AGENDA

PLANNING AND ZONING COMMISSION MEETING

December 17, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. MINUTES APPROVAL

A. Approve the Planning and Zoning Commission Regular meeting minutes from November 19, 2025

V. PUBLIC COMMENTARY

VI. NEW PZC BUSINESS

A. Public Hearing - PZ2025-0039 - Mundelein High School District 120 - Variation for Interior Parking Lot Landscape

B. Memo to the Village Board from the Planning and Zoning Commission Regarding Proposed Preservation Initiatives

VII. OLD PZC BUSINESS

A. Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

B. Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code

VIII. QUESTIONS AND COMMENTS

IX. ADJOURNMENT

A. Adjourn the Planning and Zoning Commission Meeting

Public comment may be made for all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them up to 24 hours prior to the scheduled meeting time in one of two ways: (1) by sending an email to planning@mundelein.org; or (2) by dropping it off directly at Village Hall to the attention of Community Development, 300 Plaza Circle, Mundelein, Illinois. Agenda materials are available at www.mundelein.org/Agendas-Minutes

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

Planning and Zoning Commission Meeting **November 19, 2025**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on November 19, 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

Chair Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, K. Teehan, T. Wilson
ABSENT: None

Village Attendance

PRESENT: Amanda Orenchuk, Director of Community Development; Colleen Malec, Senior Planner; Erin Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from October 15, 2025.

Chairman T. Roswick asked the commission if there were any requested changes or alterations to the Planning and Zoning Commission Meeting Minutes from October 15, 2025. There were no suggested changes.

K. Teehan moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from October 15, 2025.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY
There was no general public commentary.

OLD PZC BUSINESS
There was no old business to be discussed.

NEW PZC BUSINESS

Public Hearing - PZ2025-0018 - 103 S Lake Street - Map Amendment

Open Public Hearing
S. Petti moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2025-0018.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation
C. Malec gave the attached presentation and provided a background on the property and the requested map amendment to rezone the property at 103 S Lake Street from R-3 Single Family Residential to R-4 Two Family Residential. The commissioners requested clarification between the zoning map and the comprehensive plan. The Comprehensive plan is a guiding document and the zoning map shows what the actual zoning of each lot within the Village is. Staff is in support of the petition. Staff does not usually take a stance, but the zoning request fits with the history of the property as well as the vision of the property within the Comprehensive Plan.

Petitioner Presentation
Marsha and Jose Rodriguez, owners of the property at 103 S Lake Street, were sworn in. Commissioner Petti asked if both units will be rented out. The property owners confirmed that both units will be rented out. The rental contract would detail which

parking spaces would be used for the units. The garage will be used by the property owner.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Robert Ward of 46 S. Greenview Avenue was sworn in. Mr. Ward expressed concerns about the future development of the property. He inquired if the house could be torn down and there could be several 2-units developed across the multiple lots. C. Malec stated that in theory they could if the lots were re-subdivided in a way that would allow the development and meet the setback requirements. It would not be an easy task to do, but in theory it would be able to do.

Mr. Ward also asked about how the addresses would be handled with the separation of the units. C. Malec stated that the Building Department handles the addressing within the Village and it would be under the Director's discretion.

J. Holden asked if there was any historical protections within the Village. C. Malec stated there are no protections on historical homes within the Village. The Historical Commission does collect information on some of the historical homes within the Village, but there are no protections in ways done by some other municipalities.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holdens stated she was in favor of this petition in order to do some cleanup based on the historical use of the property.

K. Teehan stated that he does have some concerns with developing all the lots as two family due to the historical significance of the home.

S. Petti stated that he was not concerned with the home being torn down and the lots developed due to the cost that would be needed to develop all the lots.

K. Anderson thanked staff for elaborating the staff report on the case. In reviewing the application with the comprehensive plan, he expressed support for the application.

Chairman T. Roswick asked the Commission to review the Findings of Fact.

Map Amendment Request

S. Petti moved, seconded by J. Holden, a **Motion** to recommend approval of a Map Amendment to rezone the property at 103 S Lake Street from R-3 Single-Family

Residential to R-4 Two-Family Residential, including the findings of fact as presented.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0018.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZ2025-0038.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

A. Orenchuk stated that the comprehensive plan update will incorporate traditional neighborhood design use recommendations. Staff is still working with Village Attorneys and Consultants. The current recommendation from staff is to continue the public hearing to allow additional review time of this update to be presented at a future Planning and Zoning Commission meeting. Prospective dates for the continuation could be December 3, December 17, or January 7.

Continue Public Hearing

K. Teehan moved, seconded by K. Garesche, a **Motion** to continue Public Hearing PZ2025-0038 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code

Open Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to open Public Hearing PZ2025-0037.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation and Commission Discussion

A. Orenchuk gave the attached presentation detailing the proposed zoning ordinance

text amendments that have been in progress since 2017.

J. Holden requested clarification on the procedure for approving text amendment changes to the Zoning Ordinance. A. Orenchuk reviewed the approval procedure and the difference between the comprehensive plan and the zoning map. The Comprehensive Plan is a guide for a vision of how the Village sees future uses of properties located within the Village. The Zoning Map is a record of the current actual zoning designations of the properties within the Village. A. Orenchuk indicated that at the end of the several sessions anticipated to discuss the amendments, there will be a redline version of the document for the PZC to review and provide a recommendation to the Board.

Traditional Neighborhood / New Urbanism District

The project proposed as Ivanhoe Village is considered a Traditional Neighborhood Design (TND) or New Urbanism project with a mix of building types and open spaces along with specific street typography. The discussion at this meeting was not to specifically discuss the Ivanhoe Village proposal, but to discuss TND zoning in general. Staff is requesting language within the code to create a shell district that would require any Traditional Neighborhood project to apply as a Planned Unit Development, which requires a regulating PUD Ordinance that gets considered with the application for a TND Map Amendment. There is a lot of nuance and prescriptive design for these types of developments that need some flexibility in locations of open space, road typologies, and mixtures of building types. The PUD gives the Village the ability to control the development a little better in terms of architecture and open spaces while supporting the form-based/design focused development.

The commission discussed similar projects located throughout the country and how municipalities have handled the zoning to date. Staff explained that in light of the Ivanhoe development, there was an avenue that was explored that looked at integrating a full form-based code for New Urbanism into the Village's municipal code. In a master-planned community scenario with a long time horizon this became a challenge. This led to the exploration of TND as a PUD. The Commission supported adding language for Traditional Neighborhood/New Urbanism regulations within the Zoning Ordinance.

Administrative Hearings

There have been a couple hurdles in recent history regarding notification for hearings. Being a home-rule community, there is more flexibility regarding notification requirements. Certified mailers with green receipts are a significant cost for any property owner that needs to go through a public hearing. The requested change would allow the property owners to have virtual receipts, allowing for a significant cost

savings for the applicant.

The commission discussed other changes, including adding notices centrally on the Village Website. It was discussed that any changes made would need to be applied to all cases.

Accessory Structures
The Commission discussed accessory structure sizes allowed.

Recreational Equipment
The current zoning code references Recreation Equipment but does not have a definition. Staff included proposed text for this definition including swing sets, play sets, tree houses, ice rinks, basketball and other sports equipment on private residential property. The commission supported adding the definition to the Zoning Code.

Accessory Structures Attached to a Principal Structure
The commission discussed the merits of allowing an attached accessory structure, such as a pergola, to be expanded to the maximum property envelope that would be allowed for an enclosed addition to the principal structure.

The Commission discussed the similar issue of allowing a detached accessory structure, such as a gazebo, larger than the 144 square feet allowed by the Zoning Code, such as those currently available for purchase from major retailers such as Home Depot or Costco.

There was a lot more to discuss, but it was after 9:30 PM, so the Commission decided to continue the discussion to another meeting date.

Public Commentary
There was no public commentary.

Continue Public Hearing
J. Holden moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson

NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions or comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of November 19, 2025.

RESULT:	**Passed [Yes 7, No 0, Abstained 0]**
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 9:32 PM

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein, IL 60060

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Marsha Rodriguez	210 Alberta Dr. Vernon Hills 60061	Phone: 847-404-8558
Company:		Email: lmarodriguez05@gmail.com
Name: ROBERT WARD	46 S. GREENVIEW MUNDELEIN	Phone: 847-310-5206
Company:		Email: WARDJL@COMCAST.NET
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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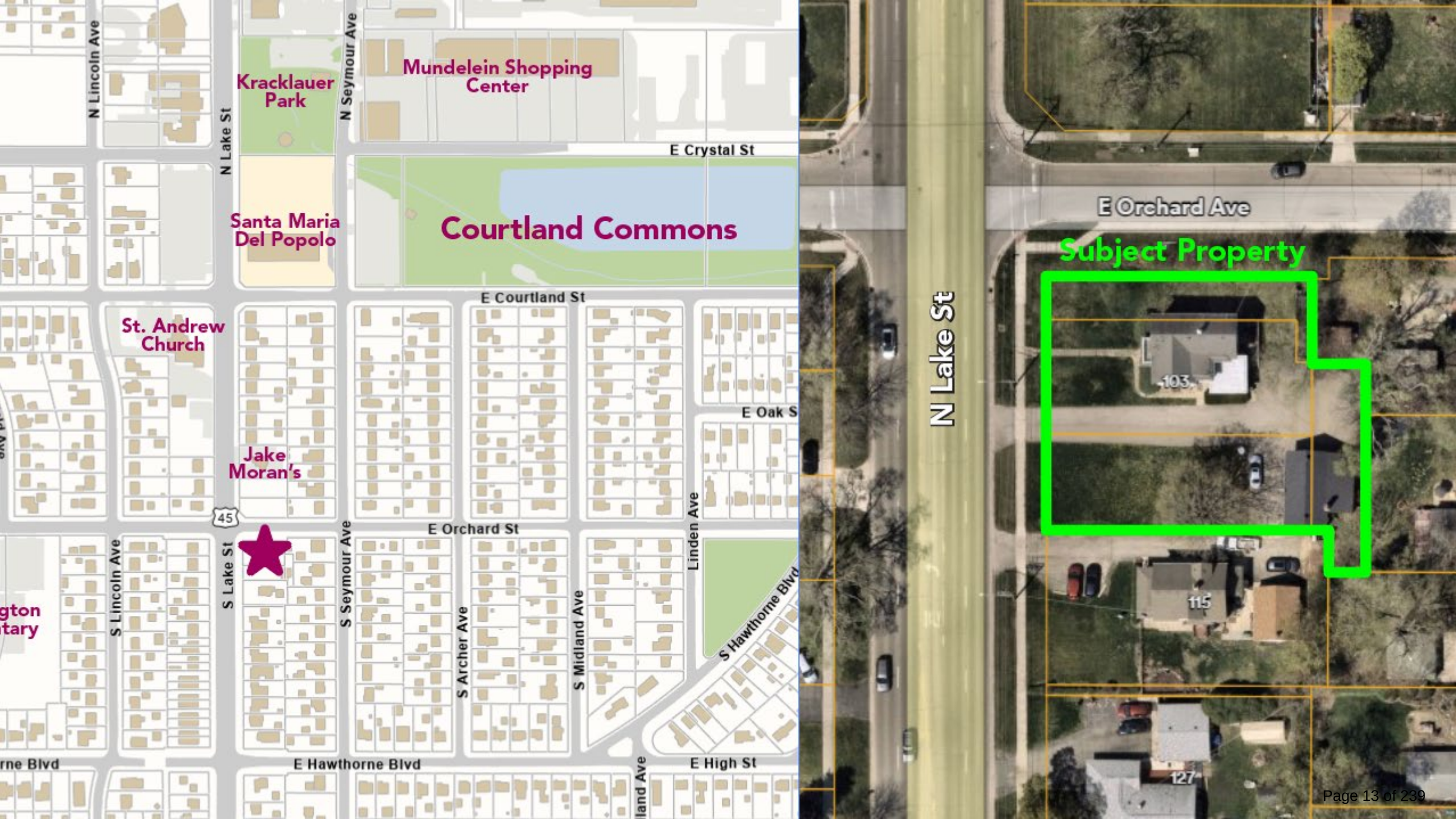
PZ2025-0018

103 S. Lake Street

Rezoning Request

Colleen Malec, Senior Planner

November 19, 2025


N Lincoln Ave
N Lake St
N Seymour Ave
Kracklauer Park
Mundelein Shopping Center
E Crystal St
Santa Maria Del Popolo
Courtland Commons
E Courtland St
St. Andrew Church
Jake Moran's
45
E Orchard St
S Lake St
S Lincoln Ave
S Seymour Ave
S Archer Ave
S Midland Ave
Linden Ave
S Hawthorne Blvd
E Hawthorne Blvd
E High St
E Oak S
N Lake St
E Orchard Ave
Subject Property
103
115
127

1861 Atlas

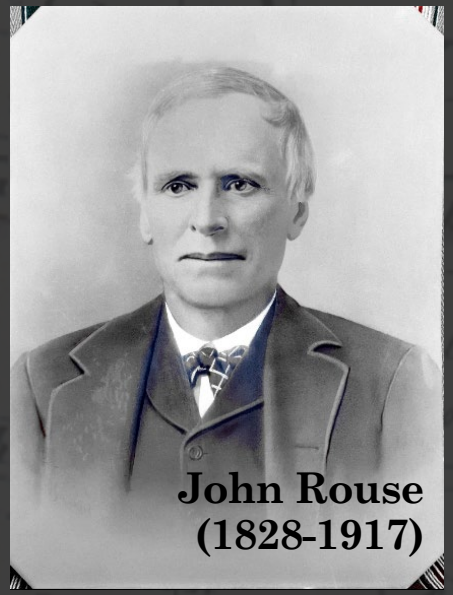
History

103 S. Lake predates Mundelein – one of the community's oldest homes.

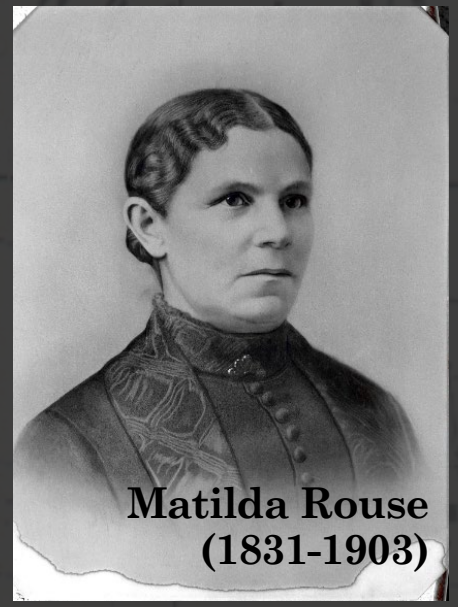
Constructed in 1895 by the Rouse Family, who arrived from England around 1840 and acquired hundreds of acres northeast of Diamond Lake (including the lake itself).

Built on the foundation of a prior house that burnt down by Harry Rouse, son of John and Matilda.

Members of the Rouse family have remained active in Lake County to this day. The home was owned by the Rouse Family until at least 1965.

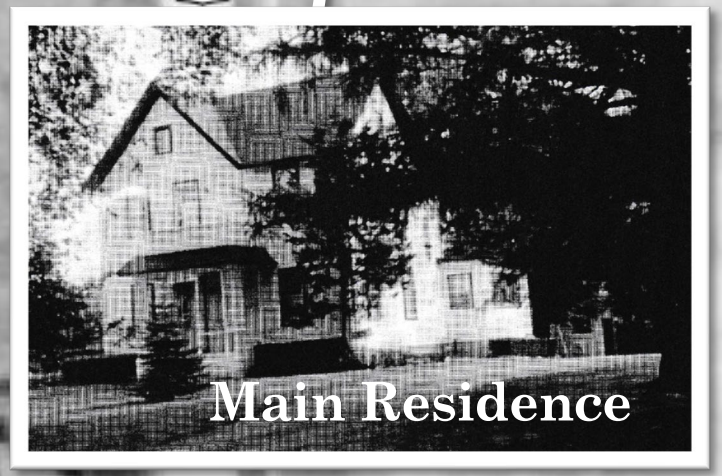


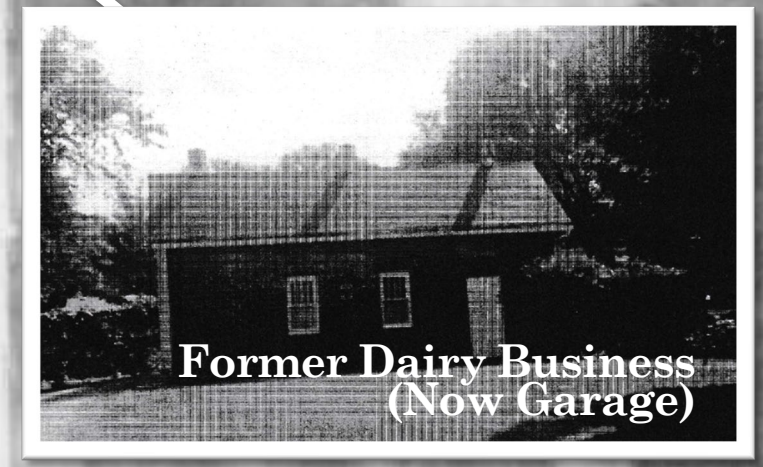
John Rouse (1828-1917)



Matilda Rouse (1831-1903)

1939 Aerial





Dairy Farm

The Rouse Family operated a dairy farm in the early 1900's and started **Rouse Bros. Dairy** in 1921.

The business fist operated out of the small brick garage that is still on the property.

The house behind the property (on Seymour) was originally the dairy barn, and has since been converted to a residence.

Rouse Bros. Dairy

Started in 1921. They owned one truck that they used to deliver milk from their farm.

Business expanded in 1925 and they relocated the business from the small garage to a new, brick building at 220 N. Lake Street (where the Police Station now sits).

Business eventually served customers as far as Barrington, Fox Lake, Lake Bluff, and Lake Forest with a horse and milk wagon.

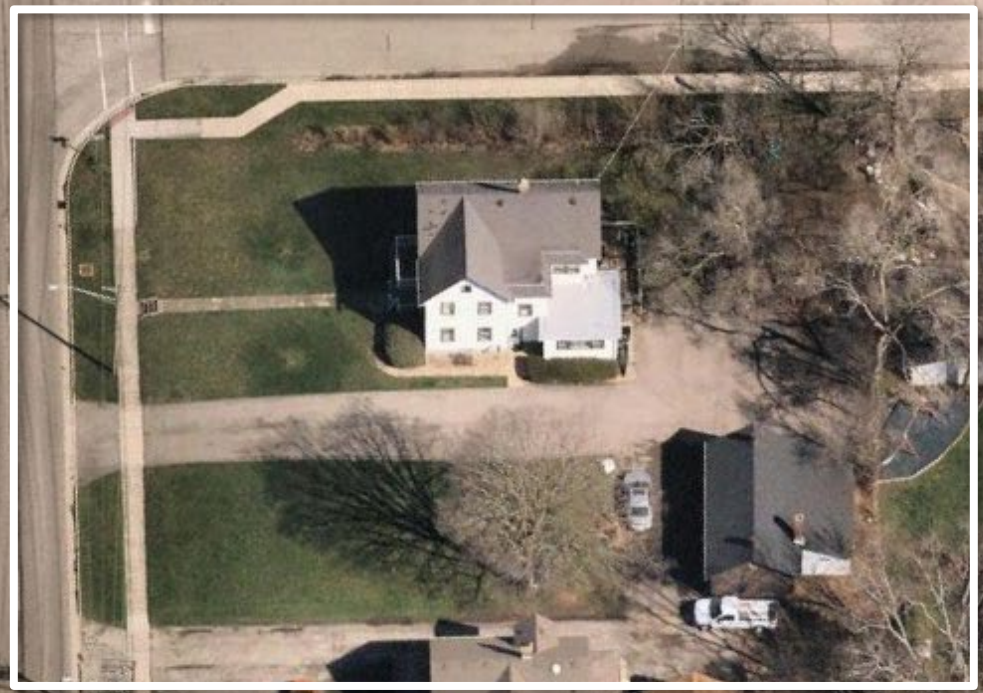
In 1945 Rouse Bros. Dairy was sold to Meadow Gold and consolidated with a plant in Waukegan.

Rouse Brothers Dairy - 1930's

Original Rouse Bros. Bottle for Sale on Ebay

Property Ownership Over Time

- Constructed and occupied by various Rouse Family members from 1895 until at least 1965
- Owned by various members of the Miller Family until 2025
- **Purchased by the applicant in April 2025 (Marsha and Jose Rodriguez)**



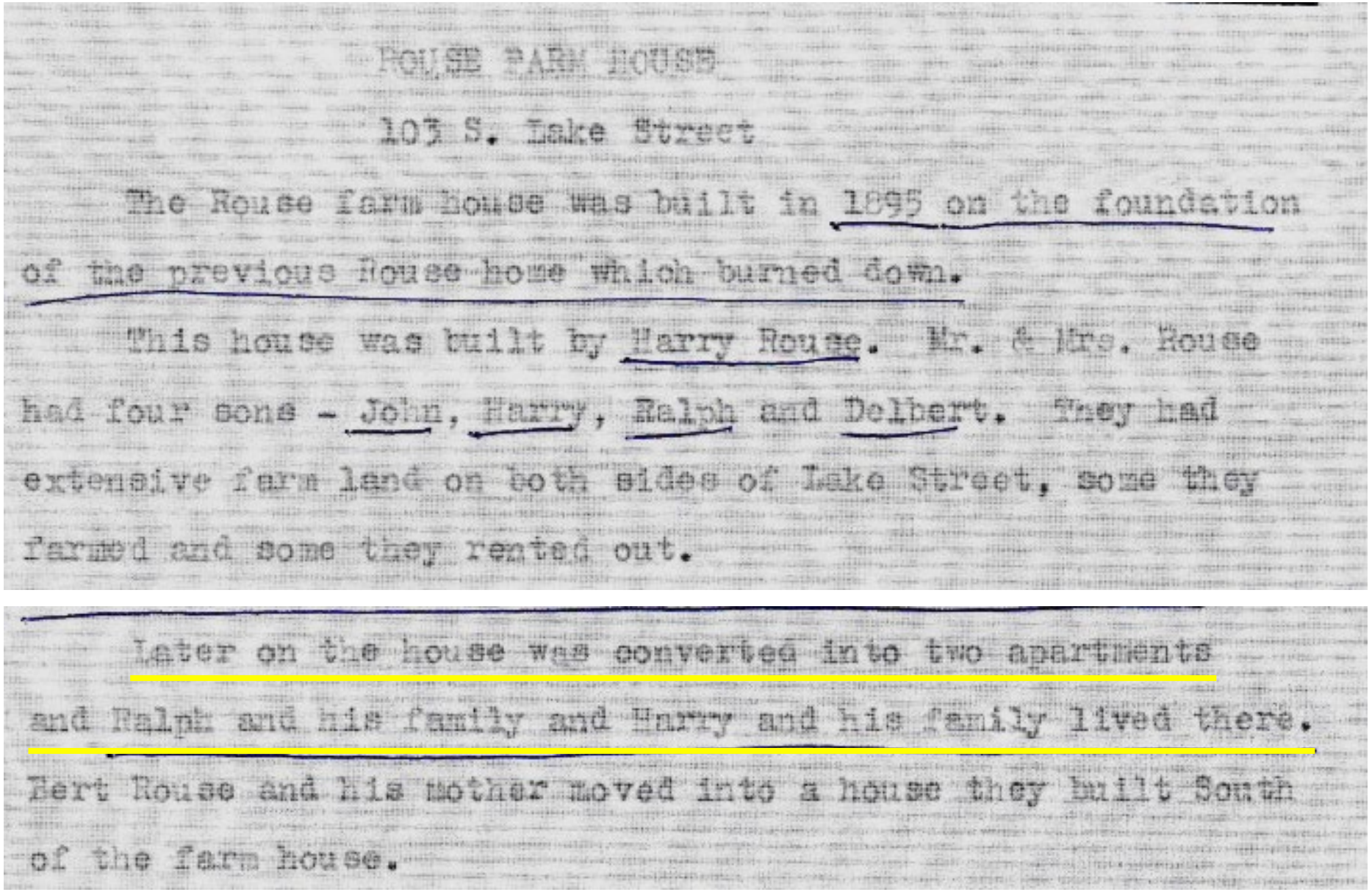
Use of Property

Property is currently structured as two separate dwelling units (separate entrances).

Anecdotal evidence suggests that it has been a duplex for a long time – potentially 50-100 years:

- Family friend of the Millers recalls her memory of it being two units in the 1970's
- Notes in code enforcement files acknowledged two units
- Historical Commission files from the 1980's claiming it was converted by the 1st generation of Rouse children.

Excerpt in Joel Chandler's 1983 Notebook – Found by the Historical Commission



ROUSE FARM HOUSE

107 S. Lake Street

The Rouse farm house was built in 1895 on the foundation of the previous house home which burned down.

This house was built by Harry Rouse. Mr. & Mrs. Rouse had four sons - John, Harry, Ralph and Delbert. They had extensive farm land on both sides of Lake Street, some they farmed and some they rented out.

later on the house was converted into two apartments and Ralph and his family and Harry and his family lived there. Bert Rouse and his mother moved into a house they built South of the farm house.

2025: Why Zoning Became an Issue

In early 2025, the previous owner indicated that they wanted to sell the property.

They requested a **zoning letter** confirming that the duplex use was permitted so prospective buyers had certainty that they would not inherit a code enforcement issue.

However, the property is zoned **R-3 Single-Family Residential**, which does not permit duplexes. The existing duplex use is *generally* considered an existing nonconformity by the Village.

The property has been zoned for single-family use as long as the Village has had zoning districts.

Zoning letter requests are not uncommon during property transactions, particularly when the use doesn't match the zoning.

The Village can write a formal letter stating that the use is deemed a "legal nonconforming use" for regulation purposes…

<u>But only if</u> we can locate hard evidence that the use originally received Village approval, such as:

- A building permit to separate units or utilities;
- Separated building utilities;
- Rental registration(s)

Nothing above could be located, so the Village could not write a zoning letter.

Based on anecdotal evidence, it is *very* possible that either:

- The building was converted before building permits and zoning law were commonplace.
- The building was converted with a permit, but so long ago that records are incomplete or gone.
- Until 2025, the two units have always been "rented" within the family, so there was never a need to separate utilities.
- The Village may have kept assigning a single-family zoning designation to the property because it was not known to be a duplex (or that knowledge was lost with time).

Map Amendment Request (Rezoning)

The applicant is requesting that the property be rezoned from:

R-3 Single-Family Residential

↓

R-4 Two-Family Residential

The R-4 district permits duplexes by right, resulting in a legal conforming land use.

Property is contiguous with other R-4 zoned properties.

No changes to the property are proposed at this time. The owners intend to rent the two units out.

Staff Analysis

Staff supports the rezoning request for several reasons:

1) Zoning Compliance

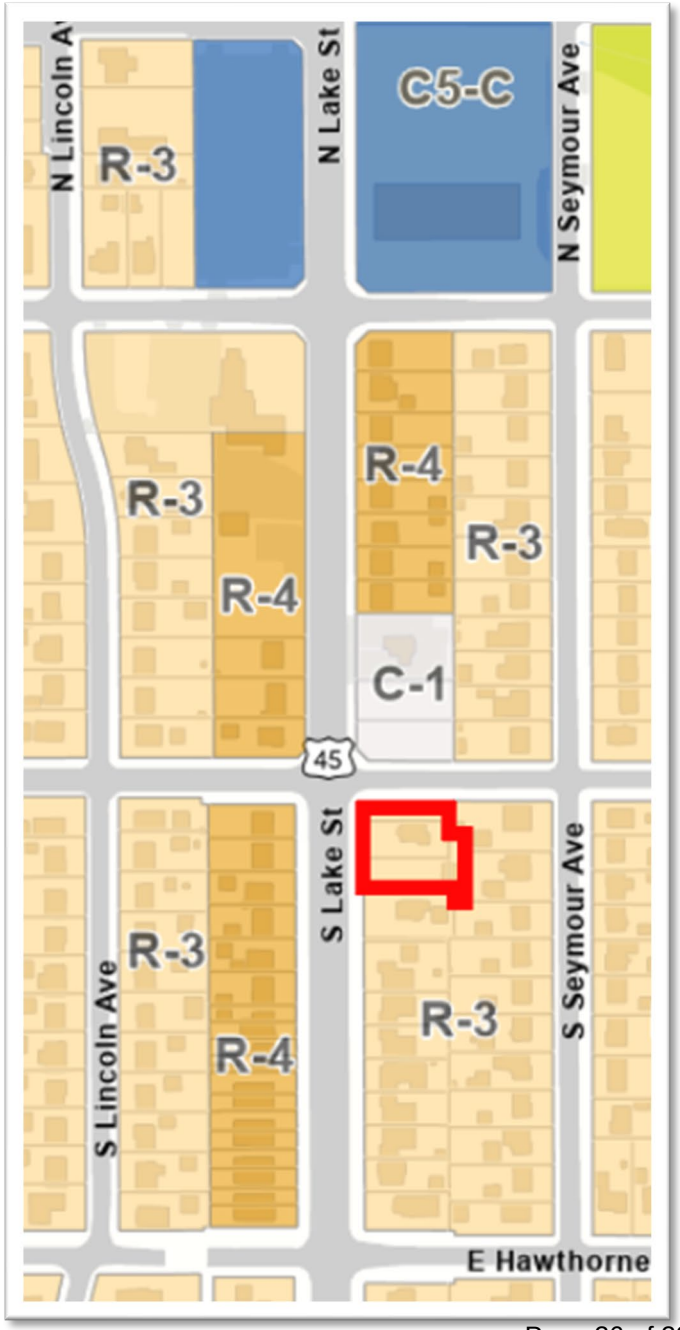
Good practice to eliminate nonconformities where possible. Less ambiguity for both the Village, property owners, and neighbors.

2) Contiguity

Property is contiguous with other R-4 parcels and would not be "spot zoning".

2) Appropriate Density Near Downtown

Property is located 770 feet south of the Downtown zoning district. The nearby properties are zoned R-4 to encourage slightly increased density surrounding the downtown. Density supports economic development and revitalization of commercial areas.



Staff Analysis

4) Long-Standing Use

Anecdotal evidence strongly suggests that the duplex configuration has existed for decades, indicating that it is not a new or intensified use.

5) No Known Negative Impacts

Staff is not aware of any complaints, enforcement issues, or neighborhood concerns associated with the duplex use.

6) Limited Additional Uses in R-4

Aside from permitting duplexes, the R-4 district does not introduce new permitted uses beyond those already allowed in the current district (R-3 Single-Family). This limits the risk of unintended impacts.

TABLE 20.28-1: RESIDENTIAL ZONING DISTRICTS PERMITTED AND SPECIAL USES

USE [1]	DISTRICT					USE STANDARDS
	R-1	R-2	R-3	R-4	R-5	
RESIDENTIAL						
Community Residence, Large (More than 8 persons)					P	Section 20.48.040(L)
Community Residence, Small (8 or less persons)	P	P	P	P	P	Section 20.48.040(L)
Dwelling, Multi-Family					P	Section 20.28.060(2)
Dwelling, Single-Family	P	P	P	P	P	Section 20.28.060(1)
Dwelling, Single-Family Attached				P	P	Section 20.28.060(2)
Dwelling, Townhouse					P	Section 20. 28.060(2)
Dwelling, Two-Family				P	P	Section 20. 28.060(1)

Comprehensive Plan

The Future Land Use Plan within the 2021 Comprehensive Plan designates this property as "Single-Family Attached Residential".

"Single-Family Attached Residential" in this context refers to:

- Duplexes
- Townhomes
- Rowhomes
- Dwelling types that generally have direct access to each unit and lack common interior spaces such as lobbies.

Staff Comments

Water/Sewer Utility Billing:

- Finance and Public Works both strongly recommend that sewer and water are separated (i.e. two separate meters).
- As it stands, the property has no way to quantify how much water is used by each separate unit.
- A water shutoff due to an unpaid bill could not be isolated to one unit if they are not separated.

Rental Registration:

The property owner should apply for landlord registration, which is a requirement for all rental dwelling units in Mundelein.

- Annual fee: $40 per address plus $12 for each additional unit
- PDF form available on Village website
- Due annually by January 31st

Questions?

FINDINGS OF FACT – 103 S. LAKE STREET

Map Amendment from R-3 to R-4

CASE NUMBER	PZ2025-0018
PUBLIC HEARING DATE	November 19, 2025

On November 19, 2025, the Planning and Zoning Commission voted 7-0 to recommend Approval of a map amendment to rezone the property at 103 S. Lake Street from R-3 Single-Family Residential to R-4 Two-Family Residential.

The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a balancing of these standards.

1. The existing use and zoning of nearby property.

The location's proximity to Downtown Mundelein makes a slightly higher residential density appropriate and compatible with nearby townhouses and multi-family developments already present or under construction in the downtown area. Furthermore, this property is contiguous with other R-4 Two-Family Residential properties and would not be out of character with the properties on this block.

2. The extent to which property values of the subject property are diminished by the existing zoning.

The property values of the subject property could be diminished by the existing zoning, as it has long been structured as a duplex and considered an existing nonconforming use in the current R-3 Single-Family zoning district. The property has been used as a duplex for at least 50 years, possibly longer. The nonconforming status could affect the property value.

3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the village.

The amendment promotes the public health, safety, and welfare of the Village by bringing an existing use into conformance with the Zoning Map. Furthermore, the R-4 Two-Family Residential zoning district promotes slightly higher residential density near Downtown Mundelein, which helps to address a county-wide housing shortage, is a more efficient use of infrastructure, and brings more residents and spending power to support the businesses in Downtown Mundelein.

4. The relative gain to the public, as compared to the hardship imposed upon the applicant.

The Planning and Zoning Commission found that the public stands to gain by eliminating nonconformities and promoting additional density in the area surrounding Downtown Mundelein.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

The property is currently used for a two-family purpose and is therefore not suitable for the current zoning of R-3 Single-Family Residential. It has been separated into two dwelling units for at least 50 years, and possibly up to 100 years. Combining the two dwelling units would be costly, burdensome, and would provide little benefit to the public.

6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

The property has not been used for its present zoning (single-family residential) for at least 50 years. It has been occupied as a duplex.

7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.

There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community's ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.

8. The consistency of the proposed amendment with the comprehensive plan.

The map amendment is consistent with the Comprehensive Plan, which recommends a future land use of "Attached Single Family" for this property. The current zoning designation is actually inconsistent with the Comprehensive Plan.

9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.
The Planning and Zoning Commission found that the introduction of additional housing options to the community, as well as the elimination of nonconformities, benefits the residents of the Village as a whole beyond just the applicant. Additionally, the subject property has significant historic value, and any actions that might render it unusable, or even demolished, would be a loss to the community.
10. The extent to which the proposed amendment creates nonconformities.
The proposed amendment would eliminate a nonconformity.
11. The trend of development, if any, in the general area of the property in question.
The trend of development in the general area of the property in question is an increase in residential density, as the property is located just south of the Downtown zoning district, where townhouses and multi-family projects have been constructed.
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.
The site is served by adequate public facilities.

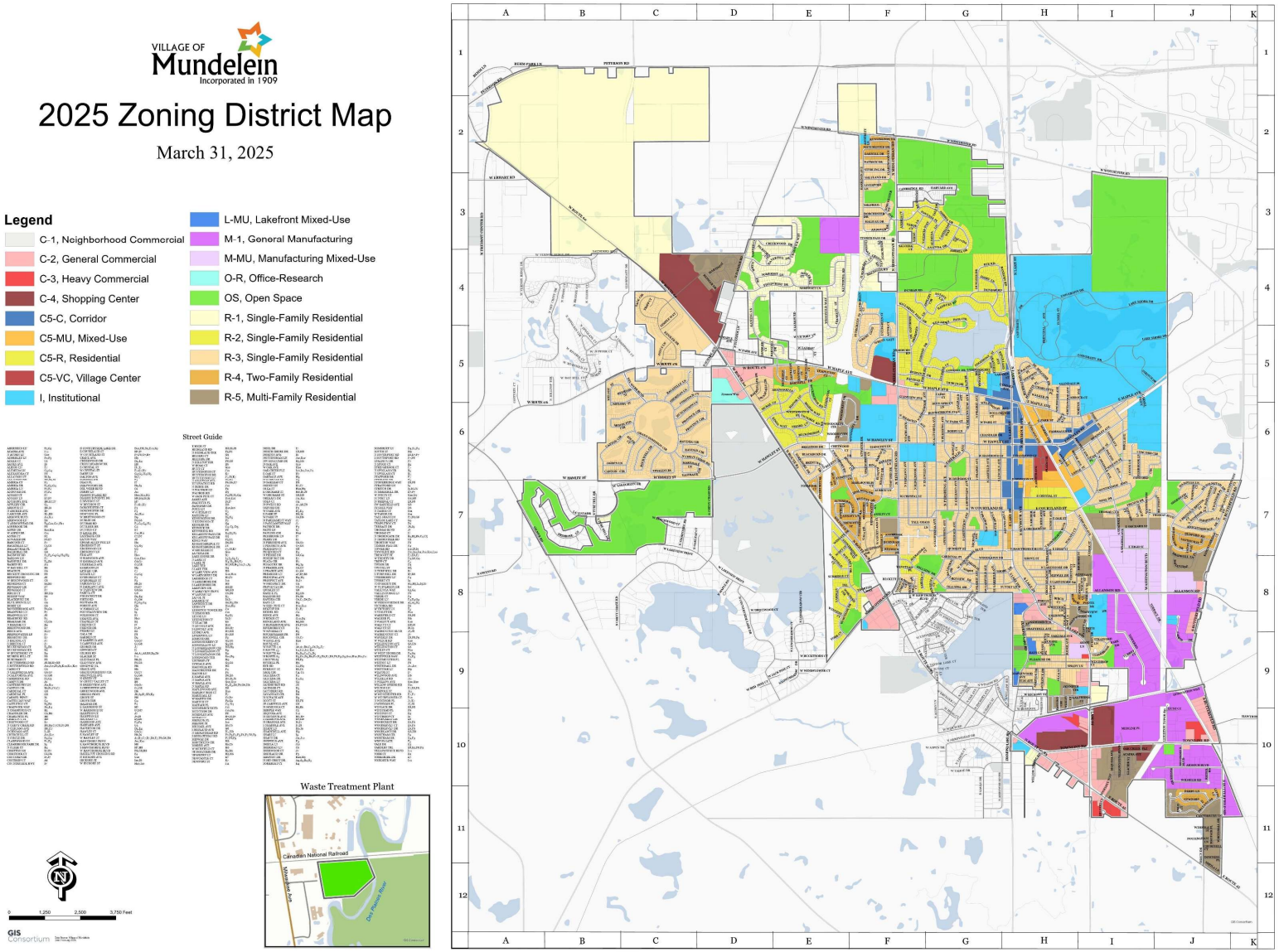
Zoning Code Text Amendments

November 19, 2025

Agenda

- Introduction & Purpose
- Structure of the Zoning Code
- Presentation of Amendments
- Discussions

Introduction & Purpose



ZONING ORDINANCE

VILLAGE OF MUNDELEIN, ILLINOIS

Prepared For
THE VILLAGE OF MUNDELEIN, ILLINOIS

Originally Prepared By
CAMIROS

Adopted September 24, 2012

Amended:

March 25, 2013
July 14, 2014
August 25, 2014
September 22, 2014
March 9, 2015
April 27, 2015
August 22, 2016
July 9, 2018
August 13, 2018
November 26, 2018
February 11, 2019
November 25, 2019
January 27, 2020
April 13, 2020
August 24, 2020
January 25, 2021
June 28, 2021
September 13, 2021
January 9, 2023
October 13, 2025
October 27, 2025
November 10, 2025

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

SECTION I: The foregoing recitals shall be, and are hereby, incorporated herein by reference.

SECTION II: Section 20.36.010 Downtown Zoning District is hereby amended to insert a new subsection E to read

E. Purpose of Micro Industrial Overlay District. Facilitate conversion of small spaces into makers' spaces, advanced technology research labs, small scale fabricators, and other similar uses and provide zoning parameters to allow these uses, with conditions, into urban settings. These uses should be cautiously introduced to certain sites that would benefit from adaptive reuse that has the potential for a mix of micro industrial and applied arts businesses, training, and performances in order to encourage entrepreneurship, collaboration, adaptive reuse, and economic vibrancy. The overlay is limited to C-5-C and C-5-MU.

SECTION III: Section 20.36.020, Table 20.36-1 is hereby amended to add the language shown in **Exhibit B, Permitted & Special Uses**, attached hereto and made a part hereof.

SECTION IV: Section 20.36.020, is hereby amended to add a new subsection A to read as follows:

A. Application of the Districts.

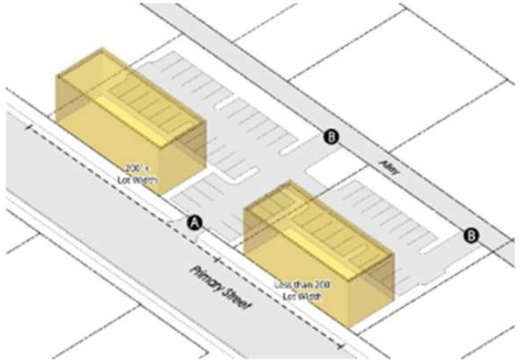
Structure of the Zoning Code

Several types:

- Traditional Euclidian Zoning
- Form-Based Codes (FBC)
- Hybrid Codes
- Unified Development Ordinances (UDO)

Hybrid Zoning Code

- Euclidean and Form-Based Code



A - Permitted Curb Cut
B - Parking Access from Rear Alley

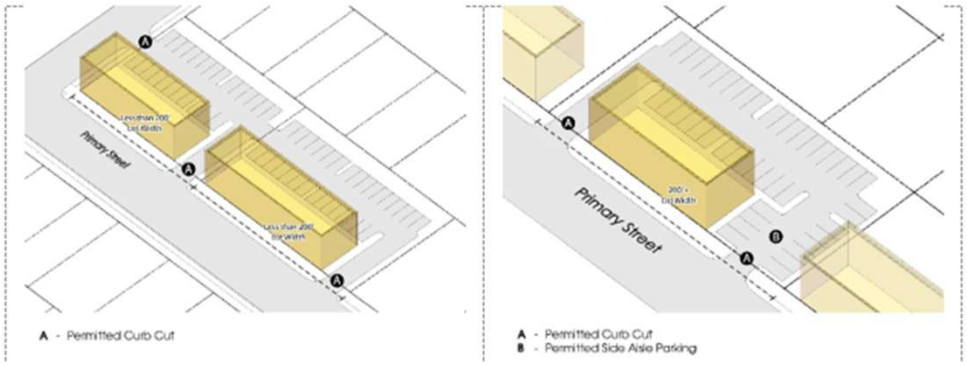
3. All lots without alley access shall comply with the following regulations (See Figure 20.36-27C: Parking Access):

   a. For interior lots with less than two hundred (200) feet in lot width, one (1) curb cut is permitted on the primary street.

   b. For corner lots, one (1) curb cut is permitted on the primary street and one (1) curb cut is permitted on the secondary street.

   c. For interior lots with more than two hundred (200) feet in lot width, two (2) curb cuts are permitted on the primary street.

FIGURE 20.36-27C: PARKING ACCESS



A - Permitted Curb Cut

A - Permitted Curb Cut
B - Permitted Side Aisle Parking

20.28.040 – Measurement of yards, single-family, two-family, and single-family attached.

A. Typical Yard Configurations.

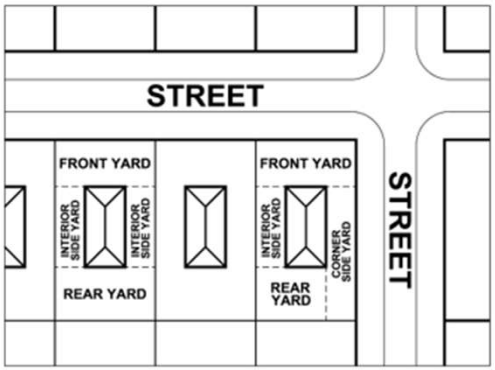
1. A front yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a front lot line, as required by Table 20.28-2. The front yard extends the full width of the lot between side lot lines for the required minimum depth, measured perpendicular to the front lot line. (See Figure 20.28-1: Typical Yard Configurations)

2. A rear yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a rear lot line, as required by Table 20.28-2. The rear yard extends between the side lot lines for the required minimum depth, measured perpendicular to the rear lot line. (See Figure 20.28-1)

3. An interior side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from an interior side lot line, as required by Table 20.28-2. The interior side yard extends along an interior side lot line between the front and rear yard, for the required minimum depth, measured perpendicular to the interior side lot line. (See Figure 20.28-1)

4. A corner side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a corner side lot line, as required by Table 20.28-2. The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, measured perpendicular to the corner side lot line. (See Figure 20.28-1)

FIGURE 20.28-1: TYPICAL YARD CONFIGURATIONS



Traditional Euclidean Zoning

Allow certain structures within a certain building envelope.

VILLAGE OF MUNDELEIN ZONING ORDINANCE
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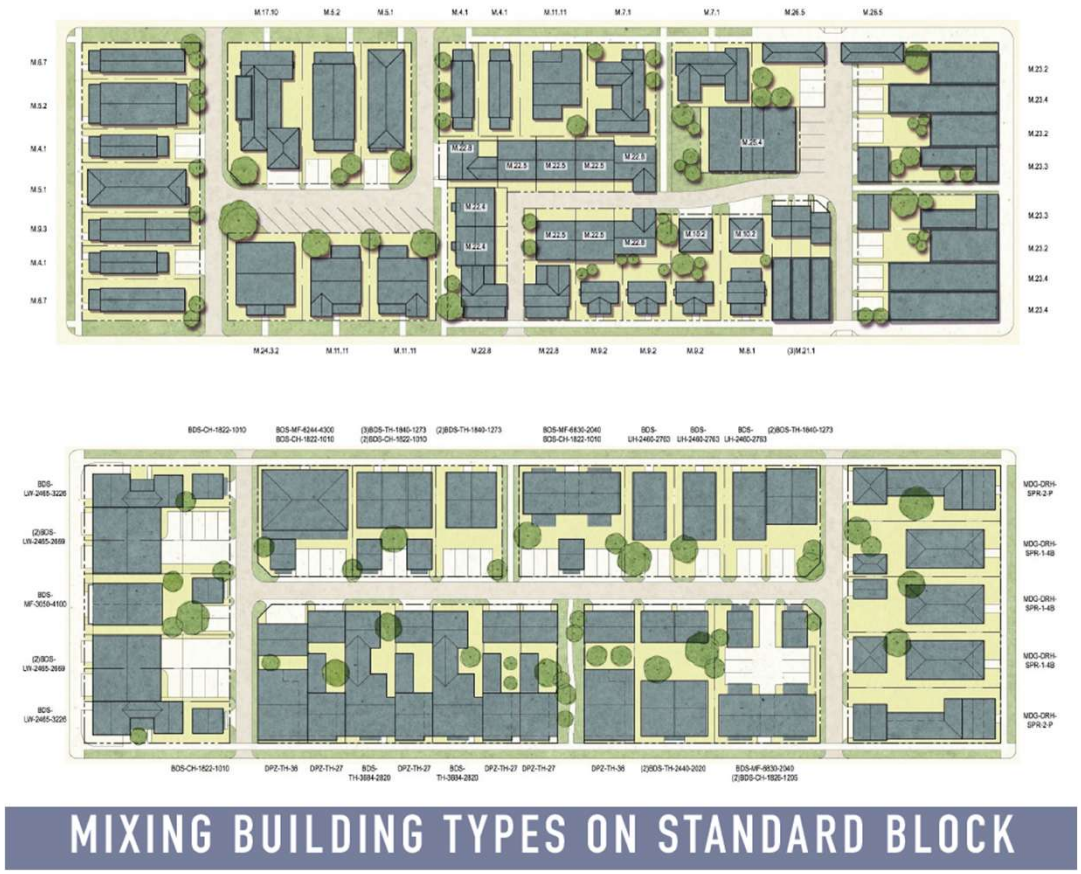
Proposed Amendments

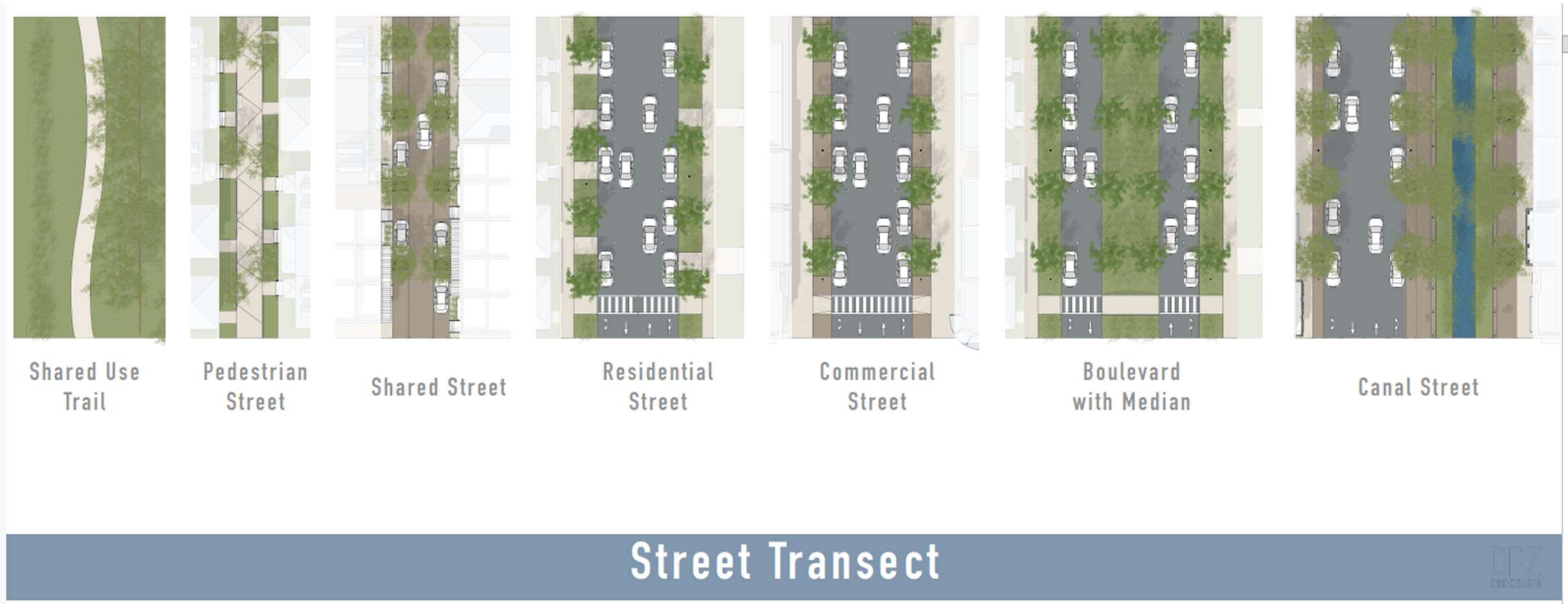
Traditional Neighborhood Design District / New Urbanism

- Mixing building types in blocks
- Open spaces and square part of design
- Street typology
- Focus is on the form and public realm
- Proposed as a District that requires a PUD



MIXING BUILDING TYPES ON STANDARD BLOCK

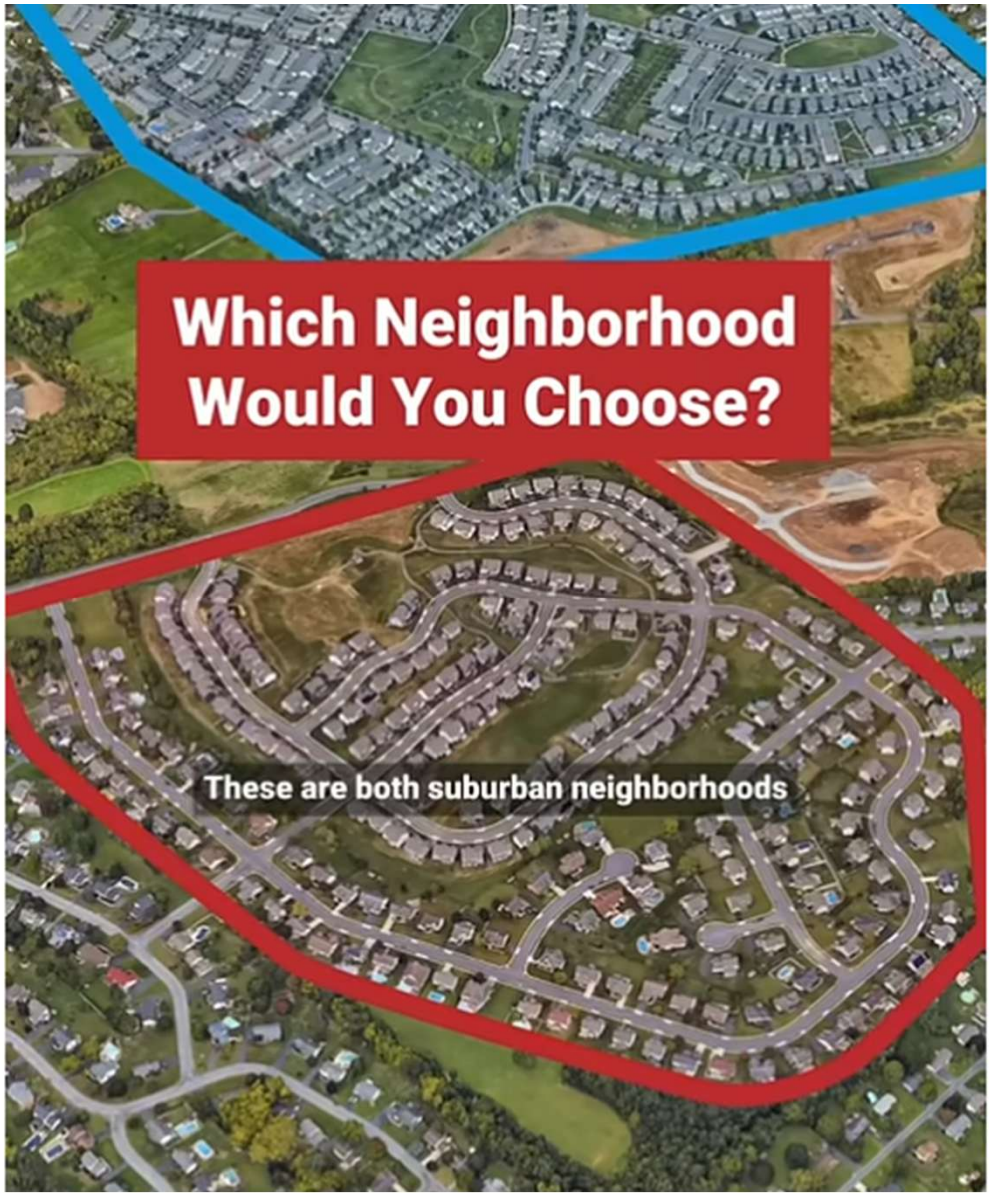
Proposed Amendments



Special Types Cottage Courts

NORTHEAST
BARBERS

Special Types Cottage Courts



Links

https://youtube.com/shorts/2zu059dpTc8?si=wYrdH472qed336Bf

https://youtu.be/LTvE9JsB1uI?si=HQ3y9MovhargY8mv

Proposed Amendments

Administrative	Hearing Notices	20.16.030	~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt. ~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements. ~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirements. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.
Accessory Structures	Sheds in R-5 District	20.52.040(S)(3)	Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.
Accessory Structures	Definition for Recreational Equipment (Ice Rink?)		No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".
Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.
Accessory Structures	Carports		Permitted to be detached even if existing garage. Clarify if this is this the desire of the Village.

Wooden pergolas

Mo

VEIKOUS Pergola
$680.00
Wayfair

Veikous 12'x10' Cedar Wood Pergola
$569.98 ~~$1,000~~

Backyard Discovery Beaumont 24'x12' Cedar Wood Patio Pergola Kit

Outsunny 12' x 16' Solid Wood Pergola
$1,006.25 ~~$1,095~~

Metal pergolas

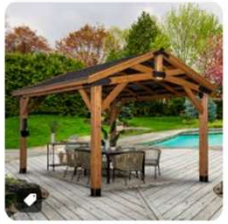
Mo

SUNJOY

Sunjoy 13 ft. x 15 ft. Ce...

KF Kloter Farms

Pressure Treated Belvedere Gaz...

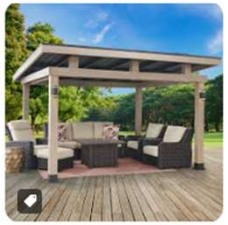


Backyard Discovery

14x12 Norwood Gazebo

Wayfair

Sunjoy Hardtop Gazebo ...

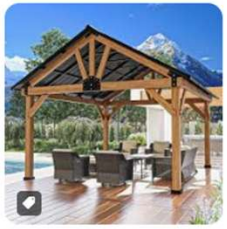


Fortunoff Backyard Store ...

Modern Gazebo - Fortun...

Penn Dutch Structures

What Is A Gazebos And How...



The Home Depot · In stock

Outdoor Patio Hardtop ...

Country Lane Gazebos

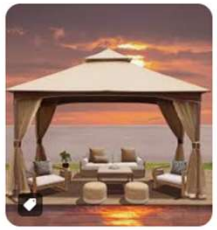
Amish Gazebos ...

Garden Gate Store - Gar...

DIY Garden Gazebo W...

Amazon.com

Hardtop Gazebo ...

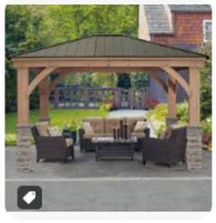


Domi Outdoor Living

Domi 10'x13' Double R...

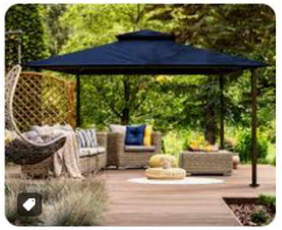
YC YardCraft

Large Wooden Gazebo Kits - Amis...



Yardistry · In stock

12 x 14 Gazebo with F...



Paragon Outdoor

Kingsbury | Soft Top Fabric Ga...

Amish Wholesale Gazebos · In stock

10×10 Cedar Rectangle Gazebo - A...

Pergola Kits USA.com · ...

Octagon Red Cedar Ga...

Backyard Discovery

Backyard Discovery Nor...

The Backyard Showcase

Vinyl Gazebo Kits for Sale ...

Lowe's

Polycarbonate Roof Gaz...

Homestead Supplier · In s...

10' Bayside Panelized O...

Amish Craft Barn

Gazebos | Amish Craft Barn

Amazon.com

Amazon.com : Yardsight...

Walmart

Dycanpo 10x12 Hardtop ...

Bed Bath & Beyond

14ft x 12ft Outdoor Gaze...

	A	B	C	D	E
1	**GROUPING**	**DESCRIPTION**	**SECTION NUMBER(S)**	**ISSUE**	**NOTES**
2					
3	Traditional Neighborhood Design	Zoning that accomodates form-based code specific to Traditional Neighborhood Design and New Urbanism	Numerous - 20.16, 20.20, 20.24, 20.44, 20.48, 20.64, 20.68, and 20.72	The Village does not have a specific zoning code or zoning district to accommodate Traditional Neighborhood Design, New Urbanism, or Form-Based Code.	Create a new Zoning District and inset it sequentially into the ordinance OR insert it into 20.44 Special Purpose Zoning Districts. The intent will be to require all TND/New Urban projects to be PUDs. The specific regulations will then be created for each TND zoned project within its applicable PUD Ordinance.
4	Administrative	Hearing Notices	20.16.030	~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt. ~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements. ~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirement. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.	
5	Accessory Structures	Sheds in R-5 (Multi-Family) District (POTENTIALLY STRIKE THIS ONE)	20.52.040(S)(3)	Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.	Possibly remove this amendment - are we trying to solve an issue for a very rare instance? Dialogue with Commission to see if it needs tweaking or not. If they need storage bigger than 144 SF, they could also just build a garage.
6	Accessory Structures	Definition for Recreational Equipment (ex. Ice Rink?)		No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".	Add a new defintion under General Terms Definitions: "Recreational Equipment means any outdoor accesory structure used on private residential property for recreational purposes including, but not limited to, swing sets, play sets, treehouses, ice rinks, basketball and other sport equipment. "Recreational Equipment" does not include equipment located on public parks/playgrounds, schools, or daycare centers.
7	Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.	Add a General Regulation for Accessory Structures: "Pergolas, gazebos, and porches that are attached to the principal structure are not subject to a maximum area provided that it meets the underlying Bulk and Yard Regulations of its applicable zoning district. The structure must be permanently attached to the principal structure, including a tie-in to the adjacent roof where feasible, and must compliment or match the materials of the principal structure."

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Isabel Guadarrama, Senior Planner

For: Planning and Zoning Commission Meeting of December 17, 2025

Subject: Public Hearing - PZ2025-0039 - Mundelein High School District 120 - Variation for Interior Parking Lot Landscape

Attachments:

1. Location Map
2. Application Documents
3. Public Comments

Background:

Kyle Buck of Wight & Company is seeking a landscape variation on behalf of Mundelein High School District 120 for the parking lots at 1350 and 1500 W. Hawley Street. The parking lots at these facilities are being reconstructed as part of the school's overall construction plan. The request includes a waiver from the requirement to provide landscape islands, as well as relief from some of the required shade trees.

Mundelein High School is working to address ongoing parking shortages and improve traffic circulation on campus. The plans submitted with the application are intended to support these improvements. The variances are being requested to allow for additional parking spaces that would otherwise be reduced by the installation of the required landscape islands.

Landscape Variation:

Section 20.60.110 of the Zoning Ordinance requires interior parking lot islands and a shade tree within each island. The Petitioner is requesting a variation from these requirements for the renovated parking lots at the facility.

Although the property is currently not compliant with the landscape requirements, the project does trigger the standards for existing parking lots in Section 20.60.090(A) of the Zoning Ordinance. The portions of this section that apply to the existing parking lots are as follows:

- a building addition increases the floor area by thirty percent or more;
- more than fifty percent of the total area of an existing parking lot is reconstructed; or

- an existing parking lot over ten thousand square feet in area is expanded by twenty-five percent or more.

According to the Petitioner, if Mundelein High School were to fully comply with the zoning requirements, approximately 63 parking spaces would be replaced with landscape islands. Due to the existing parking shortage needed for their operations, Mundelein High School is seeking to retain these 63 spaces and increase the square footage of the end islands instead. To help offset the reduction in interior trees, the Petitioner is proposing to install some of the required trees elsewhere on the property. A landscape plan was provided with the application for review. This approach reduces the extent of the variation requested while still supporting environmental goals by maintaining some of the required tree plantings and square footage on site.

Comprehensive Plan:
The following policies from the Community Facilities and Village Services and Community Culture and Identity chapters of the Comprehensive Plan are generally applicable to the proposed project:

- Work with the school districts to ensure school facilities are well landscaped, integrated into neighborhoods, and have multimodal connections where appropriate.
- Work with the school districts to provide safe and adequate access to all school sites for automobiles, buses, pedestrians, and other appropriate modes of transportation.
- Enforce landscaping and screening requirements.

Department Comments:
There are no outstanding comments at this time.

Public Comments:

The Community received two formal concerns from residents at 1624 Woodhaven Court, which are attached to this report. Both individuals expressed concerns regarding traffic and environmental impacts. They are requesting that the Commission deny the proposal, and that the petitioner be required to close the entrance on Woodhaven Drive and provide a traffic and environmental impact study.

A third individual contacted the department by phone to express concerns about environmental impacts. They asked the Commission to ensure that all required trees are installed on the property.

Analysis:
The Village strives to enforce all environmental requirements; however, there are situations in which resident safety must take priority. At this time, the Village has not received any alternative solutions to address parking and traffic concerns, so we are assuming that the proposed parking lot expansion is the most feasible path forward. Currently, Mundelein High School meets the parking requirements but does not meet the landscape requirements. The proposed construction is intended to increase parking capacity and improve traffic circulation on the property and surrounding roadways.

Based on the submitted plans, the majority of the trees being installed are replacements for those

being removed from the site. After accounting for the required replacement trees, only six additional trees are being added, which may represent a portion of the required 63 parking lot islands.

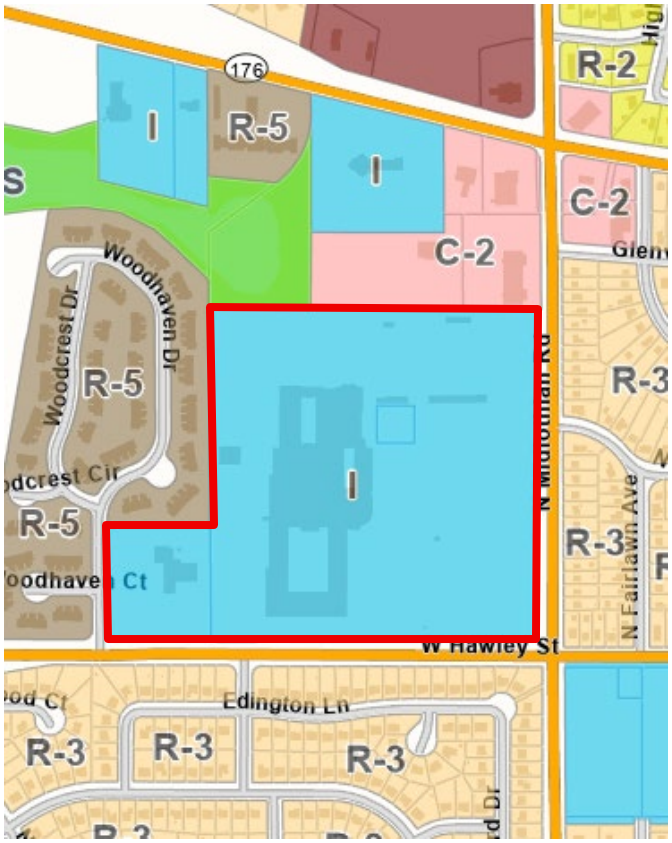
It is important to note that Mundelein High School will still be responsible for installing all other required landscaping within the parking lot. This includes landscaping in the perimeter areas, interior sides, and rear buffer yards, if not already completed. The submitted landscape plan does not address these additional requirements.

Regarding drainage concerns, the Engineering Division continues to work closely with the school to ensure all necessary drainage improvements are properly designed and installed. This is intended to prevent adverse impacts to the property or surrounding homes that could result from the absence of certain landscape islands, which typically assist with stormwater management.

Recommendation:

Motion to recommend approval/denial of a variation from Section 20.60.110(A) and (B) of the Zoning Ordinance to waive the requirement for interior parking lot islands and the required shade trees within those islands at 1350 and 1500 West Hawley Street.

Location Map: 1500 & 1350 W. Hawley Street



Legend:

Subject Property

VILLAGE OF Mundelein
Incorporated in 1909

TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

☐ Completed Application – Pages 3-7
(*Write N/A where items do not apply*)

☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
a. One (1) no larger than 11" x 17"

☐ Preliminary Drawings
a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
b. Preliminary Building Elevations, including height (*if applicable*)
c. Preliminary Floor Plan (*if applicable*)
d. Tree Preservation Plan (*if applicable*)
e. Preliminary Engineering (*if applicable*)

☐ Photos of the property

☐ Other Supporting Documentation (if applicable)
☐ Traffic Impact Study
☐ Market Study
☐ _____
☐ _____

☐ Application Fee:

VARIATION FEES	
Variation Type	**Fee**
Variation - Single Family Residential	$150
Each Additional Variation	$50 each
Without a Permit	$200
Variation - Residential Developer	$300
Each Additional Variation	$50 each
Without a Permit	$300
Variation - Non-Residential	$300
Each Additional Variation	$50 each
Without a Permit	$600

(*Additional fees may apply if additional actions are required*)

Additional submittal requirements:

☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes (See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1350 W. Hawley St., 0 W. Hawley St., & 1500 W. Hawley St.

Property Index Numbers (PIN) 10-24-300-015, 10-24-300-010, 10-23-400-027 (10-24-300-010 part of 1350 W, Hawley address)

Size of Property 1,939,772sq.ft / 44.53ac (sq. ft./acres)

Size of Building Space 274,159 + 10,380 + 16,117 = 300,656 (sq. ft.)

Size of Space Utilized

ZONING

Current Zoning "I" = Institutional

Proposed Zoning "I" = Institutional

Current Use Educational

Proposed Use Educational

PETITIONER INFORMATION

Business/Org. Name Wight & Company

Name Kyle Buck

Title Senior Project Manager

Address 2500 N. Frontage Road

City, State, Zip Darien, IL 60561

Phone 630-739-7258

Email Kbuck@wightco.com

PROPERTY OWNER INFORMATION

Business/Org. Name Mundelein High School District 120

Name Kevin Quinn

Title Director of Facilities

Address 1350 W. Hawley St

City, State, Zip Mundelein, IL 60060

Phone 847-949-2200

Email kquinn@d120.org

Petitioner Status: ☐ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.60.110.a and 110.b - Interior Parking Lot Landscape

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

See attached

Section of Zoning Ordinance" 20.60.110A and 110.b – Interior Parking Lot Landscape.

Description of proposed Zoning Variance:

20.60.110.a (amount)

Requesting Variance to section 20.60.110.a (amount) to not include parking islands every ten parking spaces. Parking spaces within the HS properties are a premium during school hours and for after school events. To comply with this zoning section, 63 spaces would be lost: (-3 at Transition and -60 at HS).

In lieu of internal islands, larger end islands are incorporated into existing and proposed parking lots and continuous islands are proposed in the existing west and proposed northwest parking lots to separate the parking from the main drive aisles.

In the future MHSSD120 anticipates adding future staff where additional parking spaces will be needed. A reduction in obtainable on-site parking spots will be a hardship onto the School.

20.60.110.b (size and plantings of parking lot islands)

At two locations, requesting variance to section 20.60.110.b (Planting of parking lot islands) to not include shade trees within the proposed island. This location is within the altered northeast parking lot. Two end islands are proposed within the double row of parking. Shade trees within these islands will block the east elevation of the proposed field house where renderings of Mustangs are proposed. The four required shade trees are still accounted for and are placed along the north edge of this parking lot and north edge of the field house addition. Within these islands will be grass.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

a. The strict application of the terms of this Ordinance will result in undue hardship.

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

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

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

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

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

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

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

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

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

a. The strict application of the terms of this Ordinance will result in undue hardship.

20.60.110.a - *Incorporating internal islands every ten parking spaces will reduce the number of parking spaces by 63 for during and after school events. This would be an 8.1% loss of the obtainable proposed parking spaces. This potential loss of spaces would be a hardship to the District as the proposed layout is trying to achieve the most number of spaces for the district use and communities use while incorporating appropriate end islands.*

20.60.110.b – We are requesting to move the island shade trees from the end islands of the northeast parking lot to the edges and north of the field house so the Mustang rendering on the field house east elevation can be seen from the stadium and Midlothian Road. The required trees are not being removed, just moved on-site close to this parking lot.

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

Incorporating the internal islands would remove needed parking for the school, public and community events.

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

The essential character of the high school will not be altered by either variance request.

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.

Incorporation of these internal islands would cause hardship in maintenance operations of the school and in needed parking spaces for school during and after hour events.

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

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

Adding these needed parking spaces will be a benefit to the school and public.

STANDARDS FOR GRANTING A VARIATION

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

Parking lot lighting is proposed but will accommodate full cut off shields to achieve the 0.0fc light levels along the property lines while maintaining security light levels within the parking lots. The added parking spaces will not impair the surrounding neighborhood and streets. Appropriate drive aisle widths and circulation have been incorporated into the design so a fire truck can maneuver throughout the site for public and school safety.

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

The 63 additional parking spaces is consistent with the existing use of the school and the institutional zoning land use.

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

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, KEVIN QUINN, under oath, state that I am

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

commonly described as (*Address*) 1350 W. HAWLEY ST and that such property is owned by (*Printed Name*) MUNDELEIN HIGH SCHOOL DISTRICT 120 as of this date. As owner of the property, I do hereby authorize KEVIN QUINN (*Printed Name or Not Applicable*) to represent me in the following Planning and Zoning Commission/Village Board matter, _____

_____(*Action*).

Signature

Subscribed and sworn to before me

this 28TH day of October, 2025.

Notary Public Signature

Official Seal
VITTORIA CAREY
Notary Public, State of Illinois
Commission No. 514559
My Commission Expires August 21, 2028

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:
(*Address*) 1350 W. Hawley ST.

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

If Owner or if Owner is a Corporation or Partnership: N/A

_____
Signature of Owner Date

By _____

_____
Title/Full Corporate Name

If Contract Purchaser: N/A

_____
Signature of Contract Purchaser Date

By_____

_____
Title/Full Corporate Name

If Lessee (Corporate or Partnership): N/A

_____
Signature of Lessee Date

By _____

_____
Title/Full Corporate Name

REQUIRED SIGNATURES

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

Signature (Owner): _____ Date: 10-29-25

Printed Name: KEVIN QUINN Title: DIRECTOR OF FACILITIES

Signature (Owner): _____ Date: _____

Printed Name: _____ Title: _____

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

Signature Contract Purchaser: _____ Date: _____

Printed Name: _____ Title: _____

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

Signature Lessee: _____ Date: _____

Printed Name: _____ Title: _____

EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send**. (*Please see Exhibit B for sample letter*). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE

PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

NOTICE
TO ALL INTERESTED PARTIES

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS_____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on DATE, at TIME, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

MUNDELEIN HIGH SCHOOL

November 24, 2025

To Current Resident / Owner / Tenant

NOTICE
TO ALL INTERESTED PARTIES
Case No. PZ2025-0039

The Mundelein Planning and Zoning Commission will address a petition for the properties commonly known as 1350 West Hawley Street and 1500 West Hawley Street (PINs 10-23-400-027, 10-24-300-010 and 10-24-300-015), filed by Kyle Buck of Wight & Company on behalf of Mundelein High School District 120. The petitioner is requesting a variation from Section 20.60.110.a to waive the required interior parking lot island amount and Section 20.60.110.b to waive the required shade tree within said islands and within the proposed northeast parking lot.
The Planning and Zoning Commission will address this petition on December 17, 2025, at 7:00 p.m. at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission. Persons having questions are encouraged to call the Village of Mundelein at (847) 949-3282 or email planning@mundelein.org.
If you cannot attend the meeting in person and you wish to submit a question or comment for review by the PZC during the public hearing, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" and the **Case No. PZ2025-0039** in the subject line.
The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.
If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

Kyle Buck
Wight & Company

Kevin Quinn
Mundelein High School District 120

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, KEVIN QUINN, under oath, state that I am

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

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this 2ND day of DECEMBER, 2025.

Signature

Subscribed and sworn to before me

this 2ND day of December, 2025.

Notary Public

Official Seal
VITTORIA CAREY
Notary Public, State of Illinois
Commission No. 514559
My Commission Expires August 21, 2028

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1

THE SOUTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3RD P.M., IN THE VILLAGE OF MUNDELEIN, IN LAKE COUNTY, ILLINOIS.

EXCEPT:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 791.80 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 816.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

ALSO EXCEPT:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 18 MINUTES 40 SECONDS WEST, 40.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 TO THE NORTHERLY RIGHT OF WAY LINE OF HAWLEY STREET (COUNTY HIGHWAY NO. 70) AS SHOWN ON DOCUMENT NO. 1138285 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 18 MINUTES 40 SECONDS WEST, 10.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 89 DEGREES 45 MINUTES 56 SECONDS EAST, 29.18 FEET ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 14 MINUTES 02 SECONDS WEST, 4.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, 143.15 FEET ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 74 DEGREES 17 MINUTES 16 SECONDS EAST, 14.56 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, 171.00 FEET ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 14 MINUTES 02 SECONDS WEST 3.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, 470.07 FEET ALONG A LINE 7.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, 3.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, 464.20 FEET ALONG A LINE 10.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE SOUTHWESTERLY 23.18 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 63 DEGREES 40 MINUTES 10 SECONDS WEST, 22.36 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 58 SECONDS WEST, 1271.50 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF HAWLEY STREET TO THE POINT OF BEGINNING. ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 2

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER 400 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER 500 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER 400 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 500 FEET TO THE POINT OF BEGINNING, (EXCEPT THE SOUTH 50.0 FEET THEREOF CONVEYED TO THE COUNTY OF LAKE BY DEED RECORDED AS DOCUMENT NUMBER 4715282) IN LAKE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 791.80 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, A DISTANCE OF 816.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH ON THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET, THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

ABBREVIATIONS

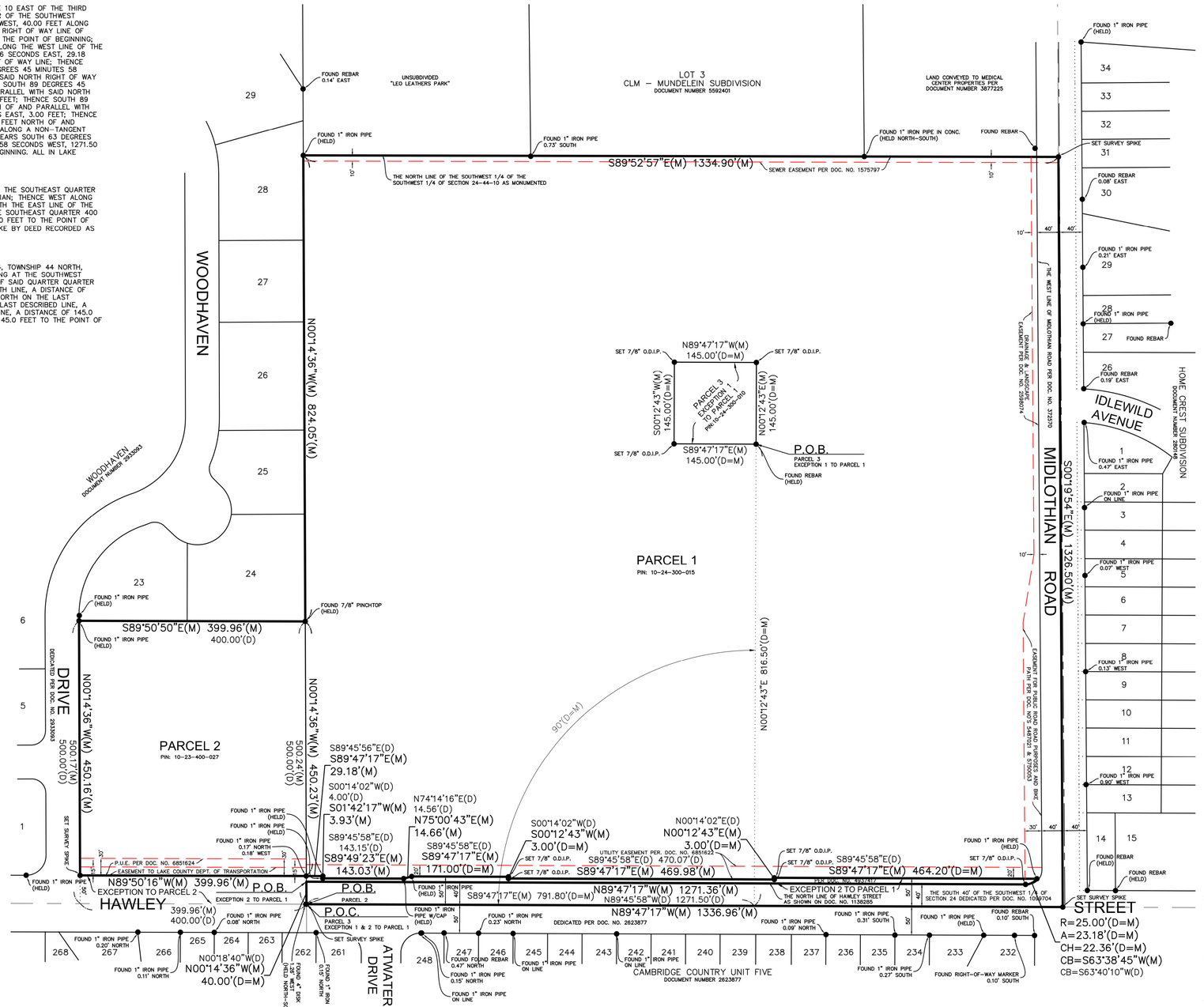
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

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

LEGEND

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


WOODHAVEN
DRIVE
DEDICATED PER DOC. NO. 2833093
N00°14'36"W(M) 450.16'(M)
500.17'(M)
500.00'(D)
SET SURVEY SPIKE
FOUND 1" IRON PIPE (HELD)
N00°14'36"W(M) 824.05'(M)
WOODHAVEN
DOCUMENT NUMBER 2833093
HAWLEY
STREET
399.96'(M)
400.00'(D)
FOUND 1" IRON PIPE 0.08' NORTH
FOUND 1" IRON PIPE 0.20' NORTH
FOUND 1" IRON PIPE 0.11' NORTH
S89°50'50"E(M) 399.96'(M)
400.00'(D)
FOUND 7/8" PINCHTOP (HELD)
N00°18'40"W(D)
N00°14'36"W(M)
40.00'(D=M)
FOUND 4" DISK 1.28' WEST (HELD NORTH-SOUTH)
FOUND 1" IRON PIPE 0.19' NORTH
SET SURVEY SPIKE
ATWATER DRIVE
PARCEL 1
PIN: 10-24-300-015
PARCEL 2
PIN: 10-23-400-027
FOUND REBAR 0.14' EAST
UNSUBDIVIDED "LEO LEATHERS PARK"
LOT 3
CLM - MUNDELEIN SUBDIVISION
DOCUMENT NUMBER 5592401
LAND CONVEYED TO MEDICAL CENTER PROPERTIES PER DOCUMENT NUMBER 3877225
FOUND 1" IRON PIPE (HELD)
FOUND 1" IRON PIPE 0.73' SOUTH
FOUND 1" IRON PIPE IN CONC. (HELD NORTH-SOUTH)
FOUND REBAR
S89°52'57"E(M) 1334.90'(M)
THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24-44-10 AS MONUMENTED
SEWER EASEMENT PER DOC. NO. 1575797
10'
40'
N89°47'17"W(M) 145.00'(D=M)
SET 7/8" O.D.I.P.
S00°12'43"W(M) 145.00'(D=M)
PARCEL 3 EXCEPTION 1 TO PARCEL 1 PIN: 10-24-300-016
N00°12'43"E(M) 145.00'(D=M)
S89°47'17"E(M) 145.00'(D=M)
P.O.B.
PARCEL 3 EXCEPTION 1 TO PARCEL 1
FOUND REBAR (HELD)
THE WEST LINE OF MIDLOTHIAN ROAD PER DOC. NO. 372570
EXISTING RIGHT OF WAY WIDTH VARIES PER DOC. NO. 2452074
MIDLOTHIAN ROAD
S00°19'54"E(M) 1326.50'(M)
HOME CREST SUBDIVISION DOCUMENT NUMBER 890184
IDLEWILD AVENUE
FOUND 1" IRON PIPE 0.47' EAST
FOUND 1" IRON PIPE ON LINE
FOUND 1" IRON PIPE 0.07' WEST
FOUND 1" IRON PIPE 0.13' WEST
FOUND 1" IRON PIPE 0.90' WEST
FOUND REBAR 0.08' EAST
FOUND 1" IRON PIPE 0.21' EAST
FOUND REBAR 0.19' EAST
FOUND 1" IRON PIPE 0.09' NORTH
FOUND REBAR 0.10' SOUTH
FOUND 1" IRON PIPE 0.31' SOUTH
FOUND 1" IRON PIPE 0.27' SOUTH
FOUND RIGHT-OF-WAY MARKER 0.10' SOUTH
SET SURVEY SPIKE
R=25.00'(D=M)
A=23.18'(D=M)
CH=22.36'(D=M)
CB=S63°38'45"W(M)
CB=S63°40'10"W(D)
N74°14'16"E(D) 14.56'(D)
N75°00'43"E(M) 14.66'(M)
S89°45'58"E(D) 143.15'(D)
S89°49'23"E(M) 143.03'(M)
S89°45'58"E(D) 171.00'(D=M)
S89°47'17"E(M) 791.80'(D=M)
S89°45'56"E(D) S89°47'17"E(M) 29.18'(M)
S00°14'02"W(D) 4.00'(D) S01°42'17"W(M) 3.93'(M)
P.U.E. PER DOC. NO. 6851624
EASEMENT TO LAKE COUNTY DEPT. OF TRANSPORTATION
P.O.B.
EXCEPTION TO PARCEL 2
P.O.C.
PARCEL 2
PARCEL 3 EXCEPTION 1 & 2 TO PARCEL 1
FOUND 1" IRON PIPE (HELD)
FOUND 1" IRON PIPE W/CAP (HELD)
SET SURVEY SPIKE
FOUND 1" IRON PIPE 0.23' NORTH
FOUND FOUND REBAR 0.47' NORTH
FOUND 1" IRON PIPE 0.15' NORTH
FOUND 1" IRON PIPE ON LINE
DEDICATED PER DOC. NO. 2623877
CAMBRIDGE COUNTRY UNIT FIVE
DOCUMENT NUMBER 2623877
N89°47'17"W(M) 1271.36'(M)
N89°45'58"W(D) 1271.50'(D)
N89°47'17"W(M) 1336.96'(M)
S89°47'17"E(M) 464.20'(D=M)
PER DOC. NO. 6747417
EXCEPTION 2 TO PARCEL 1
THE NORTH LINE OF HAWLEY STREET AS SHOWN ON DOC. NO. 1138285
THE SOUTH 40' OF THE SOUTHWEST 1/4 OF SECTION 24 DEDICATED PER DOC. NO. 1000704
EASEMENT FOR PUBLIC ROAD AND PURPOSES PER DOC. NO. 1000704
90°(D=M)
N00°12'43"E 816.50'(D=M)
UTILITY EASEMENT PER DOC. NO. 6851622
S00°14'02"W(D) S00°12'43"W(M) 3.00'(D=M)
N00°14'02"E(D) N00°12'43"E(M) 3.00'(D=M)
S89°45'58"E(D) 470.07'(D)
S89°47'17"E(M) 469.98'(M)
SET 7/8" O.D.I.P.
FOUND 1" IRON PIPE (HELD)
FOUND REBAR (HELD)
FOUND 1" IRON PIPE 0.97' SOUTH
FOUND 1" IRON PIPE 0.27' SOUTH
FOUND 1" IRON PIPE 0.15' SOUTH
FOUND 1" IRON PIPE ON LINE
FOUND 1" IRON PIPE 0.13' NORTH
FOUND 1" IRON PIPE ON LINE
FOUND 1" IRON PIPE 0.07' NORTH
FOUND 1" IRON PIPE 0.09' NORTH
FOUND REBAR 0.10' SOUTH
FOUND 1" IRON PIPE (HELD)
FOUND 1" IRON PIPE 0.31' SOUTH
FOUND 1" IRON PIPE (HELD)
FOUND REBAR (HELD)
SET SURVEY SPIKE
FOUND REBAR (HELD)
FOUND 1" IRON PIPE (HELD)
SET 7/8" O.D.I.P.
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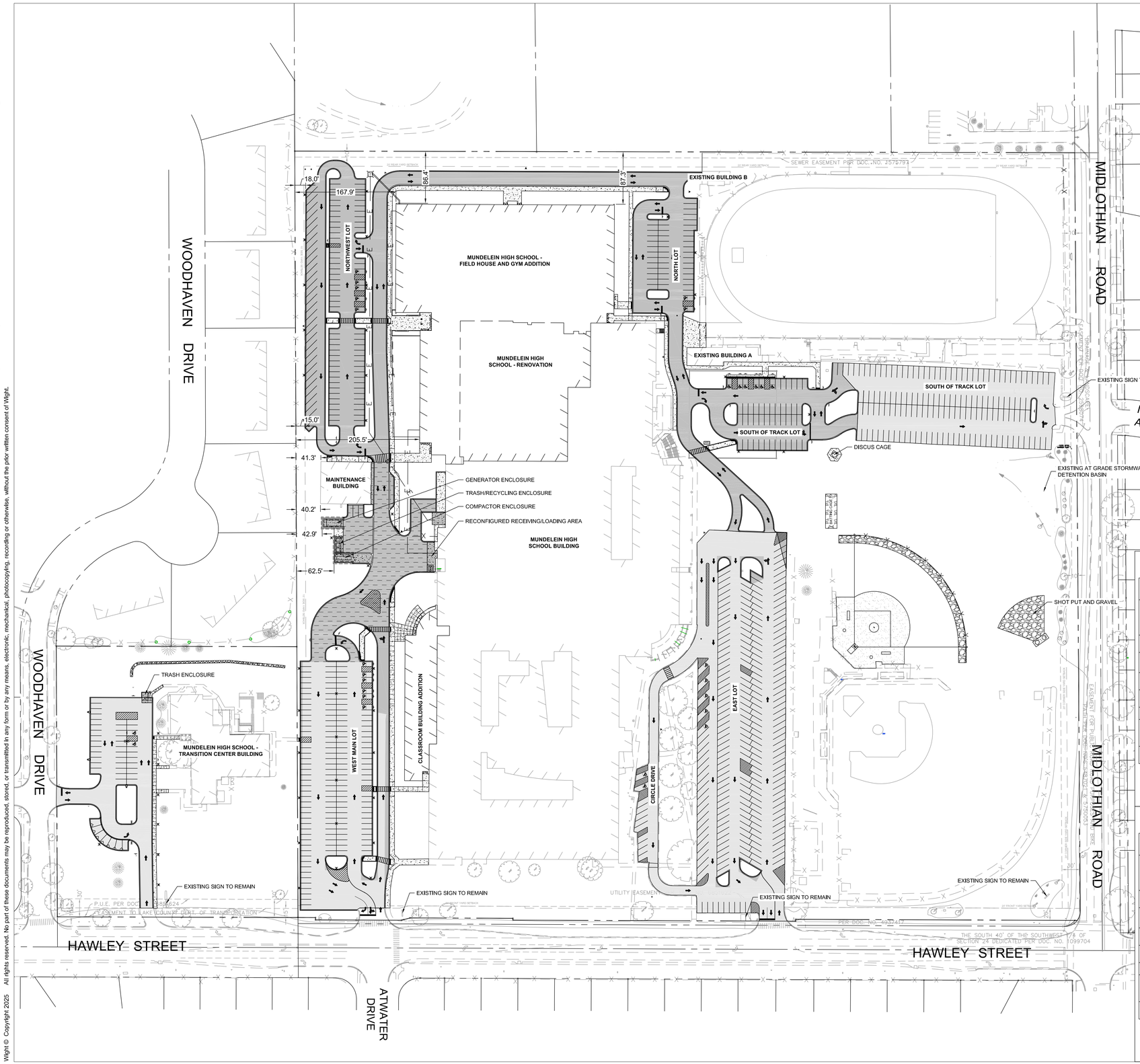

PARKING SUMMARY TABLE

PROPOSED PARKING SUMMARY

PARKING LOT	STANDARD	ADA	TOTAL
NORTH LOT	44	2	46
NORTHWEST LOT	107	5	112
SOUTH OF TRACK LOT	184	6	190
WEST MAIN LOT	143	6	149
EAST MAIN LOT & CIRCLE DRIVE	229	7	237
MUNDELEIN HIGH SCHOOL SUBTOTAL	**707**	**26**	**733**
TRANSITION CENTER LOT	42	2	44
TOTAL	**749**	**28**	**777**

PER VILLAGE CODE 20.56.130, TABLE 20.56-1; INSTITUTIONAL - EDUCATION FACILITY, SECONDARY

REQUIRED PARKING:
STAFF MEMBERS = 293 STAFF x 1 SPACE/STAFF = 293 SPACES
STUDENTS = 2200 STUDENTS x $\frac{1}{10}$ SPACE/STUDENT = 220 SPACES

TOTAL REQUIRED SPACES = 513 SPACES
TOTAL PROPOSED SPACES = 777 SPACES

EXISTING MHS BUILDING PARKING = 692 SPACES
EXISTING TRANSITION CENTER PARKING = 68 SPACES
EXISTING TOTAL CAMPUS PARKING = 760 SPACES

*PARKING STALL DIMENSIONS AND REQUIRED SPACES PER VILLAGE CODE & ILLINOIS ADA CODE

LEGEND

- 2" HMA MILL AND OVERLAY
- FULL DEPTH HMA PAVEMENT AND STONE BASE
- HEAVY DUTY HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- HEAVY DUTY CONCRETE PAVING AND STONE BASE
- GRAVEL
- PROPERTY LINE
- SETBACK / EASEMENT LINE
- LIGHT POLES

SITE DATA TABLE - EXISTING

MUNDELEIN HIGH SCHOOL ZONING - "I" INSTITUTIONAL (PER VILLAGE CODE 20.44.030)

MUNDELEIN SITE DATA SUMMARY

DATA	CODE REQUIREMENT	HIGH SCHOOL PROPERTY	TRANSITION CENTER PROPERTY	TOTAL PROPERTY
LOT AREA (AC)		40.40	4.13	44.53
BUILDING HEIGHT (FT)	MAX = 45 FT (OR 4 STORIES)	56' +	24' - 11"	
BUILDING AREA (SF)*		284,539*	16,117	300,656
BUILDING AREA (AC)		6.53	0.37	6.90
LOT COVERAGE (%)	MAX = 50%	16.20%	8.95%	15.50%
IMPERVIOUS AREA (AC); INCLUDES BUILDING AREA		18.55	1.21	19.76
OPEN SPACE (%)		54.10%	70.70%	55.60%

***HIGH SCHOOL PROPERTY BUILDING AREA CALCULATION:**
MUNDELEIN HIGH SCHOOL BUILDING = 274,159 SF
MAINTENANCE BUILDING = 5,889 SF
EXISTING BUILDING A = 3,427 SF
EXISITING BUILDING B = 1,064 SF

SITE DATA TABLE - PROPOSED

MUNDELEIN HIGH SCHOOL ZONING - "I" INSTITUTIONAL (PER VILLAGE CODE 20.44.030)

MUNDELEIN SITE DATA SUMMARY

DATA	CODE REQUIREMENT	HIGH SCHOOL PROPERTY	TRANSITION CENTER PROPERTY	TOTAL PROPERTY
LOT AREA (AC)		40.40	4.13	44.53
BUILDING HEIGHT (FT)	MAX = 45 FT (OR 4 STORIES)	29' - 10"	N/A	
BUILDING AREA (SF)*		392,554*	16,117	408,671
BUILDING AREA (AC)		9.01	0.37	9.38
LOT COVERAGE (%)	MAX = 50%	22.30%	8.95%	21.10%
IMPERVIOUS AREA (AC); INCLUDES BUILDING AREA		21.04	1.24	22.28
OPEN SPACE (%)		47.90%	69.90%	50.00%

***HIGH SCHOOL PROPERTY BUILDING AREA CALCULATION:**
MUNDELEIN HIGH SCHOOL BUILDING = 382,174 SF
MAINTENANCE BUILDING = 5,889 SF
EXISTING BUILDING A = 3,427 SF
EXISITING BUILDING B = 1,064 SF

MUNDELEIN HIGH SCHOOL
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

PLANNING & ZONING EXHIBIT

Project Number: 240102
Drawn By: ZM
Sheet: EXHA
Scale: 1" = 80' (0' 40' 80' 160')
NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS - PHASE 2\EXHIBITS\240102_EXHA_PLANNING AND ZONING EXHIBIT.dwg kbuck Dec 09, 2025 2:07:48
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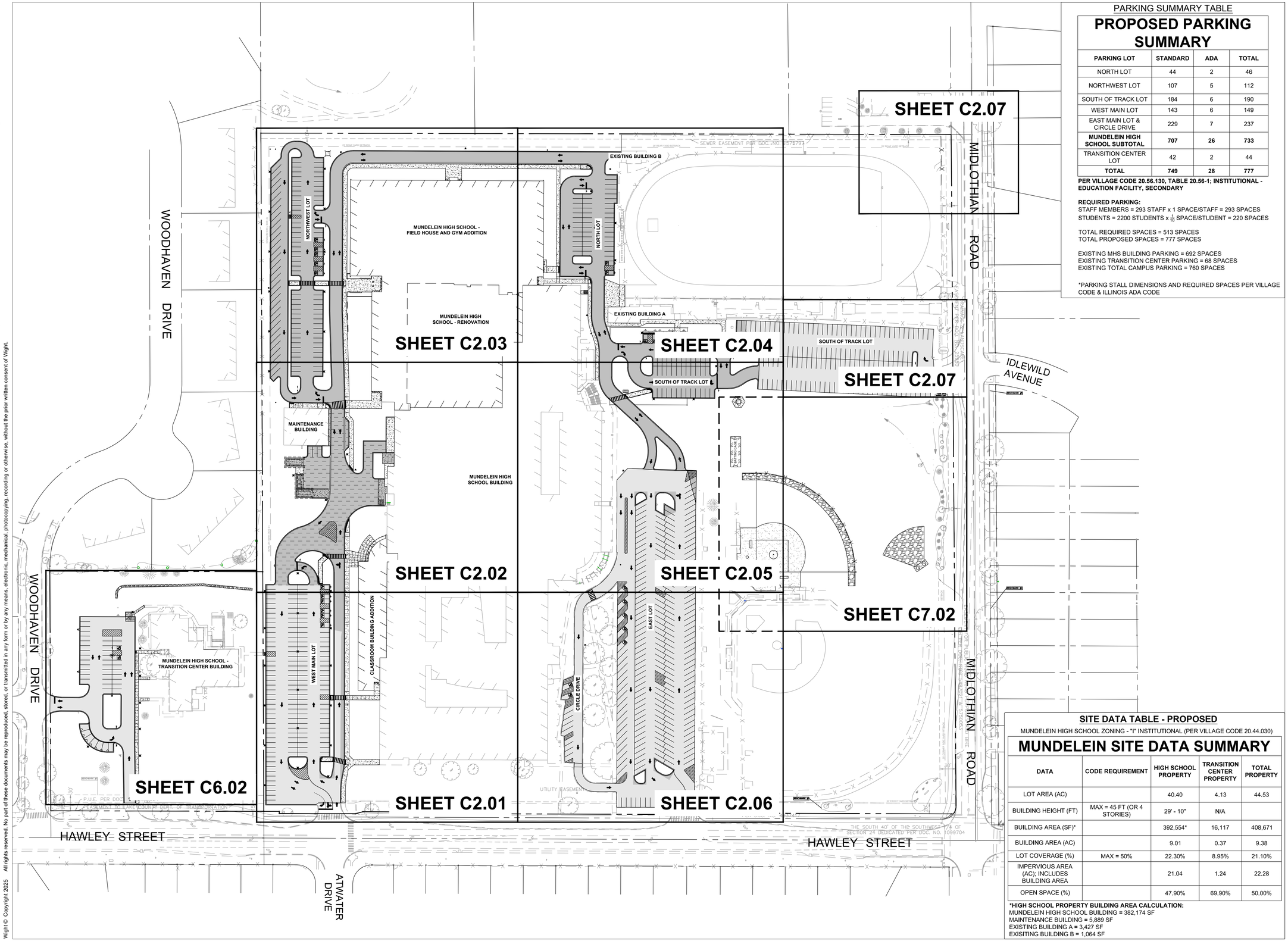

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*PARKING STALL DIMENSIONS AND REQUIRED SPACES PER VILLAGE CODE & ILLINOIS ADA CODE

SITE DATA TABLE - PROPOSED

MUNDELEIN HIGH SCHOOL ZONING - "I" INSTITUTIONAL (PER VILLAGE CODE 20.44.030)

MUNDELEIN SITE DATA SUMMARY

DATA	CODE REQUIREMENT	HIGH SCHOOL PROPERTY	TRANSITION CENTER PROPERTY	TOTAL PROPERTY
LOT AREA (AC)		40.40	4.13	44.53
BUILDING HEIGHT (FT)	MAX = 45 FT (OR 4 STORIES)	29' - 10"	N/A	
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MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight

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wightco.com
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Darien, IL 60561
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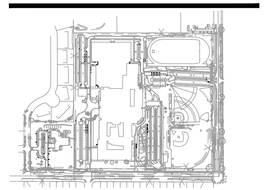

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

OVERALL SITE PLAN

Project Number: 240102
Drawn By: ZM
Sheet: C2.00
Scale: 1" = 80' (0' 40' 80' 160')
NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS - PHASE 2\240102 C2.00 OVERALL SITE PLAN - PHASE 2.dwg zmattix Nov 13, 2025 9:07:34 am
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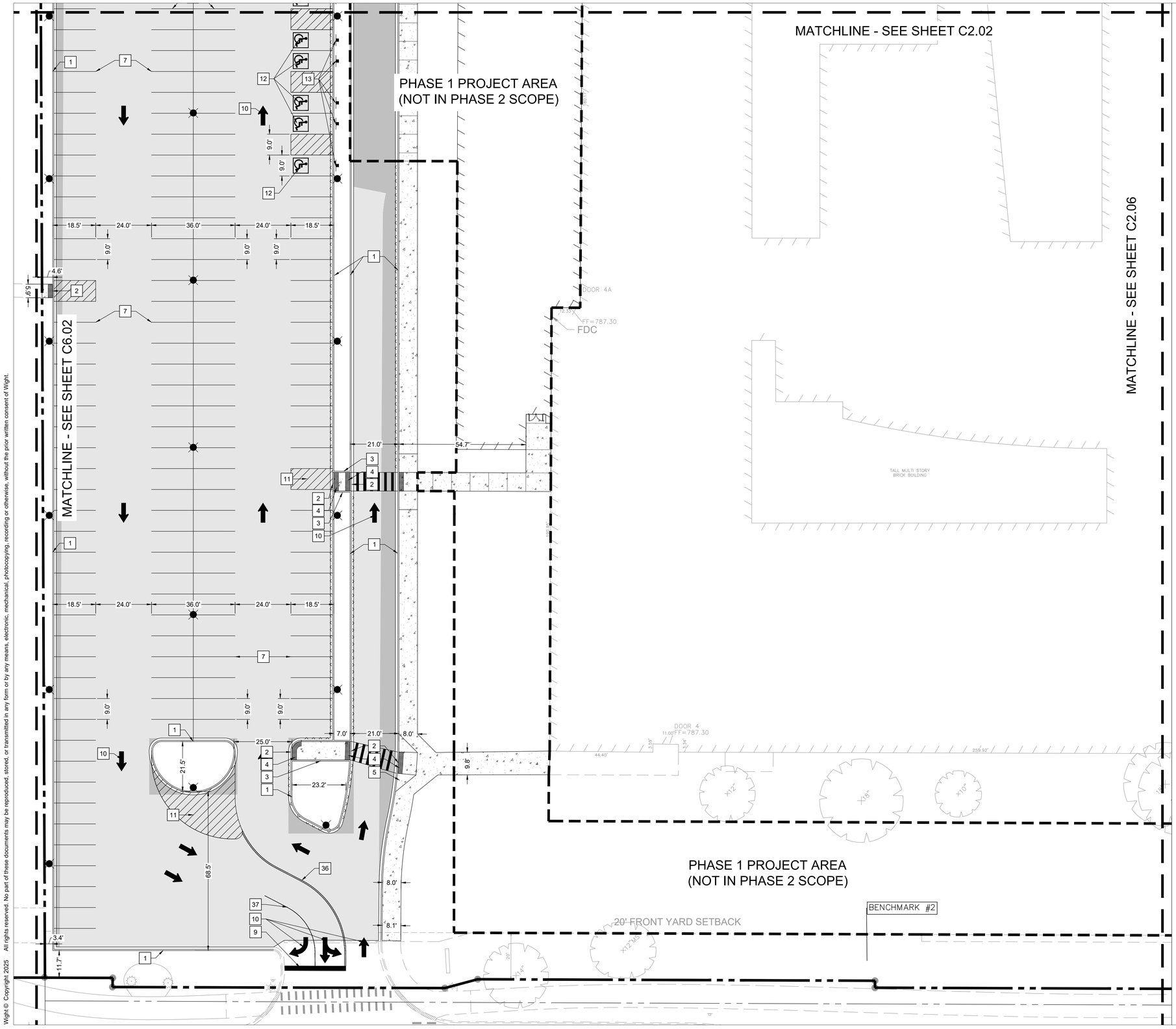

LEGEND

- 2" HMA MILL AND OVERLAY
- FULL DEPTH HMA PAVEMENT AND STONE BASE
- HEAVY DUTY HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- HEAVY DUTY CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- GRAVEL
- PROPERTY LINE
- REVERSE PITCH CURB

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. 6" BARRIER CURB
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. CROSSWALK STRIPING
7. 4" SOLID PARKING STRIPE, TRAFFIC WHITE PAINT, TYP.
8. 4" SOLID PARKING STRIPE, 45 DEGREES, TRAFFIC WHITE PAINT, TYP.
9. 24" STOP BAR, TRAFFIC WHITE PAINT
10. TRAFFIC ARROW, TRAFFIC WHITE PAINT, TYP.
11. RESTRICTED AREA STRIPING, 45 DEGREES, TRAFFIC WHITE PAINT
12. ADA PARKING STRIPING, TYP.
13. ADA PARKING SIGN
14. DESIGNATED MINIBUS PARKING SPACES
15. DIRECTIONAL "ONE WAY" SIGN
16. FROST STOOP
17. EXTERIOR CONCRETE STOOP
18. EXTERIOR CONCRETE STAIRCASE, SEE ARCHITECTURAL PLANS
19. CONCRETE TRANSFORMER PAD
20. CONCRETE BOLLARDS
21. CONCRETE GENERATOR PAD
22. TRASH/COMPACTOR ENCLOSURE WITH MASONARY WALL AND GATES, REFER TO ARCHITECTURAL PLANS
23. 4' CHAIN LINK FENCE
24. 10' WIDE CHAINLINK FENCE SLIDING GATE
25. CHAINLINK FENCE MAN GATE
26. RETAINING WALL
27. B8.18 CURB AND GUTTER
28. EXTENDED CONCRETE RAMP
29. 10' BLACK VINYL CHAINLINK FENCE
30. CONCRETE PAD FOR RELOCATED TELECOM. UTILITIES
31. CONCRETE ELECTRICAL EQUIPMENT PAD
32. DISCUS CAGE AND CONCRETE PAD WITH DISCUS RING
33. CONCRETE PAD AND RINGS FOR SHOT PUT
34. METAL EDGING
35. STOP SIGN, R1-1
36. 4" SOLID DOUBLE STRIPE, TRAFFIC YELLOW PAINT
37. 4" SOLID STRIPE, TRAFFIC WHITE PAINT
38. "DO NOT ENTER" SIGN

SITE PLAN NOTES

1. INSTALL ALL IMPROVEMENTS IN ACCORDANCE WITH AGENCY REQUIREMENTS. IN CASE OF DISCREPANCY BETWEEN THESE PLANS AND THE AGENCY REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
2. ALL EXISTING CURB TO BE REMOVED UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITIONS. ALL ITEMS DISTURBED SHALL BE REPLACED INCLUDING ALL LANDSCAPING, CURB, SIDEWALK, PAVEMENT, ETC.
5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE WITH THE VILLAGE OF MUNDELEIN ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

1. ALL LAYOUT FOR SITE IMPROVEMENTS SHALL BE COMPLETED BY A PROFESSIONAL LAND SURVEYOR HIRED BY THE CONTRACTOR. LAYOUT SHALL BE COMPLETED USING THE ELECTRONIC CAD FILES PROVIDED BY THE ENGINEER.

MUNDELEIN HIGH SCHOOL

MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

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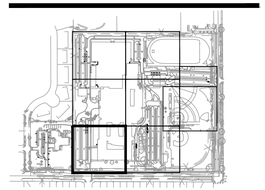

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')

NORTH

C2.01

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 C2.01 SITE PLAN – PHASE 2.dwg zmattix Nov 12, 2025 2:38:41 pm

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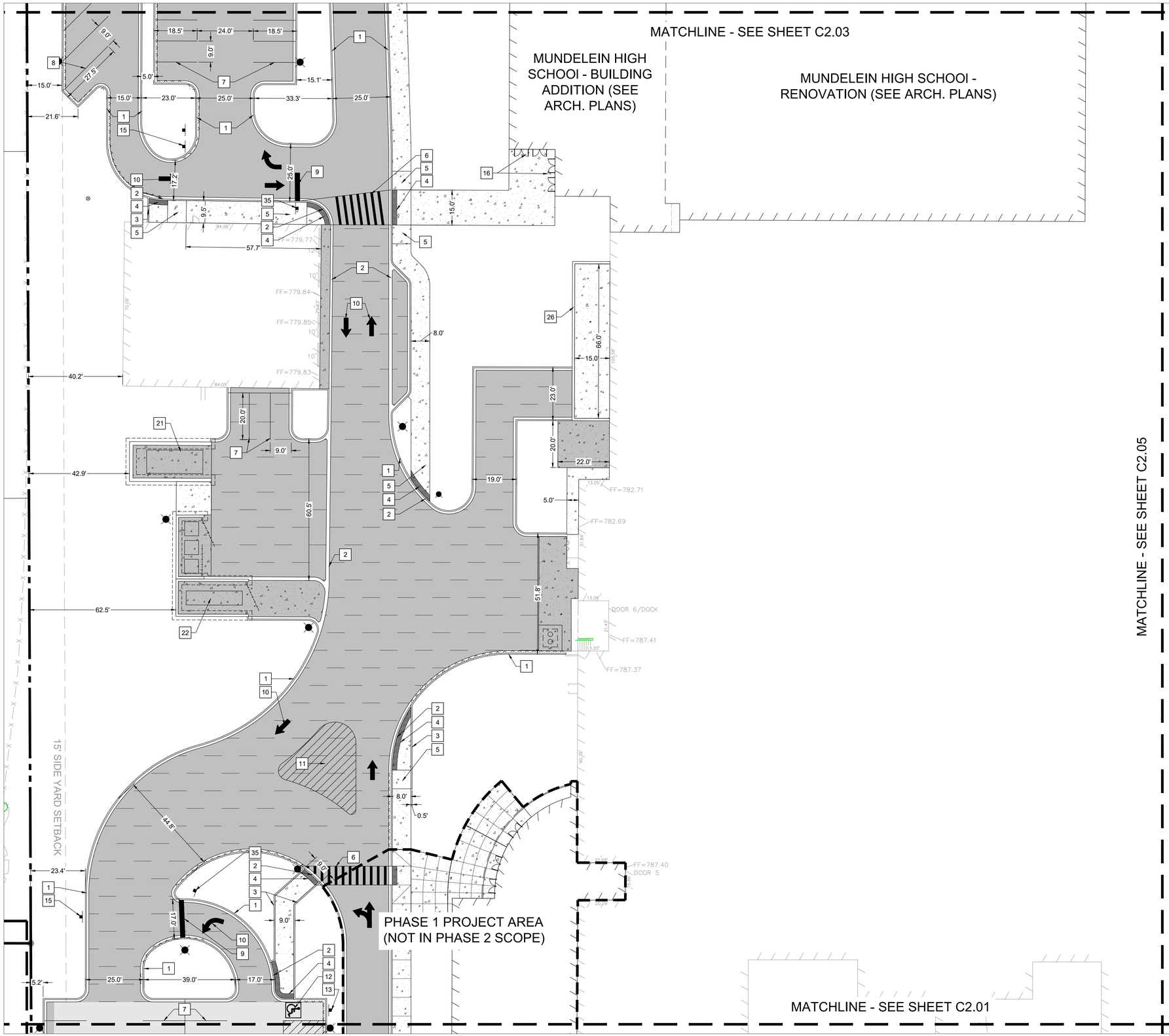

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MUNDELEIN HIGH

MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

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Darien, IL 60561

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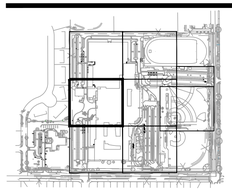

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.02

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 C2.01 SITE PLAN – PHASE 2.dwg zmattix Nov 12, 2025 2:38:51 pm
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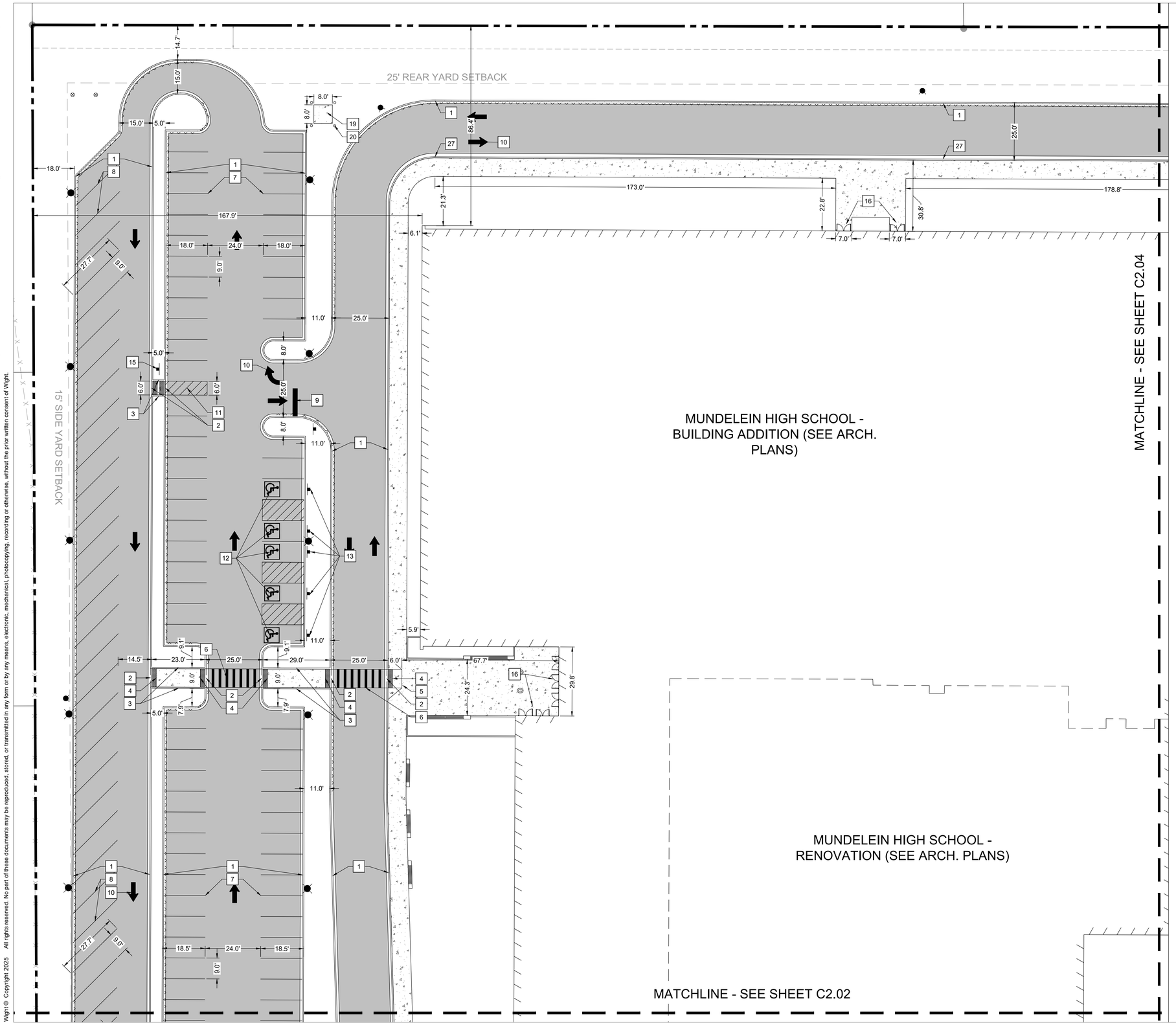

LEGEND

- 2" HMA MILL AND OVERLAY
- FULL DEPTH HMA PAVEMENT AND STONE BASE
- HEAVY DUTY HMA PAVEMENT AND STONE BASE
- CONCRETE PAVING AND STONE BASE
- HEAVY DUTY CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT
- GRAVEL
- PROPERTY LINE
- REVERSE PITCH CURB

SITE KEY NOTES

1. B6.12 CURB AND GUTTER
2. DEPRESSED CURB AND GUTTER
3. 6" BARRIER CURB
4. ADA DETECTABLE WARNING
5. ADA COMPLIANT CONCRETE RAMP
6. CROSSWALK STRIPING
7. 4" SOLID PARKING STRIPE, TRAFFIC WHITE PAINT, TYP.
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18. EXTERIOR CONCRETE STAIRCASE, SEE ARCHITECTURAL PLANS
19. CONCRETE TRANSFORMER PAD
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34. METAL EDGING
35. STOP SIGN, R1-1
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SITE PLAN NOTES

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MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.03
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 C2.01 SITE PLAN – PHASE 2.dwg zmattix Nov 12, 2025 2:39:01 pm
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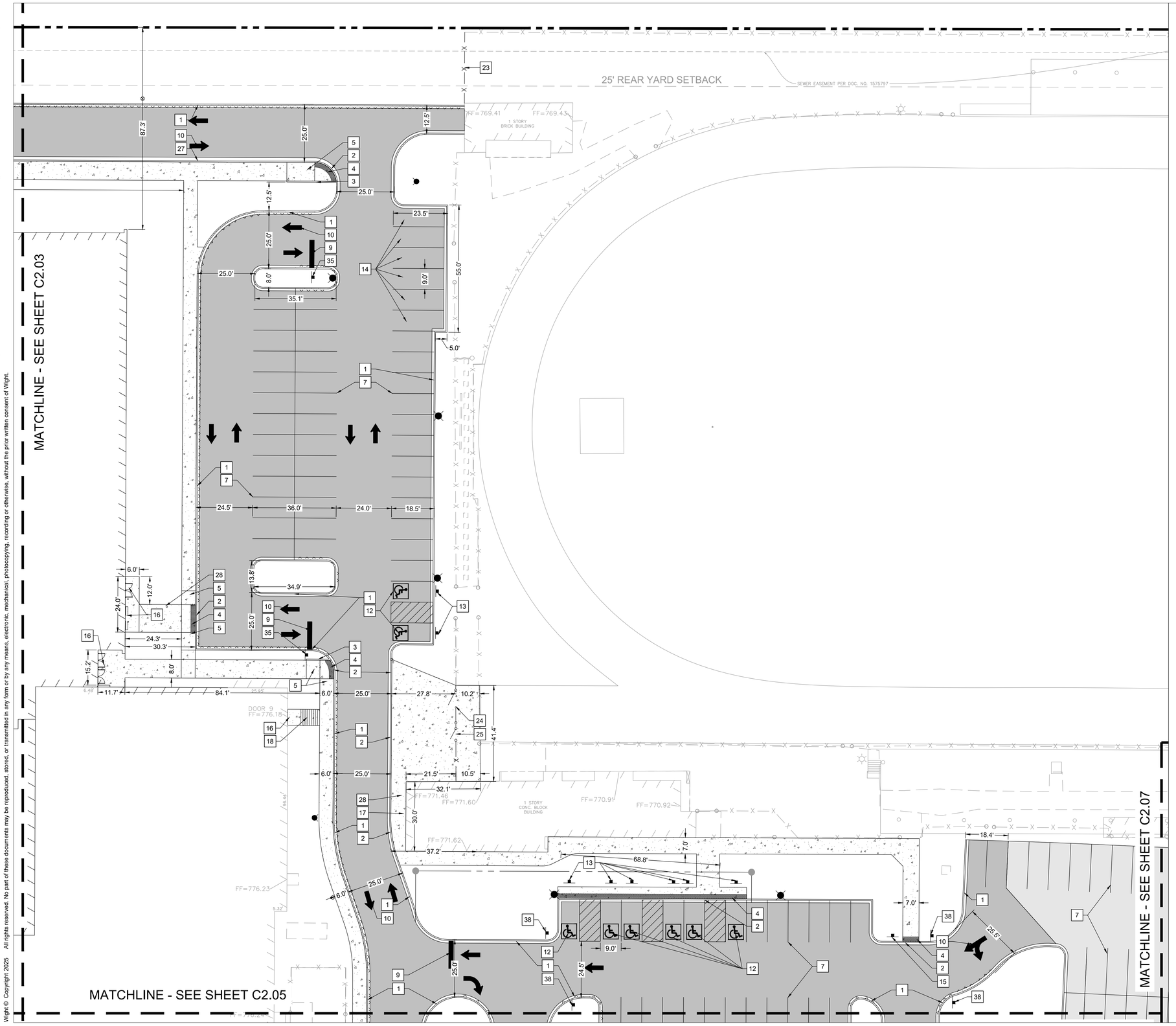

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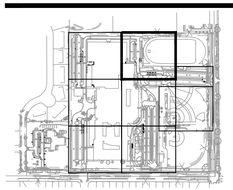

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REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.04
Scale: 1" = 20' (0' 10' 20' 40')
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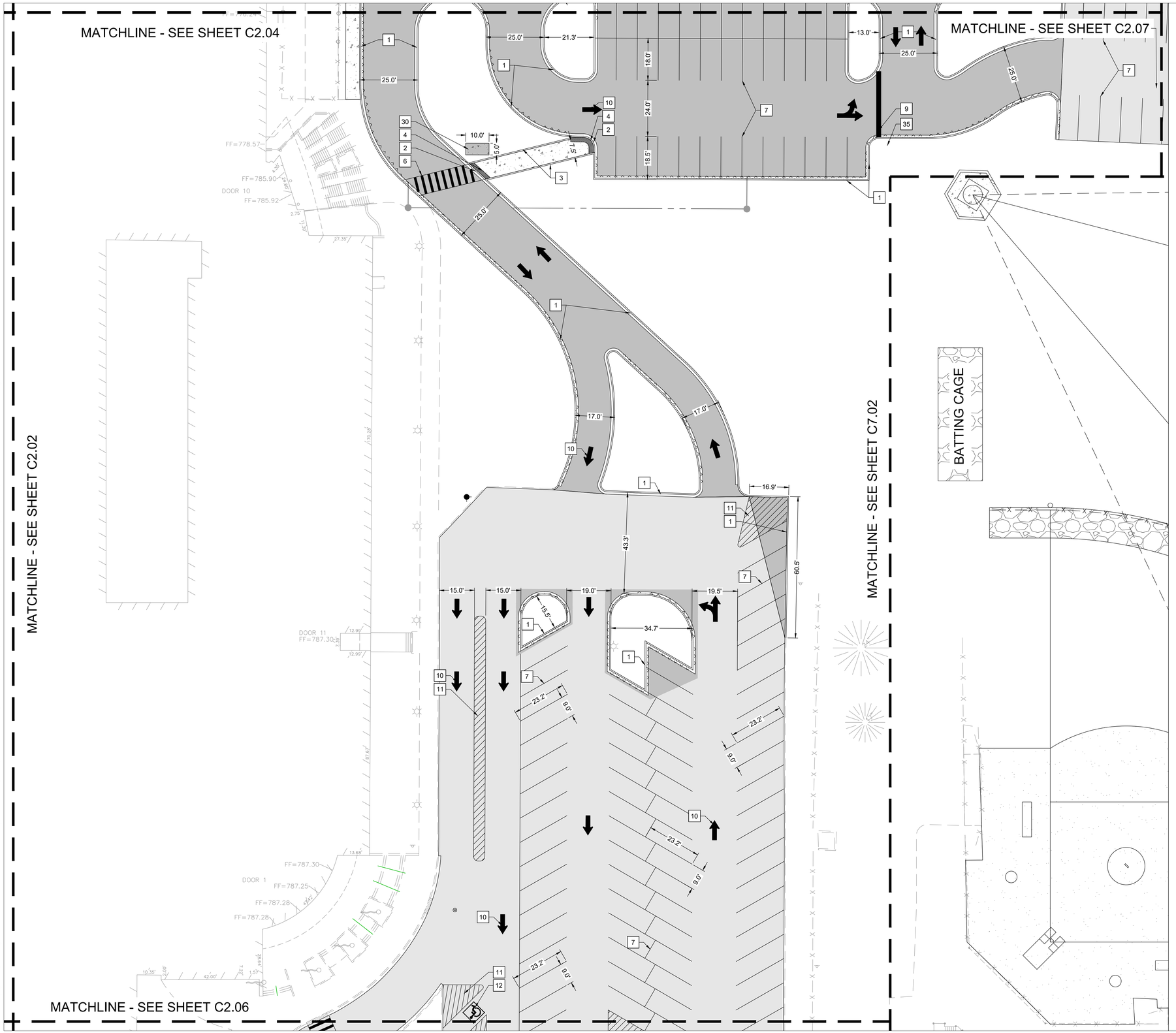

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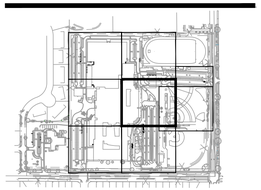

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REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

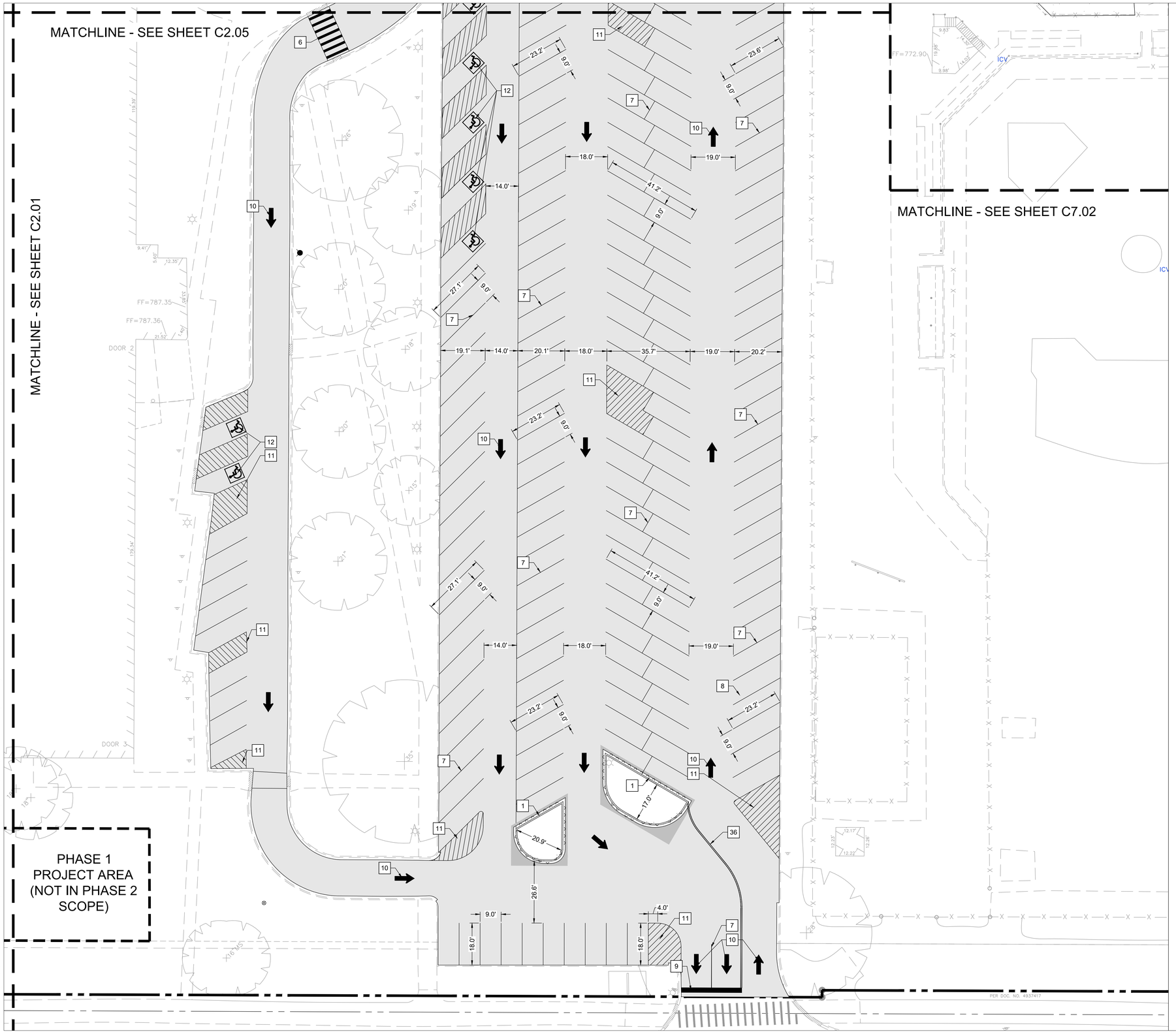
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet:
Scale: 1" = 20'
0' 10' 20' 40'

NORTH

C2.05



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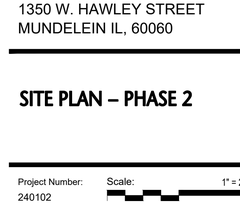

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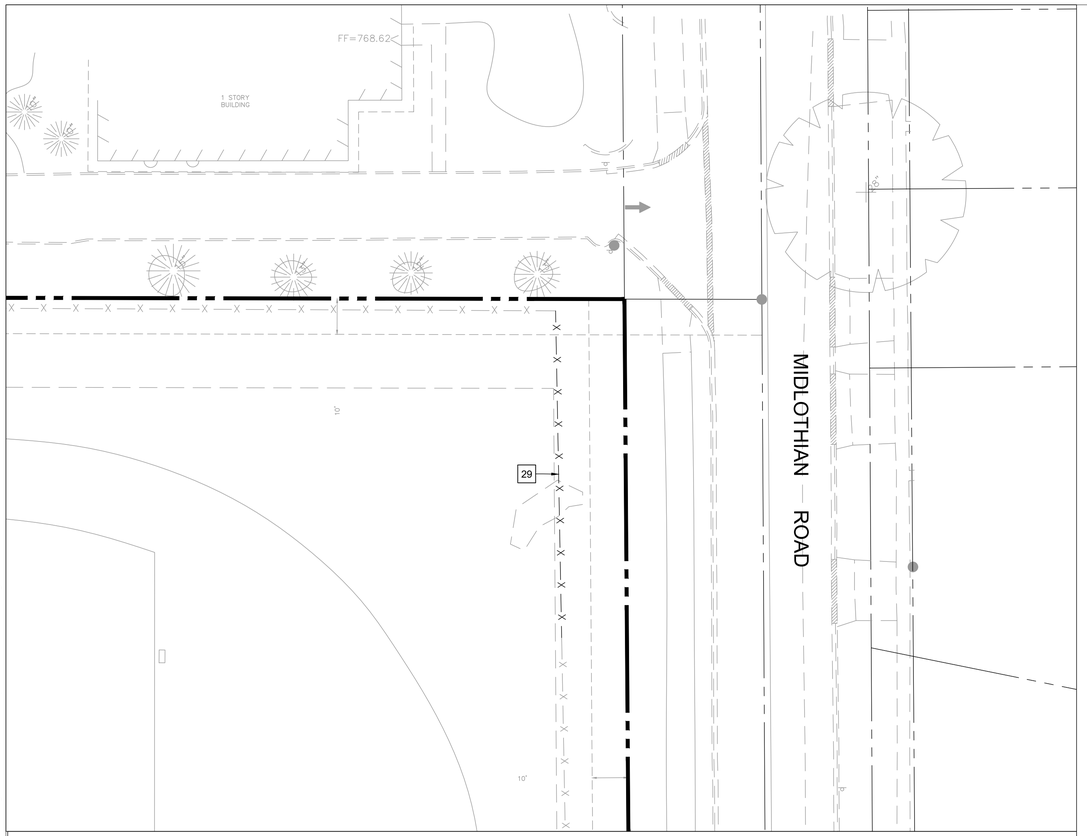
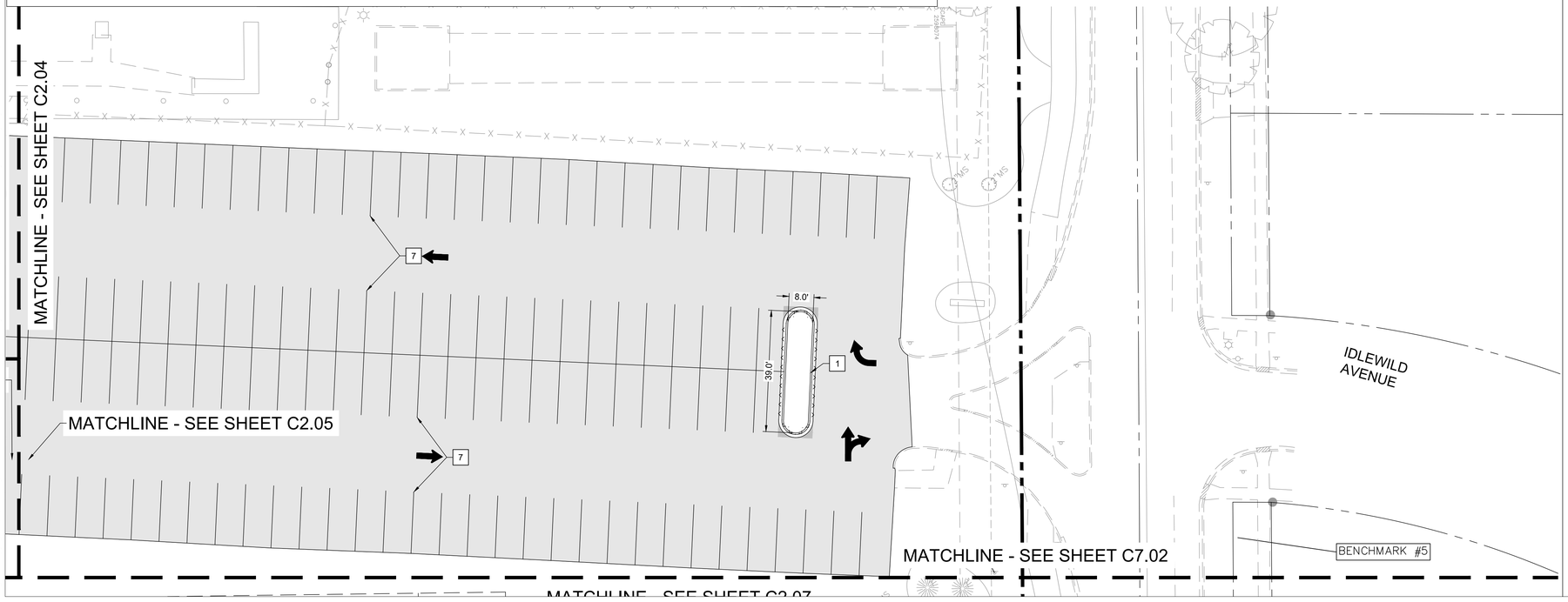


NORTHEAST PROPERTY CORNER VIEW



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3. ALL DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN. ALL RADII DIMENSIONS ARE TO THE BACK OF CURB/EDGE OF PAVEMENT.
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5. ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE WITH THE VILLAGE OF MUNDELEIN ON FINAL LOCATIONS OF SIGNS.

LAYOUT NOTE:

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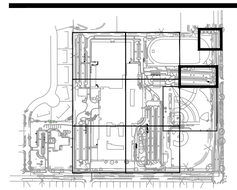
MUNDELEIN HIGH SCHOOL

MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.07

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 C2.01 SITE PLAN – PHASE 2.dwg zmattix Nov 12, 2025 2:39:48 pm
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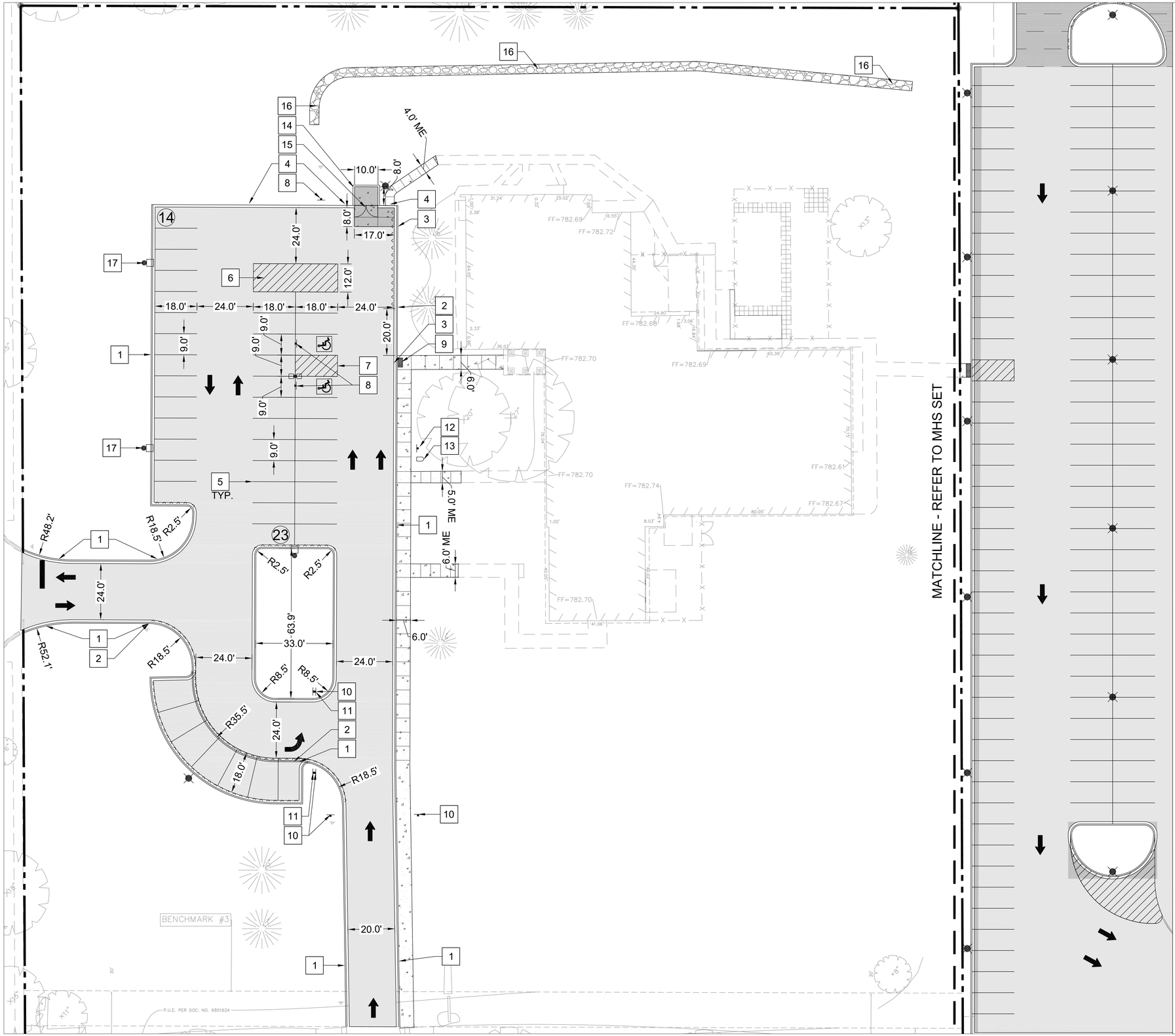

LEGEND

- FULL DEPTH HMA PAVEMENT AND STONE BASE; SEE R-8/C5.04
- CONCRETE PAVING AND STONE BASE
- CONCRETE CONTROL JOINTS
- CONCRETE EXPANSION JOINT (EJ)
- HEAVY DUTY CONCRETE
- CONCRETE PAVERS
- PROPERTY LINE
- REVERSE PITCH CURB

SITE KEY NOTES

1. B6.12 CURB
2. MOUNTABLE CURB
3. DEPRESSED CURB
4. FLUSH CONTAINMENT CURB
5. 4" SOLID YELLOW PARKING STRIPE
6. 4" SOLID PARKING STRIPE, 45 DEGREES, TRAFFIC YELLOW PAINT, TYP.
7. ADA PARKING STRIPING
8. ADA SIGN IN PORTABLE BASE
9. DETECTABLE WARNING, CAST IRON YELLOW
10. DO NOT ENTER SIGN ON POST (R5-1 24"x24")
11. ONE WAY SIGN ON POST (R6-2L 18"x24")
12. INSTALL SALVAGED SIGN
13. INSTALL SALVAGED MAILBOX
14. MASONRY ENCLOSURE WITH GATES; REFER TO ARCHITECTURAL PLANS
15. 10' DOUBLE SWING GATE
16. INFILTRATION TRENCH; REFER TO GRADING PLAN AND DETAILS
17. BASE LIGHT POLE; REFER TO ELECTRICAL
18. ALTERNATE LIGHT POLE; REFER TO ELECTRICAL

SITE PLAN NOTES

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REV	DESCRIPTION	DATE
	VILLAGE P&Z SUBMITTAL	11-13-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – TRANSITION CENTER

Project Number: 240160
Drawn By: VL
Sheet: C6.02
Scale: 1" = 30' (0' 15' 30' 60')
NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\TRANSITION\240160 C2.00 SITE PLAN.dwg kbuck Nov 14, 2025 11:14:03 am

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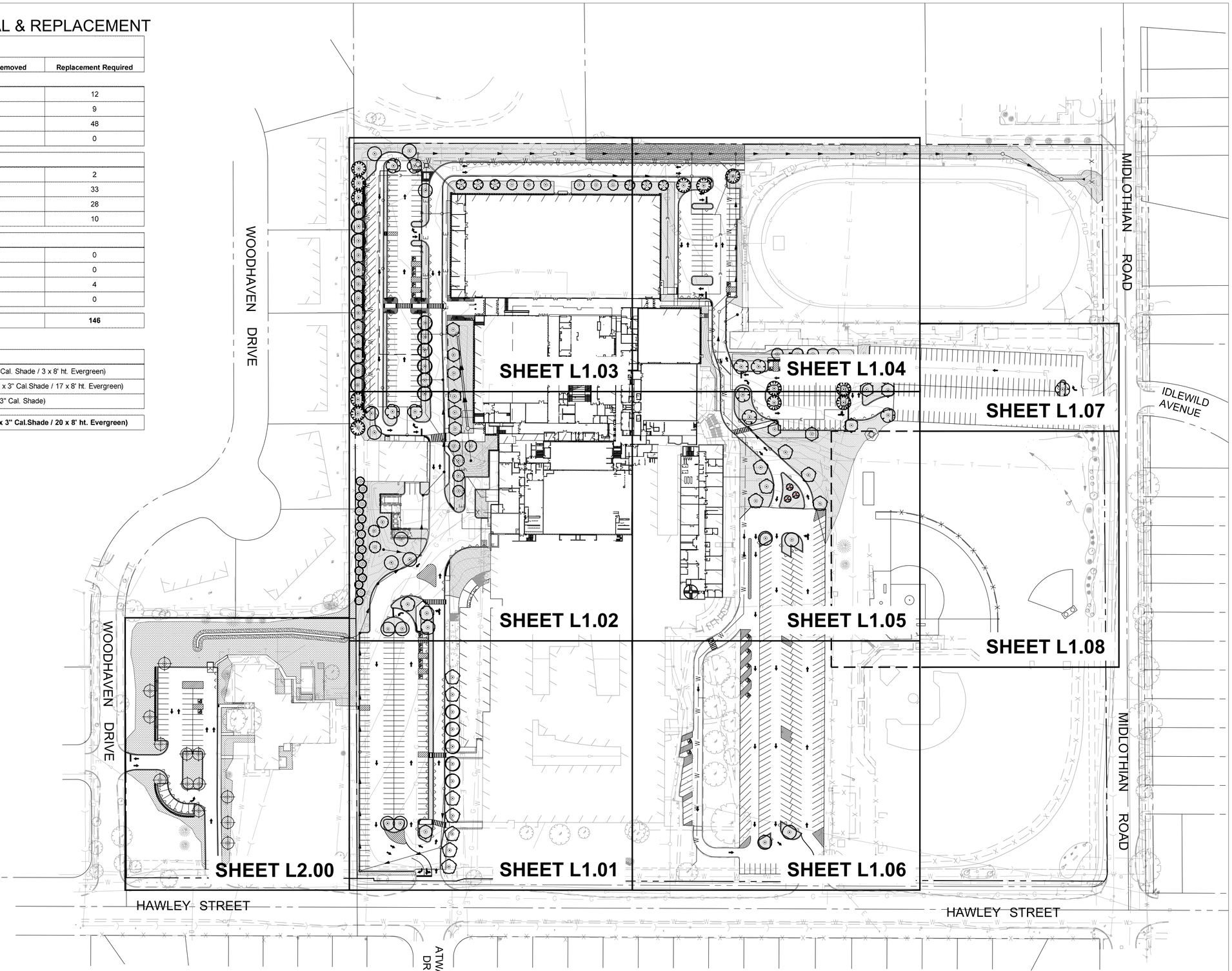
TREE REMOVAL & REPLACEMENT

Ordinance Section 16.23.060		
	Quantity Removed	**Replacement Required**
Phase 1		
3-6" DBH	6	12
7-12" DBH	3	9
13-29" DBH	12	48
30"+ DBH	0	0
Phase 2		
3-6" DBH	1	2
7-12" DBH	11	33
13-29" DBH	7	28
30"+ DBH	2	10
Transition Center		
3-6" DBH	0	0
7-12" DBH	0	0
13-29" DBH	1	4
30"+ DBH	0	0
Total	**43**	**146**

Replacements Provided	
Phase 1	6 Trees (3 x 3" Cal. Shade / 3 x 8' ht. Evergreen)
Phase 2	133 Trees (116 x 3" Cal.Shade / 17 x 8' ht. Evergreen)
Transition Center	13 Trees (13 x 3" Cal. Shade)
Total	**152 Trees (130 x 3" Cal.Shade / 20 x 8' ht. Evergreen)**



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NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

OVERALL LANDSCAPE PLAN

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 80' (0' 40' 80' 160')

NORTH

L1.00

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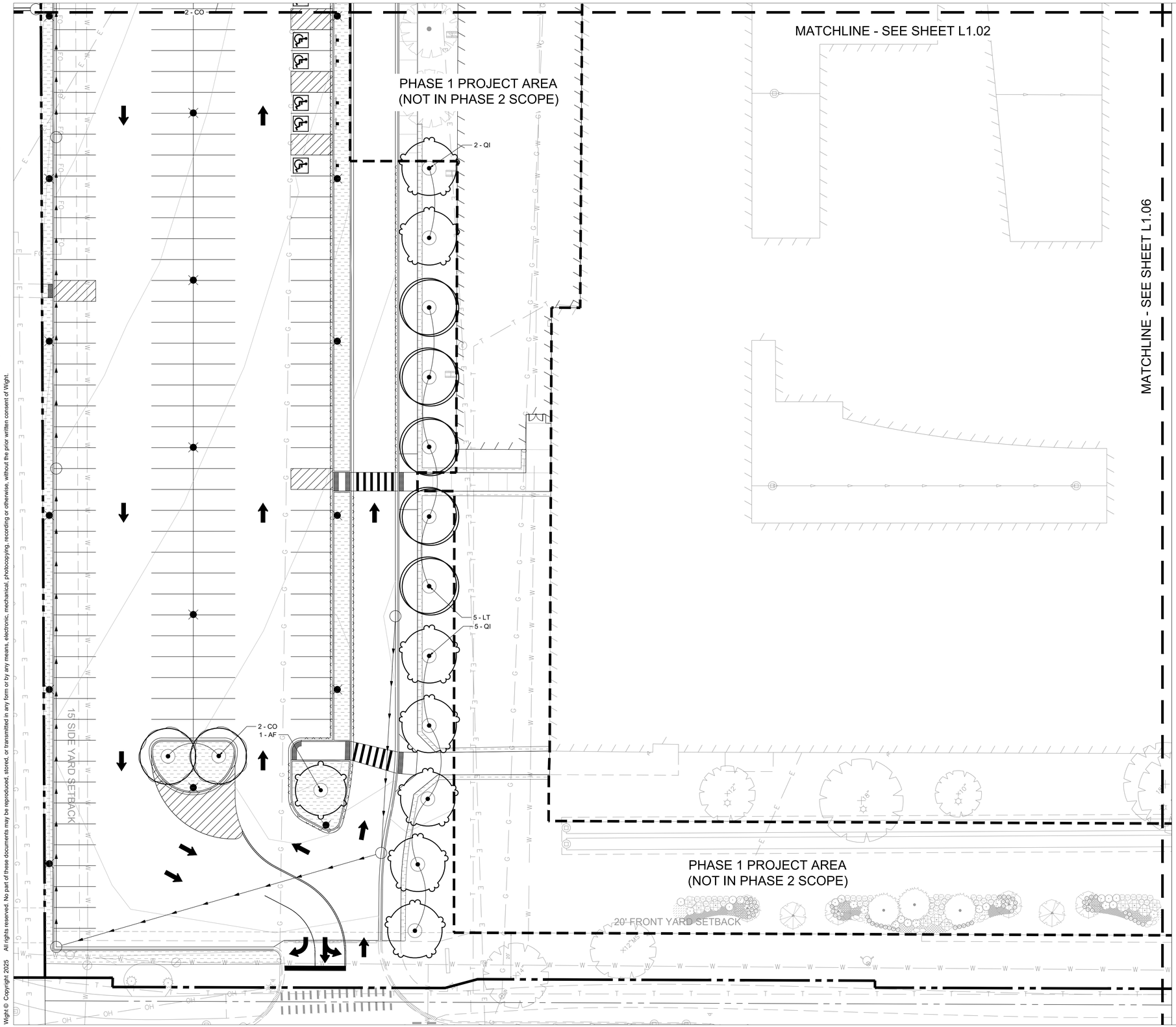

LEGEND

- PROPERTY LINE
- TURF GRASS SEED & BLANKET
- SOD
- LOW PROFILE PRAIRIE SEED & BLANKET

LANDSCAPE KEY NOTES

1	PLANTER CURB / 6 INCH HT
2	CIP CONCRETE SEATWALL - SINGLE BENCH
3	CIP CONCRETE SEATWALL - DUAL BENCH
4	18" WIDE MAINTENANCE STRIP

LANDSCAPE NOTES:

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2. SEED AND BLANKET/LANDSCAPE RESTORATION LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, SEED AND BLANKET AS SHOWN.
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5. ALL NEW TREES WILL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
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16. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
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18. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
19. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
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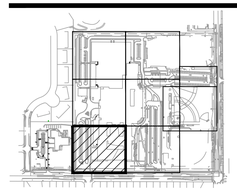

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

L1.01

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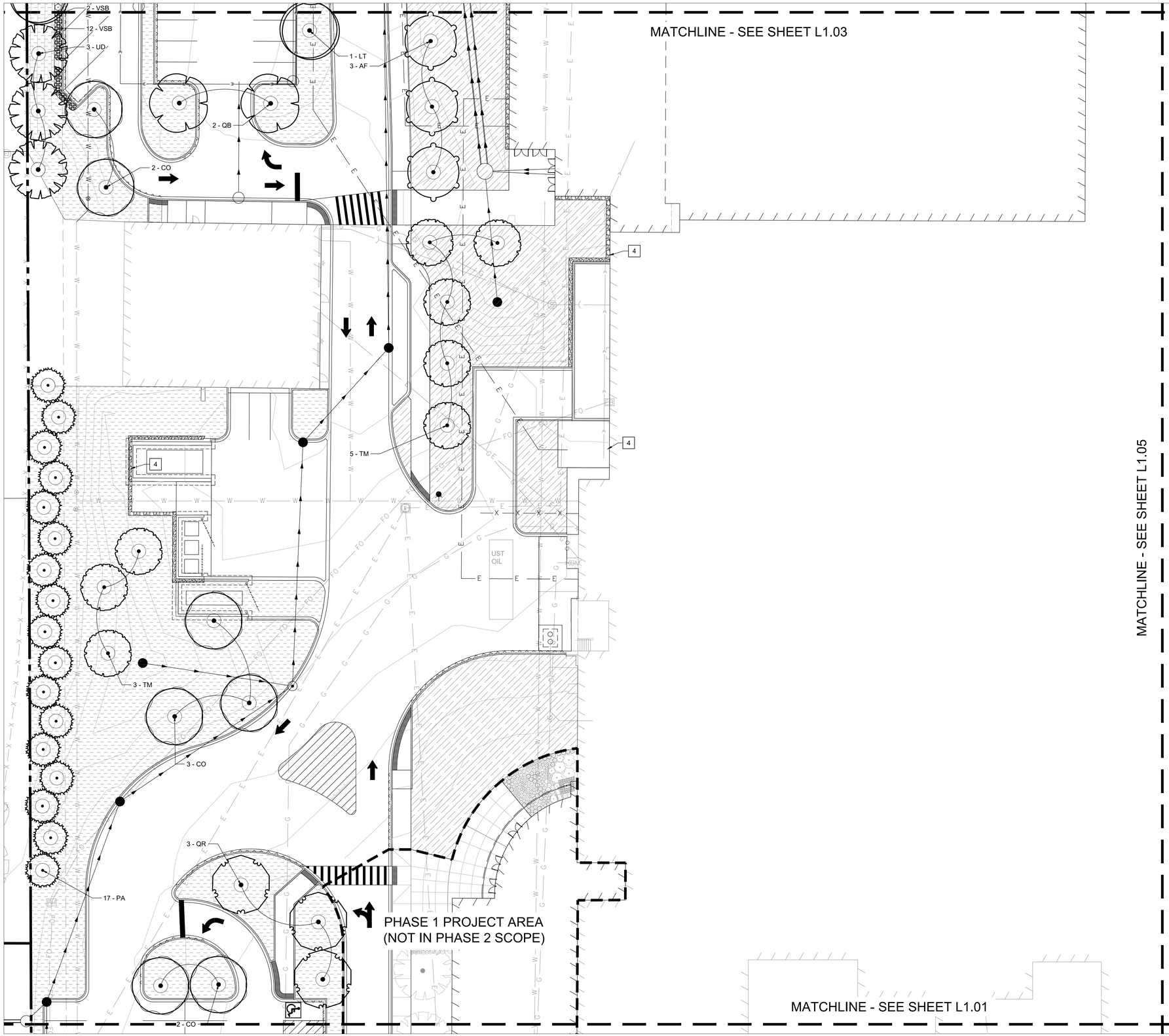

LEGEND

- PROPERTY LINE
- TURF GRASS SEED & BLANKET
- SOD
- LOW PROFILE PRAIRIE SEED & BLANKET

LANDSCAPE KEY NOTES

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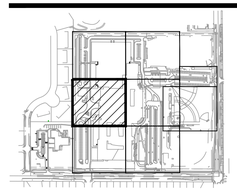

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')

NORTH

L1.02

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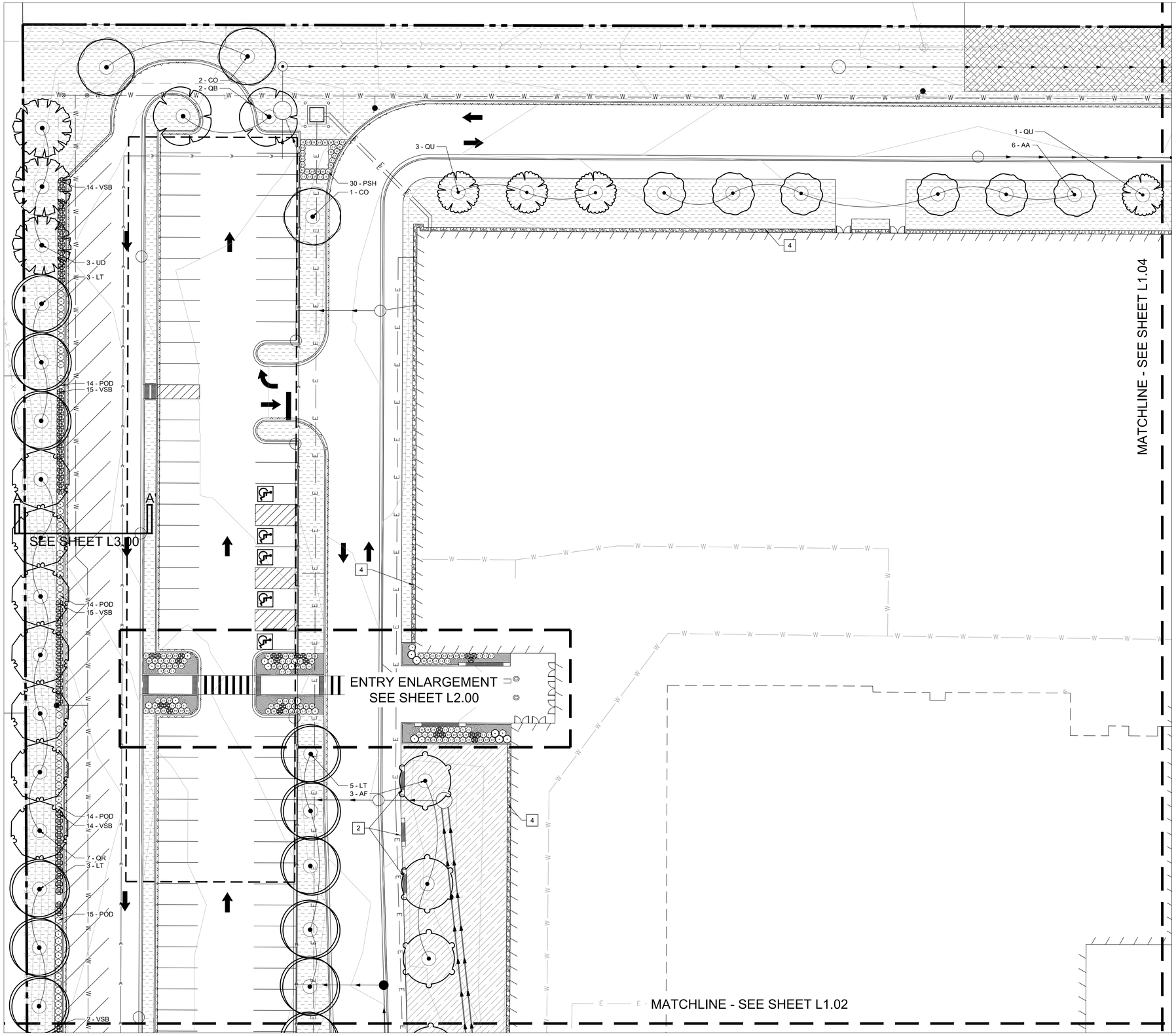

LEGEND

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- LOW PROFILE PRAIRIE SEED & BLANKET

LANDSCAPE KEY NOTES

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Wight & Company
wightco.com

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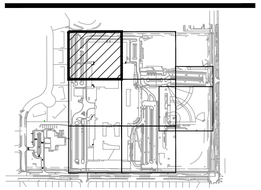
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

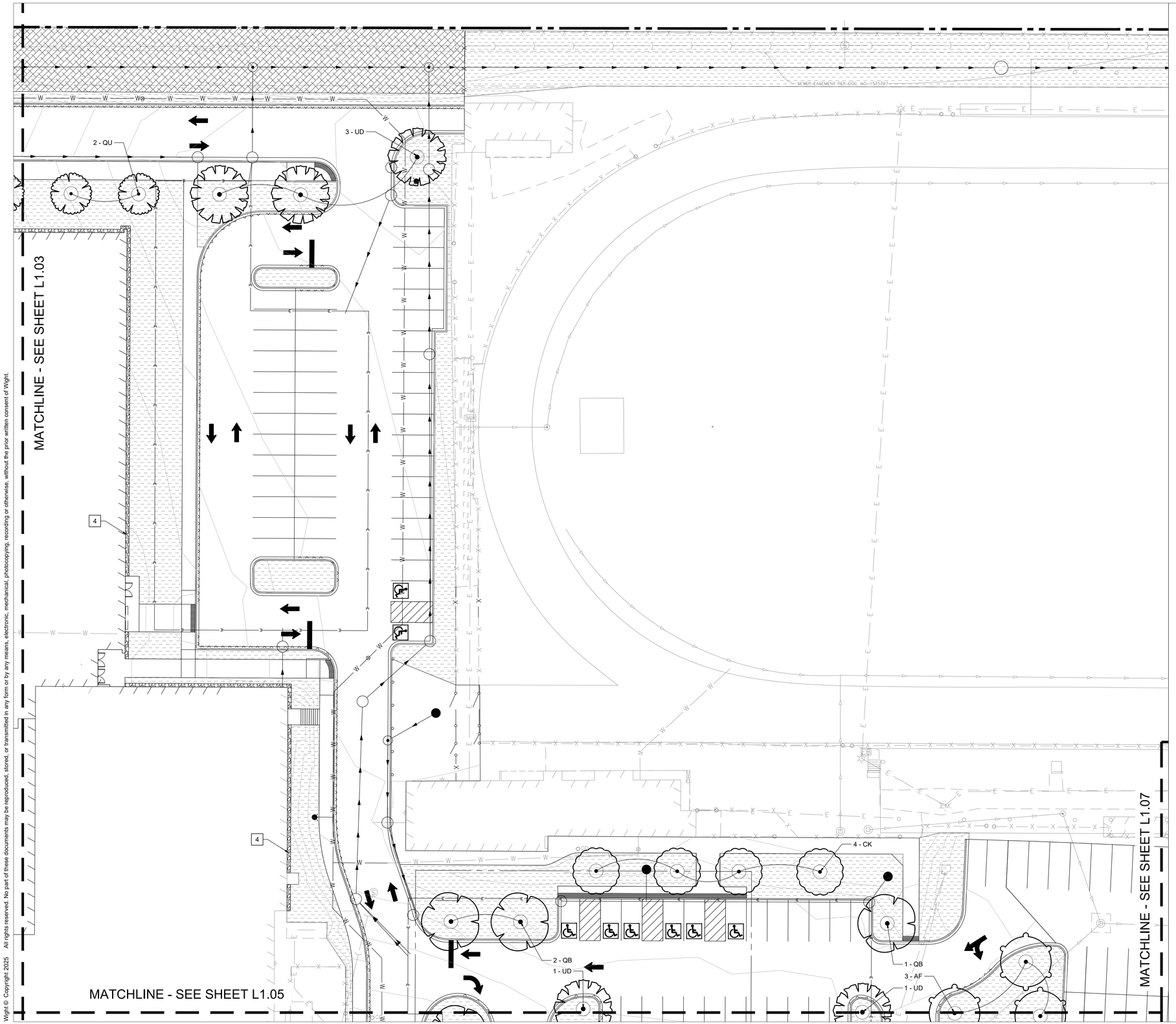
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 20'
0' 10' 20' 40'
NORTH

L1.03



LEGEND

- PROPERTY LINE
- TURF GRASS SEED & BLANKET
- SOD
- LOW PROFILE PRAIRIE SEED & BLANKET

LANDSCAPE KEY NOTES

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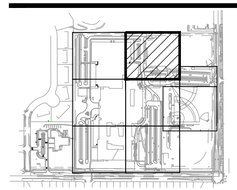

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	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 20'
0' 10' 20' 40'
NORTH

L1.04

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 L1.01 LANDSCAPE PLAN – PHASE 2.dwg kbuck Dec 09, 2025 12:25:40 pm
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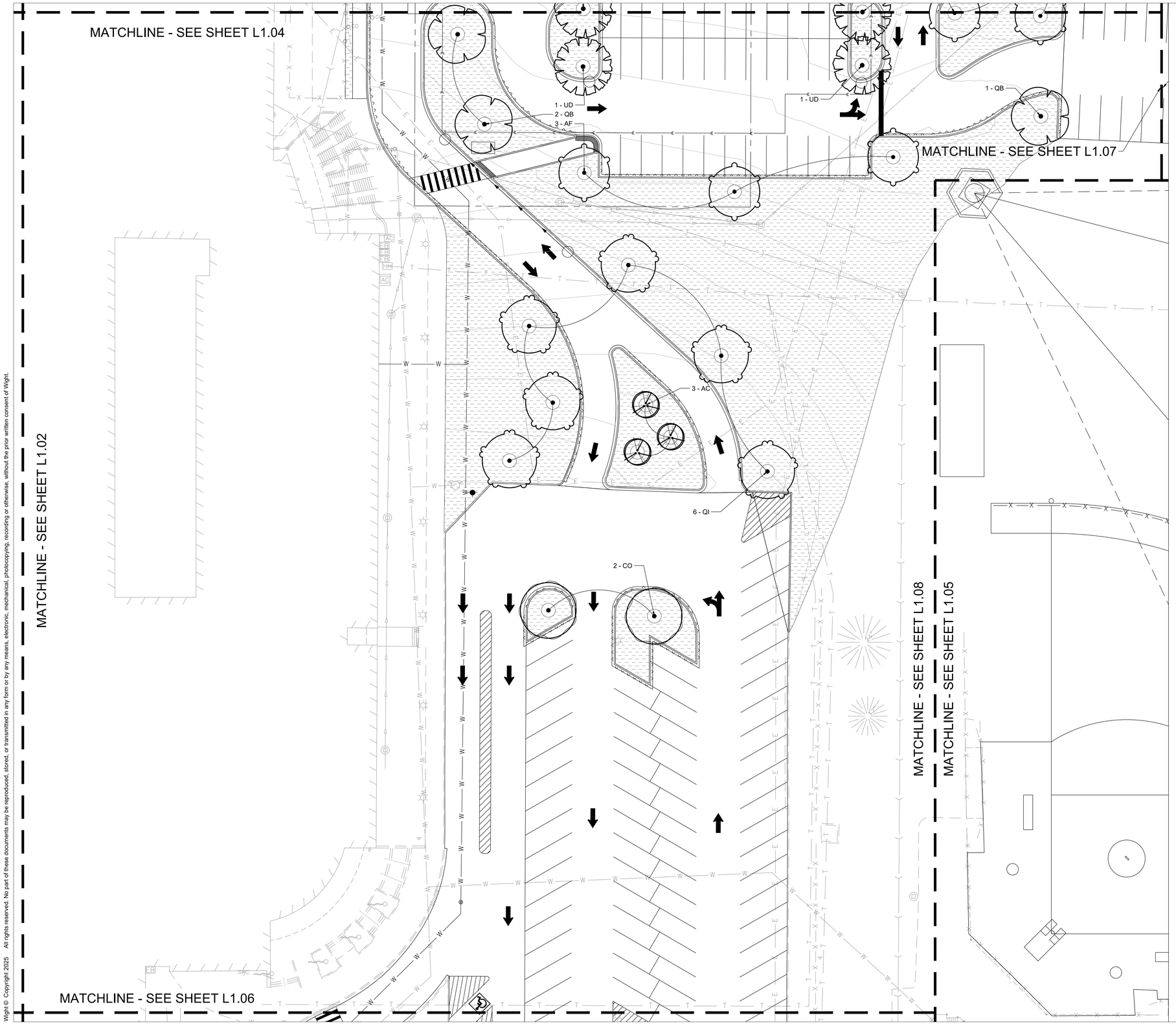

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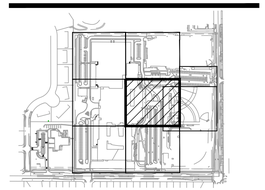

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.05
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 L1.01 LANDSCAPE PLAN – PHASE 2.dwg kbuck Dec 09, 2025 12:26:01 pm
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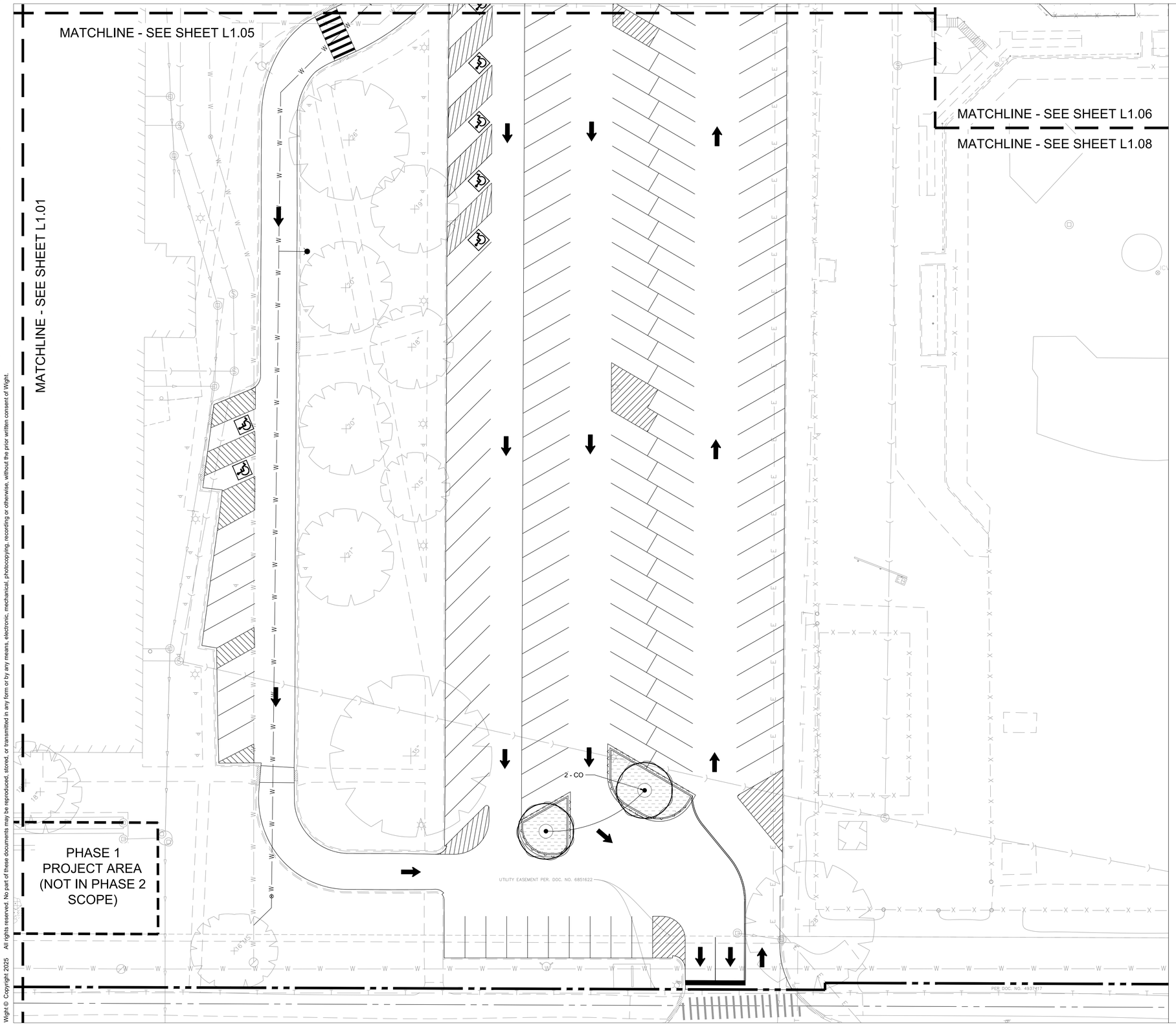

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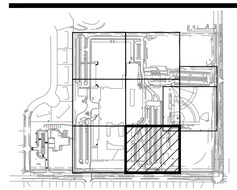

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MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
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LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.06
Scale: 1" = 20' (0' 10' 20' 40')
NORTH

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12. TREES PLACED IN TURF AREAS WILL HAVE 6' DIA. MULCH RING WITH 4" DEEP SPADE CUT EDGE.
13. ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 4". CURVED BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
14. EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
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16. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
17. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
18. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
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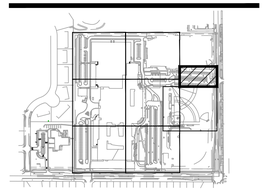
21. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LAYOUT LANDSCAPE BED OF HEDGE, SHRUBS AND PERENNIALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST SEVEN WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIALS. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO HAVE THE CONTRACTOR REMOVE, RELOCATE OR REPOSITION ANY PLANT MATERIALS.

PHASE 2 PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
SHADE TREES						
AA	6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	3" Cal.	B&B	As Shown	
AF	13	Acer x freemanii 'Marmo' / Marmo Freeman Maple	3" Cal.	B&B	As Shown	
CO	16	Celtis occidentalis / Common Hackberry	3" Cal.	B&B	As Shown	
CK	4	Cladrastis kentukea / American Yellowwood	3" Cal.	B&B	As Shown	
LT	17	Liriodendron tulipifera / Tulip Poplar	3" Cal.	B&B	As Shown	
QB	11	Quercus bicolor / Swamp White Oak	3" Cal.	B&B	As Shown	
QI	16	Quercus imbricaria / Shingle Oak	3" Cal.	B&B	As Shown	
QR	10	Quercus rubra / Northern Red Oak	3" Cal.	B&B	As Shown	
QU	6	Quercus macrocarpa 'JFS-KWS' / Urban Pinnicle Oak	3" Cal.	B&B	As Shown	
TM	8	Taxodium distichum 'Mickelson' / Shawnee Brave™ Bald Cypress	3" Cal.	B&B	As Shown	
UD	13	Ulmus davidiana var. japonica 'Morton' / Accolade® Elm	3" Cal.	B&B	As Shown	
ORNAMENTAL TREES						
AC	3	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	6` Ht.	B&B	As Shown	Multi-Trunk
SR	6	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	6` Ht.	B&B	As Shown	Single-Trunk
EVERGREEN TREES						
PA	20	Picea abies / Norway Spruce	8` Ht.	B&B	As Shown	
DECIDUOUS SHRUBS						
HAA	4	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#5	Cont.	60" O.C.	
HPN	24	Hydrangea paniculata 'NCHP1' / Puffer Fish® Panicle Hydrangea	#3	Cont.	42" O.C.	
POD	57	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	#3	Cont.	36" O.C.	
SSM	10	Syringa x 'SMSJBP7' / Bloomerang® Dark Purple Lilac	#3	Cont.	60" O.C.	
VSB	72	Viburnum carlesii 'SMVCB' / Spice Baby™ Koreanspice Viburnum	#3	Cont.	36" O.C.	
ORNAMENTAL GRASSES						
PNO	42	Panicum virgatum 'Northwind' / Northwind Switch Grass	#1	Cont.	30" O.C.	
PSH	157	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Cont.	30" O.C.	
SHE	96	Sporobolus heterolepis / Prairie Dropseed	#1	Cont.	24" O.C.	
PERENNIALS						
ATB	12	Amsonia tabernaemontana 'Blue Ice' / Blue Ice Eastern Bluestar	#1	Cont.	18" O.C.	
ASC	29	Amsonia tabernaemontana 'Storm Cloud' / Strom Cloud Eastern Bluestar	#1	Cont.	30" O.C.	
BPL	15	Baptisia x 'Pink Lemonade' / Decadence® Pink Lemonade Wild Indigo	#1	Cont.	36" O.C.	
BXT	7	Baptisia x bicolor 'Twilight' / Twilight Prairieblues™ Indigo	#1	Cont.	42" O.C.	
CVZ	34	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	#1	Cont.	18" O.C.	
EPH	141	Echinacea purpurea 'Hot Papaya' / Hot Papaya Coneflower	#1	Cont.	12" O.C.	
ECC	24	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	#1	Cont.	18" O.C.	
NFB	33	Nepeta x faassenii 'Early Bird' / Early Bird Catmint	#1	Cont.	18" O.C.	
PDL	32	Perovskia atriplicifolia 'Little Spire' / Denim 'n Lace Russian Sage	#1	Cont.	24" O.C.	
RFG	34	Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower	#1	Cont.	18" O.C.	
SNC	64	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1	Cont.	18" O.C.	
SNW	38	Salvia nemorosa 'Wesuwe' / Wesuwe Meadow Sage	#1	Cont.	18" O.C.	

MUNDELEIN HIGH SCHOOL
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight
Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

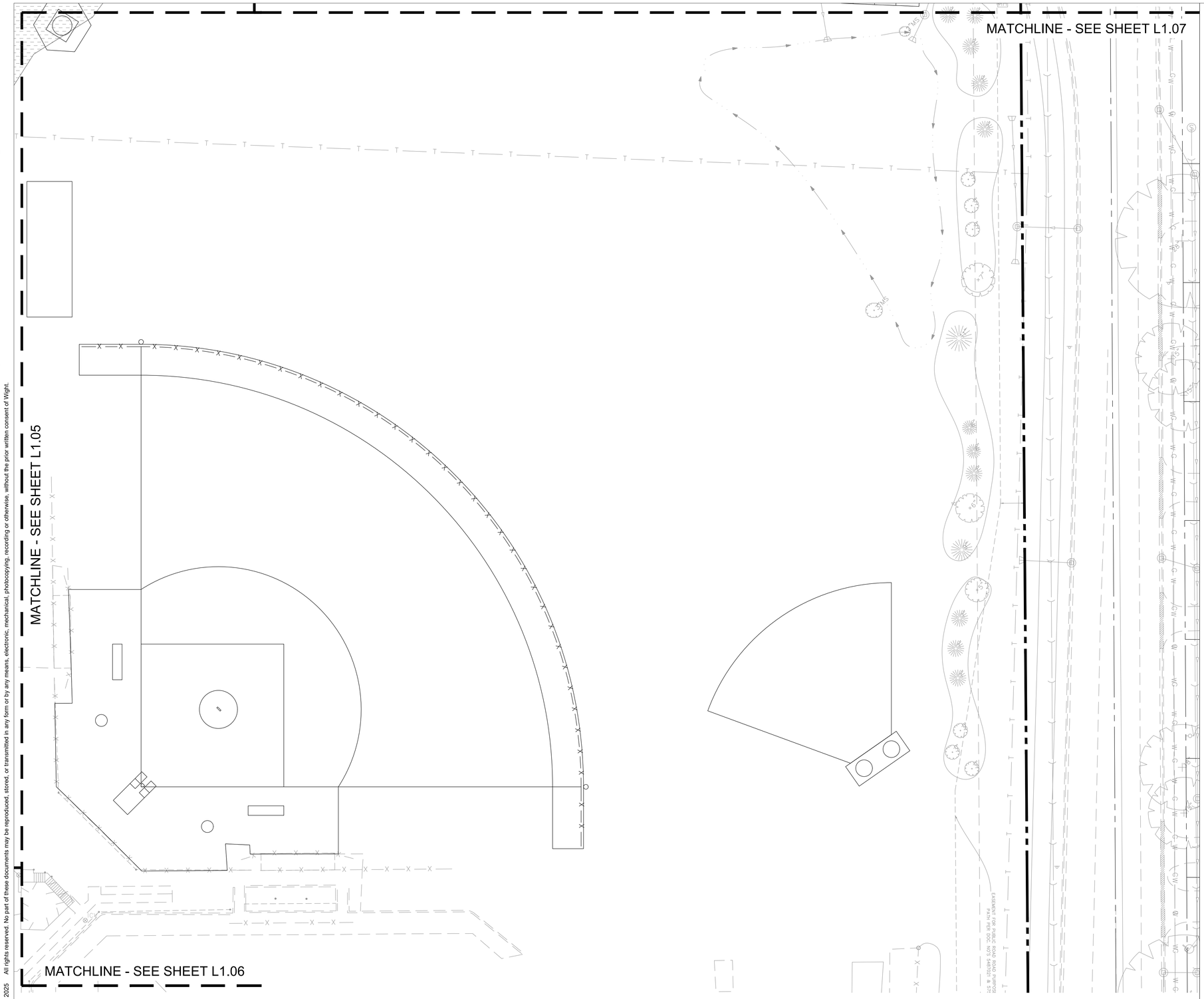
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet:
Scale: 1" = 20' (0' 10' 20' 40')

NORTH

L1.07



LEGEND

- PROPERTY LINE
- TURF GRASS SEED & BLANKET
- SOD
- LOW PROFILE PRAIRIE SEED & BLANKET

LANDSCAPE KEY NOTES

1	PLANTER CURB / 6 INCH HT
2	CIP CONCRETE SEATWALL - SINGLE BENCH
3	CIP CONCRETE SEATWALL - DUAL BENCH
4	18" WIDE MAINTENANCE STRIP

LANDSCAPE NOTES:

1. ALL CONSTRUCTION WITH THE EXISTING TREES, IN PARTICULAR THE WOODLAND PATH, WILL USE LOW IMPACT EQUIPMENT TO AVOID COMPACTION. WHEN CONSTRUCTING THE WOODLAND PATH, ALL EQUIPMENT WILL FOLLOW AND STAY WITHIN THE PATH ALIGNMENT. ALL EXCAVATION WILL BE REMOVED AS WORK PROGRESSES, NO SOIL WILL BE STOCKPILED DURING CONSTRUCTION ACTIVITIES.
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5. ALL NEW TREES WILL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
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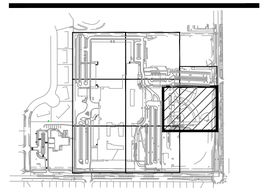

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.08

Scale: 1" = 20'
0' 10' 20' 40'

NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 L1.01 LANDSCAPE PLAN – PHASE 2.dwg kbuck Dec 09, 2025 12:27:23 pm
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S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\TRANSITION\240160 L1.00 LANDSCAPE PLAN.dwg kbuck Dec 09, 2025 12:28:00 pm

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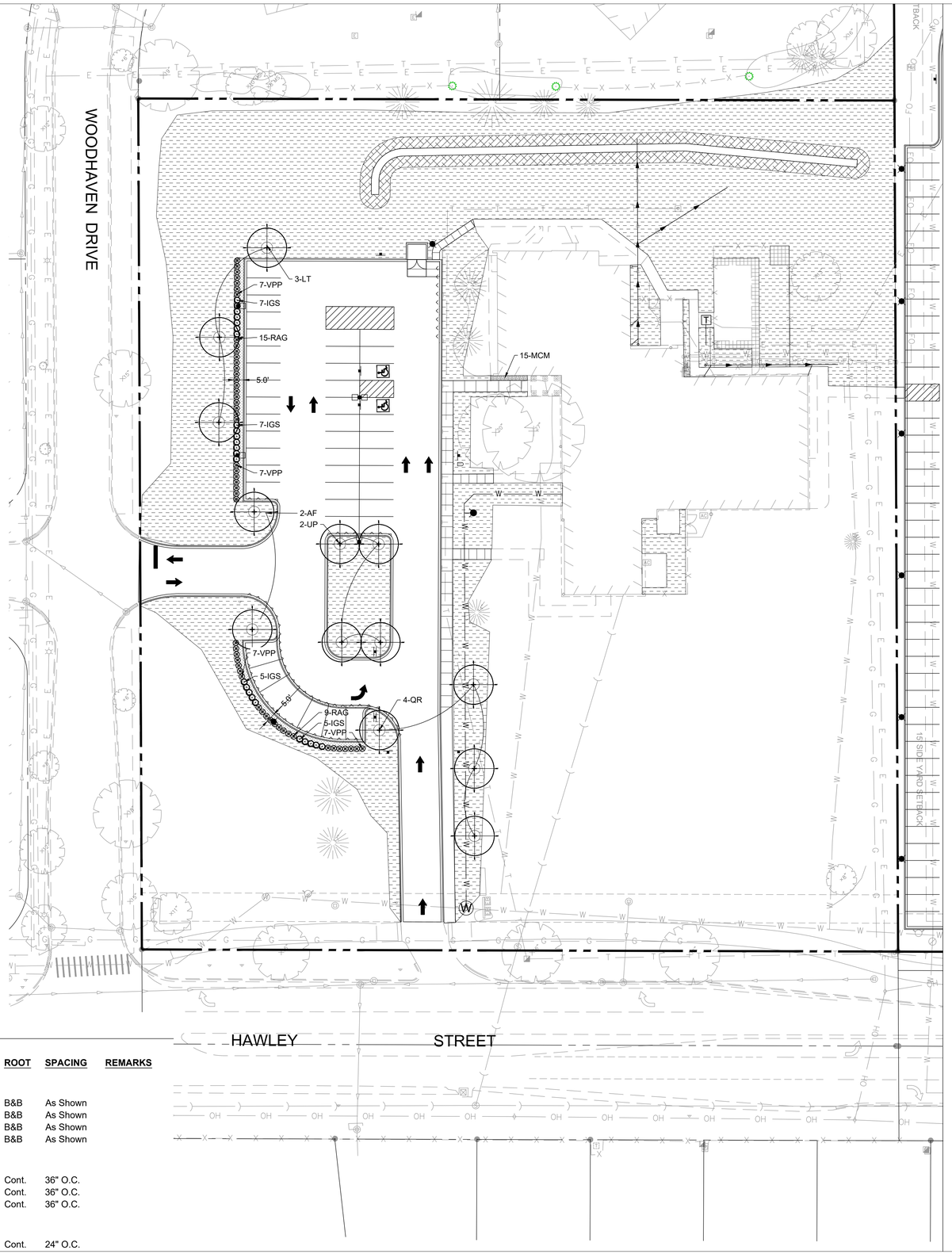

LEGEND

- PROPERTY LINE
- TURF GRASS SEED & BLANKET
- SOD
- LOW PROFILE PRAIRIE SEED & BLANKET

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PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
SHADE TREES						
AF	2	Acer x freemanii 'Sienna Glen' / Sienna Glen Freeman Maple	3" Cal.	B&B	As Shown	
LT	3	Liriodendron tulipifera / Tulip Poplar	3" Cal.	B&B	As Shown	
QR	4	Quercus rubra / Northern Red Oak	3" Cal.	B&B	As Shown	
UP	4	Ulmus 'Patriot' / Patriot Elm	3" Cal.	B&B	As Shown	
SHRUBS						
IGS	24	Ilex glabra 'Shamrock' / Shamrock Inkberry	#3	Cont.	36" O.C.	
RAG	24	Ribes albinum 'Green Mound' / Green Mound Alpine Currant	#3	Cont.	36" O.C.	
VPP	28	Viburnum carlesii 'SMVCB' / Spice Baby™ Koreanspice Viburnum	#3	Cont.	36" O.C.	
ORNAMENTAL GRASSES						
MCM	15	Molinia caerulea 'Moorflamme' / Flaming Moor Grass	#1	Cont.	24" O.C.	

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Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

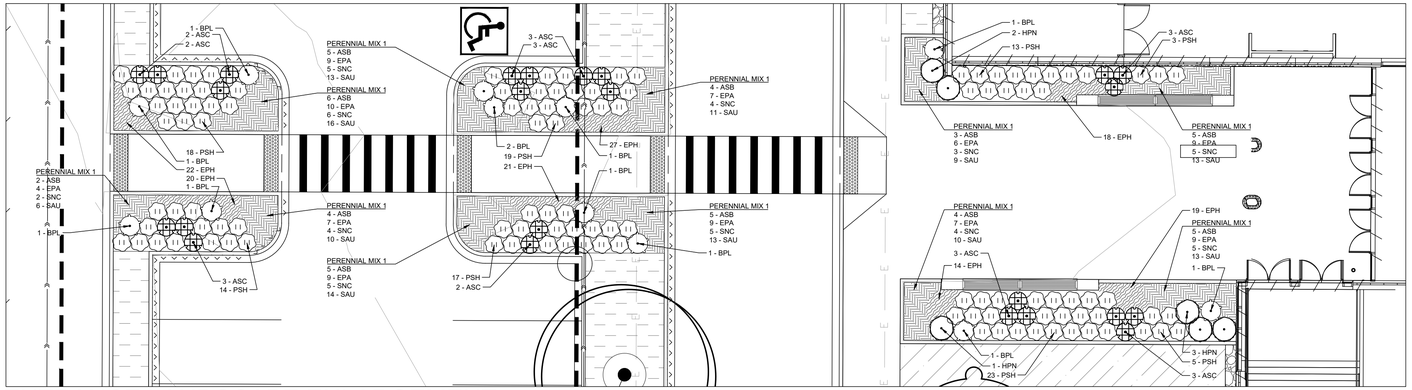
REV	DESCRIPTION	DATE
	DOC MOD (Patio)	07-30-2025
	DOC MOD 7 (delta 9)	05-14-2025
	ISSUE FOR CONSTRUCTION	04-01-2025

MUNDELEIN HIGH SCHOOL TRANSITION CENTER

1500 W. HAWLEY STREET
MUNDELEIN IL, 60060

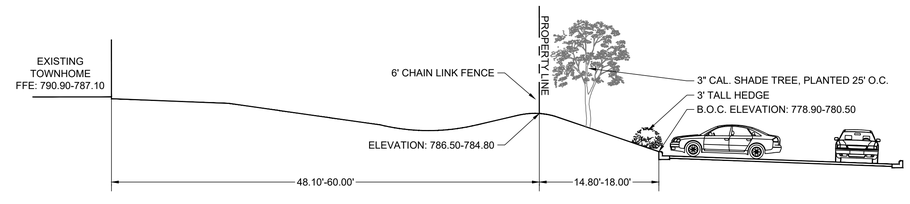
LANDSCAPE PLAN – TRANSITION CENTER

Project Number: 240160
Drawn By: GB
Sheet: L2.00
Scale: 1" = 30' (0' 15' 30' 60')
NORTH



ENTRANCE LANDSCAPE ENLARGEMENT

SCALE: 1"=10'



SECTION A-A'

SCALE: 1"=10'

PHASE 2 PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
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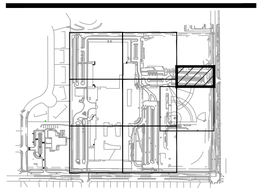
BPL	15	Baptisia x 'Pink Lemonade' / Decadence® Pink Lemonade Wild Indigo	#1	Cont.	36" O.C.	
BXT	7	Baptisia x bicolor 'Twilight' / Twilight Prairieblues™ Indigo	#1	Cont.	42" O.C.	
CVZ	34	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	#1	Cont.	18" O.C.	
EPH	141	Echinacea purpurea 'Hot Papaya' / Hot Papaya Coneflower	#1	Cont.	12" O.C.	
ECC	24	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	#1	Cont.	18" O.C.	
NFB	33	Nepeta x faassenii 'Early Bird' / Early Bird Catmint	#1	Cont.	18" O.C.	
PDL	32	Perovskia atriplicifolia 'Little Spire' / Denim 'n Lace Russian Sage	#1	Cont.	24" O.C.	
RFG	34	Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower	#1	Cont.	18" O.C.	
SNC	64	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	#1	Cont.	18" O.C.	
SNW	38	Salvia nemorosa 'Wesuwe' / Wesuwe Meadow Sage	#1	Cont.	18" O.C.	

MUNDELEIN HIGH SCHOOL
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE DETAILS

Project Number: 240102
Scale:
Drawn By: GB
Sheet: L3.00

NORTH

S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS - PHASE 2\240102 L2.00 LANDSCAPE DETAILS - PHASE 2.dwg kbuck Dec 09, 2025 12:28:52 pm

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S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 L2.00 LANDSCAPE DETAILS – PHASE 2.dwg kbuck Dec 09, 2025 12:28:54 pm
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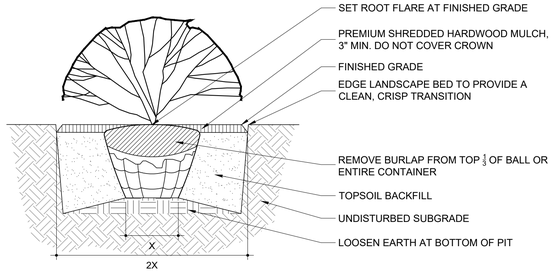
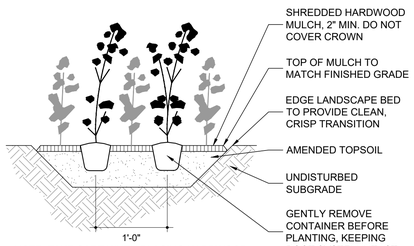
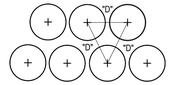


NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

1 SHRUB PLANTING
SCALE: 1" = 1'-0"



NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

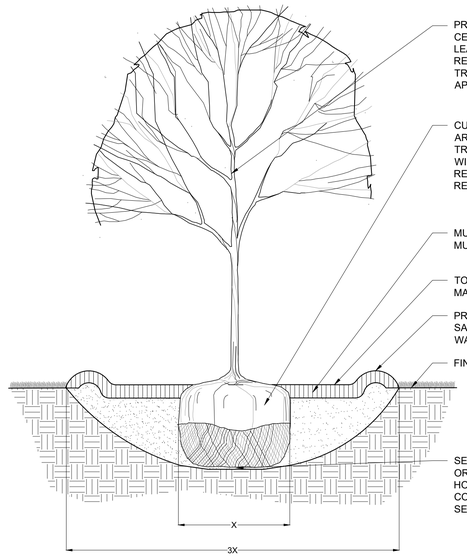


D = DIMENSION OF PLANT SPACING AS INDICATED IN PLANT MATERIAL LIST OR DRAWINGS

TYPICAL PLANT SPACING

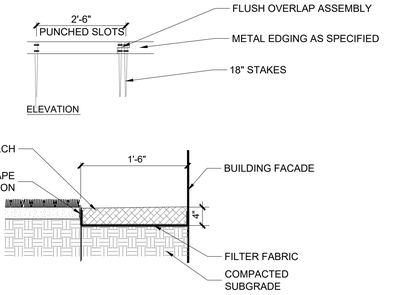
NOTE:
1. TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES
2. PLANT TO WITHIN 6" OF SHRUB STEM, OR MAN HOLE LID.
3. SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING.

2 PERENNIAL PLANTING
SCALE: 1" = 1'-0"

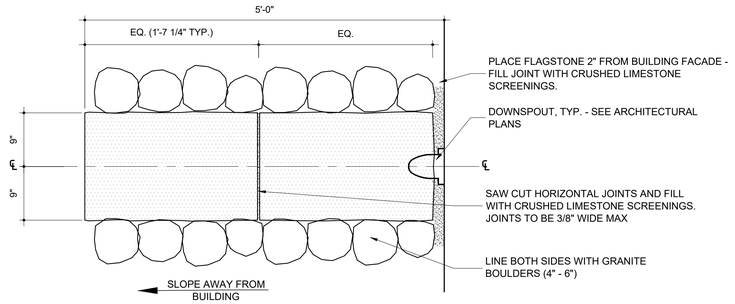


NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
2. APPLY STAKES AND/ OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. AVOID PLACING SOIL ON TOP OF THE ROOT BALL. MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3"-6" HIGHER THAN ADJACENT FINISH GRADE (ROOT FLARE IS TYPICALLY 6" BELOW BUD GRAFT UNION ON GRAFTED TREES).
4. FLARE PLANTING HOLE EDGE SIZE TO BE THREE TIMES AS WIDE AS ROOT BALL. BACKFILL PIT WITH 1/3 AMENDED TOPSOIL AND 2/3 EXCAVATED MATERIAL. REMOVE EXCESS EXCAVATED MATERIAL FROM SITE AND DISPOSE OF LEGALLY.
5. SET ROOT FLARE AND TOP OF ROOT BALL 2-3" ABOVE FINISHED GRADE - DO NOT BURY WITH MULCH OR TOPSOIL
6. EDGE TREE MULCH RING TO PROVIDE A CLEAN, CRISP TRANSITION FOR TREES LOCATED OUTSIDE OF LANDSCAPE BEDS. 5' Ø MIN. MULCH RING. DO NOT VOLCANO MULCH OR MOUND IN A SAUCER

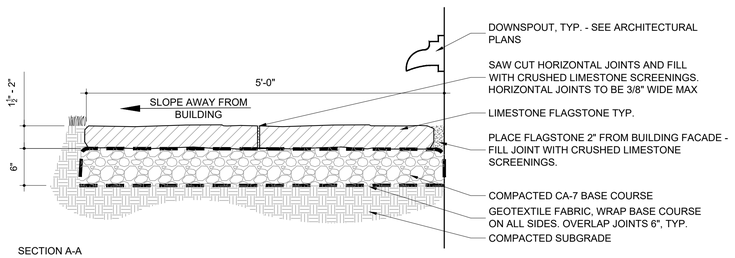
3 TREE PLANTING
SCALE: 1/2" = 1'-0"



4 MULCH MAINTENANCE STRIP
SCALE: 1"=1'-0"



PLAN VIEW - SINGLE DOWNSPOUT

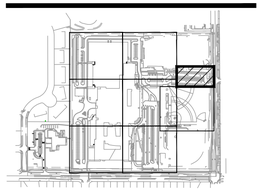


SECTION A-A

5 STONE SPLASH BLOCK
SCALE: 1"=1'-0"

MUNDELEIN HIGH SCHOOL
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
	PHASE 2 75% CD PROGRESS	12-01-2025

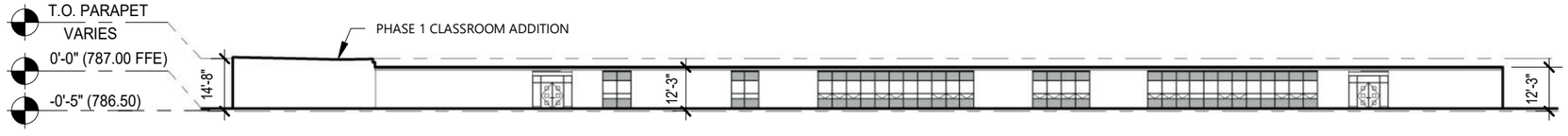
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE DETAILS

Project Number: 240102
Scale:
Drawn By: GB
Sheet:
NORTH

L3.01



EXISTING SOUTH ELEVATION

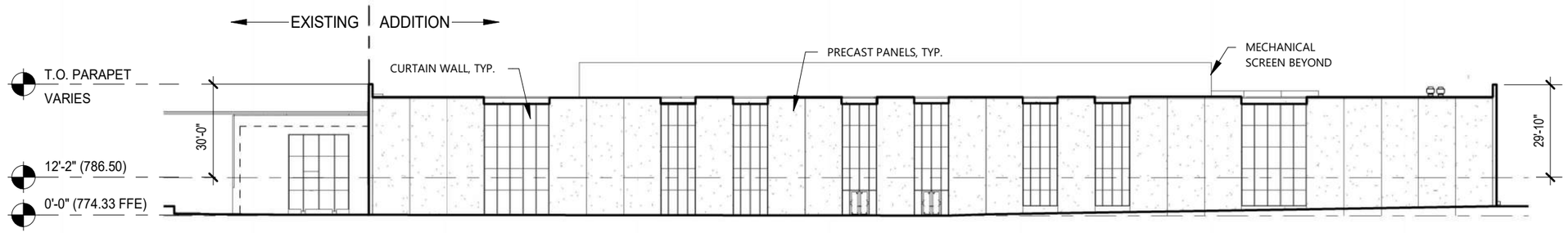
NOTE: SOUTH ELEVATION BUILDING GRADE ALONG HAWLEY STREET RANGES FROM 786.84' TO 786.14'. AVERAGE DATUM OF 786.50' USED TO DETERMINE THE NEW ADDITION BUILDING HEIGHTS AS DIRECTED PER VILLAGE CODE. DIMENSIONED ADDITION BUILDING HEIGHTS INDICATED ON NEXT PAGE REFERENCE THIS 786.50' DATUM TO DEMONSTRATE COMPLIANCE WITH ALLOWABLE BUILDING HEIGHT.

MUNDELEIN HIGH SCHOOL

Wight

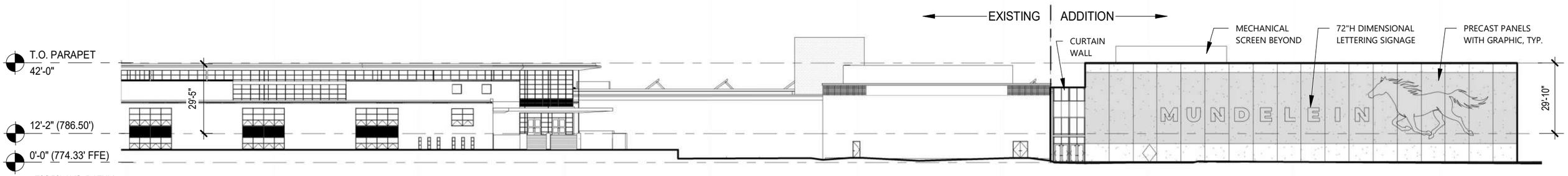
0' 80'

EXTERIOR BUILDING ELEVATIONS



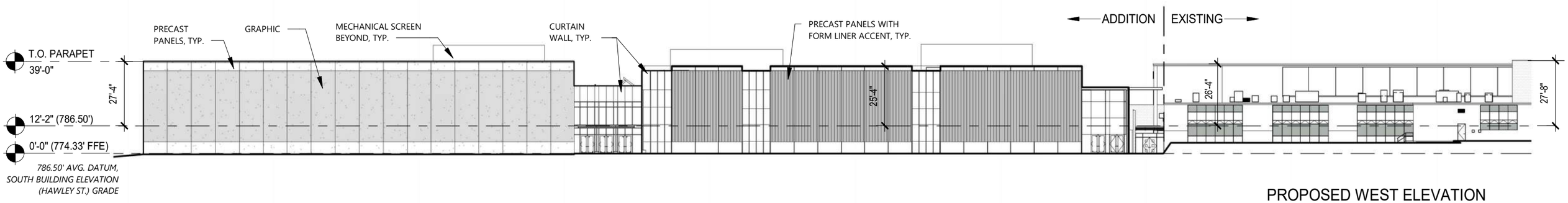
786.50' AVG. DATUM, SOUTH BUILDING ELEVATION (HAWLEY ST.) GRADE

PROPOSED NORTH ELEVATION



786.50' AVG. DATUM, SOUTH BUILDING ELEVATION (HAWLEY ST.) GRADE

PROPOSED EAST ELEVATION



786.50' AVG. DATUM, SOUTH BUILDING ELEVATION (HAWLEY ST.) GRADE

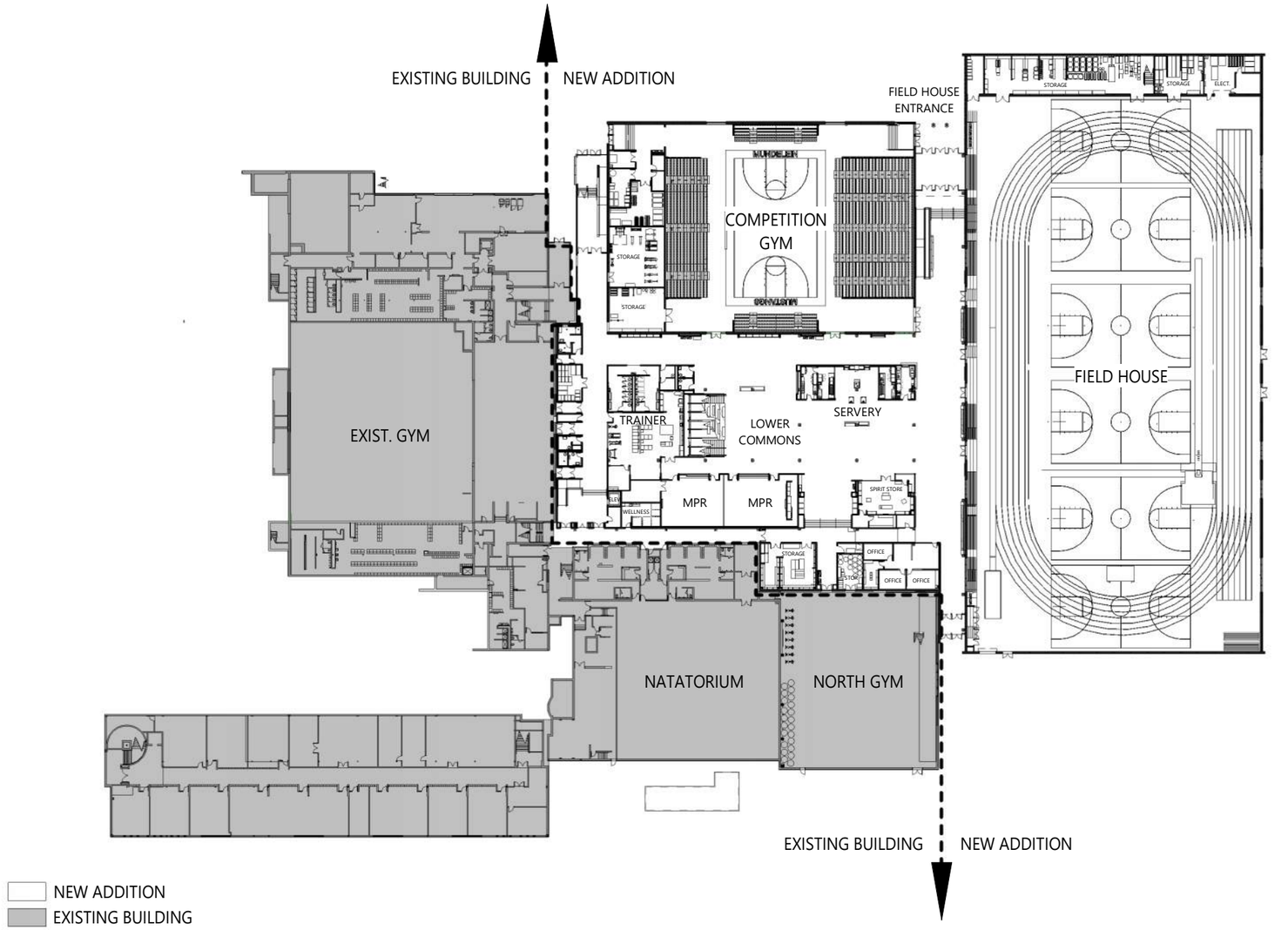
PROPOSED WEST ELEVATION

MUNDELEIN HIGH SCHOOL

Wight

0' 80'

FLOOR PLAN LEVEL 00



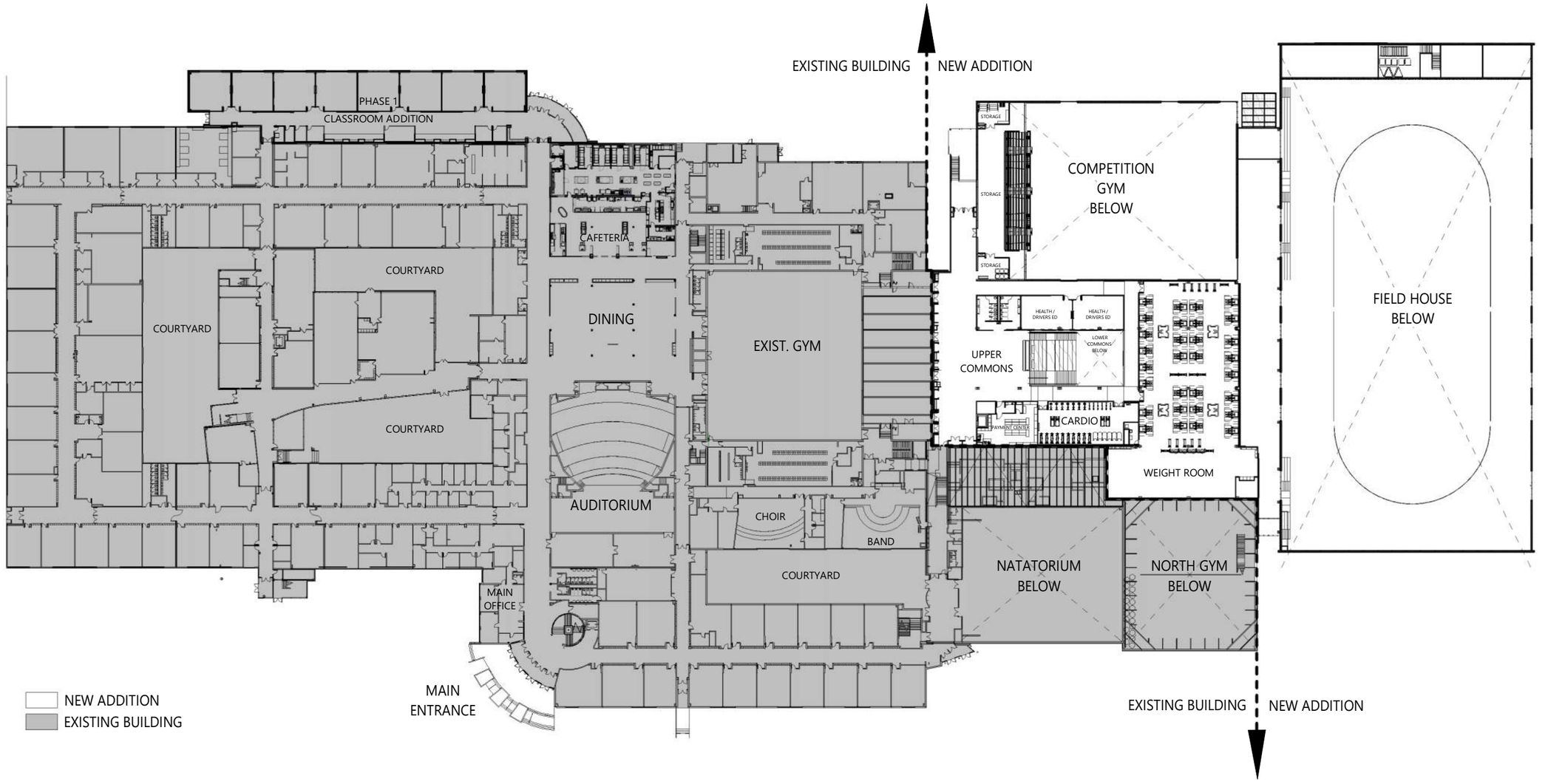
MUNDELEIN HIGH SCHOOL

Wight

0' 160'

N

MUNDELEIN HS MASTER FACILITY PROJECTS - PHASE 2 | 11/13/2025 | Z3



0' 160'

N

MUNDELEIN HS MASTER FACILITY PROJECTS - PHASE 2 | 11/13/2025 | Z4

Subject: Public Commentary – Case No. PZ2025-0039

Karen Bieletzki
1624 Woodhaven Court
Mundelein, IL 60060

December 8, 2025

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

Dear Members of the Planning & Zoning Commission,

I am writing as a resident of Mundelein who lives near Mundelein High School to express my concerns and general opposition to the zoning variation request associated with Case No. PZ2025-0039. I appreciate the Commission's work, and I understand the importance of supporting school operations, but the proposed waivers raise several serious community impacts that I believe warrant caution.

Concerns Regarding Traffic Impact on Hawley Street

The high school already generates substantial congestion along Hawley Street during student arrival, dismissal, and major events. Expanding or reconfiguring the northeast parking lot—combined with waiving required landscaping features—will likely increase the number of vehicles accessing campus from Hawley.

Without a formal traffic impact study, it is difficult for residents to understand how this project will affect:

- Peak-hour congestion in the morning and afternoon
- Visibility and safety for pedestrians, cyclists and drivers
- Emergency vehicle access
- Event-related traffic overflow

As a resident who routinely enters and exits Hawley, I am concerned that the project will worsen congestion and create new safety challenges unless strong mitigation measures are incorporated.

Concerns About the Requested Zoning Variations

The school is requesting relief from Sections 20.60.110.a and 20.60.110.b, which require interior parking lot islands and shade trees. These code requirements exist for important reasons, including improved stormwater absorption, reduced heat reflection, better aesthetics, and enhanced environmental quality.

Waiving both requirements results in:

- A significantly larger uninterrupted asphalt surface
- Increased stormwater runoff risk
- Loss of needed shade trees and green space
- Potential heat and light impacts on surrounding neighborhoods
- Reduced visual appeal of a large and prominent community site

If the intent is to extend or significantly enlarge the parking lot, the absence of these landscaping elements could create long-term impacts on the surrounding community that cannot easily be reversed.

Specific Concern About the existing egress/ingress near Woodhaven Drive

Additionally, I want to clearly state my concern regarding the existing, egress/ingress near Woodhaven Drive. It is critical to nearby residents that this access point becomes permanently closed as part of the proposed parking lot expansion or site redesign.

Woodhaven Drive Egress/Ingress currently:

- Redirects school traffic onto a quiet residential street
- Creates safety hazards for children, pedestrians, and cyclists
- Increases noise and vehicular activity in a residential street not designed for through traffic
- Significantly impacts neighborhood livability and property values

I respectfully request that the Commission require explicit confirmation that the existing access point will become permanently closed, and that no part of this project will alter traffic circulation into the Woodhaven neighborhood.

Lack of Clarity and Need for Additional Information

At this time, key details remain unclear for residents:

- How many additional parking spaces are being created
- Whether the school considered designs that comply with existing zoning standards
- What the final layout of the northeast parking lot will look like
- How runoff will be controlled without landscaped islands

- What alternative buffering or tree planting will occur to offset the requested waivers

Given the long-term consequences of eliminating landscaping requirements on a high-use site, I believe the community deserves a more complete understanding of the proposal before a variation is granted.

Request for the Commission

In light of the concerns outlined above, I respectfully request that the Commission:

1. Decline the zoning variations at this time, or

2. Require a full traffic and environmental impact analysis and a revised site plan that demonstrates how the school will mitigate the impacts caused by removing interior islands and shade trees, and

3. Require written confirmation that the existing egress/ingress near Woodhaven will remain become permanently closed, and

4. Consider conditioning any approval (if granted) on enhanced perimeter landscaping, stormwater management improvements, and protections for nearby residential neighborhoods.

Thank you for your time and for considering the perspective of nearby residents. I ask the Commission to proceed cautiously and ensure that any changes balance the school's needs with the broader interests of the community.

Sincerely,

Karen Bieletzki
Woodhaven Resident

From: Planning
To: Isabel Guadarrama
Subject: FW: EXTERNAL -Public Commentary – Case No. PZ2025-0039
Date: Tuesday, December 9, 2025 4:13:41 PM

From: David Walbran <wi.walbran@gmail.com>
Sent: Tuesday, December 9, 2025 12:01 PM
To: Planning <planning@mundelein.org>
Subject: EXTERNAL -Public Commentary – Case No. PZ2025-0039

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 Members of the Planning & Zoning Commission,

I am a resident of Mundelein who lives in the neighborhood adjacent to Mundelein High School. I'm writing to share my concerns regarding the zoning variation request for Case No. PZ2025-0039. I value the Commission's service to our village and understand the need to support school operations. However, I believe the specific waivers requested in this case would be detrimental to our community and warrant careful reconsideration.

Concerns Regarding Traffic Impact on Hawley Street

The high school already generates substantial traffic along Hawley Street during student arrival, dismissal, and major events. Expanding the northeast parking lot, especially when combined with waiving required landscaping, will inevitably increase the number of vehicles accessing the campus from this corridor.

Without a formal traffic impact study, it is impossible for residents to understand how this project will truly affect our community. We have significant questions regarding:

- Peak-hour congestion in the mornings and afternoons.
- Visibility and safety for pedestrians, cyclists, and local drivers.
- Unimpeded access for emergency vehicles.
- Overflow traffic and parking during school events.

As a resident who relies on Hawley Street daily, I am deeply concerned that this project will worsen an already challenging traffic situation and introduce new safety hazards unless robust mitigation measures are made a required part of the plan.

Concerns About the Requested Zoning Variations

The school is requesting relief from **Sections 20.60.110.a** and **20.60.110.b**, which mandate interior parking lot islands and shade trees. These requirements are not

merely decorative; they serve critical functions, including stormwater management, heat island reduction, and preserving the environmental quality and aesthetic character of our community.

Waiving these requirements would directly result in:

- A vast, uninterrupted asphalt surface that is out of character with our village.
- Increased risk of stormwater runoff into adjacent areas.
- The loss of vital green space and a significant number of shade trees.
- Greater heat and light pollution affecting nearby homes.

Eliminating these landscaping elements on such a large scale would create long-term negative consequences for the surrounding community that could not be easily reversed.

Specific Concern About the Egress/Ingress Near Woodhaven Drive

I want to state, unequivocally, my concern regarding the existing access point near Woodhaven Drive. It is critical to nearby residents that this access point be permanently closed as part of any approved site plan.

This egress/ingress (if opened) can:

- Channel school-related traffic onto a quiet residential street, with only one-access point for the whole subdivision of homes in Woodhaven.
- Creates safety hazards for children, pedestrians, and cyclists in our neighborhood.
- Increases noise and congestion on a street not designed to handle such volume.
- Detracts from neighborhood livability and potentially impacts property values.

I respectfully ask that the Commission require, as a condition of any approval, explicit confirmation that this access point will be permanently and irreversibly closed. No part of this project should direct traffic into the Woodhaven neighborhood.

Lack of Clarity and Need for Additional Information

For residents to properly assess this proposal, several key details remain unclear. Before a variation is granted, the community deserves a complete picture of the project, including:

- The total number of new parking spaces being created.
- Whether alternative designs that comply with existing zoning standards were explored.
- A detailed site plan showing the final layout of the northeast parking lot.
- A specific plan for how stormwater runoff will be managed without landscaped islands.
- A description of what, if any, alternative buffering or tree planting will be done to offset the requested waivers.

Given the permanent nature of eliminating landscaping on a high-use site, we believe a more complete and transparent proposal is necessary.

Request for the Commission
In light of these concerns, I respectfully request that the Commission take one of the following actions:

1. Decline the zoning variations as currently proposed.
2. Table the request until a full traffic and environmental impact analysis has been completed and a revised site plan is presented that mitigates the impacts of removing the required landscaping.
3. Require, as a non-negotiable condition of any approval, written confirmation that the egress near Woodhaven Drive will be permanently closed.
4. Condition any potential approval on enhanced perimeter landscaping, independently verified stormwater management improvements, and other tangible protections for the nearby residential neighborhoods.

Thank you for your time and for considering the perspective of your fellow residents. I urge the Commission to proceed with caution and to ensure that any final decision balances the school's operational needs with the long-term health and safety of our community.

Sincerely,

David Walbran
1624 Woodhaven Court
Mundelein, IL 60060

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Erin Swanson, Administrative Assistant

For: Planning and Zoning Commission Meeting of December 17, 2025

Subject: Memo to the Village Board from the Planning and Zoning Commission Regarding Proposed Preservation Initiatives

Attachments:

1. Memo to Board from PZC - Historical and Ecological Preservation Intiatives - 12-10-2025

Background:

At the Planning and Zoning Commission Meeting on November 19, 2025, the Commission requested Staff draft a memo to the Board regarding preservation initiatives. A copy of the draft memo is attached for review.

Recommendation:

Motion to authorize the transmittal of the Planning and Zoning Commission's memo regarding certain preservation initiatives to be included in the Annual Report to the Mundelein Board of Trustees, and to request the Board's consideration of the included recommendations.

VILLAGE OF Mundelein
Community Development

MEMORANDUM

To: Robin Meier, Mayor
Board of Trustees

Cc: Eric Guenther, Village Administrator

From: Planning and Zoning Commission

Date: December 22, 2025

Re: Planning and Zoning Commission – Preservation Initiatives

---

Purpose

The Planning and Zoning Commission respectfully submits this memorandum to recommend that the Village Board of Trustees consider several initiatives: **(1) a local historic designation program** to provide formal recognition and protection for historically significant properties within the Village; and **(2) high quality ecological / natural feature designations.** These tools would allow the Village to proactively protect significant historic and natural assets as redevelopment activity accelerates.

Background

At a recent meeting, the Commission reviewed a petition seeking to rezone a historically significant home from Single-Family Residential to Two-Family Residential, which revealed a potential policy gap. The property in question is a long-standing historical asset to the Village and has historically functioned as a two-family residence, making the requested zoning technically consistent with its historical use.

Following review, the Commission determined that the rezoning request itself was reasonable and appropriate based on the current use. However, the discussion highlighted a broader issue: in the absence of any preservation framework, a property like this could someday be purchased and demolished by a future owner (through ordinary redevelopment), which would permanently erase an asset with more than a century of local heritage tied to Mundelein's early settlement.

During discussion, the Commission recognized the broader implications of rezoning historically significant or environmentally sensitive properties on a case-by-case basis. While the current request was justified, the Commission identified a need to proactively safeguard the Village's

historic, ecological, and other high-quality natural resources from unintended consequences in future zoning or development actions. With renewed interest in redevelopment and reinvestment throughout Mundelein, intentional preservation is increasingly important to ensure that the Village's historic and natural assets are protected as activity accelerates.

Rationale

A formal historical or environmentally significant designation process could:

1. **Allow the Village to Recognize and Protect Significant Sites**
   Designation would ensure that historically important buildings and natural resources receive appropriate consideration during zoning or development proposals.
2. **Support Thoughtful Development**
   Encourage redevelopment that is compatible with the character and scale of older neighborhoods and cultural landmarks.
3. **Balance Reasonable Use with Preservation**
   A designation program creates a clear framework that respects existing use rights while helping avoid incompatible or irreversible changes.
4. **Promote Civic Identity and Heritage**
   Reinforce the Village's unique sense of place, helping residents and visitors understand and appreciate its history.
5. **Provide Clear, Predictable Procedures**
   Give property owners and developers transparent guidelines regarding expectations, processes, and allowable modifications.
6. **Expand Opportunities for Property Owners**
   The historical or ecological/natural feature designations could unlock financial benefits to property owners including qualifying for State or Federal tax credits and grant opportunities.

Comprehensive Plan

The Village's 2021 Comprehensive Plan contains limited emphasis on historic or environmental preservation, reflecting the priorities of the time. When adopted, Mundelein's primary focus was on revitalization and economic activity, and there were fewer historic or natural assets at risk. **As reinvestment and redevelopment continue to increase, the Planning and Zoning Commission believes it is timely to elevate preservation as a more intentional planning priority.**

Even so, the Comprehensive Plan does reference preservation in several meaningful ways. It encourages the protection and enhancement of open space and environmental features, calls for adequate resources to maintain environmentally sensitive Village-owned lands, and emphasizes preserving community character. The Plan also recommends that new residential development be designed to thoughtfully incorporate existing high-quality natural areas. In addition, the Downtown North Implementation Plan (2017), incorporated into the Comprehensive Plan, places strong value on retaining the Village's small-scale historic buildings and leveraging their character to reinforce a distinct sense of place in downtown Mundelein.

Recommended Actions

1. **Engage the Community**
   Such an initiative should be developed with strong community input and proactively address concerns that may arise in the ordinance language, including potential impacts on development. The Village should hold informational meetings, provide educational materials, and seek input from property owners, local historians, conservationists, and civic organizations. The initiative should align with the goals of the Historical Commission and other applicable commissions or quasi-public organizations to ensure coordination and broad support.
2. **Direct Staff to Draft a Preservation Ordinance**
   This ordinance should outline criteria for designation, establish review procedures, and assign responsibility to either a Preservation Commission or an existing body.
3. **Establish a formal Designation Process**
   Include steps for nominating properties, evaluating significance, conducting public hearings, and assigning local landmark or district status.
4. **Creating Guidelines for Designated Properties**
   Provide clear, user-friendly standards for maintenance, alterations, and new construction for designated historic properties. Provide clear standards for development in and around properties designated as ecologically or environmentally significant.
5. **Developing a Village Historic and Natural Resources Inventory**
   Identify and prioritize buildings and sites that may warrant future protection.

Conclusion

Protecting the Village's historical and ecological assets is essential to supporting community character, ensuring sustainable development, and honoring local heritage. The Planning and Zoning Commission supports the creation of historic or ecological designation programs and encourages the Board of Trustees to move forward with the steps outlined above.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

From: Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of December 17, 2025

Subject: Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Attachments:

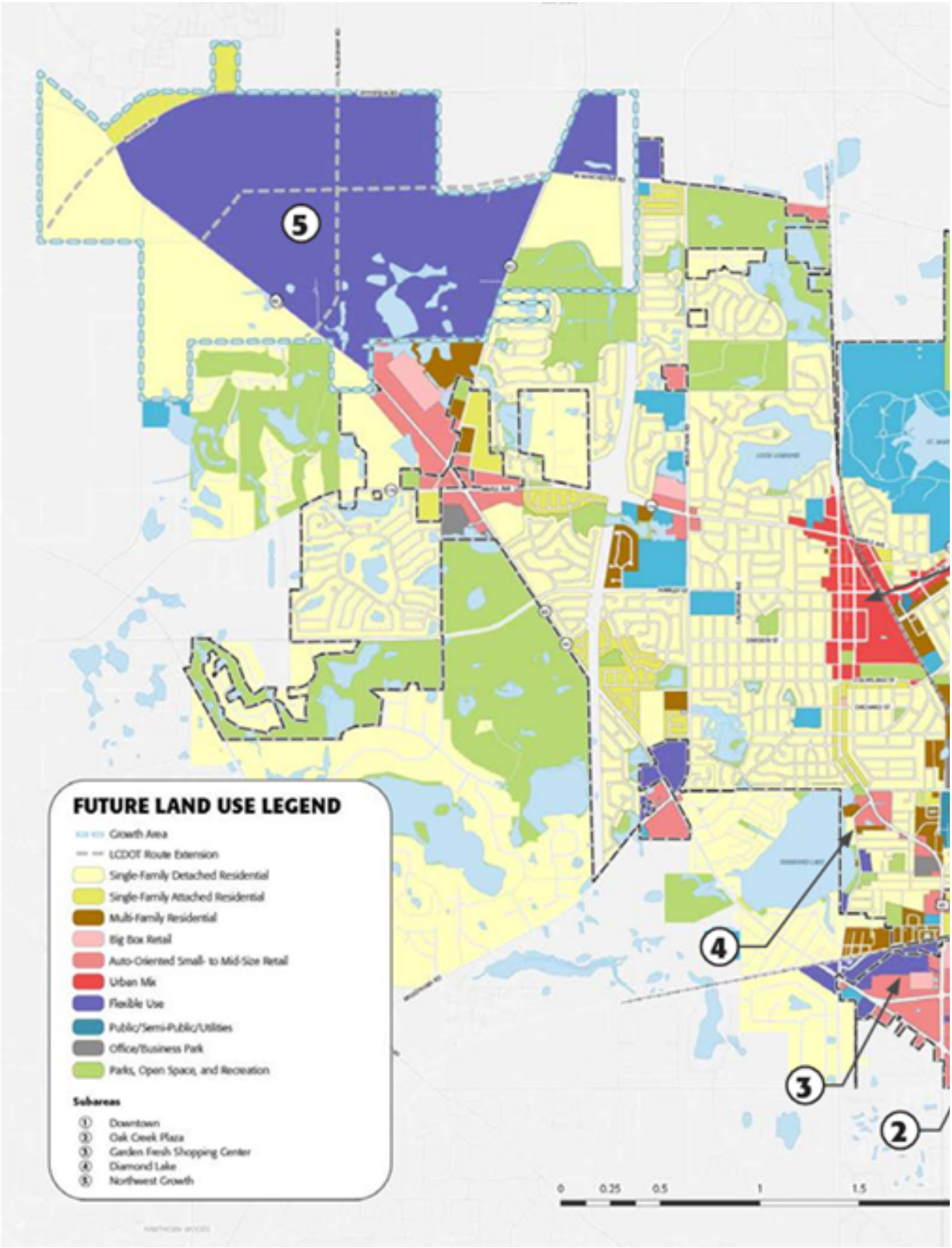
1. Application for Comp Plan and Text Amendments
2. Mundelein Comp Plan-DRAFT 12-2025 - reduced

Background:

A public hearing notification was published with the intent that an amendment document would be ready for public review for a hearing on November 19th. The Village continued the public hearing to December 17, 2025. Public Notice included language relating to the desire to include a vision for Traditional Neighborhood Design and Development, Transportation and transit, and Mobility, plus an update for other areas that were annexed or zoned since 2021. The primary focus of the amendment was to provide a clearer vision for expectations of the "Growth Area".

As the Comprehensive Plan is currently written and adopted, the language already allows the Village to consider Traditional Neighborhood Development (TND). The current plan identifies the area as “Maintain Flexibility”. This can be seen in the Future Land Use Map in the Comp Plan. Additionally, the subarea goals already align with TND such as new and varied housing, increasing population to support businesses and economic opportunities, and protecting environmental features and providing trails/connections. The challenge with the "maintain flexibility" designation, is that it allows for TND, but it also means flexibility to consider of anything else proposed is also within the Village's vision.

The Comprehensive Plan is not a regulatory document, but it does provide guidance and vision for future decisions. The intention with the Comprehensive Plan Amendment is to lay out succinctly the expectations of what TND means to the Village and provide a basis for requiring certain character, quality, and development goals in that location. The following are excerpts from our adopted Comp Plan (the adopted plan can be accessed here.

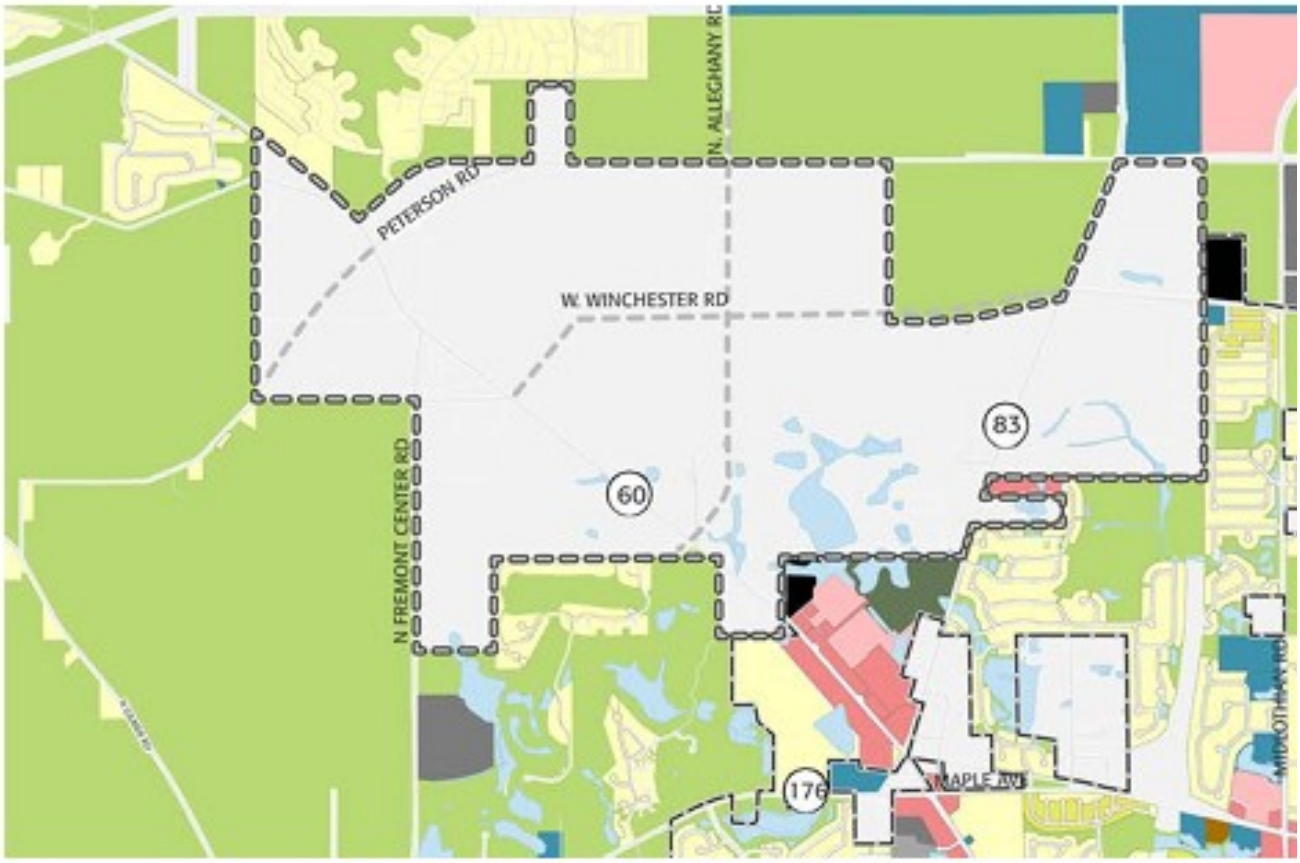

5
4
3
2
FUTURE LAND USE LEGEND
Growth Area
LCDOT Route Extension
Single-Family Detached Residential
Single-Family Attached Residential
Multi-Family Residential
Big Box Retail
Auto-Oriented Small- to Mid-Size Retail
Urban Mix
Flexible Use
Public/Semi-Public/Utilities
Office/Business Park
Parks, Open Space, and Recreation
Subareas
① Downtown
② Oak Creek Plaza
③ Garden Fresh Shopping Center
④ Diamond Lake
⑤ Northwest Growth
0
0.25
0.5
1
1.5

Growth Areas

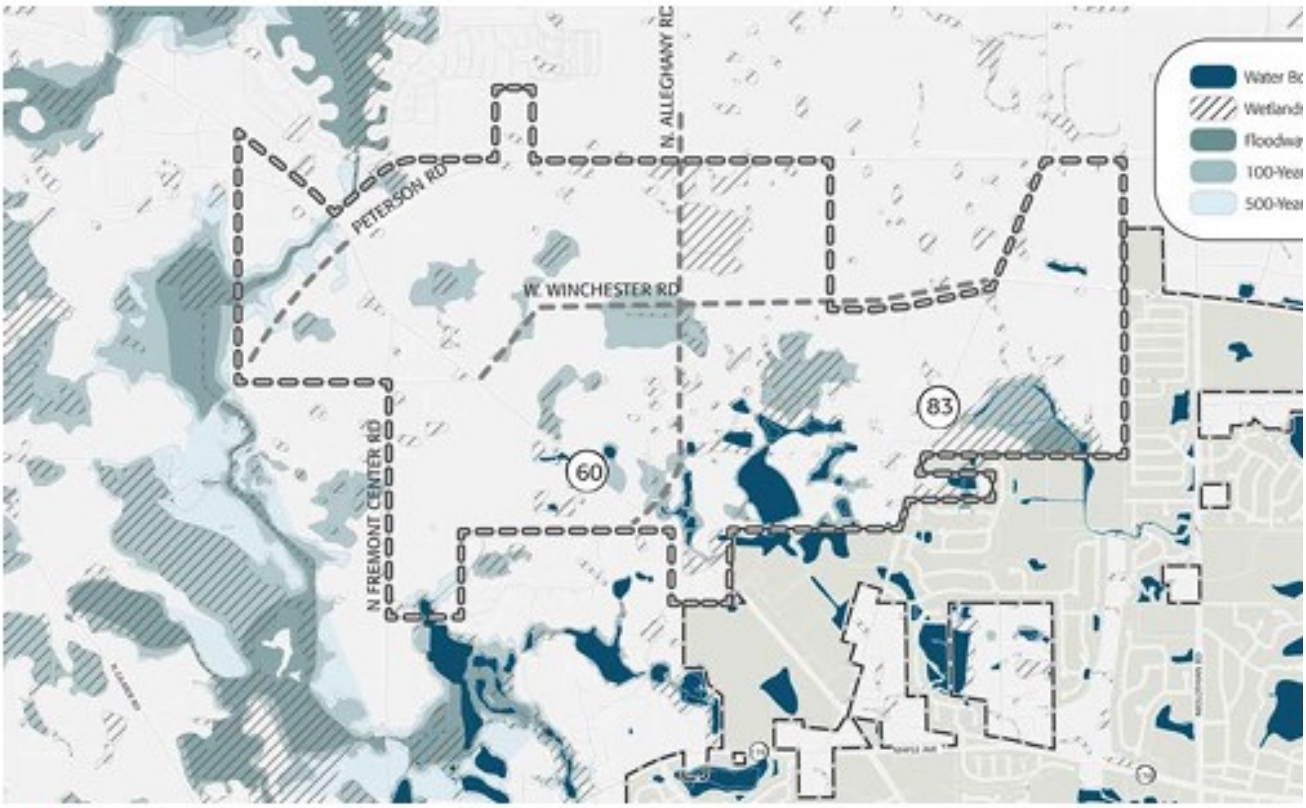
There is limited unincorporated land adjacent to Mundelein in which the Village could grow in la of this land is already developed, and is therefore less attractive for the Village to annex as it wou amount of infrastructure that the Village is responsible for maintaining, while not substantially in revenue to the Village. However, there are undeveloped and unincorporated lands to the northv that provide potential opportunities for future growth. These growth areas area defined in Figur

The majority of these sites are controlled by one or two property owners, which makes this area master planning of any future development and providing the Village an opportunity to participa goals for land use, character, and quality of development.

These sites have certain inherent constraints. As shown in Figure 25 on the next page, there are resources throughout these sites, including wetlands and floodplains. While this may limit devel provide opportunities for meaningful open spaces including corridors and trail linkages. It also s an approach to development that preserves these amenities through consolidating development locations on site. The Village should consider allowing for increased density of development to a natural resources while creating a critical mass of population to help support local businesses.



▲ *Figure 24: Growth Areas Location*



▲ *Figure 25: Growth Areas Natural Features*

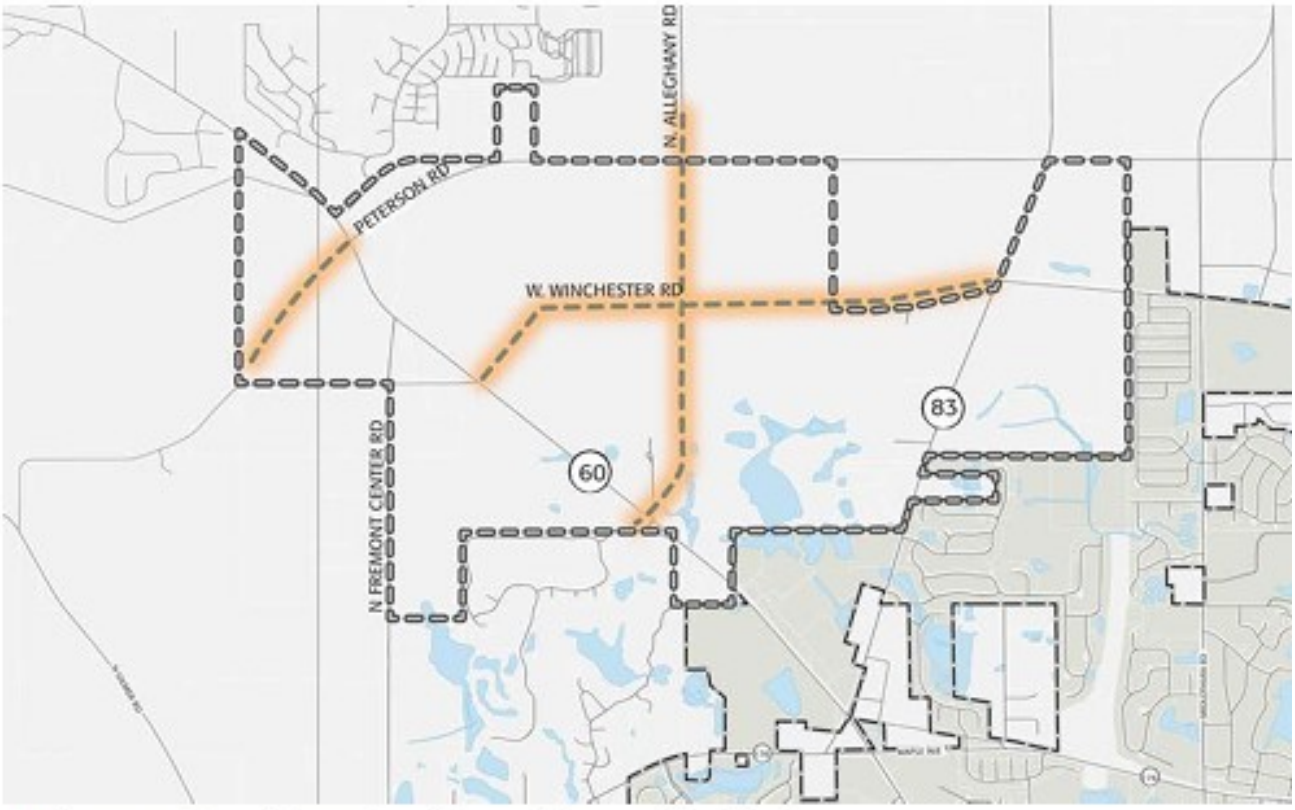
Another constraint to these sites is the placement and extension of County roads through the site, show
Figure 26 on the next page. This proposed road network, as shown in Figure 25 above, includes the ext
Alleghany Road and Winchester Road. While these roads will provide access to the sites and improve ci
in the area, they also bisect some of the sites and may create challenges to development. The Village sh
with property owners and the County to protect and preserve future development goals.

As discussed in the market overview in Section 1, the near-term development opportunities within the V
likely be either residential or industrial. Areas with better access, such as those along Peterson Road, or
are better positioned for industrial development. The amount of land and depth of property planned fo
should be kept flexible to allow for changes in the market as final plans are developed and implemented
planning and coordination should occur to limit future conflicts between industrial and residential uses.

Subarea Goals

Mundelein's goals for this area should be to use any potential expansion area to grow the Village in a pc
that provides for the needs of existing and future residents through:

- New and varied residential opportunities that provide housing choices.
- Increased population to support existing community businesses and attract new businesses into Mu
- New development that contributes positively to the Village's economic health.
- Protection of natural resources and new open spaces and trail connections that enhance the quality
  the Village.



▲ *Figure 26: Growth Areas Road Network (general depiction)*

Subarea Vision

This subarea should be a master planned expansion of coordinated development. This growth should protecting the natural resources that exist in these areas and build a system of open spaces and green buffer and connect these amenities as a benefit to the community.

Next, this growth area should take advantage of access to major roadways, such as Peterson Road, an market supported, tax generating development in these locations. Based on current market growth, th opportunities are likely industrial in nature. Plans for these areas should be kept modest and not over uses that may not materialize in the short-term. Mixed-use or flex zones could be created to provide f additional need. These uses should be buffered from existing or future residential uses with landscap and/or other screening.

The remaining land should be used to grow the Village's population to help support local business. Th should occur in a controlled, master-planned manner that coordinates the cost of new infrastructure a maintenance of the infrastructure with the financial benefits of allowing new development. New devel should be expected to pay their fair share of the cost for the extension of Village services and infrastru

The overall development should provide value to the Village through an attractive and well designed si public amenities, consistent sidewalk and bicycle facilities, and new landscape. It should use green inf solutions and Best Management Practices (BMPs) wherever possible.

Attached is the proposed Comprehensive Plan Amendment. Staff recommends the amendment in order to establish a clearer vision for portions of the growth area. This action will not provide any inherent rights to a property owner. It will provide a base of knowledge to show what is expected of this area. If a TND project is sought and approved by the Village, particularly in the geographic area, it would make it more challenging for an alternate type of project to be proposed and garner the support of the Village.

The majority of the changes to the Comp Plan are seen on pages 30, 75, 87-90.

Action at this meeting is not requested from the Planning and Zoning Commission. It is recommended that the draft document be available for public comment for several weeks. The second meeting in January is a recommended date to consider action for the document with consideration of potential feedback from the public.

Recommendation:
Motion to continue the public hearing for PZ2025-0038, Comprehensive Plan Amendment, until January 21, 2026, 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle.

PETITIONER INFORMATION

Business/Org. Name: Village of Mundelein

Name_Eric Guenther

Title_Village Administrator

Address_300 Plaza Circle

City: Mundelein State: Illinois Zip_60060

Phone__847-949-3200

Email__eguenther@mundelein.org

Signature:

Printed Name:

Date: 10/30/2025

Title: Village Administrator

SECTION(S) OF ZONING ORDINANCE: All Sections of TITLE 20 of the Municipal Code, Zoning Ordinance, and the Comprehensive Plan for related updates.

PROPOSED TEXT AND JUSTIFICATION OF TEXT AMENDMENT (*Attach sheet if additional space is needed*)

After over 10 years of implementing projects referencing Title 20 of the Municipal Code, Zoning Code, there are areas of improvement, omission, clarifications, or adaptation that are recommended. Staff created a spreadsheet that outlines these issues and potential amendments. Almost every section of the Ordinance will have discussion and/or changes.

Additionally, the Village desires to create a base zoning district for traditional neighborhood design, which has its foundation in the principles of New Urbanism. Staff would like to amend the Comprehensive Plan to provide more firm direction around certain areas that may included this type of development, as well as recommend adoption of the base Traditional Neighborhood Design zoning district.

See attached spreadsheet of identified areas to review for potential modifications to the Zoning Ordinance.

STANDARDS FOR GRANTING A TEXT AMENDMENT

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board shall consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village.

The proposed amendments continue to promote the public health, safety, and welfare of the Village.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

The relative gain to the public is a clearer document that allows more flexibility in sections such as accessory uses in rear yards of residences and clearer standards such as outdoor screening or trash enclosures.

c. The consistency of the proposed amendment with the Comprehensive Plan.

The proposed amendment is consistent with the Comprehensive Plan. Additionally, an amendment to the Comprehensive Plan is proposed to incorporate past amendments and also a future Traditional Neighborhood area.

d. The consistency of the proposed amendment with the intent and general regulations of this ordinance.

Yes, the amendments are consistent with the Village's intent.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The amendments cover all of these areas: corrections, clarifications, and policy changes.

f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.

It is the belief of staff that these change are necessary to improve the experience of working with the Village, third parties, and this document.

g. The extent to which the proposed amendment creates nonconformities.

The Intent is to minimize nonconformities.

h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

The amendments follow the structure and organization of the Ordinance.

Acknowledgements

Village Board

Steve Lentz, Mayor

Sol C. Cabachuela, Village Clerk

Dawn Abernathy, Trustee

Kara Lambert, Trustee

Robin Meier, Trustee

Kerston Russell, Trustee

Erich Schwenk, Trustee

Ray Semple, Trustee

Planning & Zoning Commission

Terry Roswick, Chair

Kevin Anderson

Kerry Garesche

Joseph Herchenbach

Daniel Juarez

Ray Rose

Sophia Schneckloth

Village Staff

Eric Guenther, Village Administrator

John Lobaito, Village Administrator (Retired)

Peter Vadopalas, Assistant Village Administrator

Amanda Orenchuk, Community Development Director

Adam Boeche, Public Works and Engineering Director

John Monahan, Acting Chief of Police

Bill Lark, Fire Chief

Pete Schubkegel, Director of Building

Doug Haywood, Finance Director

Colleen Malec, Planner

Taylor Wegrzyn, Planner

Plan Prepared By

Kimley-Horn & Associates

SB Friedman Development Advisors

Plan Adopted: February 2021 as Ordinance 21-02-07

Plan Amended*: TBD

** The majority of this document is a product of 2021. However, limited areas were updated on the dates indicated*

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Executive Summary

Purpose

The Comprehensive Plan is the blueprint for the future of Mundelein. It establishes the vision for the community, identifies goals and objectives, and communicates policies and implementation steps. It is a decision-making tool used by Village staff, Planning and Zoning Commission, and Village Board to inform and guide future growth and development over the next 10 years and set the stage for other long-range land use goals.

The previous Comprehensive Plan was adopted by the Village in July 2011. Since then the Village has seen changes in the economy, the character of commercial development, stormwater and flooding patterns, and local population. Additionally, the Village has made significant efforts to stand apart from other municipalities in Lake County and the region by taking a more business-friendly and progressive stance, being innovative, and welcoming of new ideas. All of these elements influence the land use plans and policies of the Village and have been used to update the plan.

Additionally, the updated plan represents the input of Village residents, taxing bodies or service organizations, businesses, staff, and elected officials. These voices have been incorporated into the planning process through surveys, interviews, and community events.

Community Vision

The vision for Mundelein is established through a vision statement and six plan elements. These elements, which are shown in Figure 1 below, are each detailed in their own individual sections, each with topic-specific vision, goals, objectives, and policies. The following are definitions of each of these components:

Vision: An inspirational statement that provides the framework for planning

Goal: A value-based statement that outlines a desired outcome of the planning process

Objective: A more specific and measurable statement that describes actions that should be taken by the Village to accomplish established goals

Policy: A statement establishing the Village's position on how goals and objectives should be realized

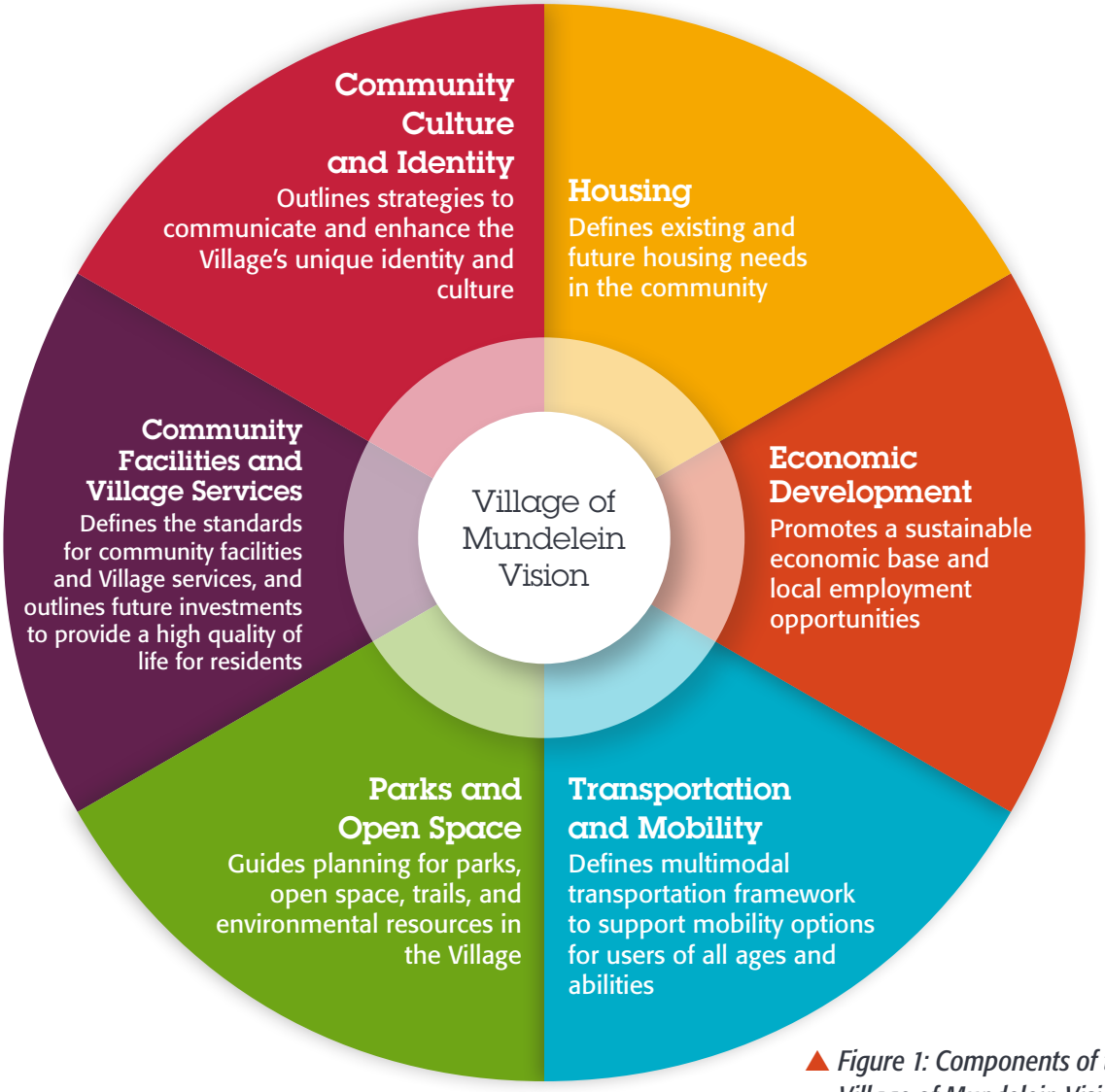


Figure 1: Components of the Village of Mundelein Vision

Momentum

Many projects and goals identified in the implementation section of the 2011 plan have been accomplished. The following is a sample of some of the many accomplishments that have taken place in the last nine years.

Development

- Downtown Master Plan – New Village Hall
- Construction of New Public Works
- Approval of redevelopment agreement for SB Mundelein Station development
- Central stormwater opens space and Courtland Commons
- 407 East Hawley Multi-family
- The Coves at Diamond Lake
- Cardinal Square Building C
- Upgrades to Doubletree Hotel and Baymont Inn
- New O'Reilly Auto Parts
- New Panera Bread
- Renovation of Hawley Lake Plaza
- Purchase of 538 Morris – progress towards redevelopment
- Redevelopment of former Village Hall site
- Maple Hill
- Orchard Meadows
- Lake Ridge Townhomes

Policy

- New Zoning Ordinance
- New Sign Ordinance
- Village Incentive Policy
- Business Incentive Grant (BIG) Program
- Downtown North Implementation Plan
- ULI Technical Assistance Panel conducted for Southside Corridor – direction on future of Oak Creek Plaza

Mobility

- Metra pedestrian overpass in implementation stage
- Maple Avenue Path in implementation stage
- Off-street trails along Midlothian & Hawley designed
- Path between Mechanics Grove Elementary School and Longmeadow Estates installed

Branding & Beautification

- New brand and logo established
- Banner program implemented
- Gateway monuments designed, and some installed
- Property acquisition on Diamond Lake
- North Lake Enhancement Program implemented

In addition, throughout the Comprehensive Plan planning process, the Village received feedback from the majority of stakeholders noting they have seen significant improvements in the Village in the following areas:

- Village leadership in both elected officials and staff
- Economic development
- Schools
- Park & Recreation District
- Diversity, integration, and representation

As Mundelein looks to the future, it can build upon these successes to further elevate the Village. The Comprehensive Plan Update addresses the changes within Mundelein and will help the Village plan appropriately for the needs of the population over the next decade.

Plan Structure

Section 1 - Community Overview

Starting on page 5, the plan document provides an overview of the current state of the Village, including current land use, demographics, and market data. This information is intended to provide a baseline for the Village and background for some of the policy directions identified later in the plan.

Section 2 - Community Engagement

The document also includes a summary of the community engagement conducted as a part of the Comprehensive Plan effort, starting on page 13. This is presented, not only to document the efforts made to incorporate the community in the development of this plan, but to synthesize the input as it influenced some plan elements.

Section 3 - Community Vision

Following the background information is the core of the plan. This begins with the Community Vision which establishes an overall guiding direction for the community.

This section also includes the Future Land Use Plan for Mundelein, which establishes the land use framework supporting the community-wide vision and planning elements.

HOUSING
ECONOMIC DEVELOPMENT
TRANSPORTATION & MOBILITY
PARKS & OPEN SPACE
COMMUNITY FACILITIES & VILLAGE SERVICES
COMMUNITY CULTURE & IDENTITY

Sections 4-9 - Planning Elements

Following the Future Land Use Plan are a series of sections, each focused on one of the six planning elements, as shown below.

Each of these sections begins with a snapshot of where the community stands in 2020. From there, each section includes a vision, goals, objectives, and policies.

- The Vision establishes the high-level aspirations for the community regarding the specific topic.
- The Goals are statements of desired outcomes for the community.
- Objectives are more specific statements that can result in a measurable outcome if achieved.
- Policies are operational statements that establish the community's position on specific topics.

Additional graphics and imagery are used to support the content of each planning element.

Section 10 - Subareas

The next section of the plan is focused on specific geographic subareas within the Village. These subareas are locations in the Village that were identified as areas potentially vulnerable to land use changes in the next decade. To provide appropriate guidance for these areas, more detailed plans have been prepared to establish a specific vision and goals for these areas.

Section 11 - Implementation

The plan concludes with discussion of how the Village can work to implement the goals and objectives of the plan.

GREEN LEAF
Throughout the Planning Elements section, you will see this green leaf symbol next to goals, objectives, and policies that are considered sustainable or environmentally minded.

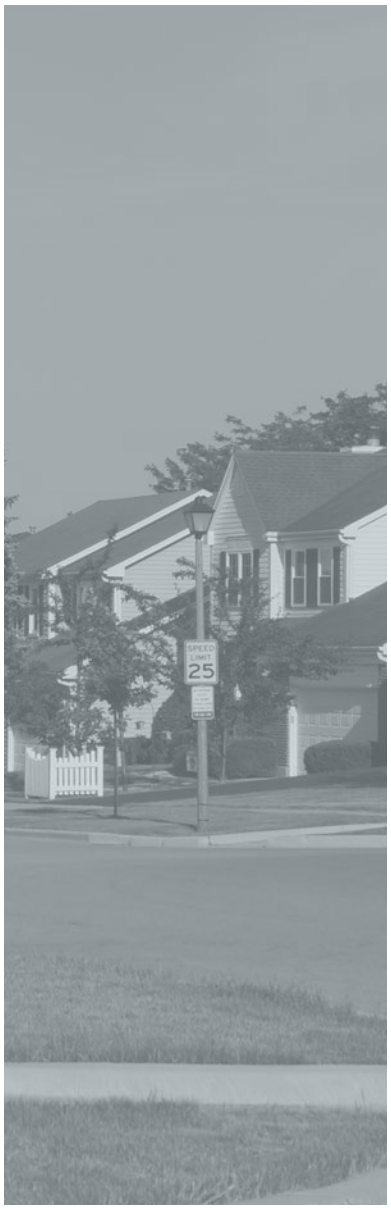
1. Community Overview

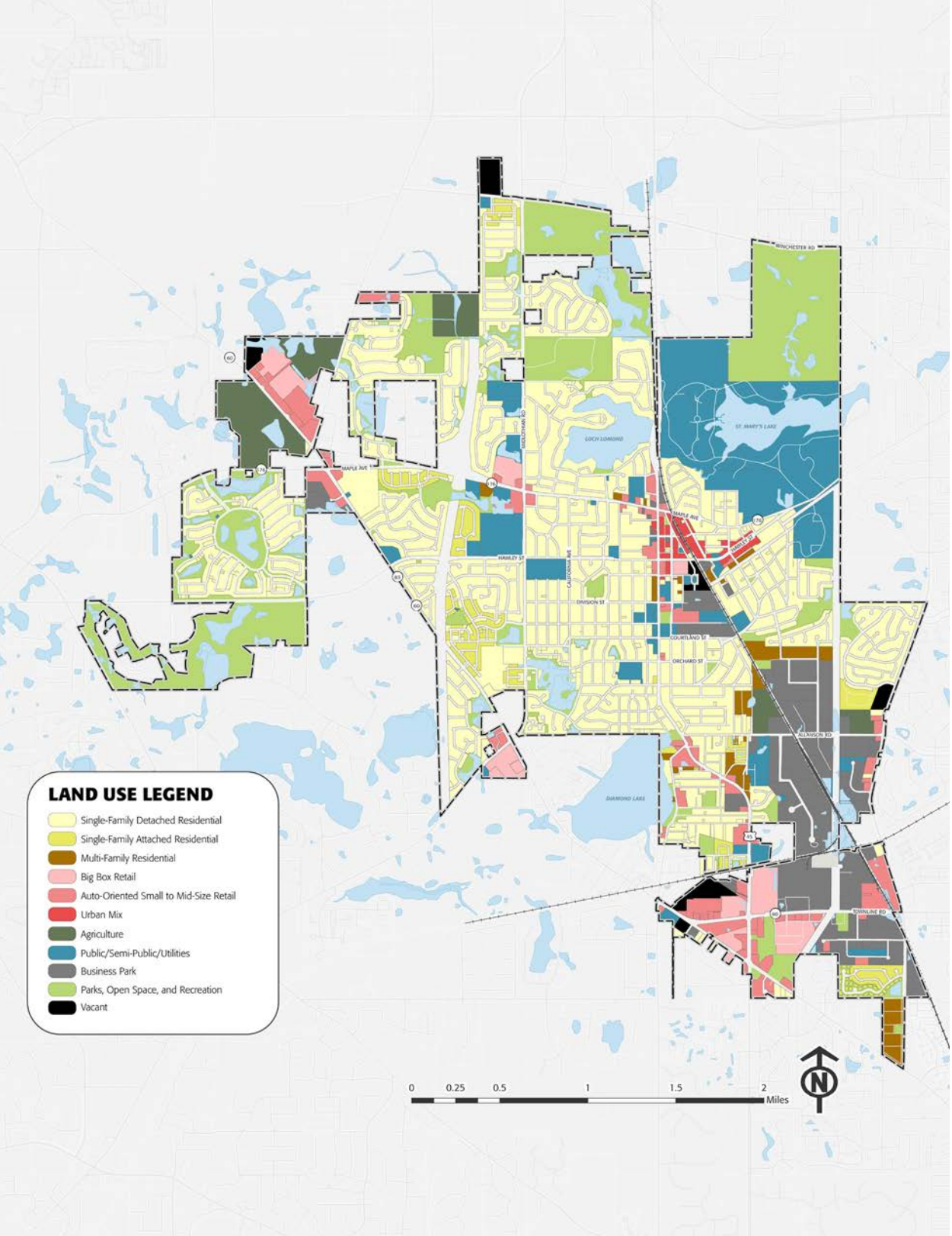
Existing Land Use

Village Overview

Land Use defines a community's physical form and function. The locations and relationships of land uses have evolved over time through periods of growth and change. Current Village residents have inherited the existing land use pattern and likely do not give it much thought unless proposed changes create an impact on them. However, it is important to be aware of the existing composition of land use within the Village, including interrelationships between uses and locations of density as these elements can impact transportation, economic development opportunities, and future demand for support services and amenities.

In Figure 2 found on the next page, the existing land uses are mapped as a reference and a resource for understanding the current conditions and relationships between land uses.



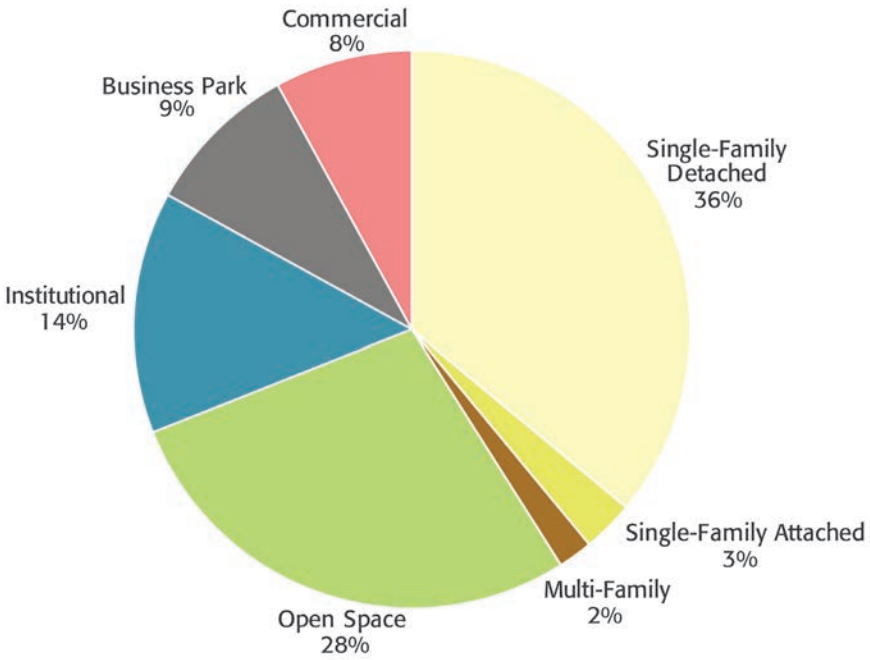


▲ *Figure 2: Existing Land Use Map*

A community's land use pattern has a significant impact on its overall character and provides a glimpse regarding the community's growth and evolution over the years. The breakdown of land uses is shown in Figure 3 below and summarized as follows:

- The largest share of the land in Mundelein is used for residential purposes. These residential uses make up 41% of the land, with approximately 36% single-family detached housing. Single-family attached housing, which includes rowhomes and townhomes, makes up 3%. Multi-family, including condominiums and apartments, makes up 2%.
- Open Space, which makes up 28% of the Village, is the second largest land use, containing a mix of parks, golf courses, and agricultural land. One of the largest open space areas, found within the St. Mary's campus, is classified as institutional. In the central and southern portions of the Village, the open space is made up of small to mid-sized parks. To the north and northwest, there are larger golf courses, wetlands, and agricultural lands. Golf courses and agricultural lands have the potential for development in the future.
- Institutional uses, such as churches, schools, and government uses, make up 14% of the Village, with the St. Mary's campus making up the largest portion of that land.
- Business Park uses, including office and industrial developments, comprise about 9% of the Village. These uses are focused in the southeast portion of the Village, along rail lines and near Butterfield, Allanson, and Townline Roads. These sites are near capacity and do not provide for many opportunities to expand.
- Commercial development is located throughout the Village, generally around intersections of major corridors. The three largest clusters are around the intersection of Lake Street and Townline Road; the downtown focused at Lake and Hawley Streets; and adjacent to the intersections of Routes 60, 83, and 176. In total, commercial development makes up 8% of the Village's land use.

These percentages are relatively balanced and comparable to other similar communities.



▲ *Figure 3: Existing Land Use Percentages*

Existing Transportation Network

The Village has an established transportation network which supports various modes, including vehicular, pedestrian, bicycle, and transit, as shown in Figure 4 and 5 on the next pages.

Vehicular Access

Existing streets are classified according to their function within the Village. The functional classification defines the purpose of the street, as well as specific design characteristics (e.g., roadway width, number of lanes, access control, etc.). Streets within the Village are separated into the following functional classifications:

- **Arterial**: Provides for efficient traffic flow and a restricted level of access to fronting properties. Truck routes are generally limited to arterial streets.
- **Collectors (Minor and Major)**: Convey traffic out of the residential neighborhoods to arterial streets.
- **Local Streets**: Provide access to residences and businesses within a neighborhood.

Minor collector and local streets are under the jurisdiction of the Village. The Illinois Department of Transportation (IDOT) and Lake County Division of Transportation (LCDOT) have jurisdiction of the major collectors, arterials, and state routes throughout the Village.

Pedestrian / Bicycle Access

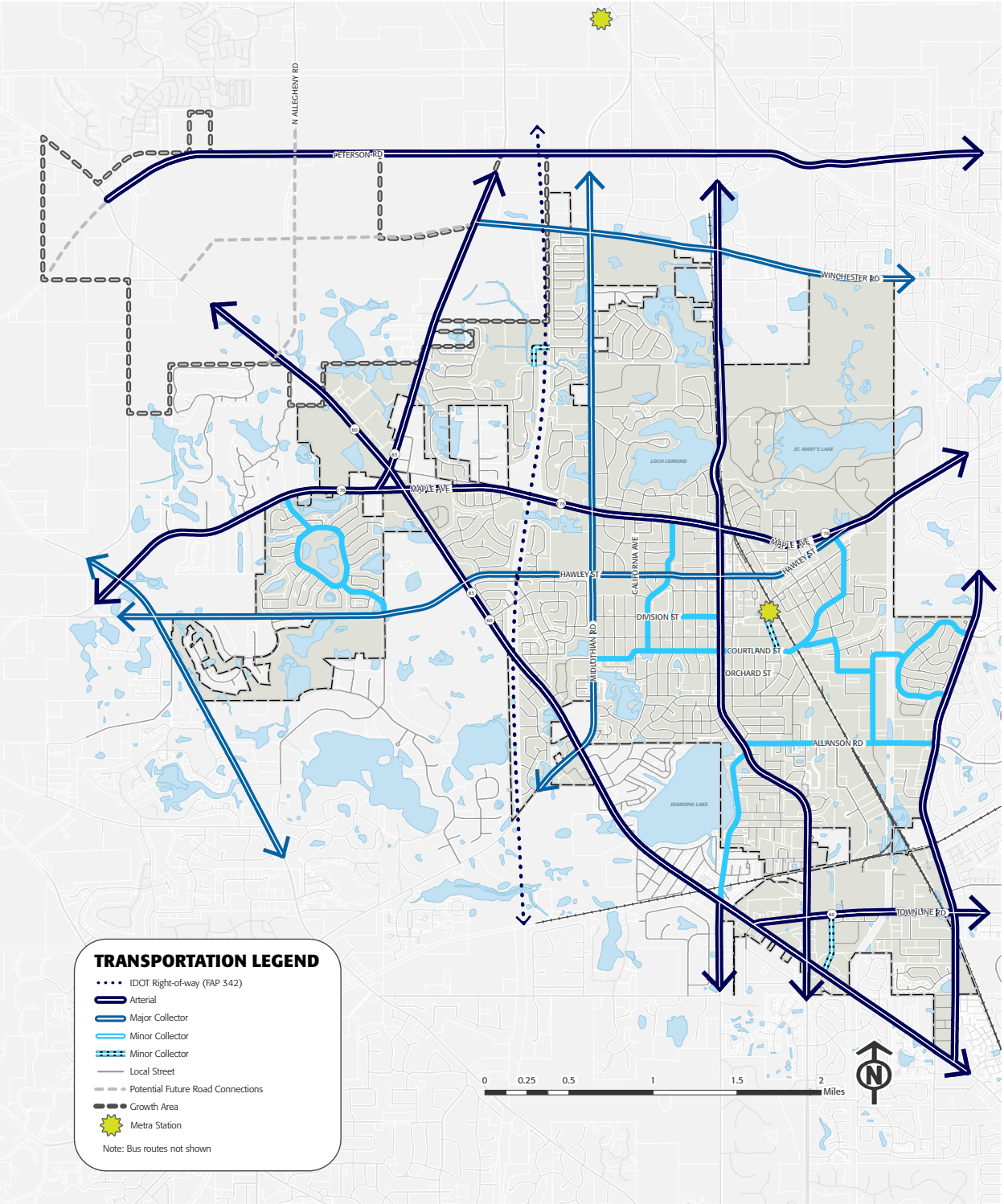
An existing multi-use path system is provided in the Village and surrounding communities (See Figure 5 on page 10). The Village's path network is further enhanced by the Lake County trail system. The North Shore Trail (Maple Ave/Route 176) and Millennium (Hawley Street) trails connect in Mundelein and provide access to the Libertyville Township trails and the Des Plaines River trail. The Prairie Crossing bike path provides north-south access through the Village via Midlothian Road. Through the Village, the Grand Illinois Bike Trail provides connectivity to a network of various bike trails, including both the Millennium and North Shore trails.

In addition to the path system, sidewalk is generally provided within residential neighborhoods and downtown. In some cases, sidewalk is limited to one side of the street, particularly along arterial roadways which are generally auto-focused. Many of the older subdivisions also lack complete sidewalk networks, in contrast to newer subdivisions which have been required to install continuous sidewalk.

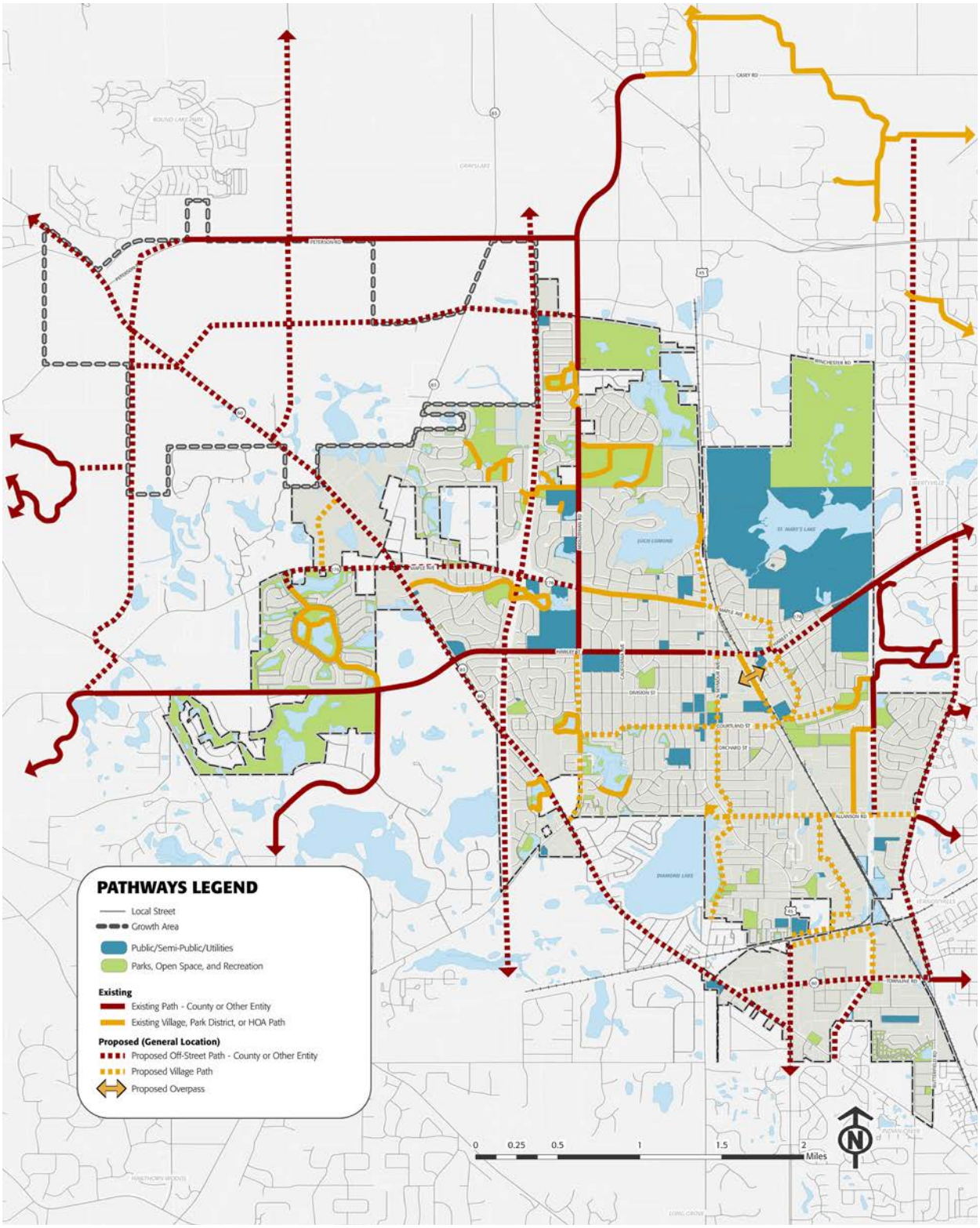
Transit Access

Metra operates the North Central Service line between Chicago and Antioch, with a stop at the Mundelein Station. This line currently operates on a limited schedule with no service provided between 10AM and 1PM, and limited off-peak and evening trains as compared to other Metra lines. In addition, the North Central Service line does not provide weekend service. Mundelein, in partnership with the Regional Transit Authority (RTA), is currently working on the North Central Service Analysis and Implementation Study in order to identify opportunities to improve service along the line and identify potential funding sources.

Pace Suburban Bus operates three routes within the Village, including Route 572, Route 574, and Pace On Demand (Route 593). These routes serve portions of Mundelein and surrounding communities. Pace On Demand provides weekday service to a limited geographic area of the Village and is available by reservation only. Route 572 and Route 574 provide weekday and Saturday service limited to posted stops only. The Village continues to explore options to enhance transit access for residents, employees, and visitors.



▲ *Figure 4: Existing Transportation Network Map*



▲ *Figure 5: Existing Path Network Map*

Demographics

The demographics of Mundelein speak to both the existing character of the Village's population, as well as the trends of where it is heading. This information helps identify growing segments of the population, which can be used to understand certain groups' needs and how the Village can plan to serve its residents. The following overview provides background on the Village's demographics.

Population

The Village of Mundelein is the third largest municipality in Lake County in terms of population. Since 2000, the Village's population has been relatively stable, with a modest population growth of approximately 1,400 people expected in the next five years, as shown in Figure 6.

Ethnicity

The Village has become increasingly diverse since 2000, with growth in the Hispanic and Asian population cohorts from 31% of total in 2000 to 38% of total in 2016, while the white-only population cohort has decreased from 66% in 2000 to 58% in 2016. Mundelein is also more diverse as compared to the Lake County population overall, which had a higher white-only population cohort in 2016 than Mundelein, at 63%.

Age

In terms of age, Mundelein's population has become older with fewer young families since 2000, while the number of residents 50 years of age or older grew by nearly 4,800 people – a 93% increase, as shown in Figure 7 below. The young professional segment of the population is expected to grow significantly in the next twenty years, as well as the number of empty nesters and seniors.

MUNDELEIN POPULATION

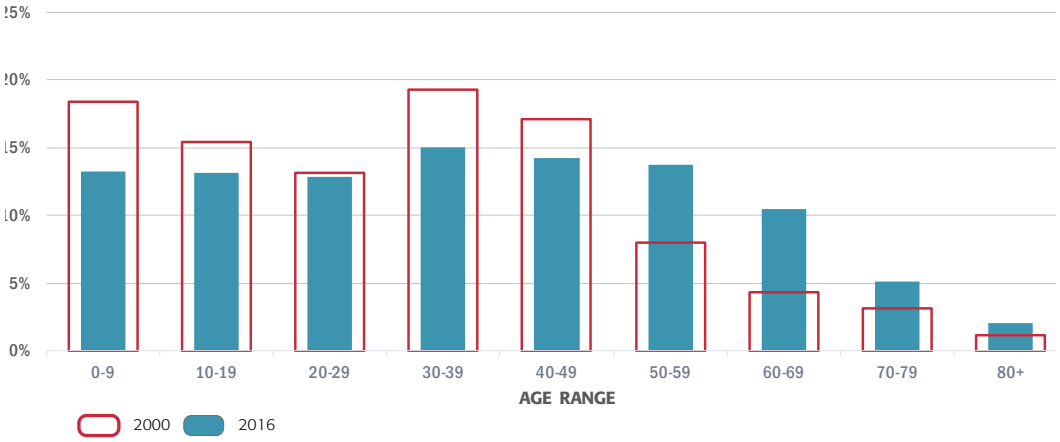
Year	Population
2000	30,935
2010	31,064
2016 (5-Year ACS)	**31,550**
2022 (Esri projection)	32,923

3rd

LARGEST MUNICIPALITY IN LAKE COUNTY IN TERMS OF POPULATION

Source: 2012-2016 5-Year American Community Survey; CMAP ON TO 2040 projections; Esri; SB Friedman; U.S. Census 2000; U.S. Census 2010

▲ *Figure 6: Mundelein Population Snapshot*



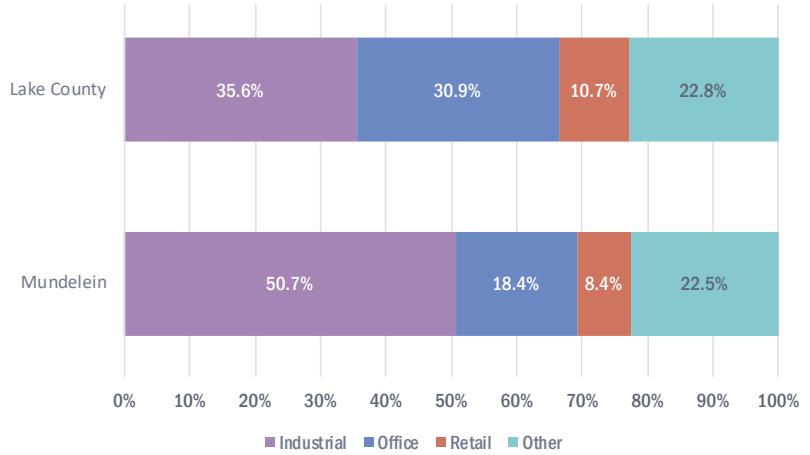
▲ *Figure 7: Mundelein Population Composition (2000-2016)*
Source: 2012-2016 5-Year American Community Survey, U.S. Census 2000, SB Friedman

Income & Employment

Mundelein's median household income is roughly in line with the Lake County average, though is greater than the median household income for the entire Chicago Metropolitan Statistical Area as shown in Figure 8 below. Industrial land uses make up roughly 50% of Mundelein's employment mix, equating to the combined percentage of the population employed within office, retail, and other land sectors, as shown in Figure 9 below. Mundelein's residents primarily work in job centers southeast of the Village and along the I-94 corridor, such as Vernon Hills and Lake Forest. People who work in Mundelein primarily live in the Village or to the north and northwest.

Geography	Median Household Income
Chicago Metropolitan Statistical Area	*$68,715*
Lake County	*$86,244*
Long Grove	$208,250
Hawthorn Woods	$170,313
Green Oaks	$161,094
Libertyville	$130,732
Vernon Hills	$97,366
Gurnee	$93,967
Grayslake	$91,420
Mundelein	**$91,035**
Round Lake	$79,543
Wauconda	$78,938
Waukegan	$48,752

▲ *Figure 8: Mundelein Employment Mix by Land Use (2018)*
Source: 2013-2018 5-Year American Community Survey, U.S. Census 2000, SB Friedman



▲ *Figure 9: Mundelein Employment Mix by Land Use (2015)*
Source: Census LEHD, Moody's Analytics, SB Friedman

2. Community Engagement

Community Survey

One component of the Plan's community engagement strategy involved Village staff working closely with David Fako of Fako Research and Strategies to develop and perform a resident survey focused on evaluating three key areas:

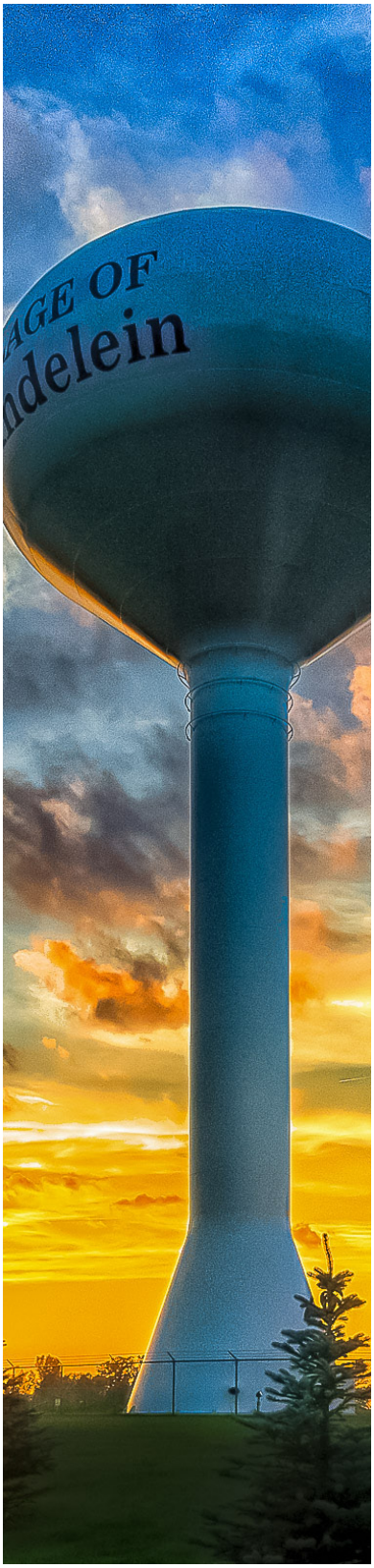
- Resident opinions of Village services
- Perceptions of the Village's image and appearance
- The impact of the Village's recent rebranding efforts

Survey Design

The survey was administered both through randomized phone calls and an online platform, garnering the responses of 441 Mundelein residents. Phone calls were made by professional interviewers using scientific sampling techniques to a random sample of 147 adult Village residents. The online platform was hosted as an opt-in iteration of the survey, promoted by the Village of Mundelein with direct links via social media and invitations sent by the Village in the mail, capturing 294 total respondents. Results were weighted according to age, race, and gender to bring results into closer proportion to the Village's known demographics.

Both forms of the survey were designed to include the following question categories:

- Public Safety (Police and Fire Department)
- Public Works (Snow Removal, Street Maintenance, Water Service Reliability)
- Customer Service (Village Hall)
- Branding (Brand Promise, New Star Logo)
- Communications (Newsletters, Website)



▲ *(Credit: Corinne Dawson)*

- Transportation (Pace, Metra)
- Community and Economic Development
  - Village Appearance (Downtown, Shopping Centers, Parks)
  - Village Perceptions (Desirability, Accessibility, Image)

Survey Result Highlights

Survey items receiving favorable ratings of **70% or higher:**

- Police Department Expectations
- Fire Department Expectations
- Public Works Expectations
- Perceptions of Safety in Mundelein
- Snow Removal Service
- Water Service Reliability
- Village Hall Customer Service (satisfactory or exceptional service)
- Brand Promise (Mundelein is a "Welcoming Community")
- Newsletter Information (relevancy of newsletter contents)

Opportunities for Improvement (Survey items receiving favorable **rating below 70%**):

- Maintenance of neighborhood streets
- Logo recognition of new Village Star
- Ease of navigation of the Village's website
- Mundelein's Image
- Downtown Appearance
- Shopping Center Appearances

Open-ended Comments:

- Improve street and sidewalk maintenance (Public Works)
- Consistent law enforcement (Public Safety)
- Reduce empty storefronts and bring in new businesses, particularly restaurants (Community and Economic Development)

Stakeholder Interviews

A series of one-on-one and small group stakeholder interviews were conducted with about two dozen members of the community. These stakeholders represented a range of backgrounds and interests, including:

- Students
- Residents
- Active Adults & Seniors
- Business Owners
- Property Owners
- Developers
- Archdiocese
- School Districts
- Park District
- Chamber of Commerce
- Mundelein Community Connection (MCC)

The goal of these discussions was to collect targeted input and feedback on the state of the Village, including what is currently working and where there can be improvements.

Overall, participants were generally satisfied with the Village. The following are some of the themes and specific comments they provided:

CHARACTER

- Good central location
- Genuine and authentic community
- Has an opportunity to define its own identity
- The Village has been recognized for its safety
- Great hometown feel
- Mundelein is a great starter community
- Need to improve the perception of the schools as they are good
- Community pride could be enhanced
- St. Mary's could be a huge draw and is a unique amenity for the Village
- Perception that the town shuts down after 5:00 P.M. – need to increase evening activity
- Want to be more than a "drive-thru" or "bedroom" community, get people to stay and shop and eat

LEADERSHIP

- Has been recent improvement in Village leadership, both in elected officials and staff
- The Village has done well on transparency and listening to complaints
- Need better representation of community in Village Board and Park Board, both in background and age

HOUSING

- The Village should work to improve the overall housing stock

ECONOMIC DEVELOPMENT

- Opportunities to help support and grow manufacturing in the community – need to increase labor pipeline
- Putting together the puzzle of downtown is key to future success
- Desire for more corporate business in the Village to increase the daytime population

OTHER ISSUES

- Improvements to Metra service are desired
- Diamond Lake area is not bike or pedestrian friendly
- Mundelein residents indicated that they feel the Diamond Lake area is less safe and maintained than the rest of the community
- Village needs to convince property owners to improve their buildings
- More could be done with events and festivals to highlight diversity and bring everyone together
- St. Mary's has begun to be a more open and public campus, and will need to clarify and define what this means for the future

Community Outreach

A series of community events and outreach with specific stakeholders was conducted throughout the Comprehensive Plan Update process to collect additional input either from specific groups, on specific topics, or to allow an opportunity for the community to provide feedback on draft materials for the Comprehensive Plan Update. Three total events were conducted, one focused on the business community, one focused on the Diamond Lake Subarea, and a third on the overall Comprehensive Plan. The following are summaries of each event.

Mundelein Business Alliance - November 8, 2018

Members of the business community were invited to meet with Village staff and discuss issues and opportunities pertaining to the Comprehensive Plan Update. In addition to the discussion, there were mapping activities to participate in. The following is a summary of the key points raised.

STRENGTHS/WEAKNESSES/OPPORTUNITIES/THREATS

- Location in Lake County is great
- The strengths of the local school system could be better marketed
- Spanish speaking employees desired for both the private and public sectors
- Spanish speaking customers is an opportunity
- Capital to expand is a challenge
- Marketing is always a challenge/opportunity
- Village can help to feature businesses
- Large vacant space at Hawley Lake Plaza is an opportunity and a weakness – has taken too long to fill. Good spot for a small market such as Trader Joe's
- School test scores are better – misperception about schools
- Crime – misperception – huge improvements in last decade
- Route 45 is a challenge for pedestrians and vehicular traffic – car speeds too high – too many violations of the rules of the road
- Route 45 needs additional crosswalks, especially at Park Street, Diamond Lake Road, and at the Jewel at Townline Square

HUMAN CAPITAL

- Village should consider a business directory with products/service; or a business-to-business or business-to-consumer listing
- Modern systems/data software in an open format for public viewing
- Translation of Village materials/forms, particularly in Spanish

IDENTITY AND APPEARANCE

- Positives
  - New Village Hall
  - Park Street
  - New Mural
  - Hawley Lake Plaza is nice
  - Luke's of Mundelein (hot dog restaurant) relocation and remodel
  - Diamond Lake is an asset
- Negatives
  - Code enforcement needed – illegal parking, landscaping, commercial vehicles
  - New apartments downtown
  - Lack of crosswalks on Hawley Street
  - Properties being let go (S. Lake Street)
  - Downtown eyesores/ underwhelming buildings
  - No sense of what is "downtown"
  - Lack of identity or vibe throughout
  - Trees branches blocking sidewalks
  - Poor sidewalks on Route 45
  - N. Lake Street is bland and dull
  - Appearance of buildings makes them feel unsafe (perception of crime) – referring to houses along S. Lake Street between Courtland and Allanson
  - The Mundelein Shopping Center on Crystal Street, east of Seymour Avenue, looks run down
  - The appearance of Townline Square and Garden Fresh Market (Yale Shopping Center) is underwhelming
- Opportunities
  - Oak Creek Plaza
  - More Mundelein light pole banners
  - Diamond Lake
  - Hawley Street could feel more downtown-like
  - D75 office building downtown (for sale right now)
  - Grants for property investment for single family homes
  - Vacant lot next to the Park Street Mural
  - Fireworks on Diamond lake desired

UTILITIES

- Desire to put overhead lines underground throughout the village

TRANSPORTATION

- Railroad crossings throughout are unsafe or in poor condition - over/underpasses are desired
- Uncertainty related to Route 53
- PACE Route 574 should be rerouted down Midlothian Road from Winchester to Route 176 since there are no stops along Route 45 to give access to Library, Mundelein High School, Mechanics Grove School, Carl Sandberg School, Jewel/Long Meadow Commons shopping center
- Pedestrian connection needed along W. Maple Ave/Route 176 from Midlothian to Target (Mundelein Crossings)
- More bike lanes and bike facilities needed
- Increase public transit (bus and commuter train)
  - Weekend Metra service desired
  - Advertise new long-term parking at Metra Station/O'Hare connection possibilities
  - Increase train frequency
- Westbound on Allanson – left onto Route 45/S. Lake Street is difficult and congested
- Isolated concerns about dirt collecting on sidewalks
- Bike connection between Millennium Trail and North Shore Path needed either on McKinley or Hawley

Diamond Lake Subarea Workshop – March 19, 2019

Members of the public were invited to meet with Village staff and consultants to review preliminary goals and imagery developed for the Diamond Lake Subarea. The workshop provided an avenue to discuss issues and opportunities as they relate to this subarea's role in the Comprehensive Plan update. Participants were able to review exhibit boards that discussed the opportunities and constraints related to this area, draft goals for reinvestment, and imagery presenting a preliminary vision for portions of the area.

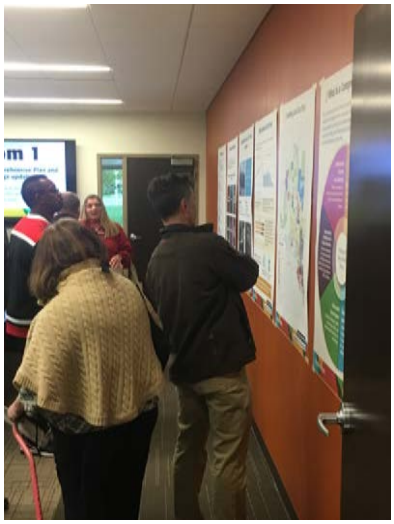
Participants were provided with a questionnaire to collect feedback. Additionally, they were able to fill out comment cards to identify and address any issues not brought up on the questionnaire.

The event brought out a large population from the Diamond Lake area, including properties outside of the Village.

- Concerns
  - In general, this group had strong concerns about the plan due to items identified in the 2011 Comprehensive Plan, including:
    - Placement of boardwalk along the shoreline on the northeastern edge of the lake, between the lake and private properties
    - Showing multi-family development on sites that are currently single-family
  - Some participants discussed how the lake is currently used and concerns for changes. The existing users value the lake for a variety of reasons, from fishing to water skiing. There was a stated concern that enhancements to the area would attract more users to the lake and that would upset the current balance.
  - Several participants were concerned about the environmental character of the lake and discussed fears that any additional development would generate more run-off and pollutants entering the lake.
  - Several participants were supportive of enhancing the area to allow for easy biking and walking in the area, making the beach more useable, creating more public open space along the lakefront, and encouraging additional restaurant uses.

- Priorities
  - Twelve concepts or elements were presented in the exhibits. Participants identified the importance or priority for these items.
    - The four items identified as the highest priorities by participants were:
      - Shoreline protection/enhancement
      - Consistent sidewalks
      - Bike path and bike amenities
      - Enhanced beach
    - The four items identified in the middle for priorities were:
      - Increased public access to shoreline
      - Additional retail/restaurant opportunities
      - Space for public events
      - Playground/splash pad feature
    - The four items identified as the lowest priorities were:
      - Improved boat launch
      - New or enhanced Park District building
      - New residential opportunities
      - Docks for short term use

Community Wide Open House – May 21, 2019



The Village hosted a community wide open house to provide an opportunity for members of the public to review key concepts, goals, and objectives of the Comprehensive Plan update, and to meet with Village staff and the consultants to provide input on the materials.

The event was spread across three rooms with the first room being dedicated to providing background on the role of the Comprehensive Plan and why Mundelein was working to update it. The second room included the draft vision and goals for each of the six topic chapters of the plan. The third room was focused on the four subareas that are presented in the Comprehensive Plan, and the vision and goals for those areas.

Participants were provided a questionnaire which they could use to share input and guidance on refining the Comprehensive Plan approach. The following is a summary of the input collected at the event.

- Vision and Objectives
  - The majority of participants indicated that they felt the vision and objectives identified for the plan reflected the direction they would like Mundelein to move toward.
  - Some participants did not feel that additional housing was necessary in the Village, especially more multi-family.
  - Some participants believe that the Village should pursue more commercial and retail development.
  - Some participants indicated that the current branding and positioning of the Village is not in line with the rural and residential character of the Village.
- Priorities
  - Participants indicated that the downtown should be one of the priorities for the Village, if not the top priority.
    - Increased redevelopment in the downtown was cited.
    - The need for increased maintenance and enhancement of downtown buildings was mentioned.
    - Participants mentioned improved aesthetics and the need for design standards that outline upgraded and consistent architecture for downtown buildings.

- Oak Creek Plaza was another high priority for participants. Many mentioned a desire for redevelopment of this site, but opinions varied on use between big box retail and industrial or business park use.
- Economic development was identified as a high priority by many participants, and there was general support of annexing land to the northwest to allow for growth and to bring additional industrial development into the Village.

- Residential
  - There were a range of opinions as it related to residential development within the Village.
  - Several participants were opposed to additional multi-story apartments within the Village. However, there was some recognition that there are housing options the Village needs to address, including planning for affordable and senior housing.
- Downtown
  - As mentioned previously, participants saw this as the top priority.
  - The majority of participants were slightly dissatisfied with the downtown.
  - Participants identified the desire for more shopping, dining and entertainment options downtown.
- Southside Corridor
  - The vacant Oak Creek shopping plaza was the focus of the most attention from participants, as mentioned previously.
  - Several responses identified a desire for a big box use to be built on the Oak Creek site.
  - Similarly to the downtown, participants identified shopping and dining as things they wanted for this area.
- Diamond Lake
  - Several participants identified as living in the Diamond Lake area. This group was generally very satisfied with this subarea and did not want any change. They also identified concerns for new multi-story apartments in the area.
  - Other participants indicated a desire for the Diamond Lake subarea to be upgraded, including enhancements to the beach, trails, open space, and commercial uses.

3. Community Vision

Community Wide Vision Statement

The following Community Wide Vision Statement has been developed to encapsulate the overall direction for the Village provided in this plan:

- To foster a vibrant, prosperous, and growing Village of Mundelein through extraordinary community development, visionary leadership, and innovation; a place where businesses thrive and residents of all ages are proud to live.

This vision statement is supported and complemented by the Future Land Use Plan in this section, the six Plan Elements sections and the Subarea section.

Future Land Use

The Future Land Use Plan, shown in Figure 10 on the page 30 is a visual representation of the supported land use for the next 10 years. The Future Land Use Plan is intended to establish compatible land use patterns and provide guidance on future land use decisions but should not be considered so rigid that it does not allow for unforeseen development, creative solutions, and alternate approaches to achieving the vision, goals, and objectives outlined in the following sections.

The Land Use Plan builds upon the existing land use pattern in the Village and its larger planning area. In general, the plan strives to promote a compatible land use pattern that encourages infill and redevelopment opportunities, while allowing for growth to accommodate specific opportunities and needs. The Plan also emphasizes the protection of residential neighborhoods, the provision of community facilities, and the preservation and enhancement of desirable environmental features such as streams, lakes, wooded areas, and wetlands.

- The Future Land Use Plan should not be confused with a map of Zoning Districts. Future Land Use designations establish the intended use, character, and development density for a general area. Zoning Districts, on the other hand, apply to individual parcels and specifically define the allowable uses and the design requirements for those uses.

A goal of the Future Land Use Plan is to assist various groups in making future land use and development related policy decisions. These groups include Village staff, residents, businesses, and elected and appointed officials. While the Land Use Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual circumstances and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.

The text following the Future Land Use Plan provides an overview of how the Plan supports the separate plan elements detailed in the following sections as well as descriptions of the ten (10) distinct land use classifications. Additionally, there are descriptions of the land use goals for the subareas that are called out in the plan.

In certain parts of the Village, a Mixed-Use or Urban Mix category is used to convey that a range of land use types, generally commercial and residential uses, are appropriate. The goal of including these within the land use classifications is to provide flexibility to meet market demands while still providing high quality development for the Village. In these areas where flexibility is provided on land use, other factors become more important, including compatibility with surrounding development, site design, overall character and authenticity of the development, and the ability to blend uses on this site.

Housing

- The vision and some of the goals of housing in Mundelein speak to providing opportunities for existing and future residents through new development and redevelopment.
- Areas near the downtown and along Route 45 should be considered for higher density single-family attached development.
- The Future Land Use Plan supports new development through identifying locations for future growth of residential development. This is also discussed in more detail within the Growth Areas portion of the Subarea section. This growth is most likely to occur to the northwest of the current Village boundary and will include flexibility for a range of densities.
- The Future Land Use Plan also supports the housing vision and goals addressing redevelopment. Key areas of the Village have been identified as locations where focused redevelopment should occur. These are discussed in more detail within the Diamond Lake, Downtown, and Southside Corridor Subareas. In each area there are opportunities for additional redevelopment to create new housing opportunities by introducing additional dwelling types that respond to the needs of the community and the varying markets.

Single-Family Detached

Areas designated exclusively or primarily for single-family detached residential structures. These areas may range in approximate densities from 2 to 7 units per acre. Some single-family residential areas may contain small amounts of duplexes or other single-family attached dwellings, but single-family dwelling dominate and characterize these areas of the Village.

Single-Family Attached

Areas designated for single-family attached residential development include duplexes, townhomes, and rowhomes. These dwelling types provide direct access to each unit and generally lack common interior spaces such as lobbies or shared hallways. Densities for single-family attached residential development generally range from 7 to 12 dwelling units per acre.

Multi-Family Residential

Areas designated for multi-family residential consist primarily of apartments, townhomes, and condominiums. The majority of multi-family residential areas in the Future Land Use Plan reflect existing developments and infill opportunity sites in primarily developed areas of the Village. Only a few areas designated for multi-family are recommended within

the designated growth areas. Multi-family residential development can typically range from 7 dwelling units per acre up to and above 20 dwelling units per acre.

Mixed Use/Urban Mix

In areas of Mixed Use or Urban Mix, the residential units should generally be located on upper floors of building above ground floor commercial uses. There may be occasions where stand-alone multi-family or single-family attached residential may be appropriate in these areas, provided they are complementary to the overall pedestrian-oriented, mixed-use character of the area.

Economic Development

- The Future Land Use Plan addresses economic development in how it plans for commercial, industrial, and business park uses.
- The vision and goals for economic development address appropriate sizing and planning for uses. As it relates to retail, there is recognition that the demand has changed with the growth of online shopping. The focus for commercial uses in the land use plan is on appropriately locating and sizing these developments. This includes reducing the size of existing commercial nodes and planning for less area for future commercial development than what has been previously identified.
- For industrial and business park uses, the Village's goals appear to be well positioned for modest growth, with some growth dependent on future state and county transportation investments. The Future Land Use Plan looks to strengthen the existing industrial nodes while planning for the future industrial development to the northwest as part of the Village expanding its boundary.
- At the same time as there is industrial growth in key locations, some pockets of outdated industrial, such as those in and around the downtown, should be phased out over time.

Auto-oriented Small to Mid-size Retail

Areas designated for auto-oriented small to mid-size retail are located in the Village directly along major roadway corridors and are designed to support customers arriving by car. These can include stand-alone retail, "strip" shopping centers, and sit down or drive-thru restaurants. These areas often include outlots to big box retail.

Big Box Retail

Areas designated for big box retail are large sites that currently support large, single-tenant retail businesses. These uses are typically located in larger consolidated areas along major traffic corridors.

Mixed-Use/Urban Mix

Retail uses with the urban mix designation, such as the downtown, should primarily be oriented to pedestrian traffic with limited or no parking in front of the building. Retail uses in this designation can also be part of a mixed-use building with office or residential uses on upper floors.

Business Park

Areas designated for business park are intended to accommodate a variety of uses ranging from office, light assembly, storage and distribution, low intensity fabrication operations, research and "tech" industry applications, intense commercial service uses, and more. These areas are generally located along or near arterial roadways and exist primarily in the southeast areas of the Village, with new areas designated in the growth subarea to the northwest.

▲ *(Credit: Village of Mundelein)*

▲ *(Credit: Lindsey Oaks)*

Parks & Open Space

- In addition to existing parks and open spaces, the Future Land Use Plan specifically identifies new Village open spaces on the east side of Diamond Lake and adjacent to planned stormwater infrastructure just south of the downtown. Other new parks or open space should be incorporated as a part of future development projects, but are not specifically shown on the plan. New residential developments should provide appropriately scaled open spaces to support the intended populations of those developments.
- Additionally, any redevelopment projects within the Village boundaries should consider new open space as part of the projects, especially if they are increasing the density or amount of development on a site.

Parks and Open Space

The parks and open space designation includes parks, golf courses, and other public green spaces, and natural areas. These land use areas and features will require coordinated planning and cooperation with the Mundelein Park and Recreation District.

Community Facilities

- The Village is in the process of constructing a new public works facility, reflected on the Future Land Use Plan.
- While not specifically shown in the Future Land Use Plan, additional community facilities may be needed to support new development and growth outside of the current Village boundaries.

Public/Semi-Public/Utilities

This land use designation includes a variety of uses that are typically classified as public or semi-public and include municipal facilities, other government facilities, schools, religious institutions, and more. These uses provide essential facilities and services to the community and are scattered throughout the Village. Many public and semi-public uses are compatible with residential areas, but some are more intense and may require a location with or adjacent to commercial or industrial areas.

Subarea Focus

In addition to the land use classifications, there are five specific locations that warrant additional discussion. Each of these areas is addressed in specific subarea plans in Section 10 of the Comprehensive Plan. As plans for each one are more detailed and involve either mixed-use development, or the desire to preserve future flexibility among land uses, they are called out on the map and the following guidance is provided:

1. Downtown

The vision plan established for the Downtown defines a mix of residential and commercial uses for the area. In some locations these are encouraged to be mixed uses within the same building. Residential density is encouraged in the downtown as it will help support the desired retail environment. Land use planning should account for flexibility and allow for mixed uses so that the vision for this area can be achieved.

2. Oak Creek Plaza

The future land use of Oak Creek Plaza will depend on market demand and negotiations with the property owners. While the community has a stated preference for more retail, the market is not likely to support it. Instead, a business park use, including light industrial, is a possibility. Additionally a master planned residential development may be supported by the market.

3. Garden Fresh Shopping Center

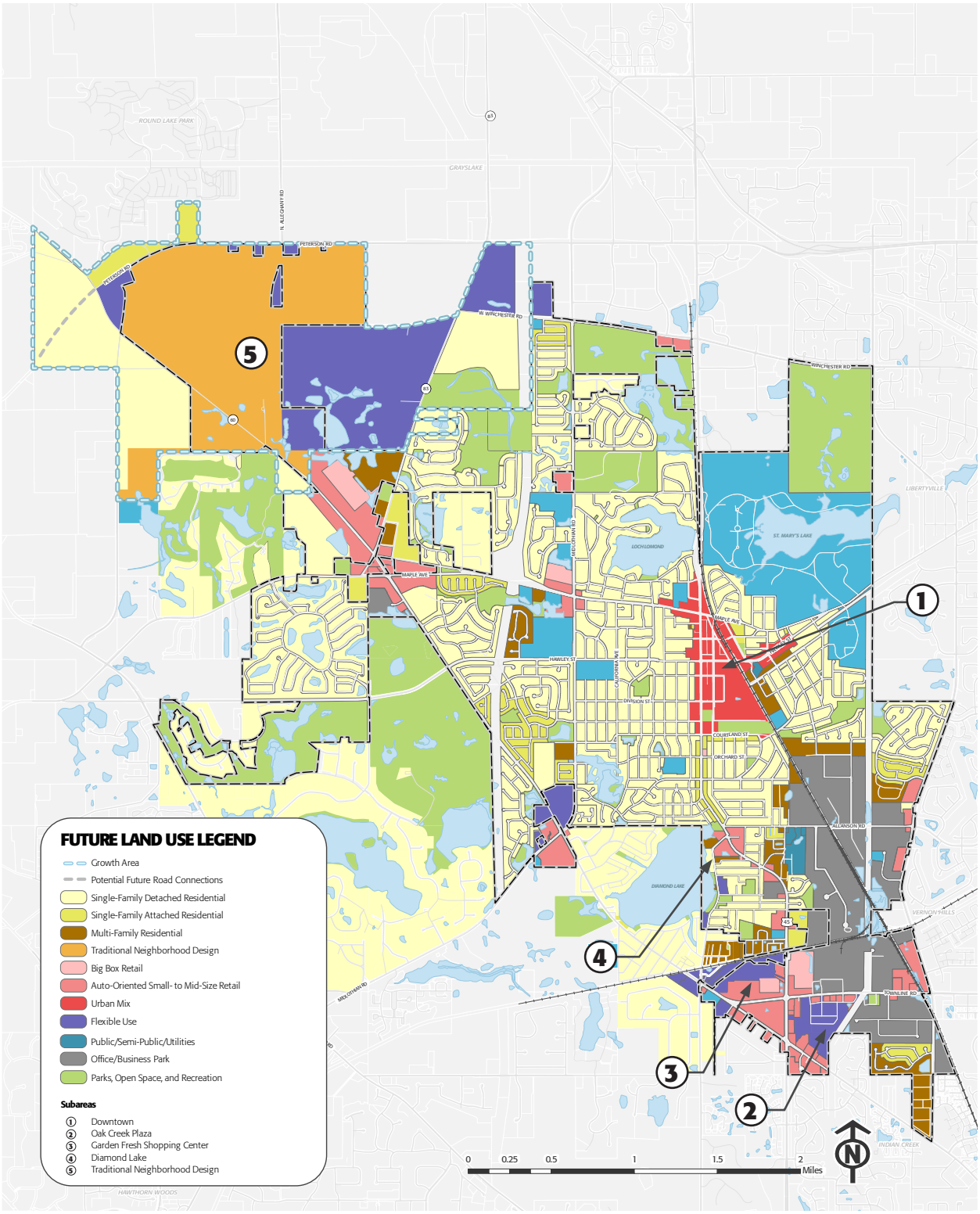
In the future the market may not support enough retail for the Garden Fresh Shopping Center space. Additionally, the land to the north of the shopping center against the railroad tracks has the potential for development. Commercial or business park uses would be acceptable for this space.

4. Diamond Lake

As refined in the Diamond Lake subarea plan, there are areas open to increased retail or residential use. The retail would be focused on dining and entertainment uses. The infill residential should be multi-family or single-family attached uses to create additional density to support the new commercial development.

5. Northwest Growth

If annexed into the Village, the land to the northwest provides significant opportunities for expansion to serve market demand and community needs. As supported by the market analysis and discussed in more detail in the subarea section, this area should allow for both residential and business park development. Flexibility should be provided in this area to respond to specific market demands.



▲ *Figure 10: Future Land Use Plan*

4. Housing

VISION STATEMENT

Continue to expand high quality housing options that provide for all existing and future members of the community.

GOALS

Maintain desirability for living in Mundelein by preserving a high level of safety, increasing walkability, and beautification of public spaces and rights-of-way.

Preserve and enhance the residential character of the Village.

Meet the current and future housing needs of the community through residential development and redevelopment of a variety of housing types.

Ensure that new residential development pays for its fair share of the extension of Village services and infrastructure improvements.

Housing - State of the Village

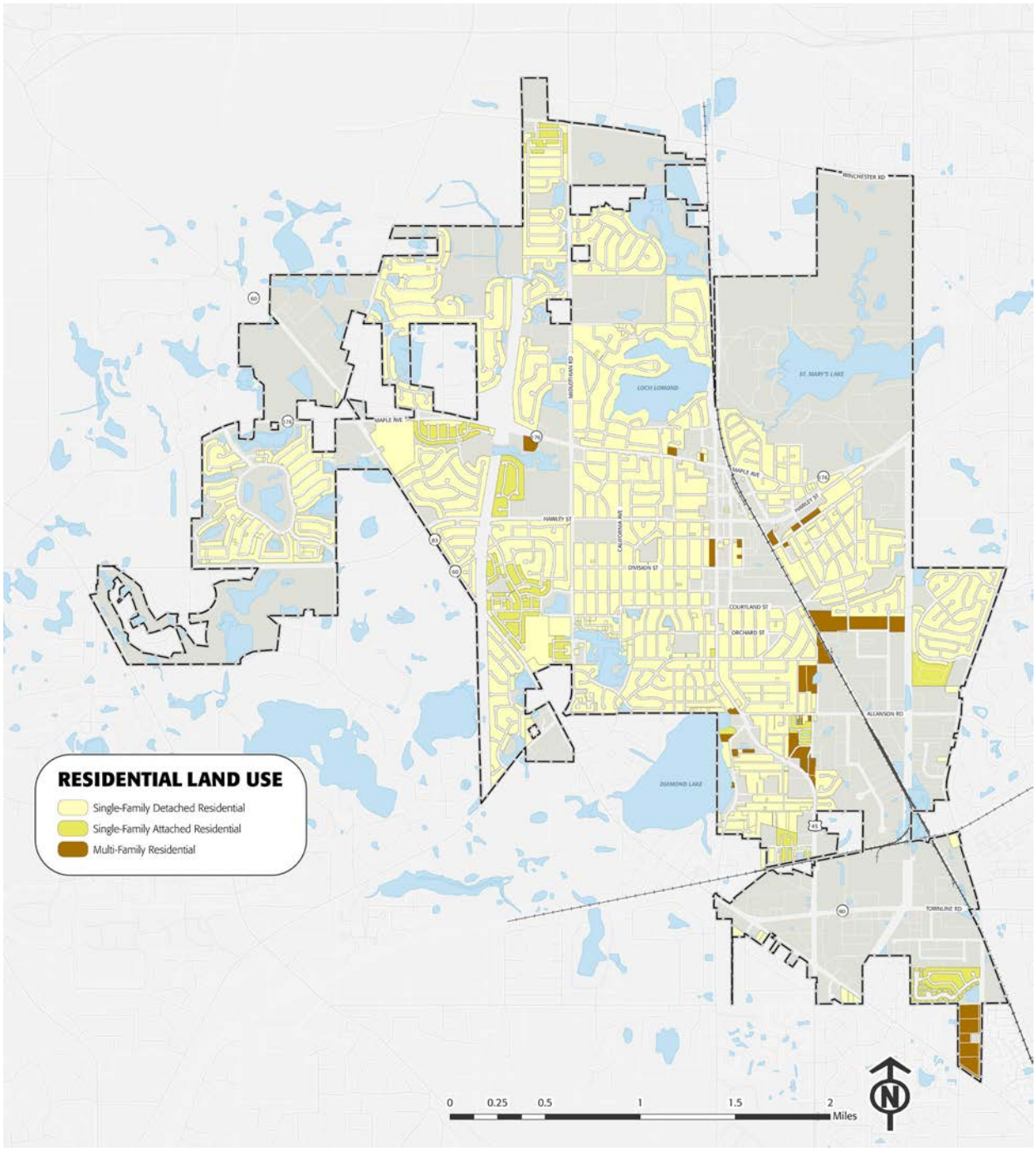
The Village includes a wide range of housing types, predominantly single-family, as shown in Figure 11 on the next page. According to the US Census Bureau's American Community Survey 5-Year estimates for 2017, there are approximately 7,629 single-family detached residences in the Village, accounting for approximately 1,850 acres or 36% of the Village. Single-family attached development accounts for approximately 1,204 residences, 133 acres and 3% of the Village. Multi-family housing includes 1,956 residences on about 90 acres, making up about 2% of the Village.

The amount of single-family attached housing and multi-family housing units are lower than what is provided on average in Lake County and lower still than the averages for Illinois.

The overall goal for Mundelein is to continue to attract and retain residents in the community. Many of the Village goals, including economic development, are tied to housing. An increased number of residents within the Village will help support existing or new local businesses as customers or workforce. The density of the housing also contributes to economic development. A critical mass of density with barrier-free pedestrian access to commercial or mixed-use centers like the downtown creates a built in base of customers that can lead to reduced vacancies and successful businesses.

Additionally, to successfully attract and retain residents, the right housing mix needs to be present. This includes a range of price-points and opportunities for rental as well as ownership to support different members of the community. Residents at various points in their life may need more or less space or housing that provides for special needs or the needs of the aging, making a range of sizes, amenities, and support levels important. Attracting and retaining residents requires programs and policies for enhancing existing residential areas or allowing for a modest amount of growth or increase in density.

As the Village has opportunities to expand, it will be critical to strive for sustainable development. New greenfield development, which occurs on currently open and undeveloped land, often requires significant public investment in new infrastructure, including new roads, water service, and extension of sewers. As the Village will be responsible for ongoing maintenance of new infrastructure, it is important that negotiations occur with developers to obtain their fair share of these costs and consider impacts in the long term.



▲ *Figure 11: Existing Residential Land Uses within the Village*

RESIDENTIAL MARKET

The following is a snapshot of the 2019 residential market. Identifying the housing preferences of different population groups can help identify housing needs for the community and inform policy and development decisions in the Village.

Trends

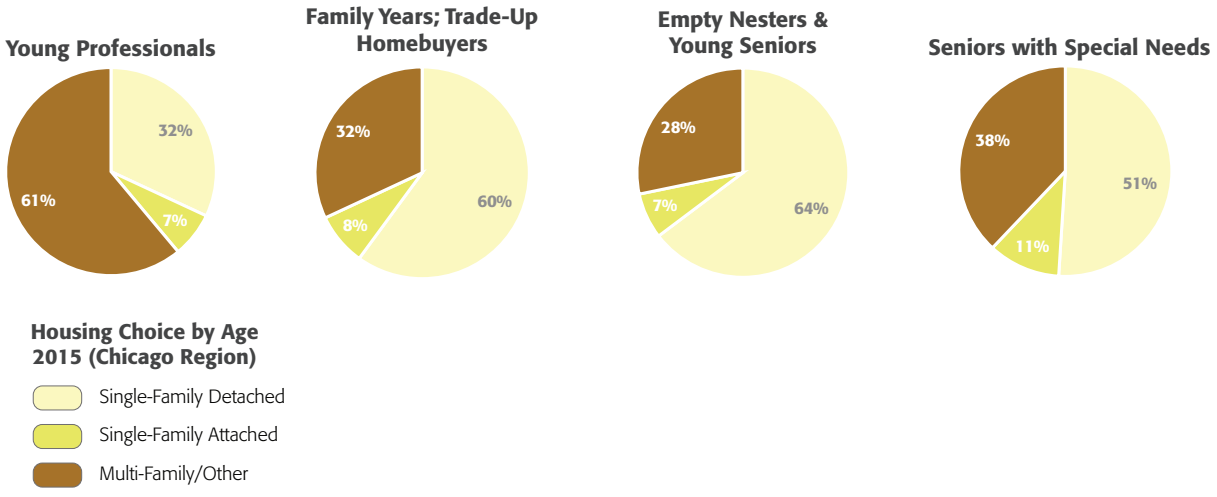
- The young professional segment of the population is projected to experience significant growth over the course of the next two decades.
- A bias toward "aging in place" rather than opting to relocate with age and stage transitions is an emerging trend among empty nesters and young seniors, also projected to grow in population share over the next two decades.
- Mundelein's housing stock and tenure are roughly in line with Lake County, with a majority of detached single-family housing and approximately 75 – 80% owner-occupied units.
- Mundelein's residential market is relatively strong and stable. While pricing has not recovered to pre-recession levels, prices have increased since 2011.

▲ *(Credit: Village of Mundelein)*

Future Demand

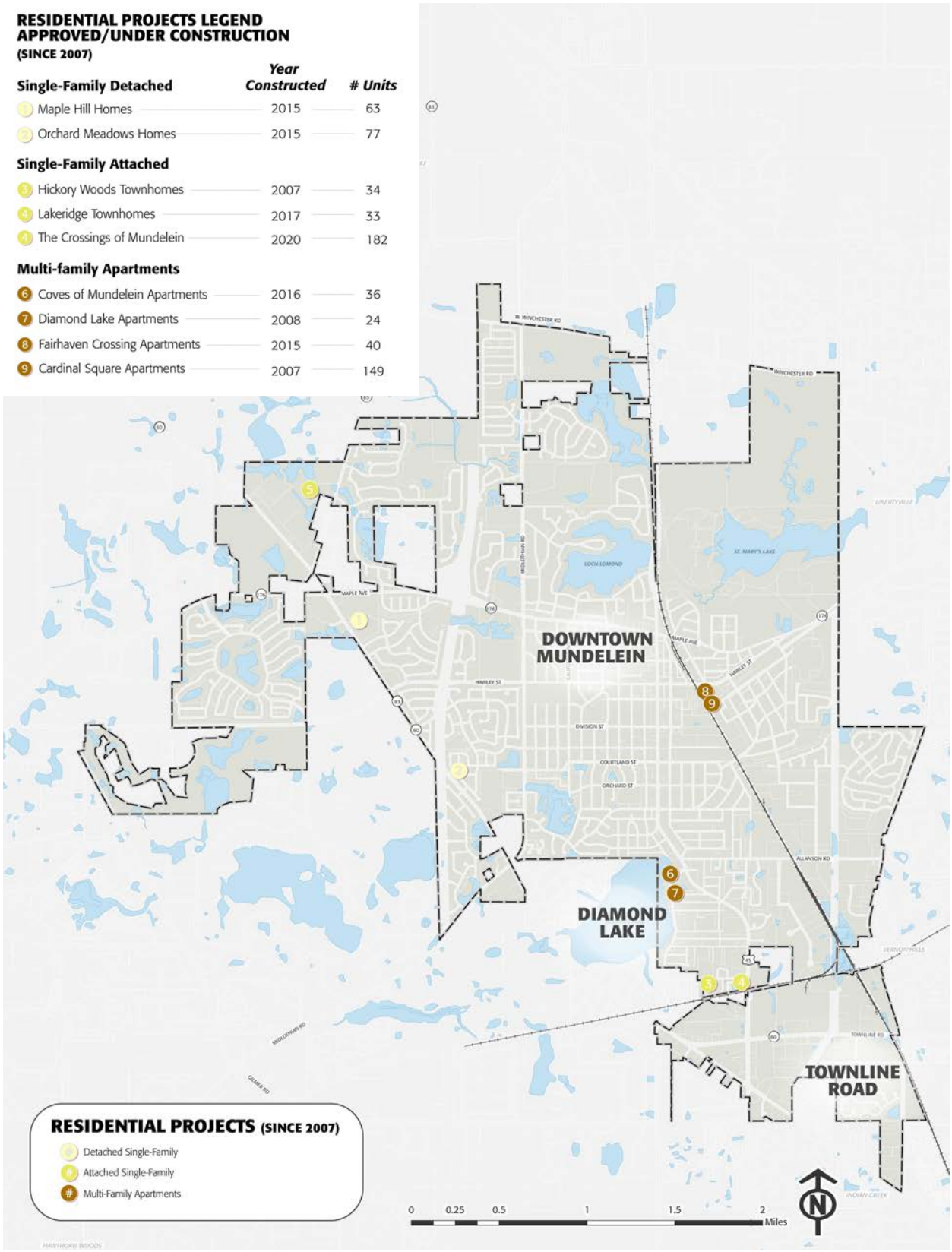
- There has been some multi-family development in the past 10 years, as shown in Figure 13 on the next page, but rents may need to be higher to support further multi-family development. Attractive sites for future multi-family development will be in amenity-rich areas such as downtown, as shown on Figure 14 on page 37.
- Newer single-family product has been successful and could indicate demand for future development.
- Future demand for more variety in housing choice, particularly single-family attached and multi-family created by the needs of young professionals and seniors with special needs, introduces opportunities for the Village to consider shifting its focus in residential development, as shown in Figure 12 below.
- Demographic shifts towards younger professional families and seniors could grow demand for smaller-format townhouses and senior housing.
- Based on the analysis conducted there could be demand for approximately 500 age-restricted, assisted or independent living senior development units over the next 5 years. After accounting for the under-construction Carriage Crossing and Thrive Mundelein projects, there could be demand for 1 – 2 additional senior housing buildings within the Village over the next 5 years.

▲ *(Credit: Village of Mundelein)*

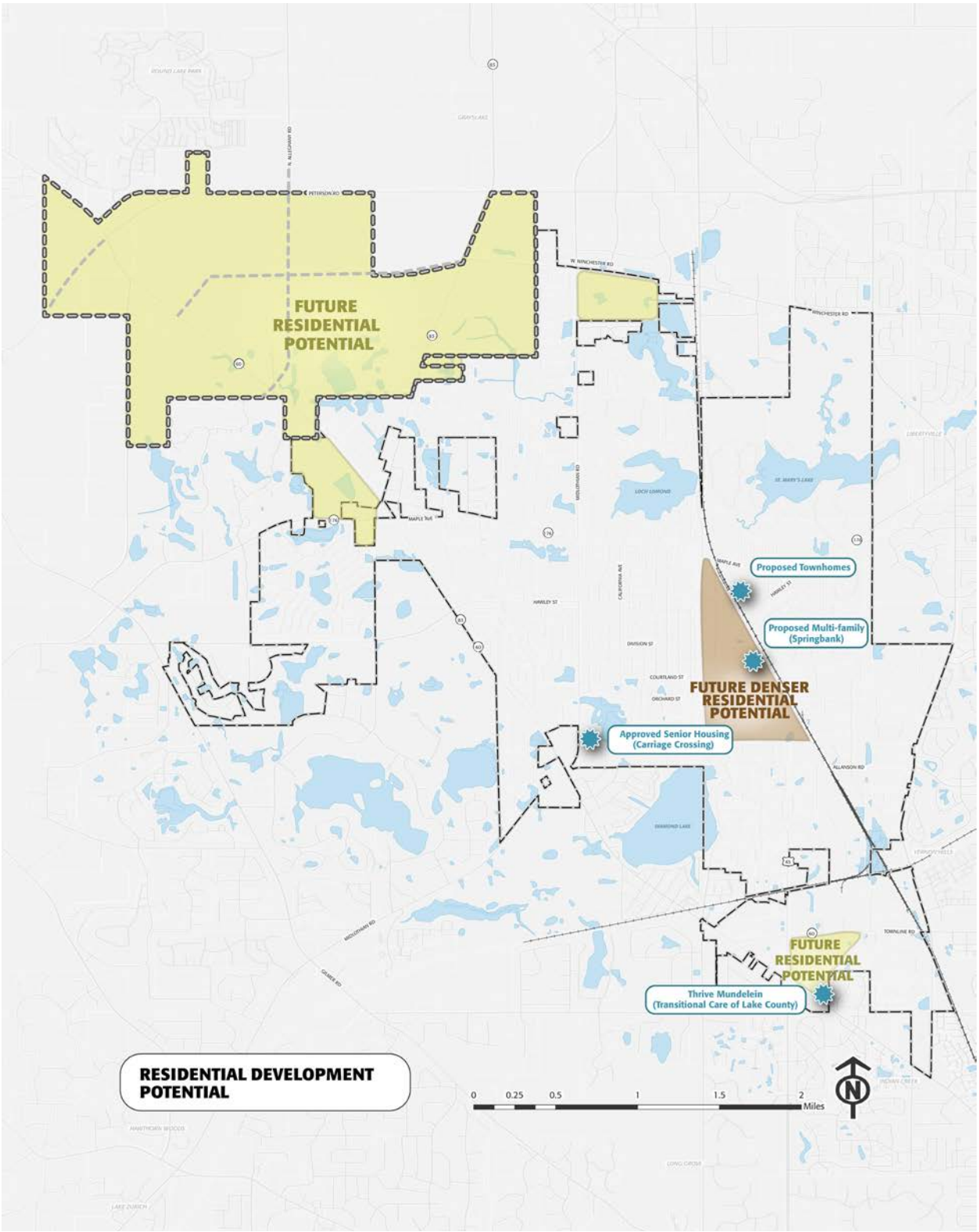


▲ *Figure 12: Housing Choice by Age 2015 (Chicago Region)*

Housing preferences vary by age and needs. Future demand will be shaped by the growing segments of the population - young professionals and seniors with special needs - both favor more multi-family housing.



▲ *Figure 13: Current Residential Projects*



▲ ***Figure 14: Residential Development Potential.*** *There are several location in and around the Village that could be used to address future residential demand.*

Goals

1	Maintain desirability for living in Mundelein by preserving a high level of safety, increasing walkability, and beautification of public spaces and rights-of-way.
2	Preserve and enhance the residential character of the Village.
3	Meet the current and future housing needs of the community through residential development and redevelopment of a variety of housing types.
4	Ensure that new residential development pays for its fair share of the extension of Village services and infrastructure improvements.

Objectives

1	Continue to innovate and use technology to provide a consistent, expedient, flexible, and thorough permitting process for residential redevelopment and renovation.
2	Develop and refine the tools and mechanisms used for achieving high quality design within all residential neighborhoods, including Residential Design Guidelines to ensure that new residential construction and additions are of an appropriate scale and character.
3	Increase housing opportunities to serve future populations, specifically addressing need for senior housing and people with memory care needs.
4	Work with the Mundelein Park and Recreation District to ensure that sufficient open space and recreation areas are developed to meet future needs in community growth areas are designed to enhance the public space.
5	Advocate for higher density housing in the downtown/TOD zone and adjacent to other compatible uses where there is appropriate infrastructure.
6	Establish a program that incentivizes reinvestment in existing residential properties and improvement of housing stock throughout the Village.

Mundelein PERMITS EASY AS 1-2-3

▲ *The Village's 1-2-3 Permit Program aligns permit fees with the size of the project and makes the overall process easier to understand.*

▲ *(Credit: Village of Mundelein)*

Policies

✓	1	Promote blended developments, where the residential and commercial uses work together, in appropriate locations within the Village, including the Downtown/TOD area, and in the mixed-use area adjacent to Diamond Lake. Siting and character is important for success in these areas.
✓	2	Seek opportunities to provide senior housing in appropriate locations that provide proximity and easy access to daily goods and services.
	3	Consider the potential impact of new residential development on schools, parks, libraries, and municipal services to ensure appropriate costs are addressed by the development.
✓	4	Ensure that an interconnected sidewalk or multi-use trail system, where appropriate, is provided in new residential development areas.
✓	5	New residential developments should be designed to appropriately incorporate existing high-quality/valued environmental areas and features.
	6	Enforce property maintenance codes for residential properties.
	7	Ensure residential areas are adequately screened/buffered from incompatible adjacent non-residential uses and activity.
	8	Ensure stable existing housing through regular, active code enforcement and preventative maintenance programs.
	9	Protect residential areas from encroachment by incompatible land uses and the adverse impacts of adjacent non-residential activities through implementation of the Land Use Plan and the strict enforcement of buffering, landscaping, screening, and lighting requirements of adjacent non-residential properties.
✓	10	Encourage the development of energy-efficient homes and "green building practices" through loans, grants, zoning bonuses, or supportive processes.
✓	11	Promote the use of Best Management Practices (BMPs) and Smart Growth planning and construction techniques for new development and redevelopment sites.
	12	Support rezoning of areas near downtown and along Route 45 to allow for single-family attached units to create supportive density.

- Market analysis conducted for the Comprehensive Plan anticipates a demand for approximately 470 new senior housing units by 2023. Additional developments may be needed to meet this demand.

- **Zoning Bonuses** refer to modifications to established zoning requirements that can be granted to help encourage certain types of development. They may include increased density, additional height, or reduction in setback requirements in exchange for desired development characteristics.

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5. Economic Development

VISION STATEMENT

Capitalize on Mundelein's growing work force, skill sets, and central location to elevate economic development and establish its entrepreneurial legacy.

GOALS

Improve and strengthen the Village's diverse tax base and fiscal stability through the attraction, retention, and expansion of businesses in the Village.

Increase daytime population to support local businesses.

Advertise the high quality of life in Mundelein to attract and retain residents and employers, made possible by exceptional area schools and a reputation as a low-crime community.

Plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors.

▲ *(Credit: Village of Mundelein)*

Economic Development - State of the Village

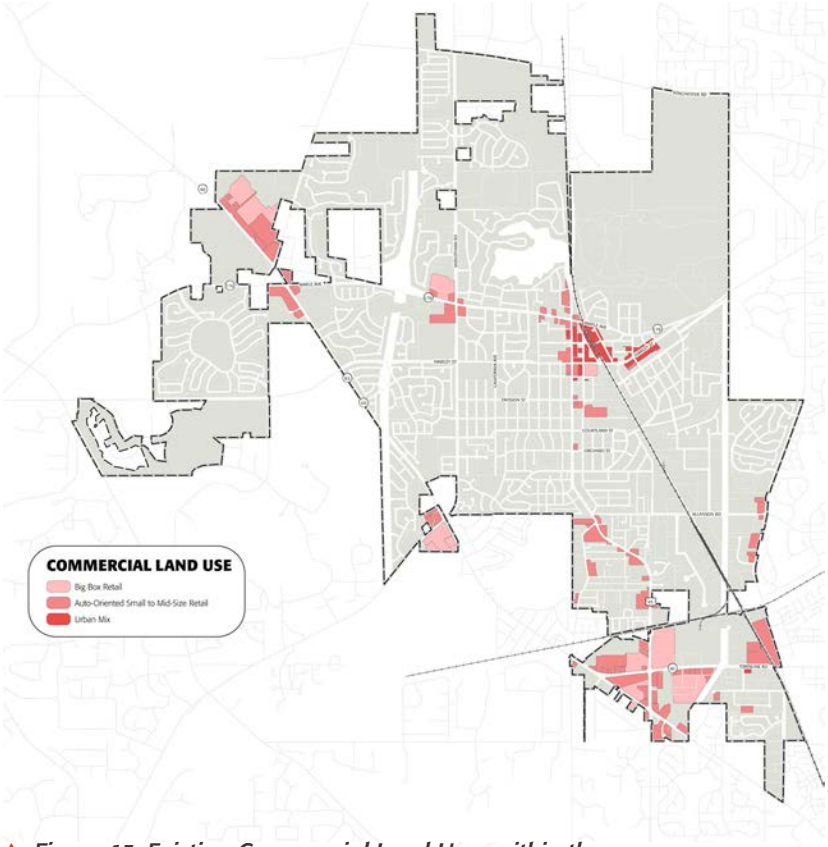
Economic Development in Mundelein has been changing in the years since the 2011 Comprehensive Plan, mimicking national trends in the retail market. This includes the rise in online shopping and the decrease in brick and mortar retail. Meanwhile, the market for industrial and business park uses has grown, and the existing land supporting these uses is at capacity. The Village must take these changes in demand into account and plan accordingly.

The public strongly supports increased economic development to provide jobs and create shopping opportunities for residents, but also to bring in tax revenue to reduce the burden on residents. However, increased economic development cannot be simply addressed by defining more land for commercial uses. In fact, several sites identified for commercial use in the 2011 Comprehensive Plan for commercial uses are still undeveloped, and other sites that had existing commercial uses in 2011 have since become vacant. Large regional centers like Hawthorn Mall in Vernon Hills address the local demand for these types of developments. The increase in e-commerce, limited dense residential developments, and existing traffic volumes all impact the demand for additional commercial space.

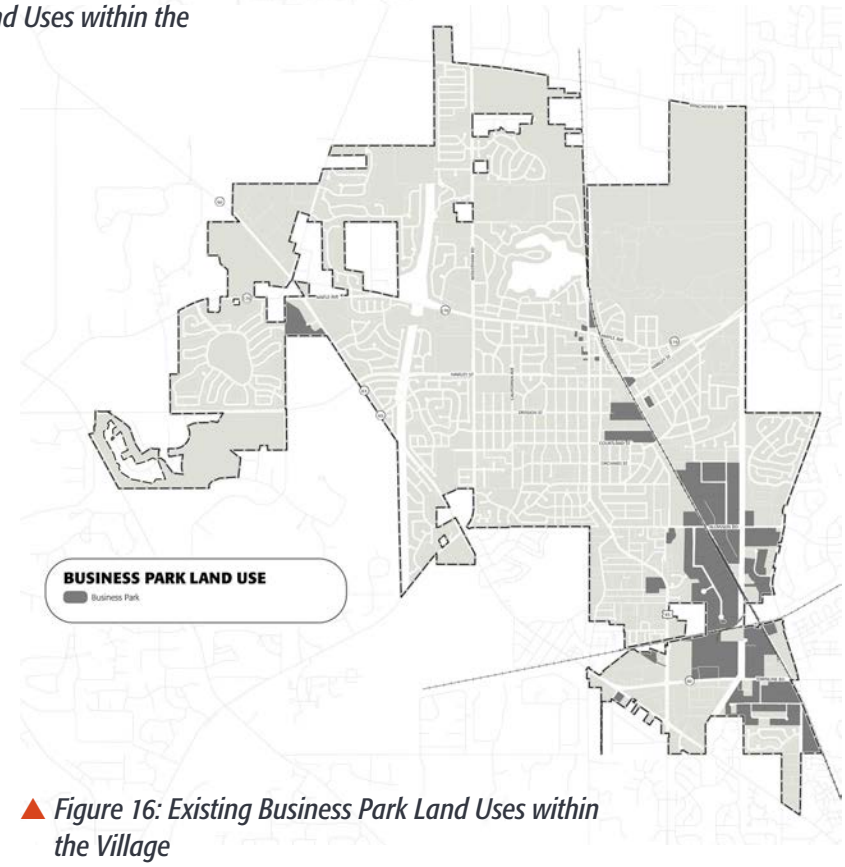
The Village has appropriately recognized that the focus needs to be on strengthening the existing commercial nodes, identifiable in Figure 15 on the next page, especially in walkable, mixed-use, and transit-supported environments, such as the downtown. Additionally, some of the existing commercial nodes are likely to shrink over the next decade, and the land use plans and policies have to account for these changes and allow for compatible uses to be integrated into these sites. The Village has undergone site specific planning in areas such as the downtown and the Southside Corridor. These plans are discussed in the specific subareas.

For business park uses, shown in Figure 16 on the next page, the Village is in the process of relocating these uses out of the downtown into existing business parks to strengthen and support them. Additionally, Mundelein needs to plan for appropriate growth of industrial uses that addresses current trends and needs, which includes larger sites. These opportunities will only be found through annexation, extension of Village boundaries, redevelopment, and changes in land use.

To further support economic development, Mundelein will need to continue to attract people to the community. This includes growing the community's population to better support local businesses. Creating better awareness of the amenities of Mundelein and the high quality of life will help draw more residents. Additionally, a focus on attracting businesses that bring in an increased daytime population to the Village will help grow and support restaurants and related businesses.



▲ *Figure 15: Existing Commercial Land Uses within the Village*



▲ *Figure 16: Existing Business Park Land Uses within the Village*

COMMERCIAL MARKET

Understanding of the commercial market will help the Village recognize challenges related to changes in the retail environment and make sure land use planning is grounded in reality.

Trends

- The changing nature of retail
  - E-commerce as a percentage of national sales is growing and today's consumers are demanding quicker-than-ever delivery, necessitating a departure from the brick and mortar model.
  - Successful current trends in retail include:
    - Experience-based
    - Convenience-focused
    - Value-focused

Future Demand

- Key nodes may strengthen or grow slightly
  - The frontage along Illinois Route 60 across from Mundelein Crossings retail center has potential to accommodate future retail growth or a mixed-use residential/retail development.
  - Repositioning existing retail along other corridors in a way that incorporates new residential uses presents opportunities for new growth and development.
- Downtown
  - Smaller-format stores that focus on experience and convenience.
  - Retrofit of existing buildings to create a downtown destination.
  - Encourage more population growth in or near the downtown as planned within the TOD to support existing and future downtown commercial uses.

INDUSTRIAL MARKET

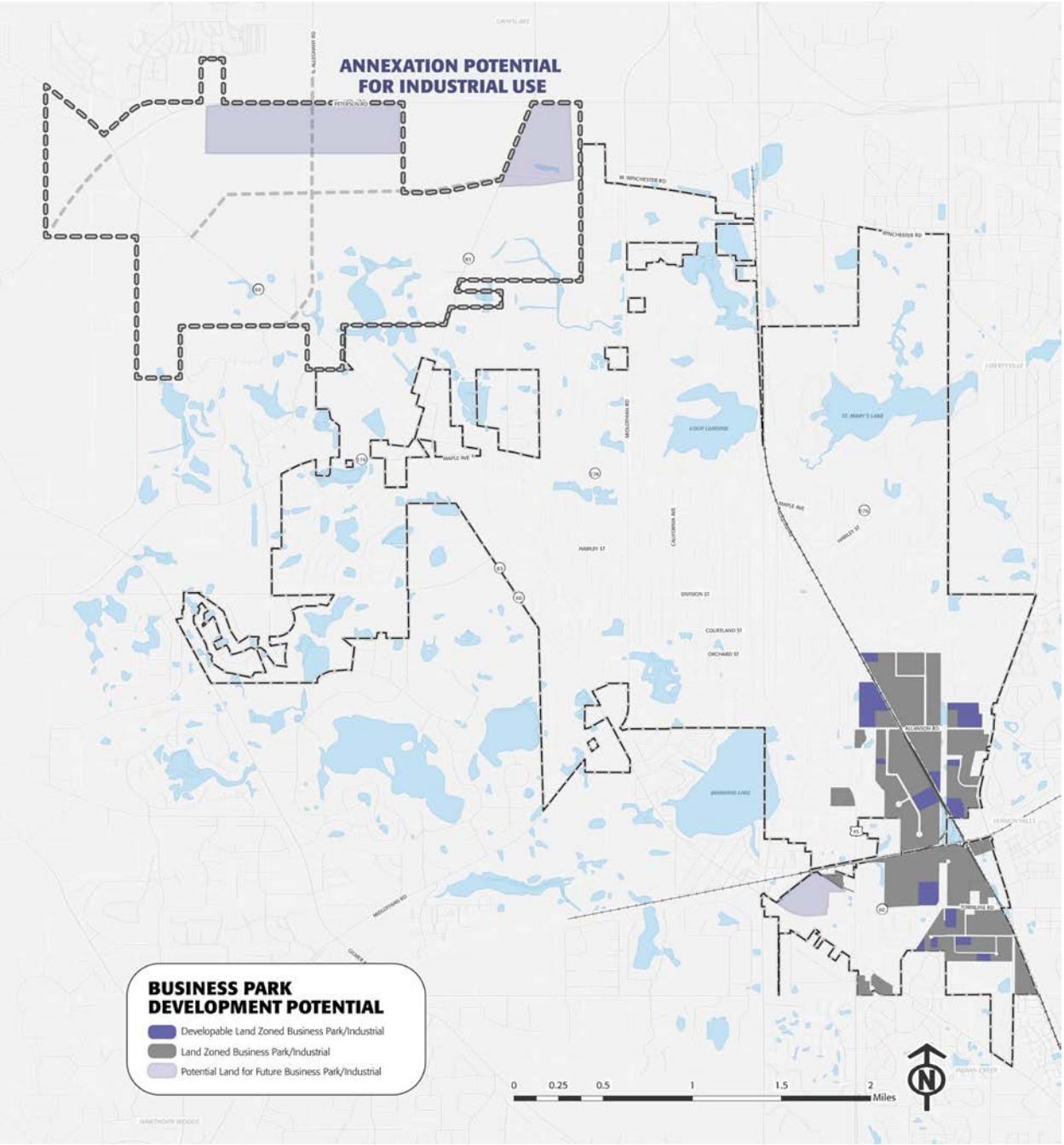
Market shifts in the industrial and business park market can help with appropriate planning for the Village.

Trends

- Mundelein has experienced very little new industrial space since 2008
- Vacancies have decreased to approximately 3% since the recession

Future Demand

- Significant future demand in the northwest annexation area and pockets in the southeast, as shown in Figure 17 on the next page
  - Newer industrial buildings typically locate on larger pieces of land with good interstate access. The northwest annexation area of Mundelein, with good access to I-94 along Peterson Road, is likely to see demand for future industrial development.
  - Industrial development in the northwest annexation area would likely take place in the middle-to-longer term as larger sites closer to the interstate are built out.
  - Townline Road Corridor had sites identified in the ULI report for infill business park. Sites are currently commercial, are underused, and have good access to 94 and Route 53.



▲ ***Figure 17: Business Park Development Potential.*** *A mix of infill development is possible within the Village boundary, but additional business park development will require annexation of unincorporated Lake County land.*

Goals

1	Improve and strengthen the Village's diverse tax base and fiscal stability through the attraction, retention, and expansion of businesses in the Village.
2	Increase daytime population to support local businesses.
3	Advertise the high quality of life in Mundelein to attract and retain residents and employers, made possible by exceptional area schools and a reputation as a low-crime community.
4	Plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors.

Objectives

1	Work with existing industrial business owners that are currently located within the Downtown area to assist with their relocation into better-suited parcels within business park areas.
2	Renovate or redevelop aging shopping centers and commercial areas in order to maximize their contribution to the Village's tax base.
3	Connect commercial areas with adequate linkages, transit and circulation, and provide sufficient and conveniently located parking.
4	Create safe and attractive pedestrian environments on all non-residential sites, and provide connections to the public sidewalk and adjacent parking lots.
5	Design mixed-use commercial developments in the Downtown/TOD Area and in the Diamond Lake area.
6	Identify additional small business assistance programs to stabilize and improve conditions for existing businesses.
7	Work with organizations and businesses to establish marketing and branding strategies to promote local businesses to residents and visitors.
8	Work cooperatively with the Economic Development Commission, Mundelein Community Connection, and other related organizations to help promote, coordinate, and undertake downtown-focused economic development initiatives.
9	Coordinate with regional economic development groups and adjacent municipalities to market local business and identify ways to increase competitiveness of the region.
10	Establish and maintain regular lines of communication with industrial property owners, businesses, and developers.
11	Develop a database or other mechanism to track all businesses within the Village.
12	Pursue a strategic marketing and recruitment plan for targeted businesses and store types.
13	Apply better design to create authentic and interesting developments that draw people in and provide vibrant spaces to hang out in.

14	Consistently and strictly administer property maintenance and code enforcement process in nonresidential areas of the Village.
15	Increase public amenities such as parks, plazas, and connections to existing or proposed trails, by requiring an integrated design for new commercial developments where applicable.
16	Improve public utilities and road infrastructure within industrial areas to accommodate technological needs of the businesses and the physical and circulation needs of the truck traffic moving in and throughout the area.
17	Grow new employment through the retention and expansion of existing employers.
18	Improve access for the workforce, including safe means of travel through well lighted sidewalks and paths.

Policies

1	Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the Village.
2	Strengthen the role, function, and "uniqueness" of each development to maximize its competitive edge and market viability.
3	Utilize a commercial "node" approach to locating commercial uses in the Village, rather than simply establish linear commercial development along the major corridors.
4	Promote the addition of new office and retail development in the Village, particularly in the commercial corridors and the downtown area, where it is supported by the market.
5	Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
6	Ensure that designated industrial areas are prioritized for appropriate industrial and business uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.
7	Require non-residential uses adjacent to and near Diamond Lake to incorporate views of the lake into their design wherever possible.
8	Encourage cross-access and shared parking areas between non-residential uses.
9	Encourage larger developments to incorporate "green building" techniques and best management practices through zoning bonuses.
10	Encourage the maximization of retail sales tax generating uses in all commercial corridors and centers.

The Village has several distinct commercial districts, including the Downtown, Diamond Lake, Southside Corridor, and Mundelein Crossings. Each one should take advantage of its unique character and commercial offerings to become more competitive in the market.

11	Accommodate renovation and redevelopment through an expedient and flexible, yet thorough, permitting process.
12	Require all industrial development to meet specific applicable performance standards for noise, air, odor, and any other forms of environmental pollution.
13	Continue to support the improvement and rehabilitation of older commercial and industrial buildings and areas which are, or are becoming, functionally obsolete including. This may include improvements to loading docks, access, building façades, signage, streetscaping, landscaping, and parking areas to accommodate more appropriate and market viable uses.
14	Ensure that new development and redevelopment is thoughtfully designed in way that is complementary to adjacent development.
15	Encourage the use of Smart Growth planning and construction techniques for new development and redevelopment sites.
16	Market the Village's industrial areas as centers of green technology and light industrial.
17	Encourage new development to utilize "green technology" and best management practices (BMPs) to reduce stormwater runoff and improve stormwater quality.
18	Continue the effective use of Tax Increment Finance (TIF) district funds to advance the goals of the Village Plan and facilitate development and reinvestment.
19	Consider additional incentives such as sales tax rebates, TIF, SSA, and business district funds to initiate redevelopment of key opportunity sites.
20	Promote the use of tax credit incentives and other grant programs to fund renovation and expansion.
21	Ensure that new development pays its fair share of public facilities and service costs.
22	Promote the Village's commercial corridors and downtown through joint marketing efforts, community events, and district identification signage.
23	Encourage projects that pursue and obtain LEED (Leadership in Energy and Environmental Design) certification.
24	Limit the development of new commercial centers that could impact the market viability of existing centers reducing their need for reinvestment.

The Village's BIG (Business Incentive Grant) Program is an example of a program that provides incentives to existing commercial and industrial businesses to improve and beautify their property. This grant amount varies from year to year.

6. Transportation and Mobility

VISION STATEMENT

Provide a safe, comfortable, and convenient multimodal transportation network for users of all ages and abilities.

GOALS

Provide a well-balanced transportation system that is based upon a street hierarchy that allows for safe and efficient circulation within and through the community.

Provide a network of safe, comfortable, and efficient streets, sidewalks, and trails which allow residents and commuters to make transportation choices based on personal needs and preferences.

Identify proactive planning and funding solutions for multimodal transportation infrastructure development and maintenance.

Enhance active transportation (i.e., walking, biking, transit) as a viable option for residents and as a tool to enhance quality of life, economic development, and sustainability.

Transportation and Mobility – State of the Village

The community's existing transportation network and continued investments in parks, trails, and the downtown are valued by residents, employers, and visitors. Ongoing maintenance of existing infrastructure, combined with an increasing need to support a range of transportation options for users of all ages and abilities requires prioritization and strategic investments.

As the Village adopted a Complete Streets policy on January 27, 2020 (Resolution No. 3903). Through this action, the Village emphasized its commitment to safe, convenient, and accessible transportation for all users. Adoption of a Complete Streets policy also strategically positions the Village for future transportation funding. Based on recent changes to Surface Transportation Program (STP) funding selection criteria, an adopted Complete Streets policy allows a project to score points under the planning factors category. In addition to the planning factors category, projects are evaluated based on their transportation impact and project readiness. Projects eligible for STP funding include roadway reconstructions and expansions, bridge rehabilitations, transit reliability and station improvements, at-grade rail crossing improvements, safety enhancements, and truck route improvements. All STP projects must align with the regional transportation priorities outlined in the Chicago Metropolitan Agency for Planning (CMAP) *On To 2050* plan.

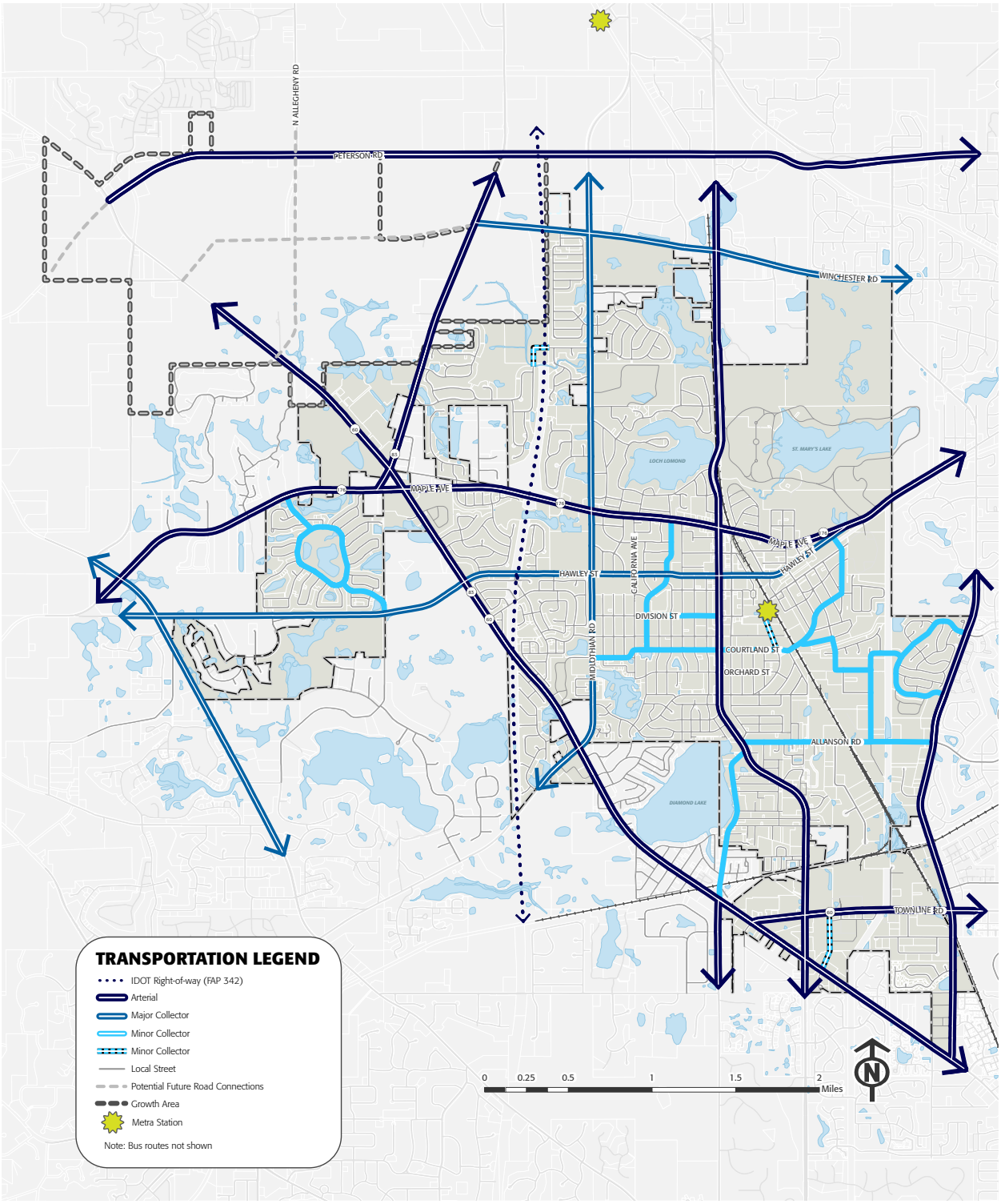
As the Village continues to focus on strategic investments in new infrastructure and manage ongoing maintenance costs, a uniform approach to monitoring existing transportation assets and evaluating future improvements should be considered. The following tools/programs should be considered to help prioritize future investments in the transportation network.

▲ *Diamond Lake Road is currently auto-focused which limits pedestrian and bicycle connectivity to Diamond Lake Beach.*

- **Traffic Calming Toolkit**: Define the criteria and procedures to address traffic-related requests from residents and businesses. The toolkit would provide a uniform approach to traffic calming requests (e.g., vehicle speeds, traffic volumes, pedestrian crossings, etc.), minimize staff time, and create the framework for consistent implementation.
- **Traffic Monitoring Program**: Create a program to review traffic patterns, traffic signal efficiency, and plan for future improvements at key intersections along arterials and collector roadways which may be susceptible to change. The traffic monitoring program should include an established traffic count data collection cycle (e.g., two year cycle, five year cycle, etc.). The traffic count data would be reviewed, and where warranted, intersection improvements and signal timing adjustments should be incorporated into the Capital Improvement Plan (CIP) or addressed as part of future (re)development.
- **Streetlight Replacement Program**: Prepare a comprehensive review of existing corridors in order to define priority locations for enhanced pedestrian-scaled lighting. The priority locations would then be incorporated into the CIP or future (re)development.

A comprehensive approach to transportation planning and maintenance responsibilities will allow the Village to continue to leverage resources to support existing infrastructure and define opportunities to enhance mobility options for residents, employers, and visitors. In order to facilitate this comprehensive approach, an annual multi-department review of priorities for the Street Program should be incorporated into the CIP process.

▲ *Downtown provides an active pedestrian environment, including a continuous sidewalk network and streetscape elements. On-street parking supports local businesses and provides a buffer between the pedestrian realm and vehicular traffic.*



▲ *Figure 4: Existing Transportation Network Map (originally presented on page 9)*

Goals

1	Provide a well-balanced transportation system that is based upon a street hierarchy that allows for safe and efficient circulation within and through the community.
2	Provide a network of safe, comfortable, and efficient streets, sidewalks, and pathways which allow residents and commuters to make transportation choices based on personal needs and preferences.
3	Identify proactive planning and funding solutions for multimodal transportation infrastructure development and maintenance.
4	Enhance active transportation (i.e., walking, biking, transit) as a viable option for residents and as a tool to enhance quality of life, economic development, and sustainability.

Objectives

1	Collaborate with IDOT and Lake County to improve pedestrian/ bicycle routes, traffic flow, safety, and efficiency of state and county routes through the Village.
2	Mundelein should identify community goals for the disposition of the Illinois Route 53 right-of-way and participate in planning efforts to ensure the Village's position is represented.
3	Develop and implement a Traffic Calming Toolkit to provide a more consistent and efficient response to traffic-related requests received from the community.
4	Review the parking solutions identified in the Downtown North Improvement Plan as redevelopment concepts are considered for downtown. Prior to implementation of parking solutions, identify an overall strategy for the downtown parking network in order to plan for future parking needs, including the optimal on- and off-street supply and location, as well as funding options.
5	Support feasibility analyses of grade-separated rail crossings at key arterials, including IL Route 176, Allanson Road, and 60/83.
6	Execute the Village's Complete Streets policy to encourage active transportation, improve safety, and enhance accessibility for all motorists, pedestrians, and bicyclists.
7	Work with area employers to promote and implement traffic demand management amenities and programs to encourage commute alternatives such as public transit, carpooling, walking, and bicycling.

- The proposed Illinois Route 53 extension is no longer supported by Lake County. After decades of effort put towards this extension, it appears unlikely to move forward. This creates new challenges and opportunities, including what to do with the right-of-way already dedicated for the extension, and how to best address regional congestion issues. Mundelein should continue to stay involved and take on a leadership role where appropriate to guide plans related to these issues.

8	Explore Pace's Vanpool Incentive Program (VIP) including traditional vanpooling, employer shuttles, and Metra feeders as an economical, convenient, and environmentally-friendly alternatives to driving.
9	Work with Pace to monitor and revise as necessary the routes, schedules, and bus stop/shelter locations within the Village to better serve Mundelein residents and businesses.
10	Support long-term overnight parking at the Mundelein Metra Station in order to support reverse commuters.
11	Establish a wayfinding signage system that directs motorists and pedestrians to key locations throughout the Village, including retail, office, industrial, and community facilities.
12	Continue to work towards the construction of a pedestrian rail crossing near the Metra station to improve commuter access.
13	Work with property owners and tenants to provide cross-access between businesses and reduce the number of curb cuts along the commercial corridors to minimize vehicle conflicts and enhance pedestrian safety and comfort.
14	Continue to budget for on-going maintenance and repairs of Village-owned streets.
15	Develop a streetlight replacement program in order to prioritize locations for enhanced pedestrian-scaled lighting and identify funding sources.
16	Create an annual traffic monitoring program for key intersections along existing and planned arterials and collectors in order to program future improvements where warranted.
17	Support the next steps in North Central Service Analysis and Implementation Study including additional feasibilty studies and design.
18	Partner with Mundelein Elementary School District 75, D76, D120, and Carmel to establish Walk to School routes.
19	Require (re)development to integrate bicycle parking and connections to existing and future bicycle facilities.
20	Establish design standards based on a "complete streets" approach for the various types of new roadways and pathways to be provided within the planning jurisdiction.
21	Budget for on-going maintenance and repair of the existing sidewalk network as part of the Village's Capital Improvement Plan including the consideration of a cost-sharing program with private property owners.

Policies

1	Secure the rights-of-way for new roadways and trail systems prior to or concurrent with future (re)development.
2	Work with IDOT to focus their efforts on improvements to Illinois Route 60/83 through the Village.
3	Work with IDOT to enhance streetscape elements along arterial roadways under State jurisdiction (e.g., Illinois Route 176, US Route 45/Lake Street, Townline Road, Butterfield Road) in order to create an inviting environment for pedestrians and bicyclists.
4	Support drivers within the community, including the aging, with clear, easy to read wayfinding signs along major corridors providing direction to key Village locations.
5	Anticipate the long range financial requirements for transportation system improvements and establish basis for a plan and budget for funding support and assistance.
6	Encourage shared parking.
7	Encourage active transportation for short trips to enhance health and wellness; contribute to economic development; and reduce traffic congestion, delays, and emissions.
8	Work with the County and property owners to include "complete streets" elements into the East Hawley Street corridor improvement project.
9	Improve pedestrian and bicycle access, circulation, convenience, and safety throughout the Village through continuous sidewalk, connected bicycle trails, and enhanced crossings. Prioritize connections between the Village's residential neighborhoods, parks, schools, downtown, and other commercial areas.
10	Work with the Police Department and school districts to promote bicycle safety.
11	Partner with agencies, employers, and other stakeholders to identify opportunities to enhance commute options and the commuter experience.
12	Offer conveniently located public parking downtown that is optimized through parking management strategies.
13	Monitor autonomous vehicle technology, regulations, and policies to identify potential mobility changes for Village residents and businesses.

14	Facilitate efficient and cost-effective multimodal transportation investments.
15	Where appropriate, modify intersections to incorporate pedestrian-focused design features to encourage pedestrian convenience, comfort, and safety.
16	Partner with Pace Suburban Bus, Metra, and other stakeholders to identify solutions to the first-mile/last-mile gap for commuters, and sustainable paratransit service.
17	Integrate active transportation facilities into the redevelopment of the Diamond Lake Area and area to the northwest in order to encourage pedestrian and bicycle activity and provide connectivity between Lake County Forest Preserve and future development.

7. Parks and Open Space

VISION STATEMENT

Through partnerships with other entities, provide high quality and interconnected open spaces that address the passive and active recreation needs of the Village and improve the quality of life for residents.

GOALS

Protect and enhance parks, open space, and environmental features throughout the Village.

Understand the community's open space and recreation needs and establish target service levels.

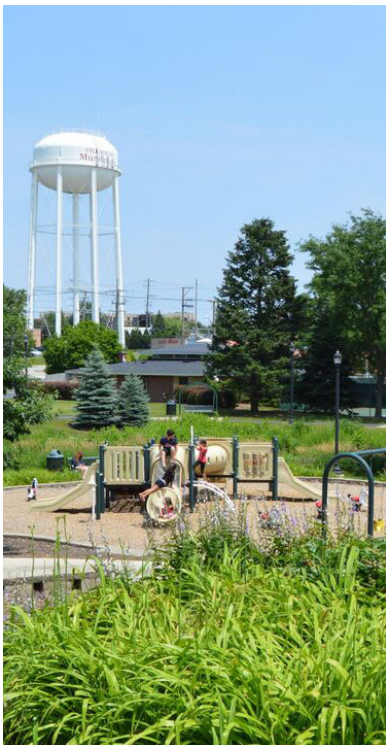
Work in cooperation with the Park & Recreation District to design new parks and open space to enhance the overall character and well-being of Mundelein.

Support collaboration with other agencies to keep progress on open space goals on track.

Parks and Open Space – State of the Village

The Village is served by a wide range of parks and open space, shown in Figure 18: Parks & Open Space Map on page 60, including the following:

- Mundelein Park & Recreation District owns and maintains 33 park sites around the community totaling approximately 760 acres.
- Lake County Forest Preserve owns and manages the Countryside Golf Course, which is immediately adjacent to the Village's southwest side and many acres of park land just outside the Village boundaries.
- Fremont Township manages Ivanhoe Park on Route 83, which includes a baseball diamond and parking.
- The Village owns the Plaza Circle.
- The Village Green Golf Course is owned by School District 120 and they have attempted to sell it for development and then reconsidered.
- The Pine Meadow Golf Club is a privately owned and operated course in the northeast corner of the Village.
- Much of the St. Mary's campus is heavily wooded and a high quality open space amenity for the Village.
- Portions of the North Shore Path, the Millennium Trail, and the Prairie Crossing Trail are all found within the Village.



▲ *(Credit: Village of Mundelein)*

Each of the entities involved in parks and open space have a different interest and mission. Where the Mundelein Park & Recreation District's focus is more on activity and recreation, the Village's interest in open space is around the economic development, placemaking, and quality of life impacts open space can have on the community.

To achieve the vision and the goals established for parks and open spaces, the Village will need to continue to strongly advocate for maintaining and growing the open space network within the Village. Through the Village's partnerships with the Mundelein Park & Recreation District, the Archdiocese, and other entities, the Village can work towards accomplishing these goals.

One of the early steps in achieving these goals is to understand the level of service that is currently provided to the community and compare it to the community's needs, allowing for the creation of a target level of service. This is usually accomplished through a community needs assessment survey along with analysis of the existing open space facilities. This type of process, which could either be undertaken by the Park & Recreation District or through a partnership between the Park & Recreation District and the Village, would establish planning targets. Targets would include the acreage of open space, the length of trails, and the quantity of facilities such as sports fields and playgrounds.

A Needs Assessment Survey is a common tool used by organizations to help understand how they are serving the community. This is a statistically valid survey of the population to understand how they are being served by the open space and recreation offerings in the area. The results of this survey can be used to establish Levels of Service (LOS).

With this information, specific detail can be generated on what types, quantities, and locations of open space enhancements are needed. From there, planning and budgeting can be completed and expectations can be conveyed to developers so that the Village can move towards achieving and maintaining the level of service expected by the community. This will help support a high quality of life in Mundelein, providing benefits for residents and helping the Village to achieve its housing and economic development goals.

Goals

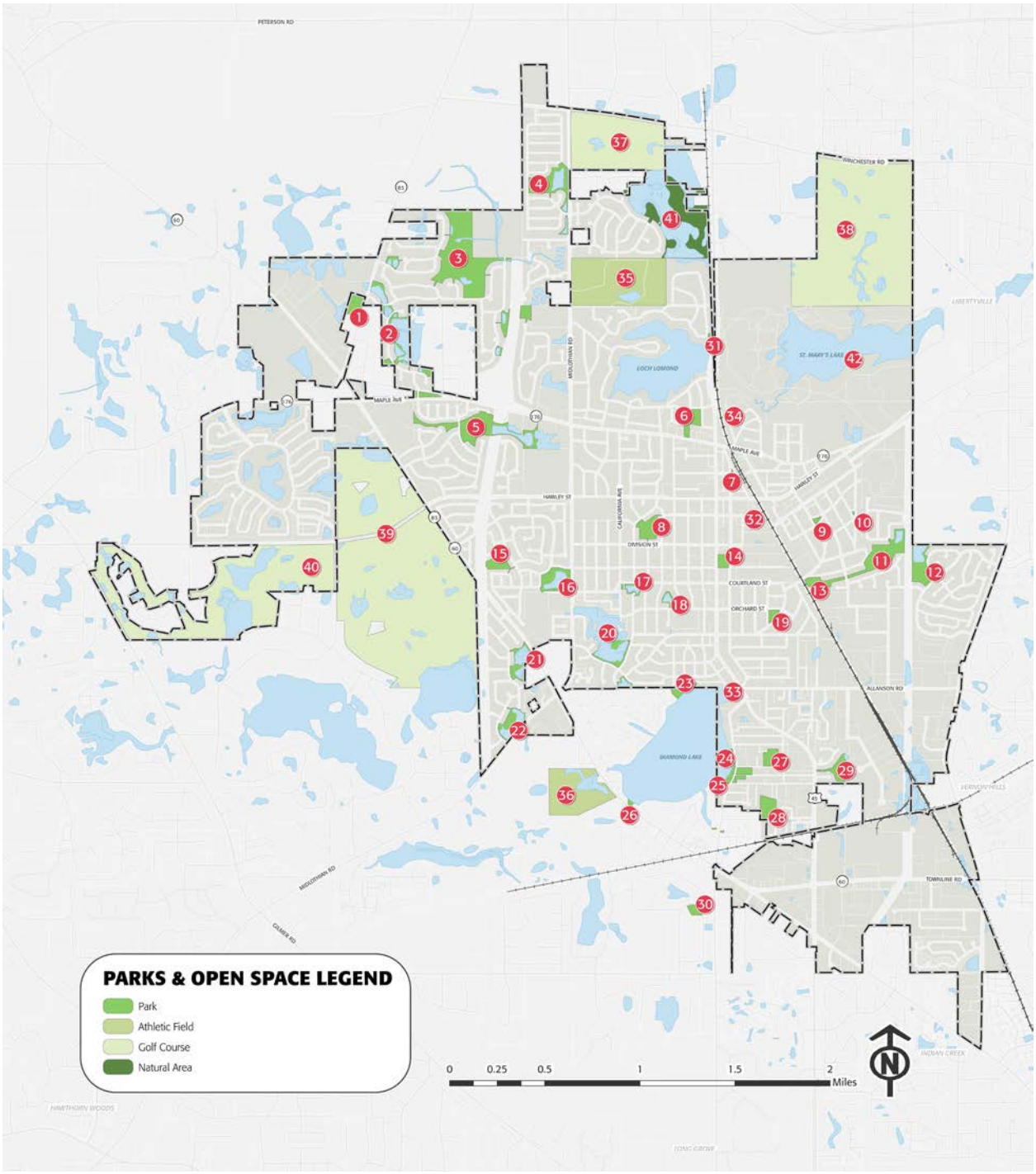
1	Protect and enhance parks, open space, and environmental features throughout the Village.
2	Understand the community's open space and recreation needs and establish target service levels.
3	Work in cooperation with the Park & Recreation District to design new parks and open space to enhance the overall character and well-being of Mundelein.
4	Support collaboration with other agencies to keep progress on open space goals on track.

Objectives

1	Work with the Mundelein Park & Recreation District to support their efforts in acquiring new park sites through land dedication, especially within growth areas and under-served areas of the Village.
2	Work with the Park & Recreation District to continue planning and constructing an interconnected, local, multi-use trail system that connects to the larger regional trail system.
3	Pursue the development of a larger, regional, multi-use trail extension along the existing ComEd easement that runs through the eastern areas of the Village.
4	Work with the Mundelein Park & Recreation District, Forest Preserve District, and Lake County Department of Transportation to market and promote the Village's trail system as part of a larger regional network.
5	Assist the Parks and Recreation District in identifying grants and securing alternative funding for parks, open space, trail segments, trail connections, and other recreation amenities for the community.
6	Continue to work with the Parks and Recreation District to address the Village's stormwater issues.

Continued on page 62

▲ *(Credit: Sofia Dawson)*



▲ *Figure 18: Parks & Open Space Map*

PARKS & OPEN SPACE LEGEND

Parks

1. Ivanhoe Community Club Park
2. Woodlands Park
3. Longmeadow Park
4. Asbury Park
5. Leo Leathers Park
6. Lincoln Park
7. North Seymour Open Space
8. Memorial Park
9. Fairhaven Park
10. Lone Tree Park
11. Hanrahan Park
12. Maurice Noll Park
13. Lion Field (Fort Hill Heritage Museum)
14. Kracklauer Park
15. Scott Brown Park
16. Cambridge Country Park
17. Cardinal Terrace Park
18. Orchard Basin Park
19. Vaughn-Griglack Lakewood Heights Park
20. Wilderness Park
21. Orchard View Park
22. Wortham Park
23. North Shore Park/Bob Lewandowski Park
24. Lakefront Park
25. Diamond Lake Recreation Center
26. John Weich Park
27. Gordon Ray Park
28. Clearbrook Park
29. Hickory Park
30. Indian Trails Park
31. Loch Lomond Park
32. Village Plaza
33. Diamond Lake Park
34. Holcomb Park

Athletic Fields

35. Keith Mione Community Park and Sports Complex
36. Diamond Lake Sports Complex

Golf Courses

37. Village Green Country Club
38. Pine Meadow Golf Club
39. Countryside Golf Club
40. Steeple Chase Golf Club

Natural Area

41. Natural Area
42. St Mary's Campus

▲ *The St. Mary's campus includes significant natural amenities, including woodlands, that should be protected.*

7	Implement preservation practices to preserve key portions and features of the St. Mary's campus, and pursue grants to protect and enhance the environmental features of the campus.
8	Encourage improvements to the Diamond Lake Beach area, including enhanced fencing, signage, and building aesthetics.
9	Create high quality public spaces downtown as focal points.
10	Continue to work with the Park & Recreation District to beautify and enhance the Village's image.

Policies

1	Continue to actively monitor the outbreak of the Asian Long-horned Beetle, Emerald Ash Borer, and other harmful insects that threaten the Village's trees and environmental features. Take proactive measures to protect these important community amenities, including planting and promoting a diverse array of tree and plant species.
2	Promote the addition of new public gathering spaces and plazas within the redevelopment of the downtown.
3	Encourage the use of aerator or other agitating pumps and machinery within all detention ponds in the Village to prevent the formation of algae and other pest and insect breeding environments.
4	Promote local "environmentally-friendly" programs for residents, including recycling, water conservation, the use of renewable resources, and the use of public transit.
5	Ensure adequate resources for the maintenance of Village-owned environmentally-sensitive lands.
6	Working with the Mundelein Park & Recreation District, explore opportunities for improved environmental education throughout the community.
7	Work with the Park & Recreation District to advance programs for the aging population and those that encourage a healthy lifestyle.
8	Work with the Park & Recreation District on outreach to underserved populations to understand the need for health and wellness programming.
9	Encourage more activity and exercise stations in the parks.
10	Develop walking paths and loops as a component of all parks and open spaces where feasible and ensure connections are made to existing pedestrian infrastructure.
11	Create connections between neighborhoods to increase resident's access to a variety of amenities.

8. Community Facilities and Village Services

VISION STATEMENT

Provide facilities and services for the Village in an efficient and responsible manner that equitably supports the population.

GOALS

Continue to evolve the delivery of services within the Village to be in alignment with the changing needs of constituents.

Make strategic investments in the infrastructure of the Village to provide for current and future needs.

Explore and create partnerships to efficiently deliver services to the community.

Community Facilities and Village Services – State of the Village

The Village has received significant recognition for many of its services. The Police Department and Police Chief have received awards for the efforts made in enhancing safety and introducing innovative programs. Village staff continues to look for new, efficient ways to provide services to the community, using technology and new tools where appropriate, such as the 1-2-3 Permit Fee Program.

The Village is planning for consolidated public works facilities and new regional stormwater detention facilities to help efficiently address community needs. Additionally, the Village has worked to evaluate the need for a third fire station to plan appropriately for future needs. A Community Facilities Map is provided as Figure 19 on page 66.

Mundelein will continue work to meet the needs of the community, looking to innovate, and partner appropriately to provide for the Village.

Awards and recognition received by the Village of Mundelein include:

- Sunshine Award for government transparency from the Illinois Policy Institute
- The Certificate for Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada
- Recognition of the 1-2-3 Permit Fee Program by the Lake County Municipal League
- 2018 Illinois Sustainability Award
- Police Chief Eric Guenther named "2018 Chief of the Year" by the Illinois Association of Chiefs of Police
- Local Government Excellence Award for Community Health and Safety for the "A Way Out" program from the International City/County Management Association
- Mundelein Public Works and Engineering recognized in the top 10 for the Tech Innovator Navigator Award from Route Fifty

Goals

1	Continue to evolve the delivery of services within the Village to be in alignment with the changing needs of constituents.
2	Make strategic investments in the infrastructure of the Village to provide for current and future needs.
3	Explore and create partnerships to efficiently deliver services to the community.

Objectives

1	Work with others to seek appropriate locations to improve and expand specialized facilities and services for senior citizens, youths, and disadvantaged populations.
2	Identify funding sources such as grants to pay for the construction of new Village facilities.
3	Review Village services to determine appropriate staffing levels and/or consultant/contractor support for all Village departments.
4	Regularly review the Village's space needs and surplus property to evalutate if changes are needed.
5	Determine a future use for unused public works building.
6	Work with the school districts to review the existing parking facilities, drop-off/pick-up areas, parking facilities (auto and bus), ingress and egress, and other circulation and access elements to confirm they are adequate and, if not, identify opportunities for improvement.

7	Improve customer service levels at all points of contact with residents and provide regular training to ensure that a consistent message is delivered regarding Village policies.
8	Develop clear directional signage.
9	Develop a mechanism for regular communication between the School Districts, Park District, Village, and other local taxing bodies – potentially a Council of Governments.

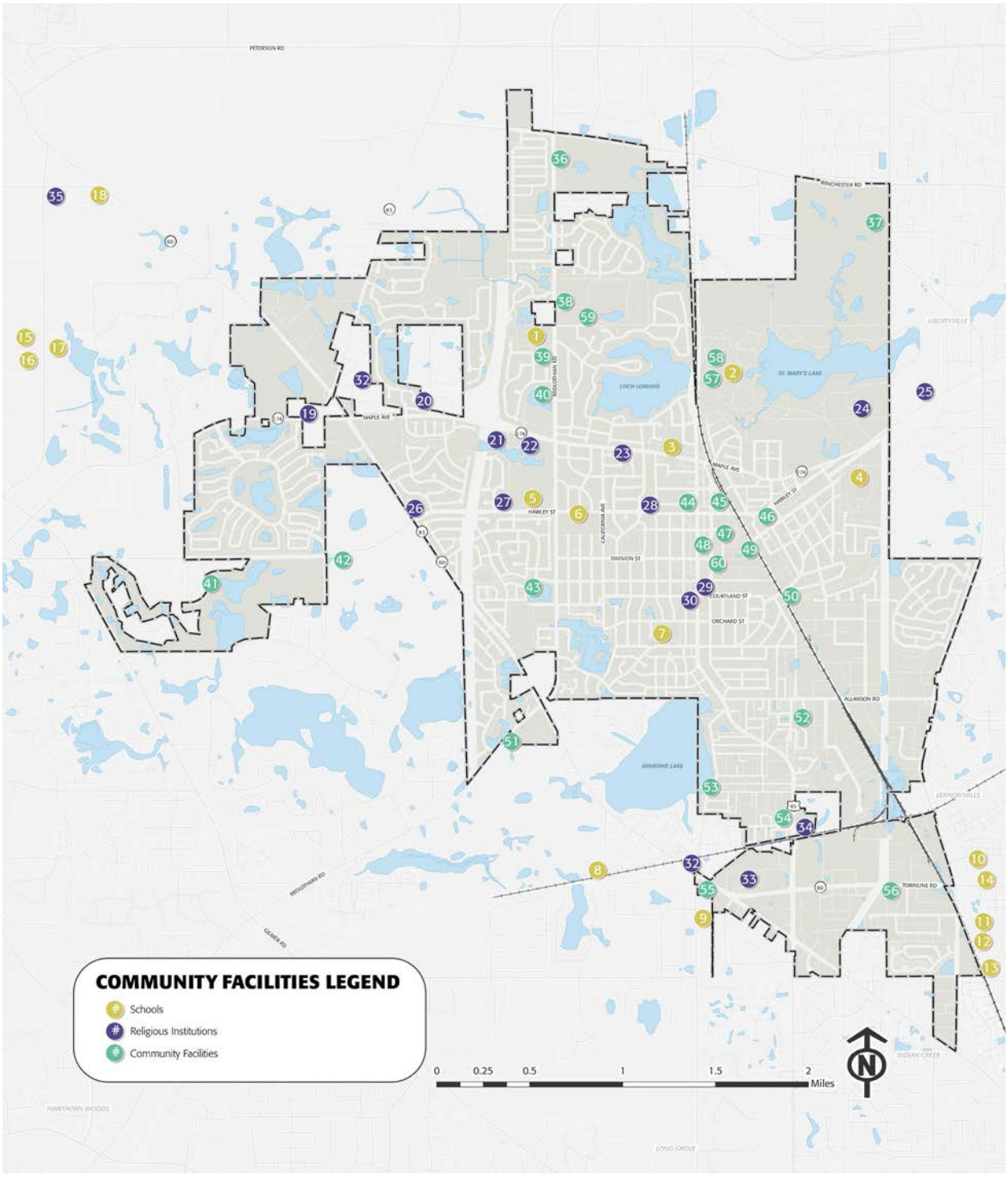
Policies

1	Ensure adequate levels of fire and police protection throughout the Village and work with these departments to provide effective emergency vehicle access to both sides of the Canadian-National rail line, exploring potential new station locations if necessary in the future.
2	Continue to regularly update and publish information through the Village's multiple news platforms including its website, Facebook, YouTube, Twitter, RSS feeds, e-newsletters, and meeting podcasts.
3	Coordinate annexations and development plans with community service and facility providers to ensure adequate levels of services in Mundelein's growth area and the rest of the Village.
4	Maintain adequate sites for Village facilities; constructing, renovating, and relocating facilities when necessary.
5	Continue to conduct a comprehensive life cycle assessment for Village buildings, equipment, vehicles, facilities, and properties and develop/revise a multi-year maintenance plan and on-going maintenance program.
6	Consider pursuing LEED certification, or similar, for new or renovated Village facilities.
7	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.
8	Support the continual operation of a Post Office within downtown as an activity generator that brings people to the area.
9	Increase efforts to identify alternative sources of funds such as grants, public-private partnerships, and multi-agency partnerships to fund a wide range of public projects including, but not limited to, Village facilities, parks and recreation enhancements, transportation improvements, economic development related projects, and social services.

Continued on page 68

▲ *The Village's new Public Works and Engineering Campus will help improve efficiency in the delivery of services.*

▲ *(Credit: Village of Mundelein)*



▲ *Figure 19: Community Facilities Map*

COMMUNITY FACILITIES LEGEND

Schools

1. Mechanics Grove Elementary School
2. University of St. Mary of the Lake
3. Lincoln School
4. Carmel Catholic High School
5. Mundelein High School
6. Carl Sandburg Middle School
7. Washington Middle School
8. West Oak Middle School
9. Diamond Lake Elementary School
10. Hawthorn Elementary School North
11. Hawthorn Middle School South
12. Aspen Elementary School
13. Hawthorn Elementary School South
14. Hawthorn Middle School North
15. Fremont Elementary School
16. Fremont Intermediate School
17. Fremont Middle School
18. St. Mary of the Annunciation School

Religious Institutions

19. Ivanhoe Congregational Church
20. Longmeadow Community Church
21. Church of the Nazarene
22. Gracepointe Church
23. First Baptist Church Mundelein
24. Joseph & Mary Retreat House
25. Marytown Saint Maximillian Kolbe Shrine
26. The Chapel Mundelein Campus
27. Kirk of the Lake Presbyterian
28. Community Protestant Church
29. Santa Maria Del Popolo Catholic Church
30. St. Andrews Lutheran Church
31. New Hope Christian Fellowship
32. Vision Church
33. La Viña Comunidad Cristiana De Mundelein
34. Immanuel Presbyterian Church
35. St. Mary of the Annunciation Church

Community Facilities

36. Village Green Club House
37. Pine Meadow Golf Club House
38. NovaCare Fitness Center
39. Fremont Public Library
40. Fire Station #1
41. Steeple Chase Golf Club House
42. Countryside Golf Club House
43. Regent Senior Center
44. Mundelein School District 75 Office
45. Public Works Water Division Complex #2
46. Post Office
47. Village Hall
48. Police Station
49. Metra Station
50. Fort Hill Heritage Museum
51. Countryside Fire Protection District Station #1
52. Public Works & Engineering Campus
53. Diamond Lake Beach and Recreation Center
54. Fire Station #2
55. 19th Judicial Mundelein Branch Courthouse
56. Diamond Lake Cemetery
57. Seminary Welcome Center
58. Seminary Library
59. Dunbar Center
60. Public Works Maintenance Office

10	Work with the school districts to ensure school facilities are well landscaped, integrated into neighborhoods, and have multimodal connections where appropriate.
11	Work with the school districts to provide safe and adequate access to all school sites for automobiles, buses, pedestrians, and other appropriate modes of transportation.
12	Coordinate and cooperate with other public agencies to maintain adequate and appropriate sites and facilities for the provision of public services.
13	Provide for consistent and high-quality maintenance of all local streets, parkways, sidewalks, water towers, and other visible municipal infrastructure.
14	Encourage new residential development to extend the fiber optic network.
15	Partner with broadband providers to bring service to gaps in the fiber network.
16	Work to communicate parking options efficiently to visitors and users of the downtown.
17	Build upon the success of the "A Way Out" and "Citizen Police Academy" programs with other initiatives.
18	Further study selling wastewater access to adjacent communities.
19	Develop a mechanism for regular communication between the School Districts, Park District, Village, and other local taxing bodies – potentially a Council of Governments.
20	Consider the development of public wi-fi in key locations.
21	Consider the STAR sustainability evaluation process.
22	Continue to implement the Board policy on the burial of overhead utilities, especially for large projects, and key areas where aesthetics are more important such as the downtown and the Townline Road corridor.
23	Support the development of a community arts complex in or around the downtown, with a potential location as a reuse of a former Public Works building.
24	Upgrade information technology, including systems, software, and cyber security, as needed to stay current.
25	Continue to evaluate opportunities to improve operations, reduce funding needs, and create efficiencies by working closely with neighboring municipalities to share services, such as building inspection.

9. Community Culture and Identity

VISION STATEMENT

Embrace the elements of identity and culture that makes Mundelein unique, and convey them to a larger audience to attract new visitors, residents, and investment

GOALS

Use a variety of mediums to communicate and promote the identity and character of Mundelein.

Embrace the diverse culture of the Village and incorporate it throughout the community, including arts and events.

Increase resident participation and sense of ownership in the implementation of community goals.

Explore further opportunities to partner with the Archdiocese to highlight and better use the unique cultural resource that is the University of St. Mary's campus.

Community Culture and Identity – State of the Village

In 2016, the Village developed a new branding and identity strategy. The core of this strategy was the new "M-Star" logo and the tagline "Start Here. Star Here."

▲ *The M-Star logo was developed to simplify and update the Village logo in the digital age and use it as the symbol of the community to be recognized with the rebrand as a premier location for entrepreneurs as well as a welcoming community.*

The Village continues to apply and implement this brand, working to position itself differently than many of the surrounding "bedroom" communities and emphasize a progressive and business-friendly attitude. Part of the application of the brand is a series of new gateway entry monuments that began implementation in 2018.

Related to culture, recent changes by the Archdiocese have begun to open up the St. Mary's campus, including public access to the library, use of the roads by runners, and a shift in attitude to start to make the campus more public. This creates new opportunities for the Village, as this campus represents a cultural feature that is wholly unique to Mundelein, and is interwoven with the Village's history.

In addition to the changes at St. Mary's campus, there have continued to be demographic changes within the Village, including a growing Hispanic population. For the most part, Village residents embrace the diversity of the community and see it as a point of pride and distinguishing facet of the Village's character.

▲ *New monument signs were installed, starting in 2018, to help communicate the brand and define the Village's identity at key entry points.*

Goals

1	Use a variety of mediums to communicate and promote the identity and character of Mundelein.
2	Embrace the diverse culture of the Village and incorporate it throughout the community, including arts and events.
3	Increase resident participation and sense of ownership in the implementation of community goals.
4	Explore further opportunities to partner with the Archdiocese to highlight and better use the unique cultural resource that is the St. Mary's campus.

Objectives

1	Install streetscape elements along prominent corridors and districts that strengthen the unified theme of the community such as benches, landscaping, trash cans, streetlights, bike racks, wayfinding signage, and other amenities.
2	Continue the process of implementing gateway features including signage, walls, sculptures, pylons, fountains, lighting, monuments, and/or landscaping at key locations within the community to announce entry into Mundelein and to distinguish the Village from adjacent municipalities.
3	Design and install new wayfinding signage that builds off the Village brand and new gateway monuments, to reinforce the Village's brand identity throughout the community.
4	Develop and implement landscaping, tree planting and maintenance programs that beautify the residential and commercial areas of the Village, including landscaping in the public right-of-way.
5	Continue a Façade Improvement Program to enhance the appearance of existing commercial buildings and properties.
6	Continue the "Start Here, Star Here" marketing campaign to promote the advantages and benefits of living, working, visiting, or doing business in the Village of Mundelein.
7	Develop and promote a venue for arts or cultural arts, especially near the downtown and providing an adaptive re-use of a vacant building.
8	Develop and promote Hispanic-led events and cultural initiatives in the community.
9	Partner with the Archdiocese to recognize and celebrate the 100-year anniversary of the St. Mary's campus in 2021.
10	Partner with St. Mary's to help activate campus assets, such as the 800-seat auditorium.
11	Measure community participation relative to Village demographics and identify participation gaps and areas of need.

St. Mary's Seminary has been in continuous operation since 1921. The Village should embrace the opportunity to celebrate the 100-year anniversary of this unique institution.

Honor the culture and diversity of the community by integrating it into more aspects of the community and daily life.

Policies

1	Encourage compatible and high-quality design for all development with an emphasis on site design, building orientation, architecture, building materials, and site improvements.
2	Continue to support and encourage residents, businesses, organizations, and groups that enrich the arts and culture of the community.
3	Use various design and signage tools to reinforce community landmarks as important focal points and resources for the community.
4	Enforce landscaping and screening requirements.
5	Continue to support and promote community events and festivals within downtown.
6	Encourage the use of public art in development projects, public areas, and existing private property to promote and help establish the community's identity.
7	Improve communication with residents in an effort to increase awareness of, and participation in, programs, services, and events within the Village.
8	Improve and maintain relationships with the press and other media.
9	Continue to integrate the Village logo, brand position, and brand promise into applicable facets of the Village's identity and communication.
10	Encourage sensory arts to be implemented throughout the community.
11	Encourage the funding of additional public art and activities to drive tourism.
12	Partner with appropriate entities to work to attain grants that help preserve historic properties like the St. Mary's campus and Lincoln School.
13	Encourage fostering more community pride through school flags or other ways residents can uniquely show support for the Village and local institutions.
14	Honor the culture and diversity of the community by integrating it into more aspects of the community and daily life.
15	Partner with the Archdiocese to elevate St. Mary's campus as a cultural and tourism draw, in a way that is still respectful to the continuing use of the campus.
16	Encourage the development of Diamond Lake specific programs and events that draws renewed community focus to this area.

17	Investigate developing better representation of the minority community within Village Hall, potentially through the creation of a liaison position.
18	Support increased grassroots cultural events through Village advertisements and approving use of public land.
19	Capitalize on the Mundelein Heritage Museum to communicate the history of the Village and complement the efforts of the Mundelein Historic Commission.

▲ *(Credit: Colleen Malec)*

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10. Subarea Plans

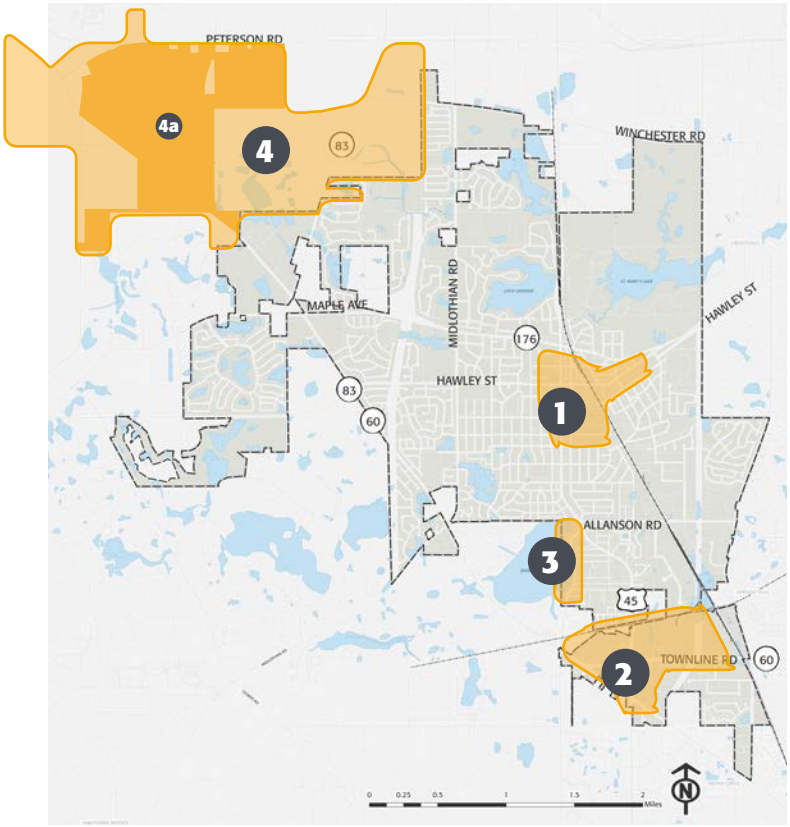
The Comprehensive Plan includes a series of subareas detailed within this section. These subareas focus on the locations in the Village that have the most potential for change in the future. Some of this change is due to developmental pressure while other areas are the center of targeted redevelopment encouraged by the Village.

Several of these areas have received separate studies in recent years, and those plans are summarized and referenced in this section.

The goal of including them in the Comprehensive Plan is to provide additional detail for these important areas, and to tie the land use, economic development, transportation, open space, and character goals to the Comprehensive Plan.

The subareas detailed are:

1. Downtown
2. Southside Corridor
3. Diamond Lake
4. Future Growth Area
   4a. Traditional Neighborhood Design



▲ *Figure 20: Subareas Location Map*

Downtown

Over the last eight years, the Village of Mundelein has put significant effort into strengthening the existing downtown, increasing diverse land uses, and increasing vibrancy. This included the creation of the master planned downtown space adjacent to the Metra commuter train station, of which the development of the new Village Hall is a part. Additionally, an approach was developed for enhancing historic downtown, around the intersection of Park and Lake Streets.

The focus on this area comes from the desire to build-up a more traditional, walkable central business district with access to Village amenities, institutions, and transit. The Village recognizes that a strong downtown will reinforce the Village's cultural resources, enhance the Village's identity, and help attract individuals and families who value a walkable and vibrant mixed-use central business district.

Subarea Goals

The Master Redevelopment Implementation Plan and the Downtown North Implementation Plan establish a range of goals for the Village to achieve success with the downtown:

- Create a vibrant, urban place.
- Increase residential density.
- Provide needed infrastructure.
- Generate TIF increment to fund future improvements.
- Attract new businesses and create employment opportunities.
- Anchor the traditional downtown with public space.
- Encourage diverse residential building types.
- Service the market for smaller (re)development sites.
- Re-use buildings where possible.
- Improve connections to and through downtown.
- Focus on near-term implementation.

▲ *Car show on Park Street in the downtown (Credit: Village of Mundelein).*

Subarea Vision

The vision for downtown Mundelein, shown in Figure 21 on the next page, builds on existing assets and establishes a series of near-term and long-term investment opportunities. The vision focuses around the following five areas:

- **Traditional Downtown and the Triangle Park**. The vision includes a new public space to anchor this portion of the downtown. The plan identifies opportunities to frame this space with new infill development including a mix of downtown commercial uses and residences.
- **Bank Triangle and Chicago Avenue Festival Street.** The plan identifies the opportunity to use Chicago Avenue as a festival street that connects the traditional downtown to Hawley Street and Plaza Circle. The vision includes adaptive reuse of vacant buildings along Seymour Avenue, and a mix of commercial and residential infill development.
- **Activating and Integrating Plaza Circle**. In the vision for downtown, the parcels around Plaza Circle are developed to activate and frame this space. The development should complement Village Hall and take advantage of the access to the Metra Station.
- **Downtown East Redevelopment.** The plan identifies the potential for a mix of residential development, including small lot single-family, townhomes, and walk-up apartments to replace relocated industrial uses to the east of the downtown. This redevelopment would support revitalization of the downtown by increasing density in a walkable range.
- **East Hawley Street and Trail Connection.** This section of the plan envisions enhancements to the East Hawley Street commercial area to improve the character and introduce a trail connection between the Millennium Trail and the North Shore Bike Path. Infill development is encouraged on vacant and underused parcels.

Implementation

The implementation approach for the downtown establishes a three-tiered incremental approach that provides opportunities for short-term implementation tactics that can build to long-term investment. The three-tiered TLC approach is defined as follows:

- **T – Tactical Approach**. Temporary interventions or tactical urbanism as low-risk solutions to help test opportunities and identify potential successful long-term strategies.
- **L – Lean Approach**. Middle-ground solutions and development that require some resources, but not as many as larger, long-term solutions.
- **C – Climax**. End goal development achieving the full vision identified in the plan.

The plan suggests several opportunities for tactical strategies, as well as a series of near-term and long-term strategies towards the established goals.

▲ *Available land around the Village Hall.*

▲ *Figure 21: Downtown Vision Plan (Credit Farr & Associates)*

Following the adoption of the plan, the Village created the North Lake Enhancement Program, a pilot program for exterior and interior enhancements of properties in the Lake Street corridor. A set of ten adjacent parcels on the east side of Lake Street, between Park and Hawley Streets, was selected for the program.

Five of the sites have participated in the program, which allowed the Village to gain a public parking easement. This easement will make it possible to create a shared parking lot to improve parking flow, enhance aesthetics, and create a more welcoming environment for visitors. Expansion of this successful pilot program should be considered for other areas within the downtown.

Southside Corridor

The Southside Corridor is the name given to the area around the Townline Road/Route 60 corridor at the south end of the Village. This area includes a mix of retail, business, and industrial uses found in the area south of the EJ&E railroad and in sites along the Lake Street/Route 45 corridor as well as some parcels fronting on Route 83.

Some of the predominant land uses in this area include the Medline campus, the mostly vacant Oak Creek Plaza shopping center, the Townline Square shopping center, the Garden Fresh Market shopping center, Patriots Plaza, and the DoubleTree By Hilton.

As the state of retail development continues to change, with increased online sales causing major retail chains to focus on fewer stores in the strongest locations, there is decreased interest in the Southside Corridor for commercial uses. This creates conditions for this area to support a more compact amount of commercial development, opening up opportunities for other types of development.

To help provide direction for this subarea, the Village worked with the Urban Land Institute to conduct a technical assistance panel (TAP) for the subarea. The TAP program brings together a group of volunteers with expertise in planning, design, market assessment, and economic development to evaluate an area and develop a set of recommendations. This included a 2-day process conducted on April 3rd and 4th, 2018 by the panel. During this process, the panel reviewed study area materials, toured the area, and conducted stakeholder interviews. The panel then prepared a series of recommendations and presented them to the community at a public presentation on June 11, 2018. The panel's findings and recommendations are summarized below. The entire report, Redevelopment Strategies for the Southside Corridor, can be found on both the ULI Chicago website and the Village's website.

Subarea Goals

The technical panel developed the following community goals using the input collected from stakeholder interviews:

- Feel a sense of pride in the community.
- Experience an attractive corridor.
- Have restaurants and entertainment venues that are "destinations" within Mundelein.
- Have continued and new opportunities for entrepreneurship and employment.
- See near term results, such as the redevelopment of the Oak Creek Plaza site.

▲ *(Credit: Village of Mundelein)*

Subarea Vision

The technical report developed by the ULI panel establishes a vision for the Southside corridor subarea, shown below in Figure 22, through two key recommendations:

Insert Southside Corridor Vision

1. Create a Unique Corridor Identity and Strengthen Regional Connections

The report recommends that the Village continue to build on the current branding and identity initiative as well as the Business Incentive Grant (BIG) program within the corridor. Additionally, as sites redevelop, the recommendation is for the Village to work with property owners to implement a cohesive appearance through streetscape and identity generating amenities.

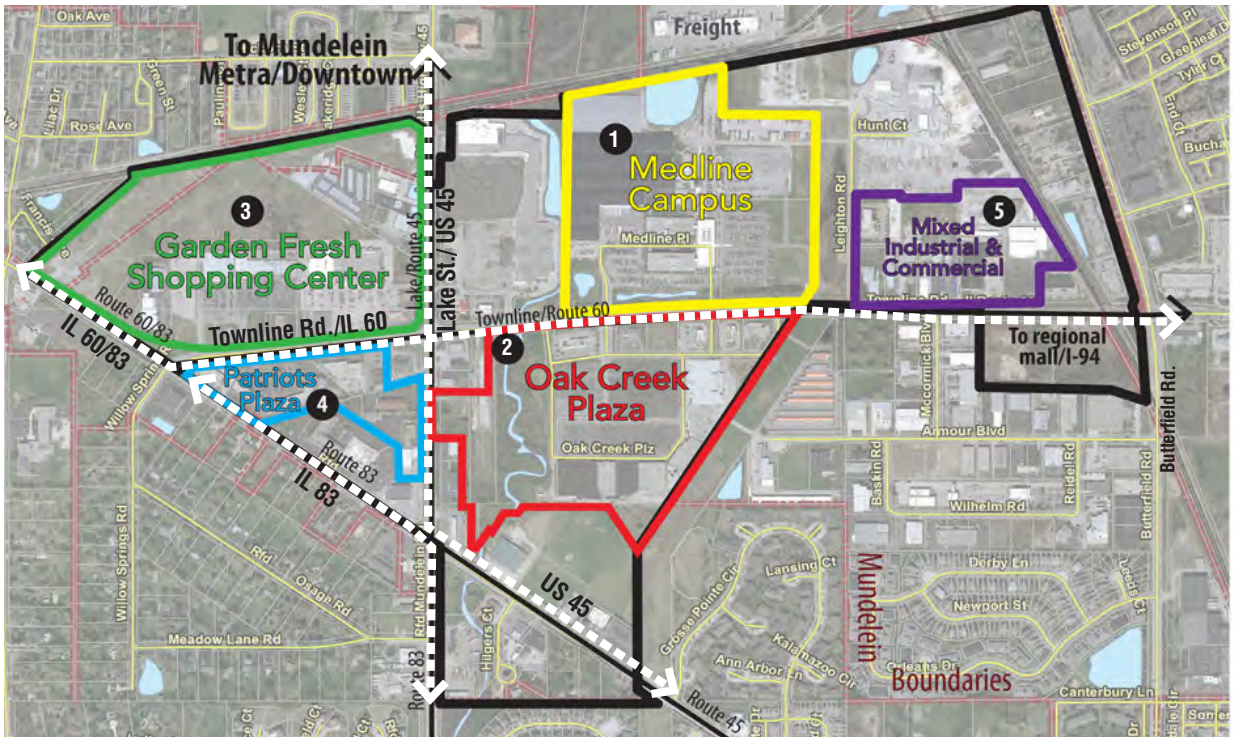
Additionally, the report recommends improving pedestrian, bicycle, and transit linkages in the corridor through a "Complete Streets" type approach.

2. Coordinate Development Opportunities

The ULI panel identified five priority sites in the report that have potential for near-term redevelopment. The report indicates that the land-use strategy to the redevelopment of these five sites should be coordinated to right-size the retail within the subarea and introduce additional residential and industrial flex uses into the corridor.

The five sites are identified in Figure 23 and further detailed in the ULI report:

1. Medline
2. Oak Creek Plaza
3. Garden Fresh Site
4. Patriot's Plaza Site
5. Mixed Industrial and Commercial at Eastern End



▲ *Figure 22: Southside Corridor Vision Plan (Credit ULI Chicago)*

Implementation

The report recommends exploring financing options for infrastructure improvements. Potential options include establishing a Tax Increment Financing (TIF) district and issuing municipal bonds. To help attract new businesses and uses to the area, the report suggests creating a clear policy for providing financial incentives such as property tax rebates and sales tax sharing agreements to support businesses. Finally, the report recommends the expansion and use of the Business Incentive Grants (BIG) program to encourage business owners to renovate their properties and enhance the character of the area.

Diamond Lake

The Diamond Lake subarea, shown in Figure 23 on the next page, received additional attention during the 2011 Comprehensive Plan process. In the years since the Plan's adoption, there has been limited development outside of The Coves at Diamond Lake, a multi-family building built in 2015.

Three major attributes highlight the need for the Village to focus on future enhancement of the Diamond Lake subarea. First, the area is a unique natural amenity in the form of Diamond Lake itself, one that could be improved to provide more opportunity for use by more members of the Mundelein community.

Second, Diamond Lake Beach, owned and operated by the Mundelein Park & Recreation District, is a community asset that could be repositioned to better provide for local residents. This facility includes community rooms, a day care, a public beach, a playground, open green space, and surface parking. Nearby in the area, the Park & Recreation District also operates a boat launch. The beach is not as heavily used as it has been in the past.

Third, where redevelopment is to occur, such changes should be made to modernize and improve this part of the community, while being sensitive to the existing character of the area. The surrounding residential neighborhood consists of smaller lot homes with older infrastructure. This subarea also lacks quality pedestrian and bicycle paths and amenities. Through renewed attention on this area and targeted public improvements, the Village hopes to spur additional private investment for this neighborhood.

Development and enhancement should go hand-in-hand with protection and management. New developments or redevelopment should pay particular attention to preserving the natureal resources of Diamond Lake and protecting water quality. The document "Our Gem: A History and Stewardship Guide for Diamond Lake (2019)" identifies character and natural conditions of importance and provides guidance on protective measures.

The Figure 21 on the next page identifies the existing amenities and Park & Recreation District land. Note that the Village's municipal boundary makes it so that the Village only has jurisdiction over the eastern and northern portions of the lake.

▲ *Park District's Diamond Lake Recreation Center and Beach*

Subarea Goals

Building off the Village's interests, the analysis of the area, and stakeholder input, the following goals were developed for this subarea:

- Encourage environmental best practices and participate in the redevelopment of the area.
- Maximize amount of lakefront available for public use.
- Encourage commercial development that is pedestrian oriented and complements the adjacent recreation and open space uses.
- Establish a unique character and visual identity for new development that fits the scale of the area.
- Improve pedestrian and bicycle routes to and through the area.
- Promote enhanced protection of the lake's environmental resources, including:
  - Water quality
  - Shoreline
  - Trees and tree canopy
  - Native wetland and aquatic plants
  - Animal and fish communities

Diamond Lake Road lacks consistent and well defined pedestrian and bicycle paths.

Figure 23: Diamond Lake Road Subarea

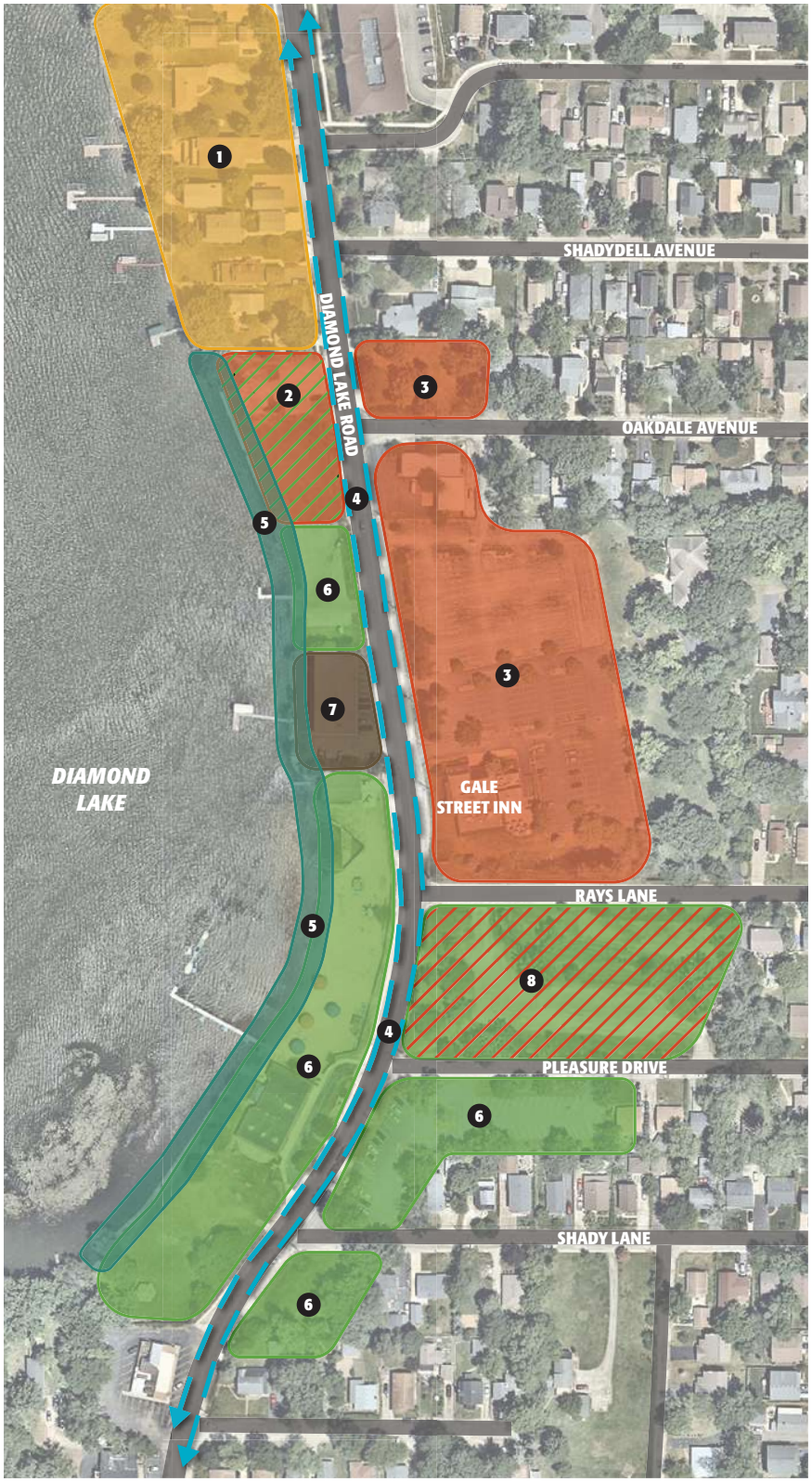
Subarea Vision

Based on the subarea goals, working sessions with a project steering committee, and input from the public, the following community-supported vision for the subarea was developed along with the perspective images below and on the following pages.

While the graphics depict scenarios for the overall vision for this area, the actual plans are subject to change dependent on participation, phasing, and budgets.

- Enhance Diamond Lake Road to include a defined, curbed road, sidewalk, multi-purpose paths, and streetscaping to enhance the character and identity of the area.
  - While the 2011 Comprehensive Plan recommended changing the alignment of Diamond Lake and Allanson Road where they intersect with Lake Street, the feasibility of this design was analyzed and determined to be too challenging to implement.
- Maximize public access to the shoreline by creating a continuous path for as much of the lakefront as feasible.
- Improve pedestrian and bicycle connections to and through the area to help provide a variety of modes of transportation for residents and visitors.
- Stabilize the shoreline through a variety of mostly natural means.
- Encourage rain gardens and bioswales adjacent to the shoreline to naturally filter run-off and reduce pollutants entering the lake
- Identify and protect large trees and other natural features to preserve existing natural habitat.
- Accommodate the many opportunities, interests, and characteristics of the area by providing a variety of context-sensitive improvements and environments along the lakeshore.
- Encourage private development opportunities that complement the existing character of Diamond Lake and its natural assets.
- Encourage small, potentially seasonal, restaurants or food stands near the lakefront to increase the vibrancy of this area. May require a public-private partnership to accomplish.
- Gather more input with the Park & Recreation District to make the beach and building more programmable and aesthetically appealing to the public such as making improvements to fencing, parking lot, signage, building exterior and interior resulting in more resident usage.

▲ *An improved and updated beach could create better access for residents and improve the character of the Diamond Lake area.*



Subarea Vision Elements

1. Single-Family Homes
   - Rezone to R-3
2. Developer Owned Land
3. Developer Owned Land
   - Encourage appropriately scaled development
4. Create consistent sidewalks and/or trails with the existing right-of-way
5. Stabilize, protect, and naturalize shoreline wherever possible and maximize public access to lakefront
6. Park & Recreation District Land
   - Encourage enhancement and modernization
7. Existing Apartments
8. Park & Recreation District Land
   - Discuss future plans for land with District

▲ *The subarea promotes public access to the shoreline and identifies opportunities for private development to complement the character of the area.*

Implementation

The Village will need to work closely with the Mundelein Park & Recreation District and private property owners to implement this vision. The following is a general outline of the steps that will be needed:

- Continue to provide public input opportunities in the future, to include all stakeholders, including homeowners and residents.
- Investiage opportunities to futher protect existing, mature and heritage trees and other natural assets through Village ordinances or other requirements.
- Rezone the properties with existing single-family homes along the west side of Diamond Lake Road to R-3 Single-Family Residential Zoning District.
- Conduct appraisals of current and future land valuation for key sites.
- Establish parameters for and collaborate with the private owners of Developer Owned Land so that future development maintains the existing character and patterns of the neighborhood, maximizes the potential of public spaces, and protects natural resources.
- Identify and pursue funding sources for public improvements.
- Design and implement roadway improvements.
- Consider creating guidance and/or incentives for Best Management Practices (BMPs).
- Work with the Mundelein Park & Recreation District on shoreline improvements.
- Implement Park & Recreation District Improvements.
- Establish private/public partnership for new seasonal retail/restaurant space.

Partnership between the Village and the Park District can result in an enhanced and more vibrant Diamond Lake area.

New sidewalks and multi-use trails would be located along Diamond Lake Road. This image shows a sidewalk within the existing right-of-way on the west side of Diamond Lake Road, with the Gale Street Inn site on the left side of the image.

Growth Area

Description

The Village worked closely with the landowners to guide plans for a traditional neighborhood development that can be incorporated as a successful extension of Mundelein. Generally, these areas are located in the northwest section of the Village, previously identified as some of the flexible portions of the growth area for the Village. However, these goals, vision, and implementation strategies can be applied to other areas in the Village that would like to develop as Traditional Neighborhood Design (TND). New Urbanism is the ideology and a charter of principles where one might build a type of TND. It is an international movement to reform urban design, advocating for walkable, mixed-use neighborhoods that reduce car dependency, foster community with human-scaled places, and a focus on the external components of a development.

Traditional Neighborhood Design is an approach to development that is pedestrian friendly, typically uses a smaller block pattern, often found in older suburbs and communities, and includes a mix of uses and housing types, providing for a walkable community with accessible retail and services. This differs from some master planned communities that have different housing types which might be found in isolated segments of the development. Connectivity is also a key component of these developments.

This type of development also prioritizes working with natural features and resources, using increased housing density to allow for a larger percentage of high-quality open space to be preserved or created. Additionally, Traditional Neighborhood Development , where applicable, should work to preserve historic structures or resources that create an authentic sense of place.

▲ *The northwest area of Mundelein has the most potential for Traditional Neighborhood Design, however, this approach to development can be applied elsewhere in the Village.*

▲ *The northwest area of Mundelein has the most potential for Traditional Neighborhood Design, however, this approach to development can be applied elsewhere in the Village.*

TND Subarea Goals

Mundelein's goals for this area should be to use any potential expansion area to grow the Village in a positive way that provides for the needs of existing and future residents by:

- Adhering to principles of New Urbanism and Traditional Neighborhood Design.
- Providing high quality, attractive architecture that is predominately traditional and adheres to authentic architectural styles.
  - Architectural styles can vary from home to home, but elements from multiple styles should not be combined in one design.
  - Architecture should follow the Village's Residential Design Guidelines, which provide additional detail and guidance.
- Respecting the agrarian history of the area and preservation of key structures and landforms where feasible.
- Developing new and varied residential opportunities that provide a range of housing choices from larger rural lots to smaller, more urban lots, and creation of "missing middle" housing.
- Increasing population to support existing community businesses and attract new businesses into Mundelein.
- Creating new development that contributes positively to the Village's economic health through appropriately scaled and located town center commercial development and the inclusion of other light industrial, medical office, and commercial uses at the perimeter of the development along larger roads.
- Preserving high-quality features, such as wetlands, stands of mature trees, and other unique natural features.
- Developing new open spaces and trail connections that integrate existing natural resources into the community and enhance the quality of life in the Village.
- Providing human-scaled amenities and people-oriented streets.

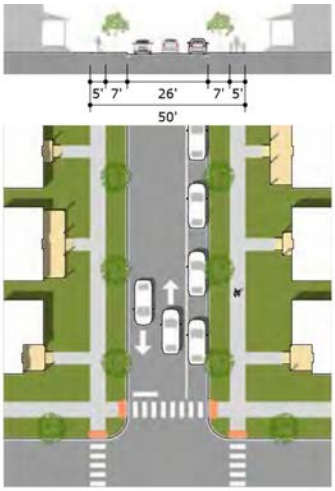
▲ *Examples of Missing Middle Housing from the ivanhoevillage.com (Credit DPZ CoDesign)*

▲ *Town Center commercial concept from the Ivanhoe Village Presentation 4/14/2025 (Credit DPZ CoDesign)*

Subarea Vision

- This subarea should be a master planned expansion of coordinated development.
- Form-based regulation should be considered to incorporate physical form and the public realm rather than separate lots and uses.
- This growth should start by protecting the natural resources that exist in these areas and building a system of open spaces and greenways that buffer and connect these amenities as a benefit to the community.
- This growth area should take advantage of access to major roadways, such as Peterson Road, and include market supported, tax generating development in these locations. Intense non-residential uses should be buffered from existing or future residential uses with landscaped berms and/or other screening.
- Remaining land should be used to grow the Village's population to help support local business. This growth should occur in a controlled, master-planned manner that coordinates the cost of new infrastructure and long-term maintenance of the infrastructure with the financial benefits of allowing new development.
- Best planning practices for Traditional Neighborhood Design should include multiple access points to major roads, to help in distributing traffic, and a strong pattern of intersections
  - Per the Village's Residential Guidelines, a minimum of one (1) intersection per two (2) acres, and a maximum 800' between intersections is encouraged.
- Inner local roads to the development should have slower speeds, narrower lane widths, and provide for equitable mobility, including significant pedestrian and bicycle amenities.
- The planning of roads should adhere to Vision Zero principles for design and safety of roads, that seek to eliminate all traffic fatalities and severe injuries.
- The overall development should provide value to the Village through an attractive and well-designed site with public amenities, consistent sidewalk and bicycle facilities, and new landscape.
- The development should use biophilic design, green infrastructure solutions and Best Management Practices (BMPs) wherever possible.
- Best practices and strategies should be used from other successful Traditional Neighborhood Design Developments,

▲ *The Village's Residential Design Guidelines encourage an increased density of intersections to create a better road network.*



Two-way Street	
Right-of-Way Width	50 feet
Pavement Width	26 feet
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	one side 8 feet marked
Curb Radius	10 feet
Walkway Type	5 foot sidewalk
Landscape Type	7 foot continuous planter

▲ *The Village's Residential Design Guidelines also establish guidance for people-oriented streets.*

including:

- New Town at St. Charles, MO
- Kentlands, Gaithersburg, MD
- Norton Commons, Prospect, KY
- Carlton Landing, Eufaula, OK

Implementation

- Because of the unique development patterns with multiple different applications, it is recommended that TND developments are prepared as a Planned Unit Developments (PUD) with a form-based code that addresses the public realm as well as private lots and structures.
- Developers should create pattern books for housing types that establishes clear guidelines for good design while maintaining flexibility for different product types.
- Developers and Village should work with the Lake County Department of Transportation (LCDOT) and Illinois Department of Transportation (IDOT) to design the roadway network that promote Traditional Neighborhood Design principals, including lane widths, number of access points, and pedestrian amenities.
- The Village should work to annex any land identified as part of a development that is not within the current Village boundary.
- The Village should Identify and pursue funding sources for public improvement.
- Developers should design and implement roadway improvements to establish the framework for developable land.
- Developers should implement appropriate open space and recreation opportunities within the development to help attract tenants and residents to the development.
- The Village should continue to review projects that could expand utilities within this subarea.

▲ *Carlton Landing includes a variety of architectural styles amongst the homes.*

▲ *Carlton Landing includes central open spaces that help create community gathering areas.*

11. Implementation

Implementation of the goals and objectives of this Comprehensive Plan are critical to maintaining the Village's positive momentum and working to achieve the shared vision.

Within this implementation section, there are two levels of information provided. The first is tying the ***Goals***, taken from the planning element sections, to specific ***Objectives*** that provide support for that goal.

The second level is to provide more information supporting implementation of each ***Objective***, including prioritization, partnerships, and action items.

Value of Partners

Implementation of the Comprehensive Plan is a community-wide initiative. The Village will need to continue to connect with stakeholders and partners to continue the existing momentum.

Additionally, the Village will need champions within other groups and agencies to take ownership of some of the objectives to help move them forward towards achieving the community's shared vision.

As part of implementation, the Village should make it a goal to highlight their accomplishments to the community to identify progress made and build support for completing further objectives of the plan.

HOUSING

Goals

1. Maintain desirability for living in Mundelein by preserving a high level of safety, increasing walkability, and beautification of public spaces and rights-of-way.	Objectives 5 & 6
2. Preserve and enhance the residential character of the Village.	Objectives 2, 4, & 7
3. Meet the current and future housing needs of the community through residential development and redevelopment of a variety of housing types.	Objectives 1, 3, & 4
4. Ensure that new residential development pays for its fair share of the extension of Village services and infrastructure improvements.	

Objectives		Priority	Partners	Action Item
1.	Continue to innovate and use technology to provide a consistent, expedient, flexible, and thorough permitting process for residential redevelopment and renovation.	On-going		
2.	Develop and refine the tools and mechanisms used for achieving high quality design within all residential neighborhoods, including Residential Design Guidelines to ensure that new residential construction and additions are of an appropriate scale and character.	On-going		Complete development of guideline
3.	Increase housing opportunities to serve future populations, specifically addressing need for senior housing and people with memory care needs.	Mid-term	Developers	Identify sites Connect with developers
4.	Work with the Mundelein Park and Recreation District to ensure that sufficient open space and recreation areas are developed to meet future needs in community growth areas are designed to enhance the public space.	Mid-term	MPRD	Identify future growth areas and potential densities
5.	Advocate for higher density housing in the downtown/ TOD zone and adjacent to other compatible uses where there is appropriate infrastructure.	Near-term		
6.	Establish a program that incentivizes reinvestment in existing residential properties and improvement of housing stock throughout the Village.	Near-term		Identify funding source

ECONOMIC DEVELOPMENT

Goals

1. Improve and strengthen the Village's diverse tax base and fiscal stability through the attraction, retention, and expansion of businesses in the Village.	Objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 16, & 17
2. Increase daytime population to support local businesses.	Objectives 5 & 17
3. Advertise the high quality of life in Mundelein to attract and retain residents and employers, made possible by exceptional area schools and a reputation as a low-crime community.	Objectives 7, 8, 9, & 15
4. Plan appropriately and establish community expectations for right-sized development within the Village in key nodes and corridors.	Objectives 2 & 14

Objective		Priority	Partners	Action Items
1.	Work with existing industrial business owners that are currently located within the Downtown area to assist with their relocation into better-suited parcels within business park areas.	On-going	Business and property owners	
2.	Renovate or redevelop aging shopping centers and commercial areas in order to maximize their contribution to the Village's tax base.	Mid-term	Business and property owners	
3.	Connect commercial areas with adequate linkages, transit and circulation, and provide sufficient and conveniently located parking.	On-going		
4.	Create safe and attractive pedestrian environments on all non-residential sites, and provide connections to the public sidewalk and adjacent parking lots.	Mid-Term	Business and property owners	
5.	Design mixed-use commercial developments in the Downtown/TOD Area and in the Diamond Lake area.	On-going	GLMV, Chamber	
6.	Identify additional small business assistance programs to stabilize and improve conditions for existing businesses.	Near-term	GLMV, Chamber, Lake County Partners	
7.	Work with organizations and businesses to establish marketing and branding strategies to promote local businesses to residents and visitors.	Near-term	GLMV, Chamber	
8.	Work cooperatively with the Economic Development Commission, Mundelein Community Connection, and other related organizations to help promote, coordinate, and undertake downtown-focused economic development initiatives.	Mid-term	EDC, MCC	

9.	Coordinate with regional economic development groups and adjacent municipalities to market local business and identify ways to increase competitiveness of the region.	Mid-term	Utility/ Service Providers	
10.	Establish and maintain regular lines of communication with industrial property owners, businesses, and developers.	Near-term	GLMV, Chamber, Lake County Partners	
11.	Develop a database or other mechanism to track all businesses within the Village.	Near-term	GLMV, Chamber	
12.	Pursue a strategic marketing and recruitment plan for targeted businesses and store types.	Mid-term		
13.	Apply better design to create authentic and interesting developments that draw people in and provide vibrant spaces to hang out in.	On-going	Property owners and developers	
14.	Consistently and strictly administer property maintenance and code enforcement process in nonresidential areas of the Village.	Near-term		
15.	Increase public amenities such as parks, plazas, and connections to existing or proposed trails, by requiring an integrated design for new commercial developments where applicable.	Near-term	Business and property owners	
16.	Improve public utilities and road infrastructure within industrial areas to accommodate technological needs of the businesses and the physical and circulation needs of the truck traffic moving in and throughout the area.	Mid-term	Utility/ Service Providers	
17.	Grow new employment through the retention and expansion of existing employers.	Near-term	GLMV, Chamber, Lake County Partners	
18.	Improve access for the workforce, including safe means of travel through well lighted sidewalks and paths.	On-going		

TRANSPORTATION AND MOBILITY

Goals

1. Provide a well-balanced transportation system that is based upon a street hierarchy that allows for safe and efficient circulation within and through the community.	Objectives 1, 2, 5, & 13
2. Provide a network of safe, comfortable, and efficient streets, sidewalks, and pathways which allow residents and commuters to make transportation choices based on personal needs and preferences.	Objectives 3, 6, 7, 10, 11, & 18
3. Identify proactive planning and funding solutions for multimodal transportation infrastructure development and maintenance.	Objectives 4, 7, 14, 15, 16, & 17
4. Enhance active transportation (i.e., walking, biking, transit) as a viable option for residents and as a tool to enhance quality of life, economic development, and sustainability.	Objectives 6, 7, 8, 9, 10, 12, 17, 19

Objective		Priority	Partners	Catalytic Action
1.	Collaborate with IDOT and Lake County to improve pedestrian/bicycle routes, traffic flow, safety, and efficiency of state and county routes through the Village.	Near-term	IDOT LCDOT	Meet with agencies to discuss plan
2.	Mundelein should identify community goals for the disposition of the Illinois Route 53 right-of-way and participate in planning efforts to ensure the Village's position is represented.	Mid-term	LCDOT, other agencies	Address during a Board meeting
3.	Develop and implement a Traffic Calming Toolkit to provide a more consistent and efficient response to traffic-related requests received from the community.	Mid-term		Identify problem areas
4.	Review the parking solutions identified in the Downtown North Improvement Plan as redevelopment concepts are considered for downtown. Prior to implementation of parking solutions, identify an overall strategy for the downtown parking network in order to plan for future parking needs, including the optimal on- and off-street supply and location, as well as funding options.	Near-term		
5.	Support feasibility analyses of grade-separated rail crossings at key arterials, including IL Route 176, Allanson Road, and 60/83.	On-going	IDOT LCDOT	
6.	Execute the Village's Complete Streets policy to encourage active transportation, improve safety, and enhance accessibility for all motorists, pedestrians, and bicyclists.	Near-term		Review model policies
7.	Work with area employers to promote and implement traffic demand management amenities and programs to encourage commute alternatives such as public transit, carpooling, walking, and bicycling.	Near-term	Large employers LCDOT Pace	

8.	Explore Pace's Vanpool Incentive Program (VIP) including traditional vanpooling, employer shuttles, and Metra feeders as an economical, convenient, and environmentally-friendly alternatives to driving.	Mid-term	Pace	
9.	Work with Pace to monitor and revise as necessary the routes, schedules, and bus stop/shelter locations within the Village to better serve Mundelein residents and businesses.	Mid-term	Pace	
10.	Support long-term overnight parking at the Mundelein Metra Station in order to support reverse commuters.	Long-term	Metra	
11.	Establish a wayfinding signage system that directs motorists and pedestrians to key locations throughout the Village, including retail, office, industrial, and community facilities.	Mid-term		Develop wayfinding master plan
12.	Continue to work towards the construction of a pedestrian rail crossing near the Metra station to improve commuter access.	On-going	Metra	
13.	Work with property owners and tenants to provide cross-access between businesses and reduce the number of curb cuts along the commercial corridors to minimize vehicle conflicts and enhance pedestrian safety and comfort.	Mid-term	Business and property owners	Identify problem areas
14.	Continue to budget for on-going maintenance and repairs of Village-owned streets.	On-going		
15.	Develop a streetlight replacement program in order to prioritize locations for enhanced pedestrian-scaled lighting and identify funding sources.	Mid-term		
16.	Create an annual traffic monitoring program for key intersections along existing and planned arterials and collectors in order to program future improvements where warranted.	Mid-term		
17.	Support the next steps in North Central Service Analysis and Implementation Study including additional feasibilty studies and design.	On-going	Metra Other agencies	
18.	Partner with Mundelein Elementary School District 75, D76, D120, and Carmel to establish Walk to School routes.	Near-term	School Districts	
19.	Require (re)development to integrate bicycle parking and connections to existing and future bicycle facilities.	Near-term	Developers Property Owners	
20.	Establish design standards based on a "complete streets" approach for the various types of new roadways and pathways to be provided within the planning jurisdiction.	Near-term		
21.	Budget for on-going maintenance and repair of the existing sidewalk network as part of the Village's Capital Improvement Plan including the consideration of a cost-sharing program with private property owners.	On-going		

PARKS AND OPEN SPACE

Goals

1. Protect and enhance parks, open space, and environmental features throughout the Village.	Objectives 5, 6, 7, & 8
2. Understand the community's open space and recreation needs and establish target service levels.	
3. Work in cooperation with the Park & Recreation District to design new parks and open space to enhance the overall character and well-being of Mundelein.	Objectives 1, 2, & 9
4. Support collaboration with other agencies to keep progress on open space goals on track.	Objectives 3, 4, 5, 7, 8, 9, & 10

Objective		Priority	Partners	Catalytic Action
1.	Work with the Mundelein Park and Recreation District to support their efforts in acquiring new park sites through land dedication, especially within growth areas and under-served areas of the Village.	Mid-term	MPRD	Identify underserved areas
2.	Work with the Park & Recreation District to continue planning and constructing an interconnected, local, multi-use trail system that connects to the larger regional trail system.	Mid-term	MPRD LCDOT	Identify potential connections between parks/trails
3.	Pursue the development of a larger, regional, multi-use trail extension along the existing ComEd easement that runs through the eastern areas of the Village.	Mid-term	LCDOT ComEd	Conduct meeting with partners
4.	Work with the Mundelein Park & Recreation District, Forest Preserve District, and Lake County Department of Transportation to market and promote the Village's trail system as part of a larger regional network.	Mid-term	MPRD LCFPD LCDOT	
5.	Assist the Parks and Recreation District in identifying grants and securing alternative funding for parks, open space, trail segments, trail connections, and other recreation amenities for the community.	Near-term	MPRD	Identify potential grants
6.	Continue to work with the Parks and Recreation District to address the Village's stormwater issues.	Near-term	MPRD	Establish need
7.	Implement preservation practices to preserve key portions and features of the St. Mary's campus, and pursue grants to protect and enhance the environmental features of the campus.	Near-term	Archdio-cese	
8.	Improve and update the Diamond Lake Beach area.	Mid-term	MPRD	
9.	Create high quality public spaces downtown as focal points.	Near-term	MPRD	
10.	Continue to work with the Parks & Recreation District to beautify and enhance the Village's image.	On-going	MPRD	

COMMUNITY FACILITIES AND VILLAGE SERVICES

Goals

1. Continue to evolve the delivery of services within the Village to be in alignment with the changing needs of constituents.	Objectives 3 & 4
2. Make strategic investments in the infrastructure of the Village to provide for current and future needs.	Objective 2
3. Explore and create partnerships to efficiently deliver services to the community.	Objectives 1 & 5

Objective		Priority	Partners	Catalytic Action
1.	Work with others to seek appropriate locations to improve and expand specialized facilities and services for senior citizens, youths, and disadvantaged populations.	Near-term	Lake County Housing Authority	
2.	Identify funding sources such as grants to pay for the construction of new Village facilities.	Near-term		
3.	Review Village services to determine appropriate staffing levels and/or consultant/contractor support for all Village departments.	On-going		
4.	Regularly review the Village's space needs and surplus property to evalutate if changes are needed.	On-going		
5.	Determine a future use for unused public works building.	Near-term		
6.	Work with the school districts to review the existing parking facilities, drop-off/pick-up areas, parking facilities (auto and bus), ingress and egress, and other circulation and access elements to confirm they are adequate and, if not, identify opportunities for improvement.	Mid-term	School Districts	
7.	Improve customer service levels at all points of contact with residents and provide regular training to ensure that a consistent message is delivered regarding Village policies.	On-going		
8.	Develop clear directional signage.	Mid-term		
9.	Develop a mechanism for regular communication between the School Districts, Park District, Village, and other local taxing bodies – potentially a Council of Governments.	Near-term	School District, MPRD	

COMMUNITY CULTURE AND IDENTITY

Goals

1. Use a variety of mediums to communicate and promote the identity and character of Mundelein.	Objectives 1, 2, 3, 4, 5, 6, & 7
2. Embrace the diverse culture of the Village and incorporate it throughout the community, including arts and events.	Objectives 7 & 8
3. Increase resident participation and sense of ownership in the implementation of community goals.	Objectives 5, 8, & 11
4. Explore further opportunities to partner with the Archdiocese to highlight and better use the unique cultural resource that is the St. Mary's campus.	Objectives 9 & 10

Objective		Priority	Partners	Catalytic Action
1.	Install streetscape elements along prominent corridors and districts that strengthen the unified theme of the community such as benches, landscaping, trash cans, streetlights, bike racks, wayfinding signage, and other amenities.	Long-term		Establish priority corridors
2.	Continue the process of implementing gateway features including signage, walls, sculptures, pylons, fountains, lighting, monuments, and/or landscaping at key locations within the community to announce entry into Mundelein and to distinguish the Village from adjacent municipalities.	On-going		
3.	Design and install new wayfinding signage that builds off the Village brand and new gateway monuments, to reinforce the Village's brand identity throughout the community.	Mid-term		Prepare wayfinding master plan
4.	Develop and implement landscaping, tree planting and maintenance programs that beautify the residential and commercial areas of the Village, including landscaping in the public right-of-way.	Mid-term	Property owners	Outline goals of program
5.	Continue a Façade Improvement Program to enhance the appearance of existing commercial buildings and properties.	On-going		
6.	Continue the "Start Here, Star Here" marketing campaign to promote the advantages and benefits of living, working, visiting, or doing business in the Village of Mundelein.	On-going		
7.	Develop and promote a venue for arts or cultural arts, especially near the downtown and providing an adaptive re-use of a vacant building.	Mid-term	Mundelein Arts Commission	

8.	Develop and promote Hispanic-led events and cultural initiatives in the community.	Near-term	Local churches, School districts	
9.	Partner with the Archdiocese to recognize and celebrate the 100-year anniversary of the St. Mary's campus in 2021.	Near-term	Archdiocese	Conduct initial meeting to identify opportunities
10.	Partner with St. Mary's to help activate campus assets, such as the 800-seat auditorium.	Mid-term	Archdiocese	
11.	Measure community participation relative to Village demographics and identify participation gaps and areas of need.	Near-term		Conduct survey and track metrics

VILLAGE OF Mundelein
Incorporated in 1909

To: Commission Members

From: Amanda Orenchuk, Director of Community Development

For: Planning and Zoning Commission Meeting of December 17, 2025

Subject: Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code

Attachments:

1. Application for Comp Plan and Text Amendments
2. Text Amendments for Discussion - 11-19-2025

Background:

Staff has been referencing a wishlist of text amendments for years. The enormity of the text amendments and complex nature of weaving these into a larger document resulted in the desire for a comprehensive amendment to the Zoning Code. Discussions began at the November 19, 2025, PZC meeting with a request to continue the meeting until December 17, 2025. These amendments including things like:

- Outdoor storage
- Use types and definitions
- Errors found within code as staff works with it
- Accessory structures (pergolas, gazebos, etc)
- RVs
- Commercial Vehicles
- Outdoor sales/display
- and more

With this many edits, the pagination, section numbers, and references will be changing significantly. As we have been contemplating how to regulate for Ivanhoe Village, it seemed an opportune time to insert into the document a district for Traditional Neighborhood Design. Adding a new district will change the chapters, pages, and sections as well. As staff worked with its consultants and contemplated the regulation of a large TND, it became apparent that the unique design and implementation of this project type doesn't fit neatly into the Zoning Code, especially one with a time horizon of over 25 years. Thus, the project would be best handled as a PUD.

The proposed TND chapter creates the District and provides parameters for the PUD application. Creating the zoning district indicates to applicants the need to create a project-specific PUD Ordinance. Creating the TND zoning district does not apply zoning to any property. An applicant must still apply for this zoning designation to as a map amendment. An applicant must also apply for the PUD. Both of those actions require a public hearing for the applicant.

Bullet Points

- Zoning Text Amendments are text amendments staff has compiled since ~ 2017
- Includes myriad of topics, list is around 70+
- Staff included a TND Section, because adding this section to the Zoning Code triggers a change in numbering and flow of the overall document.
- Village wants to set the parameters for requesting a TND District.
- TND Zoning District is proposed to require any property with that zoning designation to have a PUD. That specific PUD Ordinance will regulate the property.
- The amendment **does not apply a zoning district** or regulate the Ivanhoe Village project. The project must still apply for a map amendment for a zoning designation AND apply for a PUD that will be accompanied by numerous regulating documents.
- Zoning still is and will remain R-1 Single Family on the Ivanhoe property until a map amendment is sought, and potentially granted by the Village.
- Ivanhoe Village is not ready for a public hearing to consider a map amendment or a PUD.
- Creating these designations in the Village Code will provide the framework for how to submit those requests.
- Bulk of the Zoning Text Amendments do not pertain to TND. Table of proposed amendments attached.
- Staff was leading the PZC through a workshop style discussion.
- Full redline document of Zoning Ordinance will be available that will include the input from the PZC hearings.
- Discussions took place on November 19, 2025, continued to December 17, 2025, and proposed for continuation until January 21st, 2026.

Ultimately, these will culminate in a redline document, accompanied by minutes, that will be forwarded to the Village Board for final consideration.

Recommendation:

Motion to continue public hearing PZ2025-0037, Zoning Ordinance Text Amendments, to January 21, 2026, 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle.

PETITIONER INFORMATION

Business/Org. Name: Village of Mundelein

Name_Eric Guenther

Title_Village Administrator

Address_300 Plaza Circle

City: Mundelein State: Illinois Zip_60060

Phone__847-949-3200

Email__eguenther@mundelein.org

Signature:

Printed Name:

Date: 10/30/2025

Title: Village Administrator

SECTION(S) OF ZONING ORDINANCE: All Sections of TITLE 20 of the Municipal Code, Zoning Ordinance, and the Comprehensive Plan for related updates.

PROPOSED TEXT AND JUSTIFICATION OF TEXT AMENDMENT (*Attach sheet if additional space is needed*)

After over 10 years of implementing projects referencing Title 20 of the Municipal Code, Zoning Code, there are areas of improvement, omission, clarifications, or adaptation that are recommended. Staff created a spreadsheet that outlines these issues and potential amendments. Almost every section of the Ordinance will have discussion and/or changes.

Additionally, the Village desires to create a base zoning district for traditional neighborhood design, which has its foundation in the principles of New Urbanism. Staff would like to amend the Comprehensive Plan to provide more firm direction around certain areas that may included this type of development, as well as recommend adoption of the base Traditional Neighborhood Design zoning district.

See attached spreadsheet of identified areas to review for potential modifications to the Zoning Ordinance.

STANDARDS FOR GRANTING A TEXT AMENDMENT

The Planning and Zoning Commission recommendation and the Village Board decision on any zoning amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning and Zoning Commission and the Village Board shall consider the following standards. The approval of amendments is based on a balancing of these standards.

a. The extent to which the proposed amendment promotes public health, safety, and welfare of the Village.

The proposed amendments continue to promote the public health, safety, and welfare of the Village.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

The relative gain to the public is a clearer document that allows more flexibility in sections such as accessory uses in rear yards of residences and clearer standards such as outdoor screening or trash enclosures.

c. The consistency of the proposed amendment with the Comprehensive Plan.

The proposed amendment is consistent with the Comprehensive Plan. Additionally, an amendment to the Comprehensive Plan is proposed to incorporate past amendments and also a future Traditional Neighborhood area.

d. The consistency of the proposed amendment with the intent and general regulations of this ordinance.

Yes, the amendments are consistent with the Village's intent.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

The amendments cover all of these areas: corrections, clarifications, and policy changes.

f. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Comprehensive Plan.

It is the belief of staff that these change are necessary to improve the experience of working with the Village, third parties, and this document.

g. The extent to which the proposed amendment creates nonconformities.

The Intent is to minimize nonconformities.

h. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

The amendments follow the structure and organization of the Ordinance.

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1	**GROUPING**	**DESCRIPTION**	**SECTION NUMBER(S)**	**ISSUE**	**NOTES**
2					
3	Traditional Neighborhood Design	Zoning that accomodates form-based code specific to Traditional Neighborhood Design and New Urbanism	Numerous - 20.16, 20.20, 20.24, 20.44, 20.48, 20.64, 20.68, and 20.72	The Village does not have a specific zoning code or zoning district to accommodate Traditional Neighborhood Design, New Urbanism, or Form-Based Code.	Create a new Zoning District and inset it sequentially into the ordinance OR insert it into 20.44 Special Purpose Zoning Districts. The intent will be to require all TND/New Urban projects to be PUDs. The specific regulations will then be created for each TND zoned project within its applicable PUD Ordinance.
4	Administrative	Hearing Notices	20.16.030	~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt. ~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements. ~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirement. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.	
5	Accessory Structures	Sheds in R-5 (Multi-Family) District (POTENTIALLY STRIKE THIS ONE)	20.52.040(S)(3)	Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.	Possibly remove this amendment - are we trying to solve an issue for a very rare instance? Dialogue with Commission to see if it needs tweaking or not. If they need storage bigger than 144 SF, they could also just build a garage.
6	Accessory Structures	Definition for Recreational Equipment (ex. Ice Rink?)		No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".	Add a new defintion under General Terms Definitions: "Recreational Equipment means any outdoor accesory structure used on private residential property for recreational purposes including, but not limited to, swing sets, play sets, treehouses, ice rinks, basketball and other sport equipment. "Recreational Equipment" does not include equipment located on public parks/playgrounds, schools, or daycare centers.
7	Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.	Add a General Regulation for Accessory Structures: "Pergolas, gazebos, and porches that are attached to the principal structure are not subject to a maximum area provided that it meets the underlying Bulk and Yard Regulations of its applicable zoning district. The structure must be permanently attached to the principal structure, including a tie-in to the adjacent roof where feasible, and must compliment or match the materials of the principal structure."

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1	**GROUPING**	**DESCRIPTION**	**SECTION NUMBER(S)**	**ISSUE**	**NOTES**
8	Accessory Structures	Decks being counted as impervious surface	Impervious surface bulk/yard standards or 20.52	The code currently considers decks to be 100% impervious surface coverage, and contributes to the maximum impervious surface coverage of a lot. Staff studied a number of other communities and found that often times decks are considered to be 50% impervious, as water runs into the gaps. If underneath the deck is already fully impervious (concrete) then it is instead considered 100% impervious surface.	The proposal is to modify our code, which considers decks over grass, dirt, or stone to be 100% impervious, to now calculate this area as 50% impervious.
9	Accessory Structures	Dumpster enclosures - allow wood enclosures		The full masonry enclosure seems onerous for businesses and very costly. Village still wants to require professional products in character with the surroundings such as nicer gates (no chain link, slats, etc), but all masonry is tough to get compliance and upgrades.	See draft for Amanda's proposed changes
10	Accessory Structures	Decks Above First Story	20.52.060 (Permitted encroachment table)	Decks are prohibited from being higher than the first floor. There are many houses in Loch Lomond that have rooftop decks on top of a 1st story room . We have also seen decks on the second story when there is a walkout basement.	Change Permitted Encroachment Table to read: Under deck, strike this: - No higher than the first floor of a structure
11	Accessory Structures	Mechanical Equipment	20.52.050 (K) (2)	It seems unreasonable to require screening of the mechanical units in the rear yard from the adjoining lots. The code currently requires all ground-based mechanical units to be screened from all adjoining lots and public right-of-way with no exceptions. Also, there is a phrasing error in this section ("when visible from the adjoining lot public or right-of-way")	Change section to read: "All nonresidential, mixed-use, or multi-family approved ground-based mechanical, including, but not limited to, HVAC units, shall be completely screened when visible from the adjoining lot or public right-of-way, excluding alleys. Screening materials may be masonry, wood, landscaping, or other opaque material, and shall effectively screen mechanical equipment so no portion is visible from a street or adjoining lot (with the exception of equipment in the rear yard). Color and texture of a masonry screen wall shall be compatible with the color and texture of the principal building on the site."
12	Accessory Structures	Setbacks for accessory structures (trash enclosure, shed, etc.) on commercial properties with a zero foot setback.		There are some commercial properties that have a zero-foot setback or a build-to zone, which doesn't apply cleanly to accessory struture setbacks (they typically just list what yards it is permitted in). What do we want to see? Perhaps nothing physically in front of the building with a 1' setback from all property lines?	Maybe add a line to the general accessory structure standards: "Where a setback is either zero (0) feet or a build-to zone is present, the 'Required Front Yard' and "Required Corner Side Yard" are instead interpreted as any space between the front or corner side facade of the building and the public right-of-way with regards to placement restictions on accessory structures. In the presence of a zero (0) foot setback or build-to zone, all accessory structures must be setback at least 1' from the property line."
13	Accessory Structures	Setbacks for walkways/sidewalks		It is felt that sidewalks and walkways should be able to go right up to the property line. The same applies to driveways and fences.	Add "- May go up to property line." in permitted encroachment table for sidewalks, fences, and driveways

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14	Accessory Structures	Maximum sidewalk width		The code does not have a clear line between a walkway and a patio. Set a maximum width for walkways, except where an apron is needed to connect to a driveway, patio, stoop, stairway, or porch.	Under Sidewalk and Private Walkway, add: - Maximum width of six (6) feet except where an apron is required to connect to another structure.
15	Accessory Structures	Ground Based Mechanical Equipment in C-5	20.36.080(a)(10)(b)(iv)	We need to remove this line (item iv). It refers to another section that does not contain the standards it promises. Also, mechanical equipment screening is already duplicated in this same section under item (i)	Remove this line entirely.
16	Accessory Structures	Pergola and gazebo maximum size		Need to discuss - we get many complaints about the maximum size for pergolas and gazebos (144 SF), and it results in many zoning cases. They are typically approved by the PZC.	Discuss with PZC
17	Accessory Structures	Permitted accessory structure encroachments in C-5	20.36.080(B)	There are many accessory structures not permitted to encroach certain "required yards" in the downtown. However, many downtown projects are instead subject to a "build-to zone", and do not have a traditional "front yard" or "corner side yard". Should we change it from "required yard" to "yard"? Is the intention for that accessory structure to not be on that side of the building? Example: Are patios permitted in front of townhomes in C-5? They are prohibited in the "Required Front Yard", but there is instead a 15' build-to-zone.	In the Patio row, Required Front/Corner Side Yard column, amend as follows: N - Residential (Except for townhouses and mult-family, in which case patios must be setback 3' from the front property line) Y - Non-Residential
18	Accessory Structures	Accessory structures built outside of the front setback but in the front yard		The permitted encroachment table for accessory structures prohibits structures in certain "Required Yards". However, if the principal structure is setback further than the "Required Yard", there is a "no mans land" in the leftover building envelope where anything goes. We believe the intent of the code is to prohibit accessory structures on that side of the building (especially front).	I propose we select specific accessory structures that aren't appropriate in front yards, and add a line under each in the table that says " Prohibited between the front façade and front property line." Carport, Mechical Equipment, Gazebo, Private Greenhouse, Recreational Equipment, Recycling & Refuse Containers, Sheds, Swimming Pool or Hot Tub
19	Accessory Structures	Accessory structures on "lake access" parcels that are not contiguous with the lot it serves (ex. Sunset Lane on Diamond Lake)		Attorney advised we cannot issue any permits for accessory structures on the lake lots south of Sunset Lane, as they are separated by a ROW and do not have their own principal structure. If we want to, we could create an overlay district or modify the L-MU Chapter for those properties that allows owners to build on nearby lake parcels if they are within X feet and under common ownership. We need to decide if we want to pursue this. In other words, we want to allow some mechanism for accessory structures on "lake access" lots that serve another nearby property. Need to discuss what distance to allow.	Maybe instead of an overlay, just add the language: "For lots without principal structures that have frontage along Diamond Lake or Loch Lomond, property owners within X feet that have a principal structure may build accessory structures on that vacant lot. Only the following accessory structures are permitted (and no more than one of each): pier, shed, patio, walkways, pergola, gazebo, firepit, recreational equipment. All combined accessory structures cannot exceed 25% of the lot area. No parking of vehicles, recreational vehicles, or commercial vehicles is permitted." Please contact Mark Logan, one of the residents near Sunset, if and when this amendment moves forward. He calls every 2 months checking in. 224-358-7679

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20	Accessory Structures	Patios for Townhomes	20.52.050	For the Crossings of Mundelein (Lennar), there was flexibility given to the overall development with regards to the 3'/5' setback rule for patios. The intention is that the patios meet the overall setbacks and lot coverage with the common area, and owners can pave over their little tiny rectangle of property to create a patio. This should be memorialized in the code somehow because there is no way for a reviewer to know this if they don't have that institutional knowledge (this has already led to denied permits).	"With regards to accessory structures on townhouse lots, common areas (owned and managed by the same association) shall be included when calculating setbacks and impervious surface coverage"
21					
22					
23	Accessory Uses	Short Term Rentals		VRBO, AirBNB. Do we tackle these now or delay? This might need to be a top-down discussion with the Village Board and PZC.	
24	Accessory Uses	Temporary Outdoor Entertainment and Temporary Outdoor Recreation events in residential districts		We have been approving events like this in residential areas (Loch Life Music Fest, Turkey Trot, etc.) but technically the code says you can't have these events in residential districts. We propose allowing them.	For Temporary Outdoor Entertainment Events, strike section (a): "Temporary outdoor entertainment events are allowed for non-residential uses." For Temporary Outdoor Recreation, strike the language "Temporary outdoor recreation is permitted for the commercial uses within commercial districts only".
25					
26	Architectural	Suggested changes to landscaping requirements from Adam Boeche (Amanda has these and is looking for them)			
27	Architectural	Remove or change diversity requiremetns for landscaping		It's too much calculating. Difficult for staff and applicants.	Potentially remove the middle two columns regarding %, and simply require a minimum number of species instead.
28	Architectural	L-MU View and Access Corridors for Diamond Lake (VMB)	20.44.040(F)	Section 20.44.040(F) requiring view and access to Diamond Lake for new development in L-MU depends on many variables and is something more appropriate to evaluate on a case-by-case basis. Either reevaluate or remove the section mentioned above. If removed, it may be appropriate to add it to the Comprehensive Plan instead.	I propose removing this section completely (#1 and #2), and making sure promenades and views of the lake are referenced in the Comprehensive Plan. That way, we have some teeth if someone needs a rezoning, variation, etc.
29	Architectural	Stucco ad EIFS in Commercial District		We do not want to allow stucco in commercial districts. It looks like EIFS. They can pursue an administrative variation if they have reason to think it will look good.	Move "Stucco" from (a) to (b) within this section (from permitted to prohibited materials). Also strike EIFS on the 2nd floor)
30	Architectural	Remove references to Appearance Code		This chapter of the Municipal Code has been obsolete and unused for 9+ years	Remove chapter 16.22 entirely. I could not find any other references.

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31	Architectural	Attached Garages	20.28.060	Before we did our big amendment to the Downtown chapter of the Zoning Ordinance, the accessory structures section addressed standards for Attached Garages (right above Detached Garages). See an old version of the code for the specific language. The regulations were replaced in the Downtown Chapter, but it was not added to the design standards for the residential zoning district. Therefore, those requirements don't exist for residential development outside of the Downtown. This was an error, and they should be added to the Design Standards for Residential Zoning Districts. The big one that we are concerned about is regarding attached garages not taking up more than 50% of the facade	Add a #5 to this section addressing "Attached Garages". Language from previous code: a. Front-loaded attached garages shall not occupy more than fifty percent of the width of the front facade as measured along any building line that faces the street. b.Windows, doors, and roof treatments of that part of the garage facing the street shall incorporate architectural detail expressive of a residence.
32	Architectural	Transparency Requirement v. Fake Windows		We've let a couple buildings use fake windows to meet the transparency requirement. In both cases, it felt like the intention of the code was met. It is very burdensome for restaurants especially to have transparency on multiple sides because of BOH. However, the code doesn't allow this, and is pretty explicit about what counts as transparent. We should change this to match our practice.	Potentially add to the list of administrative variations in lieu of prescribing specific requirements, as we do not want to ENCOURAGE fake windows. We should also review the energy code requirements to see if our tinting maximum (20%) is still appropriate. Amanda will look at this section a little more too - Wirtz project had a lot of language on this. More research.
33	Architectural	Corrugated metal as a permitted building material in commercial districts		Prohibit corrugated metal as a primary material. We are not sure why this is listed as a permitted material. Allow as accent? Places like Chipotle used this on some of their buildings.	
34					
35	Error	C-5 District		Townhouses are permitted in C-5-C, but no bulk/yard column for this subdistrict	Table 20.36-5
36	Error	Table 20.32-1		Section numbers for use standards are obsolete	These all seem correct?
37	Error	Garage Condominiums Never Added to Use Table	20.40.020 (Permitted and Special Uses in Manufacturing)	When ordinance was amended in 2018 to add "Garage Condominiums" as a use, it was never added to the use table. It should be a Special Use in M-1 and M-MU. It was added to the Use Standards and Definitions Chapters.	

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38	Fencing	Nonconforming Accessory Structures		Fences and driveways strongly impact the use, landscaping, and layout of a property. However, they technically can't be replaced as-is if they are nonconforming. It feels reasonable to make two exceptions for fences and driveways.	In the Nonconformities chapter, under "Damage or Destruction", add: 1. In the event that any nonconforming structure is structurally damaged or destroyed by means within the control of the property owner or tenant, the structure, as restored or repaired, shall comply with all requirements of this Ordinance. Fences and driveways are exempt from this requirement, and may be replaced as-is if the following conditions are met: a. The fence or driveway was either originally permitted by the Village (verifiable by Village records) or constructed before 2008 (verifiable by aerial imagery); and b. The replacement structure does not increase the degree of the nonconformity or create any new nonconformities;
39	Fencing	Slats in chain link fences		We interpret the code as not allowing slats or mesh as they are not listed as a permitted material, but it should be made more clear. Perhaps build in an exception for sports uses for the mesh? Maybe workshop that with PZC.	Amend as follows: v. Coated chain link, with the following conditions: 1. Must be vinyl coated in brown, black, or green; 2. Permitted in the rear and interior side yard only; 3. Only permitted in the following zoning districts: R-1, R-2, R-3, R-4, I, and OS; and 4. Slat inserts and mesh fabric are not permitted, with the exception that sports facilities and parks/playgrounds may have mesh fabric.
40	Fencing	Deck Railings/Privacy Screens		We interpret the code as permitting fences up to 6 feet from grade in rear yards and apply this same restriction to 'privacy screens' on decks. Deck railings are not necessarily under this same requirement even though, by definition, they are a fence. Consider an exemption for fencing on decks/patios/porches if they are setback x feet from the property line (so it doesn't block sunlight), are located in a side or rear yard, are x% open, and/or less than x feet above the deck surface. **As something other than a fence?** Isn't a huge issue, but comes up every now and then. We like: setback, height from floor of deck (up to 10?), how many sides they can install it. Max height for deck railings? 3.5' is building code	We need to workshop this one with the PZC to see what we're open to. Proposed option: A. Deck Railings: Permitted up to 4' above the floor of the deck. Same permitted materials as fences. B. Privacy Screens on Decks or Patios: Allow up to 8' above deck or patio floor. Same permitted materials as fences. Must be setback at least 3'. Should we require a certain openess, maybe above a certain height?
41	Fencing	Fences Reverse Corner Side Yard	Section 20.52	With regards to fences specifically, treat reverse corner side yards as a regular corner side yard	Change code to reflect this practice

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42	Fencing	Permitted Encroachments/Side Yards	Table 20.52-1; Figure 20.72-3	There seems to be some misinterpretation and confusion about side yards/side yard setback and rear yard/rear yard setback. By definition, rear yard is only the area between side lot lines, from the rear lot line to the rear setback line; therefore, not everything behind a house is 'rear yard'. Some of the commonly assumed 'rear yard' area is actually 'side yard'. Therefore, this impacts the permitted encroachments allowed by Table 20.52-1. Patios are often the big offender in this regard. Figure 20.72-3, makes it appear as if the actual house decides a 'yard'; whereas the written definitions refer to the setbacks, not the house. I think confusion is made because we often mistakenly use the definitions of yards provided for fences for all other structures.	Perhaps just make an exception for accessory structures that are behind the rear face of the house (3' from the side, 5' from the rear instead of needing to be outside of the interior side yard setback)
43	Fencing	Commercial Fences in Downtown	20.36.080(A)(6)(c)(v)	We allow residential lots that abut non-residential lots to install an 8' fence along that property line, but we do not allow the same in reverse (ex. Thornton's fence height variation).	Amend: v. When a residential lot abuts a county or state highway or tollway, or nonresidential use, either the residential or nonresidential lot owner is permitted to erect an eight-foot fence along the rear or interior side lot lines that abut such use.
44	Lighting	Rooftop lights and light fixture design (DEFER FOR A LARGER LIGHTING SECTION OVERHAUL)	20.52.040	Rooftop-mounted fixtures should be ornamental and exterior lights should be integrated into the building design. Height of industrial building-mounted lights is too low right now.	This needs to be tackled as a holistic lighting text amendment in general - save for that.
45	Lighting	Downtown Lighting 20.36.070(D)(5)		There is a reference to maximum light heights being "specified below", but nothing is specified for wall mounted fixtures	add maximum light mounting heights for walls - poles was specified as 16'h.
46	Lighting	Lighting		This section is outdated completely. Suggestion to create a new section completely dedicated to lighting rather than a minor reference. If language and researech is not available now, we should put in a placeholder and mark it "Reserved, intentionally left blank"	Tackle as a larger lighting section overhaul.
47	Lighting	Flashing, moving, or bright lights on residential properties	Section 20.52.040	The Village has received complaints regarding residential property where permanent, high-intensity lights were installed under the second-story eaves. These lights flash, strobe, and change colors, creating a nuisance for neighboring properties.	Staff, Code Enforcement, and the PZC will need to workshop this section further.
48					
49	Setbacks	Front yard setbacks when other lots are legal nonconforming	20.28	Clarification is needed on whether front yard setback averaging applies only when it results in a setback under the 30-foot minimum or if it should also apply when averaging creates a greater setback, especially when neighboring homes are closer to the front property line.	
50	Setbacks	Bay Window, Eaves, Fireplace Definition	20.52	Bay windows, chiminies, and eaves can be too close to neighbor's property with the allowed encroachment.	Bay windows and chimineys should not encroach into side or front yard. Eaves remain with side setback.
51	Setbacks	Side Yard Setback Calculation	20.72.030	The interior and corner side yard setbacks are determined by a % of the lot width, but the definition of lot width stats that it is taken at the front yard setback (30' back from the front property line). This is very hard to calculate in practice, because no plats have this dimension listed.	Staff found that the property lines are always found in plats. The interior and corner side yard setback should be determined by the front property line width.

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52	Uses	Outdoor Sales and Display	20.52.060(c)(8)	The code does not expressly allow nor regulate outdoor sales and display for businesses such as gas stations, grocery stores, and hardware stores. An inventory shows about 9 businesses having outdoor seasonal displays.	Permitted accessory use in commercial districts, cannot be more than 15% of lot. There should be the following requirements: ADA accessible (5' clearance), not taking over required parking, paved area, marked pedestrian walkway, cannot be in right-of-way, no additional signage beyond what is permitted by Sign Ordinance. The items permitted to be offered in outdoor sales and display areas include, but are not limited to, building or garden supplies for retail sale, nursery plants, equipment
53	Uses	Screening requirements for outdoor sales and display	20.52.070	The screening requirements defeat the purpose of outdoor display	
54	Uses	Ammo Sales at Shooting Ranges, shooting ranges and gun sales in general.	20.48.030(EE)(5)	Code is unclear about whether ammunition and firearms can be sold at shooting ranges. The Use Standards say ammo can be “stored”. Regulations unclear and need refinement. Allow ammo sales. Maybe allow firearm sales. Look into whether the municipal code prohibits/regulates firearm sales otherwise. New case law since this was adopted in 2012.	requirements for Section 20.48.040
55	Uses	Car-sharing/alt. transportation rentals (Scooters, bikes)	20.68	Under definition of Motor Vehicle Rental Establishment "car-sharing" - it is an accessory to parking facilities, yet there are no standards for car-sharing or any other reference to car-sharing in the ordinance. It is only for passenger vehicles. ZipCar is an example of car sharing companies, not Alamo or Hertz where there is an office/individual to process your rental	Add accessory use standards for car-sharing and add definition
56	Uses	Outdoor storage – industrial areas – table was not updated. Add language that an outdoor storage yard requires a S.U.P.	Multiple	Allow outdoor storage in M-1 and possibly M-MU. Clearer interpretation of what is or is not outdoor storage yard. Are vehicles storage? If so, what's the line? Require SUP for all outdoor storage except car sales. Vehicles vs. height above screening fence.	mke outdoor storage as an accessory use - we do not want storage YARDS

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57	Uses	Banquet Facility	20.68	No clear definition for spaces within a business unit that are rented as a party/gathering space	Separate banquet facility from a "funciton room"
58	Uses	Truck Stop Definition		Speaks for itself	**Board approved Ordinance 10/27/2025**
59	Uses	Tattoo parlor	20.32 and 20.36	Only permitted downtown or C-3 as a SUP.	Permit in all commercial districts
60	Uses	Remove car washes as a Special Use from C-2 and C-5-C		We receive many inquiries for car washes in C-2 and C-5-C, and they never seem appropriate. Most parcels in these districts back up to residential properties.	**Board approved Ordinance 10/27/2025**
61	Uses	Outdoor Storage - screening	20.60.	Screening requirements are not reasonable.	Give businesses some room to store larger materials based
62	Uses	Outdoor Contractor Storage Yard not well defined	20.68.040	We are repeatedly finding ourselves in the situation of interpreting businesses that store multiple vehicles outside, and the code is very gray on when it crosses the line into "Outdoor Contractor Storage". Everyone might interpret this differently. Examples might include Domino's having 6+ delivery vehicles, contractor offices in the Downtown having a small fleet (3 vans) and commercial trailer, a school bus storage yard, etc. We should also think about what other uses are ENTITLED to outdoor storage (especially of vehicles), and specifically spell that out in the code (ex. Motor Vehicle Operations Facility).	
63	Uses	Arts Studio Use in M-1	20.40.	Our department should talk about whether we WANT this, but we are getting increasing number of requests for "arts studios" (mostly sports facilities like baseball training, etc.) in the M-1 district. Should they be a permitted use? Yes	Also should sports faciltiies be a separate use? Separate from indoor amusement and arts studio
64	Uses	Sports Training Facilities	20.40.	Sport uses are being categorized as arts studio or amusement facility, creating	Create its own category: sports training facilities and allow
65	Vehicles/Driveways	Nonconforming Driveways	20.64.040	There is no policy in the code that allows driveways to be “grandfathered in” if they were once permitted, although it has been our policy.	All kind for kind replacement (to current extent, if legally constructed)

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66	Vehicles/Driveways	Commercial Vehicles - Weight Discrepancy	20.56.120	Section A and C have conflicting weights listed as the maximum for a commercial vehicle (8000 vs. 12000). It should be 8000 for both. (Pointed out by Kathy)	Change from 12,000 to 8,000
67	Vehicles/Driveways	Driveway Ribbons	20.56.080	There is no reference to ribbons in the Zoning Ordinance. Ribbons should be dissimilar to driveway and sidewalk (if sidewalk is parallel and adjacent to driveway). We have been interpreting the driveway regulations as allowing "driveway ribbons" up to 2' on either side of a driveway, as long as they are a different material than the driveway. However, this is not memorialized in the code.	Add language for ribbons. Allow to go up to the property line. Require to be different material and decorative.
68	Vehicles/Driveways	Driveway Approaches	20.56.080	Need to eliminate possibility for driveways to be wider than the approach - causes dead turf, mud, gravel infill, etc. Require that driveway width match the approach width.	Require that driveway width match the approach width.
69	Vehicles/Driveways	Parking Pads		Limited to 1? Add max dimension and dimension of route to it?	Decided not to do a text amendment
70	Vehicles/Driveways	Recreational Vehicles	Section 20.56.120	This issue was brought forward as a result of a code enforcement violation involving a resident who stored their RV and boat in the driveway rather than in the rear yard on a paved surface, where RVs are permitted. The zoning variation was denied, and the Village Board asked staff to review the matter and address it at a future date.	Staff, Code Enforcement, and the PZC will need to workshop this section further. We have already researched the topic, and the group will need to decide what should or should not be enforced, such as the location of the RV, the duration of parking, and updates to the definition. (Already written and we will need to get feeback from the PZC/VB)
71	Vehicles/Driveways	Parking Pads in Corner Side Yards		Prohibit parking pads in corner side yards and reverse corner side yards	Maybe don't do, or maybe do it. Dunno. See if there is backlast from village board
72	Vehicles/Driveways	Recreational Vehicles in residential districts (Section 20.56.120)		Title of section is Residential districts, but section (c) refers to commercial situations	Strike "Residential" from section title
73	Vehicles/Driveways	Create Cross Reference to Single-Car Garage Paragraph in Nonconformities Chapter	20.64.040(H)	This is an important regulation, but it is deep within the nonconformities section. Need to add an asterisk to the parking requirement table next to single-family homes that directs users to this section.	Goal is to make it more clear to everyone that you can't demolish a garage without replacing it (and that the nonconformities chapter allows a single car garage to be replaced as is)
74	Vehicles/Driveways	No parking requirements listed for Parks/Playgrounds	20.56.130 (Table 20.56-1)	The table doesn't list any parking requirements for the Park/Playgroudns category, so what do we apply to park district facilities like ball fields, field houses, ice rinks, etc.?	Used the parking space requirement from the Illinois Department of Natural Resources' Planning Development Facility Guides. Baseball fields are around 2-2.5 acres, soccer fields are just under 2 acres. Outdoor recreational facilities is already covered under required bicycle spaces - 10 parking spaces per acre of designated playing field - under indoor/outdoor recreational facilities based on the definition of parks
75	Vehicles/Driveways	no parking requirements for community centers	20.56.130 (Table 20.56-1), 20.36.100 (Table 20.36-11)		Add parking spaces and require stacking/drive up space
76	Vehicles/Driveways	Review NITA bill adjusting parking for areas near transit. Modify Ordinance to reflect state legislation.	20.56.130 (Table 20.56-1)		

	A	B	C	D	E
1	**GROUPING**	**DESCRIPTION**	**SECTION NUMBER(S)**	**ISSUE**	**NOTES**
77	Vehicles/Driveways	Drive-Through Landscaping	20.60.150(D)	The drive-through screening requirements are obnoxiously tall (6' fence, wall, or hedge). Need to shorten to a height that is sufficient to screen headlights, but where a human can see over them while standing.	3' is referenced throughout the code, and is tall enough to
78	Vehicles/Driveways	Parking lot reconstruction triggering landscape requirements		Someone wanted to replace concrete with asphalt. It doesn't feel like they should have to install landscape islands	
79	Uses	Community Residence	20.28.020 (Table 20.28-1)	receiving more group home applications	Add: Minimum Spacing. A community residence may not be located within 1,000 feet of another community residence, measured from the property line, and more than one community residence may not be located on a single block.
80	Uses	Cell Tower (Fall Zone Setbaack)	Section 20.28.040(QQ)(3)(b)	Such reduction in the fall zone setback shall require submission of a written instrument signed by **all adjoining property owners**, and duly notarized, agreeing to such modification. In all cases, the wireless telecommunications tower must at least meet the underlying setback requirements of the zoning district in which it is located.	Change the language to: "all adjoining property owners **WITHIN** the fall zone setback.
81	Uses	Cemetery and Crematoriums	Section 20.44.020 Table 20.44-1, and Section 20.68.040	Cemeteries are only permitted within the Open Space (OS) zoning district, and the definition of "cemetery" includes crematoriums.	Separate the two uses by removing crematoriums from the definition of "cemetery". Possibly designating crematoriums as a special use within the M-1 and M-MU zoning districts. Add use standards and a definition for crematoriums. **We will need the PZC's guidance on whether crematoriums should be permitted by right or as a special use within the manufacturing zoning districts.**
82	Uses	Home Day Care	Section 20.28.020 Table 20.28-1, Section 20.36.060, Section 20.48.040, and Section 20.68.040	This use was brought forward as a result of a code enforcement violation involving a home day care caring for more than six (6) children from outside households. A text amendment was submitted to the Planning and Zoning Commission requesting permission to allow up to 16 children from outside households within one home day care. The Planning and Zoning and Village Board denied the request and directed staff to review the Zoning Ordinance, work with the applicant and other home day care providers, and return with a revised proposal in the future.	Eliminate "Day Care Home, Adult or Child" as a permitted use in the R-5 district and classify it as a prohibited use in multi-family buildings. Additionally, limit child care to a maximum of eight (8) children in total.
83	Uses	Make freight terminal and motor vehicle operations a special use? With standards?			
84	Uses	Change mural definition to include vinyl murals			