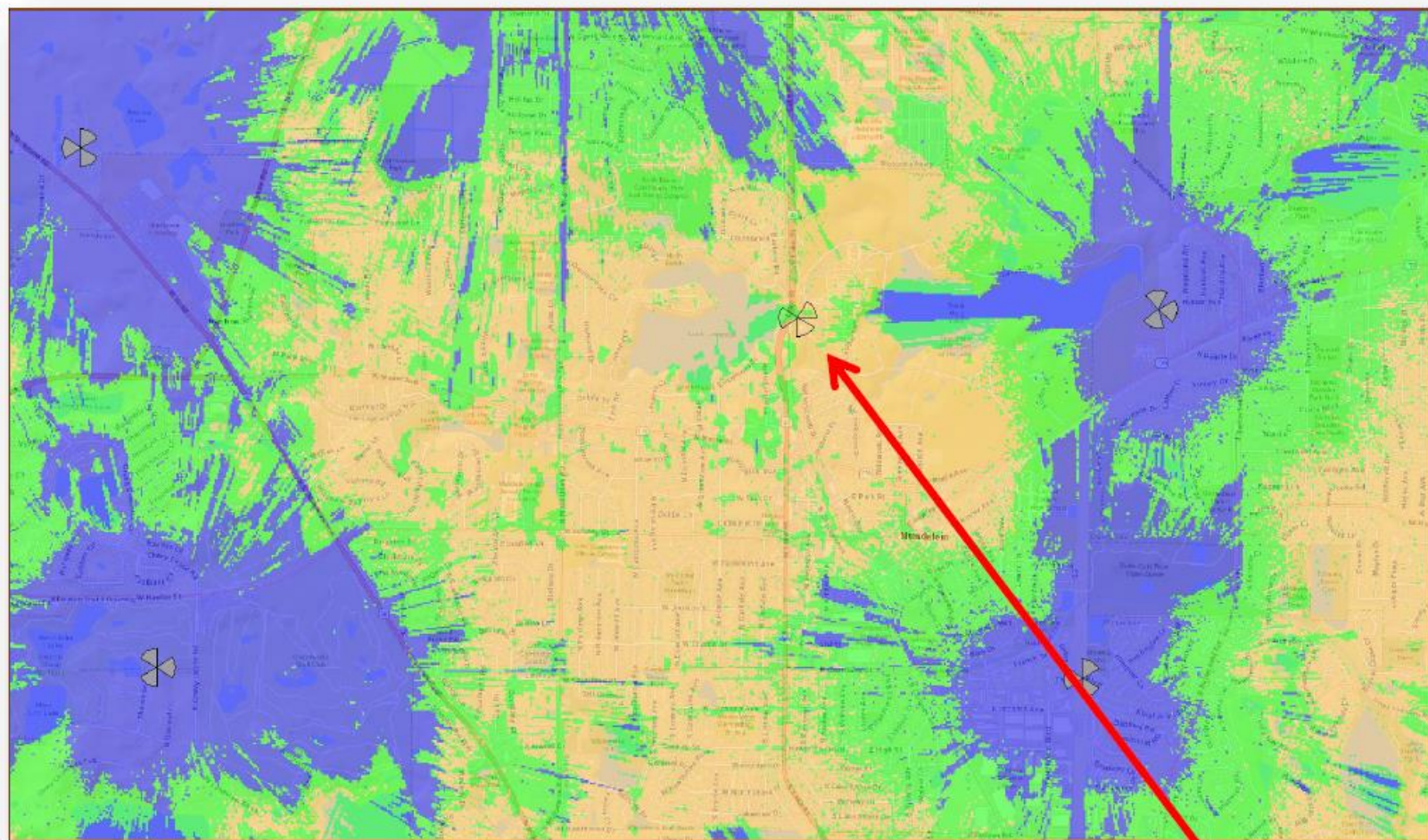
Reliable In-Residence
Reliable In-Vehicle
Reliable On-Street

Proposed new site
location





Without Proposed RT45 & 176 RELO



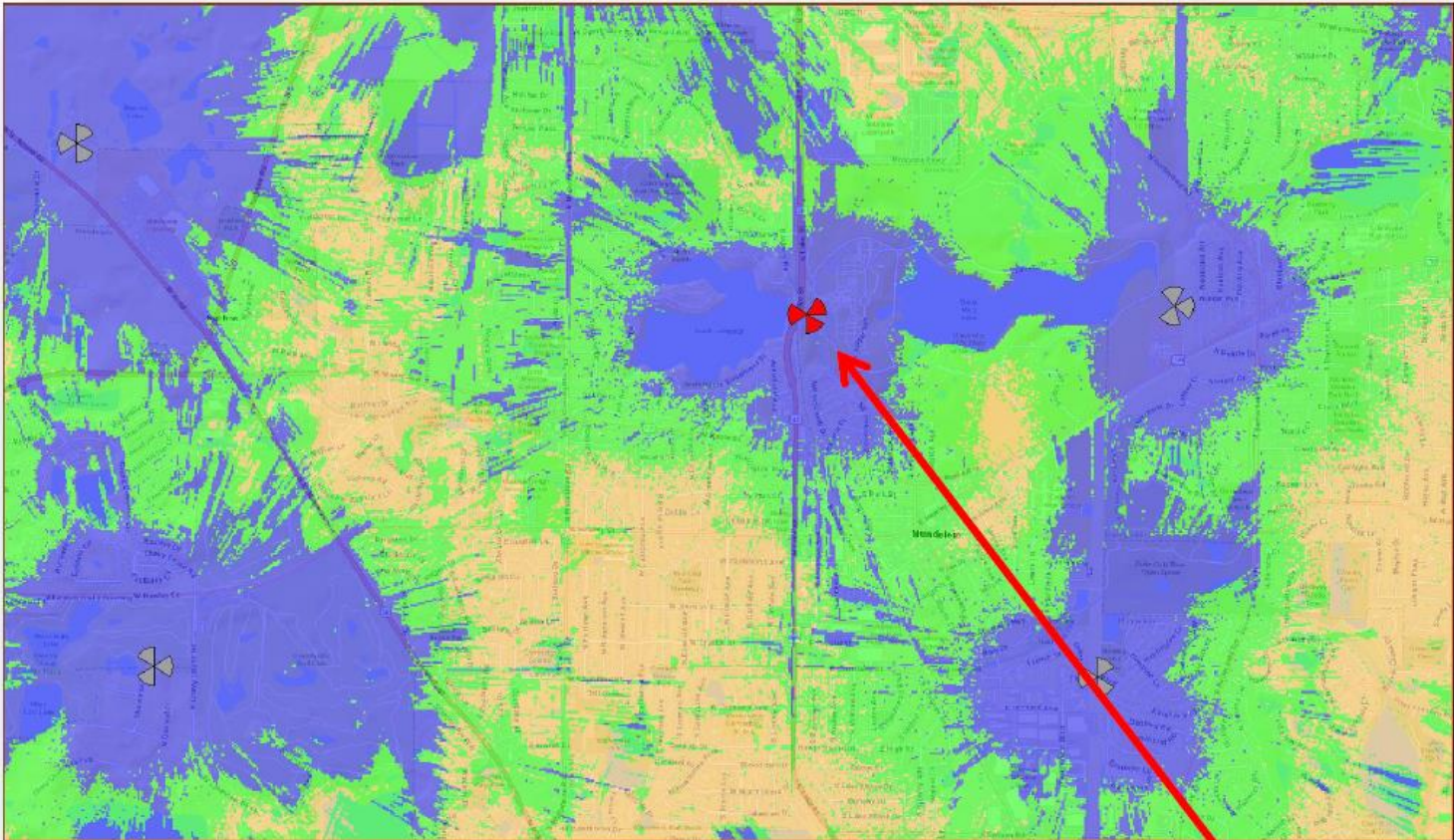
- Reliable In-Residence
- Reliable In-Vehicle
- Reliable On-Street

Proposed new site location





With Proposed RT45 & 176 RELO -135



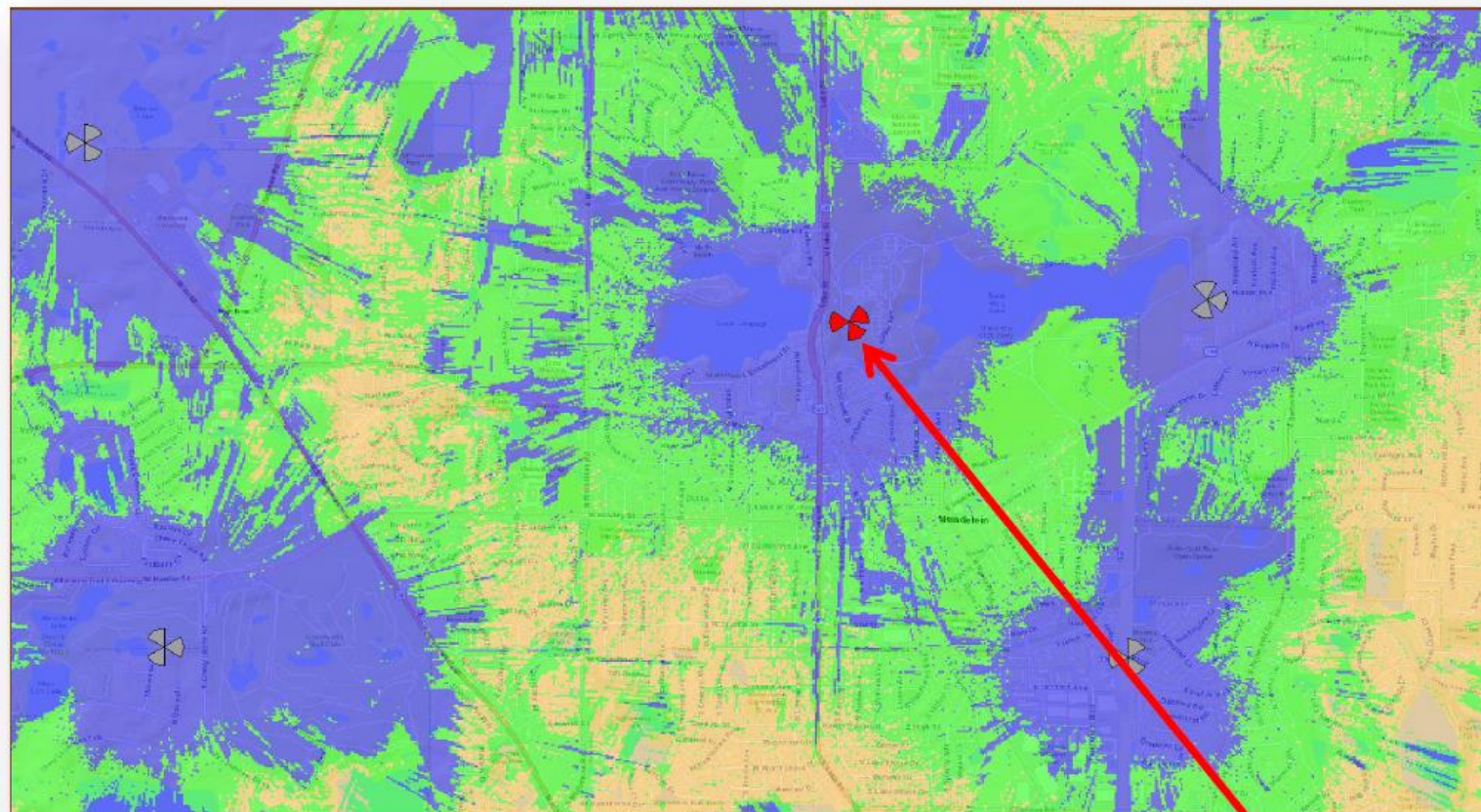
- Reliable In-Residence
- Reliable In-Vehicle
- Reliable On-Street

Proposed new site location





Original RT45 & 176 Location (Water Tank)



- Reliable In-Residence
- Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



Photo of Existing Temporary Tower





BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RT 45 & 176 RELO

View from Northwest looking Southeast

DOLAN
REALTY
ADVISORS,
LLC





BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.



RT 45 & 176 RELO
View from Southwest looking Northeast

**DOLAN
REALTY
ADVISORS,
LLC**



Ground View Of Proposed Tower Location





Ground View Of Proposed Tower Location



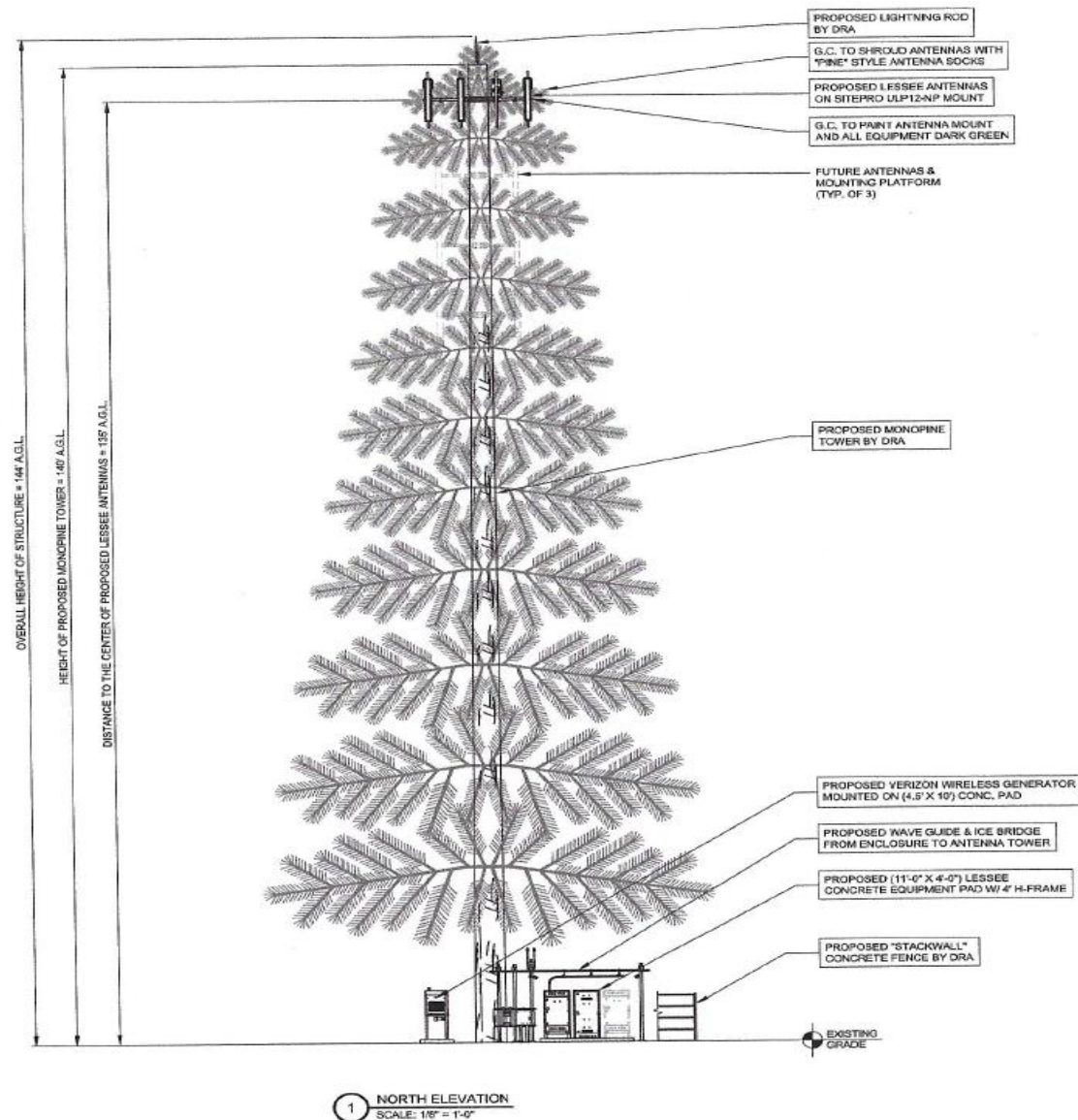


Ground View Of Proposed Tower Location

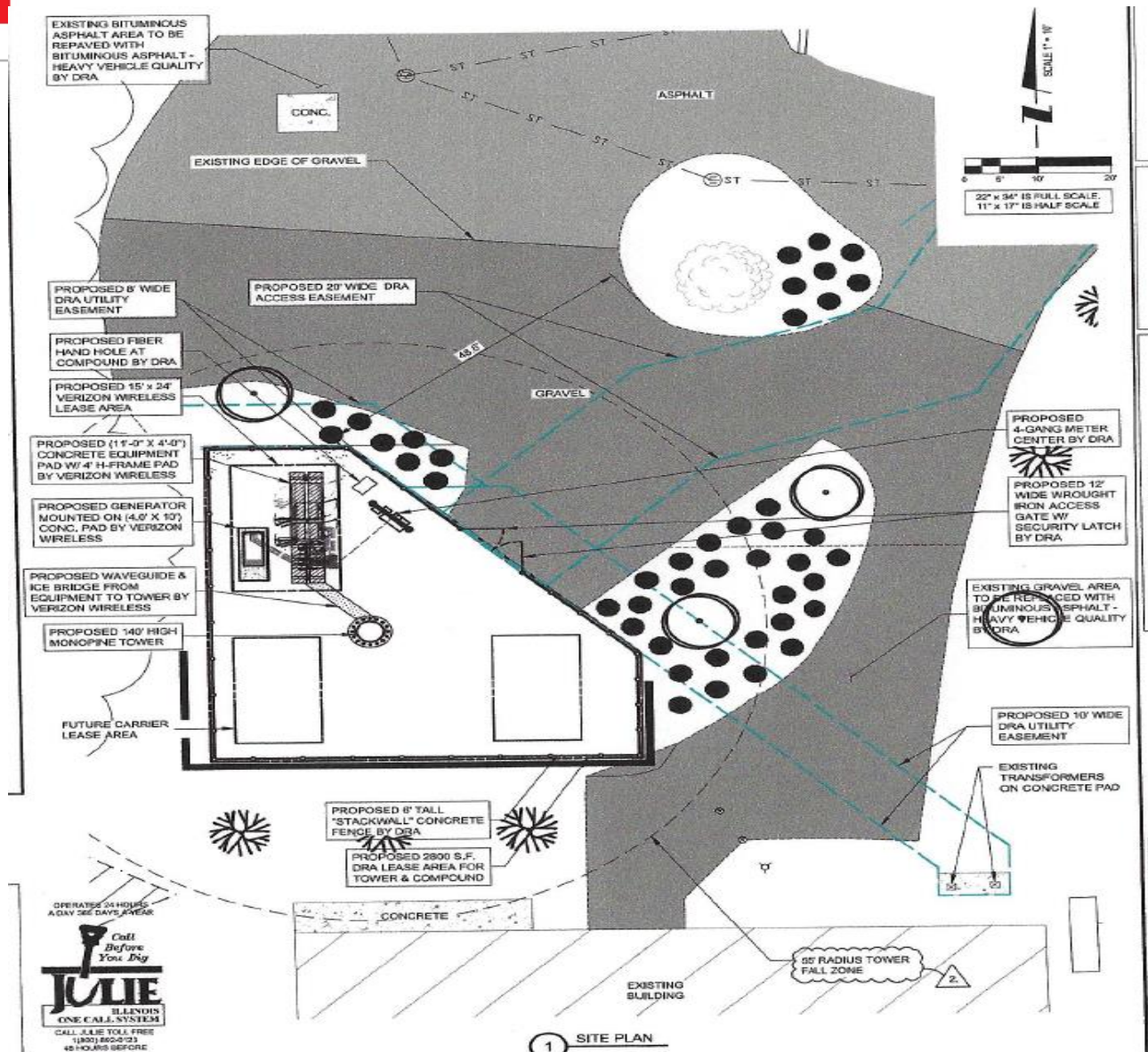




Monopine



Site Plan





Best Means of Continuing Quality Verizon Coverage in Mundelein

- The new site will allow Verizon to continue to provide seamless voice and data service to Mundelein.



FINDINGS OF FACT – 416 UNIVERSITY DRIVE – MUNDELEIN SEMINARY

1. Special Use – Wireless Telecommunications Tower and Facility

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
DRAFT MOTION	Motion by S. Schneckloth, second by K. Teehan to recommend approval of a Special Use Permit for a wireless telecommunications tower and facility on the property located at 416 University Drive pursuant to Section 20.44.020 of the Zoning Ordinance.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a Special Use Permit for a wireless telecommunications tower and facility on the property located at 416 University Drive pursuant to Section 20.44.020 of the Zoning Ordinance.	
<i>If applying for a rezoning, special use, major variation and/or planned unit development, the application for a Certificate of Compliance will be referred to the Planning & Zoning Commission and scheduled for the same public hearing as the application for rezoning, special use, major variation, and/or planned unit development. The Planning & Zoning Commission will submit a written report of its findings as to whether the proposed development is in compliance with the Appearance Code to the Village Board of Trustees. The Village Board of Trustees will consider the report within 60 days after it is submitted by the Planning & Zoning Commission to approve, approve with conditions, or deny the request.</i>	
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 proposed wireless telecommunications tower and facility in the specific location proposed, the Mundelein Seminary in the Institutional Zoning District, would not endanger public health, safety, or general welfare of the community. The Petitioner has also submitted an RF Study and documentation demonstrating how the wireless telecommunication tower is engineered to “fall” in the unlikely event that the structure fails, which shows that any impacts are contained to the Mundelein Seminary property, so the special use is not expected to have any safety impacts on the community.	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
The proposed wireless telecommunications tower and facility is compatible with adjacent properties as the proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure. The tower is located 330 feet away from the nearest residential property.	
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 special use at the Mundelein Seminary is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services.	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The proposed wireless telecommunications tower and facility conform to the applicable regulations of the Institutional Zoning District with the exception of the fall zone setback standards, for which relief is requested under a separate zoning request.	

2) Variation – Fall Zone Setback

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	A variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for wireless telecommunications towers.
DRAFT MOTION	Motion by S. Schneckloth, second by J. Holden to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for a wireless telecommunications tower.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a variation from Section 20.48.040(QQ)(3)(a)	

granting relief from the fall zone setback requirements for a wireless telecommunication tower in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.

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;

The strict application of the terms of this Ordinance would prevent the subject property from hosting a wireless telecommunications tower near the site of the former water tower, which previously supported a Verizon Wireless antenna before its decommissioning. The Petitioner has submitted documentation demonstrating a network-based need for the proposed tower height, which determines the required fall zone setback radius, along with a structural engineer's "fall letter" indicating that, in the event of failure, the monopine would likely have a fall radius of less than 55 feet at ground level. Due to the proposed location, accommodating the full fall zone setback in the same area as the previous antenna would be difficult without encroaching onto adjacent properties, structures, or rights-of-way.

2. The plight of the owner is due to unique circumstances;

The property is subject to unique circumstances because it is a uniquely large, wooded parcel. The parcel where the proposed monopine tower would be located is approximately 290 acres, not including additional parcels owned by the Mundelein Seminary. The former water tower, which previously supported a Verizon Wireless antenna before it was decommissioned, needed be replaced with a permanent tower to restore and maintain cellular coverage for the surrounding community.

3. The variation, if granted, will not alter the essential character of the locality;

The fall zone setback variation is not anticipated to alter the essential character of the locality, which is wooded in nature. The proposed monopine tower is a telecommunications monopole that resembles a pine tree to blend into the surrounding area and is completely contained to the Mundelein Seminary property.

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.

Due to the property's heavily wooded terrain and elevation changes, it could limit the possible locations for the proposed monopine tower to restore and provide the same level of cellular coverage to the surrounding community.

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

The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would need to be decommissioned and that the antenna would need to be removed.

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

The variation will not be detrimental to the public welfare in the neighborhood in which the property is located, as the new fall zone setback based on the engineer's fall letter is located all within the Mundelein Seminary's property.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. The proposed monopine tower will be constructed in a heavily wooded area and will feature a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.

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

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

3) Variation – Reduced Fall Zone Setback Without the Required Written and Notarized Authorization from all Adjoining Property Owners

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners.
DRAFT MOTION	Motion by S. Schneckloth, second by K. Teehan to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a variation from Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in an undue hardship, as accommodating the full fall zone setback at the proposed location would be difficult without encroaching onto adjacent properties, structures, or rights-of-way. In May 2024, the Petitioner contacted both the Illinois Department of Transportation (IDOT) and Canadian National Railway (CN) in a good faith effort to obtain the necessary approvals. CN responded with no objection to the proposed reduction in the fall zone setback; however, they did not acknowledge the request for a notarized approval. The Petitioner made multiple attempts to obtain a response from IDOT, including repeated follow-up emails over a five-month period. In October 2024, the Petitioner informed staff that a response from IDOT did not appear to be forthcoming.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances as mentioned in #1.	
3. The variation, if granted, will not alter the essential character of the locality;	
The fall zone setback variation is not anticipated to alter the essential character of the locality, which is wooded in nature. The proposed monopine tower is a telecommunications monopole that resembles a pine tree to blend into the surrounding area and is completely contained to the Mundelein Seminary property.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
Due to the property's heavily wooded terrain and elevation changes, it would limit the possible locations for the proposed monopine tower to restore and provide the same level of cellular coverage to the surrounding community.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would be decommissioned and that the antenna would need to be removed.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare in the neighborhood in which the property is located, as the fall zone setback is located all within the Mundelein Seminary's property.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. The proposed monopine tower will be constructed in a heavily wooded area and will feature a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services
5. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

4) Variation – Tower Height

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	A variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower.
DRAFT MOTION	<u>Motion</u> by S. Schneckloth, second by K. Teehan to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in undue hardship because, prior to the decommissioning of the Mundelein Seminary's former 135-foot water tower, Verizon Wireless operated an antenna mounted at 130 feet on the water tower. In 2023, the Mundelein Seminary informed Verizon Wireless that the water tower would be decommissioned and that the antenna would need to be removed. The Petitioner is proposing a 140-foot monopine tower with a 5-foot lighting rod. Due to a 20-foot decrease in elevation between the former water tower site and the proposed location, the antenna would effectively be positioned 20 feet lower than it was previously if the same height were maintained, affecting cell service coverage to the broader area.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances as mentioned in #1.	
3. The variation, if granted, will not alter the essential character of the locality;	
The height variation will not alter the essential character of the locality, which exceeds the maximum tower height by 45' in order to accommodate a grade level difference from the former water tower site.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The physical topography of the region surrounding the subject property impact the need for an additional 45' of height maintain the cellular coverage within the surrounding area, which has been documented by the Petitioner in their application.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	

The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would be decommissioned for reasons outside of Verizon's control and that the antenna would need to be removed.

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

The Petitioner has submitted photo simulations to demonstrate that the proposed tower will create minimal visual impacts in the surrounding locality. The proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impairs property values within the neighborhood.

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

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services.

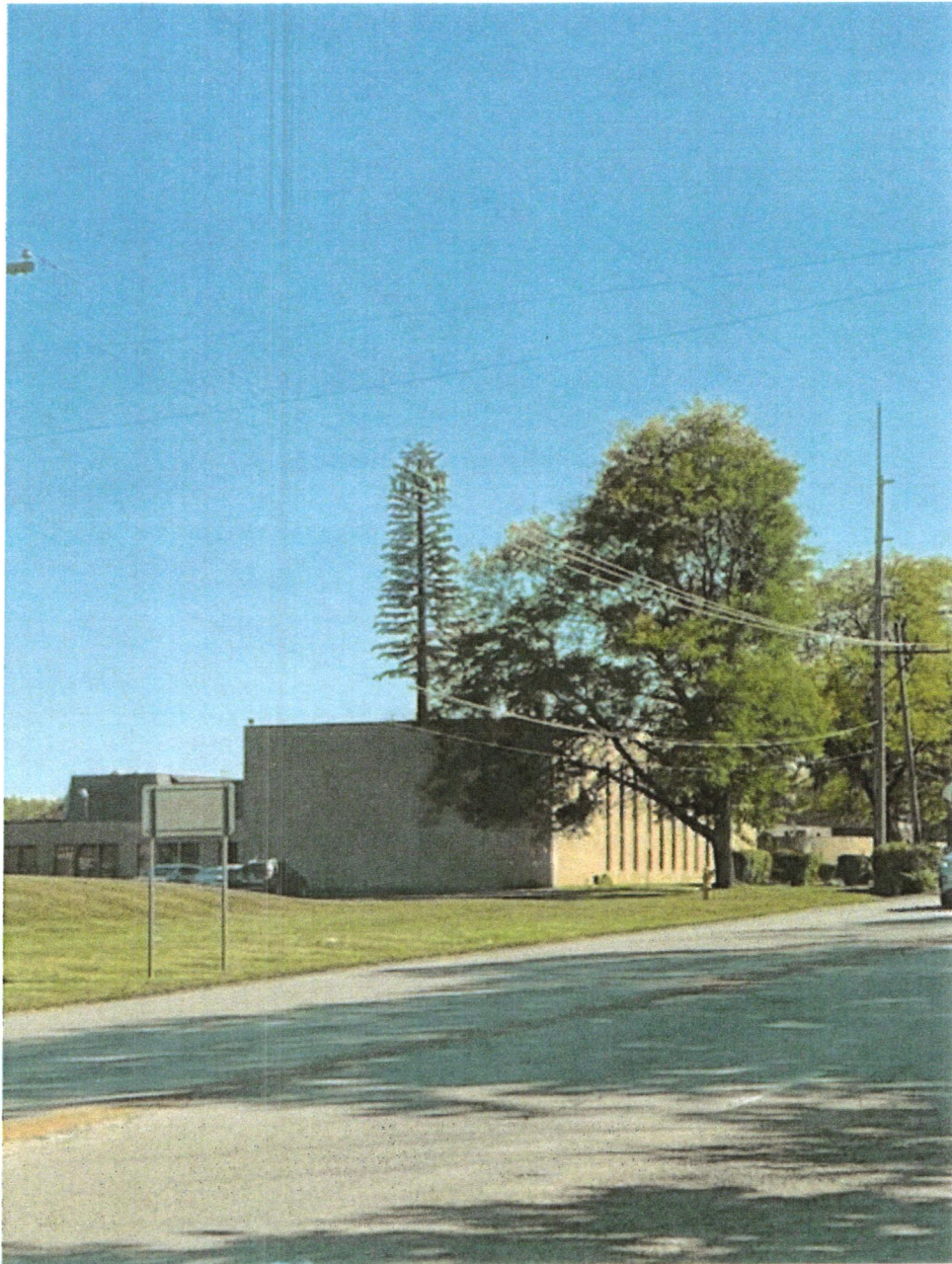
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

Michael Howley

From: Michael Howley
Sent: Saturday, May 3, 2025 12:21 PM
To: Michael Howley
Subject: Monopine







Sent from my iPhone



Carmel Catholic High School

Variation Request for International Student Housing

Staff Presentation
PZ2025-0015
May 7, 2025

Background

- Carmel Catholic High School is a Catholic college preparatory high school in Mundelein:
 - ❖ *Run jointly by the Order of Carmelites and the Sisters of Charity of the Blessed Virgin Mary*
 - ❖ *Constructed in the early 1960's*
- Carmel inquired with the Village in October on the feasibility of on-campus housing for their international students:
 - ❖ *International students currently housed off-site*
 - ❖ *Amerigo Education Program*
<https://www.amerigoeducation.com/>



Summary of Proposal

- Evaluating the south end of the building, which currently contains the administrative offices.
- Administrative offices historically contained on-site housing for Carmelites (nuns) until 2009.
- Converting offices back to residences is not feasible, so they are evaluating an addition on the east side of this building:
 - ❖ Two stories (match height of existing building)
 - ❖ Dormitory-style residences with two students per bedroom
 - ❖ Between 16-28 bedrooms
 - ❖ Match materials and style to existing campus buildings



TABLE 20.44-1: SPECIAL PURPOSE ZONING DISTRICTS PERMITTED AND SPECIAL USES

USE ¹	DISTRICT		USE STANDARDS
	OS	I	
INSTITUTIONAL			
Assembly Hall	P	P	
Cultural Facility	P	P	Section 20.48.040 (M)
Educational Facilities, College/University		P	Section 20.48.040 (S)
Educational Facilities, Primary		P	Section 20.48.040 (S)
Educational Facilities, Secondary		P	Section 20.48.040 (S)
Educational Facilities, Seminary		P	Section 20.48.040 (S)
Educational Facilities, Vocational School		P	Section 20.48.040 (S)
Government Facilities	P	P	
Hospital			Educational Facility, Secondary. "Secondary educational facility" means a public, private or parochial school providing instruction at the senior high school level. "Place of worship" with "secondary educational facilities" shall be subject to the same standards as "secondary educational facilities".
Place of Worship			

Educational Facility, Secondary. "Secondary educational facility" means a public, private or parochial school offering instruction at the senior high school level. "Places of worship" with "secondary educational facilities" shall be classified as "educational facilities, secondary."

Variation Required

- **Section 20.44.020** governs Permitted and Special Uses in the I (Institutional) Zoning District
- Residential **not a permitted use** – by omission.
- **Student housing** use is not anticipated by the Zoning Ordinance, which is written with a standard (public) high school in mind:
 - The Institutional District use table does not have a category for residential at all
 - Definition for “Educational Facilities, Secondary” does not address or mention residences

Procedural Context

- It is **not uncommon** for property owners to pursue land use entitlement **prior to fully developing project plans**, given the substantial cost of engaging architects and engineers to fully flesh out a design.
- Carmel is seeking **formal approval of the land use** and has provided the level of detail they can commit to at this stage in their process.
- If considering approval, it will be the Village's discretion to **strike a balance between requiring sufficient detail to evaluate** and consider approving the land use, while **recognizing the cost and effort involved to develop that detail** – particularly given the uncertainty around whether the use is even acceptable in principle.



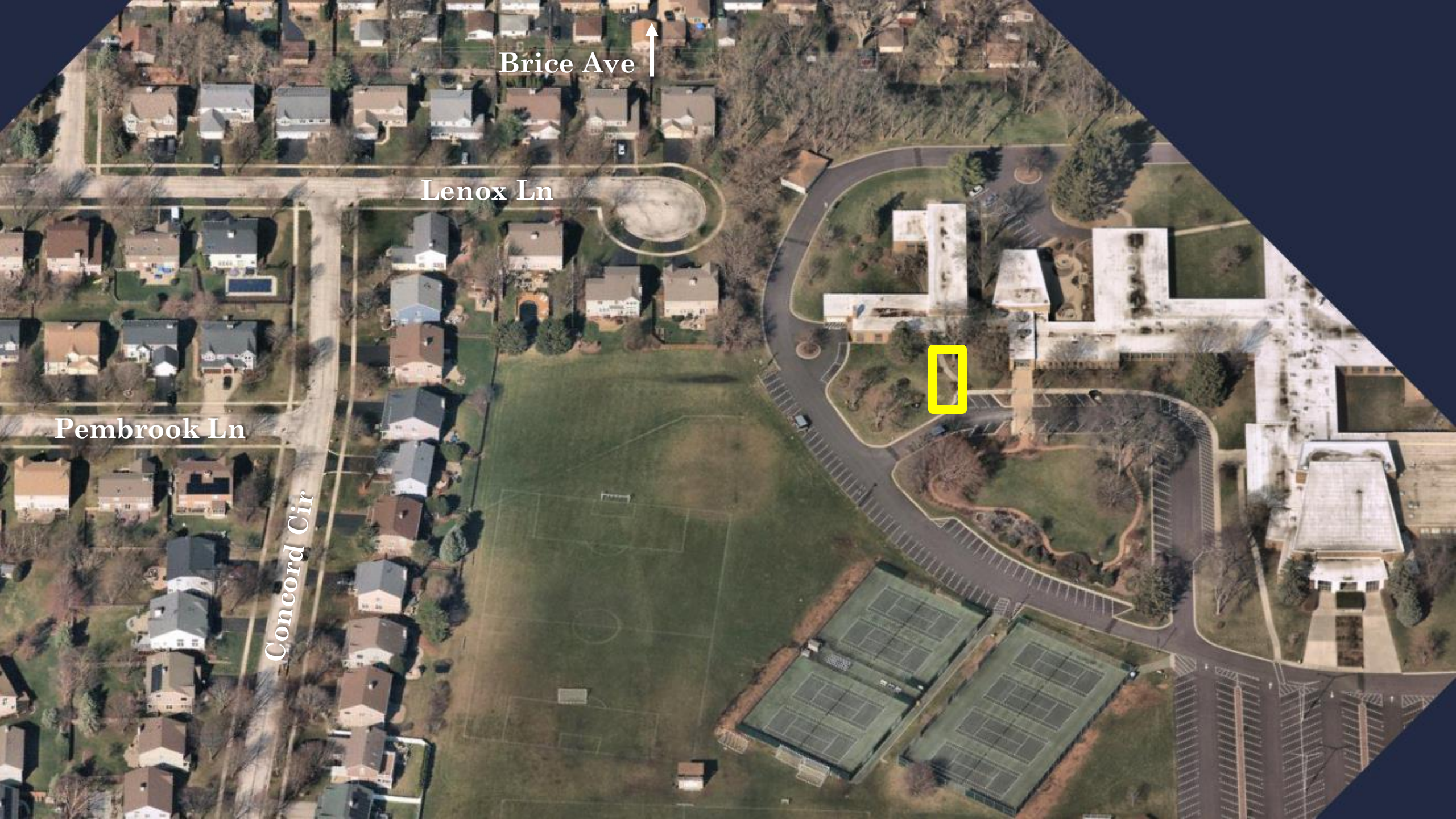
Recommended Conditions

1. **The final architecture plan must be submitted to the Village Board for approval.**
 - Architecture is undeveloped at this time, so this ensures that the **Village Board will see and be able to have some discretion on the final building design.**
2. **Final plans must be in substantial conformance with the site plan enclosed in the Petitioner's Packet.**
 - Ensures that there are no major deviations from the plans presented today, so there are **clear limitations on the scale, height, location, and footprint.**
 - **Eliminates the risk of future expansions or housing buildings** by limited approval to only this project (any future additions would need to reapply for zoning approval). This is typically the Village's practice in approval ordinances, regardless.



Questions for Staff?
Next: Petitioner's Presentation





Brice Ave



Lenox Ln

Pembroke Ln

Concord Cir





et View

Lenox Ln

ertyville
en Space





Presentation for the Village of Mundelein

Why an International Student Program?



- The international students enhances our entire student community.
- Christ-centered mission – bring all students closer to God



International Student Program Background

- Since 2017, an average of 25-50 international students attend Carmel Catholic each year. We are in a cooperative relationship with an organization called Amerigo.
- Since the programs inception, enrolled students are from Spain, France, Ukraine, Singapore, Brazil, Thailand, China, Kazakhstan, Vietnam, South Korea, Mexico, and Taiwan.
- Currently, our international students reside at the Milton.



Why the Request for this Program Proposal?

- Because of financial considerations, the current international housing arrangements will dissolve.
- On-campus housing for our international students will enhance the overall student experience.



Program Proposal

Current proposal is to provide on-campus housing accommodations for 32 – 50 students.



The Residence Will Include...

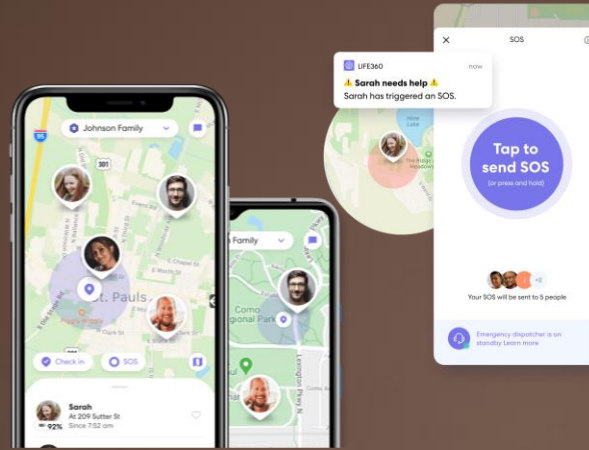
- 24/7 on-site staff
- Spacious, single gender rooms with two students per room. Genders are separated by the floor.
- Shared community spaces, meals, study-time and recreational activities
- Laundry facilities (washer and dryer)
- Bright, sun-filled units



Residence Safety Features Include

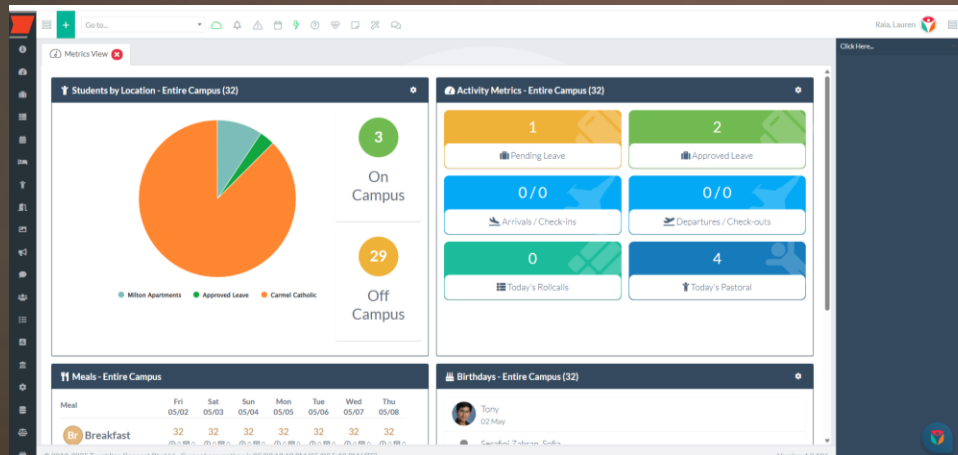
- Door cameras in the residence (not bedrooms)
- REACH, a residence app that allows staff to maintain a safe and engaged experience for the students. REACH is a student management system that allows for pastoral updates, medication distribution, student notes, etc.
- LIFE 360, an app that allows staff members to understand student location
- Curfew hours
 - Curfew is 10 pm Sunday – Thursday and 11 pm Friday and Saturday. Sunday-Thursday they have mandatory study hours and are in the residence as of 7 pm. They are in their rooms as of 10 pm.
- Free time rules, with both structured activities and free time opportunities
- 24/7 Emergency Care

Safety & Security Technology



Life360 App

Monitors student's locations in real-time, monitors the battery life on students' phones and ensures student safety



REACH App

Boarding School Student management system is a system that monitors students' whereabouts, both in and out of school, as well as full pastoral management of students



Cultural Immersion Activities

- We provide a rich and holistic student life experience designed for social and emotional growth.
- Activities include - Restaurants, Shopping malls, Museums, Universities, Sporting events, Six Flags, Beaches, etc.
- Students also participate in community service opportunities. Students take part in in two annual supervised trips during Thanksgiving Break and Spring Break.



Campus Coordinator

The Campus Coordinator is a live-in position that oversees all tasks related to the students' residential experience at the Campus. Developing strong relationships with the residential students, grounded in compassion, mutual respect, and consistency is essential to the Campus Coordinator position. Campus Coordinators must be willing to take a proactive, hands-on approach in working with students to solve problems and conflicts and to offer disciplinary and moral guidance as needed.

Campus Coordinators



- Act in loco parentis and, therefore, responsible for all aspects of the residential welfare of our students
- Cultivate a safe, nurturing, structured, and comfortable environment for students
- Oversee daily operations of the residential programming including consistent supervisory laps during residential and off-site periods and activities.
- Drive students to and from activities, and appointments in a large van
- Monitor and assist with homework and the academic progress of students
- Monitor “duty-phone” and security system during overnight shifts and respond to emergencies as required



Carmel Catholic
High School





Neighborhood Questions



- Students will be fully supervised.
- Housing structure will be a two-story blended with the current building. Increase the size of the current school facility by 40%.
- We have never had any crime or major neighbor issues with our international students.
- There will be no increase in traffic. Students do not have cars.
- Similar to on-campus housing for Lake Forest Academy and Woodlands Academy.
- Will have no impact on neighborhood property value.



Mission

Christ-Centered Education

Community Response

To Carmel Petition for On-Campus International Student Housing

Agenda

Carmel is seeking approval to add dormitories to the campus for up to 56 full time student residents on a year-round basis for:

- International Students *(per original petition)*
- Domestic Students *(per revised petition)*
- Summer Camps *(per revised petition)*

In accordance with the Zoning Regulations, the community will address the requirements that Carmel will need to meet for approval of the petition

UNDUE HARDSHIP

UNIQUE CIRCUMSTANCE

CHARACTER OF LOCALITY

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** “...*International population plays a vital role in Enhancing the diversity and global perspective within the school community...*”
- ▶ **Community Response:** Statistics show that the Carmel International student population is approximately 3.5% of the student enrollment.

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** *"...[the] rising housing cost for international students, through the partnership with Amerigo, have created significant financial barriers...leading to a decline in, and likely a complete loss of, the international student population"*
- ▶ **Community Response:** Rising cost of housing has been a nationwide issue since the Covid Pandemic. There is no evidence that this issue is unique to the Amerigo program. We are not seeing any inherent competitive disadvantage.

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** *"...Carmel could offer more affordable housing solutions by adding a residential unit to the existing school..."*
- ▶ **Community Response:** If the goal is to lower the housing cost for International Students, what other, less capital intensive, opportunities have been explored? Other potential housing options include but are not limited to:
 - ▶ Housing Options available at St. Mary's of the Lake Conference Center that advertises 155 sleeping rooms. An Archdiocese property located just North of the Carmel campus
 - ▶ Housing options available within the Mundelein city limits:
 - ▶ Cardinal Square
 - ▶ Station 250 Apartments
 - ▶ Morris Station Apartments**All properties are less than 1 mile (walking distance) from the campus**
 - ▶ Development of campus dormitories on the Northeast or East side of campus (Farthest points from adjacent residential neighborhoods)

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

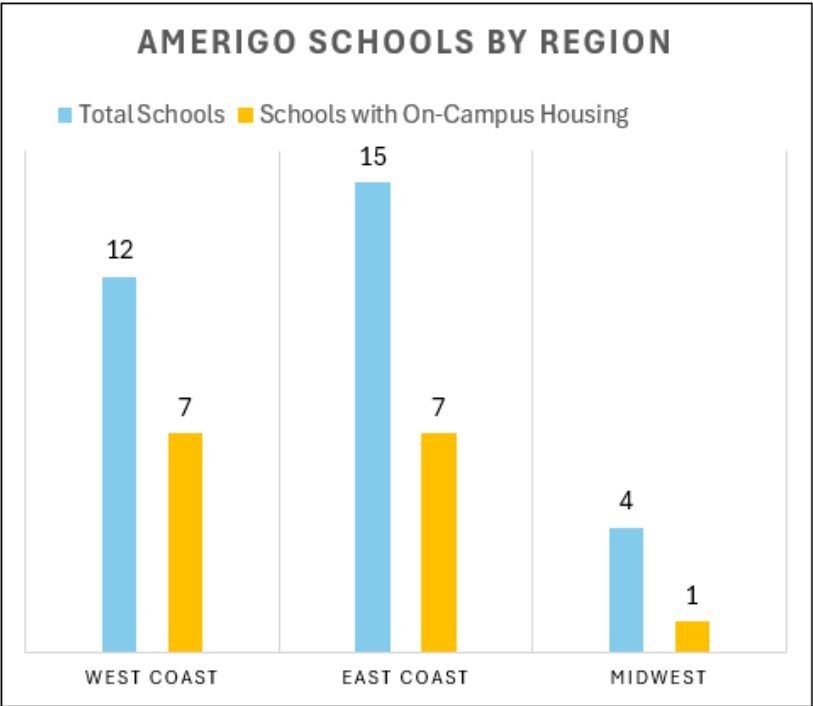
- ▶ Locating the off-campus housing closer to Carmel's campus would eliminate the operating cost such as:
 - ▶ Elimination of Bus services
(currently used to transport International Students from Vernon Hills)
 - ▶ Facility maintenance and repair
 - ▶ Food services
 - ▶ Laundry/Cleaning services
 - ▶ Waste disposal
 - ▶ Other overhead associated with hospitality management
- ▶ Local Mundelein housing allows students to walk to campus and is a direct investment in the Mundelein community

RESEARCH PERFORMED ON 31 AMERIGO SCHOOLS

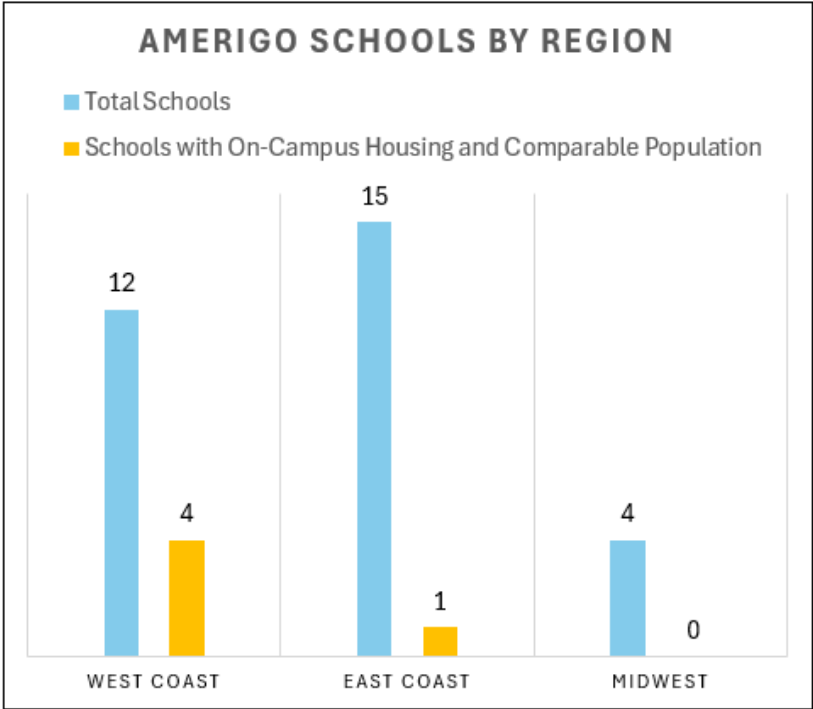
Region	High School	Location	Available Housing			Day Students	Religious Affiliation	Published Cost		
			On Campus	Off Campus	Homestay			Day Student Tuition	International Student Cost	International Student Cost with Homestay
1 MIDWEST	Carmel Catholic	Mundelein, IL		X	X	X	Catholic	16,000	Non-published	NA
2 MIDWEST	Cretin-Durham	Twin Cities, MN		X	X	X	Catholic	16,000	23,000	NA
3 MIDWEST	Cranbrook	Bloomfield Hills, MI	X			X	None	Not Published	Not Published	NA
4 MIDWEST	Lexington Catholic	Lexington, KY			X	X	Catholic	18,000	28,000	38,000
5 WEST COAST	Justin-Siena High School	Napa Valley, CA	X	X		X	Catholic	24,000	Not Published	NA
6 WEST COAST	Archbishop Riordan	San Francisco, CA	X			X	Catholic	29,000	60,000	35,000
7 WEST COAST	Woodside Priory School	Portola Valley, CA	X			X	Benedictine	61,000	90,000	NA
8 WEST COAST	Villanova Preparatory School	Ojai Valley, CA	X			X	Catholic	27,000	75,000	NA
9 WEST COAST	Besat Hill	Ojai Valley, CA	X			X	None	32,000	74,000	NA
10 WEST COAST	Oaks Christian	Los Angeles, CA	X			X	Catholic	44,000	75,000	49,000
11 WEST COAST	EF Academy	Pasadena, CA	X			X	None	47,000	77,000	NA
12 WEST COAST	Bishop Montgomery	Los Angeles, CA		X	X	X	Catholic	38,000	86,000	87,000
13 WEST COAST	Ambassador Christian	Torrence, CA			X	X	Christian	16,000	Not Published	NA
14 WEST COAST	Mater Dei HS	Santa Ana, CA		X	X	X	Catholic	21,000	86,000	64,000
15 WEST COAST	Fairmont	Orange County, CA		X	X	X	Secular	Not Published	91,000	NA
16 WEST COAST	Mater Dei HS	Chula Vista, CA		X	X		Catholic	21,000	84,000	NA
17 EAST COAST	Linsly School	Wheeling, WV	X			X	None	24,000	55,000	NA
18 EAST COAST	BASIS Independent McLean	McLean, VA		X	X	X	None	39,000	Not Published	NA
19 EAST COAST	Hyde School	Bath, ME	X			X	None	30,000	71,000	NA
20 EAST COAST	Buxton School	Williamstown, MA	X			X	None	33,000	65,000	NA
21 EAST COAST	St John's Prep School	Danvers, MA		X		X	Catholic	34,000	46,000	NA
22 EAST COAST	Waring School	Beverly MA		X	X	X	None	46,000	90,000	85,000
23 EAST COAST	Chapel Hill-Chauncy Hall	Waltham, MA	X			X	None	63,000	76,000	85,000
24 EAST COAST	Cape Cod Academy	Osterville, MA			X	X	None	Variable	Not Published	51,000
25 EAST COAST	Marianapolis Prep School	Thompson, CT	X			X	Catholic	21,000	55,000	NA
26 EAST COAST	The Williams School	New London, CT		X		X	None	39,000	46,000	NA
27 EAST COAST	Cheshire Academy	Cheshire, CT	X			X	None	35,000	76,000	NA
28 EAST COAST	EF Academy	Thornwood, NY	X			X	None	48,000	76,000	NA
29 EAST COAST	BASIS Independent	City of New York			X	X	None	53,000	Not Published	NA
30 EAST COAST	St Anthony's HS	Long Island, NY		X	X	X	Catholic	48,000	83,000	65,000
31 EAST COAST	St John's HS	Long Island, NY			X	X	Catholic	15,000	Not Published	NA

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)



Total Schools : 31 Total ON-Campus: **15**



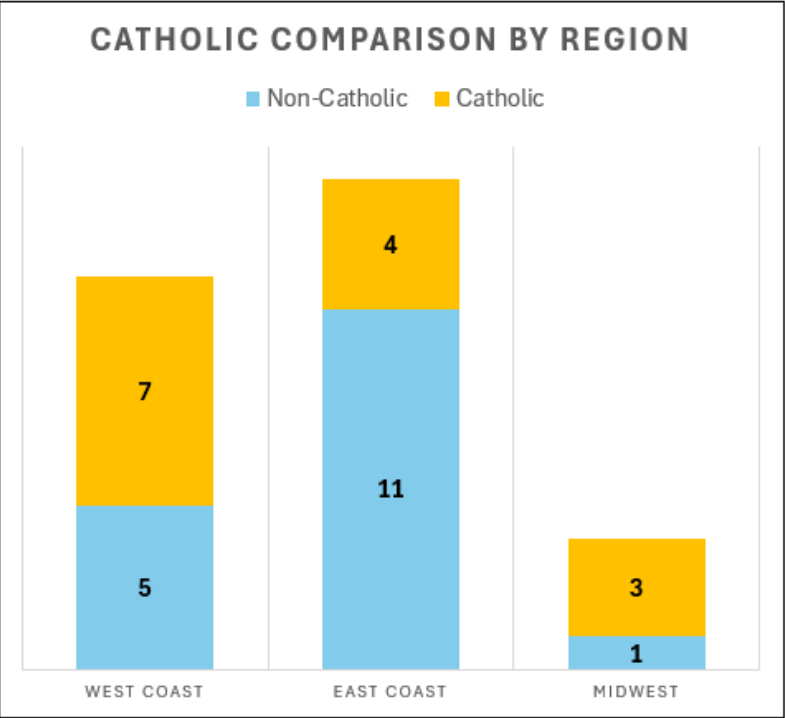
Total Schools: 31 Total ON-Campus: **5**

REFERENCES

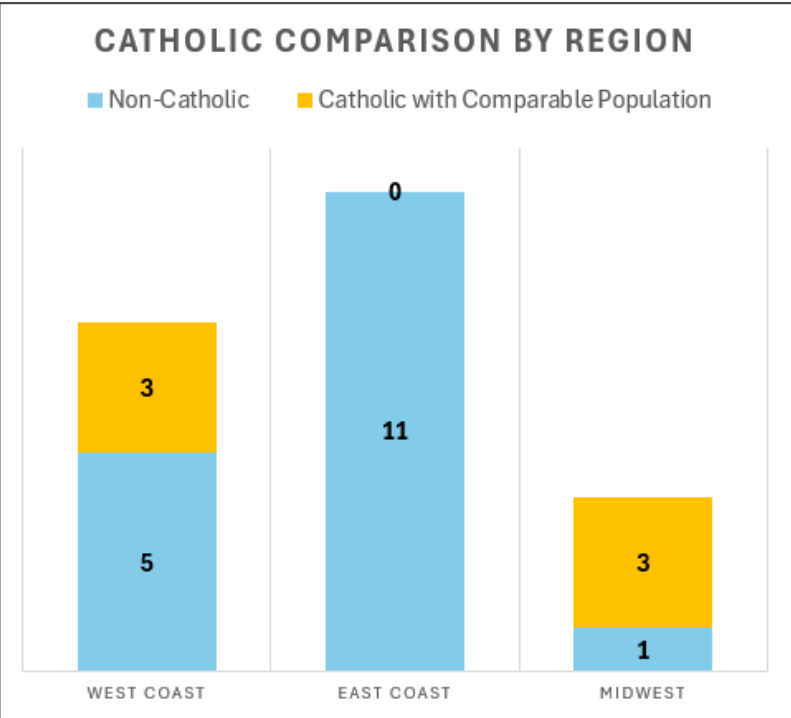
<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.ihsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonapts.com>

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)



Total Non-Catholic: 17 Total Catholic: **14**



Total Non-Catholic: 17 Total Catholic: **6**

REFERENCES

- <https://www.amerigoeducation.com>
- <https://www.carmelhs.org>
- <https://www.ihsa.org/default.aspx>
- <https://www.niche.com/?ref=k12>
- <https://www.themiltonapts.com>

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

Average Cost by Region

Region	Day Students	Int'l Student Cost
WEST	32,727	79,800
EAST	37,714	67,182
MIDWEST	16,333	34,833

Midwest Analysis of 3 Catholic Schools

School	Location	Day Students	Int'l Student Cost (1)
Carmel Catholic	Mundelein, IL	16,000	28,500
Cretin-Durham	Twin Cities, MN	16,000	35,500
Lexington Catholic	Lexington, KY	18,000	40,500

(1) Carmel Cost is not published, Cost based on current off-campus rental rates plus Day Student Tuition. This does not in account for any additional fees imposed by Carmel.

REFERENCES

<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.ihsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonapts.com>

Undue Hardship

Request for Supporting Information from Carmel

- ▶ Please provide your research that shows the vital role the International Student population has on diversity and global perspective within the Carmel community
- ▶ Please provide an analysis of the current state of diversity within the Carmel Community. Information is not publicly available
- ▶ Please provide a compressive financial/statistical analysis of the Amerigo program that supports the stated barriers and decline of the Carmel program from inception to present
- ▶ Please provide any research that explores alternatives to on-campus dormitories

Unique Circumstance

Zoning Code Section 20.16.030 (F.1.b)

- ▶ **Carmel Declaration:** *“Without the residential units, the International program will be lost to Carmel...”*
- ▶ **Community Response:** Regardless of the housing options, there has been no evidence of a decline in the International student program since inception. Per our research, we see a competitive advantage to enroll in Carmel’s program based on:
 - ▶ Tuition Affordability (compared to competitors within the Amerigo program)
 - ▶ Superior Academics
 - ▶ Large Student Population
 - ▶ Diverse/Multi-cultural student Body
 - ▶ Robust Athletic Program
 - ▶ Inviting Social/Spiritual Environment

Unique Circumstance

Zoning Code Section 20.16.030 (F.1.b)

- ▶ **Carmel Declaration:** *“Addressing these housing issue will...reinforce the school’s commitment to providing an enriching, diverse education to all its students...”*
- ▶ **Community Response:** Whether International Students live on or off campus does not affect or influence Carmel’s ability to provide an enriching, diverse education to its student population.

Unique Circumstance

Request for Supporting Information from Carmel

- ▶ Please provide a study that shows how the lack of on-campus housing will cause the loss of the international program
- ▶ Please provide a study of how on-campus housing, specifically, enriches diverse education to all students
- ▶ Please provide an analysis of the current state of diversity within the Carmel Community. Information is not publicly available

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

- ▶ **Carmel Declaration:** *“...We would only be adding to the existing structure, keeping design and materials consistent with the current building”*
- ▶ **Community Response:** Section 20.16.030 (F.2.c) of the Zoning Variations Code states, *“The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.”*

Further, “Public Welfare” has been defined as,
“Concern of the Government for the health, peace, and safety of its citizens.”

With the letter of the code in mind, the community is concerned with the public welfare of the adjacent neighborhoods as well as the student residents
(minors from age 13 to 17)

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

► Community Response:

The presence of 24/7/365 residents on the campus will disrupt the quiet enjoyment that exist today.

The community surrounding the Carmel Campus purchased their homes knowing that they were adjacent to a high school. We accept the activity and noise that comes with our decision. We also know that these interruptions are limited to the schools operating hours and activities. With 24/7/365 residents, we have serious concerns about extended and additional disruption of peace and safety including but not limited to:

- Traffic/Transportation (rideshare, etc.)
- Overnight parking
- Loitering/Noise
- Lighting
- Addition of summer residents
- Safety of campus residents after hours

COMMUNITY TESTIMONIALS

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

► Community Response:

Carmel's petition does not address public safety concerns. For the safety of the campus residents as well as the neighboring communities, we strongly recommend that curfews and 24/7/365 security be present to protect the new 24/7/365 occupancy. Similar campuses with residential housing maintain 24/7/365 security staff as well as emergency call boxes.

ADDITIONALLY, the petitioner delivered an "11th hour" revision of the petition that now states that the housing will be used for domestic students and summer camps indicating the new housing would be inhabited 24/7/365.

SAFETY & SECURITY PRESENTATION

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

Safety and security comparisons to similar institutions

	CARMEL CATHOLIC HIGH SCHOOL	LAKE FOREST ACADEMY	CRANBROOK SCHOOLS (CURRENT AMERIGO SCHOOL)
Size of Campus	48 acres	150 acres	319 acres
Location	Mundelein, IL	Lake Forest, IL	Bloomfield Hills, MI
Enrollment	1150 students	445 students	800 students
Boarding students	Potential 56+ students	200 students	260 students
Security Personnel	1 Supervisor	5 Safety Personnel/Security Officers	17 Security Personnel/Contracted Security
Campus Security	None presented	24/7/365 security monitoring	24/7/365 security monitoring
In Dorm Staffing	2-3 RA's	Team of resident faculty members	House advisors/assistants in each of the dorm
Details	No safety plans available	Key Card Access to Dorms Rules regarding rideshare Rules regarding visitors and overnight stays Permission required to leave campus	Must show ID to enter or leave facilities Must report itinerary for excursions off campus

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

- ▶ **Community Response:** Section 20.16.030 (F.2.d) of the Zoning Variations Code states, “*The proposed variation will not impair an adequate supply of light and air to adjacent property, ...or impair property values within the neighborhood*”

With the letter of the code in mind, the community is concerned that this petition, and any future development of green space adjacent to neighborhoods, violates this code section.

There is high concern that **property values will decrease** based on dormitory residence in proximity to neighboring communities. We see current and potential future impairment of light, air, green spaces and our quiet enjoyment.

Character of Locality

Request for Supporting Information from Carmel

- ▶ Please provide details of the proposed safety and security plan
- ▶ Please provide the full long term campus development plan beyond this petition

Considering that a revision to the original petition was delivered a week before the hearing and included an additional building structure and indicates 24/7/365 occupancy, we are concerned that the commission and the community are unaware of Carmel's "big picture" campus expansion plan that may further infringe on our rights within the zoning code and further **impair community property values**

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.a)

- ▶ **Carmel Declaration:** *“Our current school building cannot accommodate the space and structure to all for necessary housing...”*
- ▶ **Community Response:** Per this code section, petitioner needs to prove hardship versus mere inconvenience.

The International Student program has thrived since inception. The current off-campus housing has not appeared to affect the growth of the program. We would classify the current off-campus housing as a mere inconvenience. The desire for residential dormitories appears to be merely a marketing strategy versus a hardship.

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.b)

- ▶ **Carmel Declaration:** *“...The hardship exists due to rising costs and economic changes in the world that are not in the control of the petitioner nor Amerigo International”*
- ▶ **Community Response:** Rising costs and world economic changes have created housing challenges nationwide and are not unique to the petitioner. All Amerigo programs across the country would be affected by economic conditions. We do not see a unique circumstance that created a competitive disadvantage.

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.c)

- ▶ **Carmel Declaration:** *“The granting of the variation will not be detrimental to the public welfare in the area of Carmel Catholic High School. Petitioner would address any concerns of the village or the neighboring public...”*
- ▶ **Community Response:** The community has addressed our public welfare concerns in previous slides. We ask the petitioner to work directly with the neighboring communities as a good will gesture of their commitment to address the community's public welfare concerns.

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.d)

- ▶ **Carmel Declaration:** *“Neither the current buildings nor the proposed construction would impair adequate light and air to adjacent properties, increase congestion in public streets, increase danger of fire, or endanger the public safety or **impair property values**”*
- ▶ **Community Response:** The community disagrees with this statement. Refer to previous presentation slides and testimonials.

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.e)

- ▶ **Carmel Declaration:** *“...This use variance would add value to the permitted use granted us in the Institutional zoning district for the purposes of education.”*
- ▶ **Community Response:** Carmel’s academic excellence is the same regardless of where students reside substantiated by the other 1,100 non-resident students that represent approximately 96% of Carmel’s population. Also, any implied gain in value to the petitioner is seen as an inherent loss of value to neighboring communities.

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.f)

- ▶ **Carmel Declaration:** *“If the variation is denied, it will eliminate the ability to house international students, offer boarding to domestic students and other uses to include housing for summer camps...”*
- ▶ **Community Response:** Carmel’s original petition was the need to support and sustain the international student program. In this declaration, they are now stating a multi-use, multi-age boarding school facility that will operate 24/7/365, further adding to the concerns of the community which have been documented previously in this presentation.

Conclusion

- ▶ To appease the community concerns, we encourage the Zoning Commission to recommend a rejection of the petition. To recap:
- ▶ **UNDUE HARDSHIP** has not been established, and no supporting research or analysis has been provided to support their position. The community has provided evidence refuting their claims.
- ▶ **UNIQUE CIRCUMSTANCE** presented is misleading and unsubstantiated. The community has provided counterpoints disproving their claims.
- ▶ **CHARACTER OF LOCALITY** response did not address the true concerns of the community for safety, security, impact on quiet enjoyment and **impairment of property values**. The community has provided an extensive response with testimonials and information.

Thank You!



Outlook

EXTERNAL -Carmel Catholic High School

From lee liederbach <liederbach@earthlink.net>**Date** Mon 5/5/2025 4:14 PM**To** Colleen Malec <cmalec@mundelein.org>

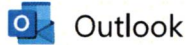
Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Hi,

My name is Lee Liederbach. I live at 325 Lenox in Mundelein. I'm writing to you because of Carmel's zoning change request. I have lived here 30 years and adding dorms to Carmel in the requested area I think is a bad idea. The school has space for the dorm on the north side that would not impact so many neighbors.

Thanks

Lee



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Tom <Tom@kolbeshrine.org>

Date Mon 5/5/2025 5:48 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1- lack of transparency regarding security and student discipline.
- 2- possible negative impact on our property values
- 3- increased noise and disruption...I live right behind the school at the south end of campus where they want to build.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Thomas Gaida
409 Brice Avenue
Mundelein, IL 60060



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Vince Viverito <viverito2424@gmail.com>

Date Tue 5/6/2025 7:05 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1- Negative impact on property values
- 2- Lack of transparency around security measures
- 3- Traffic & Congestion

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Vincent Viverito, 251 Pembroke Lane, Mundelein

To Your Success,

Vincent Viverito
M: [847-338-0661](tel:847-338-0661)

Sent from my iPhone



EXTERNAL -Carmel Zoning Petition

From Bill & Debbie Joesel <joesels1@gmail.com>

Date Tue 5/6/2025 7:13 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To Whom It May Concern:

I own property at 1053 Concord Cir, Mundelein, IL 60060 - very near Carmel Catholic High School. I recently became aware of a zoning variance request by Carmel High School to build two residential dorms on their property.

I am vehemently against this zoning variance for the following reasons:

1. I have made significant investments in my property and this proposed zoning change will have a negative impact on my property values.
2. Adding a residential facility with an influx of students, staff, visitors will only add to the traffic and congestion in the area. Roads in the area, i.e. Brice, McKinley, Lange, Hawley, are already in disrepair and cannot handle more traffic let alone construction traffic.
3. We live in a quiet, family centered neighborhood that will be disrupted by teenagers living semi-independently without parental supervision. This residential use of the property will increase noise and disturbances, reducing our privacy and security especially on weekends and nights.
4. This zoning variance will set a precedent for future expansion, fundamentally altering the nature of our existing community, with no input by the community.

I respectfully ask the board to deny this rezoning request.

William R. Joesel
1053 Concord Circle



EXTERNAL -Carmel Housing Proposal for May 7th

From Shari Seilheimer <shar3bear@sbcglobal.net>

Date Tue 5/6/2025 1:07 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

I'm writing today to voice my concerns about the proposed housing for students at Carmel High School. I am a life-long resident of Mundelein and have lived in Fairhaven for almost 20 years. Carmel already contributes a great amount to traffic, congestion, and noise during the school year and with after school activities. Our police force has already been tasked with the parking issues and lack of respect for residents and their property with events at Carmel so I have serious concerns about security and how that will be managed. I do not see any details about this in the provided information and I consider this to be crucial in the decision making process and so should you. I'm also concerned about how many changes to the proposal will be requested and just how large this expansion will end up being in the near future, 5 years, 10 years, etc. This decision will directly impact out neighborhood and property values. This is not something out town has experience with and I would like to know if there are other schools in the area with these types of programs and how they have managed along with changes they have made and why. And if not, why is this such a need for Carmel? I do not see the need for this type of housing. Most school use host families to house their international students and I don't understand why this can't be done for Carmel as well. What does our village and neighborhood stand to gain here? And then of course, we have McKinley Ave. Everyone knows the state of McKinley and that it needs to be addressed. We've heard that things will be happening but I will believe it when I see it. Not one more large truck can use any portion of that road for construction or travel. In the interest of keeping this short and simple, I am against this proposal and I hope the planning commission listens to the residents of this town and neighborhood and actually hears their concerns.

Thank you!

Shari Seilheimer
(224) 715-3371



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Cathy Hodson <cathodson@yahoo.com>

Date Tue 5/6/2025 9:25 PM

To Colleen Malec <cmalec@mundelein.org>

Cc Tim Cell <timlhodson@yahoo.com>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

First of all, the lack of communication with the neighbors of Carmel High School is disheartening. Some people received letters about the request, others did not.

Second, the lack of details about the request to rezone Carmel has also been disappointing and hard to come by.

I oppose this rezoning approval for several key reasons listed below:

- 1- The increase in traffic - both construction and student/parent traffic - will put more stress on the neighborhood roads. It also creates a hardship for residents to pull out of their drives or attempt to pull in during high traffic times or special events. Some drivers seem to think the neighborhood stop signs are merely suggestions. Will Carmel pay for any further wear and tear on the neighborhood roads due to construction traffic?
- 2- Security is a concern. Will these students be allowed to roam the neighborhoods in non-school hours? Will they have access to their own cars? Where will they park? Parking has always been a challenge for Carmel.
- 3- Future expansion. Will Carmel be allowed to continue to build once a zoning change is approved? The residents should be communicated with for any future expansions.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Cathy Hodson
907 McKinley Avenue
Mundelein, IL



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Elizabeth Franzen <elizabeth.a.coombs@gmail.com>

Date Tue 5/6/2025 9:49 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1-negative impact on property values
- 2-lack of transparency around security measures
- 3-precedent for future expansion

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Elizabeth Franzen
1008 Concord Circle
Mundelein, IL 60060



EXTERNAL -Carmel Zoning Petition || Concerns from Mundelein Resident

From Jacob Malika <jakeandmalika@gmail.com>

Date Tue 5/6/2025 7:41 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1-negative impact on property values
- 2- precedent for future expansion

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you.



EXTERNAL -Carmel Zoning Variance

From Joel Stiller <joelstiller@gmail.com>

Date Tue 5/6/2025 11:46 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Hi there,

My name is Joel Stiller and I live at 923 Concord Cir, Mundelein, IL 60060. I'm writing you to express my opposition to Carmel's proposal. The prospect of two dorms worth of barely supervised 13-17 year olds being placed a few blocks from my home is not something I'm okay with.

Carmel is an excellent school, and I'm happy to have it in our community. I may very well end up sending my own kids there. However, I don't believe this would be in the communities best interest, as it doesn't offer anything of benefit for the community.

Thanks,
Joel Stiller



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Connie Acevedo <acevedoconnie7@gmail.com>

Date Wed 5/7/2025 6:40 AM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

1-NEGATIVE IMPACT ON PROPERTY VALUE

2-CURRENT DISREPAIR OF ROADS NEER THE HIGH SCHOOL AND THE POTENTIAL OF GREATER DISREPAIR

3-POTENTIAL REPURPOSE OF BUILDINGS / ZONING

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
John & Concepcion Acevedo
936 Concord Cir

Sent from my iPhone



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From Mitul Sheth <msheth16@gmail.com>

Date Wed 5/7/2025 10:21 AM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1- privacy for the homes in concord circle
- 2- noise/safety/parking for the residents
- 3- will Carmel be building a fence for the homes near the dorms?

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Mitul Sheth
Mundelein Resident



FW: EXTERNAL -Public Commentary (case PZ2025-0015)

From Planning <planning@mundelein.org>
Date Wed 5/7/2025 8:21 AM
To Colleen Malec <cmalec@mundelein.org>

-----Original Message-----

From: mitalukder@gmail.com <mitalukder@gmail.com>
Sent: Tuesday, May 6, 2025 8:53 PM
To: Planning <planning@mundelein.org>
Subject: EXTERNAL -Public Commentary (case PZ2025-0015)

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Dear Sir,

In the morning when I go to office, I see a lot of school traffic in front of my driveway blocking my exit. It delays me almost every day. The new zoning proposal from the school will make it even worse.

Also, I share a boundary with the school. If the student housing is built near that side, then I shall have continuous noise problems day and night on top of the above issue.

Due to the above problems, I cannot support the school's proposal.

So, my humble request to the PZC to consider our problems and decide what is best in the long run.

Thanks,

Mohammad Talukder
439 Brice Ave
Mundelein



EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From greenhamyanks <greenhamyanks@gmail.com>

Date Tue 5/6/2025 6:47 PM

To Colleen Malec <cmalec@mundelein.org>

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

We are writing as concerned residents regarding the proposed rezoning that would allow for student housing at Carmel High School.

We oppose this rezoning approval for several key reasons listed below:

- 1-backing onto the school, we don't want dorms in our back yard
- 2-there will be increased noise in our back yard
- 3-isn't there facilities available at St. Mary's?
- 4-this will undoubtedly lower our property values

We respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,

Terrence & Diane Voelker, 916 Concord Cir, Mundelein, IL 60060

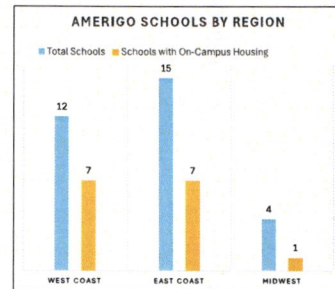
RESEARCH PERFORMED ON 31 AMERIGO SCHOOLS

Region	High School	Location	Available Housing			Day Students	Religious Affiliation	Annual Cost	Published Cost			Amerigo Program	Website/Data Reference	Misc
			On Campus	Off Campus	Homestay				Day Student Tuition	International Student Cost	International Student Cost with Homestay			
1 MIDWEST	Carmel Catholic	Mundelein, IL		X	X	X	Catholic	20k-65k+	16,000	Non-published	NA	Signature	https://www.carmelhs.org	
2 MIDWEST	Cretin-Durham	Twin Cities, MN		X	X	X	Catholic	20k-65k+	16,000	23,000	NA	Select	https://www.cretin-durhamhall.org	
3 MIDWEST	Cranbrook	Bloomfield Hills, MI	X				None	45k-65k+	Not Published	Not Published	NA	Select	https://schools.cranbrook.edu	Pre - 12, Secluded, 250 HS
4 MIDWEST	Lexington Catholic	Lexington, KY			X	X	Catholic	20k-65k+	18,000	28,000	38,000	Signature	https://www.lexingtoncatholic.com	Day Student Tuition Range: \$14k - \$17k
5 WEST COAST	Justin-Siena High School	Napa Valley, CA	X	X			Catholic	20k-65k+	24,000	Not Published	NA	Signature	https://www.justin-siena.org/admissions/tuition-tuition-assistance	615 Students, 44 International
6 WEST COAST	Archbishop Riordan	San Francisco, CA	X				Catholic	45k-65k+	29,000	60,000	35,000	Select	https://www.riordanhs.org	976 students
7 WEST COAST	Woodside Priory School	Portola Valley, CA	X				Benedictine	65k+	61,000	90,000	NA	Select	https://www.prioryca.org	Secluded, 427 grades 6-12
8 WEST COAST	Villanova Preparatory School	Ojai Valley, CA	X				Catholic	65k+	27,000	75,000	NA	Select	https://www.villanovaprep.org	Secluded, 285 students
9 WEST COAST	Besant Hill	Ojai Valley, CA	X				None	65k+	32,000	74,000	NA	Select	https://www.besanthill.org	Secluded, 104 students, Domestic Boarding: \$71k, Int'l Boarding: \$74k
10 WEST COAST	Oaks Christian	Los Angeles, CA	X				Catholic	65k+	44,000	75,000	49,000	Select	https://www.oakschristian.org	City/Suburban, 900 students
11 WEST COAST	EF Academy	Pasadena, CA	X				None	65k+	47,000	77,000	NA	Select	https://www.efacademy.org/en/pasadena/	
12 WEST COAST	Bishop Montgomery	Los Angeles, CA		X	X	X	Catholic	20k-65k+	38,000	86,000	87,000	Signature	https://www.bmhs-la.org	
13 WEST COAST	Ambassador Christian	Torrance, CA			X	X	Christian	20k-65k+	16,000	Not Published	NA	Signature	https://www.ambassadorcs.org/about-us/who-are-we	Very small 1:4 Ratio
14 WEST COAST	Mater Dei HS	Santa Ana, CA		X	X	X	Catholic	25k-65k+	21,000	86,000	64,000	Signature	https://www.materdel.org	
15 WEST COAST	Fairmont	Orange County, CA		X	X	X	Secular	65k+	Not Published	91,000	NA	Select	https://www.fairmontschools.com	Pre - 12 grades
16 WEST COAST	Mater Dei HS	Chula Vista, CA		X	X	X	Catholic	20k-65k+	21,000	84,000	NA	Signature	https://www.materdeicatholic.org/high-school/international-students	
17 EAST COAST	Linsly School	Wheeling, WV	X			X	None	45k-65k+	24,000	55,000	NA	Select	https://www.linsly.org	400 students grades 5-12, 7 Boarding students
18 EAST COAST	BASIS Independent McLean	McLean, VA		X	X	X	None	65k+	39,000	Not Published	NA	Select	https://basisindependent.com/schools/va/mclean/	Pre - 12
19 EAST COAST	Hyde School	Bath, ME	X			X	None	65k+	30,000	71,000	NA	Select	https://www.hyde.edu/about/hyde-at-a-glance	640 acres secluded
20 EAST COAST	Buxton School	Williamstown, MA	X			X	None	65k+	33,000	65,000	NA	Select	https://buxtonschool.org	Secluded campus, Meal plans excluded
21 EAST COAST	St John's Prep School	Danvers, MA		X		X	Catholic	65k+	34,000	46,000	NA	Select	https://www.stjohnsprep.org	Additional cost for boarding
22 EAST COAST	Waring School	Beverly MA		X		X	None	65k+	46,000	90,000	85,000	Select	https://www.waringschool.org	160 Students, 6-12
23 EAST COAST	Chapel Hill-Chaucery Hall	Waltham, MA	X			X	None	65k+	63,000	76,000	85,000	Select	https://www.chch.org/#fast-facts	200 students 7-12
24 EAST COAST	Cape Cod Academy	Osterville, MA			X	X	None	65k+	Variable	Not Published	51,000	Select	https://www.capecodacademy.org/about	Pre k - 12
25 EAST COAST	Marianapolis Prep School	Thompson, CT	X			X	Catholic	45k-65k+	21,000	55,000	NA	Select	https://www.marianapolis.org	Secluded, 306 students
26 EAST COAST	The Williams School	New London, CT		X		X	None	65k+	39,000	46,000	NA	Select	https://www.williamschool.org	Grades 6 to 12, Additional cost for boarding
27 EAST COAST	Cheshire Academy	Cheshire, CT				X	None	65k+	35,000	76,000	NA	Select	https://cheshireacademy.org	376 Students, Domestic Boarding: \$55k, Int'l Boarding: \$76k
28 EAST COAST	EF Academy	Thornwood, NY	X			X	None	65k+	48,000	76,000	NA	Select	https://www.efacademy.org/en/new-york/	
29 EAST COAST	BASIS Independent	City of New York			X	X	None	65k+	53,000	Not Published	NA	Select	https://basisindependent.com/dma-landing/new-york/	
30 EAST COAST	St Anthony's HS	Long Island, NY		X	X	X	Catholic	20k-65k+	48,000	83,000	65,000	Signature	https://www.stanthonyshs.org	Day Student range, \$34k - \$48K
31 EAST COAST	St John's HS	Long Island, NY			X	X	Catholic	Catholic	15,000	Not Published	NA	Signature	https://stjohnthebaptisths.net	

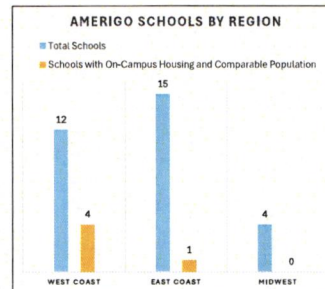
Graph calculation data

US Summary	Total	On Campus	Off Campus	Homestay		Catholic	Catholic w/ Housing	Avg Day Student	Avg Boarding & Tuition Cost	Avg Board w/ homestay & Tuition Cost		# with Comparable Population TOTAL	# with Comparable Population CATHOLIC
WEST COAST	12	7	5	5	5	7	4	32,727	79,800	58,750	5 4		3
EAST COAST	15	7	5	6	11	4	1	37,714	67,182	71,500	8 1		0
MIDWEST	4	1	2	3	1	3	0	16,667	25,500	38,000	3 0		3
	31	15	12	14		14	5				16		

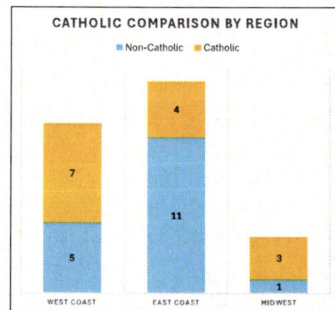
REFERENCES
<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.isha.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonaps.com>



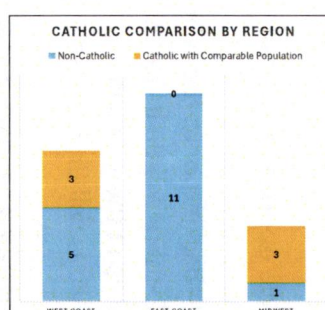
Total Schools: 31 Total ON-Campus: 15



Total Schools: 31 Total ON-Campus: 5



Total Non-Catholic: 17 Total Catholic: 14



Total Non-Catholic: 17 Total Catholic: 6

Safety and security comparisons to similar institutions

	CARMEL CATHOLIC HIGH SCHOOL	LAKE FOREST ACADEMY	CRANBROOK SCHOOLS (CURRENT AMERIGO SCHOOL)
Size of Campus	48 acres	150 acres	319 acres
Location	Mundelein, IL	Lake Forest, IL	Bloomfield Hills, MI
Enrollment	1150 students	445 students	800 students
Boarding students	Potential 56+ students	200 students	260 students
Security Personnel	1 Supervisor	5 Safety Personnel/Security Officers	17 Security Personnel/Contracted Security
Campus Security	None presented	24/7/365 security monitoring	24/7/365 security monitoring
In Dorm Staffing	2-3 RA's	Team of resident faculty members	House advisors/assistants in each of the dorm
Details	No safety plans available	Key Card Access to Dorms Rules regarding rideshare Rules regarding visitors and overnight stays Permission required to leave campus	Must show ID to enter or leave facilities Must report itinerary for excursions off campus

Community Response

To Carmel Petition for On-Campus International Student Housing

1

Agenda

Carmel is seeking approval to add dormitories to the campus for up to 56 full time student residents on a year-round basis for:

- International Students (*per original petition*)
- Domestic Students (*per revised petition*)
- Summer Camps (*per revised petition*)

In accordance with the Zoning Regulations, the community will address the requirements that Carmel will need to meet for approval of the petition

UNDUE HARDSHIP

UNIQUE CIRCUMSTANCE

CHARACTER OF LOCALITY

2

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** "...International population plays a vital role in Enhancing the diversity and global perspective within the school community..."
- ▶ **Community Response:** Statistics show that the Carmel International student population is approximately 3.5% of the student enrollment.

3

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** "...[the] rising housing cost for international students, through the partnership with Amerigo, have created significant financial barriers...leading to a decline in, and likely a complete loss of, the international student population"
- ▶ **Community Response:** Rising cost of housing has been a nationwide issue since the Covid Pandemic. There is no evidence that this issue is unique to the Amerigo program. We are not seeing any inherent competitive disadvantage.

4

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ **Carmel Declaration:** "...Carmel could offer more affordable housing solutions by adding a residential unit to the existing school..."
- ▶ **Community Response:** If the goal is to lower the housing cost for International Students, what other, less capital intensive, opportunities have been explored? Other potential housing options include but are not limited to:
 - ▶ Housing Options available at St. Mary's of the Lake Conference Center that advertises 155 sleeping rooms. An Archdiocese property located just North of the Carmel campus
 - ▶ Housing options available within the Mundelein city limits:
 - ▶ Cardinal Square
 - ▶ Station 250 Apartments
 - ▶ Morris Station Apartments**All properties are less than 1 mile (walking distance) from the campus**
 - ▶ Development of campus dormitories on the Northeast or East side of campus (Farthest points from adjacent residential neighborhoods)

5

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

- ▶ Locating the off-campus housing closer to Carmel's campus would eliminate the operating cost such as:
 - ▶ Elimination of Bus services
(currently used to transport International Students from Vernon Hills)
 - ▶ Facility maintenance and repair
 - ▶ Food services
 - ▶ Laundry/Cleaning services
 - ▶ Waste disposal
 - ▶ Other overhead associated with hospitality management
- ▶ Local Mundelein housing allows students to walk to campus and is a direct investment in the Mundelein community

6

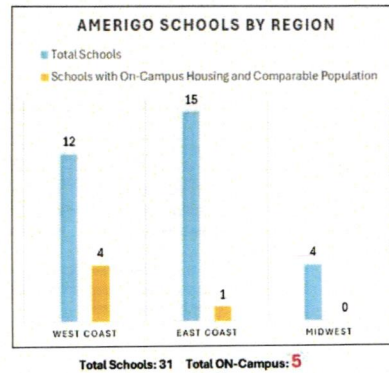
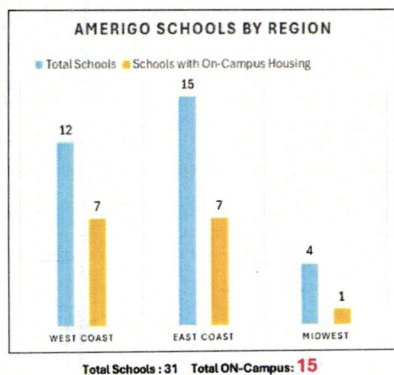
RESEARCH PERFORMED ON 31 AMERIGO SCHOOLS

Region	High School	Location	Available Housing			Day Students	Religious Affiliation	Published Cost		
			On Campus	Off Campus	Homestay			Day Student Tuition	International Student Cost	International Student Cost with Homestay
1 MIDWEST	Carmel Catholic	Mundelein, IL		X	X	X	Catholic	16,000	Non-published	NA
2 MIDWEST	Cretin-Durham	Twin Cities, MN		X	X	X	Catholic	16,000	23,000	NA
3 MIDWEST	Cranbrook	Bloomfield Hills, MI	X				None	Not Published	Not Published	NA
4 MIDWEST	Lexington Catholic	Lexington, KY			X	X	Catholic	18,000	28,000	38,000
5 WEST COAST	Justin-Siena High School	Napa Valley, CA	X	X		X	Catholic	24,000	Not Published	NA
6 WEST COAST	Archbishop Riordan	San Francisco, CA	X			X	Catholic	29,000	60,000	35,000
7 WEST COAST	Woodside Priory School	Portola Valley, CA	X			X	Benedictine	61,000	90,000	NA
8 WEST COAST	Villanova Preparatory School	Ojai Valley, CA	X			X	Catholic	27,000	75,000	NA
9 WEST COAST	Besat Hill	Ojai Valley, CA	X			X	None	32,000	74,000	NA
10 WEST COAST	Oaks Christian	Los Angeles, CA	X			X	Catholic	44,000	75,000	49,000
11 WEST COAST	EF Academy	Pasadena, CA	X			X	None	47,000	77,000	NA
12 WEST COAST	Bishop Montgomery	Los Angeles, CA		X	X	X	Catholic	38,000	86,000	87,000
13 WEST COAST	Ambassador Christian	Torrance, CA			X	X	Christian	16,000	Not Published	NA
14 WEST COAST	Mater Dei HS	Santa Ana, CA		X	X	X	Catholic	21,000	86,000	64,000
15 WEST COAST	Fairmont	Orange County, CA		X	X	X	Secular	Not Published	91,000	NA
16 WEST COAST	Mater Dei HS	Chula Vista, CA		X	X	X	Catholic	21,000	84,000	NA
17 EAST COAST	Linsly School	Wheeling, WV	X			X	None	24,000	55,000	NA
18 EAST COAST	BASIS Independent McLean	McLean, VA		X	X	X	None	39,000	Not Published	NA
19 EAST COAST	Hyde School	Bath, ME	X			X	None	30,000	71,000	NA
20 EAST COAST	Buxton School	Williamstown, MA	X			X	None	33,000	65,000	NA
21 EAST COAST	St John's Prep School	Danvers, MA		X		X	Catholic	34,000	46,000	NA
22 EAST COAST	Waring School	Beverly MA		X	X	X	None	46,000	90,000	85,000
23 EAST COAST	Chapel Hill-Chauncy Hall	Waltham, MA	X			X	None	63,000	76,000	85,000
24 EAST COAST	Cape Cod Academy	Osterville, MA			X	X	None	Variable	Not Published	51,000
25 EAST COAST	Marianapolis Prep School	Thompson, CT	X			X	Catholic	21,000	55,000	NA
26 EAST COAST	The Williams School	New London, CT		X		X	None	39,000	46,000	NA
27 EAST COAST	Cheshire Academy	Cheshire, CT	X			X	None	35,000	76,000	NA
28 EAST COAST	EF Academy	Thornwood, NY	X			X	None	46,000	76,000	NA
29 EAST COAST	BASIS Independent	City of New York			X	X	None	53,000	Not Published	NA
30 EAST COAST	St Anthony's HS	Long Island, NY		X	X	X	Catholic	48,000	83,000	65,000
31 EAST COAST	St John's HS	Long Island, NY			X	X	Catholic	15,000	Not Published	NA

7

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

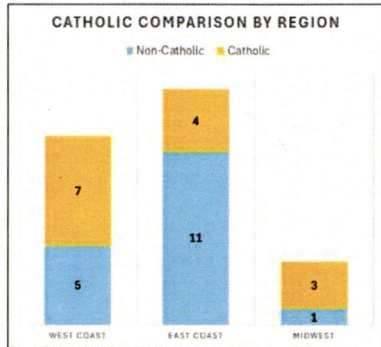


REFERENCES
<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.jhsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonaps.com>

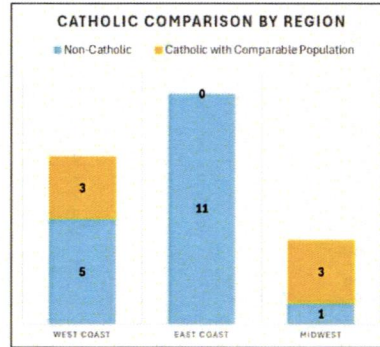
8

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)



Total Non-Catholic: 17 Total Catholic: **14**



Total Non-Catholic: 17 Total Catholic: **6**

REFERENCES

<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.hsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonapts.com>

9

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

Average Cost by Region

Region	Day Students	Int'l Student Cost
WEST	32,727	79,800
EAST	37,714	67,182
MIDWEST	16,333	34,833

Midwest Analysis of 3 Catholic Schools

School	Location	Day Students	Int'l Student Cost (1)
Carmel Catholic	Mundelein, IL	16,000	28,500
Cretin-Durham	Twin Cities, MN	16,000	35,500
Lexington Catholic	Lexington, KY	18,000	40,500

(1) Carmel Cost is not published, Cost based on current off-campus rental rates plus Day Student Tuition. This does not in account for any additional fees imposed by Carmel.

REFERENCES

<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.hsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonapts.com>

10

Undue Hardship

Request for Supporting Information from Carmel

- ▶ Please provide your research that shows the vital role the International Student population has on diversity and global perspective within the Carmel community
- ▶ Please provide an analysis of the current state of diversity within the Carmel Community. Information is not publicly available
- ▶ Please provide a compressive financial/statistical analysis of the Amerigo program that supports the stated barriers and decline of the Carmel program from inception to present
- ▶ Please provide any research that explores alternatives to on-campus dormitories

11

Unique Circumstance

Zoning Code Section 20.16.030 (F.1.b)

- ▶ **Carmel Declaration:** *"Without the residential units, the Internation program will be lost to Carmel..."*
- ▶ **Community Response:** Regardless of the housing options, there has been no evidence of a decline in the International student program since inception. Per our research, we see a competitive advantage to enroll in Carmel's program based on:
 - ▶ Tuition Affordability (compared to competitors within the Amerigo program)
 - ▶ Superior Academics
 - ▶ Large Student Population
 - ▶ Diverse/Multi-cultural student Body
 - ▶ Robust Athletic Program
 - ▶ Inviting Social/Spiritual Environment

12

Unique Circumstance

Zoning Code Section 20.16.030 (F.1.b)

- ▶ **Carmel Declaration:** *"Addressing these housing issue will...reinforce the school's commitment to providing an enriching, diverse education to all its students..."*
- ▶ **Community Response:** Whether International Students live on or off campus does not affect or influence Carmel's ability to provide an enriching, diverse education to its student population.

13

Unique Circumstance

Request for Supporting Information from Carmel

- ▶ Please provide a study that shows how the lack of on-campus housing will cause the loss of the international program
- ▶ Please provide a study of how on-campus housing, specifically, enriches diverse education to all students
- ▶ Please provide an analysis of the current state of diversity within the Carmel Community. Information is not publicly available

14

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

- ▶ **Carmel Declaration:** "...We would only be adding to the existing structure, keeping design and materials consistent with the current building"
- ▶ **Community Response:** Section 20.16.030 (F.2.c) of the Zoning Variations Code states, "The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located."

Further, "Public Welfare" has been defined as,
"Concern of the Government for the health, peace, and safety of its citizens."

With the letter of the code in mind, the community is concerned with the public welfare of the adjacent neighborhoods as well as the student residents
(minors from age 13 to 17)

15

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

▶ **Community Response:**

The presence of 24/7/365 residents on the campus will disrupt the quiet enjoyment that exist today.

The community surrounding the Carmel Campus purchased their homes knowing that they were adjacent to a high school. We accept the activity and noise that comes with our decision. We also know that these interruptions are limited to the schools operating hours and activities. With 24/7/365 residents, we have serious concerns about extended and additional disruption of peace and safety including but not limited to:

- ▶ Traffic/Transportation (rideshare, etc.)
- ▶ Overnight parking
- ▶ Loitering/Noise
- ▶ Lighting
- ▶ Addition of summer residents
- ▶ Safety of campus residents after hours

COMMUNITY TESTIMONIALS

16

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

► Community Response:

Carmel's petition does not address public safety concerns. For the safety of the campus residents as well as the neighboring communities, we strongly recommend that curfews and 24/7/365 security be present to protect the new 24/7/365 occupancy. Similar campuses with residential housing maintain 24/7/365 security staff as well as emergency call boxes.

ADDITIONALLY, the petitioner delivered an "11th hour" revision of the petition that now states that the housing will be used for domestic students and summer camps indicating the new housing would be inhabited 24/7/365.

SAFETY & SECURITY PRESENTATION

17

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

Safety and security comparisons to similar institutions

	CARMEL CATHOLIC HIGH SCHOOL	LAKE FOREST ACADEMY	CRANBROOK SCHOOLS (CURRENT AMERIGO SCHOOL)
Size of Campus	48 acres	150 acres	319 acres
Location	Mundelein, IL	Lake Forest, IL	Bloomfield Hills, MI
Enrollment	1150 students	445 students	800 students
Boarding students	Potential 56+ students	200 students	260 students
Security Personnel	1 Supervisor	5 Safety Personnel/Security Officers	17 Security Personnel/Contracted Security
Campus Security	None presented	24/7/365 security monitoring	24/7/365 security monitoring
In Dorm Staffing	2-3 RA's	Team of resident faculty members	House advisors/assistants in each of the dorm
Details	No safety plans available	Key Card Access to Dorms Rules regarding rideshare Rules regarding visitors and overnight stays Permission required to leave campus	Must show ID to enter or leave facilities Must report itinerary for excursions off campus

18

Character of Locality

Zoning Code Section 20.16.030 (F.1.c)

- ▶ **Community Response:** Section 20.16.030 (F.2.d) of the Zoning Variations Code states, “The proposed variation will not impair an adequate supply of light and air to adjacent property, ...or **impair property values** within the neighborhood”

With the letter of the code in mind, the community is concerned that this petition, and any future development of green space adjacent to neighborhoods, violates this code section.

There is high concern that **property values will decrease** based on dormitory residence in proximity to neighboring communities. We see current and potential future impairment of light, air, green spaces and our quiet enjoyment.

19

Character of Locality

Request for Supporting Information from Carmel

- ▶ Please provide details of the proposed safety and security plan
- ▶ Please provide the full long term campus development plan beyond this petition
Considering that a revision to the original petition was delivered a week before the hearing and included an additional building structure and indicates 24/7/365 occupancy, we are concerned that the commission and the community are unaware of Carmel’s “big picture” campus expansion plan that may further infringe on our rights within the zoning code and further **impair community property values**

20

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.a)

- ▶ **Carmel Declaration:** *"Our current school building cannot accommodate the space and structure to all for necessary housing..."*
- ▶ **Community Response:** Per this code section, petitioner needs to prove hardship versus mere inconvenience.

The International Student program has thrived since inception. The current off-campus housing has not appeared to affect the growth of the program. We would classify the current off-campus housing as a mere inconvenience. The desire for residential dormitories appears to be merely a marketing strategy versus a hardship.

21

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.b)

- ▶ **Carmel Declaration:** *"...The hardship exists due to rising costs and economic changes in the world that are not in the control of the petitioner nor Amerigo International"*
- ▶ **Community Response:** Rising costs and world economic changes have created housing challenges nationwide and are not unique to the petitioner. All Amerigo programs across the country would be affected by economic conditions. We do not see a unique circumstance the created a competitive disadvantage.

22

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.c)

- ▶ **Carmel Declaration:** *"The granting of the variation will not be detrimental to the public welfare in the area of Carmel Catholic High School. Petitioner would address any concerns of the village or the neighboring public..."*
- ▶ **Community Response:** The community has addressed our public welfare concerns in previous slides. We ask the petitioner to work directly with the neighboring communities as a good will gesture of their commitment to address the community's public welfare concerns.

23

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.d)

- ▶ **Carmel Declaration:** *"Neither the current buildings nor the proposed construction would impair adequate light and air to adjacent properties, increase congestion in public streets, increase danger of fire, or endanger the public safety or **impair property values**"*
- ▶ **Community Response:** The community disagrees with this statement. Refer to previous presentation slides and testimonials.

24

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.e)

- ▶ **Carmel Declaration:** *"...This use variance would add value to the permitted use granted us in the Institutional zoning district for the purposes of education."*
- ▶ **Community Response:** Carmel's academic excellence is the same regardless of where students reside substantiated by the other 1,100 non-resident students that represent approximately 96% of Carmel's population. Also, any implied gain in value to the petitioner is seen as an inherent loss of value to neighboring communities.

25

Evidentiary Issue

Zoning Code Section 20.16.030 (F.2.f)

- ▶ **Carmel Declaration:** *"If the variation is denied, it will eliminate the ability to house international students, offer boarding to domestic students and other uses to include housing for summer camps..."*
- ▶ **Community Response:** Carmel's original petition was the need to support and sustain the international student program. In this declaration, they are now stating a multi-use, multi-age boarding school facility that will operate 24/7/365, further adding to the concerns of the community which have been documented previously in this presentation.

26

Conclusion

- ▶ To appease the community concerns, we encourage the Zoning Commission to recommend a rejection of the petition. To recap:
- ▶ **UNDUE HARDSHIP** has not been established, and no supporting research or analysis has been provided to support their position. The community has provided evidence refuting their claims.
- ▶ **UNIQUE CIRCUMSTANCE** presented is misleading and unsubstantiated. The community has provided counterpoints disproving their claims.
- ▶ **CHARACTER OF LOCALITY** response did not address the true concerns of the community for safety, security, impact on quiet enjoyment and **impairment of property values**. The community has provided an extensive response with testimonials and information.

27

Thank You!

28

Erin Swanson

From: Deborah Cretacci <dcretacci@yahoo.com>
Sent: Wednesday, May 7, 2025 11:15 AM
To: Planning
Subject: EXTERNAL -Public Commentary / Case PZ2025-0015

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

I am writing in opposition of petition that Carmel Catholic High School has put forth to the Mundelein Planning And Zoning commission to permit a residential use of the facility for Student Housing. As a neighbor of Carmel High School for over 25 years, overall they have been a good neighbor. We do experience damage to lawns, significant traffic increases and road damage that the village does not repair (McKinley/Brice) with the exception of ongoing patching, and requests for dead tree removal requests on the back easement which have gone without response.

Additional information as to where these students will be housed, the number of students that are planning to be onsite and the number of adults that will also live onsite as supervision is critically important to understand the scope of what is being asked. We are not in agreement with opening up the campus to housing as we believe this will only exacerbate current issues. There is a concern with additional weekend traffic, potential unsupervised underage students on site as well as potential noise. Mundelein is not a walkable town so housing students on site does not give them the opportunity to walk anywhere in the evenings/weekends for entertainment/dining. If there is nowhere to go, this would create more "hanging out" which we do not need more of in Mundelein. To get anywhere would increase the volume of city/private (UBER) transportation coming/going through the neighborhoods, further eroding the condition of our roads.

We are not able to make the meeting this evening but would like to be kept advised of the outcome of the meeting.

Debi Cretacci
Brice Avenue

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 2:37 PM
To: Erin Swanson
Subject: Fw: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Erin, can you please print? Thanks!

From: Brenda Christensen
Sent: Wednesday, May 7, 2025 2:34 PM
To: Colleen Malec
Subject: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1-Added Traffic to the residential neighborhood
- 2- Construction traffic on roads that are already in disrepair
- 3- Lack of parental supervision. Carmel currently is not and should not become a boarding school.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Brenda Christensen
858 Lange St
Mundelein IL

[Sent from AT&T Yahoo Mail on Android](#)

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 3:35 PM
To: Erin Swanson
Subject: Re: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Hi! I just got two more public comments. Can you print? I'll forward the 2nd one next.

From: Elise Nelson <elisehogenson@gmail.com>
Sent: Wednesday, May 7, 2025 2:57 PM
To: Colleen Malec <cmalec@mundelein.org>
Subject: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School. I live in a neighborhood adjacent to Carmel.

I have some concern that residential housing of teens on Carmel property could disrupt the peace and quiet of our neighborhood on nights and weekends.

I wonder if there might be alternative housing arrangements that could meet Carmel's desire to bring international students to the campus (which I fully support), while still preserving Carmel as a non-residential area. For example, the seminary across from Carmel may be an option that already offers student housing. Or, as another alternative, students could be hosted by local families.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,

Elise Nelson
263 Lenox Ln, Mundelein, IL 60060

Please excuse any typos, as this message was sent from my mobile device.

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 3:35 PM
To: Erin Swanson
Subject: Fw: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

2nd email

From: Leslie Molnar <lesliesmolnar@gmail.com>
Sent: Wednesday, May 7, 2025 3:25 PM
To: Colleen Malec <cmalec@mundelein.org>
Subject: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

1. Increased noise and disruption. I do not want to live next to student housing.
2. This will diminish my property value.
3. Security issues with students living semi-independently.
4. Precedent for future expansion.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Leslie Molnar
1040 Concord Cir, Mundelein, IL 60060

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 5:37 PM
To: Erin Swanson
Subject: Fw: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From: Daniel Coleman <colemandan1995@gmail.com>
Sent: Wednesday, May 7, 2025 5:24 PM
To: Colleen Malec <cmalec@mundelein.org>
Subject: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern:

I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School.

I oppose this rezoning approval for several key reasons listed below:

- 1-Lack of current traffic control. I watch everyday kids speed by and blow through stop signs. They should make it one entrance one exit.
- 2- They don't pay any attention to the kids now. Very late into the night I watch as kids drive into the school at late times like 11pm and sometimes later. No idea what they are up to but I don't understand it. What will happen when kids live here? Whose in charge? Will there be a curfew and 24 hour security?
- 3- During football games parking they crowd the streets and Carmel pays no attention to how it effects those who live here. Maybe they should build a larger parking lot first.
- 4- No interest in maintaining grounds. Wish the village would send a arborist out to look around. How many trees along the south side are dead and dying and dead limbs hanging. They spend all this time and money and renovations of tennis courts and the front of the building but pay no attention to the residential south side. A tree last year a large tree basically snapped in half. It laid on the ground for three weeks til I finally brought a grapple truck home and got rid of it myself. Which the other half still stands. They pay no attention to any of the grounds that people who live here have to look at. This will be absolutely no different.

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,
Dan Coleman 445 Brice ave

Dear Board Members of the Planning and Zoning Commission,

I am extremely concerned about this proposal and I do indeed hope the board members are favoring and considering the options and concerns of the taxpayers and adjacent neighbor's to this proposal. We trust in our officials to represent and protect our interests. Thank you so much for what you do. I am particularly concerned that his proposal asks to ignore and remove the necessary permissions of all adjacent properties and is also asking to have a reduced fall-back zone. Clearly, these safe-guards and laws were put in place and exist for important reasons. To request that none of the people of Mundelein who will be affected by this (any adjacent properties) both short and long term, in big and small ways health wise, have a say in this is absolutely absurd. I implore you to respect the provision that states that all adjacent property owners give written consent about the tower as well as considering the very real reasons why the location of this tower puts many citizens in great danger at the distance proposed.

As a property owner at 915 N.E Holcomb, I am located in the Mundelein Heights neighborhood, which is located only 740 feet away from this proposed tower. My concern is the distance of this tower for me, my 20 month year old baby, my child's daycare (also extremely close to the proposed tower) my mother who is sick at home with Alzheimers, as well as many other Mundelein constituents who are also very near to this proposed tower. My main concern is the EMF radiation that these towers emit and the major health concerns they cause at such close distances such as increasing cancer rates, headaches, insomnia, tinnitus, neurological symptoms, memory problems, depression, and dizziness (to name some)

An [analysis](#) of 100 studies published in Environmental Reviews found ~80% showed biological effects near towers. **"As a general guideline, cell base stations should not be located less than 1500 ft from the population, and at a height of about 150 ft."** ([Levitt 2010](#))

Please review the following concerns from many research studies. I have not found any source to state that a healthy distance from these towers is less than a minimum of 300-400 meters (984-1312 feet). Most are stating around 500 meters as the closest safe distance, which is 1,640 feet. Sooooo many Mundelein residents are living much, much closer than this safe distance to this proposed tower. According to research conducted in Germany, the heat emitting from the radio waves of cell towers, "at high enough levels, can cause cancer by causing damage to the human body's tissue". They also note **"people living near 400 (1312 ft) meters of a cell phone transmission mast had a dramatically elevated risk of acquiring cancer at a young age."** Then, **"The risk was increased by a factor of three.** In addition, recent studies have shown that homes that are within 300-400 meters (984 - 1312 feet) of a cell tower may be at an increased risk for both short-term and long-term health effects. Therefore, **extreme care needs to be made to construct cell towers in locations that are not near populations who are more susceptible to health risks, such as children."** This is extremely concerning considering **this research states a distance at least double of where the tower will be in regards to my home and is clearly showing many negative effects even at that greater distance.**

The proposed location is within 300 feet of many residences, our daycare, and my property, which is only 774 ft away from the proposed tower. This is extremely concerning considering this research states a distance at least double of where the tower will be in regards to my home and is clearly showing many negative affects even at that greater distance.

Here are many compiled resources and their findings on how cell towers are increasing cancer. All links are hyperlinked for your reference and I have highlighted many of my main concerns

- A [study](#) published in Electromagnetic Biology and Medicine found changes in blood considered biomarkers **predictive of cancer in people living closer to cell antenna arrays** ([Zothanslama2017](#)).
- A [study](#) published in the International Journal of Environmental Research and Public Health found **higher exposure to cell arrays linked to higher mortality from all cancer and specifically lung and breast cancer** ([Rodrigues 2021](#)).
- A [study](#) published in Science of the Total Environment 10 year study on cell phone antennas by the local Municipal Health Department and several universities in Brazil found **a clearly elevated relative risk of cancer mortality at residential distances of 500 meters or less from cell phone towers** ([Dode 2011](#)).
- A large-scale [animal study](#) published in Environmental Research found rats **exposed to radiofrequency levels comparable to cell tower emissions had elevated cancers**, the very same cancers also found in the US National Toxicology Program Study ([Falcioni 2018](#)).
- A [study](#) commissioned by the Provincial Government of Styria, Austria found a **significant cancer incidence in the area around the transmitter as well as significant exposure-effect relationships between radiofrequency radiation exposure and the incidence of breast cancers and brain tumors** ([Oberfeld 2008](#)).
- A [review](#) published in Experimental Oncology found “alarming epidemiological and experimental data on possible carcinogenic effects of long term exposure to low intensity microwave (MW) radiation.” **Even a year of operation of a powerful base transmitting station for mobile communication reportedly resulted in a dramatic**

increase of cancer incidence among the population living nearby (Yakymenko 2011).

- Zothansiam, et al. "Impact of radiofrequency radiation on DNA damage and antioxidants in peripheral blood lymphocytes of humans residing in the vicinity of mobile phone base stations." Electromagnetic Biology and Medicine 36.3 (2017): 295-305.
 - This study evaluated effects in the human blood of individuals living near mobile phone base stations (within 80 meters) compared with healthy controls (over 300 meters). The study found higher radiofrequency radiation exposures and statistically significant differences in the blood of people living closer to the cellular antennas. **The group living closer to the antennas had for example, statistically significant higher frequency of micronuclei and a rise in lipid peroxidation in their blood. These changes are considered biomarkers predictive of cancer.**
- **Several scientists conclude that the weight of current peer-reviewed evidence supports the conclusion that radiofrequency radiation should be upgraded and now regarded as a proven human carcinogen (Hardell and Carlberg 2017, Peleg et al, 2018, Miller et al 2018).**

I could literally go on and on with studies of the terrible and life-threatening side effects that towers like this built in such close distance to our homes, can cause. There is much more research on how this causes insomnia, blood changes (biomakers that precede cancer), forgetfulness, memory, and more. **ALL of these will greatly impact the quality of someone's life and well-being.**

We are inundated everywhere with toxins, environmental pollutants, pesticides, heavy metals, etc. and in my personal life I work extremely hard to combat as much of this as I can through the food I buy, the products I use (and don't use) etc. I am the person who has a Faraday cage around my internet router and wears an EMF protection bracelet. However, something like this should NOT be out of our control as we trust in the decision making process of the people representing us and making these decisions.

There are recommended distances for these towers (all at a minimum of around 1300 feet) from people's homes and schools. This tower is MUCH closer to many residents and tax-payers of Mundelein. There are safe-guards in place such as asking us to submit in writing that we will allow this. I beg you to consider the opinions of your tax-paying constituents

and the health RIGHTS, needs and concerns of people living way too close to this proposed tower.

Thank you SO much for your time and attention to this matter and for ultimately representing the rights and health and happiness of the people of Mundelein.

Sincerely,
Jessica Meland
915 NE Holcomb
Mundelein, IL 60060

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 5:54 PM
To: Erin Swanson
Subject: Fw: EXTERNAL -Negative Impact of Carmel Residential Zoning

From: Ashley Painter <ashleypainter07@gmail.com>
Sent: Wednesday, May 7, 2025 5:52 PM
To: Colleen Malec <cmalec@mundelein.org>
Subject: EXTERNAL -Negative Impact of Carmel Residential Zoning

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom this may concern,

I am writing this email with anger due to the recent upbringing up rezoning the south end of Carmel High School to build two dorm buildings housing 13-17 year olds. As a new, young homeowner to the area directly on the west side of the high school, hearing this news brings me great sadness that a decision like this was brought to light. There are various reasons on why this zoning should not be approved:

Traffic- The traffic alone on the side entrances into Carmel is unorganized, uncoordinated, and the persons driving these vehicles (faculty and students) are reckless, careless, and do NOT look where they are going. The stop sign is blown left and right, aiding in the loudness of honking, engine revving, and a potential for collisions. Also, the traffic going through and form the high school at all hours of the night is beyond annoying. Putting up dorm buildings for those who can drive and have vehicles just causes more traffic throughout all hours of the day. As a young homeowner who plans on raising a family in the area, this is a huge cause for concern.

Location- Putting up two dorm buildings on the south end of the highschool is a huge eye sore. Knowing the location, residents in the neighborhoods paid a lot of money and did not purchase their homes to have dorm buildings in their backyards. We did not choose to live near a college like campus and should not have to deal with it now.

Age & Parental Guidance- Housing students ages 13-17 where crucial development and decision making skills are not fully developed is not appropriate. Dorms itself remove the natural support network that comes with living at home, hindering development of independent decision making. Living alone can expose the students to potential unsupervised social situations, including peer pressure, substance use, and other risks.

Appearance & Caretaking of the Property- Carmel High School does not take care of the west sides of their campus. The landscapers and the administration do not take care of the land and situations that

come up. A few years ago, there was a deceased dog that was unfortunately laying on the grass on the west side property of the school. Before the situation was called into the school, the landscapers discustling mowed around the dog, moved the dog, and moved it back. The police could not move the animal due to private property as we were told and after almost a day of waiting for Carmel to handle it, they never removed the dog. I would anticipate having a dorm building on campus brings in more garbage and loitering.

Thank you for your time.

Erin Swanson

From: Colleen Malec
Sent: Wednesday, May 7, 2025 6:26 PM
To: Erin Swanson
Subject: Fw: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

From: DA <andridm@yahoo.com>
Sent: Wednesday, May 7, 2025 6:24 PM
To: Colleen Malec <cmalec@mundelein.org>
Subject: EXTERNAL -Carmel Zoning Petition || Concerns of a Resident of Mundelein

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

To whom it may concern: I am writing as a concerned resident regarding the proposed rezoning that would allow for student housing at Carmel High School. I oppose this rezoning approval for several key reasons listed below:

- 1.High school campus is not a safe environment for a teenager housing in a residential neighborhood.
- 2.There is no plan outlined to address safety or overcrowding concerns.
- 3.Diminished home values

I respectfully ask the board to deny this rezoning request or at a minimum, require a far more detailed and public plan addressing the above concerns.

Thank you,

Dmitry Andrievsky
Svetlana Andrievsky
Alena Fomina

Residents of 1009 Concord Circle, Mundelein, IL.

Timestamp	Do you have concerns about the village of Mundelein?	Please feel free to provide additional comments on this matter. A public hearing on this matter will be held by the Zoning Board on May 22nd at 7:00 PM. If you do not have time to attend the meeting, will you be able to provide comments via email or phone? By completing this survey, you are agreeing to allow the Village of Mundelein to use your comments for planning purposes.	Provide First and Last name	Provide an email address	
5/5/2025 16:17:02	Yes I have concerns	Bad location for dorm. The north side of the school. I'll be there.	Yes	Lee Liederbach	liederbach@earthlink.net
5/5/2025 18:48:37	Yes I have concerns	Too long to put on a survey	Yes	Dawn Hahn	dawn961@yahoo.com
5/5/2025 20:29:41	Yes I have concerns	No actual security or plan to protect.	Yes	Carlos Mata	losanaroll@gmail.com
5/5/2025 21:22:18	Yes I have concerns		Yes	Megan Kirst	mkirst83@gmail.com
5/6/2025 0:02:11	Yes I have concerns	As a homeowner we have had to call police for leeches. We will be there.	No	Carole Liederbach	drivesavan@earthlink.net
5/6/2025 12:28:12	Yes I have concerns	This will negatively change our community. Carmel Not speaking, will try to come to Whom it May Concern, I am writing to express my strong opposition to the development. This development would bring a significant and per Traffic and congestion are already issues, particula The proposed construction would also lead to the c There are also serious concerns about the visual ar	Yes	Ron Shulkin	ronshulkin@gmail.com
5/6/2025 14:08:11	Yes I have concerns	Additionally, the proposed student housing raises it: Increased noise and disruption: Teenagers living in Inadequate infrastructure: Local public transportati Lack of long term certainty: If the program fails, the Existence of better alternatives: Students in need o Perhaps most significantly, we are deeply concernc To be clear: this is not an objection to students or c I strongly urge you to reject this rezoning proposal I	Yes	Judy Puzzolo	puzzoloj@gmail.com
5/6/2025 14:35:39	Yes I have concerns	Concerns around safety, property value, general qu I have a conflict but I did send the email already	Yes	Anup Shah	ashah283@gmail.com
5/6/2025 15:48:54	Yes I have concerns		Yes	Suresh Balakrishnan	123suresh@gmail.com
5/6/2025 15:58:35	Yes I have concerns	Dormitories in residential area, density, lack of sec. I will try to attend, pending daycare	Yes	Dmitry Andrievsky	andridm@yahoo.com
5/6/2025 16:45:10	Yes I have concerns			Olga Mata	
5/6/2025 16:45:51	Yes I have concerns		Yes	Tim Hodson	timhodson@gmail.com
5/6/2025 17:03:07	Yes I have concerns			Genaro Martinez	genaro18@aol.com
5/6/2025 18:12:55	Yes I have concerns		Yes	William Joesel	joesels1@gmail.com
5/6/2025 18:48:49	Yes I have concerns		Yes	Terence Voolker	Greenhamyanks@gmail.com
5/6/2025 22:29:13	Yes I have concerns	I'm concerned about disruption of our quiet neighb Let's call a spade a spade. If this were truly about j.	Yes	Michelle Wang	mingming194@gmail.com
5/7/2025 6:19:37	Yes I have concerns	I am concerned about the entire property being rez Also, the area near Carmel does not have places wi	No	Lauren Aguina	laurenaguina@gmail.com
5/7/2025 6:20:43	Yes I have concerns	I do not want any disruption to the existing landsc I will attend	Yes	Acevedo	acevedoconnie7@gmail.com
5/7/2025 9:59:13	Yes I have concerns	Safety, noise, privacy for the Homes near the buldi	Yes	Mitul sheth	tooljunk@gmail.com
5/7/2025 10:21:21	No I don't have concerns	I do not believe the petitioner has met the criteria e I will be speaking on behalf of the neighboring com	Yes	Tony Borkowski	tonybork17@gmail.com
5/7/2025 10:55:27	Yes I have concerns	The hardship and unique circumstance vs more inc I will be attending and presenting information rega	Yes	Gina Borkowski	borkfamily908@gmail.com
5/7/2025 11:07:26	Yes I have concerns	Carmel has not provided specific details on update	No	Michele Kainovic	mkainovic1@gmail.com
5/7/2025 14:55:53	Yes I have concerns		No	Danielle Venegoni	
5/7/2025 15:06:54	Yes I have concerns	Concerns about congestion and possible future ad	No	Michelle Freedman	kmfreedman@comcast.net
5/7/2025 15:16:51	Yes I have concerns	I am worried about our housing values, I am worrie My husband will be there I have to be at another co	Yes	Dawn Abernathy	dmabers@comcast.net
5/7/2025 17:05:12	Yes I have concerns	I believe this is a horrible idea not only for the safet	Yes	Ashley Painter	ashleypainter07@gmail.com
5/7/2025 17:07:04	Yes I have concerns	They do a terrible job now at controlling traffic. I wa	Yes	Dan Coleman	colemandan1995@gmail.com
5/7/2025 17:45:34	Yes I have concerns	I do not approve of the zoning change from industr	No	Christopher Anderson	c.m.andor25@gmail.com

Undue Hardship

Zoning Code Section 20.16.030 (F.1.a)

REVISED

Average Cost by Region

Region	Day Students	Int'l Student Cost
WEST	32,727	79,800
EAST	37,714	67,182
MIDWEST	16,333	66,700

Midwest Analysis of 3 Catholic Schools

School	Location	Day Students	Int'l Student Cost (1)
Carmel Catholic	Mundelein, IL	28,000	68,900
Cretin-Durham	Twin Cities, MN	16,000	64,650
Lexington Catholic	Lexington, KY	18,000	40,500

(1) Updated data derived from IDP Education.

REFERENCES

<https://www.amerigoeducation.com>
<https://www.carmelhs.org>
<https://www.ihsa.org/default.aspx>
<https://www.niche.com/?ref=k12>
<https://www.themiltonapts.com>