AGENDA
VILLAGE BOARD MEETING NO. 3337
February 9, 2026 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

A. **Motion** to approve the Board of Trustees Regular meeting minutes from January 26, 2026.

V. PRESENTATIONS / AWARDS

VI. PUBLIC COMMENTARY

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

A. **Meeting Call —** Committee of the Whole Meeting to discuss the Water Meters on February 23, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

B. Proclamation - 211 Day

IX. TRUSTEE REPORTS

A. Community Happenings Committee (Grieco, Juarez, Lambert)

1. Community Happenings Report from Trustee Grieco

B. Community and Economic Development Committee (Juarez, Schwenk, Grieco)

1. Fence Variation at 445 Brice Avenue

Motion to pass an Ordinance granting a variation from Section 20.52.050(G)(2)(d)(v) of the Zoning Ordinance regarding a coated chain link fence located within the required corner side yard setback at 445 Brice Avenue, Mundelein, IL.

2. Mundelein High School District 120 - PZ2025-0039 - Variation for Interior Parking Lot Landscape

   Motion to authorize staff to prepare an ordinance approving a variation from Sections 20.60.110(A) and (B) of the Zoning Ordinance regarding the required interior parking lot islands and shade trees for the properties located at 1350 and 1500 West Hawley Street.

3. Comprehensive Plan Amendment

   Motion to pass an Ordinance Amending the Official Comprehensive Plan of 2021 for the Village of Mundelein, PZ2025-0038.

4. Amendment to Ordinance O-25-10-74 Establishing the Village of Mundelein Micro Shops Advisory Group

   Motion to pass an Ordinance Amending Ordinance O-25-10-74, An Ordinance Establishing the Village of Mundelein Micro Shops Advisory Group.

C. Public Works & Engineering Committee (Lambert, Krinski, Juarez)

1. Budget Amendment - 260-436-48740 - Streets

   Motion to approve a FYE2026 budget amendment for account number 260-436-48740 - Streets in the amount of $69,479.00 for the construction inspection services for the 2025 (FY26) MFT Roadway Improvements project.

2. Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

   Motion to approve a Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

3. Resolution for Construction in a State Highway

   Motion to Adopt a Resolution for Construction in a State Highway.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Governing Body

   Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between January 27, 2026 and ending February 9, 2026 in the amount of $1,553,498.65.

2. Budget Amendment for TIF 2 Payments to School Districts

   Motion to approve an FYE2026 budget amendment to account number 340-264-49901.000 in the amount of $39,313.75 for expenses related to TIF 2 payments to School Districts 75 and 120.

E. Public Safety Committee (Ugaste, Lambert, Krinski)

F. Building Committee (Krinski, Ugaste, Schwenk)

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Mundelein High School TIF 9-2025

Motion to approve purchase order number 26-00826 in the amount of $58,967.40 to Mundelein High School for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

2. Mundelein School District #75 TIF 9-2025

Motion to approve purchase order number 26-00827 in the amount of $38,999.69 to Mundelein School District #75 for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

3. Executive Session Meeting Minute Approval

Motion to approve the Executive Session Meeting Minutes for the December 8, 2025 meeting.

XI. OTHER BUSINESS

XII. EXECUTIVE SESSION

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

B. Motion to reconvene Village Board Meeting

C. Attendance

D. Action from Executive Session

XIII. ADJOURNMENT

A. Motion to Adjourn the Regular Board Meeting

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

CALL TO ORDER

The 3336th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on January 26, 2026 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

Assistant Administrator Monroe took the roll call. It indicated as follows:

Board Attendance
PRESENT: Trustees Grieco, Juarez, Krinski, Schwenk, Ugaste
ABSENT: Clerk Walsh, Trustee Lambert

Village Attendance
PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Business Services Manager Langeler
ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Approve the Board of Trustees Regular meeting minutes from January 12, 2026.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

PRESENTATIONS / AWARDS

Mayor's Community Service Award - CERT Leadership Team

Fire Chief Lark explained the role CERT plays in the community. They have also been asked to help out in other communities, helping with the after-affects of bad storms, tornadoes, etc. These CERT members are unselfish and don't ask for anything when

working for the community. The membership has grown immensely since dropping after the pandemic though th, they are dedicated to helping our community and others. Membership stands at about 50 after dropping so low

Presentation from Economic Development Consultant, John Lynch

John Lynch made the presentation. He said Mundelein is in a very enviable position--we are experiencing large residential growth which paves the way for retail--"Retail follows rooftops". He stressed that Mundelein should make sure Ivanhoe Village has the Mundelein brand attached to it through press releases, brochures, etc. Mr. Lynch praised our Community Development team led by Amands and feels the Village is definitely headed in the right direction and we have the same problems as other communities in filling "medium" spaces. Trustees Juarez and Grieco thanked Mr. Lynch for his presentation.

PUBLIC COMMENTARY

None.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Meeting Call — Committee of the Whole Meeting to discuss the State of the Village on February 9, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

Comcast Business - Phone Service Agreement

Motion to adopt a Resolution accepting the proposal and authorizing the Assistant Village Administrator to execute the Service Order Form and related service agreement documents with Comcast Business Masergy Communications for Village phone services.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Amend Chapter 5.76 to Increase Class M2 Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class M2 liquor licenses authorized in the Village of Mundelein at it relates to Fenton Brewing Company at 169 North Seymour Avenue.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Juarez
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco stated there is a Business Appreciation Breakfast on February 26 at DoubleTree Hotel, 7:30 -- 9:30 AM. Mr. Selas and Ms. Orenchuk will be speakers.

Community and Economic Development Committee (Juarez, Schwenk, Grieco)

Negotiating Team Appointment - 28884-28936 North IL Route 83

Motion to appoint Trustee Grieco and Trustee Ugaste to the 28884-28936 North IL Route 83 Negotiating Team.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Juarez
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Park Street Phase 2 Concept Plan Design Services - Amendment No. 01

Motion to adopt a Resolution Approving and Authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 26-00805 and payment in an amount not to exceed $43,800 for Park Street Phase 2 Concept Plan - Amendment No. 01 with Kimley-Horn and Associates.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk,

	Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Public Works & Engineering Committee (Lambert, Krinski, Juarez)

SCADA Infrastructure Upgrade

Motion adopt a Resolution authorizing the Assistant Village Administrator to execute an agreement with Concentric Integration for the SCADA Infrastructure Upgrade, and to approve the purchase of SCADA hardware and related components from Dell as outlined in the attached proposals, including approval of purchase order number 26-00795 in the amount of $94,700 to Concentric Integration and purchase order number 26-00796 in the amount of $32,382.54 to Dell Marketing.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Vehicle Purchase for Police Department - Budget Amendment and Purchase Order

Motion to approve FYE2026 budget amendments for account numbers 296-318-49910 in the amount of $45,720, 100-231-49910 in the amount of $20,780, and 272-315-48350 in the amount of $66,500.00 and adopt a Resolution waiving bids, accepting proposals, and approving purchase order numbers 26-00791 in the amount of $50,000 to Buss Ford, 26-00797 in the amount of $4,645.95 to Great Lakes Customs, and 26-00798 in the amount of $10,470.90 to Havey Communications Inc. for one police vehicle through direct purchase.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between January 13, 2026 and ending January 26, 2026 in the amount of $2,606,441.95.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

Fire Chief Lark reminded everyone there is a blood drive on February 14.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

SCHEDULED BUSINESS

Omnibus Vote Items

Robert Half Purchase Order

Motion to approve purchase order number 26-00794 in the amount of $46,400 to Robert Half for temporary employment services.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

BS&A Software Service Suite

Motion to approve purchase order number 26-00799 in the amount of $77,695.00 for BS&A Software Services for the period of 01/2026 through 01/2027.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk,

	Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Snow and Ice Control Services - Zone 7

Motion to approve purchase order number 26-00801 in the amount of $50,000 to Midwest Snow Solutions, Wauconda, Illinois, for contractual snow and ice control services in Zone 7.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Snow and Ice Control Services - Zone 8

Motion to approve purchase order number 26-00800 in the amount of $30,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

FY26 Bulk Rock Salt - County Bid

Motion to approve a budget amendment to account number 100-441-47541 in the amount of $21,484.80 and approve purchase order number 26-00809 in the amount of $21,484.80 to Morton Salt, Inc. of Chicago, Illinois for bulk rock salt.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Krinski
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

OTHER BUSINESS

None.

EXECUTIVE SESSION

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

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Recess into Executive Session 7:30 PM.

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

The Regular Board Meeting adjourned at 7:58 PM.

_____
Village Clerk

Mayoral Proclamation

SPECIAL RECOGNITION OF 211 DAY IN MUNDELEIN, ILLINOIS

WHEREAS, United Way of Lake County has been dedicated to serving children and families in our communities for more than 100 years; and

WHEREAS, the critical service 211 Lake County, which was launched by United Way of Lake County on September 24, 2019, is open and available for everyone in Mundelein and across Lake County, Illinois; and

WHEREAS, 211 is a free, confidential, easy-to-remember, one-stop helpline that connects people in need to a wide range of essential health and human services, and reduces non-emergency calls to 911; and

WHEREAS, 211 enables the people of Lake County to get connected to help 24 hours a day, every day of the year, by phone, text and online, regardless of the language they speak or where they live; and

WHEREAS, 211 expert navigators are trained specialists who will listen, identify underlying problems, and guide people to available resources; and

WHEREAS, since launch, 211 has made more than 448,000 connections to help from every zip code in Lake County, including Mundelein; and

WHEREAS, 211 team members have compassionately answered 289 calls and texts from Mundelein in the past year alone, with 515 needs requested, and 565 referrals made, mostly for help with housing and shelter, utilities, employment and income support, food, healthcare, government and legal support, and mental health and addictions; and

WHEREAS, 211 is available to 99% of America's population, and Lake County has led the way as a model to bring 211 services to all Illinois communities so that every person in Illinois has access to quality information, resources and assistance for addressing health and human service needs; and

WHEREAS, the Village of Mundelein is a key community partner committed to raising awareness of 211; and

WHEREAS, daily, 211 provides vital information and referrals to individuals and families in our community to improve and save lives.

NOW, THEREFORE, BE IT RECOGNIZED, that the Mundelein Village Board hereby proclaims February 11, 2026, as 211 Day in Mundelein and encourages everyone to become aware of the services provided by 211.

DATED in Mundelein, Illinois on February 9, 2026.

ATTEST: _____

Village Clerk Mayor

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Jessica Marvin, Associate Planner
Amanda Orenchuk, Director of Community Development

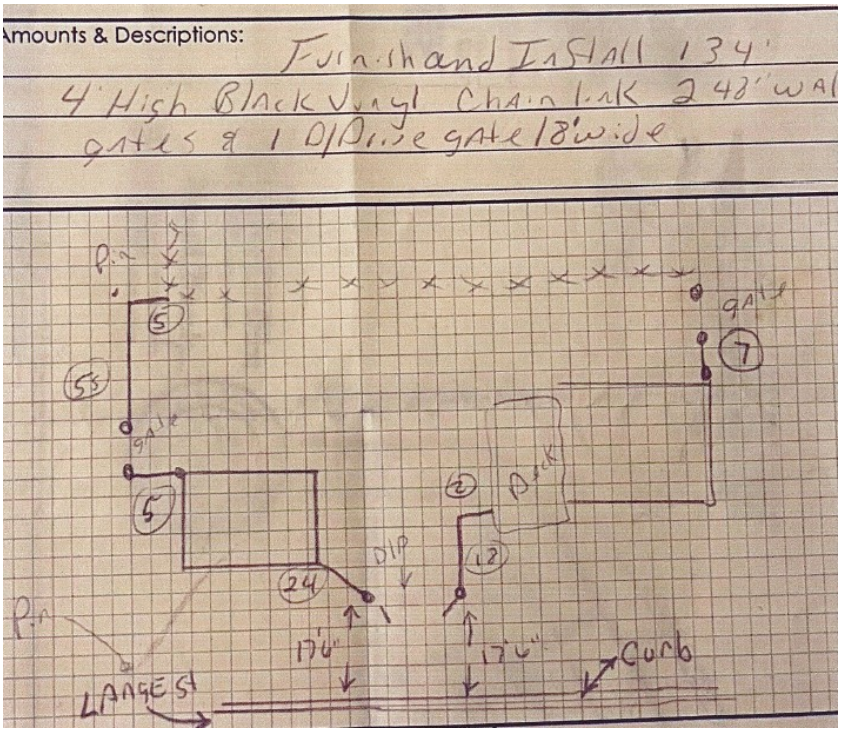
For: Village Board Meeting of February 9, 2026

Subject: Fence Variation at 445 Brice Avenue

Financial Impact:
N/A

Attachments:
1. O-25-02-7 - Exhibit A - Legal Description - 445 Brice Avenue
2. O-25-02-7 - Exhibit B – Fence Proposal with Aerial and Street View Images
3. O-25-02-7 - Findings of Fact
4. O-25-02-7 - PZC Minutes - 445 Brice Avenue - 01-07-2026
5. O-25-02-7 - Petitioner's Application Packet

Background:
The property owner of 445 Brice Avenue, Daniel Coleman, received a code enforcement violation in October 2025 for installing a 4-foot black coated chain link fence within the required corner side yard setback without a permit. Aerial imagery indicates the fence was installed by the Petitioner between September 2023 and April 2024. The fence is located approximately 2.6 feet from the corner side yard property line, encroaching 7.4 feet into the required 10-foot corner side yard setback. Additionally, coated chain link fencing is not permitted within the required corner side yard setback.



Variation Requested:

Section 20.52.050(G)(2)(d)(v) establishes the permitted fence materials and limits coated chain link fencing to rear and interior side yards only. The Petitioner is requesting a variation from this section to allow the existing coated chain link fence to remain within the required 10-foot corner side yard setback.



Comprehensive Plan:

The Comprehensive Plan encourages preserving the character of existing single-family residential neighborhoods of the Village. The proposed addition is in character with the surrounding residential neighborhood and is proportionate to the size of the lot.

Planning & Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on January 7, 2026, to consider the request. The Commission recommended approval of the variation related to the existing chain link fence by a vote of 4-0.

Analysis:

The Commission should utilize the standards for granting a variation in making its determination. Staff supports approval of the requested variation for the following reasons:

- **Neighborhood Density and Character**: The subject property is zoned R-3 Single-Family Residential, intended to accommodate moderate-density single-family neighborhoods in older areas of the Village. Multiple homes in the Fair-Haven subdivision are situated on triangular or rounded corner lots, differing from the typical rectangular configuration, and were primarily constructed between the mid-1950s and early 1960s.

- **Impact on Neighboring Properties**: The subject property is bordered by single-family homes on three sides and Carmel Catholic School on the east. Along the corner side yard property line, the Petitioner could have installed a permitted fence up to four feet in height with an open style, using materials such as treated wood, simulated wood, decorative brick or stone, wrought iron or simulated wrought iron, or vinyl; coated chain-link fencing is not allowed. The existing fence has been in place for over a year, during which time the Code Enforcement Officer has received no complaints.

- **Zoning Ordinance Intent:** Staff is of the opinion that the requested variation respects the spirit and intent of the Zoning Ordinance. The purpose of the minimum corner side yard setback requirement is to discourage construction near the corner property line, thereby protecting neighboring properties from potential adverse impacts associated with structures, while also prioritizing traffic and pedestrian safety and visibility. In this case, the existing chain link fence encroaches 7.4 feet into the required 10-foot corner side yard setback. However, the property benefits from a deep right-of-way measuring approximately 15 feet from the Petitioner's corner side property line to Lange Street, and the fence is located 17.6 feet from the Lange Street curb. The Zoning Ordinance is not intended to discourage private property investment but to preserve the character of the surrounding neighborhood.

Recommendation:

Motion to pass an Ordinance granting a variation from Section 20.52.050(G)(2)(d)(v) of the Zoning Ordinance regarding a coated chain link fence located within the required corner side yard setback at 445 Brice Avenue, Mundelein, IL.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on February 9, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-02-7
which is entitled

Fence Variation at 445 Brice Avenue

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 2/10/2026, and was posted for at least ten days thereafter.

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

Dated at Mundelein, Illinois on 2/10/2026.

_____
Village Clerk

ORDINANCE NO. O-26-02-7

AN ORDINANCE GRANTING A VARIATION TO PERMIT A CHAIN LINK FENCE TO BE LOCATED WITHIN THE REQUIRED CORNER SIDE YARD SETBACK FOR THE PROPERTY LOCATED AT 445 BRICE AVENUE, MUNDELEIN, ILLINOIS

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

WHEREAS, an application has been filed by Daniel Coleman ("Petitioner") requesting that a variation from the Mundelein Municipal Code (Zoning Ordinance) be granted for a chain link fence located within the required corner side yard setback at 445 Brice Avenue, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property"); and

WHEREAS, the Petitioner has requested a variation from Section 20.52.050(G)(2)(d)(v) regarding a chain link fence located within the required corner side yard setback at 445 Brice Avenue within the R-3 Single Family Residential Zoning District; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on January 7, 2026, by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and, by a vote of 4 to 0, recommended that the variation be approved by the Village Board of Trustees; and

WHEREAS, at the Village Board meeting on February 9, 2026, the Mundelein Village Board of Trustees accepted the findings of fact and determined that it was in the best interests of the Village to grant approval of the variation.

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

SECTION I: A variation from Section 20.52.050(G)(2)(d)(v) is hereby granted at 445 Brice Avenue, Mundelein, Illinois to permit a chain link fence located within the required corner side yard setback in accordance with the application on file attached hereto and made part hereof as **Exhibit B** (the "Fence Proposal with Aerial and Street View Images").

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

RESULT:	**[]**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None

ABSTAIN: None

President

ADOPTED: Monday, February 9, 2026

APPROVED: Monday, February 9, 2026

ATTEST: _____

Village Clerk

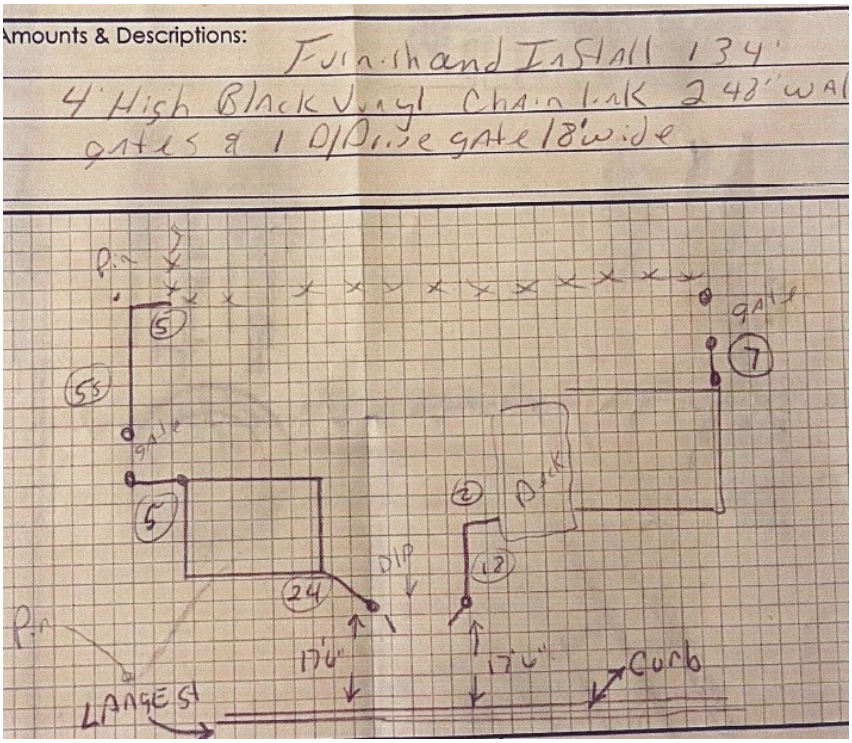
LEGAL DESCRIPTION

COMMONLY KNOWN AS: 445 Brice Avenue

PINS: 11-19-411-001

LEGAL DESCRIPTION: LOT 124 IN FAIR HAVEN, A SUBDIVISION OF LOTS “D” AND “E” OF MUNDELEIN STATION SUBDIVISION OF PARTS OF SECTIONS 19 AND 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1926 AS DOCUMENT 280478, OF BOOK “P” OF PLATS, PAGES 68 AND 69, IN LAKE COUNTY, ILLINOIS.

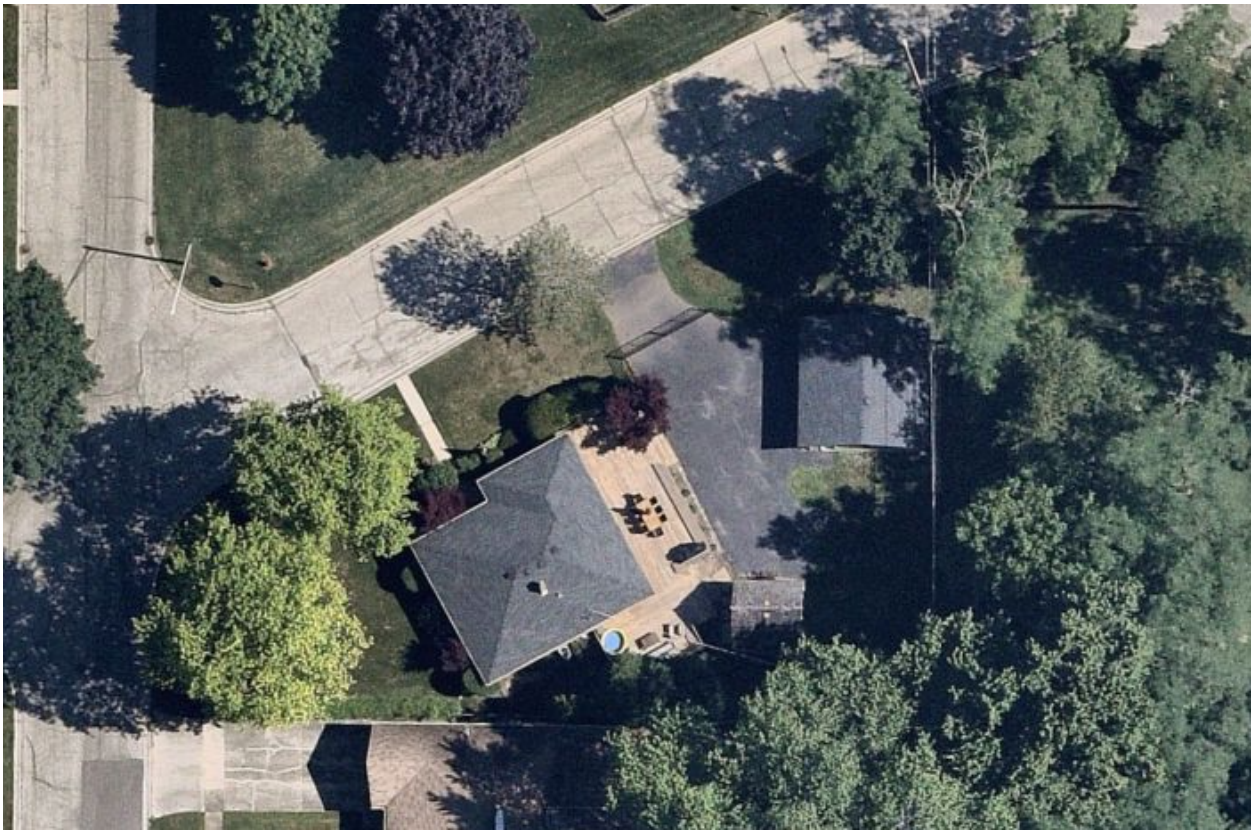
EXHIBIT B – Fence Proposal with Aerial and Street View Images



Action Fence Proposal for 445 Brice Avenue



Street view of the existing fence at 445 Brice Avenue.



Aerial view of the existing fence at 445 Brice Avenue.

FINDINGS OF FACT – 445 BRICE AVENUE

1. Variation – Fence Encroachment

CASE NUMBER	PZ2025-0040
PUBLIC HEARING DATE	January 7, 2026
VARIATION	A variation from Section 20.52.050(G)(2)(d)(v) regarding a chain link fence located within the required corner side yard setback.
DRAFT MOTION	**Motion** by K. Teehan, second by K. Garesche to approve the Findings of Fact as published for a variation from Section 20.52.050(G)(2)(d)(v) regarding a chain link fence located within the required corner side yard setback at 445 Brice Avenue, Mundelein, IL.

On January 7, 2026, the Planning and Zoning Commission voted 4 - 0 for **approval** of a variation from Section 20.52.050(G)(2)(d)(v) regarding a chain link fence located within the required corner side yard setback in the R-3 Residential Zoning District at the property located at 445 Brice Avenue, Mundelein, Illinois.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

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

The strict enforcement of this Ordinance would place an undue burden on the Petitioner, as the residence is situated on a triangular corner lot that differs from the typical rectangular configuration. Additionally, the subject property includes a deep right-of-way measuring approximately 15 feet from the Petitioner's corner side property line to Lange Street.

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

The property is subject to unique circumstances, as the residence is located on a triangular corner lot and the property includes a deep right-of-way of approximately 15 feet from the corner side property line to Lange Street.

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

The variation will not alter the essential character of the locality, as the subject property includes a deep right-of-way measuring approximately 15 feet from the Petitioner's corner side property line to Lange Street, and the fence is located approximately 17.6 feet from the Lange Street curb.

The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The Commission finds that there is hardship attributable to the shape, surroundings, and topographical conditions of the property.

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

The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.

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

The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located, as the fence is located 17.6 feet from the corner side property line to Lange Street.

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

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

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

The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies as the corner side yard setback restrictions are intended to discourage construction near the corner property line, thereby protecting neighboring properties from potential adverse impacts associated with structures.

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

The value of the property in question could be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, as it limits the amount of fencible yard area.

Planning and Zoning Commission Meeting **January 7, 2026**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on Januarey 7, 2026 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, T. Roswick, K. Teehan
ABSENT: J. Holden, S. Petti, T. Wilson

Village Attendance

PRESENT: J. Marvin, Associate Planner; and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from December 17, 2025

K. Teehan moved, seconded by K. Anderson, a **Motion** to approve the Planning and Zoning Commission Meeting Minute from December 17, 2025.

RESULT:	**Passed [Yes 4, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, K. Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

There was no public commentary

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS
There was no old business.

NEW PZC BUSINESS

Public Hearing - PZ2025-0040 - 445 Brice Avenue - Fence Variation

Open Public Hearing
K. Anderson moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2025-0040.

RESULT:	**Passed [Yes 4, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, K. Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation
J. Marvin gave the attached presentation and gave a brief overview and history of the case. The petitioner is requesting a variation to allow a coated chain link fence within the required corner side yard setback at 445 Brice Avenue.

Petitioner Presentation
The petitioner, Daniel Coleman of 445 Brice Avenue was sworn in. He shared that they had hired a professional fence company for the installation of the new fence due to security issues and that the company hired had stated a permit was not required. The petitioner had stated that there are other nearby properties that also have coated chain link fences. J. Marvin confirmed that to be accurate.

The commission asked questions as to the work having been done without applying for a permit, corner sideyard setback requirements, and responsibility for pulling permits being the responsibility of both the property owner and the company hired to install.

Public Commentary

T. Roswick opened the floor to public commentary.

Robert Humann of 433 Brice Avenue was sworn in. He stated that he was in full support of the application and feels the fence adds value to the nearby properties.

Michelle Kainovic of 848 McKinley was sworn in. She stated that she is also in full support of the application.

Duane Christensen of 858 Lange Street was sworn in. He also stated that he was in full support of the application.

T. Roswick closed the floor to public commentary.

Commission Discussion

The commission shared a dislike of approving applications that did not apply for permits after the fact. However, after discussing the unique physical characteristics, it was found the the lack of permit was a separate issue from the land based hardships of the case. K. Garesche shared that residents come forward frequently for not meeting compliance and that is a separate issue in this case.

K. Teehan moved, seconded by K. Garesche, a **Motion** to recommend approval of a Variation to Section 20.52.050(G)(2)(d)(v) regarding a coated chain link fence located within the required corner side yard setback at the property located at 445 Brice Avenue, Mundelein, Illinois, including the Findings of Fact as presented.

RESULT:	**Passed [Yes 4, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, K. Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

K. Teehan moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0040.

RESULT:	**Passed [Yes 4, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan

SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, K. Teehan
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Garesche moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of January 7, 2026.

RESULT:	**Passed [Yes 4, No 0, Abstained 0]**
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, K. Teehan
NAYS:	None
ABSTAIN:	None

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein, IL 60060

Planning and Zoning Commission Meeting
January 7, 2026
Village Hall

Sign-In Sheet

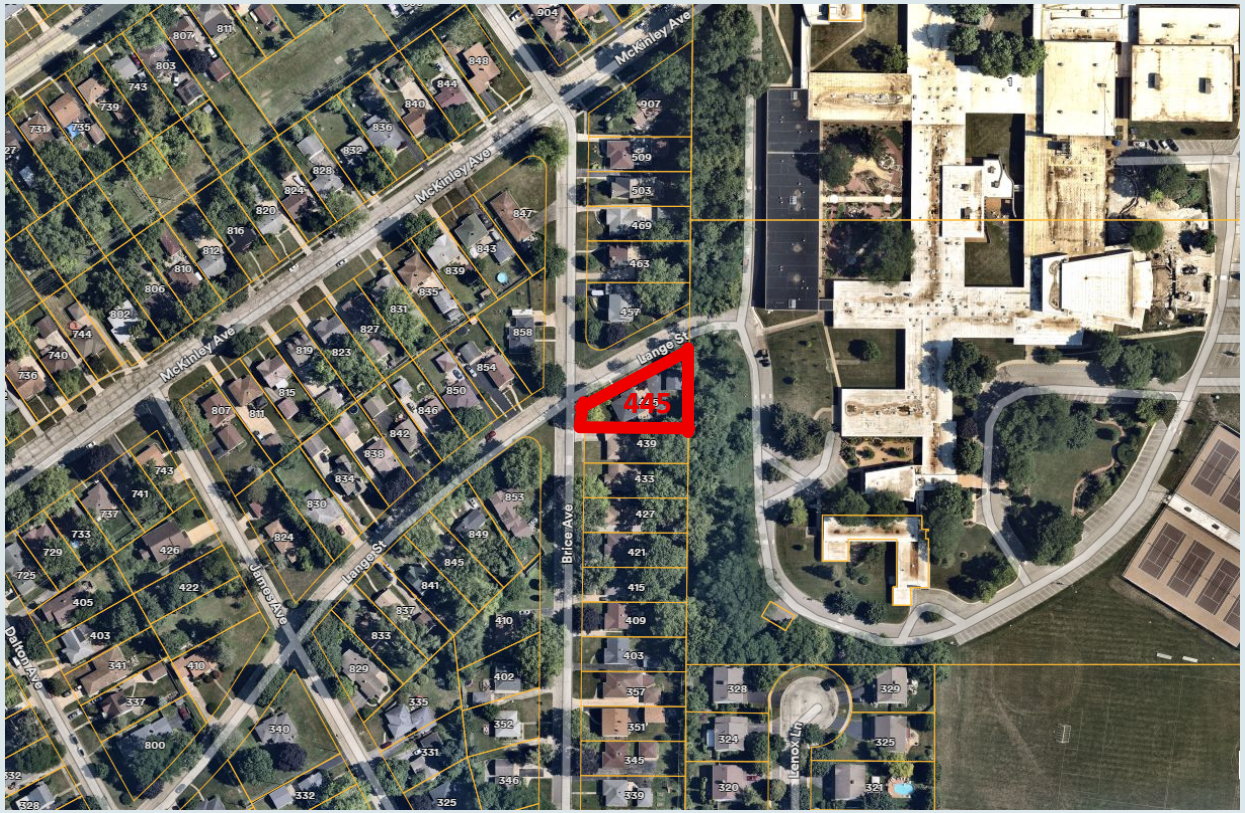
NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Robert Humann	433 Brice Ave	Phone: 847 566 4903
Company:		Email:
Name: Dan Coleman	475 Brice ave	Phone: 847-212-7422
Company:		Email:
Name: Ashley Coleman	445 Brice Ave	Phone: 847-757-0024
Company:		Email:
Name: Duane + Brenda Christense	858 Lang St	Phone: 847-204-7859
Company:		Email:
Name: Michele Kamovic	848 McKinley	Phone: 847-456-8476
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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Village Staff Overview: 445 Brice Avenue

January 7, 2026

445 Brice Avenue

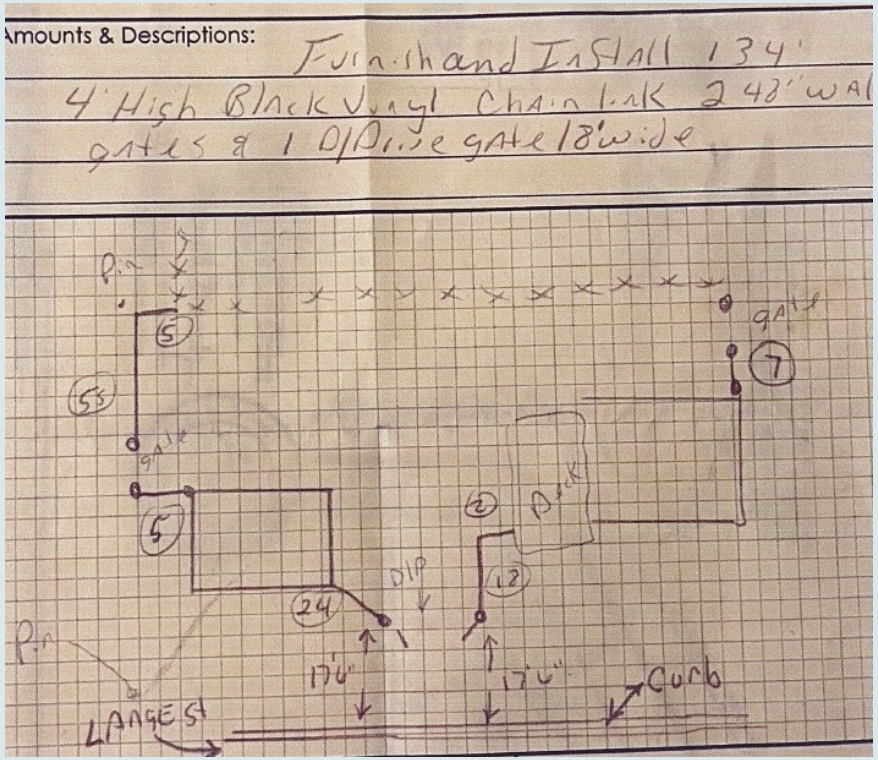


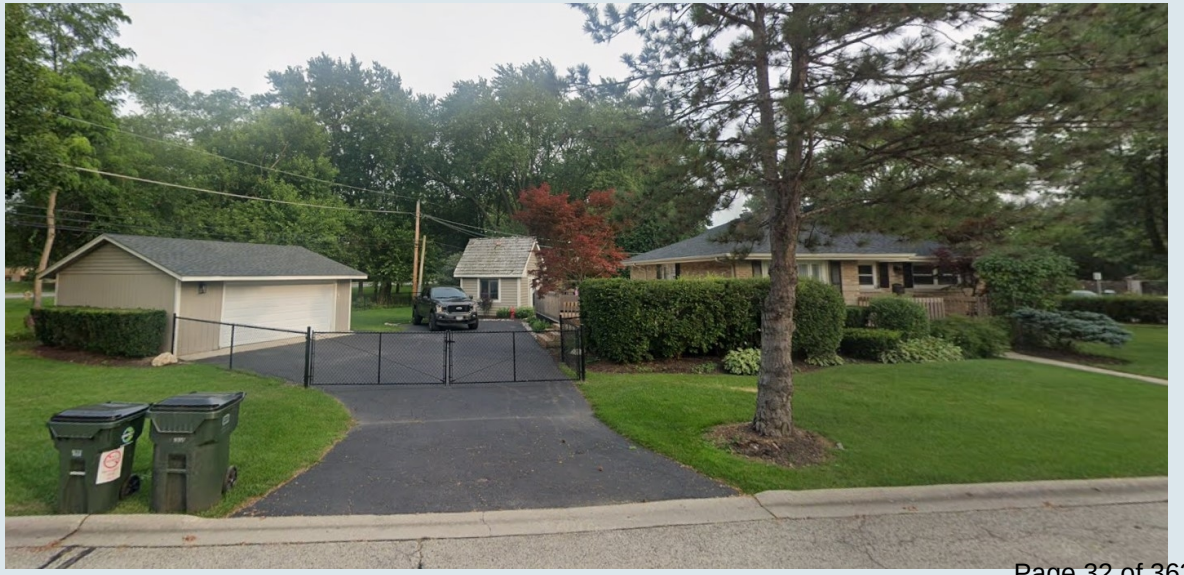


Background

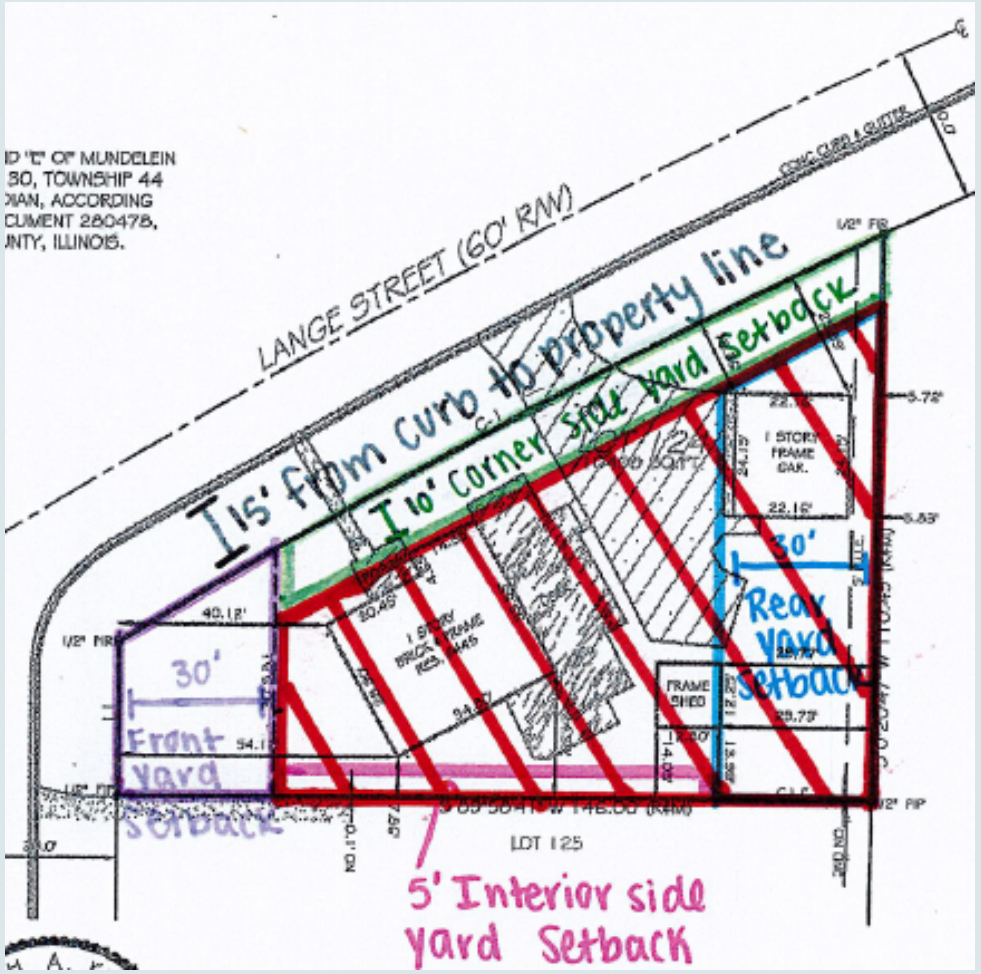
- **September 2023 – April 2024:** A 4-foot black coated chain-link fence was installed within the required corner side yard setback at 445 Brice Avenue without a permit.
- **October 2025:** The Petitioner received a code enforcement violation.

- The fence is located approximately 2.6 feet from the corner side yard property line, encroaching 7.4 feet into the required 10-foot corner side yard setback.
  - Additionally, coated chain link fencing is not permitted within the required corner side yard setback.





Background



: Permitted location for installing a coated chain link fence.

The coated chain link fence must be located outside of the required front yard setback (purple) and corner side yard setback (green).

Zoning Request

- Section 20.52.050(G)(2)(d)(v) establishes the permitted fence materials and limits coated chain link fencing to rear and interior side yards only.
- The Petitioner is requesting a variation from this section to allow the existing coated chain link fence to remain within the required 10-foot corner side yard setback.

Comprehensive Plan

- The Comprehensive Plan encourages preserving the character of existing single-family residential neighborhoods of the Village. The proposed addition is in character with the surrounding residential neighborhood and is proportionate to the size of the lot.

Analysis: Neighborhood Density and Character

- Zoned R-3 Single-Family Residential
  - Intended to accommodate moderate-density single-family neighborhoods in older areas of the Village.
- Multiple homes (12) in the Fair-Haven subdivision are situated on triangular or rounded corner lots, differing from the typical rectangular configuration.

Fair-Haven Subdivision



Analysis: Impact on Neighboring Properties

- **Property Location:** Bordered by single-family homes on three sides and Carmel Catholic School on the east.

- **Corner Side Yard Fence:** The Petitioner could have installed a fence up to 4 feet tall, using an open style and an approved material.
  - Permitted fence materials include treated wood, simulated wood, decorative brick or stone, wrought iron or simulated wrought iron, and vinyl; coated chain-link fencing is not allowed.

- **Existing Fence:** In place for over a year; Code Enforcement Officer has received no complaints.

Analysis: Zoning Ordinance Intent

- Staff is of the opinion that the requested variation respects the spirit and intent of the Zoning Ordinance.
- The purpose of the minimum corner side yard setback requirement is to **discourage construction near the corner property line**, thereby protecting neighboring properties from potential adverse impacts associated with structures, while also **prioritizing traffic and pedestrian safety and visibility**.
- In this case, the existing chain link fence encroaches 7.4 feet into the required 10-foot corner side yard setback. However, the property benefits from a deep right-of-way measuring approximately 15 feet from the Petitioner's corner side property line to Lange Street, **and the fence is located 17.6 feet from the Lange Street curb**.

Standards for Granting a Variation

1. No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

    1. The strict application of the terms of this Ordinance will result in undue hardship.
    2. The plight of the owner is due to unique circumstances.
    3. The variation, if granted, will not alter the essential character of the locality.

2. The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

    1. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
    2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
    3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
    4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
    5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
    6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Questions?

Erin Swanson

From: Christopher Anderson <c.m.ander25@gmail.com>
Sent: Tuesday, January 6, 2026 6:36 PM
To: Planning
Subject: EXTERNAL -Public commentary, Case # PZ2025-0040

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

To whom it may concern:

My name is Christopher M. Anderson, and I am reaching out to provide commentary regarding case # PZ2025-0040. I live at 469 Brice Ave, Mundelein, IL, which is two houses to the north of Daniel Coleman's residence at 445 Brice Ave.

I am fully in favor of the village allowing the variation from section 20.52.050(G)(2)(d)(v).

Prior to being aware that there was even an ordinance regarding chain link fences, I would think to myself while passing by Dan and Ashley's property that their fence looks great. I've been told by other people in the area that they think the same thing. The fence, if anything, improves the appearance of their property and suits the layout. Frankly, the execution of this particular application makes me question why the ordinance even exists. That is all.

Sincerely,

Chris Anderson

VILLAGE OF
Mundelein
Community Development

PLANNING AND ZONING COMMISSION APPLICATION
ZONING VARIATION

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: $200

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 445 Bria Ave.

Property Index Numbers (PIN) _____

_____

Size of Property _____ (sq. ft./acres)

Size of Building Space _____ (sq. ft.)

Size of Space Utilized _____

ZONING

Current Zoning _____

Proposed Zoning _____

Current Use _____

Proposed Use _____

PETITIONER INFORMATION

Business/Org. Name _____

Name Daniel Coleman

Title Owner

Address 445 Bria Ave.

City, State, Zip Mundelein, IL 60060

Phone 847-242-7422

Email colemandan1995@gmail.com

Petitioner Status: ☑ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____

Name Daniel Coleman

Title Owner

Address 445 Bria Avenue

City, State, Zip Mundelein IL 60060

Phone 847-212-7422

Email colemandan1995@gmail.com

SECTION OF ZONING ORDINANCE: Fences

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

SECTION OF ZONING ORDINANCE: 445 Brice Avenue. DESCRIPTION OF PROPOSED ZONING VARIATION (*Attach additional pages, if necessary*)

The Coleman Residence is petitioning to place a 134 foot black PVC coated chain link fence, 4ft high with an 18 foot wide driveway gate. The gate was put up by the local contractor, Action Fence, who notified us that we were in Libertyville Township, and did not need to proceed with getting a permit. The fence is located in the backyard of the property. The property itself holds a unique layout and the fence aligns properly and safely with the lot, covering the backyard region. The fence keeps in our 90lb dog, prevents Carmel students and families from walking in our driveway and through our yard during school and football games, and covers the lay of our back deck. The chainlike fence provides a strong safety measure to the safety of the traffic flowing in and out our street coming to and from Carmel High School. The chain-link allows us to see through the fence, allowing us to see traffic coming through especially during busy mornings and afternoons. A wood fence would block all visibility to safely leave our driveway. To remove this fence would cause great financial hardship in replacing this with wood.

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.

a. The following ordinance would cause a significant and unique hardship to the Coleman residence due to the unique layout of the lot, the driveway, the garage, and the deck. We are not in the financial position to remove the fence and put up a wood one. The fence keeps in our 90lb dog, prevents Carmel Property students and families from walking in our driveway during school and football games, and covers the lay of our back deck. The chainlike fence provides a strong safety measure to the safety of the traffic flowing in and out our street coming to and from Carmel High School. The chain-link allows us to see through the fence, allowing us to see traffic coming through especially during busy mornings and afternoons. A wood fence would block all visibility to safely leave our driveway.

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

a. This circumstance is related to the property itself as the lay of the lot and where the fence is located is stated as the backyard in which the deck, shed, and garage are within the back yard perimeters. The address of the residence is Brice Avenue, stating the front door is facing Brice Avenue, but the back side lot is Lange Street.

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

a. The variation if granted will not alter the essential character of the locality. This will not cause a negative change to the neighborhood as the majority of the fences in the neighborhood are chain-link, including the adjacent one to us that Carmel High School put up in their property facing our backyard. The fence matches the house, is coated with PVC black chain link that will not rust, looks appropriate and fits the layout of the lot in an appropriate manner.

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.

a. The fence provides safety and security to the residences home. The unique property conditions stem from the locality of the lot not being in any close comparison to others in the neighborhood. The lot is unique, the size of the driveway is unique, and the location of the garage is unique. The residences deck, garage, and driveway were not created by the Colemans, but by the previous owner. The fence appropriately encloses the deck, garage, and a portion of the driveway.

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

a. The difficulty and hardship of the lot was not created by the current owner or anyone having proprietary interest in the property.

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

a. Granting the variation will not be detrimental to the public welfare in the neighborhood in which 445 Brice Avenue is in.

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.

a. The proposed variation will not impair adequate supply of light and air adjacent to the property, will not substantially increase congestion in the public streets, will not increase the danger of fire, will not endanger the public safety, nor 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.

a. The variation alights with the larger vision of the community. The PVC black chain-link fence will not rust, remains clean, and gives an inviting view to our backyard. The zoning map of the property indicates this fence is located in our backyard.

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.

a. The value of the property will increase if the variation is approved.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Daniel Coleman, under oath, state that I am

__Y__ the sole Owner)
_____ an) owner of the property
_____ an authorized officer of the)

commonly described as (*Address*) 445 Bna Avenue and that such property is owned by (*Printed Name*) Daniel Coleman as of this date. As owner of the property, I do hereby authorize _____ (*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 31 day of October, 2025.

OFFICIAL SEAL
ERIN MARGARET SWANSON
Notary Public, State of Illinois
Commission No. 1016327
My Commission Expires August 29, 2029

erin swanson
Notary Public Signature

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:
(Address) 445 Brice ave

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

If Owner or if Owner is a Corporation or Partnership:

[signature] 10-31-25
Signature of Owner Date

By _____

_____
Title/Full Corporate Name

If Contract Purchaser:

_____
Signature of Contract Purchaser Date

By _____

_____
Title/Full Corporate Name

If Lessee (Corporate or Partnership):

_____
Signature of Lessee Date

By _____

_____
Title/Full Corporate Name

REQUIRED SIGNATURES

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

Signature (Owner): Daniel Coleman Date: 10-31-25

Printed Name: Daniel Coleman Title: _____

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: _____

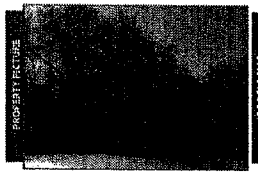
Printed Name: _____ Title: _____

GAIL A. CAMPBELL
ATTORNEY AT LAW
175 Olde Half Day Road, Suite 101, Lincolnshire, IL 60069
847-821-0800 Fax 847-821-0835
18 South Lake Street, Grayslake, IL 60030
847-548-6568 Fax 847-821-0835

FIELD WORK DATE: 5/12/2020 **REVISION DATES:** (REV.D 5/13/2020)

2005.1639
BOUNDARY SURVEY
LAKE COUNTY

PROPERTY ADDRESS	SURVEY NUMBER	2005.1639
445 BRICE AVENUE, MUNDELEIN, ILLINOIS 60060		





CLIENT ORDER NUMBER: 20NW7140875VH **DATE:** 05/13/20

BUYER: DANIEL A. COLEMAN

SELLER: JOHN M. MURPHY

CERTIFIED TO:
DANIEL A. COLEMAN; CHICAGO TITLE COMPANY, LLC; CHICAGO TITLE INSURANCE COMPANY; WATERSTONE MORTGAGE CORPORATION; ITS SUCCESSORS AND/OR ASSIGNS

LEGAL DESCRIPTION
LOT 124 IN FAIR HAVEN, A SUBDIVISION OF LOTS "D" AND "E" OF MUNDELEIN STATION SUBDIVISION OF PARTS OF SECTIONS 19 AND 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1926 AS DOCUMENT 280478, OF BOOK "P" OF PLATS, PAGES 68 AND 69, IN LAKE COUNTY, ILLINOIS.

POINTS OF INTEREST
NONE VISIBLE

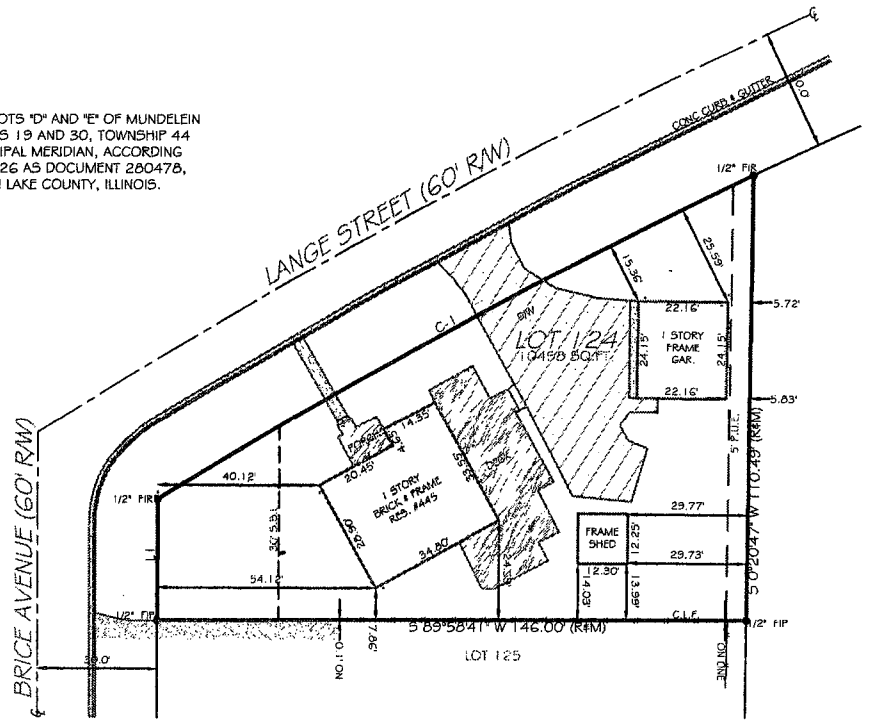
FLOOD INFORMATION

ADDITIONAL SURVEYOR NOTES

LOT 124 IN FAIR HAVEN, A SUBDIVISION OF LOTS "D" AND "E" OF MUNDELEIN STATION SUBDIVISION OF PARTS OF SECTIONS 19 AND 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1926 AS DOCUMENT 280478, OF BOOK "P" OF PLATS, PAGES 68 AND 69, IN LAKE COUNTY, ILLINOIS.

TABLE:
L1 30.00' (R)
N 0°13'51" E 29.79' (M)

C-1
R= 1577.28' (R)
L= 166.74' (R) 167.46' (M)
Δ =6°05'00" (M)
N 61°08'37" E 167.39' (M)



STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF MAY, 2020
AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2020
PROFESSIONAL DESIGN FIRM 184008059-0008

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

N

SURVEYOR'S LEGEND

Use of this Survey other than Intended, without Written Verification, will be at the User's Sole Risk and without Liability to the Surveyor. Nothing hereon shall be Construed to give ANY Rights or Benefits to Anyone than those Certified

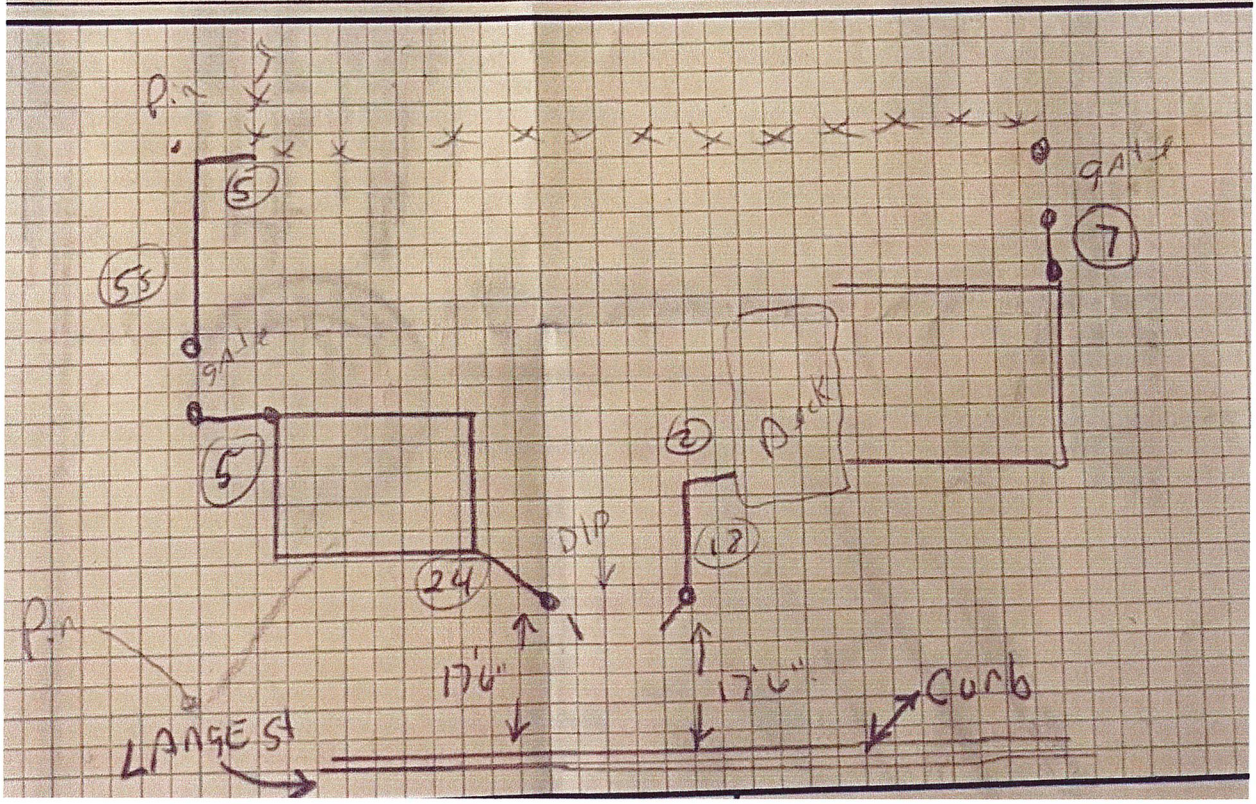
Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

GENERAL SURVEY NOTES

EXACTA
LAND SURVEYORS, LLC
LB# 184008059
316 East Jackson Street, Morris, IL 60450
Phone: 773.305.4011

Action Fence Proposal

Amounts & Descriptions: Furnish and Install 134' 4' High Black Vinyl Chain Link 2 48" Walk gates & 1 D/Drive gate 18' wide







VILLAGE OF Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of February 9, 2026

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

Financial Impact:
N/A

Attachments:
1. Petitioner's Packet
2. Findings of Fact
3. PZC Minutes - 12-17-2025 - MHS
4. PZC Minutes - 01-21-2026 - MHS

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 West Hawley Street. The parking lots at these facilities are being reconstructed as part of the school's overall construction plan. The request includes a relief from the landscape islands and shade tree requirements of the Zoning Ordinance.

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. Specifically, they are requesting to reduce the number of landscape islands and their location to allow for more parking spaces. Being that each island also requires a shade tree to be planted within the square footage, they are asking for a waiver to install the shade trees elsewhere within the school's property.

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, full compliance with the zoning requirements would result in the removal of approximately 7.5 percent, or 58, existing parking spaces to accommodate required landscape islands. Given the existing parking demand necessary for school operations, Mundelein High School is requesting to retain these parking spaces by redistributing the required landscape island square footage to alternative locations, such as end islands or other areas that support internal traffic circulation.

The petitioner is proposing to relocate all required shade trees associated with the landscape islands to other areas of the property in order to continue meeting environmental objectives and support stormwater management.

As part of the development, 42 existing trees are proposed to be removed, which requires the installation of 145 replacement trees. The proposed landscape plan exceeds this requirement by providing a total of 162 trees throughout the property. This total satisfies both the tree replacement requirement and the required parking lot landscaping. Therefore, approval of the proposed plan and the requested variations would bring the property into compliance with the applicable zoning and landscaping requirements.

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.

Planning and Zoning Commission:
The Planning and Zoning Commission held a public hearing on December 17, 2025, to review the requested variances. At that meeting, the Commission determined that the petitioner's presentation and application lacked sufficient clarity regarding the proposed development. The Commission recommended that the petitioner return with additional information, including clarification on tree removal and the location of proposed trees and landscape islands.

On January 21, 2026, the petitioner presented a revised application and plans that included additional information addressing the identified concerns, including documentation of the stated hardship and the location of required and proposed landscape elements. The Commission found that the revised submittal provided clarity and understanding of the request. They recommended approval of both variances with the Findings of Fact attached to this report.

Analysis:
The Village seeks to enforce all environmental and landscaping requirements. However, there are circumstances where operational needs and public safety considerations must be balanced with strict code compliance. Mundelein High School currently meets the minimum parking requirements but does not fully comply with the parking lot landscaping standards. The proposed improvements are intended to address parking demand and improve internal traffic circulation, which may enhance safety on the site and adjacent roadways.

Through the proposed development and revised landscape plan, the petitioner is exceeding minimum tree replacement requirements and redistributing required landscaping in a manner that maintains the intent of the Zoning Ordinance. With approval of the requested variations, the property would comply with applicable zoning and landscaping requirements while supporting the functional needs of the school.

Recommendation:
Motion to authorize staff to prepare an ordinance approving a variation from Sections 20.60.110(A) and (B) of the Zoning Ordinance regarding the required interior parking lot islands and shade trees for the properties located at 1350 and 1500 West Hawley Street.

VILLAGE OF Mundelein
Community Development

PLANNING AND ZONING COMMISSION APPLICATION
ZONING VARIATION

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
__✓__ an authorized officer of the)

commonly described as (*Address*) 1350 N. 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.

KQ

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. 1138287 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 18 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 2.00 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 14.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE; THENCE SOUTHWESTERLY 23.10 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

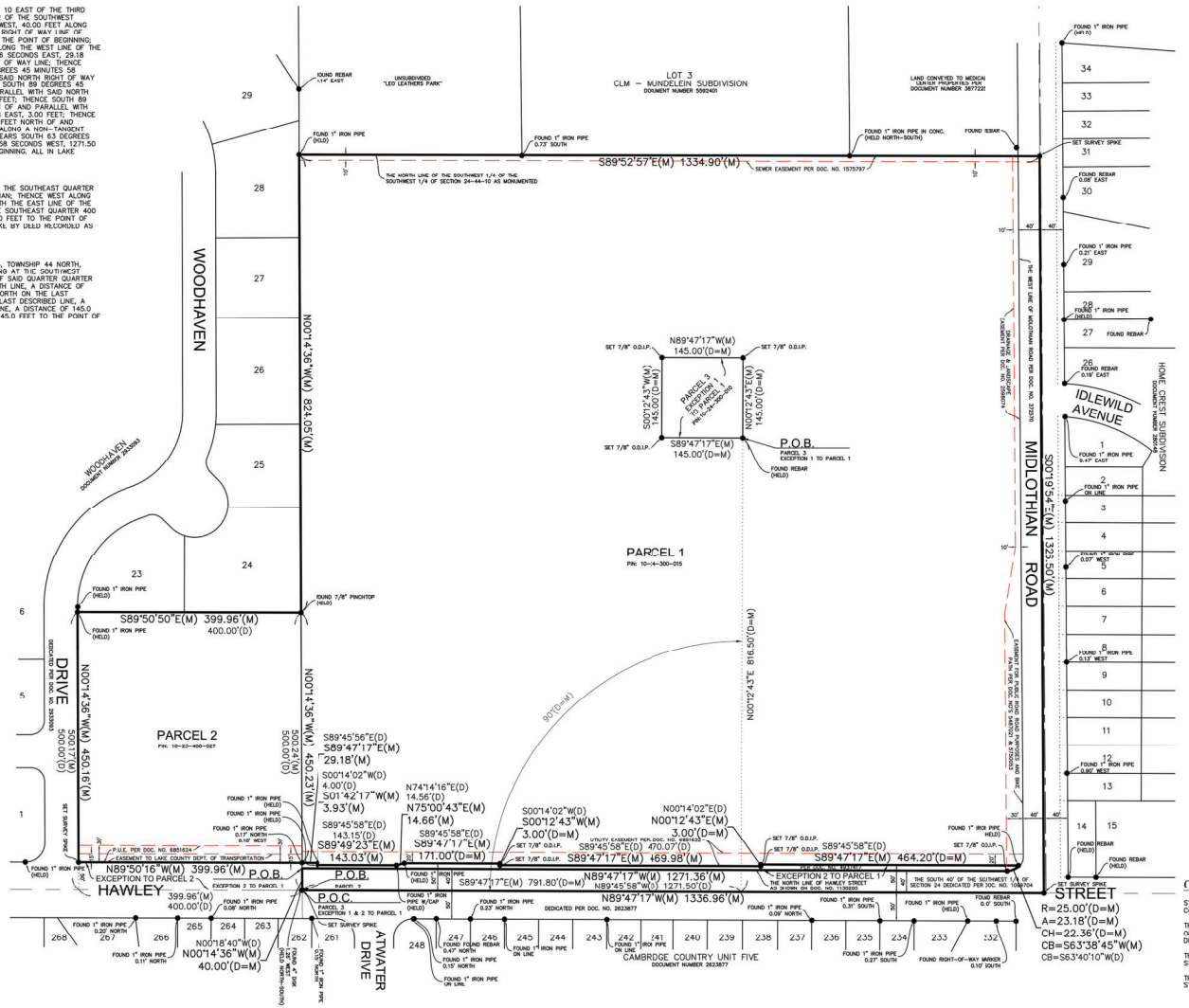
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(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
LB = LAND 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 = STREET LIGHT
TSF = TRANSFORMER
B = PAVERS

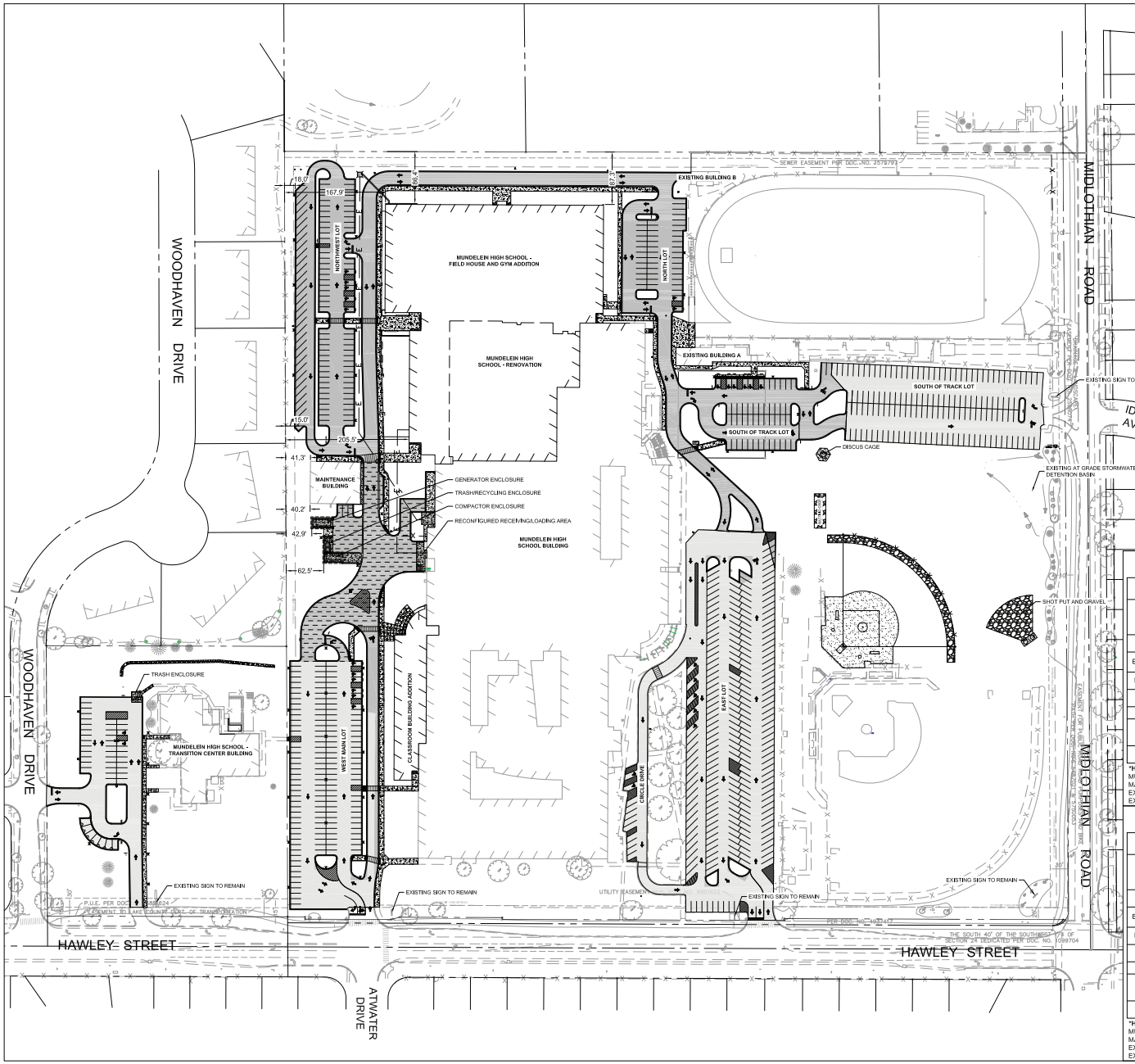
LINE LEGEND

- 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 MEASURED=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


LOT 3
CLM – MUNDELEIN SUBDIVISION
DOCUMENT NUMBER 5592401
UNSUBDIVIDED "LEO LEATHERS PARK"
LAND CONVEYED TO MEDICAL VENTURE PROPERTIES PER DOCUMENT NUMBER 3877221
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
WOODHAVEN
DOCUMENT NUMBER 2550933
N00°14'36"W(M) 824.05'(M)
N89°47'17"W(M) 145.00'(D=M)
S00°12'43"W(M) 145.00'(D=M)
N00°12'43"E(M) 145.00'(D=M)
PARCEL 3 EXCEPTION 1 TO PARCEL 1 PIN: 10-24-300-010
P.O.B. PARCEL 3 EXCEPTION 1 TO PARCEL 1
S89°47'17"E(M) 145.00'(D=M)
IDLEWILD AVENUE
HOME CREST SUBDIVISION
DOCUMENT NUMBER 380145
MIDLOTHIAN ROAD
S00°19'54"E(M) 1325.50'(M)
PARCEL 1
PIN: 10-24-300-015
WOODHAVEN DRIVE
N00°14'36"W(M) 450.16'(M)
500.17'(D)
500.00'(D)
PARCEL 2
PIN: 10-23-400-027
N00°14'36"W(M) 450.23'(M)
500.24'(D)
500.00'(D)
S89°50'50"E(M) 399.96'(M)
400.00'(D)
S89°45'56"E(D)
S89°47'17"E(M)
29.18'(M)
S89°45'58"E(D)
143.15'(D)
S89°49'23"E(M)
143.03'(M)
N74°14'16"E(D)
14.56'(D)
N75°00'43"E(M)
14.66'(M)
S89°45'58"E(D)
171.00'(D=M)
S89°47'17"E(M) 469.98'(M)
S89°45'58"E(D) 470.07'(D)
S89°47'17"E(M) 464.20'(M)
N89°50'16"W(M) 399.96'(M)
400.00'(D)
N00°18'40"W(D)
N00°14'36"W(M)
40.00'(D=M)
HAWLEY STREET
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)
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) 791.80'(D=M)
ATWATER DRIVE
CAMBRIDGE COUNTRY UNIT FIVE
DOCUMENT NUMBER 2623877
EXCEPTION TO PARCEL 2
EXCEPTION 2 TO PARCEL 1
EXCEPTION 2 TO PARCEL 1
EASEMENT TO LAKE COUNTY DEPT. OF TRANSPORTATION
P.U.E. PER DOC. NO. 6851824
DEDICATED PER DOC. NO. 2623877
EXCEPTION 3 & 2 TO PARCEL 1
PARCEL 3 EXCEPTION 1 & 2 TO PARCEL 1
EXCEPTION 2 TO PARCEL 1
THE NORTH LINE OF HAWLEY STREET AS SHOWN ON DOC. NO. 1138620
THE SOUTH 40' OF THE SOUTHWEST 1/4 OF SECTION 24 DEDICATED PER DOC. NO. 1138704
UTILITY EASEMENT PER DOC. NO. 7001635
SET SURVEY SPIKE
SET 7/8" O.D.I.P.
FOUND 7/8" PINCHTOP (HELD)
FOUND 1" IRON PIPE (HELD)
FOUND 1" IRON PIPE 0.17' NORTH
FOUND 1" IRON PIPE 0.08' NORTH
FOUND 1" IRON PIPE 0.20' NORTH
FOUND 1" IRON PIPE 0.11' NORTH
FOUND 1" IRON PIPE 0.47' NORTH
FOUND 1" IRON PIPE 0.15' NORTH
FOUND 1" IRON PIPE 0.23' NORTH
FOUND 1" IRON PIPE 0.73' SOUTH
FOUND 1" IRON PIPE 0.27' SOUTH
FOUND 1" IRON PIPE 0.10' SOUTH
FOUND 1" IRON PIPE 0.21' EAST
FOUND 1" IRON PIPE 0.47' EAST
FOUND 1" IRON PIPE 0.08' EAST
FOUND 1" IRON PIPE 0.19' EAST
FOUND 1" IRON PIPE 0.07' WEST
FOUND 1" IRON PIPE 0.13' WEST
FOUND 1" IRON PIPE 0.60' WEST
FOUND 1" IRON PIPE 0.09' NORTH
FOUND 1" IRON PIPE 0.37' SOUTH
FOUND 1" IRON PIPE (WIT.PI.)
FOUND REBAR
FOUND REBAR 0.08' EAST
FOUND REBAR 0.19' EAST
FOUND REBAR 0.07' WEST
FOUND REBAR 0.47' NORTH
FOUND REBAR 0.0' SOUTH
FOUND REBAR (HELD)
FOUND RIGHT-OF-WAY MARKER
SET SURVEY SPIKE
FOUND 4" IRON PIPE (HELD NORTH-SOUTH)
FOUND 4" IRON PIPE
FOUND 1" IRON PIPE W/CAP
FOUND 1" IRON PIPE ON LINE
FOUND 1" IRON PIPE
FOUND FOUND REBAR
FOUND 1" IRON PIPE
FOUND 1" IRON PIPE
FOUND 1" IRON PIPE



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
EXISTING BUILDING B = 1,064 SF

SITE DATA TABLE - PROPOSED

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

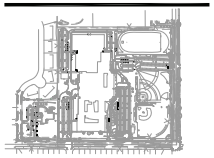
MUNDELEIN SITE DATA SUMMARY

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
EXISTING 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

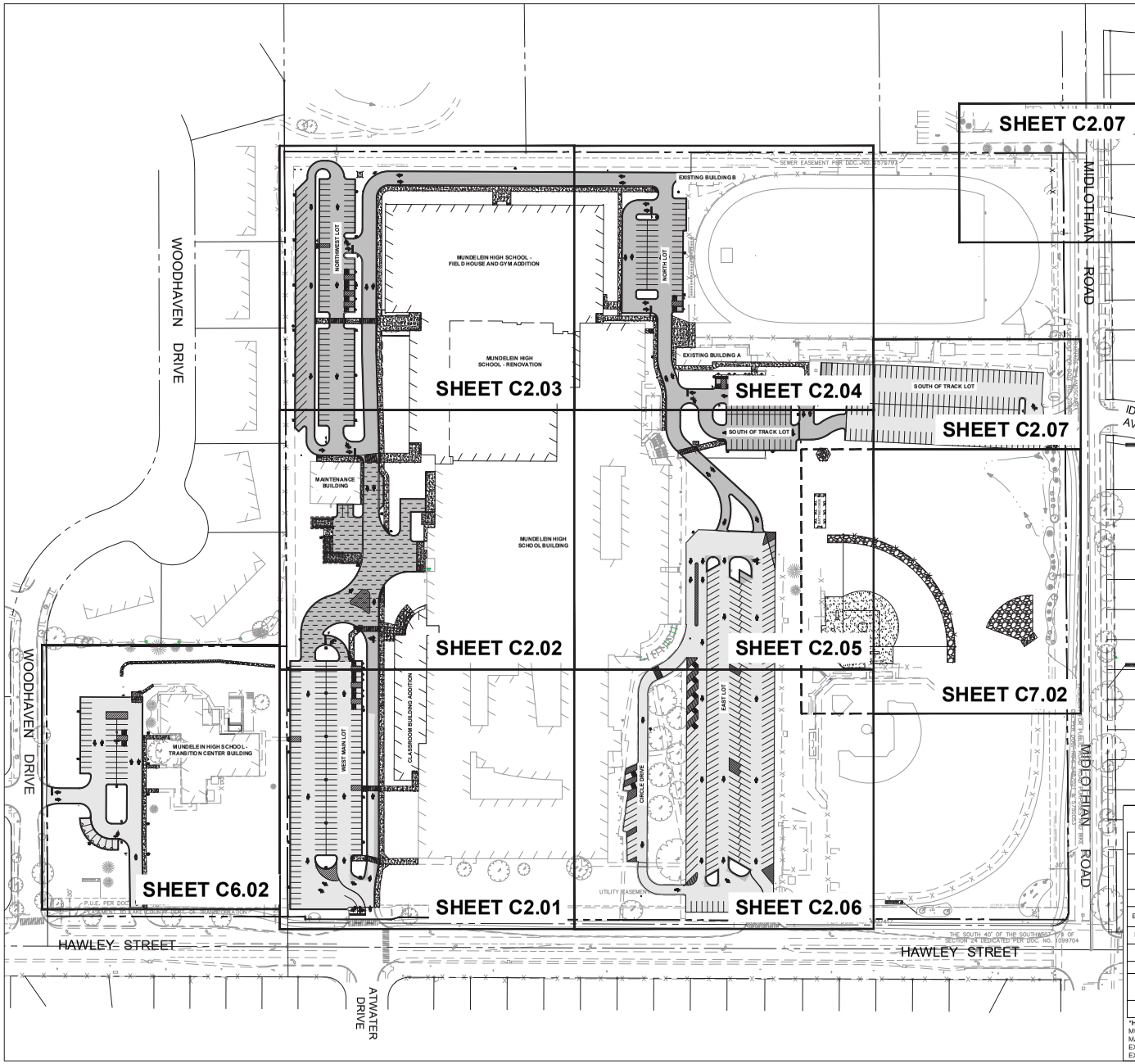
PLANNING & ZONING EXHIBIT

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

NORTH

EXHA

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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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

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 CALCULATIONS:**
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
	VILLAGE P&Z SUBMITTAL	11-13-2025

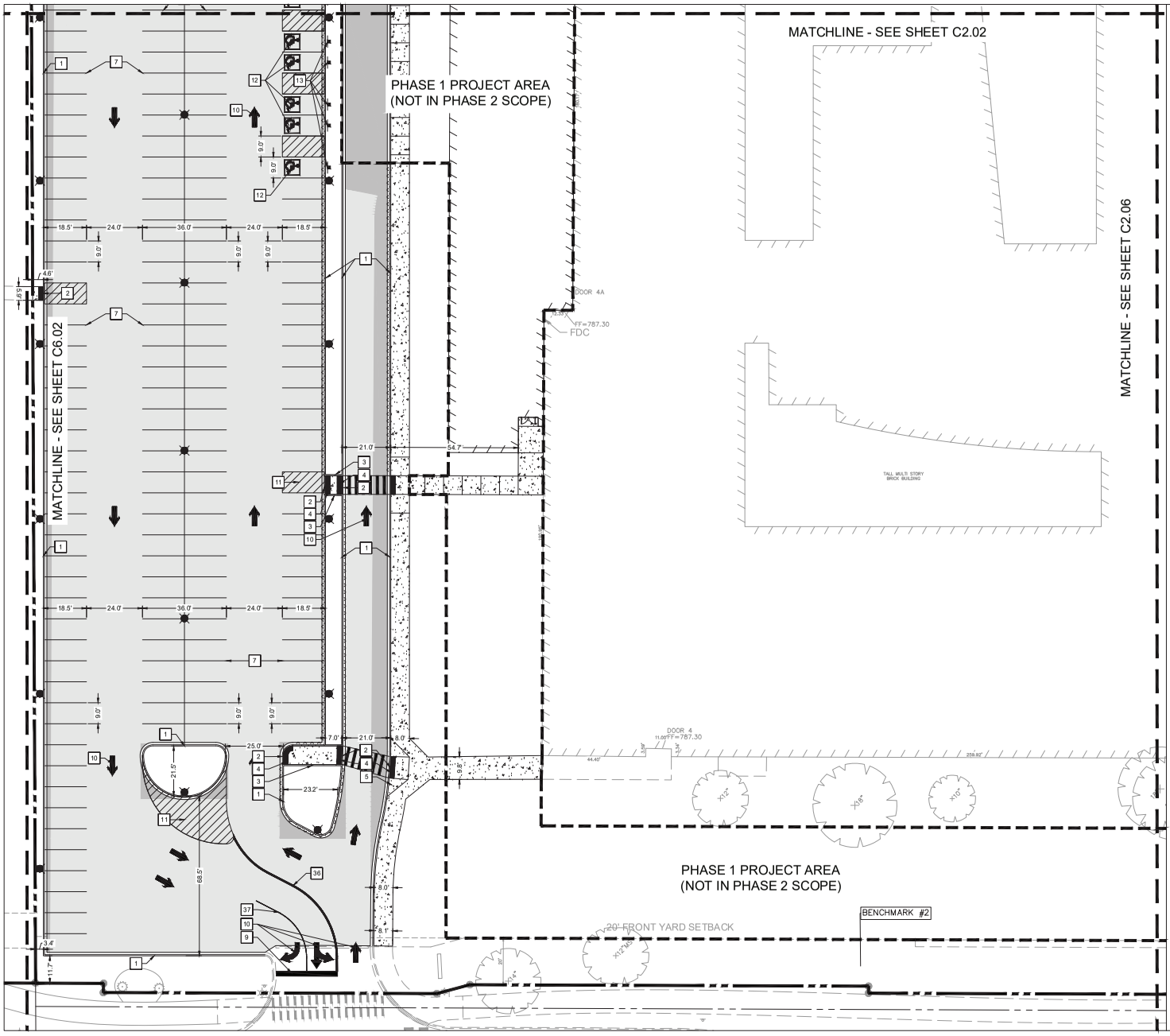
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

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 ARE 3' UNLESS OTHERWISE SHOWN OR TO EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS ON SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. 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 FOR FINAL LOCATIONS OF SIGNS.

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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

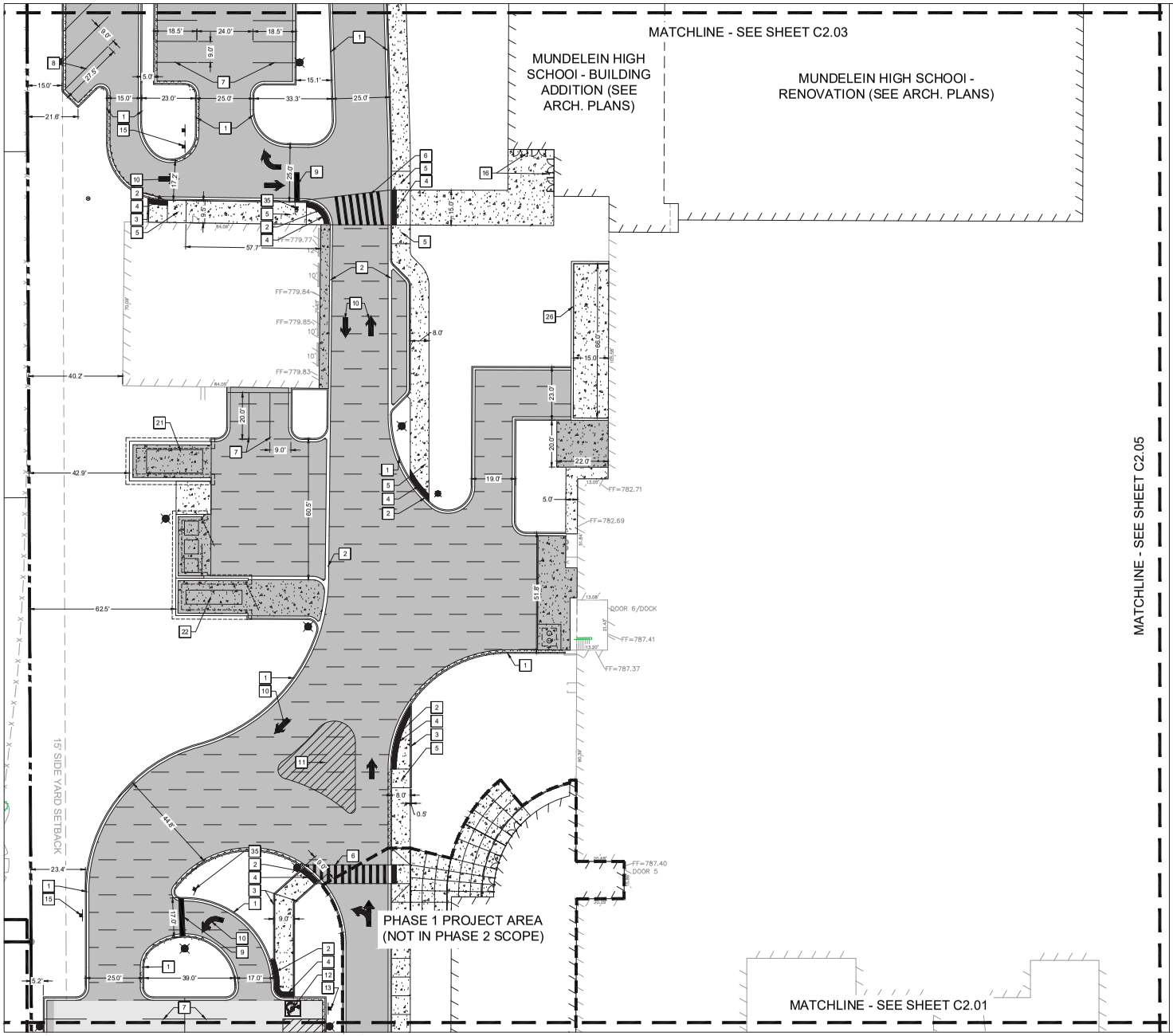
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.01
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 2:38:41 pm
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LEGEND

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- 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.
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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
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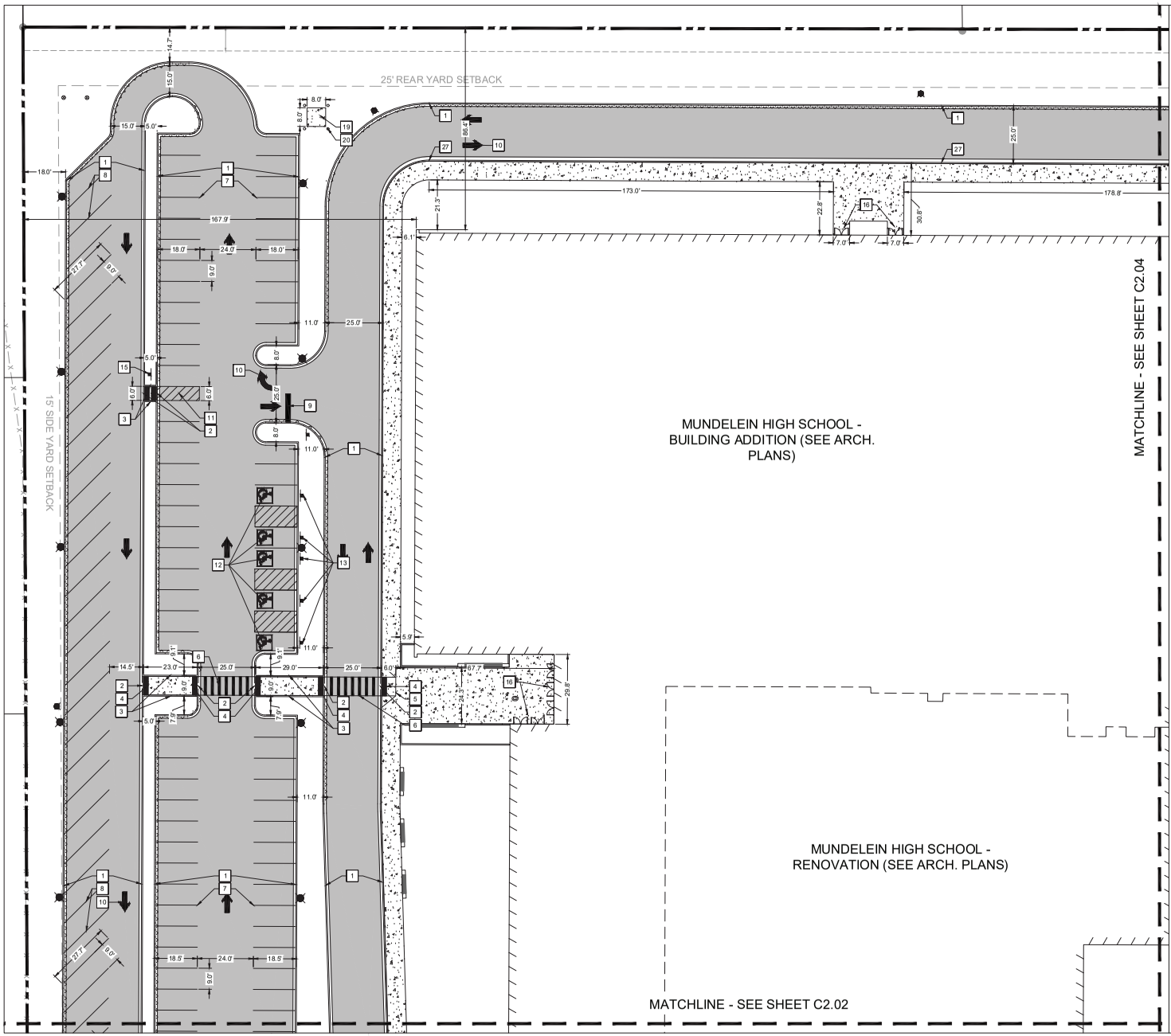
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

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SITE PLAN – PHASE 2

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Drawn By: ZM
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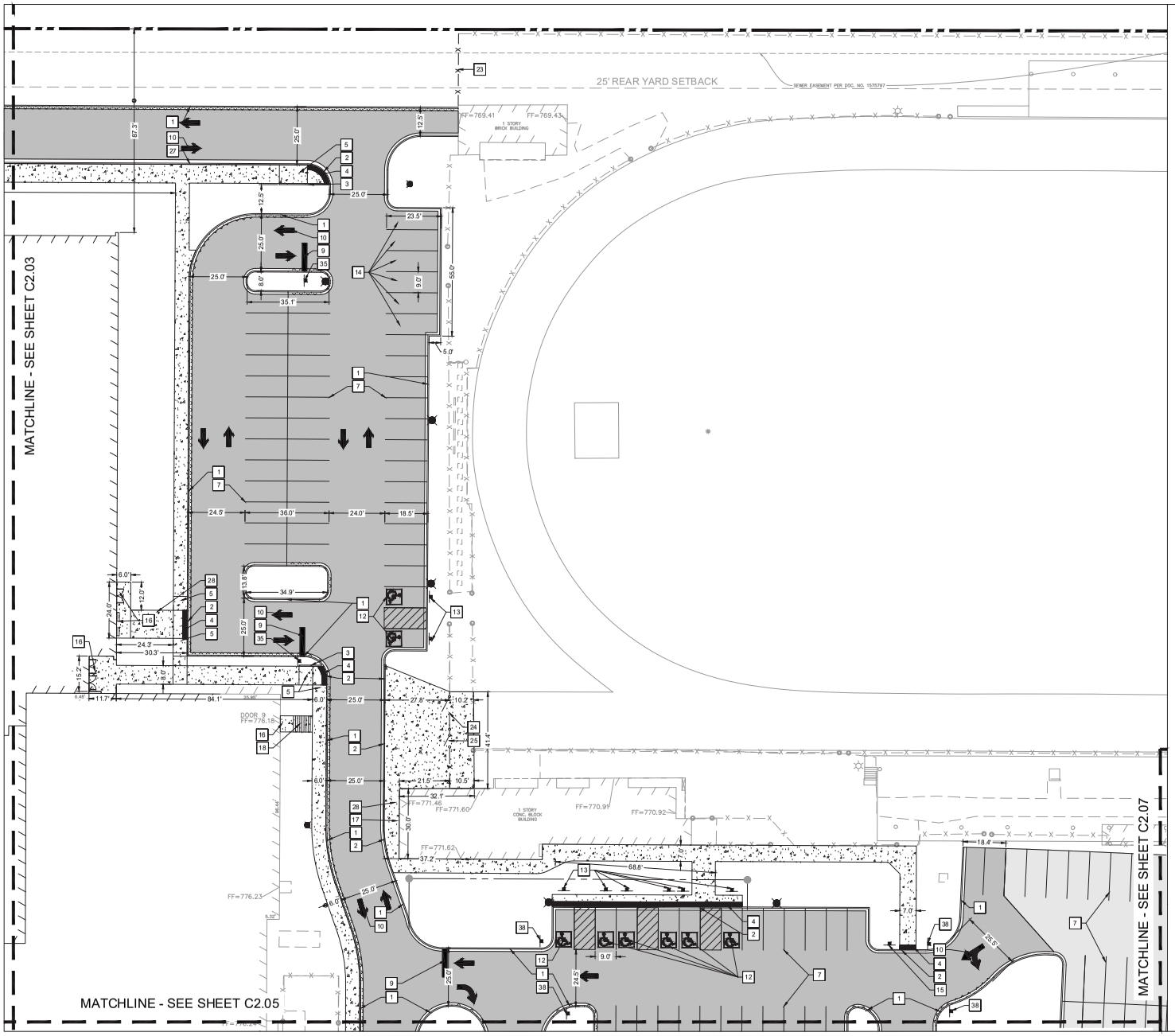
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

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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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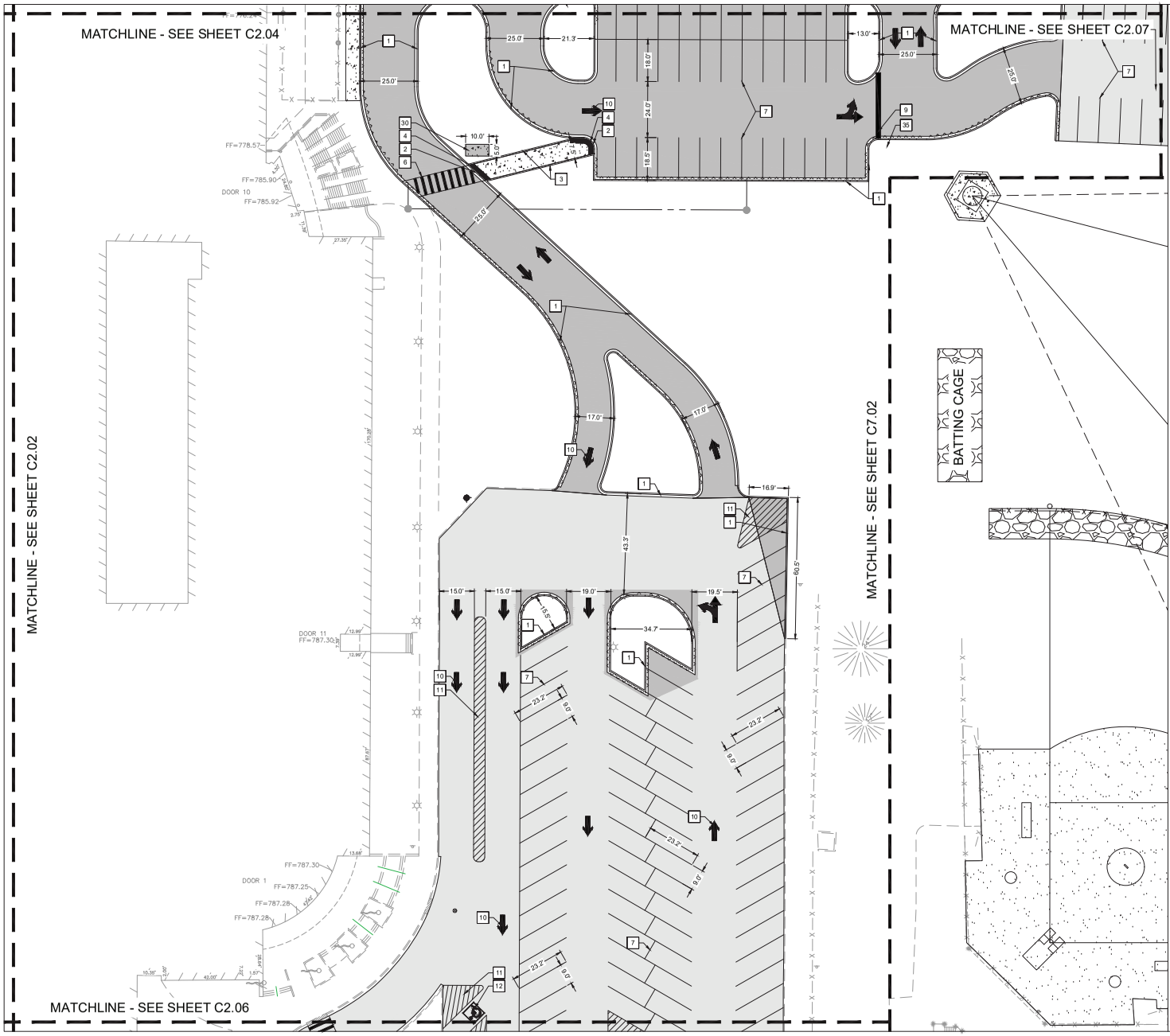
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

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SITE PLAN – PHASE 2

Project Number: 240102
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Sheet: C2.04
Scale: 1" = 20'
0' 10' 20' 40'
NORTH

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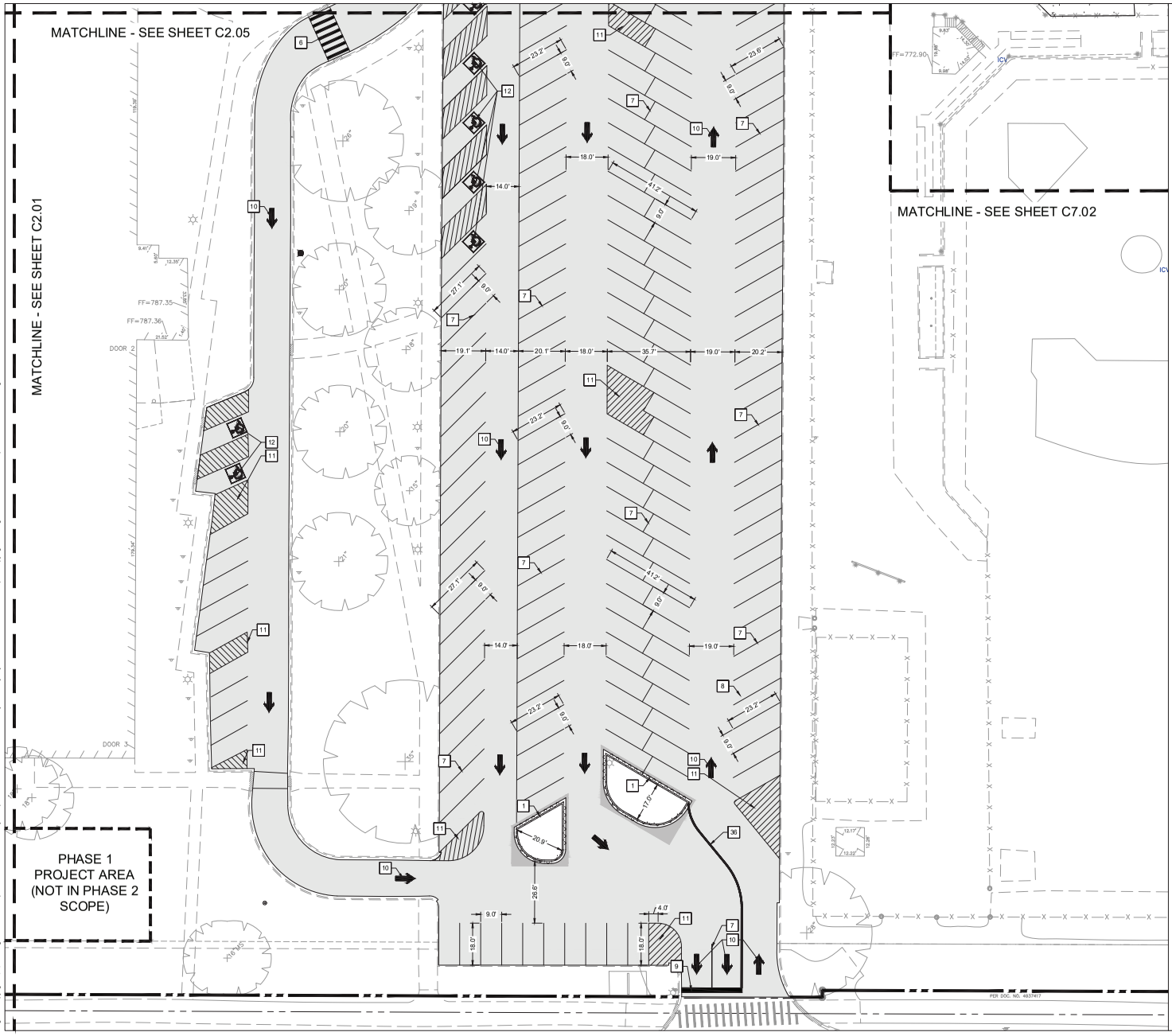
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37. 4" SOLID STRIPE, TRAFFIC WHITE PAINT
38. "DO NOT ENTER" SIGN

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 ARE 3' UNLESS OTHERWISE NOTED. ALL ANGLES ARE 90 DEGREES.
4. ALL DISTURBED AREAS ON SITE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. 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. ALL SIGNAGE TO BE COORDINATE WITH THE VILLAGE OF MUNDELEIN FINAL LOCATIONS OF SIGNS.

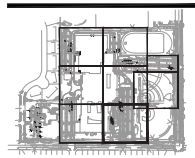
LAYOUT NOTE:

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

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Darien, IL 60561
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F 630.969.7979



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

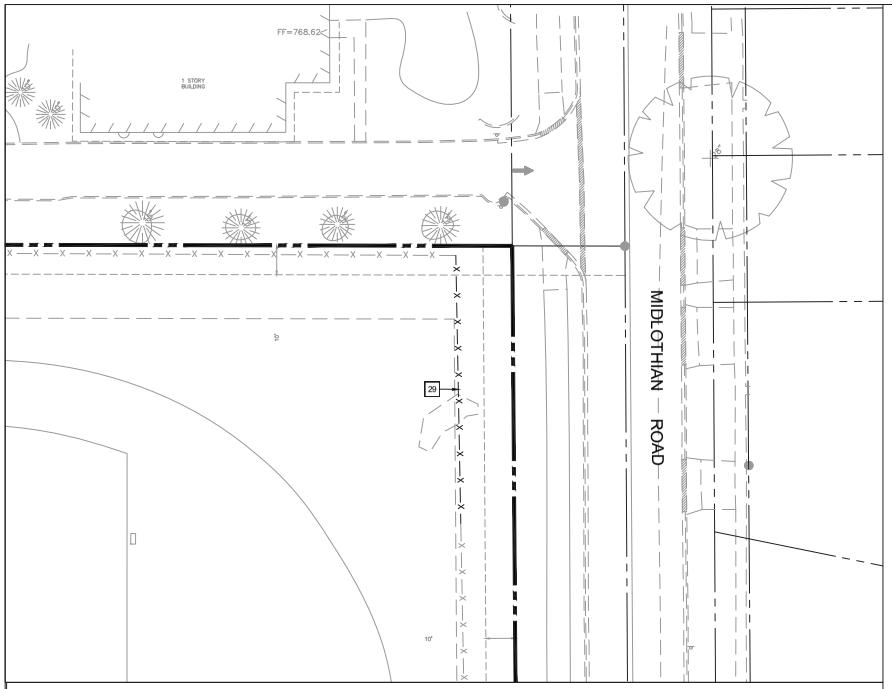
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

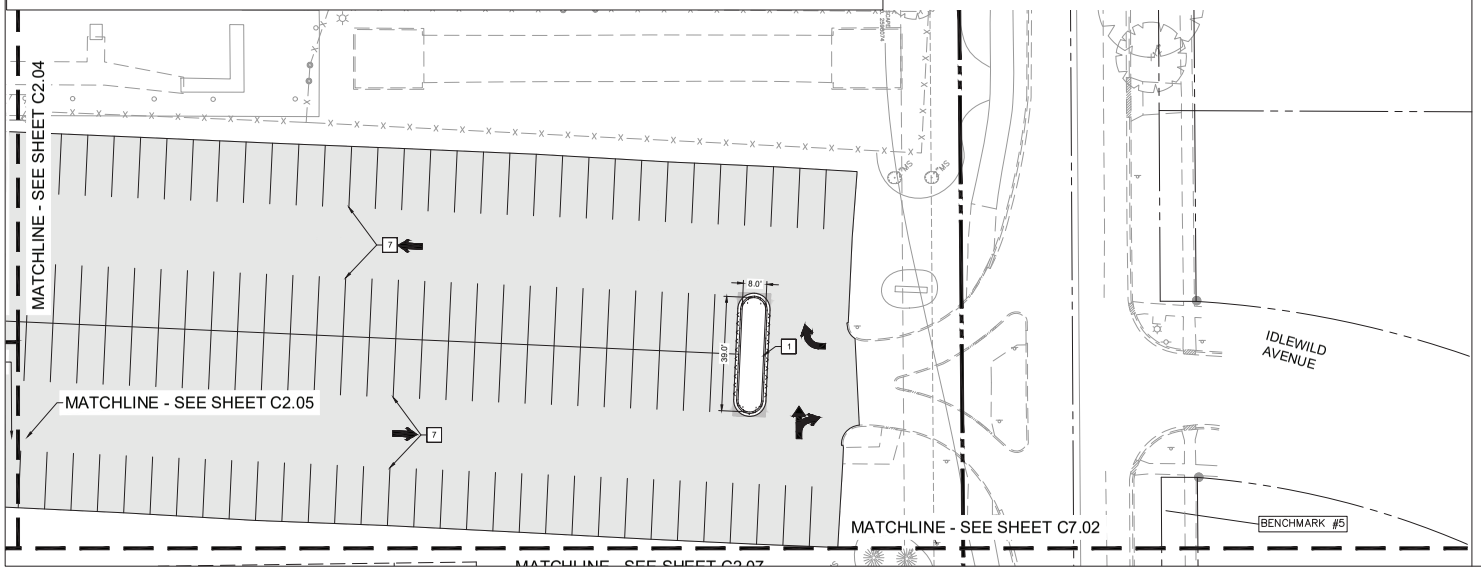
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

Project Number: 240102
Drawn By: ZM
Sheet: C2.06
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 2:39:31 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.
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 ARE 3' UNLESS OTHERWISE SHOWN OR DIMENSIONED.
4. ALL DISTURBED AREAS OUTSIDE AND IN THE RIGHT-OF-WAY SHALL BE RESTORED TO EXISTING CONDITION. 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. ALL SIGNAGE SHALL BE COORDINATED 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

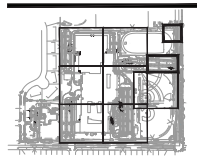
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

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

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

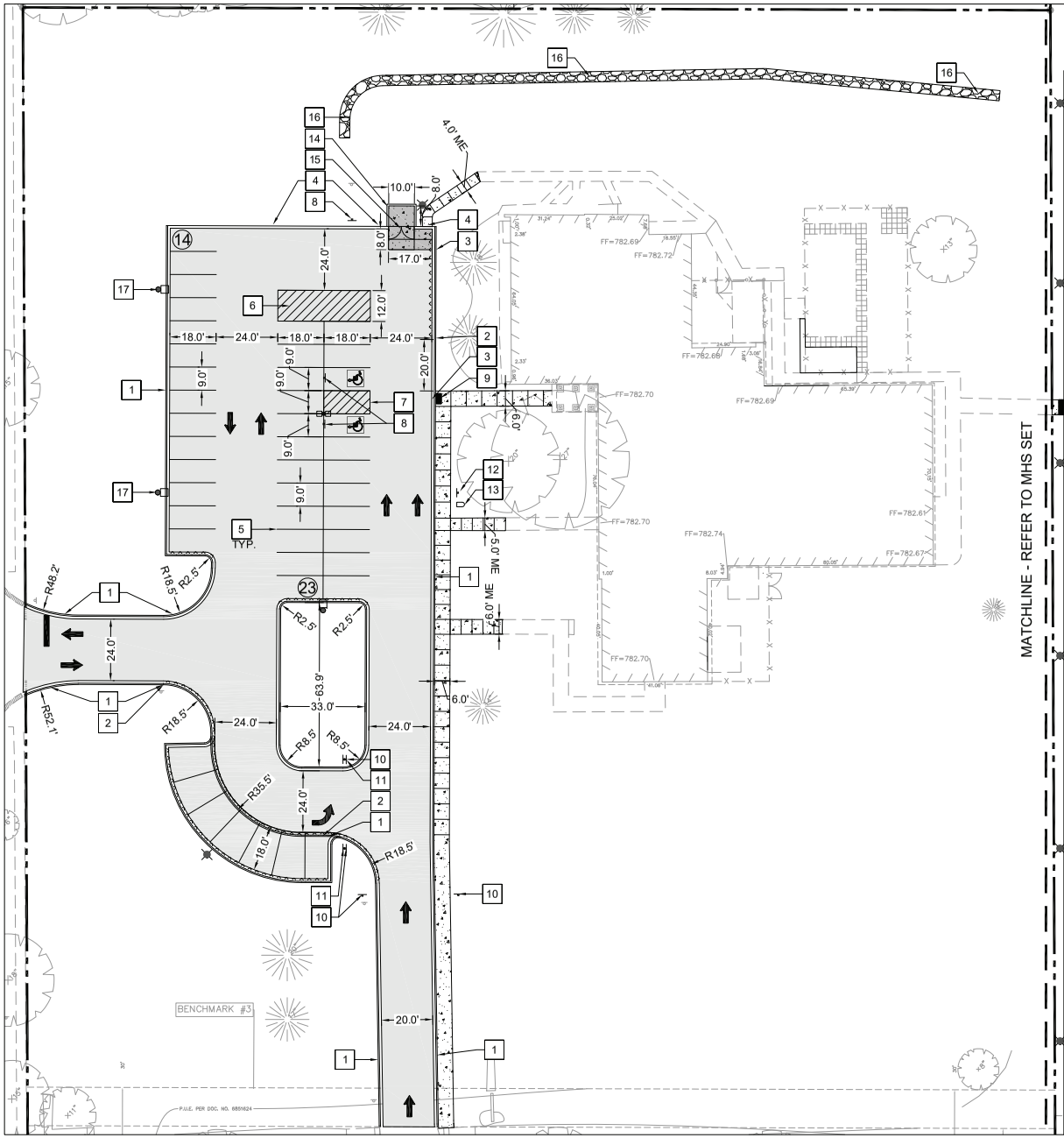
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

SITE PLAN – PHASE 2

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

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 CONDITION. 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 MUNDELEIN CONSOLIDATED HS DISTRICT 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 CONSOLIDATED HIGH SCHOOL DISTRICT

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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')

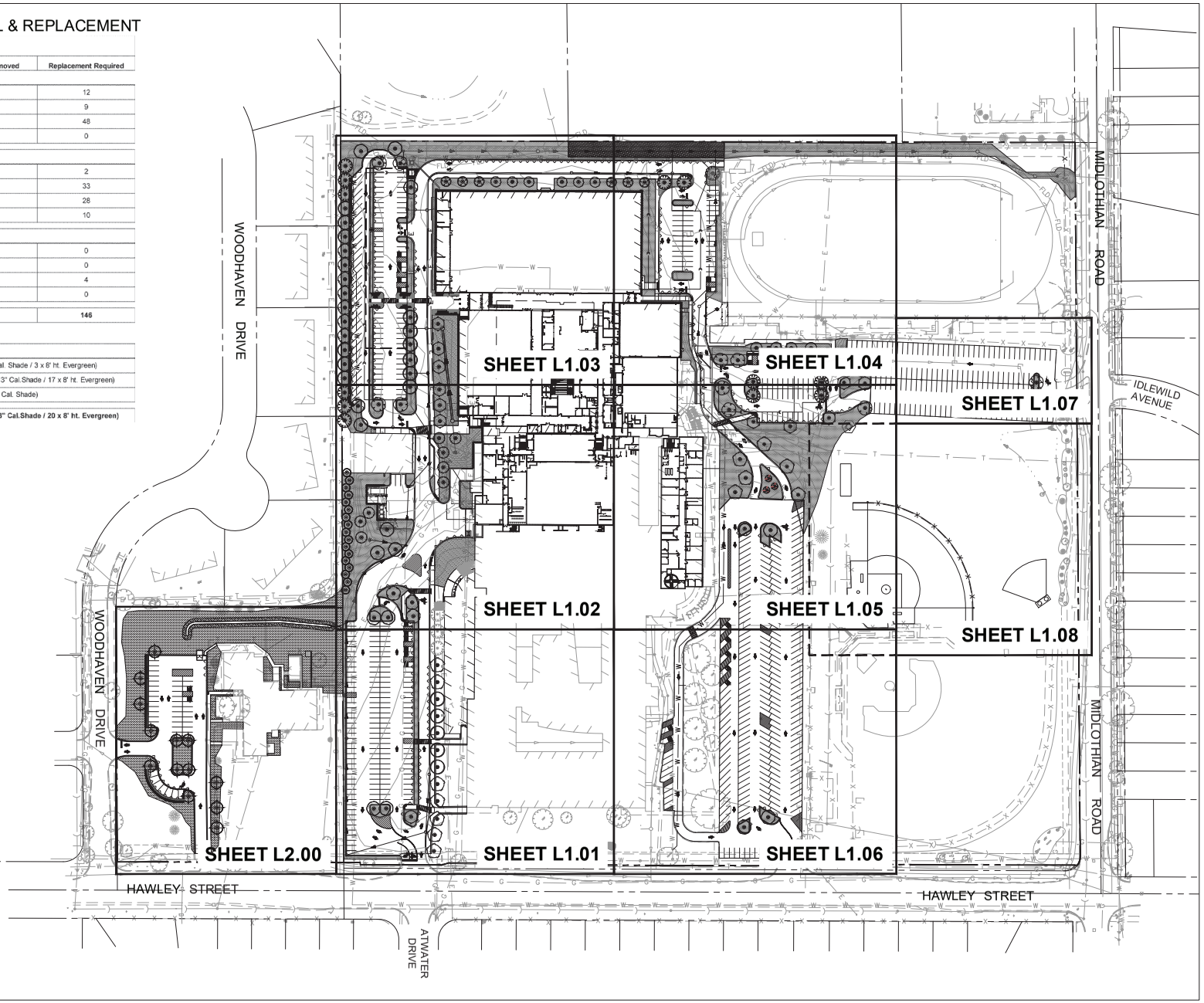
S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\TRANSITION\240160 C2.00 SITE PLAN.dwg kbuck Nov 14, 2025 11:14:03 am
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TREE REMOVAL & REPLACEMENT

Ordinance Section 16.23.060

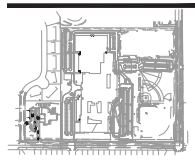
	Quantity Removed	Replacement Required
Phase 1		
3-6" DBH	6	12
7-12" DBH	3	9
13-29" DBH	12	48
30"+ DBH	0	0
Phase 2		
3-6" DBH	1	2
7-12" DBH	11	33
13-29" DBH	7	28
30"+ DBH	2	10
Transition Center		
3-6" DBH	0	0
7-12" DBH	0	0
13-29" DBH	1	4
30"+ DBH	0	0
Total	**43**	**146**

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)**



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

MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

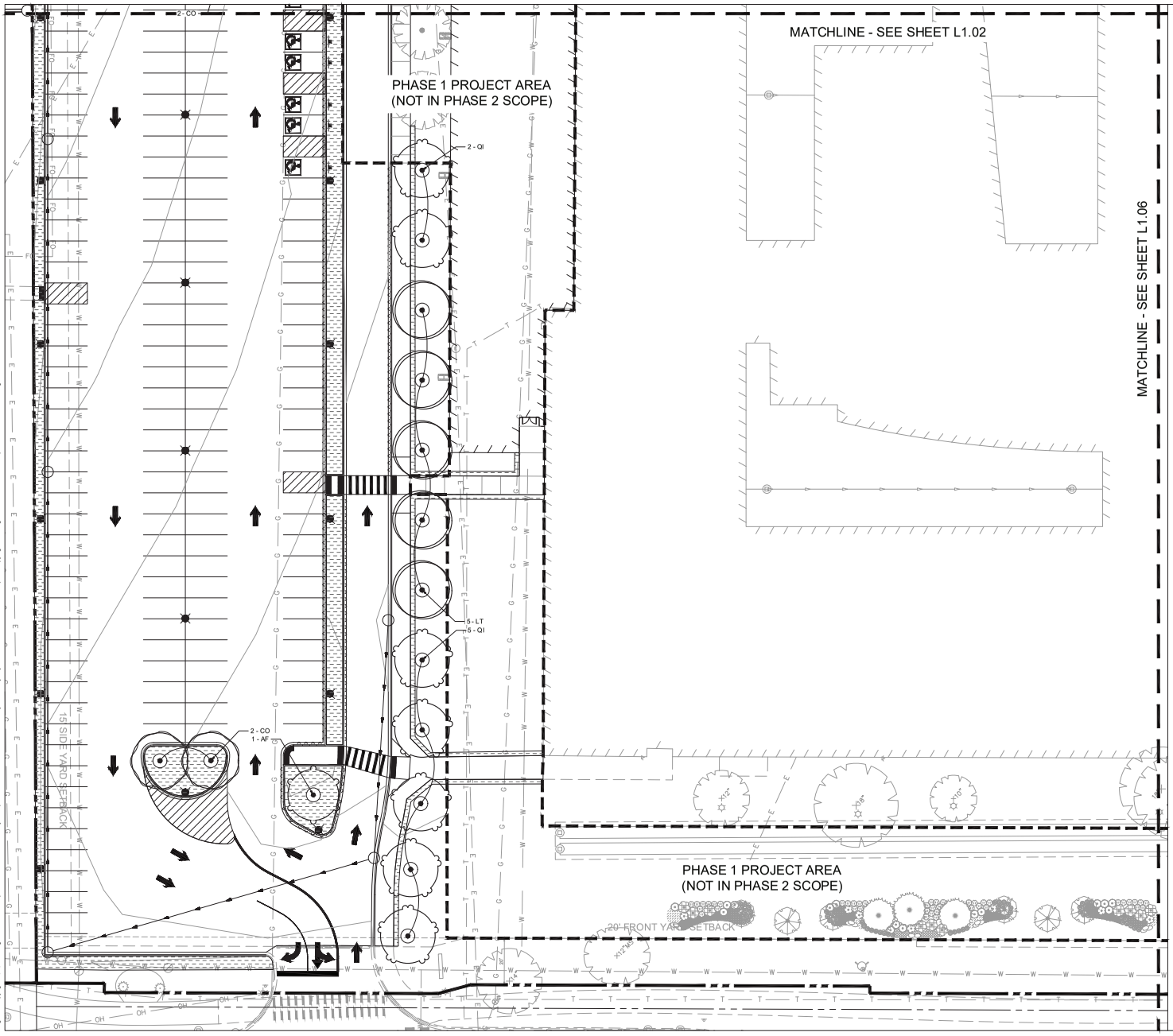
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

OVERALL LANDSCAPE PLAN

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

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:

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.
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.
3. ALL LAWN SEEDING AND HERBACEOUS PLUGS WILL BE INSTALLED SPRING. ALL SAVANNA SEED AND WOODY PLANT MATERIAL WILL BE INSTALLED MID TO LATE FALL.
4. ALL AREAS PLUGGED WITH NATIVE HERBACEOUS MATERIAL WILL RECEIVE 2" OF HARDWOOD SHREDDED MULCH.
5. ALL NEW TREES WILL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
6. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
7. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 12" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
8. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO THEIR OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
10. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
11. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
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.
15. ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
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.
19. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
20. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
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.

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

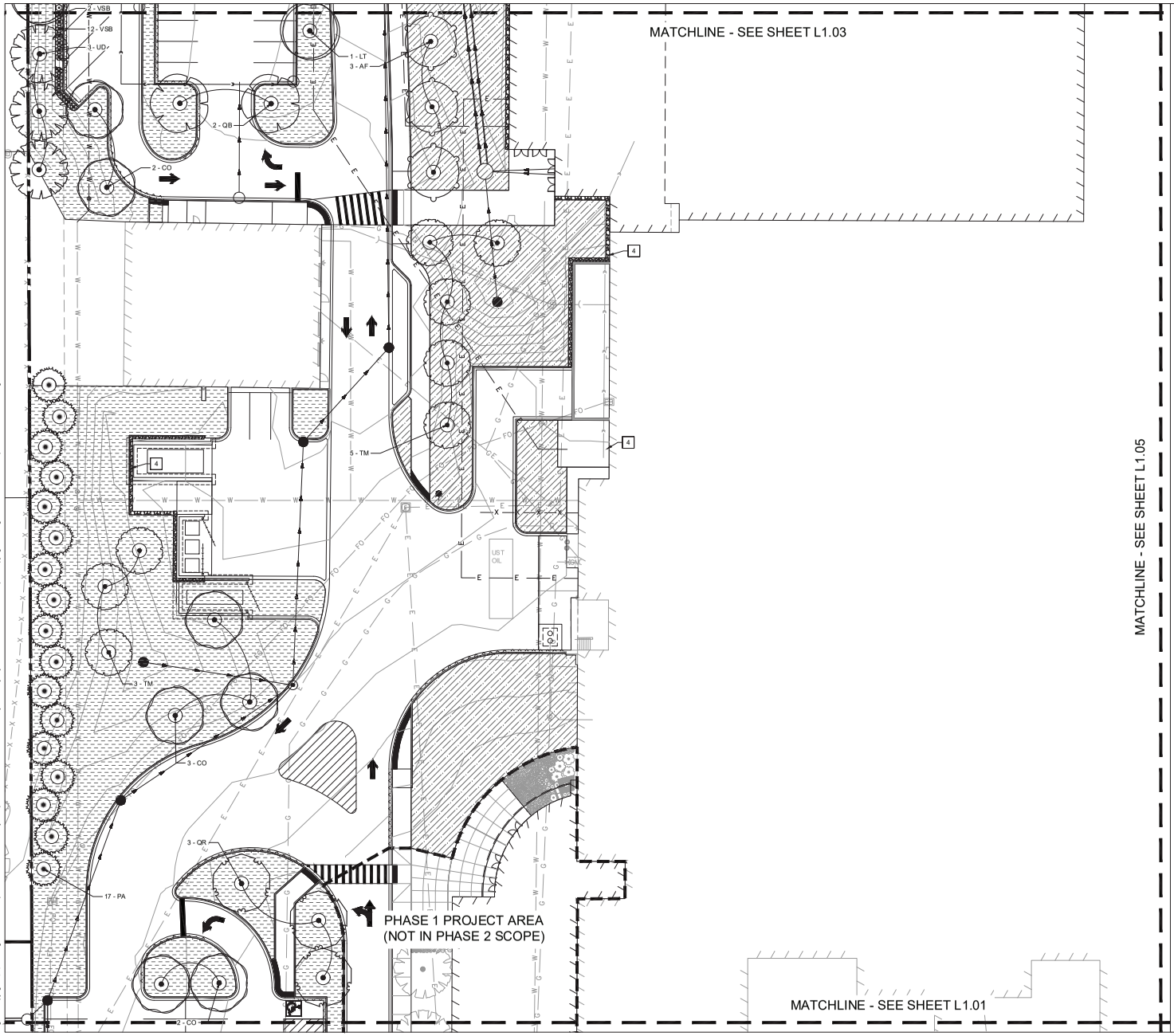
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.01
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 12:24:53 pm
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LEGEND

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

LANDSCAPE KEY NOTES

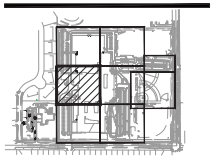
1	PLANTER CURB / 6 INCH HT
2	CIP CONCRETE SEATWALL - SINGLE BENCH
3	CIP CONCRETE SEATWALL - DUAL BENCH
4	18" WIDE MAINTENANCE STRIP

LANDSCAPE NOTES:

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.
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.
3. ALL LAWN SEEDING AND HERBACEOUS PLUGS WILL BE INSTALLED SPRING. ALL SAVANNA SEED AND WOODY PLANT MATERIAL WILL BE INSTALLED MID TO LATE FALL.
4. ALL AREAS PLUGGED WITH NATIVE HERBACEOUS MATERIAL WILL RECEIVE 2" OF HARDWOOD SHREDDED MULCH.
5. ALL NEW TREES WILL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
6. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION, OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
7. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 12" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
8. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO THEIR OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
9. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
10. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
11. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
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.
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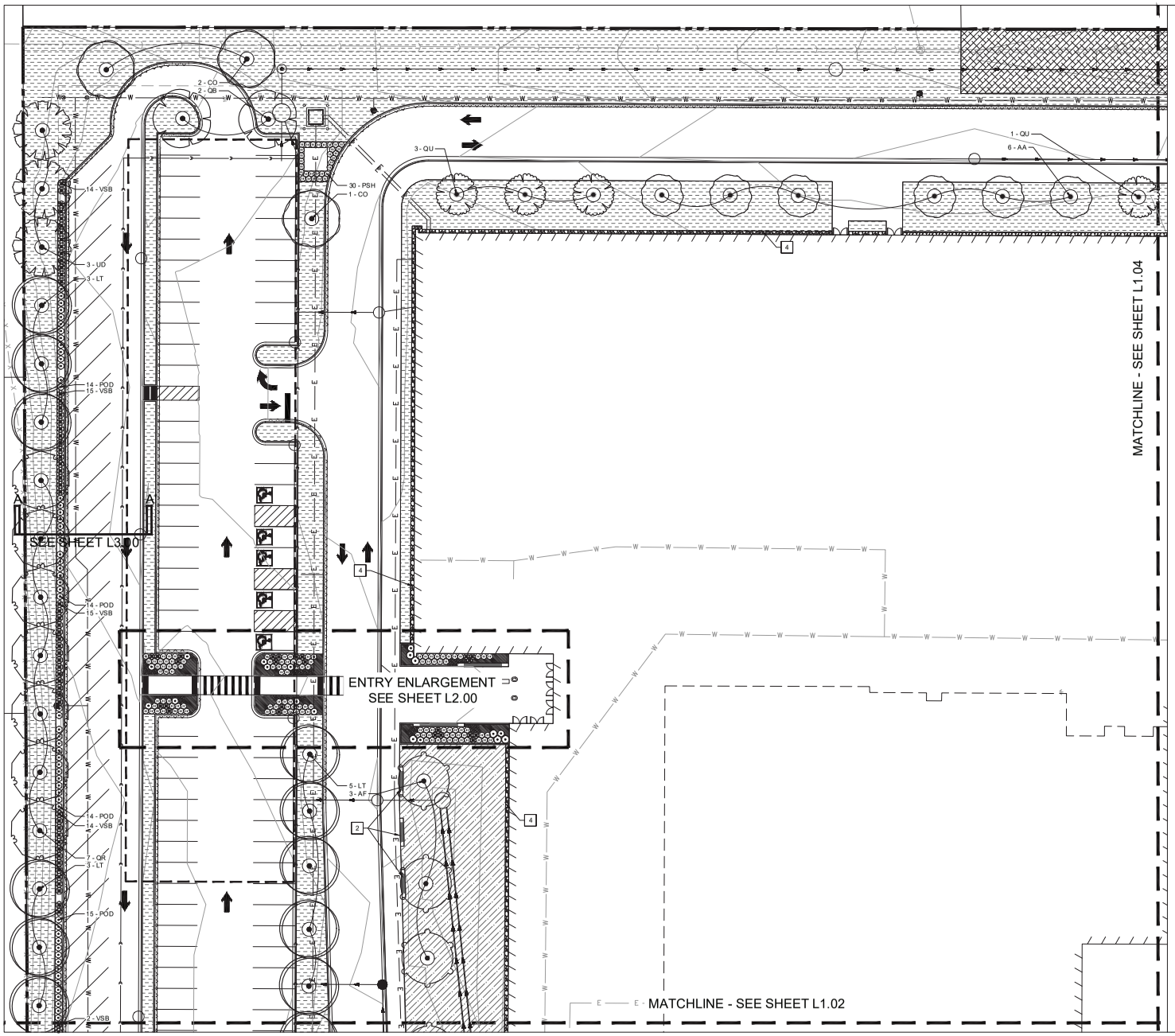
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.02
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 L1.01 LANDSCAPE PLAN – PHASE 2.dwg kbuck Dec 09, 2025 12:25:11 pm
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LEGEND

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- SOD
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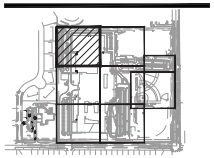
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LANDSCAPE PLAN – PHASE 2

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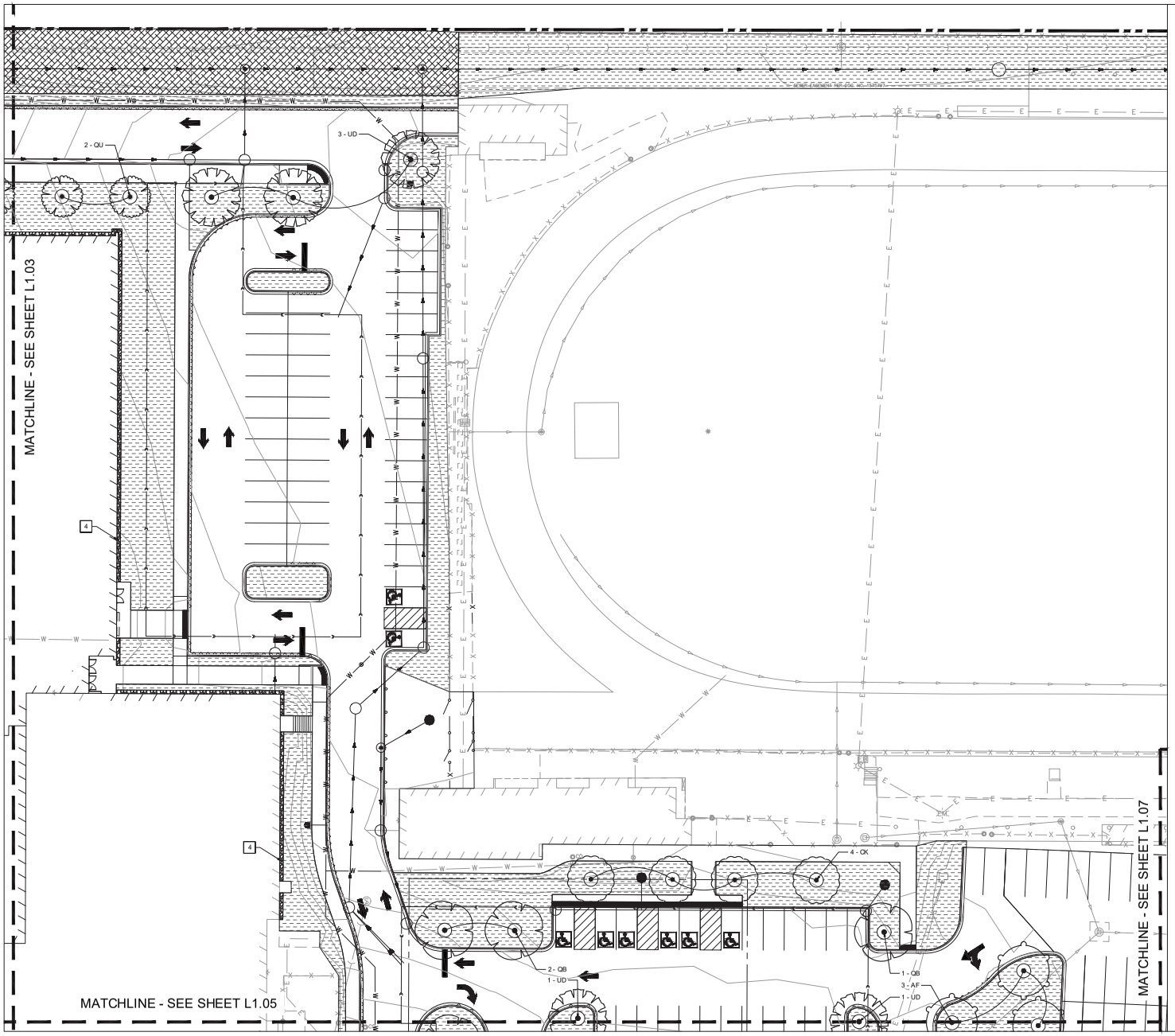
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NORTH

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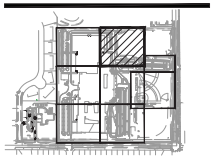
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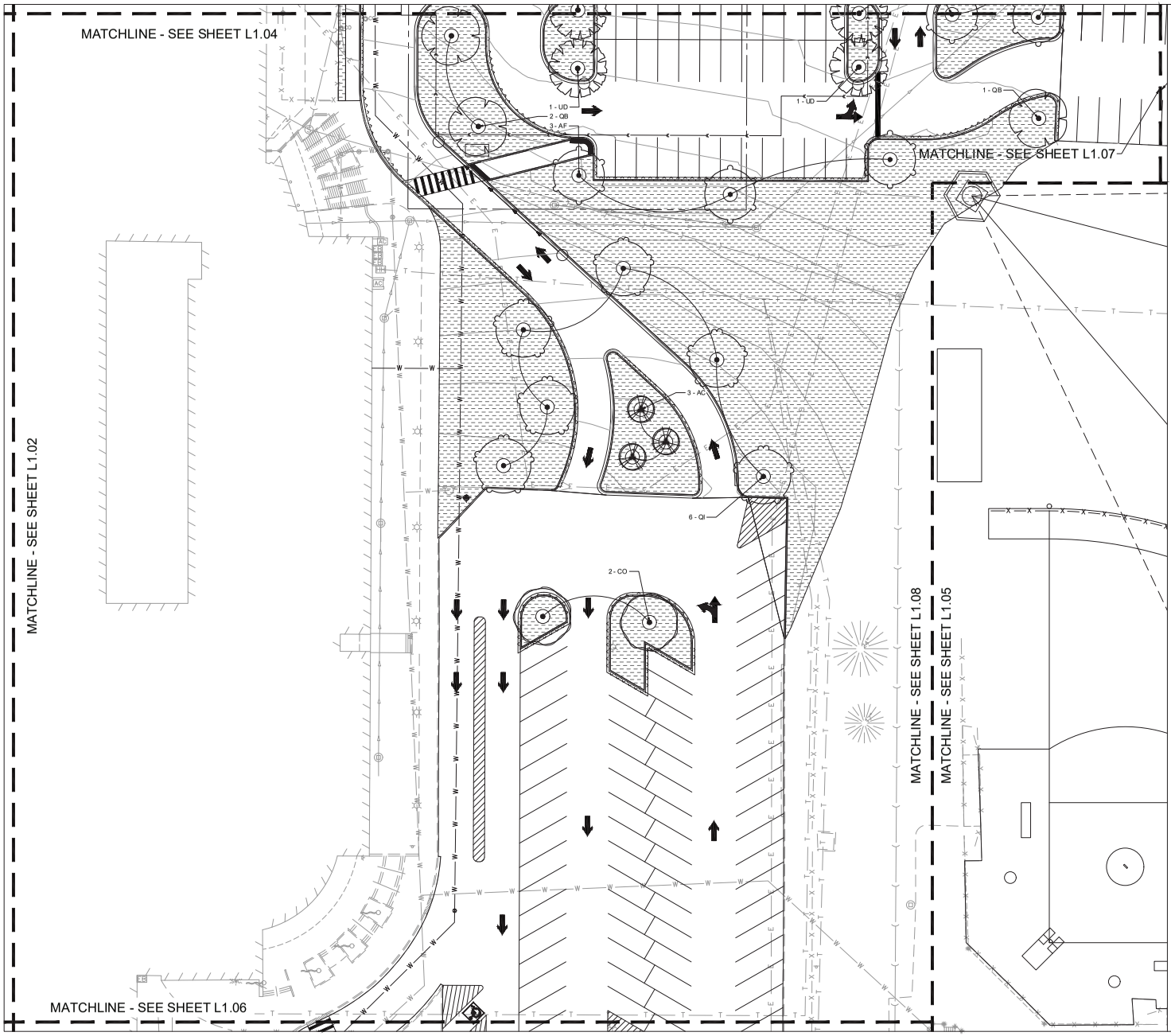
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.04
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 12:25:40 pm
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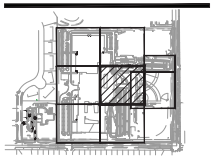
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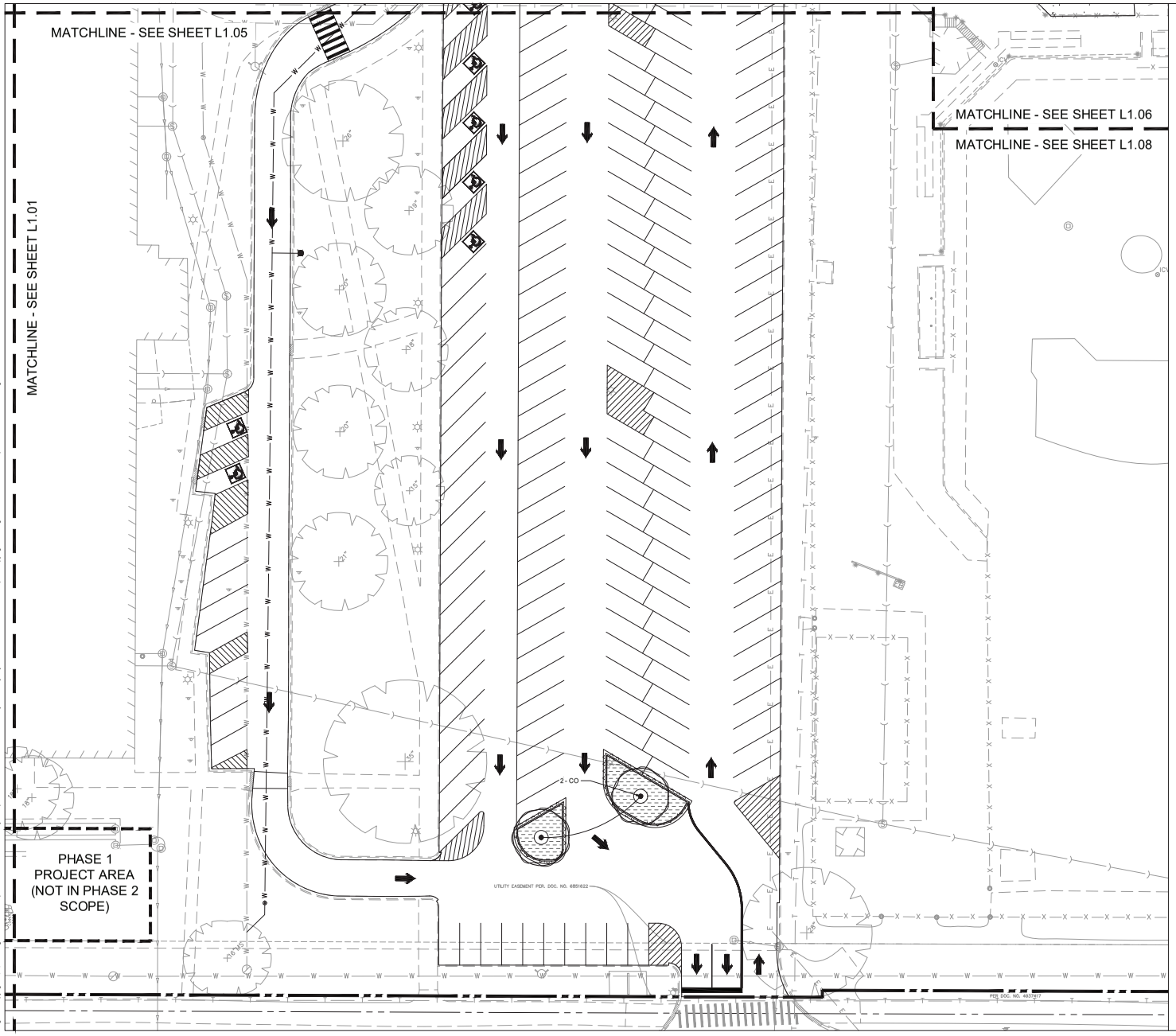
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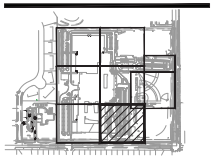
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MUNDELEIN HIGH
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NOT FOR CONSTRUCTION

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

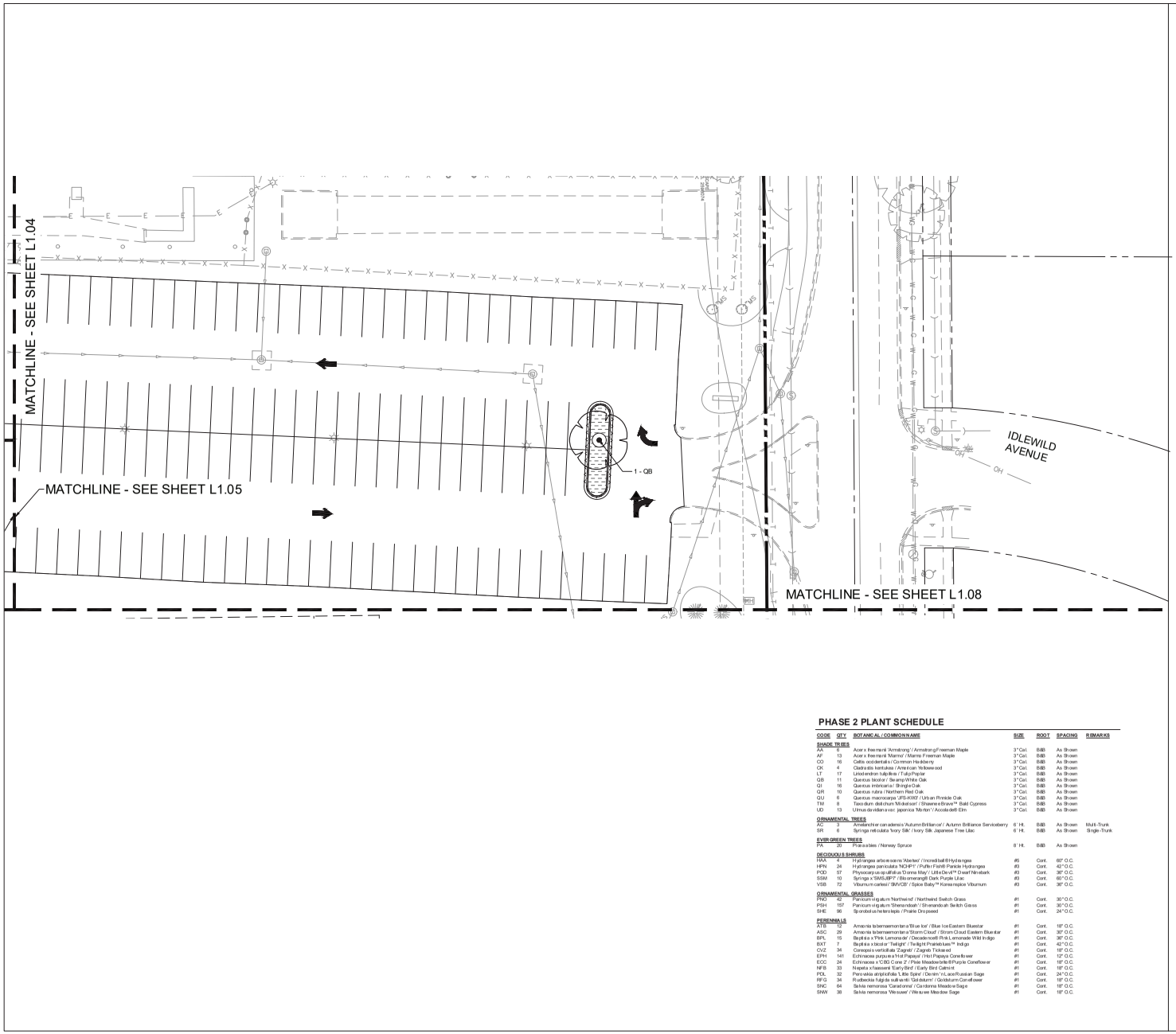
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
Drawn By: GB
Sheet: L1.06
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 12:26:21 pm
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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

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	Gladnotia 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-KW7' / 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
EVER GREEN 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 'SMSJBP3' / 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	62	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' / Storm 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 'Twilight' / Twilight Prairieblues™ Indigo	#1	Cont.	42" O.C.	
CVZ	34	Caryopteris x clandonensis '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 Core 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 subsp. 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.	

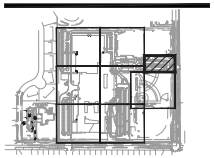
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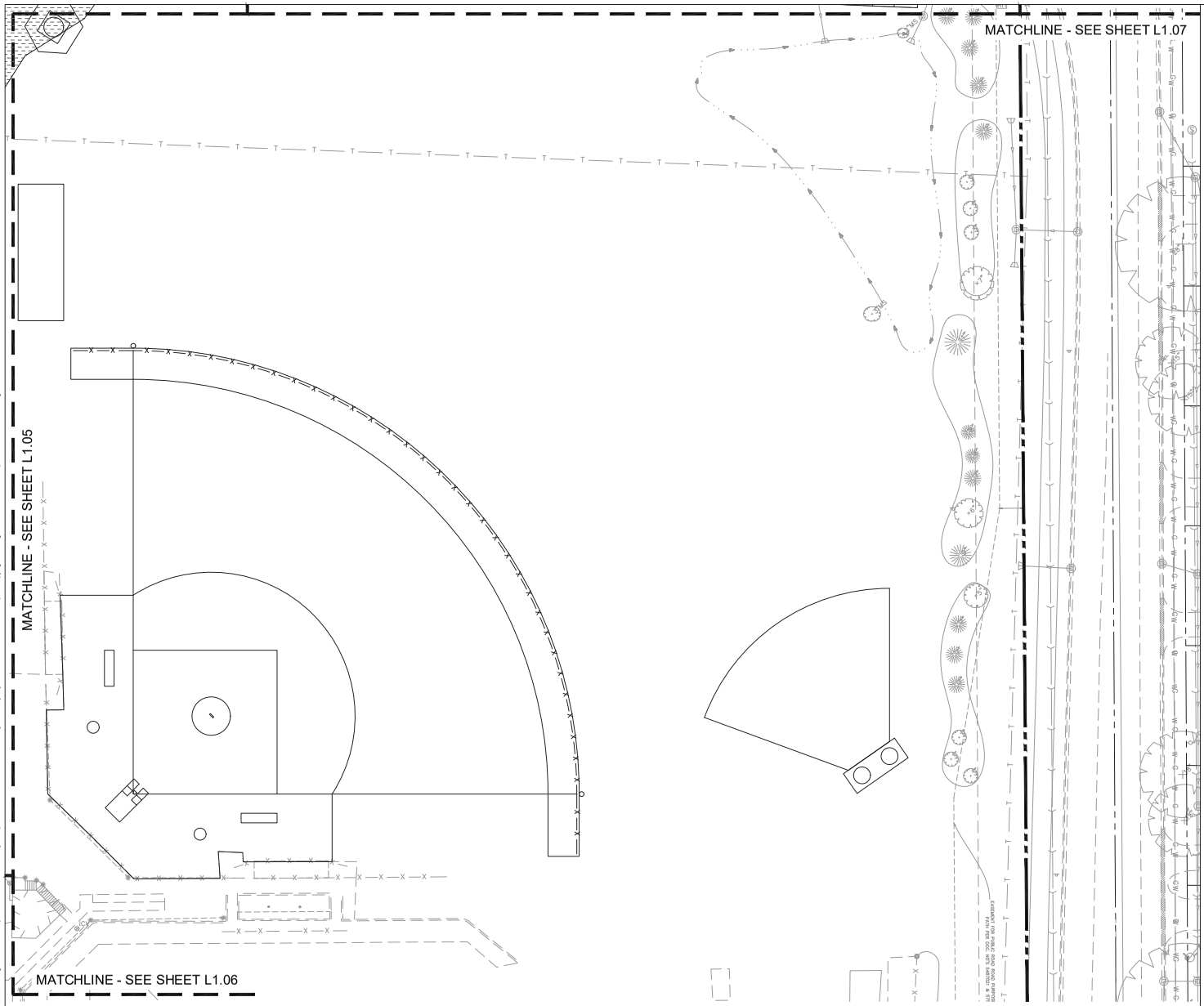
MUNDELEIN HIGH SCHOOL MASTER FACILITIES PROJECT - PHASE 2

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MUNDELEIN IL, 60060

LANDSCAPE PLAN – PHASE 2

Project Number: 240102
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Sheet: L1.07
Scale: 1" = 20'
0' 10' 20' 40'
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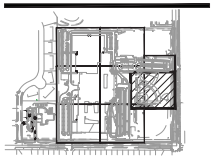
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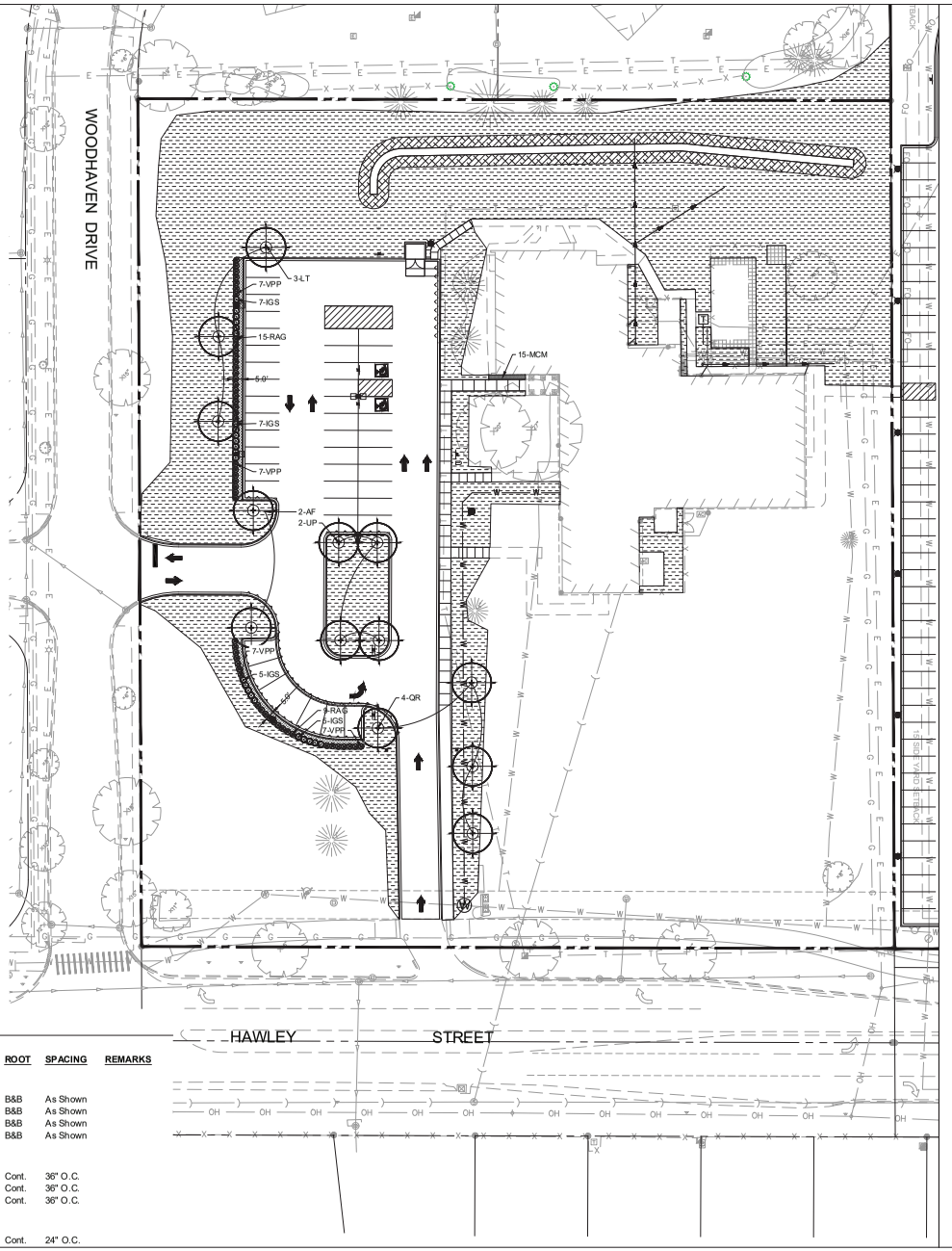
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MUNDELEIN IL, 60060

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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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.	

LEGEND

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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.
19. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
20. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
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.

MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT

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

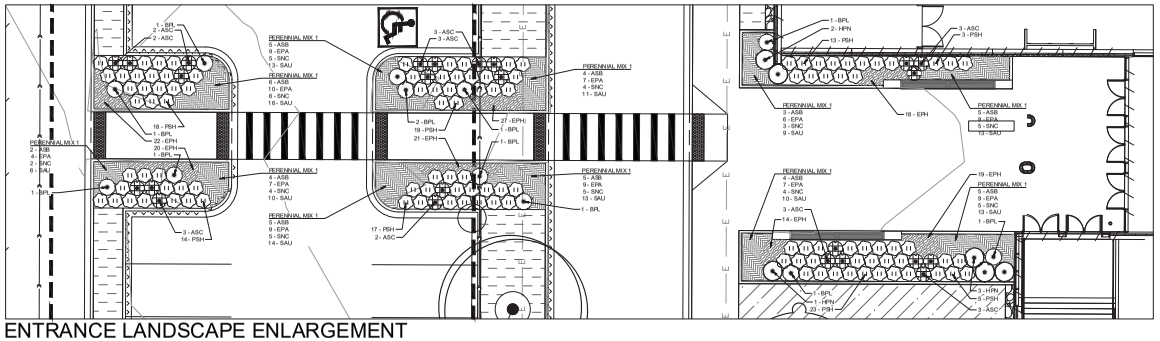
LANDSCAPE PLAN – TRANSITION CENTER

Project Number: 240160
Drawn By: GB
Sheet:
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0' 15' 30' 60'

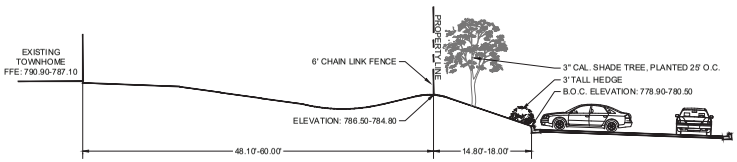
NORTH

L2.00

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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ENTRANCE LANDSCAPE ENLARGEMENT
SCALE: 1"=10'



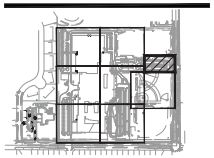
SECTION A-A'
SCALE: 1"=10'

PHASE 2 PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	REMARKS
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-KW2' / Urban Pinnacle 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	5	Hydrangea arborescens 'Abetwo' / Incrediball® Hydrangea	#5	Cont.	60" O.C.	
HPN	24	Hydrangea paniculata 'NCHPI1' / 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 'SMSJBP1' / 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						
PAG	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' / Storm 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 tricolor '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' / Caradonna 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

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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

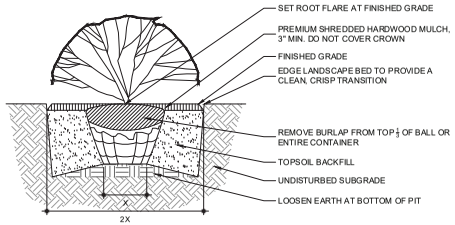
1350 W. HAWLEY STREET
MUNDELEIN IL, 60060

LANDSCAPE DETAILS

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

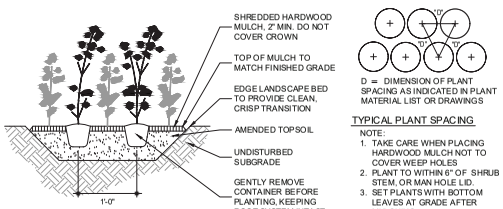
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S:\Darien\Mundelein Consolidated High School District\240102_Mundelein HS Master Facility Projects\01\11 Drawings\02 CD\MUNDELEIN HS – PHASE 2\240102 L2.00 LANDSCAPE DETAILS – PHASE 2.dwg kbuck Dec 09, 2025 12:26:52 pm
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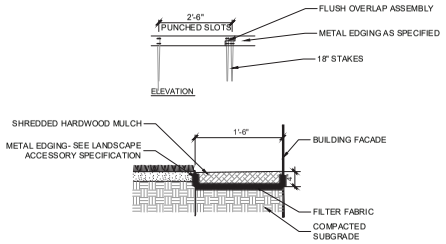
NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

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

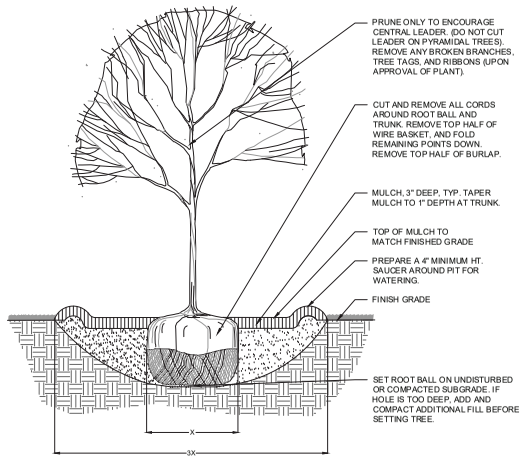


NOTE: TAKE CARE WHEN PLACING HARDWOOD MULCH NOT TO COVER WEEP HOLES

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

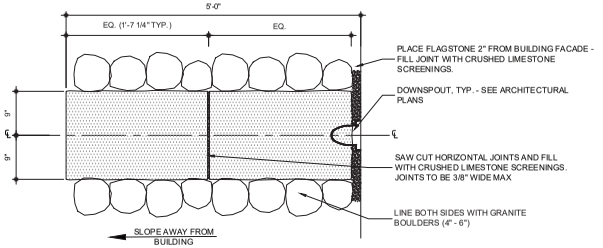


4 MULCH MAINTENANCE STRIP
SCALE: 1"=1'-0"

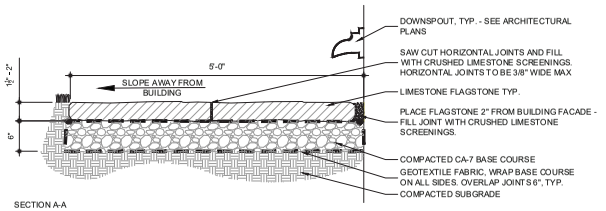


NOTES:
1. PRUNE TO THIN AND SHAPE TREE CANOPY PER SPECIFICATIONS
2. APPLY STAKES AND/ OR GUYS ONLY AS INDICATED IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. AVOID PLACING SOIL ON TOP OF THE ROOT BALL. MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS 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"



PLAN VIEW - SINGLE DOWNSPOUT



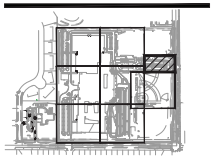
SECTION A-A

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

S:\Dorien\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 12:26:54 pm
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MUNDELEIN HIGH SCHOOL
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT 120

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Darien, IL 60561
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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 DETAILS

Project Number: 240102
Drawn By: GB
Scale:
Sheet: L3.01



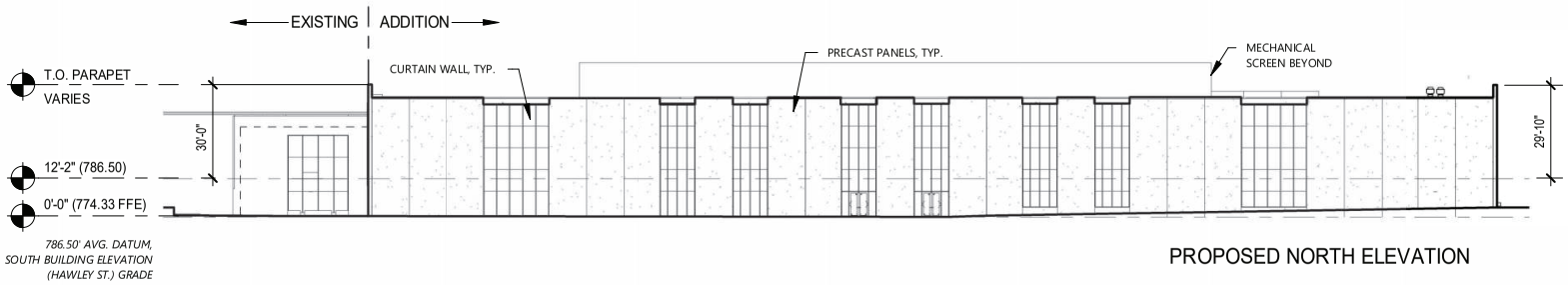


NOTE: SOUTH ELEVATION BUILDING GRADE ALONG HAWLEY STREET RANGES FROM 786.84' TO 786.14'. AVERAGE DATUM OF 786.50' USED TO DETERMINE THE NEW ADDITION BUILDING HEIGHTS AS DIRECTED PER VILLAGE CODE. DIMENSIONED ADDITION BUILDING HEIGHTS INDICATED ON NEXT PAGE REFERENCE THIS 786.50' DATUM TO DEMONSTRATE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

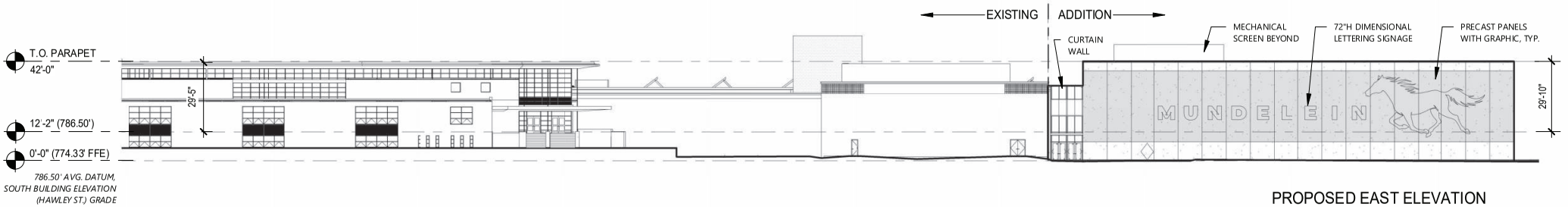
EXISTING SOUTH ELEVATION

0' 80'

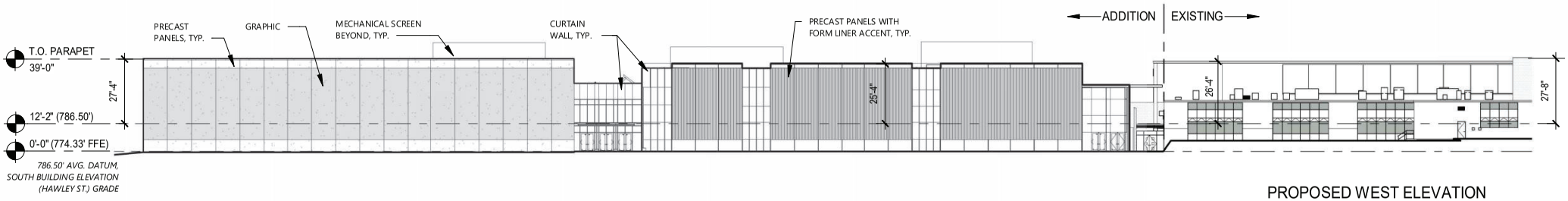
EXTERIOR BUILDING ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

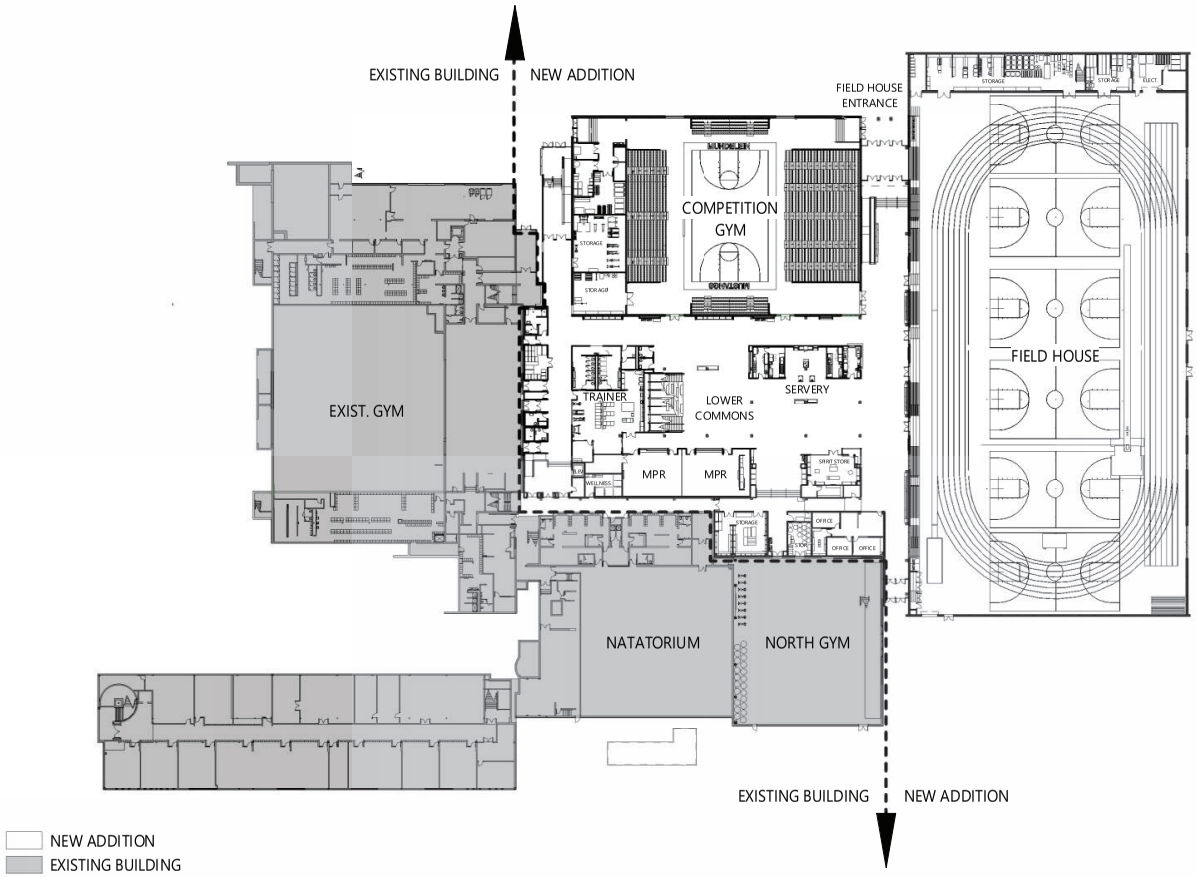


PROPOSED WEST ELEVATION

0' 80'

MUNDELEIN HS MASTER FACILITY PROJECTS
PHASE 2 | 12/9/2025 | Z2

FLOOR PLAN LEVEL 00

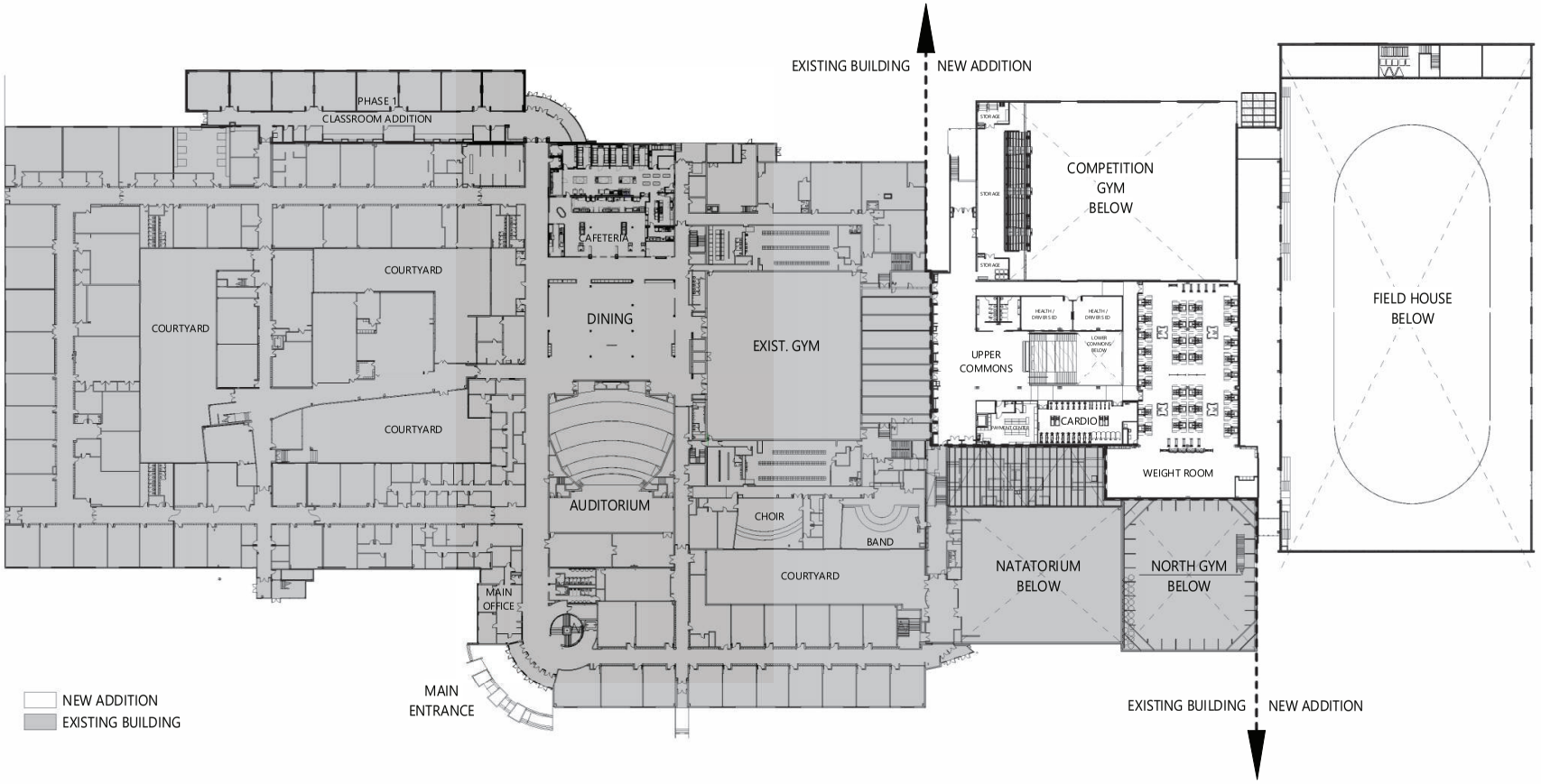


0' 160'

N

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

FLOOR PLAN LEVEL 01



0' 160'

N

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

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0039
PUBLIC HEARING DATE	December 17, 2025, and January 21, 2026
VARIATION	Waiver for the required number of interior parking lot islands and the location of parking landscape islands and trees.

On January 21, 2026, the Planning and Zoning Commission voted 5-0 for **approval** of a variation from Section 20.60.110 (A) and (B) of the Zoning Ordinance to waive the required number and location of the interior parking lot islands and the required location of the shade trees within those islands at 1350 and 1500 W. Hawley Street.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

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

The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed parking layout is intended to maximize available spaces for the district and the community. Requiring the installation of the internal islands would result in a loss of approximately 7.5% of the parking spaces.

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

The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner. In addition to its everyday use as a school, the facility hosts after-school events for students and the community. The school cannot always predict how much parking will be needed or how much traffic an event will generate, further demonstrating that the demand for parking may exceed what the Ordinance anticipates.

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

The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.

The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced. Adhering strictly to the Zoning Ordinance could create hardships in the school's maintenance operations and limit the availability of needed parking spaces during school hours and after-school events.

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

The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.

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

The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.

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

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

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

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

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

Planning and Zoning Commission Meeting **December 17, 2025**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on December 17, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:01 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, T. Roswick, K. Teehan, T. Wilson
ABSENT: S. Petti

Village Attendance

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

MINUTES APPROVAL

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

K. Teehna moved, seconded by J. Holden, a **Motion** to Approve the Planning and Zoning Commission Meeting Minutes from November 19, 2025.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

NEW PZC BUSINESS

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

Mundelein High School is requesting a Variation for relief from certain landscaping requirements for proposed interior parking lot improvements.

Open Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to Open Public Hearing PZ2025-0039.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

Isabel gave the attached presentation. The petitioner is requesting relief from the required islands and the number of required plantings in their proposed parking lot renovation.

Petitioner Presentation

Kevin Quinn, Director of Facilities for Mundelein High School District 120 was sworn in. Mr. Quinn discussed the history and needs of the project. He reviewed the plans for developing a beautiful high school campus for the community.

Kyle Buck of Wight and Company spoke on the proposed changes to the parking lots and the requested variation requests. The high school is planning to have islands at the ends of each parking lane, but would like minimal islands throughout the parking lot to increase the number of parking spaces.

The commission reviewed the proposed landscaping plan and inquired about whether the trees being removed were all necessary. Mr. Buck stated that Wight promotes sustainability, so any tree selected for removal was necessary for the plan. There was no tree survey provided by D120 at the time of the meeting.

Public Commentary

T. Roswick opened the floor to public commentary.

Gloria Baratta of 636 Woodhaven Drive inquired as to if there were any encroachments planned onto the properties along Woodhaven Drive. T. Roswick stated that all proposed changes are interior and there will not be any encroachments to residential properties.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden stated that she felt the tree survey was needed in order to make an educated decision on the variation request regarding the gap in trees and the trees that were selected for removal. Mr. Quinn stated that the High School is planning to do a survey as soon as they are able. K. Anderson agreed that the survey would be helpful. He is under the assumption that the trees needing to be removed are within the area of expansion, but knowing the specific species to be removed would be helpful to make a decision.

K. Garesche stated that she would like to see similar quality plantings to be planned based on what trees are planned to be removed. The commission further reviewed the calculation of the gap in trees needed to meet the Village Code.

T. Roswick requested the petitioner to elaborate on the hardship to meet the requirements to qualify for a variation from the zoning code. K. Quinn stated that the parking lot was initially created in the 1950s when parking was a high need. Now to accommodate student parking, staff parking, and public parking for public events, the High School is struggling to meet the current need. The commission agreed that a continuation would be needed to allow time for the petitioner to get the tree survey completed for the commission to review.

Continue Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0039 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**

MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

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

Village staff prepared a memo on behalf of the Commission regarding creating environmental and historic preservation.

Commission Discussion

The commission reviewed the initiative and did not have any recommended changes. The intent of the memo is to gauge the Board's interest in preservation now that there is more demand for development. The Commission would like to have the memo attached to their Budget request for next fiscal year and will add it to their year summary presentation.

OLD PZC BUSINESS

Continuation of Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Staff Presentation

A. Orenchuk gave the attached presentation on the proposed changes to the Village Comprehensive Plan. The Comprehensive Plan is not a regulating document, but a vision to help guide decision-making within the Village. T. Roswick stated that the Comprehensive Plan is also used as a defense to any challenges to decision-making.

The main item being changed is the large portion of land where the proposed Ivanhoe Village development will be. It is currently zoned as "Maintain Flexibility". This can leave the door open for some less desirable uses. However, if this portion is changed to a Traditional Neighborhood Design, and proposed development there would create guard rails to keep the area consistent.

Public Commentary

T. Roswick opened the floor to public commentary.

Shawn Killacky, Member of the Board of Education for Fremont School District 79 was sworn in. He stated that he previously did not understand the comprehensive plan. He asked how heavily the village uses this document when reviewing developments like the proposed Ivanhoe Village, as he felt there were discrepancies between this document and what was brought forth by the lawyers for the petitioner of the Ivanhoe Village development (not on this agenda).

T. Wilson stated that personally when he was previously a Trustee, he made decisions more closely based on the Comprehensive Plan than what a petitioner would request.

T. Roswick closed the floor to public commentary.

Commission Discussion

The commission will hold on discussion until the item is brought forth again at the January 21, 2026 meeting to allow for the public to review the information and make commentary.

Continue Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0038 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

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

Staff Presentation

J. Marvin, C. Malec, and I. Guadarrama gave the attached presentation on proposed text amendments to the Village Zoning Ordinance. Topics of discussion were as follows:

- Outdoor Storage
- Parking Lot Landscape Requirements

- Recreational Vehicles in Residential Zoning District
- Home Daycares

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

Outdoor Storage

The Commission discussed the current restrictions and gave staff feedback on what they would see going forward.

Parking Lot Landscape Requirements

The Commission discussed the current requirements in the zoning code. Commissioners requested clarification on changes that would trigger the need for conforming to new requirements and gave staff guidance on moving forward with text amendments.

Recreational Vehicles in Residential Zoning District

The Commission discussed current restrictions on recreational vehicle and trailer parking in residential areas. Proposed changes were discussed and clarification was given on current code enforcement issues. The Commission noted that they would prefer to see stricter regulations regarding Recreational Vehicle storage in residential areas.

Home Daycares

The commission gave feedback on the notes brought forth on the amendment recommendations from staff, Police, Fire, and Building. J. Holden and K. Garesche will be working with staff on researching the topic further to give a balanced text amendment.

Continue Public Hearing

K. Anderson moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson

SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, 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

K. Teehan moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission meeting of December 17, 2025.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:58 PM.

erin swanson

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning and Zoning Commission Meeting
December 17, 2025
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: CRAIG SIEPKA		Phone:
Company: WIGHT & CO		Email: CSIEPKA@WIGHTCO.com
Name: RICK DEWAR		Phone:
Company: WIGHT & Co.		Email: rdewar@wight&co.com
Name: KYLE BUCK		Phone:
Company: WIGHT & CO		Email: KBUCK@WIGHTCO.COM
Name: KEVIN QUINN		Phone:
Company: MUNDELEIN HIGH SCHOOL		Email: KQUINN@D120.ORG
Name: Holly Waxman		Phone:
Company:		Email: hollyjwaxmanagmail.com
Name: Donna Sclair		Phone:
Company:		Email: dgs2141@comcast.net
Name:		Phone:
Company:		Email:
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VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning and Zoning Commission Meeting
December 17, 2025
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: G. Barattes		Phone:
Company:		Email:
Name: Shawn Killackey		Phone: 847-970-2905
Company: Fremont D79		Email: skillackey@fsd79.org
Name: JOHN PEACOCK		Phone:
Company: WLCM		Email: JPEACOCK@WLCMTCO.COM
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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PZ2025-0039

1350 & 1500 W. HAWLEY STREET – MUNDELEIN HIGH SCHOOL D120 INTERIOR PARKING LOT LANDSCAPE VARIATION

Application

Kyle Buck – Wight & Company
Kevin Quinn – Director of Facilities at Mundelein High School D120

1350 and 1500 W. Hawley Street

Interior Parking Lot Landscape Variation

Variation to Section 20.60.110

Currently the Section 20.60.110 – Interior parking lot landscape reads:
For parking lots consisting of ten or more spaces, interior parking lot landscape shall be required.

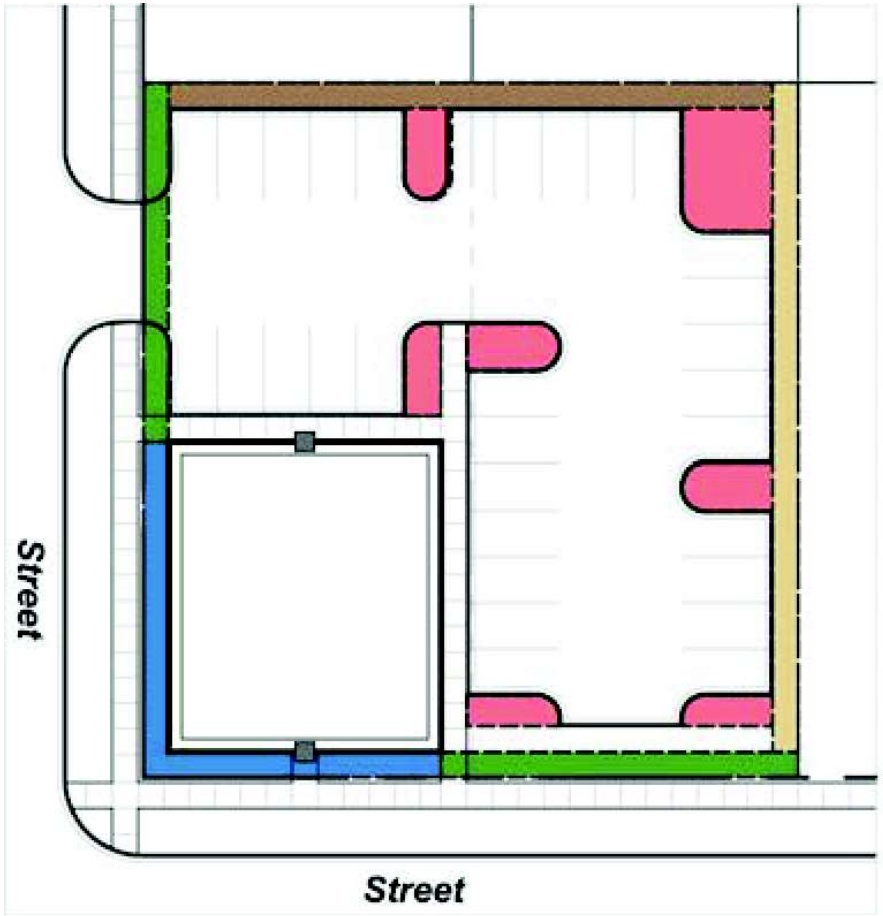
A. Amount. **One parking lot island shall be provided between every ten parking spaces.** As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands shall be no less than the amount required one island for every ten spaces. However, all rows of parking spaces shall be **terminated by a parking lot island** or landscaped area.

B. Size and Planting of Parking Lot Islands. Parking lot islands shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that are the same dimension as the double row. A minimum of **one shade tree shall be provided for every parking lot island** or landscaped area. If the island extends the width of a **double row, then two shade trees** shall be provided.

C. Design of Planting Areas. Parking lot islands or landscaped areas shall be at least one hundred forty-four square (144) feet in area and at least six inches above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater. Such islands and landscaped areas shall be properly drained and irrigated as appropriate to the site conditions to ensure survivability.

D. Type of Landscape Material. Shade trees shall be the primary plant materials used in parking lot islands and landscaped areas. Ornamental trees, shrubs, hedges and other plant materials may be used to supplement the shade tree plantings but shall not create visibility concerns for automobiles and pedestrians.

E. Groundcover. A minimum of seventy-five percent of every parking lot island shall be planted in turf or other live groundcover, perennials or ornamental grasses.

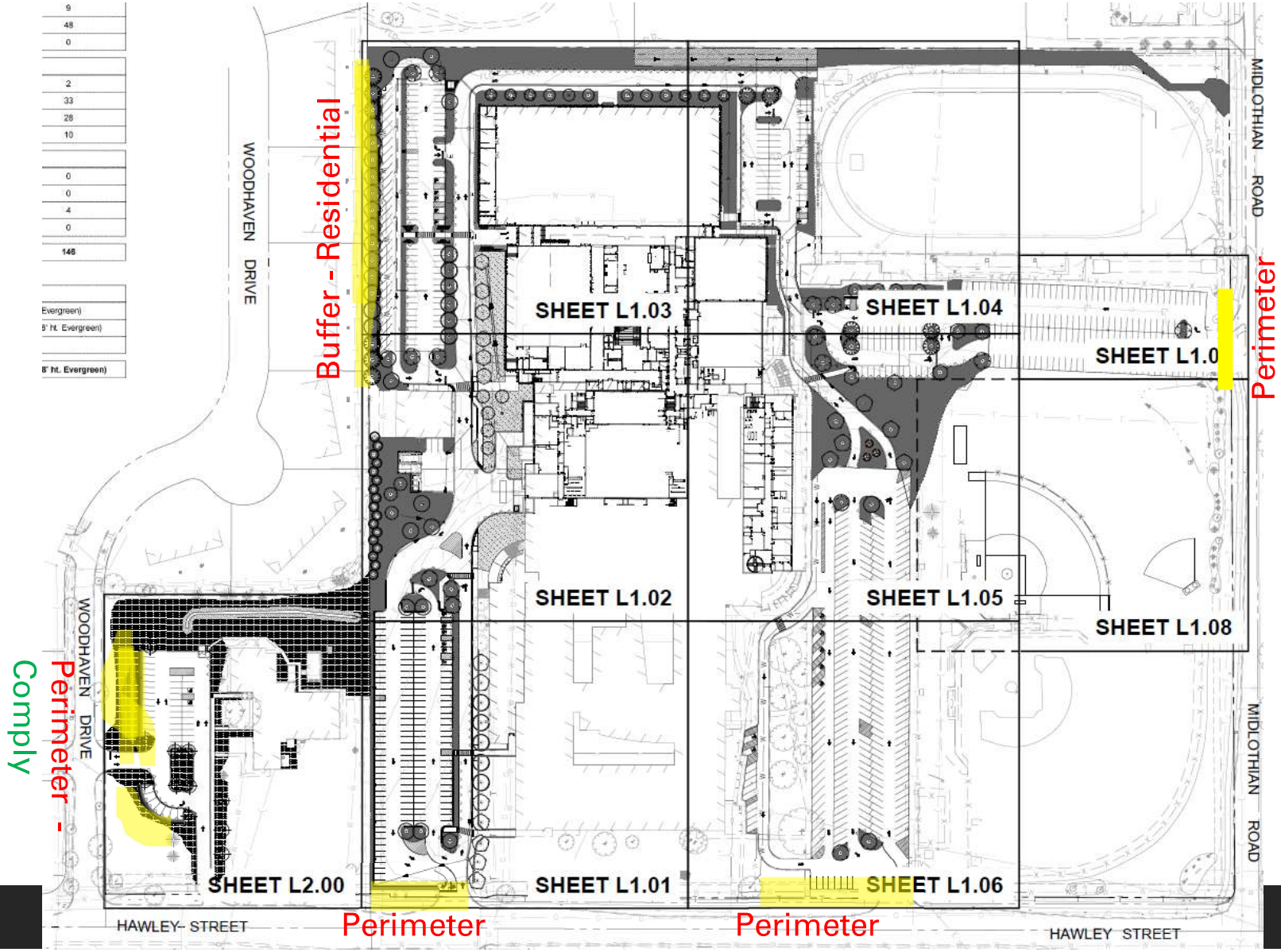


Legend

- Building Foundation Landscaping Façade Abutting Right-of-Way
- Perimeter Landscape Yard
- Interior Side Buffer Yard
- Rear Buffer Yard
- Interior Parking Lot Landscaping


C-2
R-3
Glenview Ave
C-2
R-5
R-5
Woodcrest Dr
Woodhaven Dr
R-3
I
Woodcrest Cir
N Midlothian Rd
Woodhaven Ct
R-3
N Fairlawn Ave
R-3
W Hawley St
R-3
R-3
Chetwood Ct
Atwater Dr
Edington Ln
R-3
R-3
I


C-2
R-3
Glenview Ave
C-2
R-5
R-5
Woodcrest Dr
Woodhaven Dr
R-3
I
Woodcrest Cir
N Midlothian Rd
N Fairlawn Ave
R-3
R-3
Woodhaven Ct
W Hawley St
R-3
R-3
Chetwood Ct
Atwater Dr
Edington Ln
R-3
R-3
I


9
48
0
2
33
28
10
0
0
4
0
146
Evergreen)
8' ht. Evergreen)
8' ht. Evergreen)
WOODHAVEN DRIVE
Buffer - Residential
SHEET L1.03
SHEET L1.04
SHEET L1.0
Perimeter
MIDLOTHIAN ROAD
SHEET L1.02
SHEET L1.05
SHEET L1.08
WOODHAVEN DRIVE
Comply
Perimeter -
SHEET L2.00
SHEET L1.01
SHEET L1.06
HAWLEY STREET
Perimeter
Perimeter
HAWLEY STREET
MIDLOTHIAN ROAD

Perimeter & Buffer Landscape Requirements

Perimeter:

-1 shrub for every 3 feet of landscape area length

-landscape area shall be at least 5 feet in width

Buffer:

- Required between a non-residential district abutting a residential district

-5 feet in width

-1 shade tree for every 25 linear feet

- opaque masonry wall (fence)

-1 shrub for every 3 linear feet of yard length

Trees

Removing 43 trees ➔ 146 trees required to plant

Planted trees = 152 trees

6 trees that are not required but can be put towards the 63 shade trees.

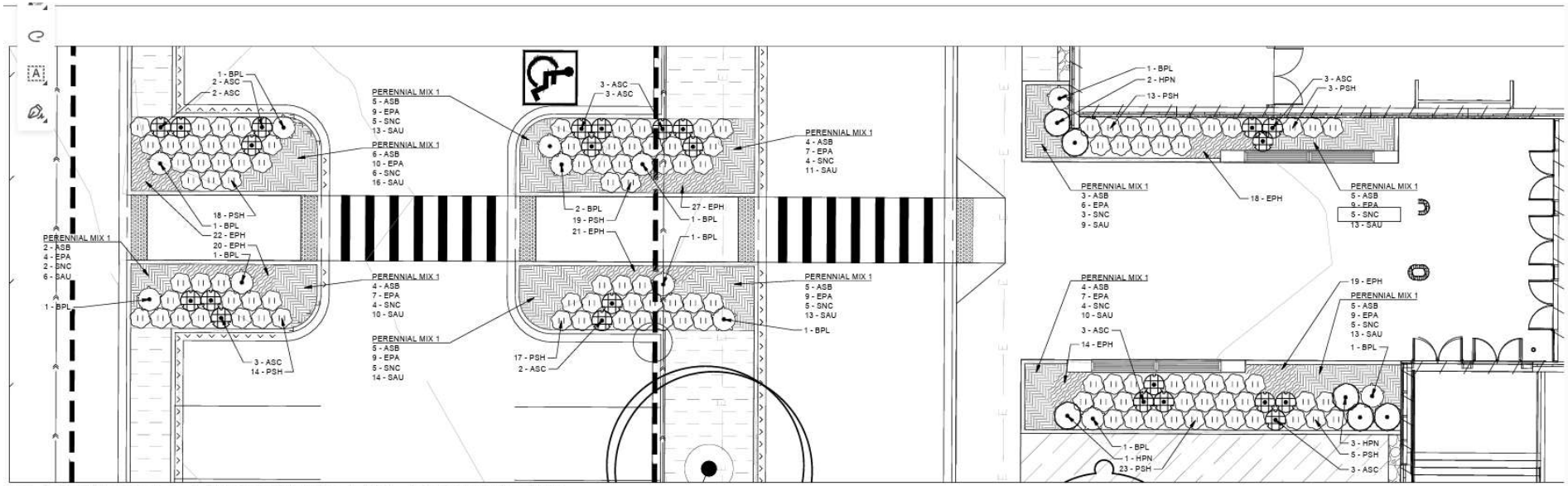
Missing 57 trees plus buffer trees and perimeter shrubs

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)**

154 plants



ENTRANCE LANDSCAPE ENLARGEMENT
SCALE: 1"=10'

Note: Ornamental trees, shrubs, hedges, and other plant materials may be used to supplement the shade tree plantings for interior parking lot islands.

Planning and Zoning Commission Meeting **January 21, 2026**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on January 21, 2026 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, J. Holden, T. Roswick, T. Wilson, K. Teehan
ABSENT: K. Garesche, S. Petti

Village Attendance

PRESENT: Amanda Orenchuk, Director of Community Development; Colleen Malec, Senior Planner; Isabel Gudarrama, Senior Planner; and J. Marvin, Associate Planner

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from January 7, 2026

K. Teehan moved, seconded by K. Anderson, a **Motion** to approve the Planning and Zoning Commission meeting Minutes from January 7, 2026. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

Shawn Killackey of the Fremont School District No. 79 Board of Education approached the podium to speak. Mr. Killackey shared some concerns with the comprehensive plan amendments as well as concerns with how the comprehensive plan is utilized as a decision-making tool for new developments in relation to the school districts. He stated that he had concerns over the proposed 75 changes to be made to the Comprehensive Plan.

Mr. Killackey's public commentary was addressed later in the PZ2025-0038 Comprehensive Plan Staff Presentation.

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

Continuation of Public Hearing - PZ2025-0039 - Mundelein High School District 120 - Variation for Interior Parking Lot Landscape from December 17, 2025.

Staff Presentation

I. Guadarrama gave an overview of the updates to the case since the last meeting on December 17, 2025. Ms. Guadarrama stated that the petitioner made some changes to their application and that will be addressed in the Petitioner Presentation.

Petitioner Presentation

T. Roswick swore in all present who expressed a wish to speak at tonight's hearing.

Kevin Quinn of Mundelein High School District 120 approached to give an overview of the project and introduced the members of Wight and the Board of Education that were present.

Kyle Buck, Architect of Wight and Company, approached to speak. 777 spaces are being proposed, which is 43 spaces short from the school's need of 820 currently. The school is requesting a reduction in the required landscaping islands within the interior parking lot to help meet the need for more parking, as well as maintenance and safety concerns regarding available line of sight.

T. Roswick clarified that the request for the elimination of parking lot islands also reduced the number of required trees being planted. Mr. Roswick wanted clarification that those required trees are being planted elsewhere in the property landscaping. I. Guadarrama confirmed the number of trees proposed is correct based on the

information provided.

Gage Berger, Landscape Architect of Wight and Company, approached to speak. A tree survey was done by a certified Arborist to analyze the trees being removed from the property. Mr. Berger shared the results of the tree survey. The survey showed that based on the 142 trees being removed, there would be a total of 145 trees that would need to be replaced. Mr. Berger shared the most recent proposed landscape plan. There are 162 trees being planted to replace these and the required ones that would be needed in the parking lot islands.

Peter Rastrelli, School District 120 Board of Education President, approached to speak. He shared comments regarding the following:

- He shared feedback from the community regarding the need for an increase in parking.
- The need for an improved lot with newer drivers in mind.
- The psychology of a parking lot.
- The unique constraints to the school and parking lot being land-locked.
- The School District's plan for sustainable improvements.

T. Wilson asked how many storm water retention ponds there are on the property. K. Quinn stated that there are 5 total as of right now.

Public Commentary

T. Roswick asked staff if any public commentary had been received prior to the meeting. I. Guadarrama stated that there had not been any received since the posting of the agenda.

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

T. Wilson stated that in reviewing the prior meeting minutes, he felt the commission acted appropriately to ask for more information. He felt that the School District listened and provided the information that the Commission requested.

J. Holden agreed with T. Wilson's comments and felt the School District did well with listening to the concerns of the Commission and fulfilled the request for additional information adequately. This will not solve the problem with lack of parking, but this

will help improve the need.

K. Teehan stated that his concerns were addressed to support the request.

The commission reviewed the Findings of Fact.

Request for Variation for interior parking lot islands and required shade trees.
J. Holden moved, seconded by K. Teehan, a **Motion** to to recommend Approval of a Variation from Section 20.60.110 (A) for the reduction in the number and location for the required parking lot islands and (B) for the required number of shade trees from the Zoning Ordinance at 1350 and 1500 W Hawley Street, including the Findings of Fact with the requested changes. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing
K. Anderson moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ2025-0039. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Continuation of Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment from December 17, 2025.

Staff Presentation
A. Orenchuk gave a refresher on the proposed amendment. The intention of the continuation was to allow proper time for public commentary on this item. A. Orenchuk

addressed the statements made during this evening's General Public Commentary that it was stated there were a proposed 75 amendments to the Comprehensive Plan. There was some confusion. There are 75 proposed amendments to the Zoning Code, not the Comprehensive Plan. The proposed amendment is mainly to one section of the Comprehensive Plan. This was included in the presentation from the meeting held on December 17, 2025.

Public Commentary

The meeting has remained open to public commentary since December 17, 2025.

There were no members of the public who wished to speak at the meeting.

T. Roswick asked staff if any commentary had been received prior to the meeting. Staff confirmed that there was no public commentary received on the comprehensive plan.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden felt that the scope of the update is small and was in approval of the proposed change. No commissioners voiced opposition to the change. A. Orenchuk stated that there are no findings of fact as this is a guiding document, not an item enforcing zoning standards.

Approval of the Comprehensive Plan Amendment

J. Holden moved, seconded by K. Teehan, a **Motion** to to recommend approval of the proposed amendment to the Comprehensive Plan amendment to include Traditional Neighborhood Design. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0038. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**

MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Continuation of Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code from December 17, 2025.

Staff Presentation

Staff gave the attached presentations on the following items:

Home Daycares

The current zoning code allows up to 8 children to be cared for by a home daycare provider.

The new proposed recommendation is to remove the use in the R-5 multi-family zoning district and will update the language to have a maximum of 8 children outside the household to be cared for by a home daycare provider, not to include the daycare provider's own children in this number.

Access Parcels

C. Malec gave an overview of this topic. The code currently does not address this subject at all, and staff would like to propose more flexibility. Staff will occasionally receive requests to build accessory structures on vacant lots along the north shore of Diamond Lake. These lots are considered unbuildable because they are not attached to any fully built-out right-of-way. The code also currently does not allow building accessory structures if the lot does not have a primary structure on it. The proposed change would define what a lake access parcel is. The proposed use would also need to meet additional criteria.

Ground Floor Transparency

Commercial buildings currently require 50% transparency on any facade that faces a right-of-way at a height of 2ft-8ft from grade, according to the zoning code. This can create an issue particularly in outlots and freestanding buildings. Sometimes this can cause issues with restaurant kitchens, restaurants, drive-throughs or storage. The intent of this is to encourage the feeling of openness. The proposed change will be to change this from a Variation to an Administrative Variation so these requests could be handled internally without requiring the applicant to require a full Public Hearing.

Existing, but Non-Conforming Fences and Driveways

If a non-conforming structure is taken down, it needs to be replaced by a conforming structure. This has felt restrictive for driveways and fences in particular that may have been in their current form for sometimes decades. The proposed change by staff is to allow non-conforming fences and driveways to allow removal and replacement as-is with the caveat that the original fence or driveway was constructed with a permit or prior to 2012.

Deck Railings and Privacy Screens

Deck railings are currently technically considered a fence by code and is limited to 6 feet above grade, so if someone has a deck their railing may exceed the 6 feet above grade. The proposed change to this is limiting a deck railing to 4 feet above the floor of the deck. The current doe does not provide for privacy screens at all. A privacy screen is a common request, and staff would like to find a reasonable way to accommodate and control these requests. Staff provided recommended topics of possible restrictions, including setbacks and maximum height.

Townhouse Setback Requirements

Staff has reviewed the setback requirements for Townhouses and has found them to be more restrictive than necessary. Staff provided a proposed table to review the current and proposed updated setbacks for Townhouses.

Parking Lot Landscape Requirements

Staff presented updating parking requirements based on the feedback from the last meeting. Staff updated the sizes of what would be considered small, medium, and large parking lots and different perimeter and landscaping islands that would be required for each size.

Public Commentary

Public Commentary has been opened since the last meeting of December 17, 2025.

Home Daycares

Milen Aguilar approached to speak. She asked about the prohibited use mentioned. C. Malec clarified that the intent of this is just to prohibit it in multi-family homes and it will remain an allowed use in single-family homes. Ms. Aguilar then asked if the maximum of 8 children would be allowed to be increased for school-aged children who would attend before or after school.

Diana Chavarria approached to speak. Ms. Chavarria wanted to speak on the importance of the work of home daycare and would like to have the topic of part timers added in to the discussion. Reducing the number of children currently in the current daycare homes will impact the families currently being cared for in these homes.

The Public Hearing will be continued, and Public Commentary will remain open.

Commission Discussion

Home Daycares

T. Roswick asked about the state's guidelines about the number of allowed school-aged children. If it was a hard number, or if it was a scale. A. Orenchuk stated that it is a sliding scale formula based on the age of children and the number of adult providers in the home. The commission discussed the need of more Village staff enforcement for an increase in the number of children. A. Orenchuk let the commission know they can give direction to staff if they would like to include language on breaking down part time and full time staff. With talking to Public Safety staff, eight children was an acceptable amount for the aspect of being able to monitor and control.

T. Roswick requested to put a pin in the conversation to consider the breakdown of full-time and part-time children. The commission would like to work with Village staff to refine the language further. This item will be continued for further discussion on **February 18, 2026**.

Access Parcels

The Commission discussed the right of way access and the common ownership with neighboring parcels. The distance between lots with primary structures and the proposed access parcels was discussed in-depth. J. Holden stated she did not like the idea of allowing structures on the access parcels with height.

Ground Floor Transparency

The Commission reviewed the types of uses that may have difficulty meeting the transparency requirement and the approval process for an Administrative Variation. The commission supported the proposed change.

Existing, but Non-Conforming Fences and Driveways

The Commission discussed the difference between full replacement and partial replacements of the non-conforming fences and driveways. The Commission shared concerns that driveways and fences that are egregious or have safety concerns should not be considered grandfathered in.

Deck Railings and Privacy Screens

The Commission discussed the standard heights of deck railings. They discussed in detail the restrictions for privacy screening setbacks and height as well as possible issues with townhome setbacks. The Commission was in support of the proposed changes.

Townhouse Setback Requirements

The Commission reviewed the current setbacks and discussed the difficulties with a mix of front and rear loaded townhouses. After review, the Commission was in support of the proposed changes.

Parking Lot Landscape Requirements

The Commission discussed landscaping maintenance for the proposed changes and reviewed the proposed changes from the prior meeting. The Commission used the case PZ2025-0039 for the High School as a reference when reviewing how these landscaping requirements would be applied in the future. The Commission was in support of the landscaping requirements.

Continuation

J. Holden moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, February 18th, 2026, at 7:00 PM located at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois. Motion Passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

There was no new PZC business.

QUESTIONS AND COMMENTS

There was no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by K. Teehan, a **Motion** to adjourn the Planning & Zoning Commission meeting of January 21, 2026. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson

NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:03 PM.

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning & Zoning Commission Meeting
January 21, 2026
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Milen Aguilar		Phone: (224) 778-0074
Company:		Email:
Name: Alondra		Phone: 847-971-4272
Company:		Email:
Name: KEVIN QUINN		Phone: 847.949.2200
Company: DISTRICT 120		Email: KQUINN@D120.ORG
Name: Gage Berger		Phone: 319-361-8138
Company: Wight & Co		Email: gberger@wightco.com
Name: KYLE BUCK		Phone: 630-918-3420
Company: WIGHT & CO		Email: KBUCK@WIGHTCO.COM
Name: CRAIG SIEPKA		Phone: 312.656.9078
Company: WIGHT & CO		Email: csiepka@wightco.com
Name: Shawn Killackey		Phone: 847-970-2805
Company: FSD 79		Email: skillackey@fsd79.org
Name: Diana Chavarria		Phone: dianalariza09@gmail.com
Company:		Email: 224-572-0264
Name: Nicole Sulim		Phone: 815 914-1181
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning & Zoning Commission Meeting
January 21, 2026
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: [illegible]	Mundelein	Phone: 847-508-7846
Company: D120 BOE		Email: [illegible]@D120.org
Name: RICK DEWAR	MHS	Phone:
Company: WIGHT		Email: rdewar@wightco.com
Name: Jennifer Hill	Mundelein	Phone: 847-274-7358
Company: D120 BoE		Email:
Name: Christopher Hill	Mundelein	Phone: 847-345-3667
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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Mundelein Consolidated High School District · MUNDELEIN HIGH SCHOOL MASTER FACILITY PROJECTS

Planning and Zoning Meeting · 01/21/26

VARIANCE REQUESTS

1. Reduction in number of Required Interior Parking Lot Islands

Why Requested	School Requirements	Proposed

A. Population: *445 Staff / 2,200 Students*

B. Parking Needs:
- *445 staff*
- *350 permitted spaces for students (additional 125 on wait list)*
- *10 Visitor*
- *15 Maintenance & Bus Vehicle*

C. Student Activities:
- *647 Students involved in 31 athletic programs*
- *970 Students in 50 Clubs & After Hour Activities*
- *Approx. 20% of Students need transportation to jobs or internships*

Parking Needed: 820 Spaces

Parking Proposed: 777 Spaces
Parking Deficiency: 43 Spaces

Current Deficiency: 60 Spaces

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

VILLAGE CODE REQUIRED PARKING:
STAFF MEMBERS = 445 STAFF x 1 SPACE/STAFF = 445 SPACES
STUDENTS = 2200 STUDENTS x $\frac{1}{10}$ SPACE/STUDENT = 220 SPACES

VILLAGE CODE REQUIRED SPACES = 665 SPACES
MHS NEEDED SPACES = 820 SPACES
TOTAL PROPOSED SPACES = 777 SPACES

2. Alternate locations of Interior Parking Lot Trees and Landscape Areas

Why Requested	Section 20 Code Requirements	Proposed

A. Maximized Deficient Parking Count

B. Maintenance Considerations

C. Efficency and Safety

A. Min. Interior Parking Lot Landscaping: 17,280 s.f.

B. Section 20 Trees: 135

A. 14 New Parking End Islands within Existing Parking Lots

B. 28,762 s.f. of Proposed Parking Islands *(66% Over Code Minimum)*

C. 162 Trees *(20% Over Code Minimum)*



TREE SURVEY

TREE SURVEY SUMMARY

Total Trees Surveyed	139
Onsite Trees Surveyed	117
Trees to be Removed	42
Replacement Trees Required	145

TREE SPECIES SURVEYED (16)

Colorado Blue Spruce	26
Honeylocust	24
Austrian Pine	20
Little-Leaved Linden	14
Crabapple	10
Sugar Maple	8
Red Maple	7
Norway Maple	4
Ornamental Pear	4
Redbud	4
Allegheny Serviceberry	3
Hackberry	3
Silver Maple	3
Douglas Fir	3
Amur Maple	2
Balsam Fir	2
White Ash	1

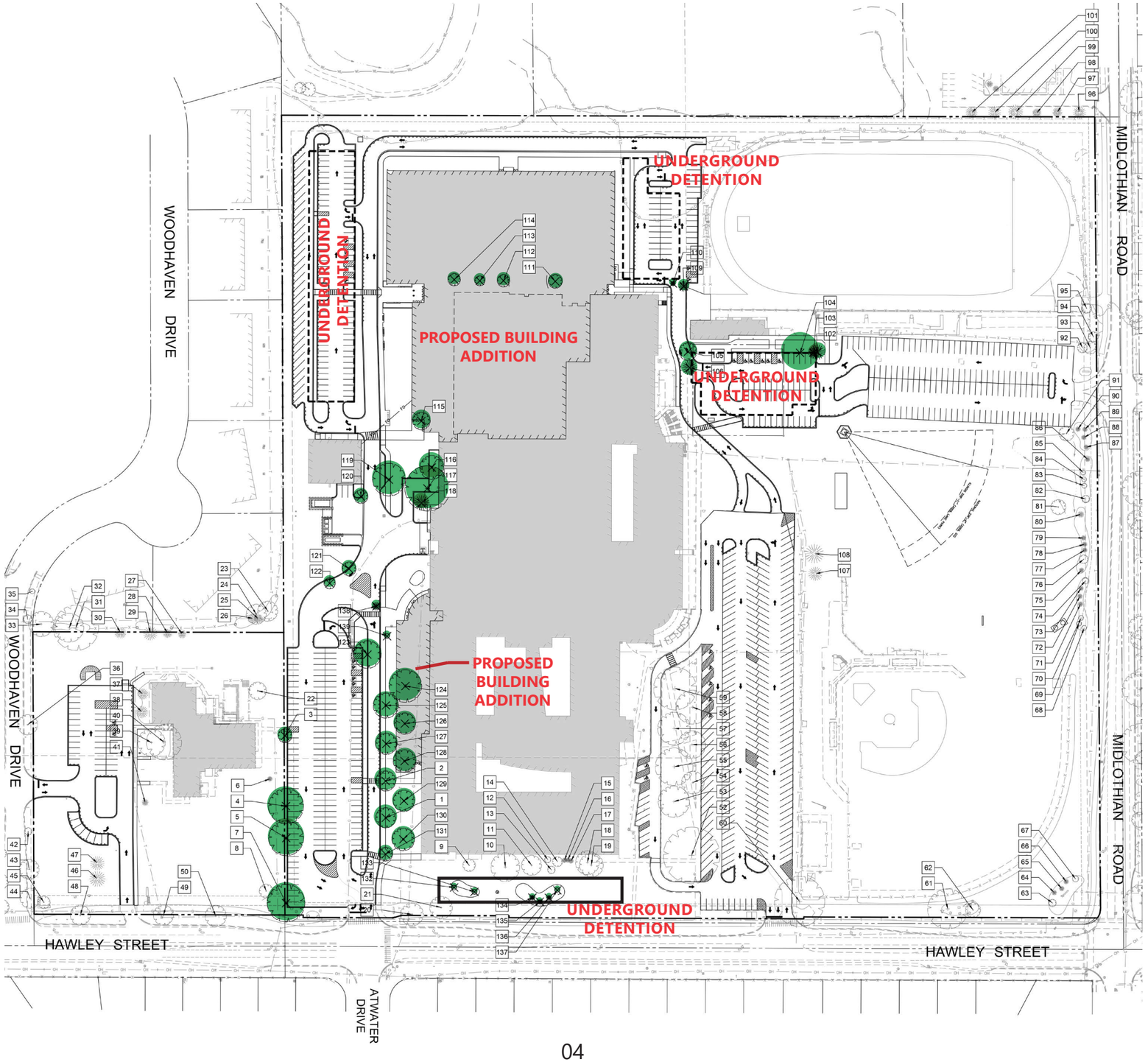
TREE REMOVAL SUMMARY

Honeylocust	14
Sugar Maple	7
Austrian Pine	6
Colorado Blue Spruce	6
Little Leaved Linden	4
Red Maple	3
Crabapple	1
Ornamental Pear	1

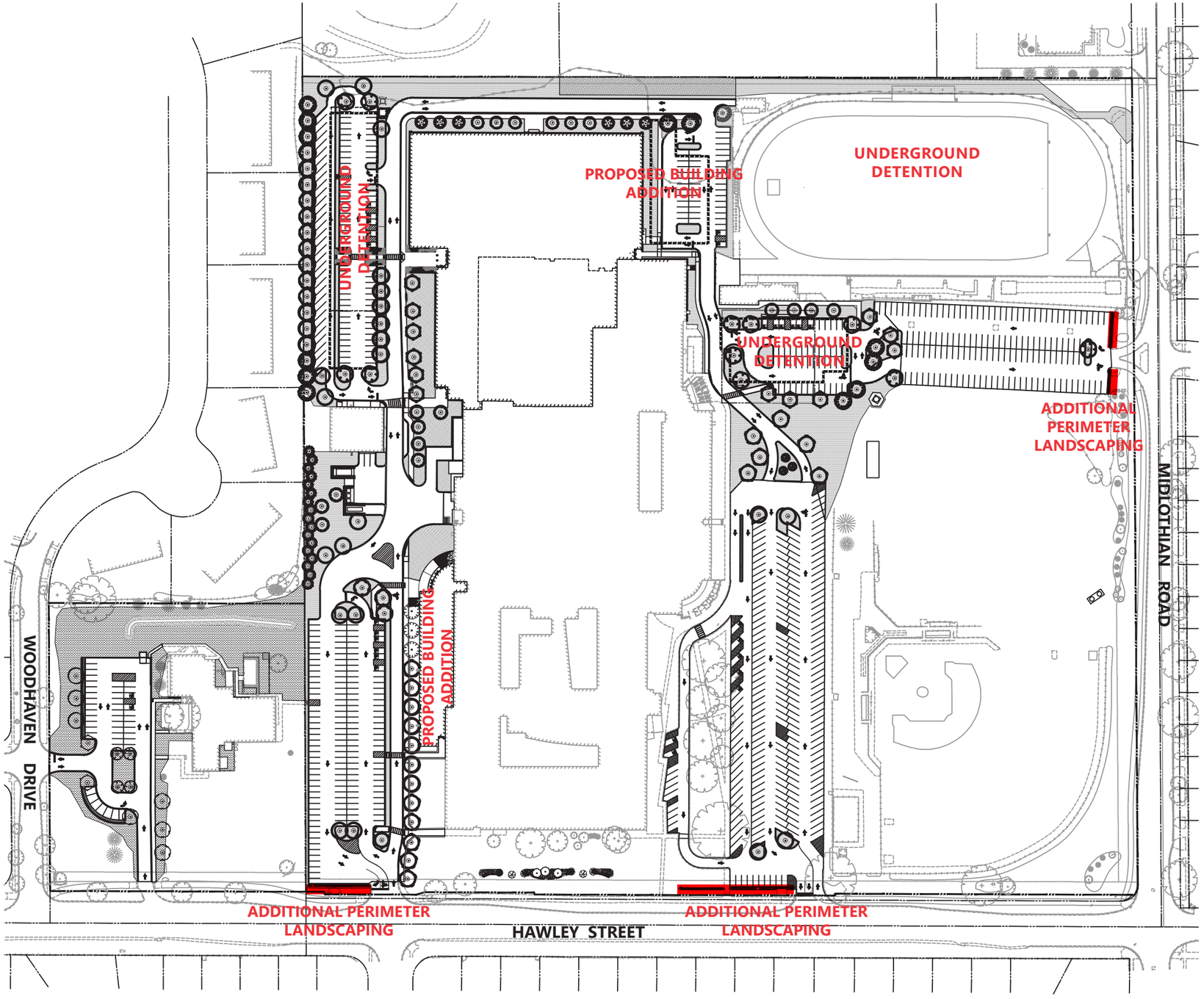
145 Required Replacement Trees

(Other trees required by code can count towards this requirement)

PROPOSED SITE WITH TREE SURVEY



PHASE 2 OVERALL LANDSCAPE PLAN



Proposed Planting Summary

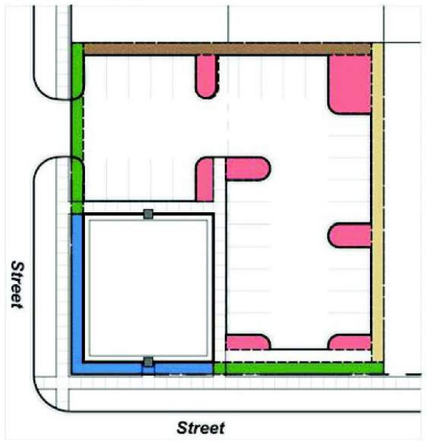
Plant Type	Quantity	# of Species
Shade Trees	133	11 *(9 new)*
Ornamental Trees	9	2 *(2 new)*
Evergreen Trees	20	2 *(2 new)*
Deciduous Shrubs	369	7
Evergreen Shrubs	24	1
Ornamental Grasses	625	5
Perennials	866	15

Includes Phase 1, Phase 2, and Transition Center Plantings

Section 20 Trees Required: 135

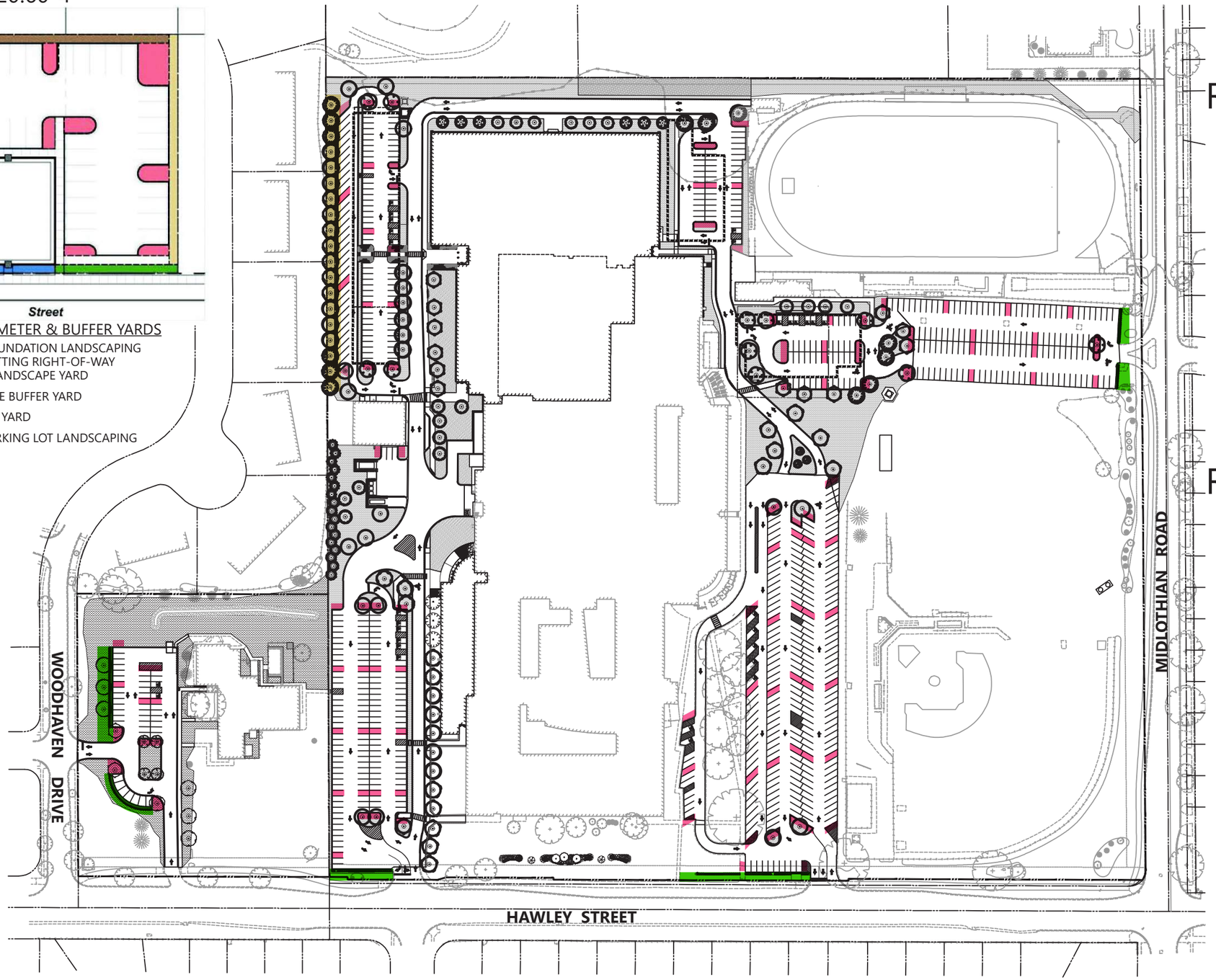
Trees Proposed: 162

FIGURE 20.60-4



REQUIRED PERIMETER & BUFFER YARDS

- BUILDING FOUNDATION LANDSCAPING
- FACADE ABUTTING RIGHT-OF-WAY PERIMETER LANDSCAPE YARD
- INTERIOR SIDE BUFFER YARD
- REAR BUFFER YARD
- INTERIOR PARKING LOT LANDSCAPING



Required Islands:

Min. Interior Parking Lot Islands: 17,280 s.f.

(1 internal island for every 10 spaces, 1 island at each end of a row / 144 s.f. of landscape area per island)

Required Trees:

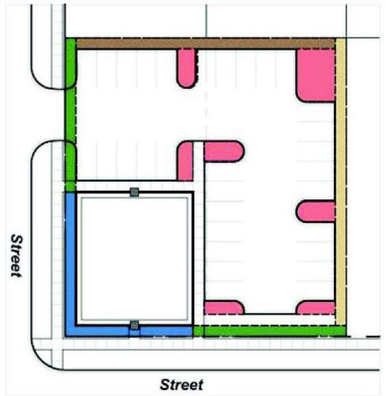
118 Parking Lot Island Trees

17 Buffer Trees

135 Total Trees

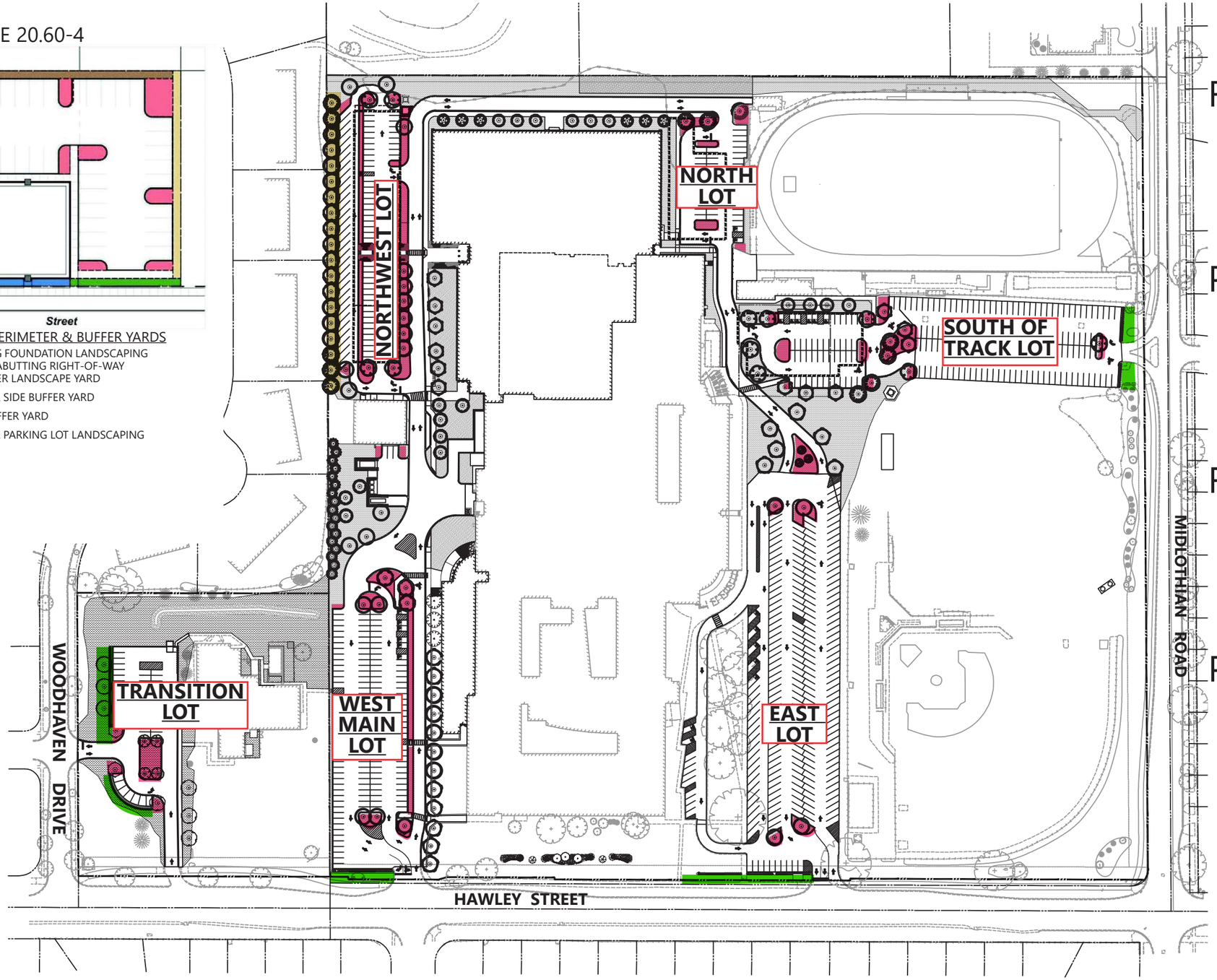
SECTION 20 PROPOSED ISLANDS, PERIMETER, & BUFFER YARDS

FIGURE 20.60-4



REQUIRED PERIMETER & BUFFER YARDS

- BUILDING FOUNDATION LANDSCAPING
- FACADE ABUTTING RIGHT-OF-WAY
- PERIMETER LANDSCAPE YARD
- INTERIOR SIDE BUFFER YARD
- REAR BUFFER YARD
- INTERIOR PARKING LOT LANDSCAPING



Required Islands:

Interior Parking Lot Islands: 17,280 s.f.

(1 internal island for every 10 spaces, 1 island at each end of a row / 144 s.f. of landscape area per island)

Proposed Islands:

Interior Parking Lot Islands: 28,762 s.f.

(66% increase from code minimum)

Required Trees:

118 Parking Lot Island Trees

17 Buffer Trees

135 Total Trees

Proposed Trees:

162 Interior Parking Lot Trees

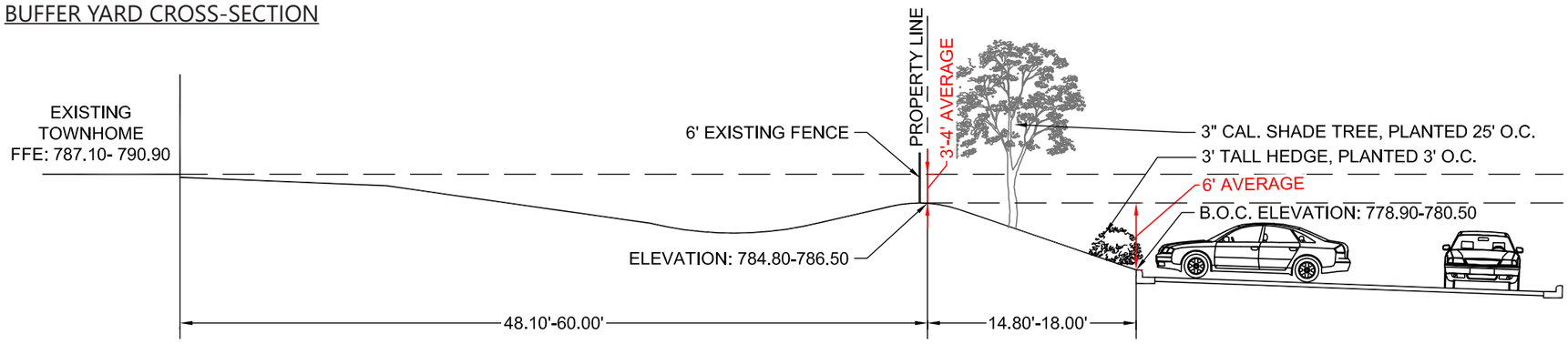
(20% increase from code minimum)

237 Total On-Site Trees

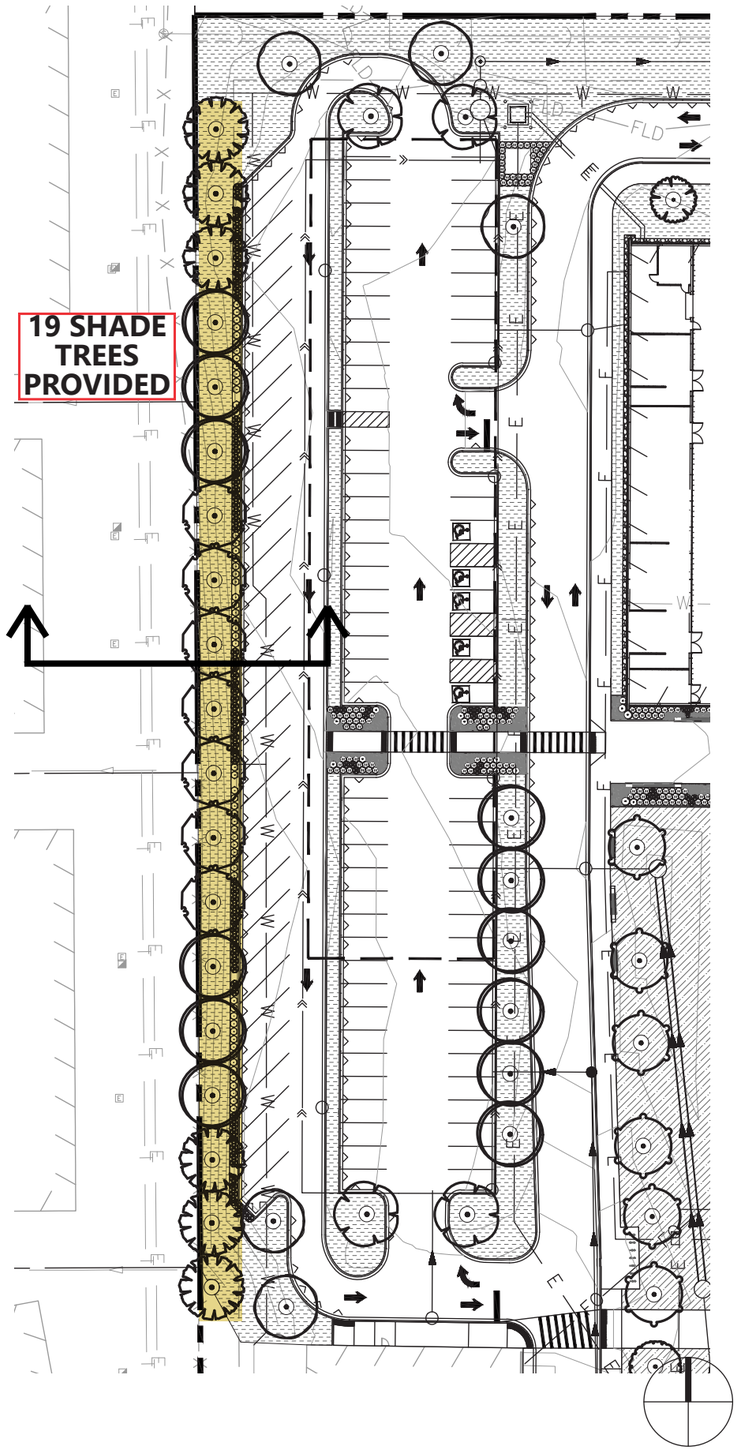
(105% increase from existing conditions)

BUFFER YARD PLANTINGS

BUFFER YARD CROSS-SECTION



PLAN VIEW



PLANT PALETTE



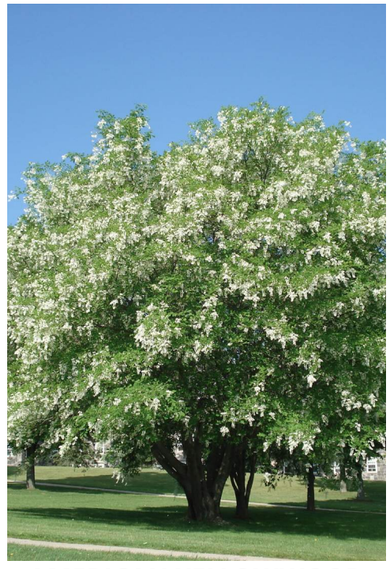
ARMSTRONG FREEMAN MAPLE



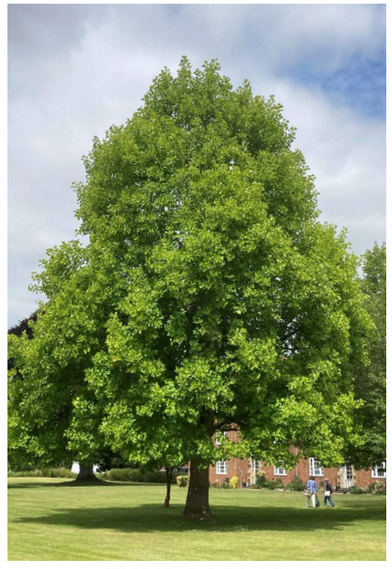
MARMO FREEMAN MAPLE



COMMON HACKBERRY



AMERICAN YELLOWWOOD



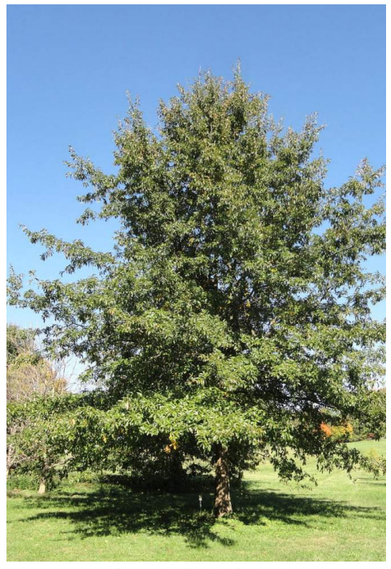
TULIP POPLAR



URBAN PINNACLE OAK



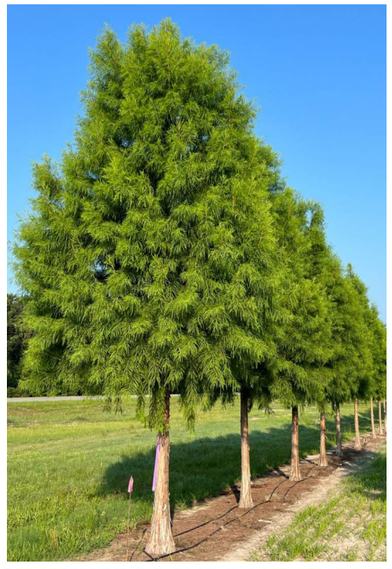
SWAMP WHITE OAK



SHINGLE OAK



NORTHERN RED OAK



SHAWNEE BRAVE BALD CYPRESS



ACCOLADE ELM



AUTUMN BRILLIANCE SERVICEBERRY

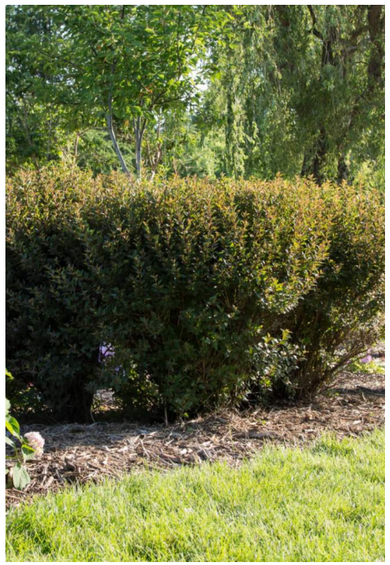


SERBIAN SPRUCE



NORWAY SPRUCE

PARKING LOT PERIMETER / BUFFER



LITTLE DEVIL DWARF NINEBARK

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.
	■	■				



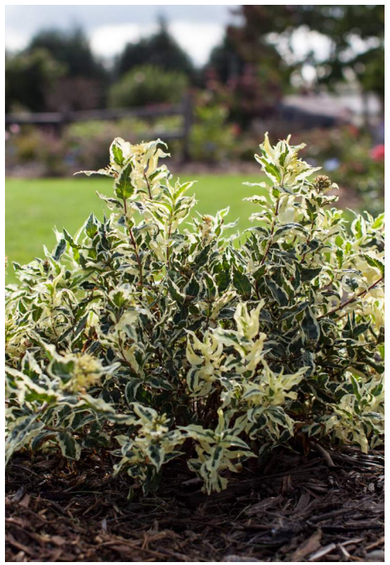
SPICE BABY KOREANSPICE VIBURNUM

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.
■	■					



SUGARSHACK BUTTONBUSH

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.
		■	■	■		



COOL SPLASH DWARF BUSH HONEYSUCKLE

APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.
		■	■			

CLUBHOUSE ENTRANCE PLANTINGS



PUFFER FISH HYDRANGEA

APR. MAY JUNE JULY AUG. SEP. OCT.



SHENANDOAH SWITCH GRASS

APR. MAY JUNE JULY AUG. SEP. OCT.



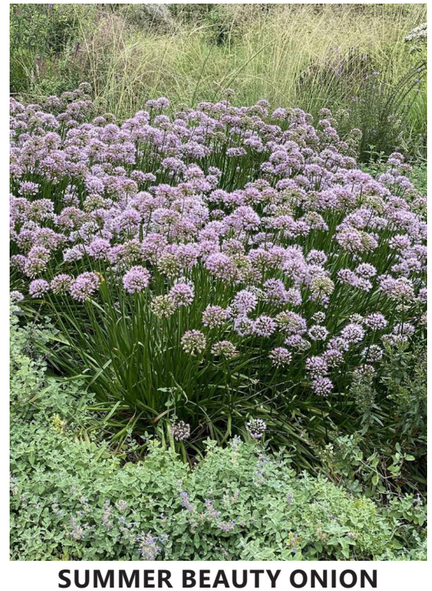
STROM CLOUD EASTERN BLUESTAR

APR. MAY JUNE JULY AUG. SEP. OCT.



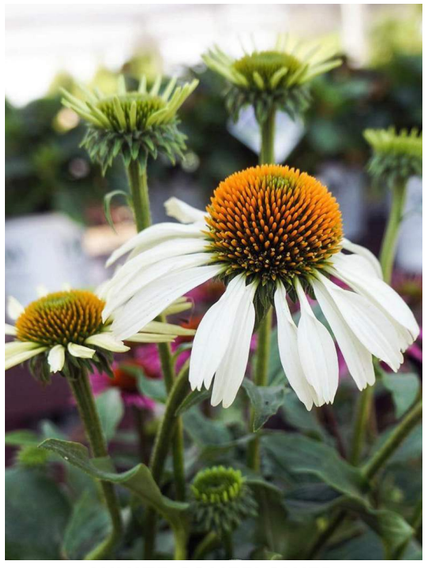
PINK LEMONADE WILD INDIGO

APR. MAY JUNE JULY AUG. SEP. OCT.



SUMMER BEAUTY ONION

APR. MAY JUNE JULY AUG. SEP. OCT.



WHITE CONEFLOWER

APR. MAY JUNE JULY AUG. SEP. OCT.



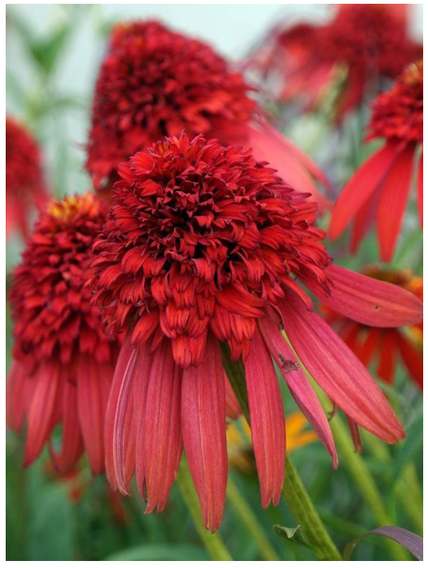
CARADONNA MEADOW SAGE

APR. MAY JUNE JULY AUG. SEP. OCT.



AUTUMN MOOR GRASS

APR. MAY JUNE JULY AUG. SEP. OCT.



HOT PAPAYA CONEFLOWER

APR. MAY JUNE JULY AUG. SEP. OCT.

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0039
PUBLIC HEARING DATE	December 17, 2025, and January 21, 2026
VARIATION	Waiver for the required number of interior parking lot islands and the location of parking landscape islands and trees.

On January 21, 2026, the Planning and Zoning Commission voted 5-0 for **approval** of a variation from Section 20.60.110 (A) and (B) of the Zoning Ordinance to waive the required number and location of the interior parking lot islands and the required location of the shade trees within those islands at 1350 and 1500 W. Hawley Street.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

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

The strict enforcement of this Ordinance would impose undue hardship on the Petitioner, as the proposed parking layout is intended to maximize available spaces for the district and the community. Requiring the installation of the internal islands would result in a loss of approximately 7.5% of the parking spaces.

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

The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential uses, particularly those arising from factors beyond the control of the Petitioner and Property Owner. In addition to its everyday use as a school, the facility hosts after-school events for students and the community. The school cannot always predict how much parking will be needed or how much traffic an event will generate, further demonstrating that the demand for parking may exceed what the Ordinance anticipates.

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

The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.

The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced. Adhering strictly to the Zoning Ordinance could create hardships in the school's maintenance operations and limit the availability of needed parking spaces during school hours and after-school events.

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

The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.

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

The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.

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

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

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

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

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

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of February 9, 2026

Subject: Comprehensive Plan Amendment

Financial Impact:
N/A

Attachments:
1. O-26-02-8 - Exhibit A - 2026 Comp Plan Updated
2. O-26-02-8 - PZC Minutes 11-19-2025
3. O-26-02-8 - PZC Minutes 12-17-2025
4. O-26-02-8 - PZC Minutes 1-21-2026

Background:
The Village desires 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 for consideration of anything else proposed as being 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 current Comprehensive Plan can be accessed here.

Attached is the proposed Comprehensive Plan Amendment that endeavors 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.

Planning & Zoning Commission

Publication for a public hearing was circulated in the Daily Herald for a November 19, 2025, Planning & Zoning Commission meeting. It 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, when the document was presented. The Planning & Zoning Commission continued the public hearing until January 21, 2026, to allow for additional advertisement and availability of the document for public comments. The comments are summarized in the attached meeting minutes. However, none of the comments resulted in modifications to the presented amendments.

It should be noted that there were comments pertaining to the information in the demographics section of the Comprehensive Plan. The Village did not do an update to the entirety of the Comprehensive Plan, so there are many chapters that did not get updated. It is recommended that municipalities revisit these planning documents every 7-10 years. It is not uncommon for amendments and subarea plans to be created in the interim of a review of these larger initiatives.

On January 21, 2026, the Planning & Zoning Commission recommended approval of the Comprehensive Plan Amendment for PZ2025-0038 by a vote of 5-0.

Recommendation:

Motion to pass an Ordinance Amending the Official Comprehensive Plan of 2021 for the Village of Mundelein, PZ2025-0038.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on February 9, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-02-8
which is entitled

Comprehensive Plan Amendment

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 2/10/2026, and was posted for at least ten days thereafter.

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

Dated at Mundelein, Illinois on 2/10/2026.

_____
Village Clerk

ORDINANCE NO. O-26-02-8

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN OF 2021 FOR THE VILLAGE OF MUNDELEIN

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

WHEREAS, on February 8, 2021, the President and Board of Trustees of the Village of Mundelein adopted the Official Comprehensive Plan for the Village of Mundelein; and

WHEREAS, an amendment to the Comprehensive Plan was prepared based upon the endeavor of the Village to establish a clearer vision for portions of the growth area as it relates to Traditional Neighborhood Development and certain character, quality, and development goals; and

WHEREAS, said plans were referred to the Mundelein Planning & Zoning Commission for its consideration and recommendation thereon as provided in 65 ILCS 5/11-12-5 of the Illinois Compiled Statutes; and

WHEREAS, notice of a public hearing before the Mundelein Planning & Zoning Commission was given by publication as provided in 65 ILCS 5/11-12-5 of the Illinois Compiled Statutes; and

WHEREAS, said plans were made available to the public prior to their presentation at a public hearing before the Mundelein Plan Commission on November 19, 2025, December 17, 2025, and January 21, 2026; and

WHEREAS, the President and Board of Trustees have duly reviewed and considered all elements of the proposed Official Comprehensive Plan, as Amended, and, after considering the testimony received during said public hearing and the recommendation of the Mundelein Planning & Zoning Commission, have found that said proposed Official Comprehensive Plan, as Amended, constitutes a suitable, logical and timely plan for the development of the Village of Mundelein.

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

SECTION I. That the Village of Mundelein Official Comprehensive Plan of 2021, as Amended, is hereby adopted, said plan to include the following planning elements and related text, a copy of which is attached hereto as **Exhibit A** and made a part hereof:

Exhibit A: Official Comprehensive Plan, as Amended
Executive Summary

1. Community Overview
2. Community Engagement

3. Community Vision
4. Housing
5. Economic Development
6. Transportation and Mobility
7. Parks and Open Space
8. Community Facilities and Village Services
9. Community Culture and Identity
10. Subarea Plans with Amended Traditional Neighborhood Development
11. Implementation

SECTION II. In the event that any word, phrase or portion of this Ordinance shall be found invalid by a court of competent jurisdiction, such determination shall not affect the validity of the remainder of this Ordinance.

SECTION III. Ordinance No. 21-02-07, shall be and is hereby repealed. All other ordinances or parts of ordinances in conflict with this Ordinance shall be and are hereby repealed, but only to the extent of said conflict, and except as so repealed all other ordinances shall be and remain in full force and effect.

SECTION IV. This Official Comprehensive Plan of the Village of Mundelein shall be in full force and effect within the Village and in the unincorporated areas of Lake County, Illinois within one and one-half miles of the Village, from and after the passage of this Ordinance, publication in pamphlet form, and upon the expiration of ten (10) days after the recording with the Recorder of Deeds of Lake County, Illinois of notice of the adoption of said Official Comprehensive Plan, as provided by law.

SECTION V. The Village Clerk shall keep available for inspection during regular business hours at least one copy of this Ordinance including such maps and text and other printed material the Ordinance adopts by reference and any amendments thereof. The Village Clerk shall also make copies available for purchase at such price as shall hereafter be determined.

The foregoing Ordinance was adopted by a roll call vote this 9th day of February 2026, as follows:

RESULT:	**[]**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

_____
President

ADOPTED: Monday, February 9, 2026

APPROVED: Monday, February 9, 2026

ATTEST: _____

Village Clerk







Adopted February 8, 2021

Amended February 9, 2026

Village of Mundelein

Comprehensive Plan

VILLAGE OF Mundelein Incorporated in 1909

Kimley»Horn

SB Friedman Development Advisors

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*: February 9, 2026

** 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

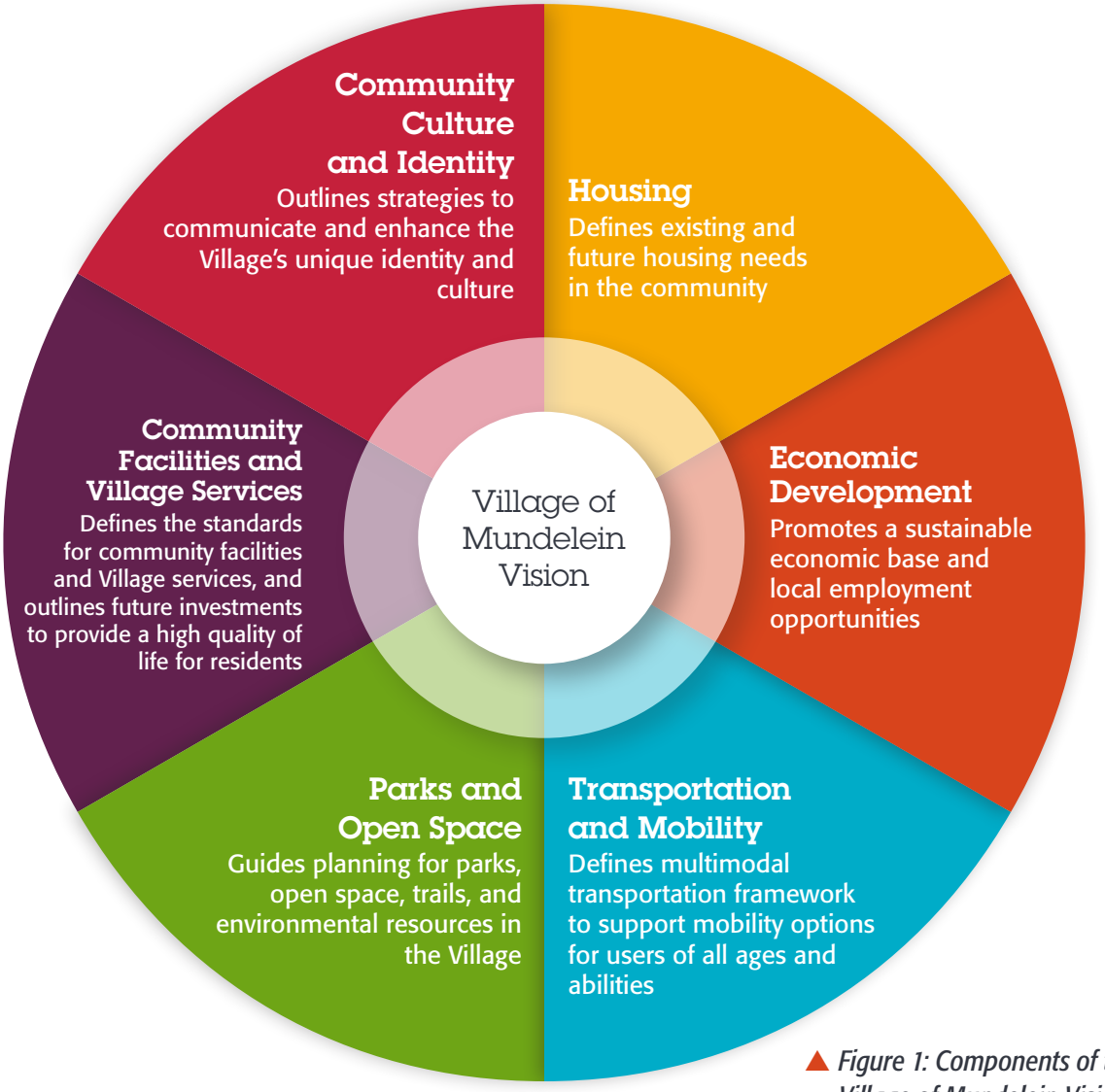
The vision for Mundelein is established through a vision statement and six plan elements. These elements, which are shown in Figure 1 below, are each detailed in their own individual sections, each with topic-specific vision, goals, objectives, and policies. The following are definitions of each of these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

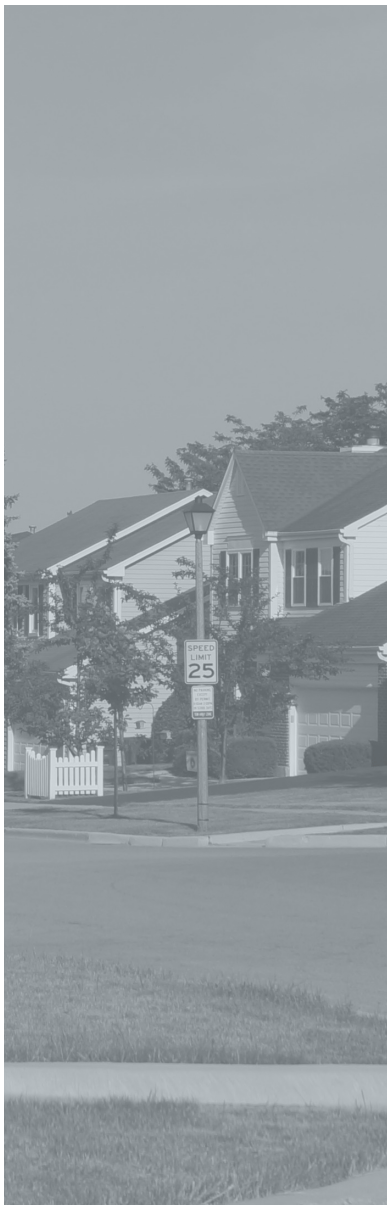
1. Community Overview

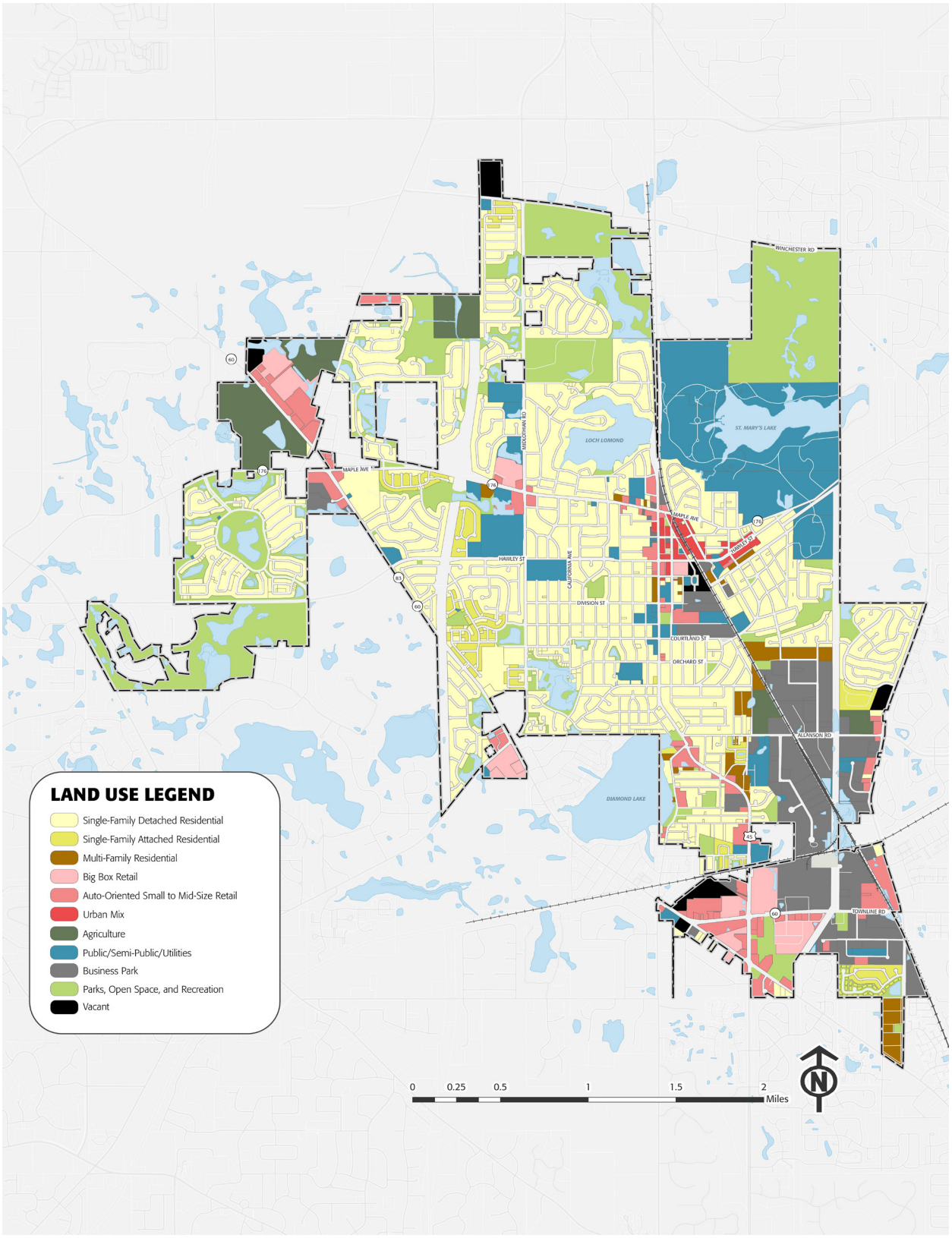
Existing Land Use

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.



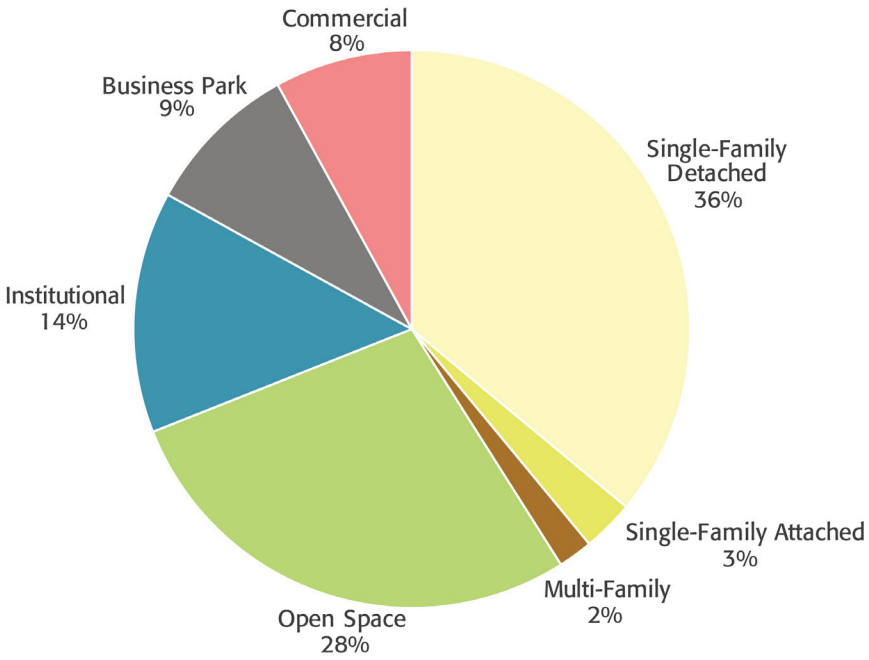


▲ *Figure 2: Existing Land Use Map*

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

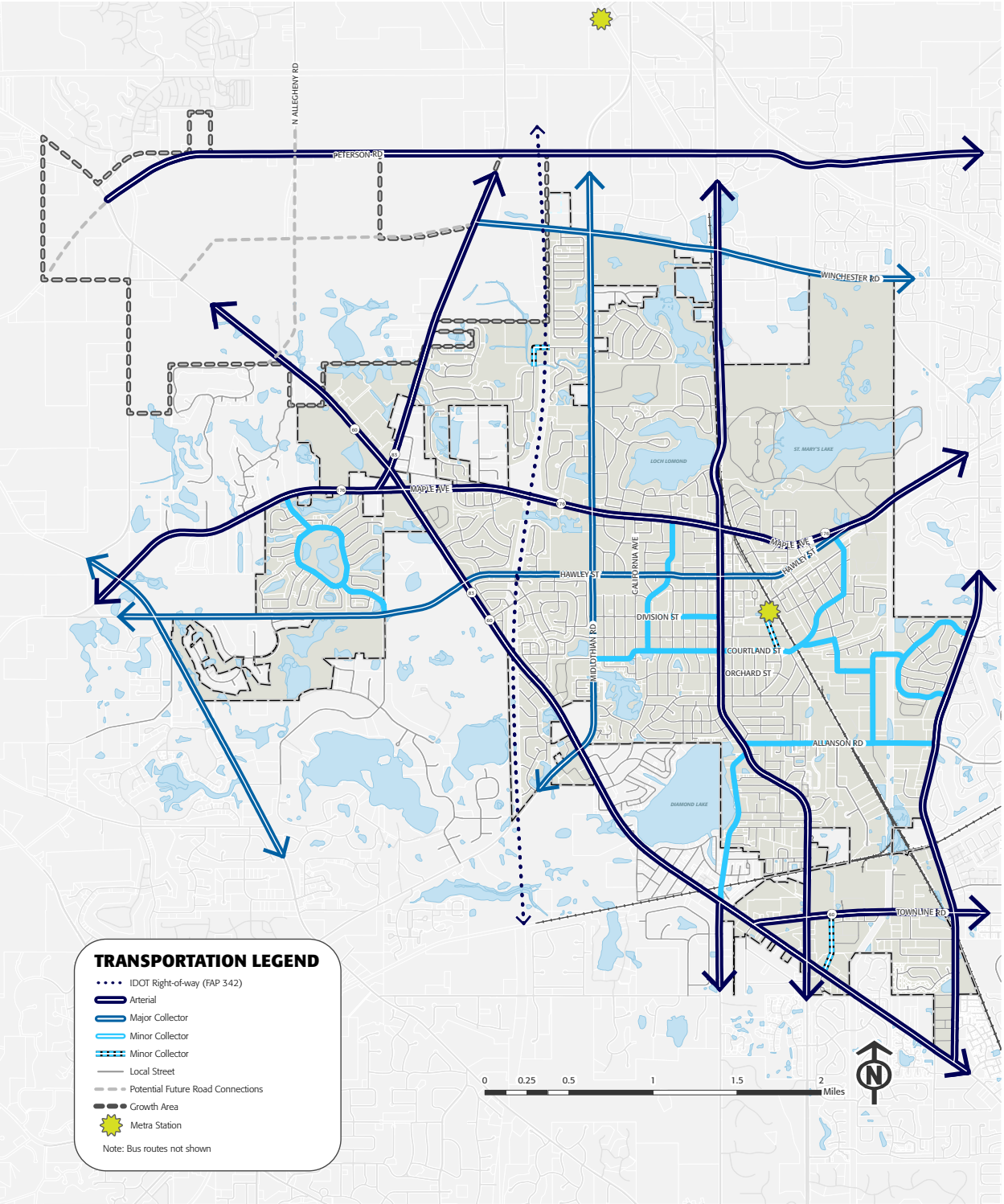
An existing multi-use path system is provided in the Village and surrounding communities (See Figure 5 on page 10). The Village's path network is further enhanced by the Lake County trail system. The North Shore Trail (Maple Ave/Route 176) and Millennium (Hawley Street) trails connect in Mundelein and 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.

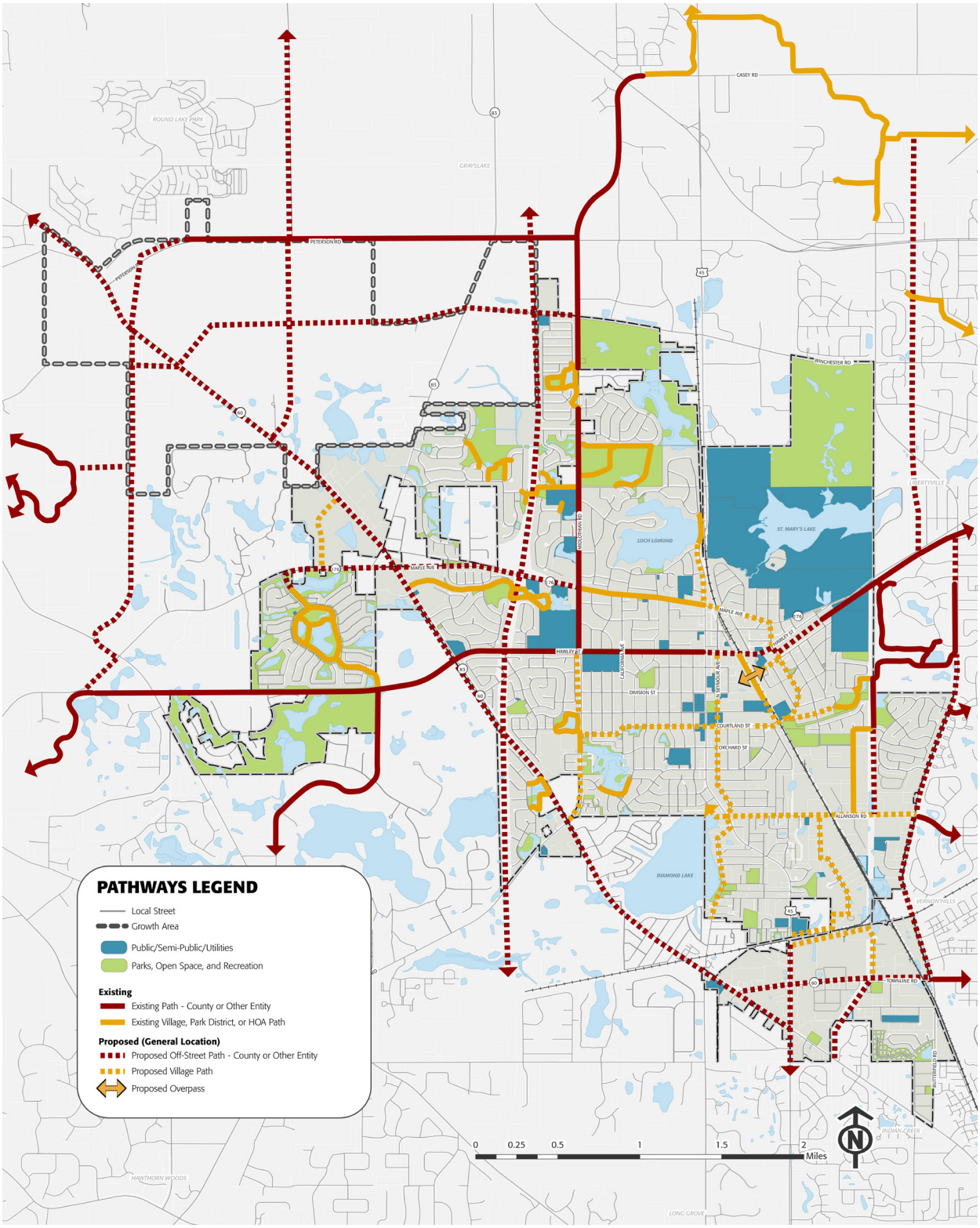
Transit Access

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

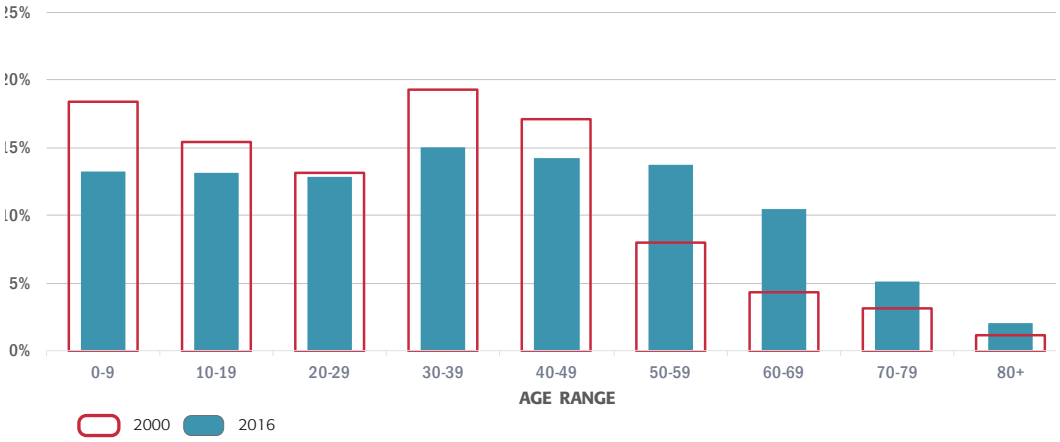
Year	Population
2000	30,935
2010	31,064
2016 (5-Year ACS)	**31,550**
2022 (Esri projection)	32,923

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*



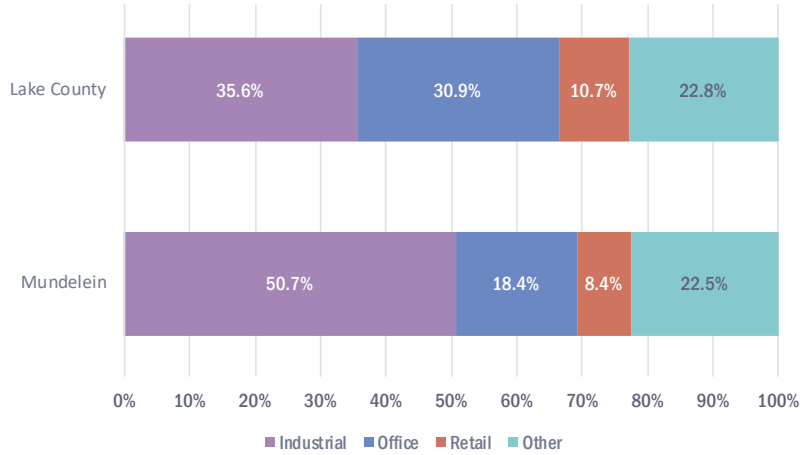
▲ *Figure 7: Mundelein Population Composition (2000-2016)*
Source: 2012-2016 5-Year American Community Survey, U.S. Census 2000, SB Friedman

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

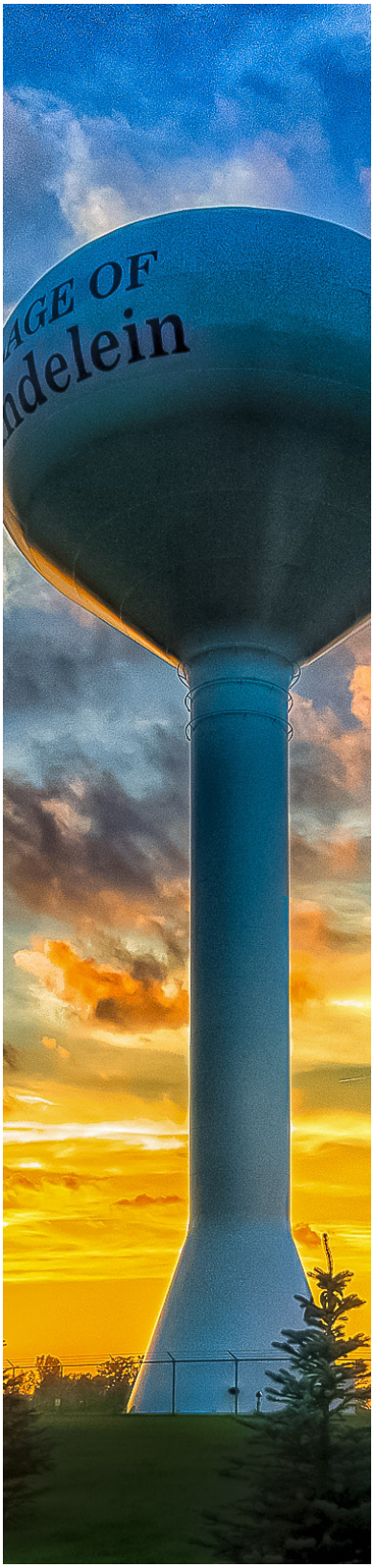
Survey Design

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.

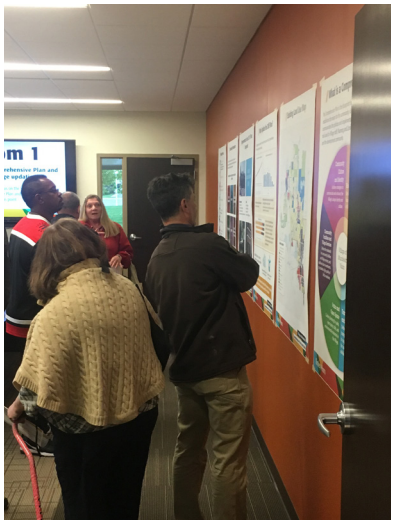
- Concerns
  - In general, this group had strong concerns about the plan due to items identified in the 2011 Comprehensive Plan, including:
    - Placement of boardwalk along the shoreline on the northeastern edge of the lake, between the lake and private properties
    - Showing multi-family development 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.

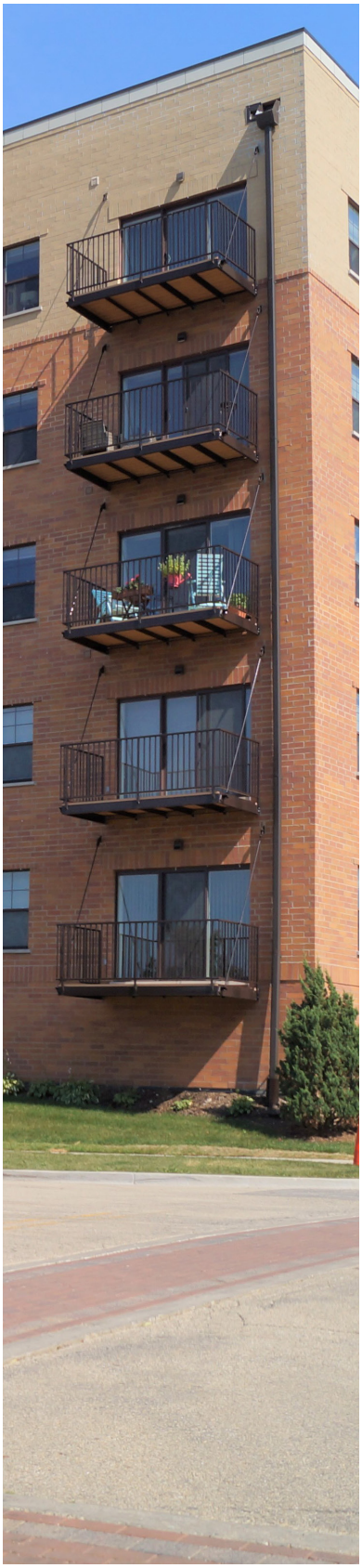
Single-Family Attached

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

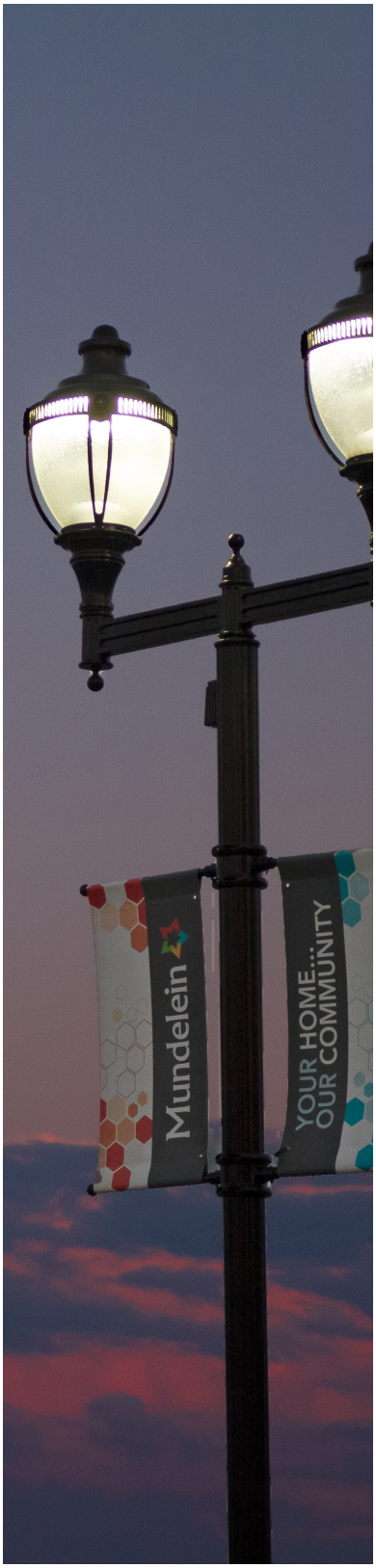
Retail uses with the urban mix designation, such as the downtown, should primarily be oriented to pedestrian traffic with limited or no parking in front of the building. Retail uses in this designation can also be part of a mixed-use building with office or residential uses on upper floors.

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

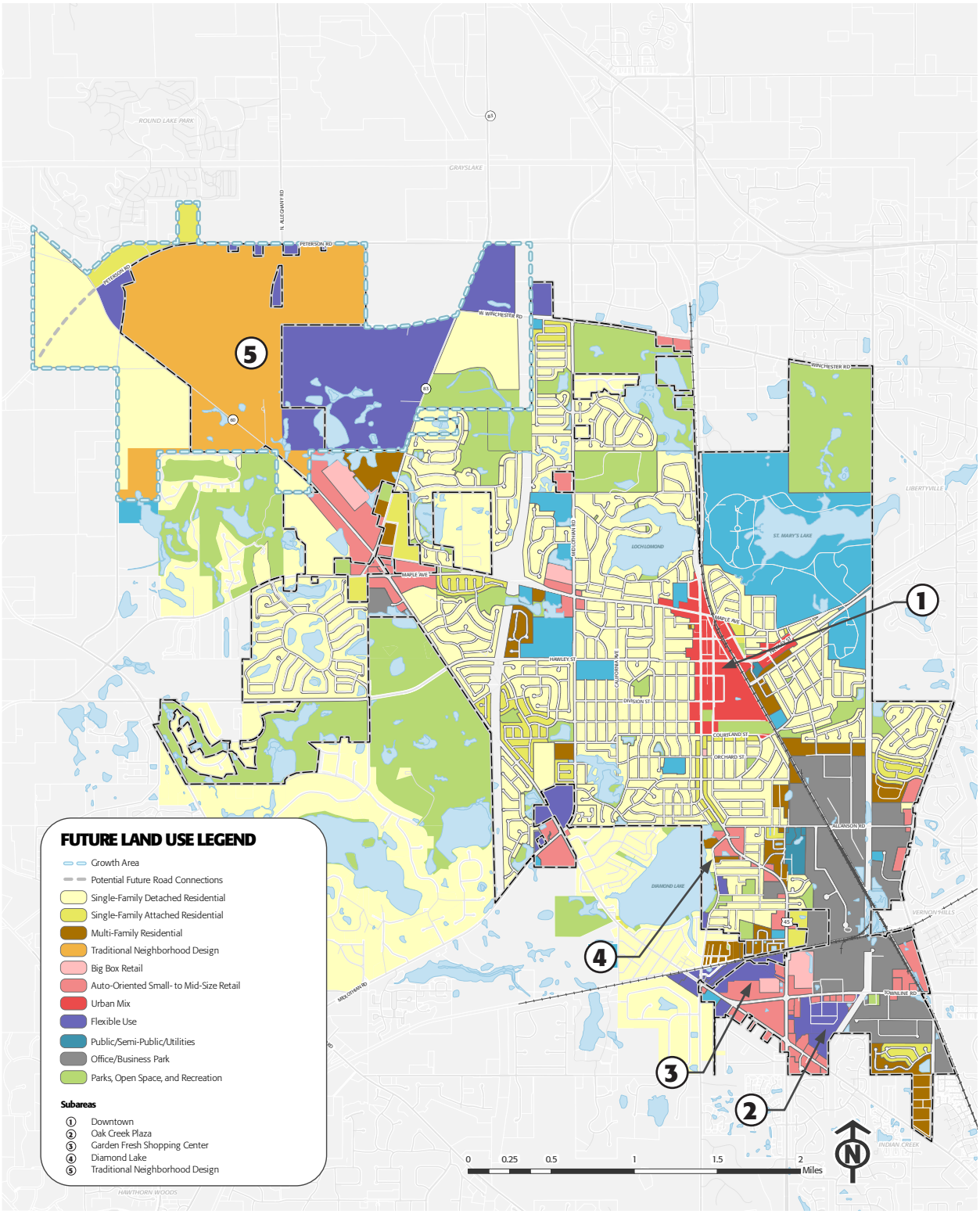
In the future the market may not support enough retail for the Garden Fresh Shopping Center space. Additionally, the land to the north of the shopping center against the railroad tracks has the potential for development. Commercial or business park uses would be acceptable for this space.

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

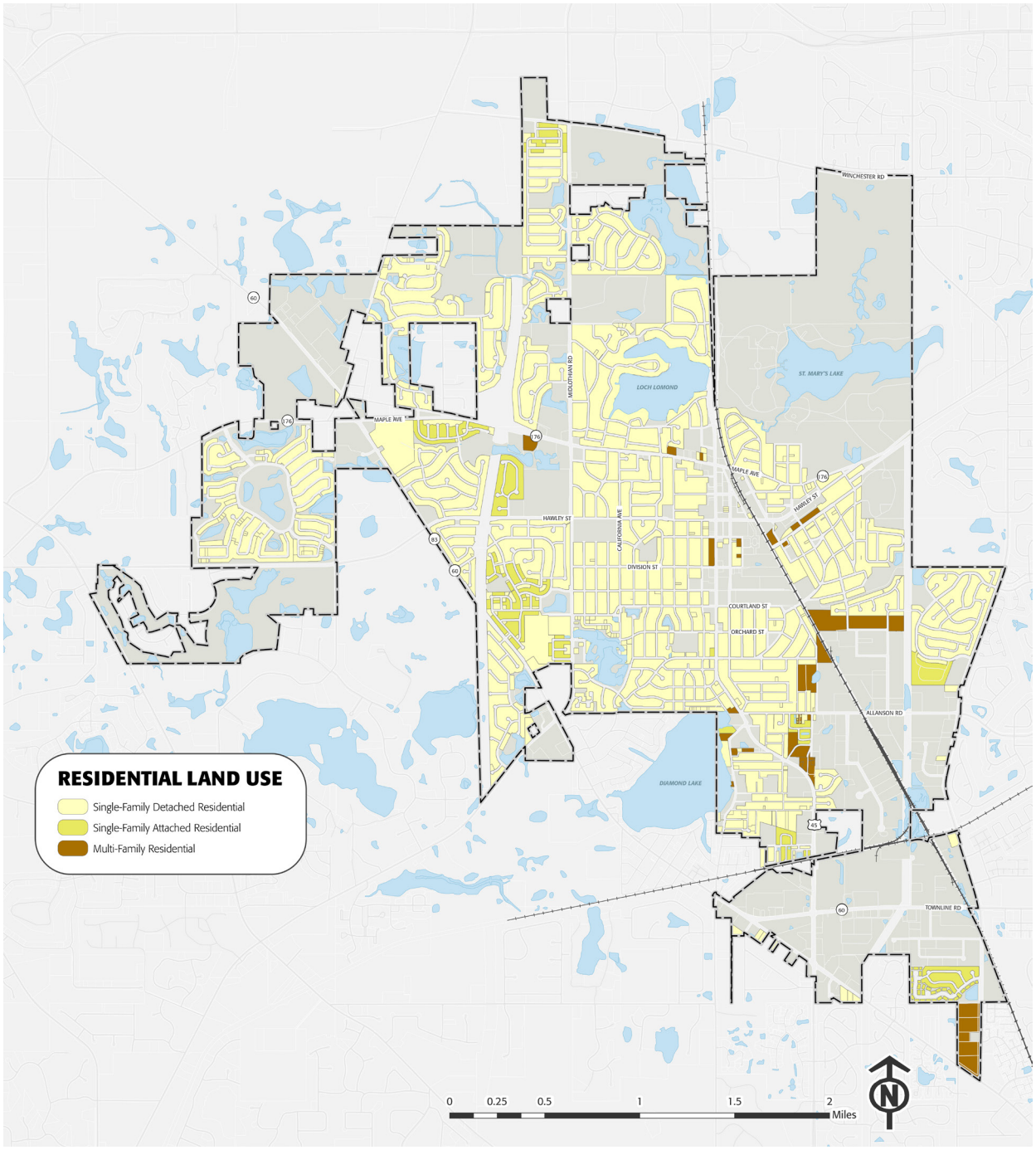
The Village includes a wide range of housing types, predominantly single-family, as shown in Figure 11 on the next page. According to the US Census Bureau's American Community Survey 5-Year estimates for 2017, there are approximately 7,629 single-family detached residences in the Village, accounting 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.



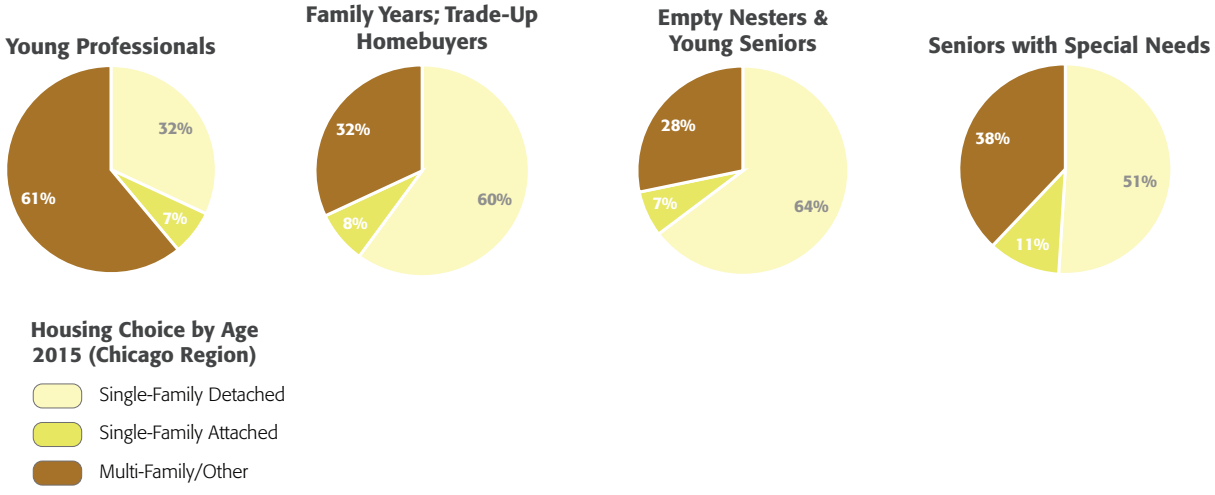
▲ *(Credit: Village of Mundelein)*

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.

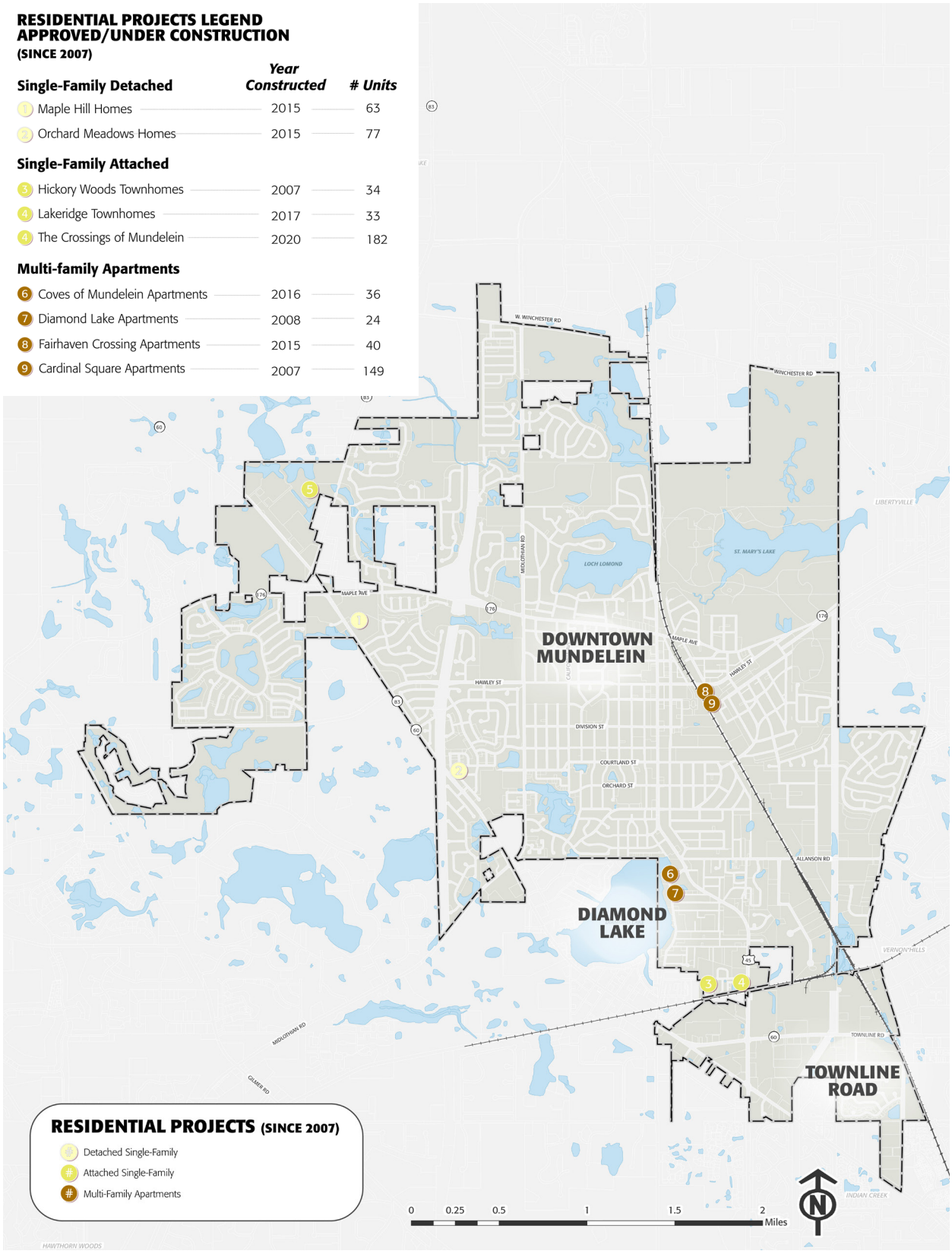


▲ *(Credit: Village of Mundelein)*

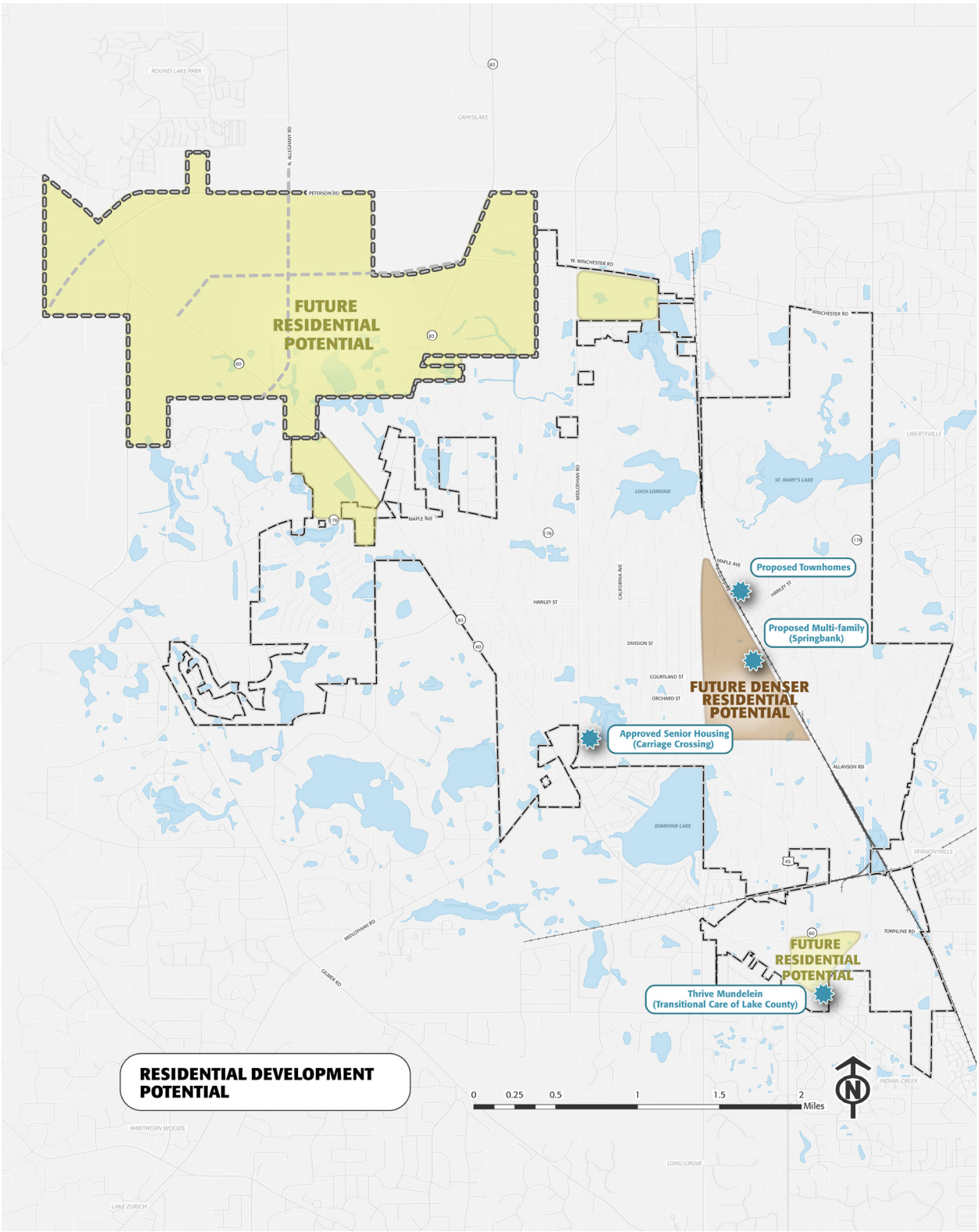


▲ *Figure 12: Housing Choice by Age 2015 (Chicago Region)*

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

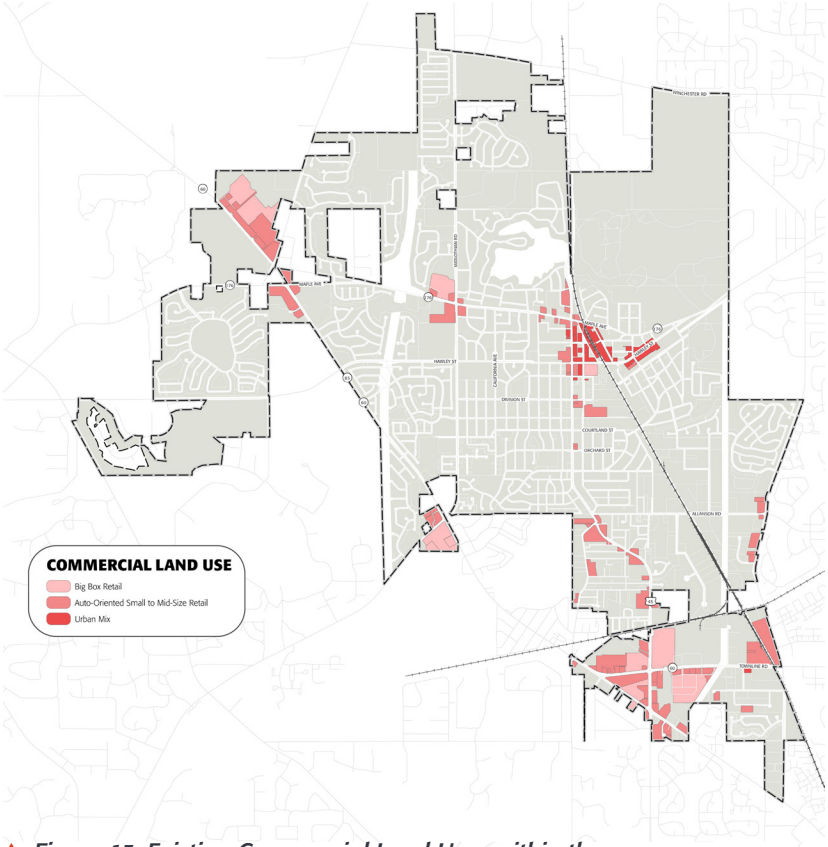
Economic Development in Mundelein has been changing in the years since the 2011 Comprehensive Plan, mimicking national trends in the retail market. This includes the rise in online shopping and the decrease in brick and mortar retail. Meanwhile, the market for industrial and business park uses has grown, 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.

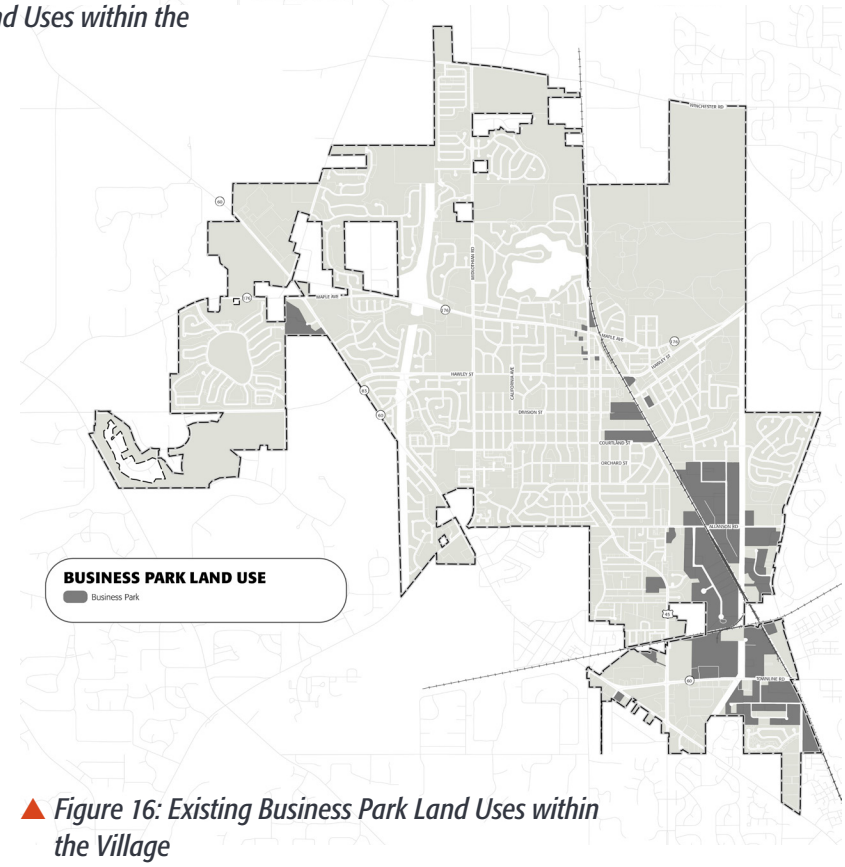
The Village has appropriately recognized that the focus needs to be on strengthening the existing commercial nodes, identifiable in Figure 15 on the next page, especially in walkable, mixed-use, and transit-supported environments, such as the downtown. Additionally, some of the existing commercial nodes 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

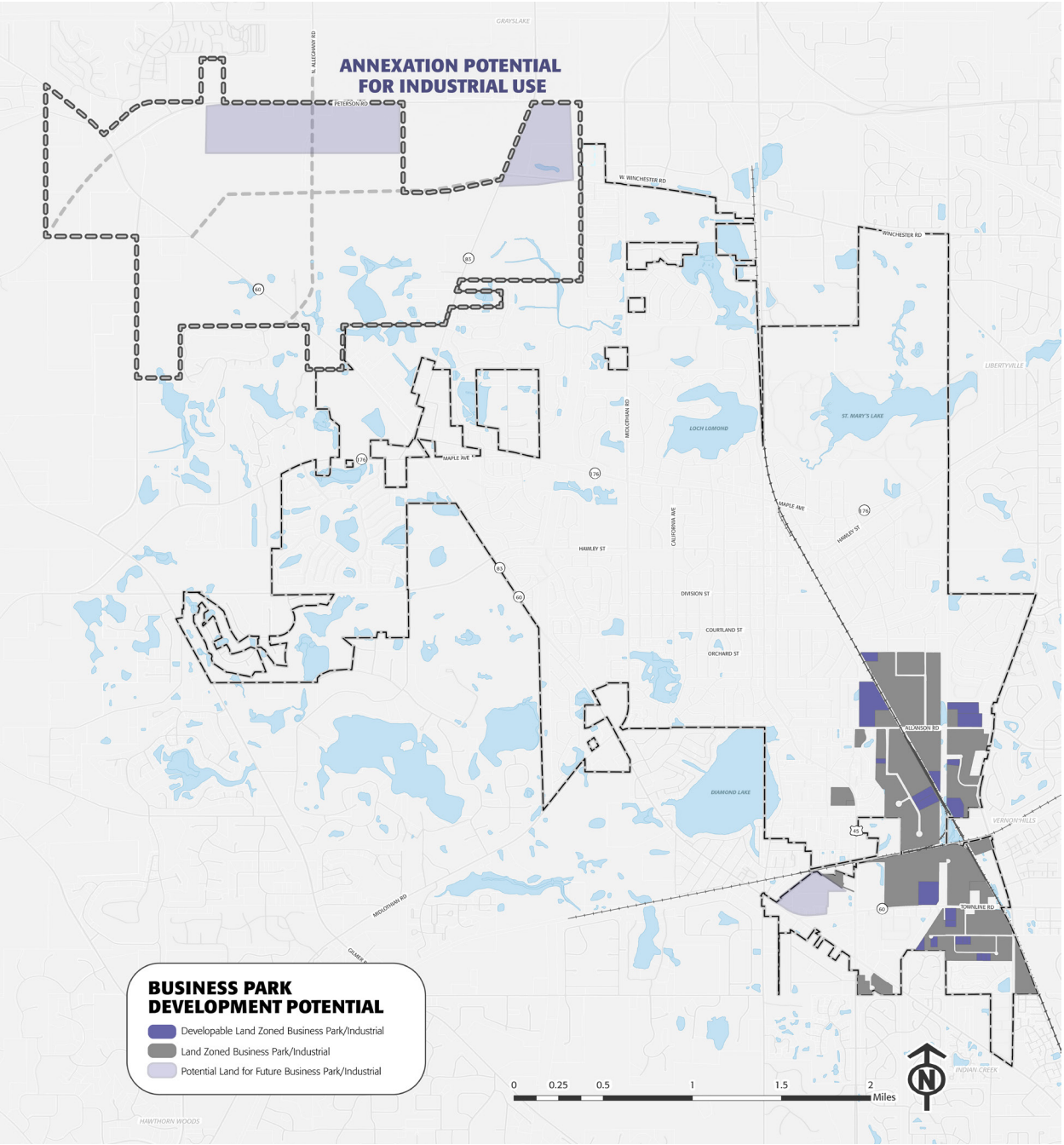
Market shifts in the industrial and business park market can help with appropriate planning for the Village.

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.



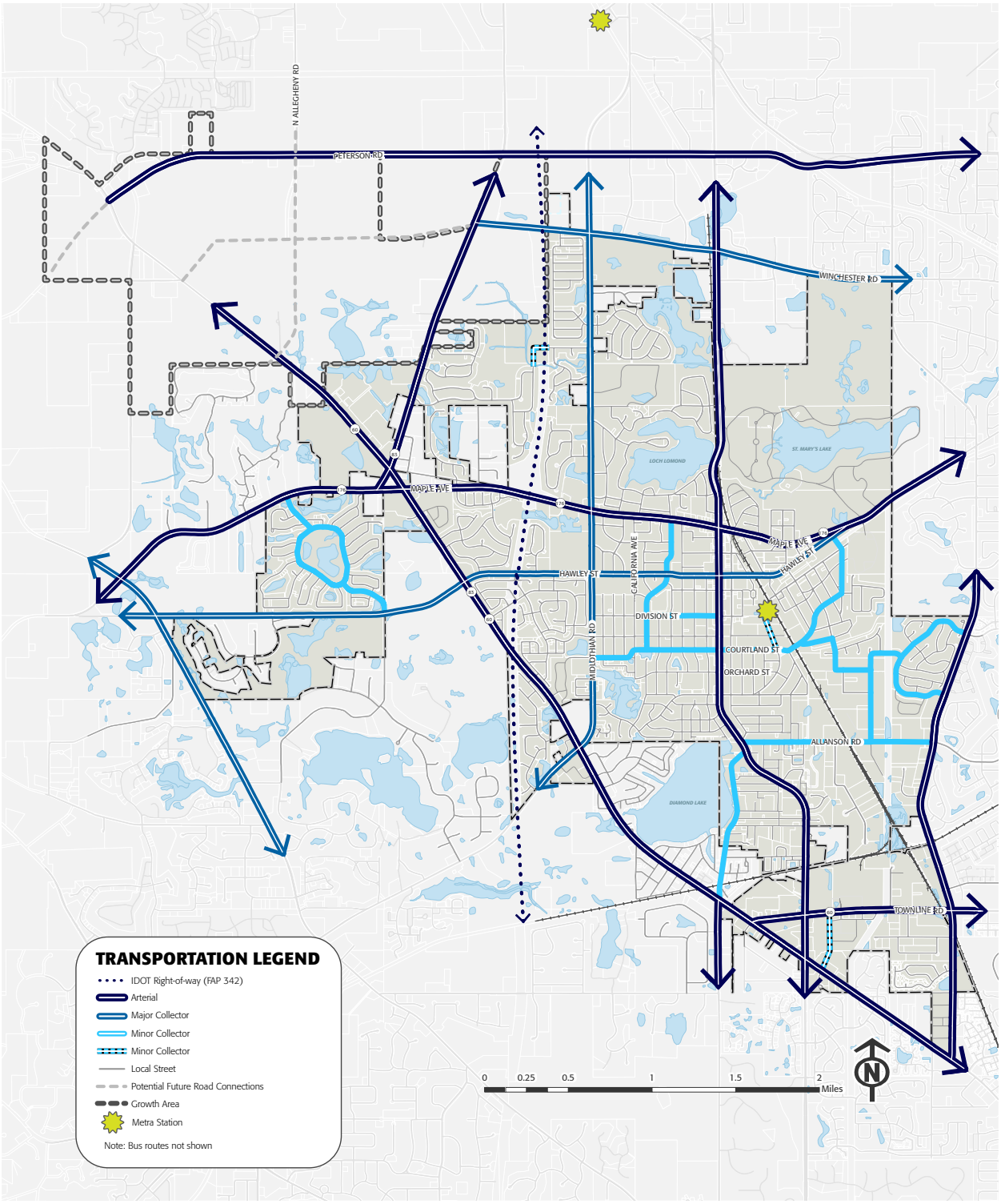
▲ *Diamond Lake Road is currently auto-focused which limits pedestrian and bicycle connectivity to Diamond Lake Beach.*

- **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.

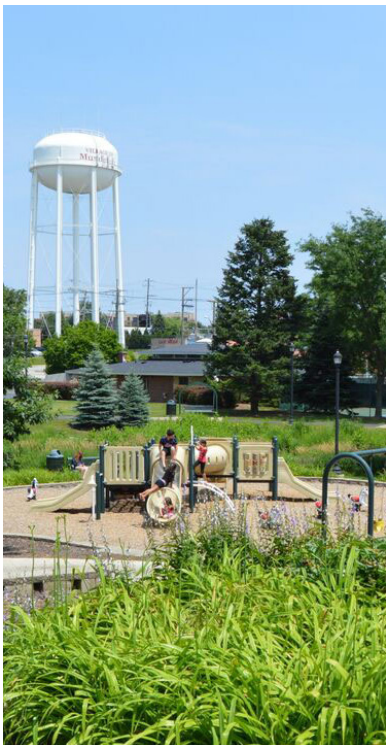
Work in cooperation with the Park & Recreation District to design new parks and open space to enhance the overall character and well-being of Mundelein.

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.

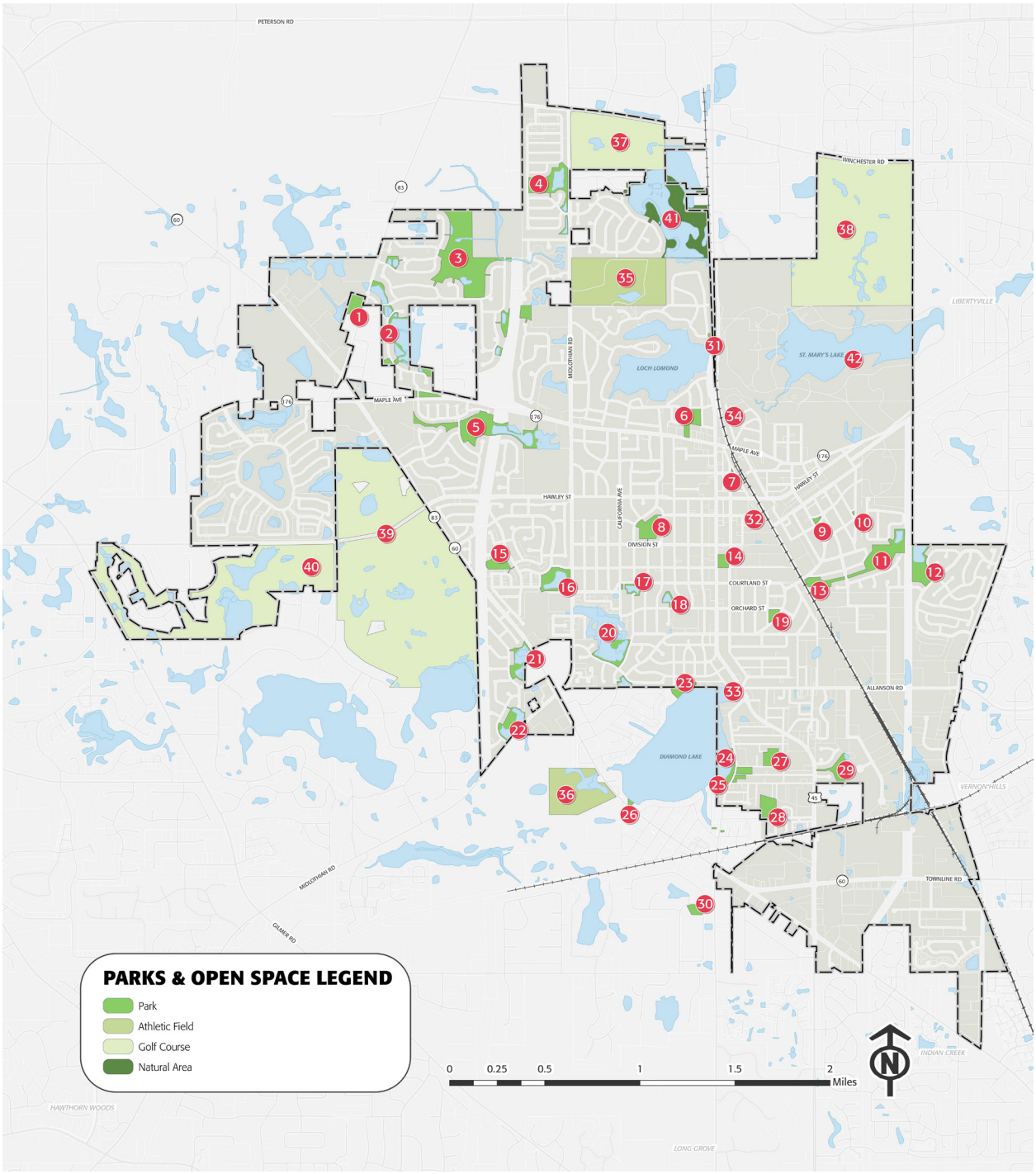
Objectives

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

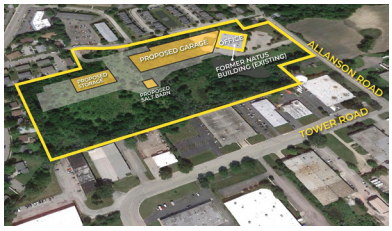
1	Work with others to seek appropriate locations to improve and expand specialized facilities and services for senior citizens, youths, and disadvantaged populations.
2	Identify funding sources such as grants to pay for the construction of new Village facilities.
3	Review Village services to determine 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.

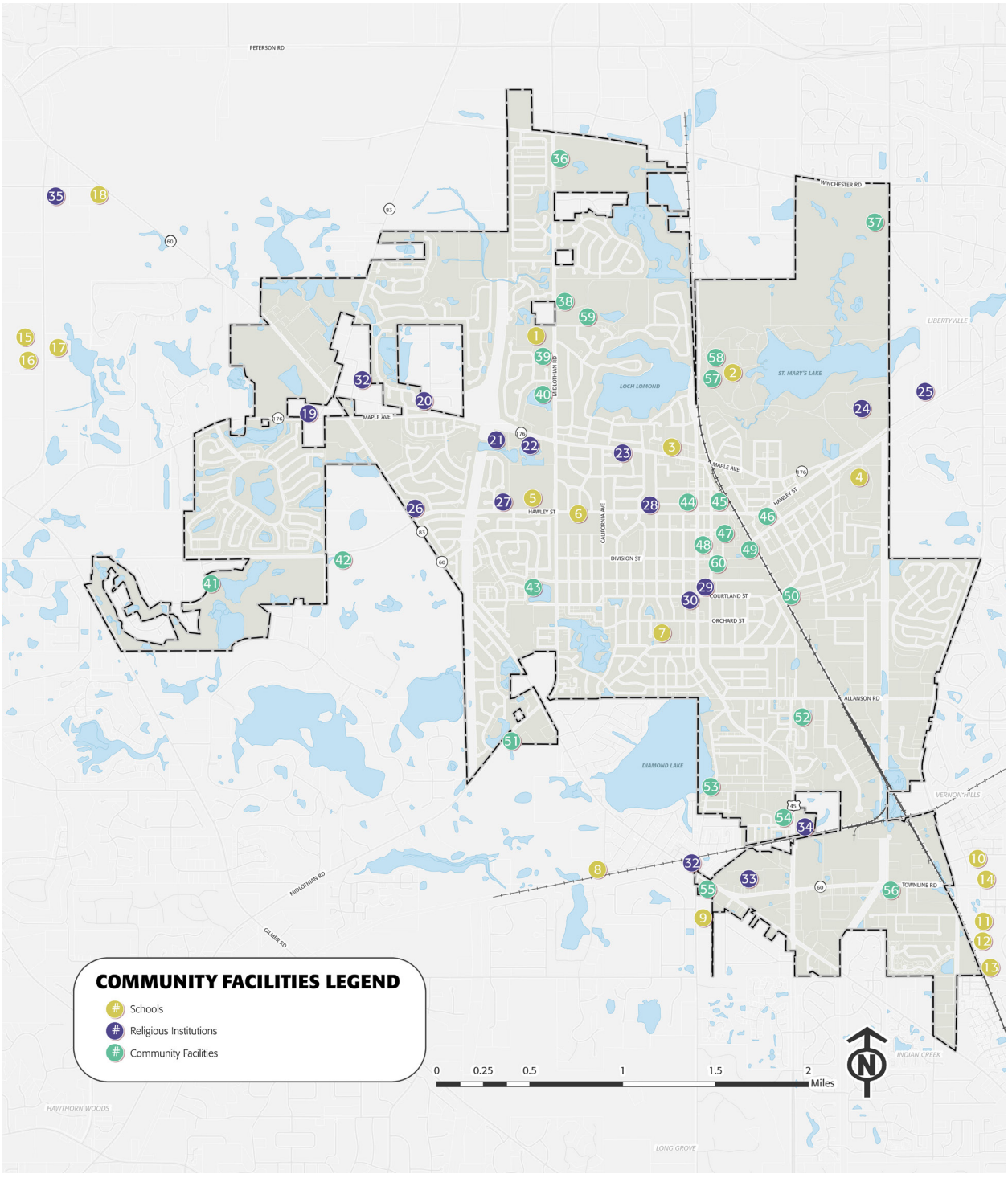
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▲ *The Village's new Public Works and Engineering Campus will help improve efficiency in the delivery of services.*



▲ *(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 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.

▲ *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.*



▲ *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.

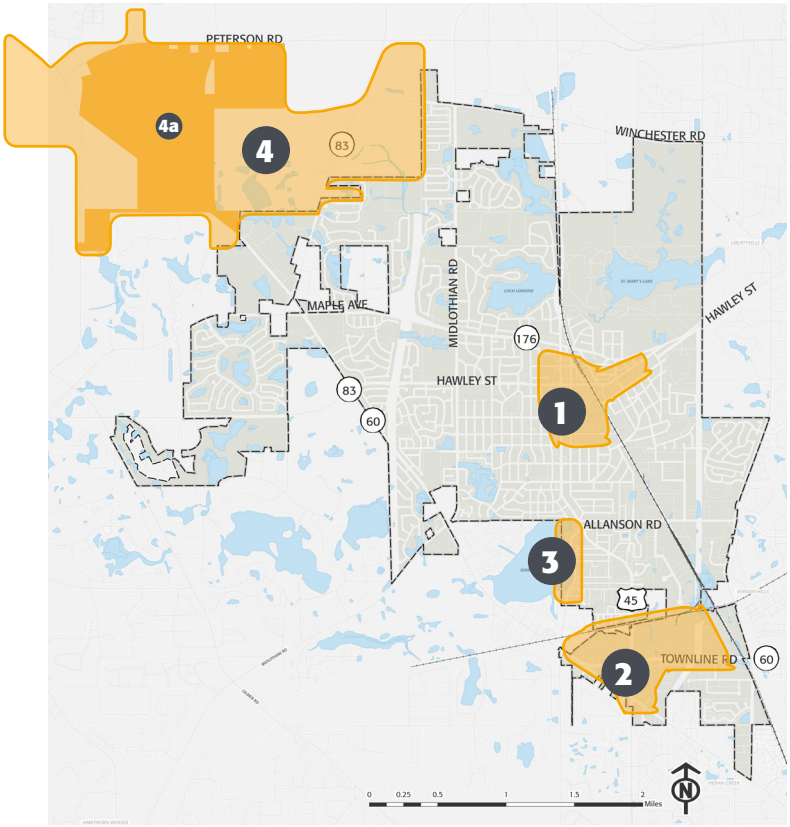
Several of these areas have received separate studies in recent years, and those plans are summarized and referenced in this section.

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.

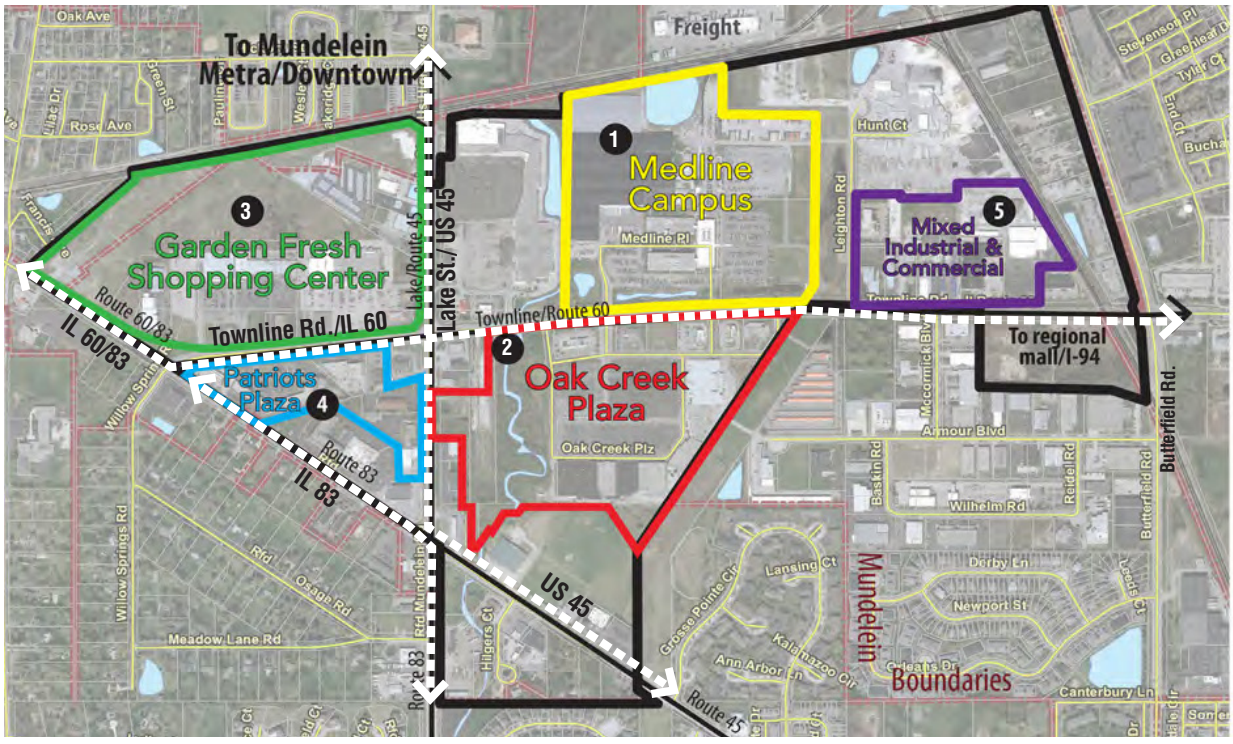
Additionally, the report recommends improving pedestrian, bicycle, and transit linkages in the corridor through a "Complete Streets" type approach.

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.

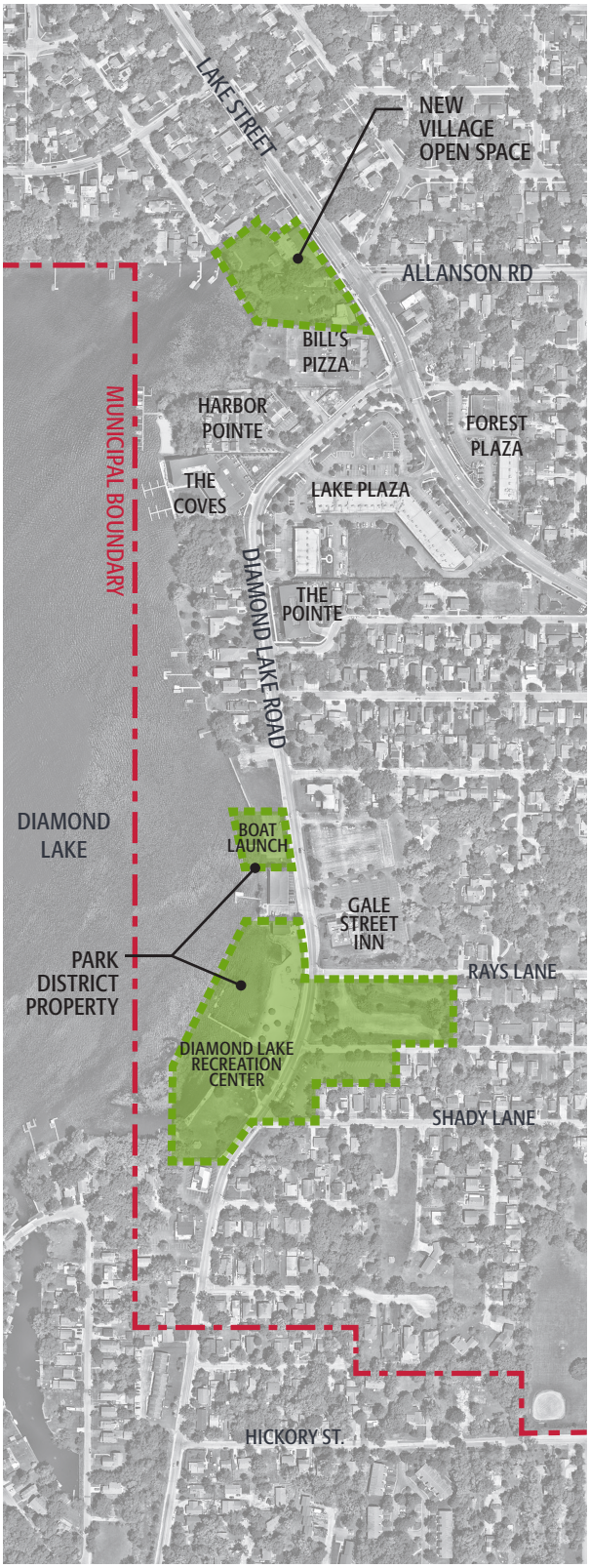


Figure 23: Diamond Lake Road Subarea

Subarea Vision

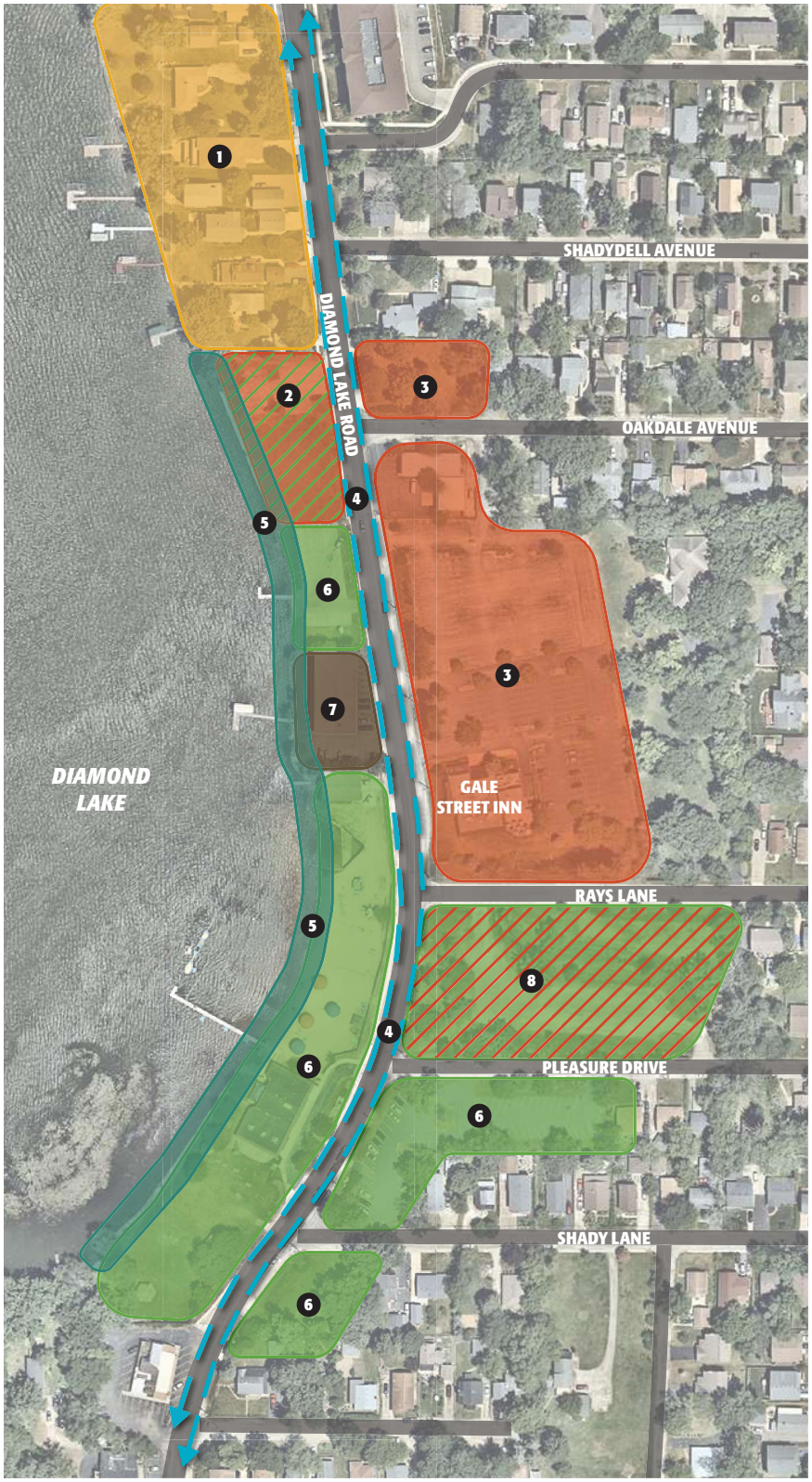
Based on the subarea goals, working sessions with a project steering committee, and input from the public, the following community-supported vision for the subarea was developed along with the perspective images below and on the following pages.

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

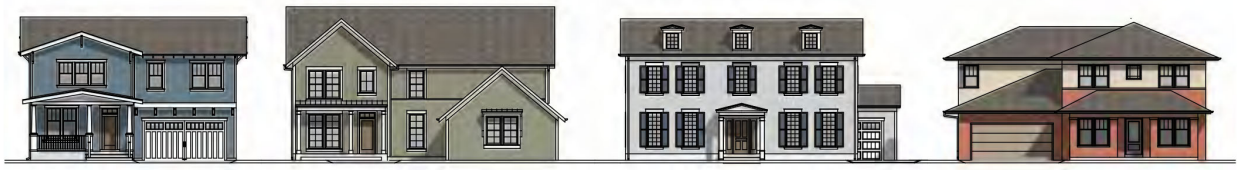
The Village worked closely with the landowners to guide plans for a traditional neighborhood development that can be incorporated as a successful extension of Mundelein. Generally, these areas are located in the northwest section of the Village, previously identified as some of the flexible portions 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)*



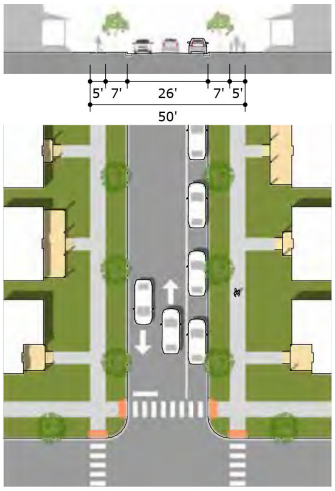
▲ *Town Center commercial concept from the Ivanhoe Village Presentation 4/14/2025 (Credit DPZ CoDesign)*

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

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

Planning and Zoning Commission Meeting **December 17, 2025**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on December 17, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:01 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, T. Roswick, K. Teehan, T. Wilson
ABSENT: S. Petti

Village Attendance

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

MINUTES APPROVAL

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

K. Teehna moved, seconded by J. Holden, a **Motion** to Approve the Planning and Zoning Commission Meeting Minutes from November 19, 2025.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

NEW PZC BUSINESS

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

Mundelein High School is requesting a Variation for relief from certain landscaping requirements for proposed interior parking lot improvements.

Open Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to Open Public Hearing PZ2025-0039.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

Isabel gave the attached presentation. The petitioner is requesting relief from the required islands and the number of required plantings in their proposed parking lot renovation.

Petitioner Presentation

Kevin Quinn, Director of Facilities for Mundelein High School District 120 was sworn in. Mr. Quinn discussed the history and needs of the project. He reviewed the plans for developing a beautiful high school campus for the community.

Kyle Buck of Wight and Company spoke on the proposed changes to the parking lots and the requested variation requests. The high school is planning to have islands at the ends of each parking lane, but would like minimal islands throughout the parking lot to increase the number of parking spaces.

The commission reviewed the proposed landscaping plan and inquired about whether the trees being removed were all necessary. Mr. Buck stated that Wight promotes sustainability, so any tree selected for removal was necessary for the plan. There was no tree survey provided by D120 at the time of the meeting.

Public Commentary

T. Roswick opened the floor to public commentary.

Gloria Baratta of 636 Woodhaven Drive inquired as to if there were any encroachments planned onto the properties along Woodhaven Drive. T. Roswick stated that all proposed changes are interior and there will not be any encroachments to residential properties.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden stated that she felt the tree survey was needed in order to make an educated decision on the variation request regarding the gap in trees and the trees that were selected for removal. Mr. Quinn stated that the High School is planning to do a survey as soon as they are able. K. Anderson agreed that the survey would be helpful. He is under the assumption that the trees needing to be removed are within the area of expansion, but knowing the specific species to be removed would be helpful to make a decision.

K. Garesche stated that she would like to see similar quality plantings to be planned based on what trees are planned to be removed. The commission further reviewed the calculation of the gap in trees needed to meet the Village Code.

T. Roswick requested the petitioner to elaborate on the hardship to meet the requirements to qualify for a variation from the zoning code. K. Quinn stated that the parking lot was initially created in the 1950s when parking was a high need. Now to accommodate student parking, staff parking, and public parking for public events, the High School is struggling to meet the current need. The commission agreed that a continuation would be needed to allow time for the petitioner to get the tree survey completed for the commission to review.

Continue Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0039 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**

MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

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

Village staff prepared a memo on behalf of the Commission regarding creating environmental and historic preservation.

Commission Discussion

The commission reviewed the initiative and did not have any recommended changes. The intent of the memo is to gauge the Board's interest in preservation now that there is more demand for development. The Commission would like to have the memo attached to their Budget request for next fiscal year and will add it to their year summary presentation.

OLD PZC BUSINESS

Continuation of Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Staff Presentation

A. Orenchuk gave the attached presentation on the proposed changes to the Village Comprehensive Plan. The Comprehensive Plan is not a regulating document, but a vision to help guide decision-making within the Village. T. Roswick stated that the Comprehensive Plan is also used as a defense to any challenges to decision-making.

The main item being changed is the large portion of land where the proposed Ivanhoe Village development will be. It is currently zoned as "Maintain Flexibility". This can leave the door open for some less desirable uses. However, if this portion is changed to a Traditional Neighborhood Design, and proposed development there would create guard rails to keep the area consistent.

Public Commentary

T. Roswick opened the floor to public commentary.

Shawn Killacky, Member of the Board of Education for Fremont School District 79 was sworn in. He stated that he previously did not understand the comprehensive plan. He asked how heavily the village uses this document when reviewing developments like the proposed Ivanhoe Village, as he felt there were discrepancies between this document and what was brought forth by the lawyers for the petitioner of the Ivanhoe Village development (not on this agenda).

T. Wilson stated that personally when he was previously a Trustee, he made decisions more closely based on the Comprehensive Plan than what a petitioner would request.

T. Roswick closed the floor to public commentary.

Commission Discussion

The commission will hold on discussion until the item is brought forth again at the January 21, 2026 meeting to allow for the public to review the information and make commentary.

Continue Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0038 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

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

Staff Presentation

J. Marvin, C. Malec, and I. Guadarrama gave the attached presentation on proposed text amendments to the Village Zoning Ordinance. Topics of discussion were as follows:

- Outdoor Storage
- Parking Lot Landscape Requirements

- Recreational Vehicles in Residential Zoning District
- Home Daycares

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

Outdoor Storage

The Commission discussed the current restrictions and gave staff feedback on what they would see going forward.

Parking Lot Landscape Requirements

The Commission discussed the current requirements in the zoning code. Commissioners requested clarification on changes that would trigger the need for conforming to new requirements and gave staff guidance on moving forward with text amendments.

Recreational Vehicles in Residential Zoning District

The Commission discussed current restrictions on recreational vehicle and trailer parking in residential areas. Proposed changes were discussed and clarification was given on current code enforcement issues. The Commission noted that they would prefer to see stricter regulations regarding Recreational Vehicle storage in residential areas.

Home Daycares

The commission gave feedback on the notes brought forth on the amendment recommendations from staff, Police, Fire, and Building. J. Holden and K. Garesche will be working with staff on researching the topic further to give a balanced text amendment.

Continue Public Hearing

K. Anderson moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, January 21, 2026 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson

SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, 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

K. Teehan moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission meeting of December 17, 2025.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:58 PM.

Erin Swanson, Recording Secretary

Planning and Zoning Commission Meeting **January 21, 2026**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on January 21, 2026 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, J. Holden, T. Roswick, T. Wilson, K. Teehan
ABSENT: K. Garesche, S. Petti

Village Attendance

PRESENT: Amanda Orenchuk, Director of Community Development; Colleen Malec, Senior Planner; Isabel Gudarrama, Senior Planner; and J. Marvin, Associate Planner

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from January 7, 2026

K. Teehan moved, seconded by K. Anderson, a **Motion** to approve the Planning and Zoning Commission meeting Minutes from January 7, 2026. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

Shawn Killackey of the Fremont School District No. 79 Board of Education approached the podium to speak. Mr. Killackey shared some concerns with the comprehensive plan amendments as well as concerns with how the comprehensive plan is utilized as a decision-making tool for new developments in relation to the school districts. He stated that he had concerns over the proposed 75 changes to be made to the Comprehensive Plan.

Mr. Killackey's public commentary was addressed later in the PZ2025-0038 Comprehensive Plan Staff Presentation.

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

Continuation of Public Hearing - PZ2025-0039 - Mundelein High School District 120 - Variation for Interior Parking Lot Landscape from December 17, 2025.

Staff Presentation

I. Guadarrama gave an overview of the updates to the case since the last meeting on December 17, 2025. Ms. Guadarrama stated that the petitioner made some changes to their application and that will be addressed in the Petitioner Presentation.

Petitioner Presentation

T. Roswick swore in all present who expressed a wish to speak at tonight's hearing.

Kevin Quinn of Mundelein High School District 120 approached to give an overview of the project and introduced the members of Wight and the Board of Education that were present.

Kyle Buck, Architect of Wight and Company, approached to speak. 777 spaces are being proposed, which is 43 spaces short from the school's need of 820 currently. The school is requesting a reduction in the required landscaping islands within the interior parking lot to help meet the need for more parking, as well as maintenance and safety concerns regarding available line of sight.

T. Roswick clarified that the request for the elimination of parking lot islands also reduced the number of required trees being planted. Mr. Roswick wanted clarification that those required trees are being planted elsewhere in the property landscaping. I. Guadarrama confirmed the number of trees proposed is correct based on the

information provided.

Gage Berger, Landscape Architect of Wight and Company, approached to speak. A tree survey was done by a certified Arborist to analyze the trees being removed from the property. Mr. Berger shared the results of the tree survey. The survey showed that based on the 142 trees being removed, there would be a total of 145 trees that would need to be replaced. Mr. Berger shared the most recent proposed landscape plan. There are 162 trees being planted to replace these and the required ones that would be needed in the parking lot islands.

Peter Rastrelli, School District 120 Board of Education President, approached to speak. He shared comments regarding the following:

- He shared feedback from the community regarding the need for an increase in parking.
- The need for an improved lot with newer drivers in mind.
- The psychology of a parking lot.
- The unique constraints to the school and parking lot being land-locked.
- The School District's plan for sustainable improvements.

T. Wilson asked how many storm water retention ponds there are on the property. K. Quinn stated that there are 5 total as of right now.

Public Commentary

T. Roswick asked staff if any public commentary had been received prior to the meeting. I. Guadarrama stated that there had not been any received since the posting of the agenda.

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

T. Wilson stated that in reviewing the prior meeting minutes, he felt the commission acted appropriately to ask for more information. He felt that the School District listened and provided the information that the Commission requested.

J. Holden agreed with T. Wilson's comments and felt the School District did well with listening to the concerns of the Commission and fulfilled the request for additional information adequately. This will not solve the problem with lack of parking, but this

will help improve the need.

K. Teehan stated that his concerns were addressed to support the request.

The commission reviewed the Findings of Fact.

Request for Variation for interior parking lot islands and required shade trees.
J. Holden moved, seconded by K. Teehan, a **Motion** to to recommend Approval of a Variation from Section 20.60.110 (A) for the reduction in the number and location for the required parking lot islands and (B) for the required number of shade trees from the Zoning Ordinance at 1350 and 1500 W Hawley Street, including the Findings of Fact with the requested changes. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing
K. Anderson moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ2025-0039. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Continuation of Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment from December 17, 2025.

Staff Presentation
A. Orenchuk gave a refresher on the proposed amendment. The intention of the continuation was to allow proper time for public commentary on this item. A. Orenchuk

addressed the statements made during this evening's General Public Commentary that it was stated there were a proposed 75 amendments to the Comprehensive Plan. There was some confusion. There are 75 proposed amendments to the Zoning Code, not the Comprehensive Plan. The proposed amendment is mainly to one section of the Comprehensive Plan. This was included in the presentation from the meeting held on December 17, 2025.

Public Commentary

The meeting has remained open to public commentary since December 17, 2025.

There were no members of the public who wished to speak at the meeting.

T. Roswick asked staff if any commentary had been received prior to the meeting. Staff confirmed that there was no public commentary received on the comprehensive plan.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden felt that the scope of the update is small and was in approval of the proposed change. No commissioners voiced opposition to the change. A. Orenchuk stated that there are no findings of fact as this is a guiding document, not an item enforcing zoning standards.

Approval of the Comprehensive Plan Amendment

J. Holden moved, seconded by K. Teehan, a **Motion** to to recommend approval of the proposed amendment to the Comprehensive Plan amendment to include Traditional Neighborhood Design. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0038. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**

MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Continuation of Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code from December 17, 2025.

Staff Presentation

Staff gave the attached presentations on the following items:

Home Daycares

The current zoning code allows up to 8 children to be cared for by a home daycare provider.

The new proposed recommendation is to remove the use in the R-5 multi-family zoning district and will update the language to have a maximum of 8 children outside the household to be cared for by a home daycare provider, not to include the daycare provider's own children in this number.

Access Parcels

C. Malec gave an overview of this topic. The code currently does not address this subject at all, and staff would like to propose more flexibility. Staff will occasionally receive requests to build accessory structures on vacant lots along the north shore of Diamond Lake. These lots are considered unbuildable because they are not attached to any fully built-out right-of-way. The code also currently does not allow building accessory structures if the lot does not have a primary structure on it. The proposed change would define what a lake access parcel is. The proposed use would also need to meet additional criteria.

Ground Floor Transparency

Commercial buildings currently require 50% transparency on any facade that faces a right-of-way at a height of 2ft-8ft from grade, according to the zoning code. This can create an issue particularly in outlots and freestanding buildings. Sometimes this can cause issues with restaurant kitchens, restaurants, drive-throughs or storage. The intent of this is to encourage the feeling of openness. The proposed change will be to change this from a Variation to an Administrative Variation so these requests could be handled internally without requiring the applicant to require a full Public Hearing.

Existing, but Non-Conforming Fences and Driveways

If a non-conforming structure is taken down, it needs to be replaced by a conforming structure. This has felt restrictive for driveways and fences in particular that may have been in their current form for sometimes decades. The proposed change by staff is to allow non-conforming fences and driveways to allow removal and replacement as-is with the caveat that the original fence or driveway was constructed with a permit or prior to 2012.

Deck Railings and Privacy Screens

Deck railings are currently technically considered a fence by code and is limited to 6 feet above grade, so if someone has a deck their railing may exceed the 6 feet above grade. The proposed change to this is limiting a deck railing to 4 feet above the floor of the deck. The current doe does not provide for privacy screens at all. A privacy screen is a common request, and staff would like to find a reasonable way to accommodate and control these requests. Staff provided recommended topics of possible restrictions, including setbacks and maximum height.

Townhouse Setback Requirements

Staff has reviewed the setback requirements for Townhouses and has found them to be more restrictive than necessary. Staff provided a proposed table to review the current and proposed updated setbacks for Townhouses.

Parking Lot Landscape Requirements

Staff presented updating parking requirements based on the feedback from the last meeting. Staff updated the sizes of what would be considered small, medium, and large parking lots and different perimeter and landscaping islands that would be required for each size.

Public Commentary

Public Commentary has been opened since the last meeting of December 17, 2025.

Home Daycares

Milen Aguilar approached to speak. She asked about the prohibited use mentioned. C. Malec clarified that the intent of this is just to prohibit it in multi-family homes and it will remain an allowed use in single-family homes. Ms. Aguilar then asked if the maximum of 8 children would be allowed to be increased for school-aged children who would attend before or after school.

Diana Chavarria approached to speak. Ms. Chavarria wanted to speak on the importance of the work of home daycare and would like to have the topic of part timers added in to the discussion. Reducing the number of children currently in the current daycare homes will impact the families currently being cared for in these homes.

The Public Hearing will be continued, and Public Commentary will remain open.

Commission Discussion

Home Daycares

T. Roswick asked about the state's guidelines about the number of allowed school-aged children. If it was a hard number, or if it was a scale. A. Orenchuk stated that it is a sliding scale formula based on the age of children and the number of adult providers in the home. The commission discussed the need of more Village staff enforcement for an increase in the number of children. A. Orenchuk let the commission know they can give direction to staff if they would like to include language on breaking down part time and full time staff. With talking to Public Safety staff, eight children was an acceptable amount for the aspect of being able to monitor and control.

T. Roswick requested to put a pin in the conversation to consider the breakdown of full-time and part-time children. The commission would like to work with Village staff to refine the language further. This item will be continued for further discussion on **February 18, 2026**.

Access Parcels

The Commission discussed the right of way access and the common ownership with neighboring parcels. The distance between lots with primary structures and the proposed access parcels was discussed in-depth. J. Holden stated she did not like the idea of allowing structures on the access parcels with height.

Ground Floor Transparency

The Commission reviewed the types of uses that may have difficulty meeting the transparency requirement and the approval process for an Administrative Variation. The commission supported the proposed change.

Existing, but Non-Conforming Fences and Driveways

The Commission discussed the difference between full replacement and partial replacements of the non-conforming fences and driveways. The Commission shared concerns that driveways and fences that are egregious or have safety concerns should not be considered grandfathered in.

Deck Railings and Privacy Screens

The Commission discussed the standard heights of deck railings. They discussed in detail the restrictions for privacy screening setbacks and height as well as possible issues with townhome setbacks. The Commission was in support of the proposed changes.

Townhouse Setback Requirements

The Commission reviewed the current setbacks and discussed the difficulties with a mix of front and rear loaded townhouses. After review, the Commission was in support of the proposed changes.

Parking Lot Landscape Requirements

The Commission discussed landscaping maintenance for the proposed changes and reviewed the proposed changes from the prior meeting. The Commission used the case PZ2025-0039 for the High School as a reference when reviewing how these landscaping requirements would be applied in the future. The Commission was in support of the landscaping requirements.

Continuation

J. Holden moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, February 18th, 2026, at 7:00 PM located at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois. Motion Passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

There was no new PZC business.

QUESTIONS AND COMMENTS

There was no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by K. Teehan, a **Motion** to adjourn the Planning & Zoning Commission meeting of January 21, 2026. Motion passed 5-0.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, J. Holden, K. Teehan, T. Wilson

NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:03 PM.

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of February 9, 2026

Subject: Amendment to Ordinance O-25-10-74 Establishing the Village of Mundelein Micro Shops Advisory Group

Financial Impact:

Attachments:
None

Background:
On October 27, 2025, the Village of Mundelein Board of Trustees established the Village of Mundelein Micro Shops Advisory Group. The Advisory Group was originally intended to consist of up to seven members of the Mundelein community. An Economic Development Commission (EDC) member serves as the chairperson of the Advisory Group, and the Community Development Director, or their designee, serves as a liaison and non-voting member.

Staff announced the availability of positions on the Advisory Group through social media and other Village communication platforms. This outreach resulted in a strong response, with numerous applicants expressing interest. Many of the applicants participated in interviews to fill the available positions.

During the interview process, staff and the chairperson identified a wide range of skills and experience among the applicants. Many of these individuals also expressed a willingness to donate their time and effort to support the success of the Micro Shops initiative.

Based on the number of qualified applicants and the variety of skills identified, staff and the chairperson determined that forming subgroups focused on specific tasks would be beneficial.

The Operations subgroup will review agreements and materials from similar projects and adapt them to fit the needs of the Village. This work will result in documentation outlining the overall process,

rules, educational components, and budget. The Operations subgroup will also coordinate with the other subgroups to develop a clear understanding of project costs.

The Outreach subgroup will focus on identifying and connecting with potential vendors for the Micro Shops, including home-based businesses, businesses located in other communities interested in expanding into Mundelein, and online businesses seeking to test a brick-and-mortar presence.

The Fundraising subgroup will be responsible for engaging potential donors to support the project through cash contributions or in-kind donations.

The Design and Construction subgroup will work closely with the project architect to finalize the design and oversee construction of the Micro Shops structures.

As the subgroups were formed, staff and the chairperson recognized the value of retaining volunteer participation beyond completion of the final report. The Village would benefit from allowing the Advisory Group to continue through the initial phase of project implementation. The Micro Shops initiative is anticipated to be completed in multiple phases, including fundraising, vendor selection, and construction.

Staff and the chairperson believe that the proposed changes to both the number of Advisory Group members and the duration of service are necessary to ensure the successful implementation of the Micro Shops project.

Recommendation:
Motion to pass an Ordinance Amending Ordinance O-25-10-74, An Ordinance Establishing the Village of Mundelein Micro Shops Advisory Group.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on February 9, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-02-9
which is entitled

Amendment to Ordinance O-25-10-74 Establishing the Village of Mundelein Micro Shops Advisory Group

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 2/10/2026, and was posted for at least ten days thereafter.

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

Dated at Mundelein, Illinois on 2/10/2026.

_____
Village Clerk

ORDINANCE NO. O-26-02-9

ORDINANCE AMENDING ORDINANCE O-25-10-74, AN ORDINANCE ESTABLISHING THE VILLAGE OF MUNDELEIN MICRO SHOPS ADVISORY GROUP

WHEREAS, on October 27, 2025, the Village Board of Trustees adopted Ordinance No. O-25-10-74, an Ordinance establishing Village of Mundelein Micro Shops Advisory Group to obtain community input regarding the location of the micro shops, the timeline and components of construction, architectural concepts, the construction and maintenance budget, framework and structural plan for operations, and to prepare a written report summarizing its findings to the Village Board;

WHEREAS, an amendment to the Ordinance was prepared based upon the endeavor of Village Staff and the Economic Development Commission to establish a well-rounded advisory group as it relates to the size of the group, and termination date of the group.

WHEREAS, the President and Board of Trustees have duly reviewed and considered all elements of the amendment, have found that said proposed changes constitutes a suitable, logical and timely plan for the Micro Shops Advisory Group.

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

Section I:
Under *Micro Shops Advisory Group Creation* language is hereby amended to read "There is hereby created the Micro Shops Advisory Group, consisting of up to ~~seven (7)~~ fifteen (15) members divided into four (4) subgroups. ~~Four (4)~~ Eight (8) members of the Advisory Group shall constitute a quorum when meeting as whole advisory group."

Section II:
Under *Terms of Members of the Advisory Group* language is hereby amended to read "The Micro Shops Advisory Group is established for a single purpose. As a result, members shall be appointed for a limited period. The term of all members shall end on April 30, ~~2026~~ 2027. In the event that the Mundelein Village Board of Trustees determines that the Micro Shops Advisory Group should continue, the terms of the Advisory Group may be extended up to 12 months by Resolution of the Village Board."

Section III:
Under *Meetings of the Advisory Group: Rules of Procedure* language is hereby amended to read "A. The Advisory Group and subgroups shall meet at such times as the Advisory Group and subgroups deem~~s~~ necessary."

Section IV: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

RESULT:	**[]**
MOVER:	None
SECONDER:	None

AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, February 9, 2026

APPROVED: Monday, February 9, 2026

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Kelsey Langeler, Business Services Manager

For: Village Board Meeting of February 9, 2026

Subject: Budget Amendment - 260-436-48740 - Streets

Financial Impact:
BUDGET AMENDMENT
Requesting an increase of $69,479.00 in account number 260-436-48740.

Attachments:
None

Background:
We are requesting approval to perform a budget amendment to GL 260-436-48740 in the amount of $69,479.00. Purchase order number 26-00289 for the 2025 (FY26) MFT Roadway Improvements project dated 5/12/25 inadvertently used an incorrect general ledger number. This purchase order is for the construction inspection services, which should have been applied to GL 260-436-48740.

Recommendation:
Motion to approve a FYE2026 budget amendment for account number 260-436-48740 - Streets in the amount of $69,479.00 for the construction inspection services for the 2025 (FY26) MFT Roadway Improvements project.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Kelsey Langeler, Business Services Manager

For: Village Board Meeting of February 9, 2026

Subject: Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

Financial Impact:
None

Attachments:
1. R-26-02-6 - Joint Funding Agreement
2. R-26-02-6 - Location Map

Background:
The Village is seeking federal funding through the Surface Transportation Program (STP) for Phase II Design Engineering related to the East Hawley Street improvement project. The attached Illinois Department of Transportation (IDOT) forms are required to authorize the appropriation of STP federal funds. No contract authorization is being requested at this time; rather, this is an IDOT administrative requirement to secure approval to utilize STP funds for the project. Phase II Design is estimated at $998,000. The federal share is $692,250. State funds are capped at $90,000. The Village's share for this project ($215,750) is included in the FY27 budget request.

Recommendation:
Motion to approve a Resolution authorizing the Surface Transportation Program (STP) Federal Fund Appropriation for East Hawley Street improvements

I hereby certify that the attached is an original of

Resolution No. R-26-02-6

that said Resolution was adopted on **February 9, 2026**,

that it was posted in the Village Hall commencing on

2/10/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

_____

Village Clerk

RESOLUTION NO. R-26-02-6

RESOLUTION AUTHORIZING THE SURFACE TRANSPORTATION PROGRAM (STP) FEDERAL FUND APPROPRIATED FOR EAST HAWLEY STREET IMPROVEMENTS

WHEREAS, the Village of Mundelein (the "Village"), is a home rule municipality located in Lake County, Illinois;

WHEREAS, the Village is proposing to make improvements to East Hawley Street; and

WHEREAS, the above stated improvement will necessitate the use of funding provided through the Illinois Department of Transportation (IDOT); and

WHEREAS, the use of these funds requires a Joint Funding Agreement with IDOT incorporated herein, authorizing the State to appropriate Surface Transportation Program (STP) funds for the East Hawley Street Improvement Project (the "Project"); and

WHEREAS, the improvement requires matching funds, of which $692,250 will be federal participation and $215,750 is the estimated Village share for the Project; and

WHEREAS, it is in the public interest to execute the Joint Funding Agreement form and approve the appropriation for the STP federal funds for the Project.

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

SECTION I. The Village hereby approves the appropriation for STP federal funds for the Project.

SECTION II. The Mayor is hereby authorized to execute the Joint Funding Agreement and any other such documents related to advancement and completion of said Project.

XXX this 9th day of February 2026, by roll call vote.

RESULT:	**[]**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

_____

President

ADOPTED: Monday, February 9, 2026

APPROVED: Monday, February 9, 2026

ATTEST: _____

Village Clerk

Illinois Department of Transportation

Joint Funding Agreement for Federally Funded PE/ROW

LOCAL PUBLIC AGENCY

Local Public Agency	County	Section Number
Village of Mundelein	Lake	23-00110-00-PV

Fund Type	ITEP, SRTS, HSIP Number(s)	MPO Name	MPO TIP Number
STP Local	151044	CMAP	10-23-0028

Engineering

State Job Number	Project Number
D-91-125-25	5VKA(711)

Right-of-Way

State Job Number	Project Number

☒ Local Administered Engineering ☐ Right-of-Way ☐ Other

LOCATION

Local Street/Road Name	Key Route	Length	Stationing To	Stationing From
E. Hawley Street	9-1240	0.78	3.97	4.75

Location Termini: Seymour Avenue to IL Route 176

Current Jurisdiction	Existing Structure Number(s)	
Village of Mundelein	N/A	Remove

PROJECT DESCRIPTION

Reconstruction of E. Hawley Street from Seymour Avenue to IL Route 176 including construction of a shared-use path from Seymour Avenue to North Shore Bike Path terminus at Brice Avenue.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Mundelein	23-00110-00-PV		

This Agreement is made and entered into between the above local public agency, hereinafter referred to as the "**LPA**" and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as the "**STATE**". The **STATE** and **LPA** jointly proposes to improve the designated location as described in the Location and Project Description sections of this agreement. The improvement shall be developed by, or on behalf of the **LPA** and approved by the **STATE** using the **STATE's** policies and procedures approved and/or required by the Federal Highway Administration, hereby referred to as "**FHWA**".

I. GENERAL

1.1 Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. The **STATE** may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to the **LPA** by the **STATE** or the federal funding source, (ii) the Governor or **STATE** reserves funds, or (iii) the Governor or **STATE** determines that funds will not or may not be available for payment. The **STATE** shall provide notice, in writing, to **LPA** of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the date of the written notice unless otherwise indicated.

1.2 Domestic Steel Requirement. The project plans and specifications will specify domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction and comply with federal Build America-Buy America provisions.

1.3 Federal Authorization. That this Agreement and the covenants contained herein shall become null and void in the event that the **FHWA** does not approve the proposed improvement for Federal-aid participation within one (1) year of the date of execution of this agreement.

1.4 Severability. If any provision of this Agreement is declared invalid, its other provisions shall not be affected thereby.

1.5 Termination. This Agreement may be terminated, in whole or in part, by either Party for any or no reason upon thirty (30) calendar days' prior written notice to the other Party. If terminated by the **STATE**, the **STATE** must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If the **STATE** determines in the case of a partial termination that the reduced or modified portion of the funding award will not accomplish the purposes for which the funding award was made, the **STATE** may terminate the Agreement in its entirety.

This Agreement may be terminated, in whole or in part, by the **STATE** without advance notice:

a. Pursuant to a funding failure as provided under Article 1.1.

b. If **LPA** fails to comply with the terms and conditions of this funding award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any award.

II. REQUIRED CERTIFICATIONS

This Agreement and the LPA's obligations and services hereunder are hereby made and must be performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules, and any and all license requirements or professional certification provisions.

2.1 Compliance with Uniform Grant Rules (2 CFR Part 200). The **LPA** certifies that it shall adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements, which are published in Title 2, Part 200 of the Code of Federal Regulations, and are incorporated herein by reference.

2.2 Compliance with Registration Requirements. **LPA** certifies that it: (i) is registered with the federal SAM system; (ii) is in good standing with the Illinois Secretary of State, if applicable; (iii) have a valid DUNS Number; (iv) have a valid UEI, if applicable. It is **LPA**'s responsibility to remain current with these registrations and requirements.

2.3 Bribery**.** The **LPA** certifies to the best of it's knowledge that it's officials have not been convicted of bribery or attempting to bribe an officer or employee of the state of Illinois, nor made an admission of guilt of such conduct which is a matter of record (30 ILCS 500/50-5).

2.4 Bid Rigging**. LPA** certifies that it has not been barred from contracting with a unit of state or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 1961 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

2.5 Debt to State. **LPA** certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because the **LPA**, or its affiliate(s), is/are delinquent in the payment of any debt to the **STATE**, unless the **LPA**, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt, and **STATE** acknowledges the **LPA** may declare the Agreement void if the certification is false (30 ILCS 500/50-11).

2.6 Debarment. The **LPA** certifies to the best of its knowledge and belief that it's officials:

a. are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;

c. are not presently indicated for or otherwise criminally or civilly charged by a governmental entity (Federal, State, Local) with commission of any of the offenses enumerated in item (b) of this certification; and

d. have not within a three-year period preceding the agreement had one or more public transactions (Federal, State, Local) terminated for cause or default.

2.7 Criminal Convictions**.** The **LPA** certifies that neither it nor any managerial agent of **LPA** has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction. The **LPA** further certifies that it is not barred from receiving an funding award under 30 ILCS 500/50-10.5 and acknowledges that **STATE** shall declare the Agreement void if this certification is false (30 ILCS 500/50-10.5).

2.8 Improper Influence. The **LPA** certifies that no funds have been paid or will be paid by or on behalf of the **LPA** to any person for influencing or attempting to influence an officer or employee of any government agency, a member of Congress or Illinois General Assembly, an officer or employee of Congress or Illinois General Assembly, or an employee of a member of Congress or Illinois General Assembly in connection with the awarding of any agreement, the making of any grant, the making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. 31 USC 1352. Additionally, the **LPA** certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

2.9 Telecom Prohibition. The **LPA** certifies that it will comply with Section 889 of the FY 2019 National Defense Authorization Act (NDAA) that prohibits the use of telecommunications or video surveillance equipment or services produced provided by the following companies: Dahua Technology Company, Hangzhou Hikvision Digital Technology Company, Huawei Technologies Company, Hytera Communications Corporation, and ZTE Corporation. Covered equipment and services cannot be used as substantial or essential component or any system, or as critical technology as part of any system.

2.10 Personal Conflict of Interest - The **LPA** certifies that it shall maintain a written code or standard of conduct which shall govern the performance of its employees, officers, board members, or agents engaged in the award and administration of contracts supported by state or federal funds. Such code shall provide that no employee, officer, board member or agent of the **LPA** may participate in the selection, award, or administration of a contract supported by state or federal funds if a conflict of interest, real or apparent would be involved. Such a conflict would arise when any of the parties set forth below has a financial or other interest in the firm selected for award:

a. the employee, officer, board member, or agent;
b. any member of his or her immediate family;
c. his or her partner; or
d. an organization which employs, or is about to employ, any of the above.

The conflict of interest restriction for former employees, officers, board members and agents shall apply for one year.

The code shall also provide that **LPA**'s employees, officers, board members, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to subcontracts. The **STATE** may waive the prohibition contained in this subsection, provided that any such present employee, officer, board member, or agent shall not participate in any action by the **LPA** relating to such contract, subcontract, or arrangement. The code shall also prohibit the officers, employees, board members, or agents of the **LPA** from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

2.11 Organizational Conflict of Interest - (50 ILCS 105/3, 65 ILCS 5/3.1-55-10, 65 ILCS 5/4-8-6) The **LPA** certifies that it will also prevent any real or apparent organizational conflict of interest. An organizational conflict of interest exists when the nature of the work to be performed under a proposed third party contract or subcontract may, without some restriction on future activities, result in an unfair competitive advantage to the third party contractor or **LPA** or impair the objectivity in performing the contract work.

2.12 Accounting System. The **LPA** certifies that it has an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state and federally-funded program. Accounting records must contain information pertaining to state and federal pass-through awards, authorizations, obligations, unobligated balances, assets, outlays, and income. To comply with 2 CFR 200.305(b)(7)(i), the **LPA** shall use reasonable efforts to ensure that funding streams are delineated within **LPA**'s accounting system. See 2 CFR 200.302.

III. AUDIT AND RECORD RETENTION

3.1 Single Audits: The **LPA** shall be subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31

USC 7501-7507) and Subpart F of 2 CFR Part 200.

If, during its fiscal year, **LPA** expends $750,000 or more in Federal Awards (direct federal and federal pass-through awards combined), **LPA** must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. A copy of the audit report must be submitted to the **STATE** (IDOT's Financial Review & Investigations Section, Room 126, 2300 South Dirksen Parkway, Springfield, Illinois, 62764) within 30 days after the completion of the audit, but no later than one year after the end of the **LPA**'s fiscal year.

Assistance Listing number (formally known as the Catalog of Federal Domestic Assistance (CFDA) number) for all highway planning and construction activities is **20.205**.

3.2 STATE Audits: The **STATE** may, at its sole discretion and at its own expense, perform a final audit of the Project (30 ILCS 5, the Illinois State Auding Act). Such audit may be used for settlement of the Project expenses and for Project closeout purposes. The **LPA** agrees to implement any audit findings contained in the **STATE**'s authorized inspection or review, final audit, the **STATE**'s independent audit, or as a result of any duly authorized inspection or review.

3.3 Record Retention. The **LPA** shall maintain for three (3) years from the date of final project closeout by the **STATE**, adequate books, records, and supporting documents to verify the amounts, recipient, and uses of all disbursements of funds passing in conjunction with this contract. adequate to comply with 2 CFR 200.334. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

3.4 Accessibility of Records. The **LPA** shall permit, and shall require its contractors and auditors to permit, the **STATE**, and any authorized agent of the **STATE**, to inspect all work, materials, payrolls, audit working papers, and other data and records pertaining to the Project; and to audit the books, records, and accounts of the **LPA** with regard to the Project. The **LPA** in compliance with 2 CFR 200.337 shall make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized **STATE** representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, the **STATE**'s Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by the **STATE** (including auditors), by the state of Illinois or by federal statute. The **LPA** shall cooperate fully in any such audit or inquiry.

3.5 Failure to maintain the books and records. Failure to maintain the books, records and supporting documents required by this section shall establish presumption in favor of the **STATE** for recovery of any funds paid by the **STATE** under the terms of this contract.

IV. LPA FISCAL RESPONSIBILITIES

4.1 To provide all initial funding and payment for engineering or right of way work.

4.2 LPA Appropriation Requirement. By execution of this Agreement the **LPA** attests that sufficient moneys have been appropriated or reserved by resolution or ordinance to fund the **LPA** share of project costs. A copy of the authorizing resolution or ordinance is attached as Schedule 3.

4.3 Reimbursement Requests: For reimbursement requests the **LPA** will submit supporting documentation with each invoice. Supporting documentation is defined as verification of payment, certified time sheets or summaries, vendor invoices, vendor receipts, cost plus fix fee invoice, progress report, personnel and direct cost summaries, and other documentation supporting the requested reimbursement amount (Form BLR 05621 should be used for consultant invoicing purposes). **LPA** invoice requests to the **STATE** will be submitted with sequential invoice numbers by project.

4.4 Financial Integrity Review and Evaluation (FIRE) program: **LPA's** and the **STATE** must justify continued federal funding on inactive projects. 23 CFR 630.106(a)(5) defines an inactive project as a project which no expenditures have been charged against Federal funds for the past twelve (12) months. To keep projects active, invoicing must occur a minimum of one time within any given twelve (12) month period. However, to ensure adequate processing time, the first invoice shall be submitted to the **STATE** within six (6) months of the federal authorization date. Subsequent invoices will be submitted in intervals not to exceed six (6) months.

4.5 Final Invoice: The **LPA** will submit to the **STATE** a complete and detailed final invoice with applicable supporting documentation of all incurred costs, less previous payments, no later than twelve (12) months from the date of completion of work or from the date of the previous invoice, whichever occurs first. If a final invoice is not received within this time frame, the most recent invoice may be considered the final invoice and the obligation of the funds closed. Form BLR 05613 (Engineering Payment Record) is required to be submitted with the final invoice for engineering projects.

4.6 Project Closeout: The **LPA** shall provide the final report to the appropriate **STATE** district office within twelve (12) months of the physical completion date of the project so that the report may be audited and approved for payment. If the deadline cannot be met, a written explanation must be provided to the district prior to the end of the twelve (12) months documenting the reason and the new anticipated date of completion. If the extended deadline is not met, this process must be repeated until the project is closed. Failure to follow this process may result In the immediate close-out of the project and loss of further funding.

4.7 Project End Date: The period of performance (end date) for state and federal obligation purposes is five (5) years for projects

under $1,000,000 or seven (7) years for projects over $1,000,000 from the execution date of the agreement. Requests for time extensions and joint agreement amendments must be received and approved prior to expiration of the project end date. Failure to extend the end date may result in the immediate close-out of the project and loss of further funding.

V. THE LPA AGREES

5.1 To acquire in its name, or in the name of the **STATE** if on the **STATE** highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established State policies and procedures. Prior to advertising for bids, the **LPA** shall certify to the **STATE** that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the **LPA**, the **STATE**, and the **FHWA** if required.

5.2 To provide for all utility adjustments and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Public Agency Highway and Street Systems.

5.3 To retain jurisdiction of the completed improvement.

5.4 To maintain or cause to be maintained the completed improvement or that portion within its jurisdiction, in a manner satisfactory to the **STATE** and the **FHWA.**

5.5 To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.

5.6 To regulate parking and traffic in accordance with the approved project report.

5.7 To regulate encroachments on public rights-of-way in accordance with current Illinois Compiled Statutes.

5.8 To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with the current Illinois Compiled Statutes.

5.9 For contracts awarded by the **LPA**, the **LPA** shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The **LPA** shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The **LPA**'s DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this agreement. Upon notification to the recipient of its failure to carry out its approved program, the **STATE** may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S. C 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C 3801 et seq.). In the absence of a USDOT - approved **LPA** DBE Program or on **STATE** awarded contracts, this agreement shall be administered under the provisions of the **STATE**'S USDOT approved Disadvantaged Business Enterprise Program.

VI. THE STATE AGREES

6.1 To provide such guidance, assistance, and supervision to monitor and perform audits to the extent necessary to assure validity of the **LPA**'s certification of compliance with Title II and III Requirements.

6.2 To reimburse the **LPA** for federal and/or state funds on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of expenditures by the **LPA**.

SCHEDULES

Additional information and/or stipulations are hereby attached and identified below as being a part of this agreement.

☒	1.	Division of Cost
☒	2.	Location Map
☒	3.	Risk Assessment
☒	4.	Attestations
☒	5.	Resolution*
☐		
☐		
☐		
☐		

*Appropriation and signature authority resolution must be in effect on, or prior to, the execution date of the agreement.

Local Public Agency	Section Number	State Job Number	Project Number
Village of Mundelein	23-00110-00-PV		

AGREEMENT SIGNATURES EXECUTION

The **LPA** agrees to accept and comply with the applicable provision set forth in this agreement including attached schedules.

APPROVED

Local Public Agency

Name of Official (Print or Type Name)

Robin Meier

Title of Official

Mayor

Signature | Date

The above signature certifies the agency's TIN number is

366006012 conducting business as a Governmental Entity.

DUNS Number 092537364

UEI SY3JG2PWXCV3

APPROVED

State of Illinois
Department of Transportation

Omer Osman, P.E., Secretary of Transportation | Date

By:
George A. Tapas, P.E., S.E., Engineer of Local Roads & Streets | Date

Stephen M. Travia, P.E., Director of Highways PI/Chief Engineer | Date

Michael Prater, Chief Counsel | Date

Vicki Wilson, Chief Fiscal Officer | Date

NOTE: If the LPA Signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

SCHEDULE NUMBER 1

Local Public Agency	County	Section Number	State Job Number	Project Number
Village of Mundelein	Lake	23-00110-00-PV	D-91-125-25	5VKA(711)

DIVISION OF COST

	Federal Funds			State Funds			Local Public Agency			
Type of Work	Fund Type	Amount	%	Fund Type	Amount	%	Fund Type	Amount	%	Totals
Preliminary Engineering	STU	$692,250.00	*	State Funds	$90,000.00	*	Local	$215,750.00	*	$998,000.00
	Total	$692,250.00		Total	$90,000.00		Total	$215,750.00		$998,000.00

If funding is not a percentage of the total place an asterisk (*) in the space provided for the percentage and explain below:

Federal STP Local funds are capped at $692,250, State funds are capped at $90,000.

NOTE: The costs shown in the Division of Cost table are approximate and subject to change. The final **LPA** share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

SCHEDULE NUMBER 3

Local Public Agency	Section Number	County	State Job Number	Project Number
Village of Mundelein	23-00110-00-PV	Lake	D-91-125-25	5VKA(711)

LRS Federal Funds RISK ASSESSMENT

Risk Factor	Description	Definition of Scale (time frames are based on LPA fiscal year)	Points
General History of Performance	Have there been any changes in key organizational staff or leadership, such as Fiscal and Administrative Management, Transportation Related Program/Project Management, and/or Elected Officials?	**0 points** - no significant changes in the last 4 or more years; **1 point** - minor changes, but majority of key staff and officials have not changed in the last 4 years; **2 points** - significant key staff or elected leadership changes within the last 3 years; **3 points** - significant key staff and elected leadership changes within the last 3 years	3
	What is the LPA's history with federal-aid funded transportation projects?	**0 points** - One or more federal-aid funded transportation projects initiated per year; **1 point** - At least one project initiated within the past three years; **2 points** - AT least one project initiatedwithin the past 5 years; **3 points** - None or more than 5 years	1
	Does LPA have qualified technical staff with experience managing federal-aid funded transportations through IDOT?	**0 points -** Full-time employee with experience designated as being in "responsible charge"; **1 point** - LPA has qualified technical staff, but will be utilizing an engineering consultant to manage day-to-day with LPA technical staff oversight; **2 points** - LPA has no technical staff and all technical work will be completed by consultant, but LPA staff has prior experience with federal-aid projects; **3 points** - LPA staff have no prior experience or technical expertise and relying solely on consultant	2
	Has the LPA been untimely in submitting invoicing, reporting on federal-aid projects as required in 2 CFR 200, and or audits as required?	**0 points** - No; **1 point** - Delays of 6 or more months; **2 points** - Delays of up to 1 year; **3 points** - 1 year or more years of delay	0
Financial Controls	Are the annual financial statements prepared in accordance with Generally Accepted Accounting Principles or on a basis acceptable by the regulatory agency?	**0 points** - yes; **3 points** - no	0
	What is the LPA's accounting system?	**0 points** - Automated accounting software; **1 point** - Spreadsheets; **2 points** - paper only; **3 points** - none	0
	Does the organization have written policies and procedures regarding proper segregation of duties for fiscal activities that include but are not limited to: a) authorization of transactions; b) recordkeeping for receipts and payments; and c) cash management?	**0 points** - yes; **3 points** - no	0
Audits	When was the last time a financial statement audit was conducted?	**0 points** - in the past year; **1 point** - in the past two years; **2 points** - in the past three years; **3 points** - 4 years or more, or never	0
	What type of financial statement audit has the organization had conducted?	**0 points** - Single Audit/Program Specific Audit in accordance with 2 CFR 200.501 or Financial audit conducted in accordance with Generally Accepted Auditing Standards or Generally Accepted Government Auditing Standards; **1 point** - Financial review?; **2 points** Other type? or no audit required; **3 points** - none	0
	Did the most recent audit disclose findings considered to be significant deficiencies or material weaknesses?	**0 points** - no; **3 points** - yes, or no audits required	0
	Have the findings been resolved?	**0 points** - yes or no findings; **1 point** - in progress; **3 points** - no	0

Summary of Risk	
General History of Performance	6
Financial Controls	0
Audits	0
Total	6

District Review Signature & Date

Central Office Review Signature & Date

Additional Requirements? ☐ Yes ☐ No

Local Public Agency	Section Number	State Job Number	Project Number
Village of Mundelein	23-00110-00-PV		

SCHEDULE NUMBER 4
Attestation on Single Audit Compliance

1. In the prior fiscal year, did Village of Mundelein (LPA) expend more than $750,000 in federal funds in aggregate from all federal sources?

   ☐ Yes ☒ No

2. Does the Village of Mundelein (LPA) anticipate expending more than $750,000 in federal funds in aggregate from all federal sources in the current Village of Mundelein (LPA) fiscal year?

   ☐ Yes ☒ No

If answers to question 1 and 2 are no, please proceed to the signature section.
If answer to question 1 is yes, please answer question 3a.
If answer to question 2 is yes, please answer question 3b.

3. A single audit must be conducted in accordance with Subpart F of 2 CFR 200 if $750,000 or more in federal funds are expended in a single fiscal year.

   a. Has the Village of Mundelein (LPA) performed a single audit for their previous fiscal year?

   ☐ Yes ☐ No

   i. If yes, has the audit be filed with the Illinois Office of the Comptroller in accordance with 50 ILCS 310 (*see also 55 ILCS 5 & 65 ILCS 5 & 60 ILCS 1/80)*?

   ☐ Yes ☐ No

   b. For the current fiscal year, does the Village of Mundelein (LPA) intend to comply with Subpart F of 2 CFR 200?

   ☐ Yes ☐ No

By completing this attestation, I certify that I have authority to sign this attestation on behalf of the LPA; and that the foregoing information is correct and complete to the best of my knowledge and belief.

Name	Title	LPA
Linda Miller	Finance Director	Village of Mundelein

Signature & Date



Exhibit 2: Project Location Map

Hawley Street Phase 2
23-00110-00-PV
Mundelein, IL

GEWALT HAMILTON ASSOCIATES, INC.
www.gha-engineers.com

1 inch = 500 Feet

N

Map Center: 87.99552°W 42.27178°N
Date: 12/5/2024
Project: 4061.110

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Josh Casper, Utilities Supervisor
Kelsey Langeler, Business Services Manager

For: Village Board Meeting of February 9, 2026

Subject: Resolution for Construction in a State Highway

Financial Impact:

Attachments:
None

Background:
The Illinois Department of Transportation (IDOT) requires municipalities to enter two-year agreements to work in the Right-of-Way in lieu of posting a security (i.e. bond). This resolution shall cover the Village for work within IDOT ROW for 2026 and 2027.

Recommendation:
Motion to Adopt a Resolution for Construction in a State Highway.

I hereby certify that the attached is an original of

Resolution No. R-26-02-7

that said Resolution was adopted on **February 9, 2026**,

that it was posted in the Village Hall commencing on

2/10/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

_____

Village Clerk

RESOLUTION NO. R-26-02-7

A RESOLUTION FOR CONSTRUCTION IN A STATE HIGHWAY

WHEREAS, the Village of Mundelein is an Illinois municipal corporation (the "Village") with home rule authority and the adoption of this resolution is being done through its home rule powers;

WHEREAS, the Village of Mundelein, hereinafter referred to as the municipality, located in the County of Lake, State of Illinois, desires to undertake, during the years 2026 and 2027, the location, construction, operation, and maintenance of driveways and street returns, water main, sanitary and storm sewers, street lighting, traffic signals, sidewalks, landscaping, and other appurtenant improvements on State highways within said municipality, and,

WHEREAS, such highways are under the jurisdiction and control of the Illinois Department of Transportation, hereinafter referred to as the department; and,

WHEREAS, a individual working permit must be obtained from the department prior to any of the aforesaid installations being constructed either by the municipality or by a private person of a firm under contract and supervision of the municipality,

NOW, BE IT FURTHER RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS as follows:

SECTION I: That the municipality hereby pledges its good faith and guarantees that all work shall be performed in accordance with the conditions of the permit to be granted by the department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which it to be performed under the provision of said permit.

SECTION II: That all authorized officials of the municipality are hereby instructed and authorized to sign said working permit on behalf of the municipality.

XXX this 9th day of February 2026, by roll call vote.

RESULT:	**[]**
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

_____

President

ADOPTED: Monday, February 9, 2026

APPROVED: Monday, February 9, 2026

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of February 9, 2026

Subject: Governing Body

Financial Impact:
$1,553,498.65

Attachments:
1. Governing Body

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

Recommendation:
Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between January 27, 2026 and ending February 9, 2026 in the amount of $1,553,498.65.

VILLAGE OF
Mundelein
Finance Department

GOVERNING BODY

DISBURSEMENTS REPORT

February 9, 2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 01/27/2026 - 02/09/2026
POSTED
PAID

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted	PO Number / Post Date
Pay By Check Type: EFT Transfer PAYLOCITY INVOICE JAN 2026								
INV3409291								
0000028196	PAYLOCITY CORP	01/20/2026		6,545.21	0.00	Paid	Y	26-00216
	PAYLOCITY INVOICE JAN 2026	VJANKOWSKI						01/27/2026
	100-205-46499.000 PROFESSIONAL SERVICES			6,545.21				
02012026								
0000028374	INTERGOVERNMENTAL PERSONNEL	02/02/2026		401,538.78	0.00	Paid	Y	26-00220
	IPBC INSURANCE FEB 2026	VJANKOWSKI						02/02/2026
	100-000-26080.000 HEALTH INSURANCE PAYABLE			401,538.78				
Total Pay By Check Type EFT Transfer:				408,083.99	0.00			
Pay By Check Type: Paper Check SQUAD #32 REPLACEMENT AFTER TOTAL LOSS ACCIDENT								
T1216S								
0000028388	BUSS FORD	01/27/2026		45,193.00	0.00	Paid	Y	26-00791
	SQUAD #32 REPLACEMENT AFTER TOTAL LOSS A	VJANKOWSKI						01/27/2026
	272-315-48350.000 PATROL VEHICLES			45,193.00				
IML DUES 2026								
0000026945	IL MUNICIPAL LEAGUE	11/06/2025		2,000.00	0.00	Paid	Y	26-00790
	2026 MEMBERSHIP DUES - VILLAGE	VJANKOWSKI						02/09/2026
	100-111-46303.000 ILL MUN LEAGUE DUES			2,000.00				
316841								
0000027722	BRAD MANNING FORD INC	12/18/2025		50.70	0.00	Paid	Y	
	SQUAD 10 IGNITION BOOTS	RPETERSON						02/09/2026
	100-430-47524.000 MT MTLS PATROL VEHICLES			50.70				
316842								
0000027723	BRAD MANNING FORD INC	12/18/2025		344.96	0.00	Paid	Y	
	SQUAD 10 BRAKES AND PLUGS	RPETERSON						02/09/2026
	100-430-47524.000 MT MTLS PATROL VEHICLES			344.96				
6660029344								
0000027726	COMMERCIAL TIRE SERVICE, INC	12/18/2025		644.00	0.00	Paid	Y	
	KUBOTA 652 TIRES	RPETERSON						02/09/2026
	100-430-47525.000 MT MTLS HEAVY EQUIPMENT			644.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 431 HARDWARE								
9313080119								
0000027730	LAWSON PRODUCTS, INC. TRUCK 431 HARDWARE 100-430-47526.000	12/18/2025 RPETERSON MT MTLS DUMP TRUCKS		156.46 156.46	0.00	Paid	Y 02/09/2026	
014878								
0000027731	NAPA AUTO PARTS VAC 549 PM PARTS 500-452-47525.000	12/18/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		673.03 673.03	0.00	Paid	Y 02/09/2026	
13LG-7N3C-M1VC								
0000027739	AMAZON CAPITAL SERVICES, INC. 2 24" MONITORS FOR CUSTOMER SERVICE 100-202-47012.000	12/17/2025 VJANKOWSKI COMPUTER SUPPLIES		259.98 259.98	0.00	Paid	Y 02/09/2026	
3044269498								
0000027744	RUSH TRUCK CTR- IL TRUCK 438 AIR HORN 100-430-47526.000	12/10/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		101.72 101.72	0.00	Paid	Y 02/09/2026	
248089								
0000027745	MIDWEST HOSE AND FITTINGS INC ENG 334 FITTING 100-430-47523.000	12/16/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		24.00 24.00	0.00	Paid	Y 02/09/2026	
1576795								
0000027764	MCDONALD HOPKINS LLC FOR PROFESSIONAL SERVICES RENDERED THROU 100-000-34670.000	12/22/2025 VJANKOWSKI INS REIMBURSEMENTS		3,347.00 3,347.00	0.00	Paid	Y 02/09/2026	26-00792
164941								
0000027868	BS&A INTERMEDIATE LLC BUILDING AND FINANCIAL CLOUD SAAS RENEWA 100-202-46415.000	01/01/2026 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		77,695.00 77,695.00	0.00	Paid	Y 02/09/2026	26-00799
847949329412-25								
0000027869	AT&T POTS LINE, CENTREX SERVICE VILLAGE WIDE 100-202-47310.000	12/22/2026 VJANKOWSKI AMERITECH CHARGES		71.79 71.79	0.00	Paid	Y 02/09/2026	

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check POT AND CENTREX LINES FOR VILLAGE WIDE SERVICES ANNUAL PO 7-24 TO 4-25								
847566349012-25								
0000027870	AT&T	12/22/2026		126.72	0.00	Paid	Y	26-00390
	POT AND CENTREX LINES FOR VILLAGE WIDE S	VJANKOWSKI					02/09/2026	
	100-202-47310.000 AMERITECH CHARGES			126.72				
287351141072X12								
0000027886	AT&T MOBILITY	12/19/2025		56.25	0.00	Paid	Y	
	INTERNET SERVICE FOR LURE OF THE LOCAL	VJANKOWSKI					02/09/2026	
	100-108-46999.000 MISC OTHER SERVICES			56.25				
8488								
0000027890	MUNICIPAL GIS PARTNERS, INC	12/31/2025		2,466.67	0.00	Paid	Y	26-00346
	ANNUAL MGP M365 GOVERNANCE IMPLEMENTATIO	VJANKOWSKI					02/09/2026	
	100-202-46410.000 CONSULTING SERVICES			2,466.67				
353159								
0000027902	GENERAL COMMUNICATIONS, INC	01/02/2026		410.00	0.00	Paid	Y	
	TROUBLESHOOT ISSUES WITH WOW SERVICE AT	VJANKOWSKI					02/09/2026	
	100-202-46410.000 CONSULTING SERVICES			410.00				
571288513								
0000027929	TOSHIBA AMERICA BUSINESS SOLUTIONS	01/07/2026		2,111.86	0.00	Paid	Y	26-00816
	COPIER LEASE AND MAINTENANCE	VJANKOWSKI					02/09/2026	
	100-201-46613.000 MT COPIERS			2,111.86				
14YF-LKQF-DJPT								
0000027930	AMAZON CAPITAL SERVICES, INC.	01/05/2026		39.43	0.00	Paid	Y	
	IPHONE CASES AND SCREEN PROTECTORS FOR V	VJANKOWSKI					02/09/2026	
	100-202-47399.000 MISC COMMUNICATIONS			39.43				
287303040967X01								
0000027940	AT&T MOBILITY	12/25/2025		2,306.28	0.00	Paid	Y	
	TABLET, FLEET, AND HOTSPOT SERVICES VIL	VJANKOWSKI					02/09/2026	
	100-202-47330.000 MOBILE PHONE CHARGES			2,306.28				
287303040917X01								
0000027941	AT&T MOBILITY	12/25/2025		4,711.51	0.00	Paid	Y	
	CELL PHONE SERVICE VILLAGE WIDE	VJANKOWSKI					02/09/2026	
	100-202-47330.000 MOBILE PHONE CHARGES			4,711.51				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 121 AIR SWITCH								
INV-79-2618783-								
0000027953	KNAPHEIDE-EQUIPMENT CO-CHICAGO	12/05/2025		62.00	0.00	Paid	Y	
	TRUCK 121 AIR SWITCH	VJANKOWSKI					02/09/2026	
	500-462-47525.000 MT MTLS HEAVY EQUIPMENT			62.00				
847566738512-25								
0000027969	AT&T	12/22/2025		191.01	0.00	Paid	Y	26-00396
	FIRE ELEVATOR AND 911 CALL BUTTONS 05/01	VJANKOWSKI					02/09/2026	
	100-202-47310.000 AMERITECH CHARGES			191.01				
205674								
0000027970	LAKELAND/LARSEN ELEVATOR CORP	12/15/2025		2,160.00	0.00	Paid	Y	26-00672
	FURNISH AND INSTALL CELLULAR GATEWAY FOR	VJANKOWSKI					02/09/2026	
	291-316-48420.000 COMMUNICATION EQUIPMENT			2,160.00				
8289								
0000027980	KEVIN WALSH EXCAVATING, INC	01/07/2026		6,300.00	0.00	Paid	Y	26-00781
	HAULING EXCESS DIRT FROM PW	VJANKOWSKI					02/09/2026	
	100-441-47490.000 REFUSE DISPOSAL			6,300.00				
91117757								
0000028025	EPIQ EDISCOVERY SOLUTIONS, INC	01/08/2026		379.28	0.00	Paid	Y	
	MONTHLY MONITORING SERVICES FOR CYBER EV	VJANKOWSKI					02/09/2026	
	100-000-34670.000 INS REIMBURSEMENTS			379.28				
CINV004127305								
0000028042	MNJ TECHNOLOGIES DIRECT	01/09/2026		6,850.00	0.00	Paid	Y	26-00766
	5 APPLE IPAD PRO 13" (M5) 256 GB, WIFI7	VJANKOWSKI					02/09/2026	
	291-316-48420.000 COMMUNICATION EQUIPMENT			6,850.00				
CINV004127307								
0000028043	MNJ TECHNOLOGIES DIRECT	01/09/2026		700.00	0.00	Paid	Y	
	REPLACEMENT UPS VILLAGE WIDE	VJANKOWSKI					02/09/2026	
	100-202-47012.000 COMPUTER SUPPLIES			700.00				
19RV-719T-X1DH								
0000028087	AMAZON CAPITAL SERVICES, INC.	01/13/2026		32.78	0.00	Paid	Y	
	LAPTOP ACCESSORIES	VJANKOWSKI					02/09/2026	
	100-410-47012.000 COMPUTER SUPPLIES			32.78				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check BATTERIES FOR SIGNATURE PAD PENS								
88421/6								
0000028107	ACE HARDWARE OF LIBERTYVILLE	01/13/2026		15.60	0.00	Paid	Y	
	BATTERIES FOR SIGNATURE PAD PENS	VJANKOWSKI					02/09/2026	
	100-202-47070.000 TOOLS/SUPPLIES			15.60				
261042930								
0000028111	COMCAST	01/15/2026		10,535.69	0.00	Paid	Y	
	FIBER INTERNET SERVICES VILLAGE WIDE	VJANKOWSKI					02/09/2026	
	100-202-47310.000 AMERITECH CHARGES			10,535.69				
1R7N-796L-CJ7P								
0000028118	AMAZON CAPITAL SERVICES, INC.	01/13/2026		16.29	0.00	Paid	Y	
	LABEL TAPE REPLACEMENT	VJANKOWSKI					02/09/2026	
	500-453-47015.000 OFFICE SUPPLIES			16.29				
1GWY-PN6D-G3TX								
0000028119	AMAZON CAPITAL SERVICES, INC.	01/13/2026		55.99	0.00	Paid	Y	
	PRINTER INK	VJANKOWSKI					02/09/2026	
	500-453-47015.000 OFFICE SUPPLIES			55.99				
90507248								
0000028120	TERMINIX ANDERSON	01/13/2026		257.73	0.00	Paid	Y	
	PEST CONTROL	VJANKOWSKI					02/09/2026	
	100-420-46599.000 MISC PROPERTY SERVICES			257.73				
017481								
0000028121	NAPA AUTO PARTS	01/13/2026		73.20	0.00	Paid	Y	
	TRUCK 426 FILTERS	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			73.20				
017544								
0000028122	NAPA AUTO PARTS	01/13/2026		1,439.98	0.00	Paid	Y	
	VEHICLE DIAGNOSTIC SCANNERS	VJANKOWSKI					02/09/2026	
	100-430-47070.000 TOOLS/SUPPLIES			1,439.98				
017560								
0000028123	NAPA AUTO PARTS	01/13/2026		33.05	0.00	Paid	Y	
	SQUAD 1 FILTERS	VJANKOWSKI					02/09/2026	
	100-430-47524.000 MT MTLS PATROL VEHICLES			33.05				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check MATERIAL FOR MAKING VEHICHLE STICKERS								
35027778-01								
0000028124	GRIMCO, INC	01/13/2026		280.65	0.00	Paid	Y	
	MATERIAL FOR MAKING VEHICHLE STICKERS	VJANKOWSKI					02/09/2026	
	100-441-47547.000 MT MTLS SIGNS			280.65				
02012026								
0000028125	BESTCO UA	02/01/2026		13,535.60	0.00	Paid	Y	26-00221
	RETIREE BENISTAR INS FEBRUARY 2026	VJANKOWSKI					02/09/2026	
	100-000-26080.000 HEALTH INSURANCE PAYABLE			13,535.60				
590567								
0000028126	RILCO, INC.	01/13/2026		550.00	0.00	Paid	Y	
	BULK WASHER FLUID	VJANKOWSKI					02/09/2026	
	100-430-47080.000 CHEMICAL SUPPLIES			550.00				
590569								
0000028127	RILCO, INC.	01/13/2026		760.00	0.00	Paid	Y	
	BULK ANTIFREEZE	VJANKOWSKI					02/09/2026	
	100-430-47080.000 CHEMICAL SUPPLIES			760.00				
26-0119								
0000028128	THOMPSON ELEVATOR INSPECTION SERV.	01/14/2026		172.00	0.00	Paid	Y	
		VJANKOWSKI					02/09/2026	
	100-281-46511.000 ELEVATOR INSPECTION			172.00				
6660029523								
0000028129	COMMERCIAL TIRE SERVICE, INC	01/14/2026		865.00	0.00	Paid	Y	
	SQUAD TIRES	VJANKOWSKI					02/09/2026	
	100-430-47524.000 MT MTLS PATROL VEHICLES			865.00				
6660029524								
0000028130	COMMERCIAL TIRE SERVICE, INC	01/14/2026		419.50	0.00	Paid	Y	
	TRUCK 412 TIRES	VJANKOWSKI					02/09/2026	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			419.50				
1H7C-MXYJ-WJ19								
0000028131	AMAZON CAPITAL SERVICES, INC.	01/14/2026		35.48	0.00	Paid	Y	
	MEASURING WHEEL FOR TRUCK ENFORCEMENT	VJANKOWSKI					02/09/2026	
	100-305-47999.000 OTHER COMMODITIES			28.49				
	100-301-46910.000 FREIGHT			6.99				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check OFFICE SUPPLIES								
1H1G-L4RP-49JK								
0000028132	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 500-453-47015.000	01/14/2026 VJANKOWSKI OFFICE SUPPLIES		38.89 38.89	0.00	Paid	Y 02/09/2026	
INV00935013								
0000028133	USABLUEBOOK LAB SUPPLIES 500-453-47050.000	01/14/2026 VJANKOWSKI LABORATORY SUPPLIES		59.27 59.27	0.00	Paid	Y 02/09/2026	
INV00934687								
0000028134	USABLUEBOOK LAB SUPPLIES 500-453-47050.000	01/14/2026 VJANKOWSKI LABORATORY SUPPLIES		542.10 542.10	0.00	Paid	Y 02/09/2026	
I991235								
0000028135	POLYDYNE INC. CLARIFLOC C-9545X 500-453-47080.000	01/06/2026 VJANKOWSKI CHEMICAL SUPPLIES		3,927.94 3,927.94	0.00	Paid	Y 02/09/2026	26-00793
15024								
0000028136	HAVEY COMMUNICATIONS INC. SQUAD 8 SEAT COVER 100-430-47524.000	01/15/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		246.80 246.80	0.00	Paid	Y 02/09/2026	
1556003								
0000028137	MONROE TRUCK EQUIPMNT INC UPFITTING OF ONE FY26 FORD F350 CAB CHAS 272-445-48360.000	01/15/2026 VJANKOWSKI HEAVY EQUIP VEHICLES		34,202.00 34,202.00	0.00	Paid	Y 02/09/2026	26-00458
3162								
0000028138	NEDCO LLC TREE REMOVAL, BRUSH CLEARING, AND STUMP 294-294-48299.000	01/15/2026 VJANKOWSKI OTHER BLDG/FACILITIES		9,000.00 9,000.00	0.00	Paid	Y 02/09/2026	26-00788
28505								
0000028139	T.O.P.S. IN DOG TRAINING K9 MAINTENANCE TRAINING FOR RANGER AND G 100-305-47099.000	12/01/2025 VJANKOWSKI MISC SUPPLIES		485.00 485.00	0.00	Paid	Y 02/09/2026	

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check REPLENISH FINGERPRINT BACKGROUND CHECK FUND								
20251204119								
0000028140	IL STATE POLICE	12/31/2025		81.00	0.00	Paid	Y	
	REPLENISH FINGERPRINT BACKGROUND CHECK F	VJANKOWSKI					02/09/2026	
	100-304-46999.000	MISC OTHER SERVICES		81.00				
9287699016								
0000028141	AT&T	01/07/2026		837.05	0.00	Paid	Y	
	FLEX VOICE SERVICES FOR PD PHONES	VJANKOWSKI					02/09/2026	
	100-202-47310.000	AMERITECH CHARGES		837.05				
231268								
0000028142	AIR ONE EQUIPMENT INC	01/16/2026		435.00	0.00	Paid	Y	
	FIREFIGHTING BOOTS - LAFORME	VJANKOWSKI					02/09/2026	
	100-323-47110.000	GLOVES/BOOTS/COATS		435.00				
15025								
0000028143	HAVEY COMMUNICATIONS INC.	01/16/2026		246.80	0.00	Paid	Y	
	SQUAD 10 SEAT COVER	VJANKOWSKI					02/09/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES		246.80				
0057669								
0000028144	MUNDELEIN AUTOMOTIVE	12/05/2025		238.31	0.00	Paid	Y	
	SQUAD 33 HVAC EVAC AND RECHARGE	VJANKOWSKI					02/09/2026	
	100-430-46644.000	MT PATROL VEHICLES		238.31				
088429/6								
0000028145	ACE HARDWARE OF LIBERTYVILLE	01/15/2026		5.38	0.00	Paid	Y	
	PAINT SUPPLIES FOR VH	VJANKOWSKI					02/09/2026	
	100-420-47510.000	MT MTLS BLDGS & GROUNDS		5.38				
159281								
0000028146	AZAVAR AUDIT SOLUTIONS	01/16/2026		228.66	0.00	Paid	Y	
	SALES TAX REVIEW NOV 2025	VJANKOWSKI					02/09/2026	
	100-231-46999.000	MISC OTHER SERVICES		228.66				
CINV004127857								
0000028147	MNJ TECHNOLOGIES DIRECT	01/14/2026		524.00	0.00	Paid	Y	
	TOPAZ SIGNATURE PADS FOR POLICE RECORDS	VJANKOWSKI					02/09/2026	
	100-202-47502.000	MT MTLS COMPUTER EQUIP		524.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRAILER 461 BATTERY								
017959								
0000028148	NAPA AUTO PARTS	01/16/2026		43.21	0.00	Paid	Y	
	TRAILER 461 BATTERY	VJANKOWSKI					02/09/2026	
	100-430-47525.000 MT MTLS HEAVY EQUIPMENT			43.21				
018019								
0000028149	NAPA AUTO PARTS	01/16/2026		478.99	0.00	Paid	Y	
	CAR 902 STRUTS AND WATER PUMP FROM ACCID	VJANKOWSKI					02/09/2026	
	100-430-47521.000 MT MTLS INSP VEHICLES			478.99				
018035								
0000028150	NAPA AUTO PARTS	01/16/2026		98.67	0.00	Paid	Y	
	TRUCK 603 EXTINGUISHER AND TRIANGLES	VJANKOWSKI					02/09/2026	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			98.67				
018058								
0000028151	NAPA AUTO PARTS	01/16/2026		9.53	0.00	Paid	Y	
	SQUAD 5 FILTER	VJANKOWSKI					02/09/2026	
	100-430-47524.000 MT MTLS PATROL VEHICLES			9.53				
R68204								
0000028152	VULCAN INC	01/14/2026		1,082.45	0.00	Paid	Y	
	MATERIAL FOR MAKING SIGNS	VJANKOWSKI					02/09/2026	
	100-441-47547.000 MT MTLS SIGNS			1,082.45				
65817194								
0000028153	ROBERT HALF	01/15/2026		5,800.00	0.00	Paid	Y	26-00674
	TO ENCUMBER COST FOR TEMPORARY SERVICES	VJANKOWSKI					02/09/2026	
	100-260-48410.000 COMPUTER EQUIPMENT			5,655.00				
	100-260-48410.000 COMPUTER EQUIPMENT			145.00				
223379								
0000028157	SUPERIOR INDUSTRY SUPPLY	01/15/2026		1,797.35	0.00	Paid	Y	
	JANITORIAL SUPPLIES FOR ALL FACILITES	VJANKOWSKI					02/09/2026	
	100-420-47030.000 JANITORIAL SUPPLIES			1,797.35				
017814								
0000028158	NAPA AUTO PARTS	01/15/2026		14.40	0.00	Paid	Y	
	TRUCK 412 BULBS	VJANKOWSKI					02/09/2026	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			14.40				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PROF ENG SERVICES RELATED TO IEPA PUBLIC WATER SUPPLY LOAN APPLICATION AND PROJECT PLAN								
207793								
0000028159	CHRISTOPHER B BURKE ENGINEERING LTD	01/15/2026		5,751.81	0.00	Paid	Y	26-00526
	PROF ENG SERVICES RELATED TO IEPA PUBLIC	VJANKOWSKI					02/09/2026	
	500-461-46410.000 CONSULTING SERVICES			5,751.81				
3474								
0000028160	BEHM ENTERPRISES INC.	01/15/2026		12,400.00	0.00	Paid	Y	26-00593
	WATER SERVICE LINE REPLACEMENT	VJANKOWSKI					02/09/2026	
	520-466-48763.000 WATER TOWER			12,400.00				
17QT-73WP-JDWR								
0000028161	AMAZON CAPITAL SERVICES, INC.	01/17/2026		231.18	0.00	Paid	Y	
	MCD PAGEANT FUNDRAISING EXPENSES - PAID	VJANKOWSKI					02/09/2026	
	100-103-47099.001 PAGAENT EXPENSES			231.18				
44217								
0000028162	MENARD, INC	01/15/2026		66.36	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			66.36				
44171								
0000028163	MENARD, INC	01/14/2026		136.66	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			136.66				
365516								
0000028171	PADDOCK PUBLICATIONS INC.	01/19/2026		147.20	0.00	Paid	Y	
		VJANKOWSKI					02/09/2026	
	100-203-46901.000 ADVERTISING			147.20				
088450/6								
0000028172	ACE HARDWARE OF LIBERTYVILLE	01/19/2026		27.14	0.00	Paid	Y	
	SMALL TOOLS	VJANKOWSKI					02/09/2026	
	100-324-47070.000 TOOLS/SUPPLIES			27.14				
GALAN-011926								
0000028173	NICK GALAN	01/19/2026		30.00	0.00	Paid	Y	
	CDL REIMBURCEMENT	VJANKOWSKI					02/09/2026	
	500-452-46340.000 CONV/SCHOOLS/MTGS			30.00				

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Pay By Check Type: Paper Check HOTEL REIMBURCEMENT								
CASPER-011926								
0000028174	JOSH CASPER	01/19/2026		142.08	0.00	Paid	Y	
	HOTEL REIMBURCEMENT	VJANKOWSKI					02/09/2026	
	500-461-46340.000 CONV/SCHOOLS/MTGS			142.08				
2026-1112								
0000028175	JULIE, INC.	01/06/2026		6,218.75	0.00	Paid	Y	26-00819
	ANNUAL JULIE LOCATING ASSESSMENT CHARGES	VJANKOWSKI					02/09/2026	
	100-410-46460.000 J.U.L.I.E. CHARGES			6,218.75				
157427								
0000028176	J.G. UNIFORMS, INC	01/08/2026		41.00	0.00	Paid	Y	
	MOCK TURTLE NECK FOR SGT. BUSH	VJANKOWSKI					02/09/2026	
	100-305-47120.000 CLOTHING ALLOWANCE			41.00				
157547								
0000028177	J.G. UNIFORMS, INC	01/12/2026		82.00	0.00	Paid	Y	
	MOCK TURTLE NECKS FOR SGT. BRIGANO	VJANKOWSKI					02/09/2026	
	100-305-47120.000 CLOTHING ALLOWANCE			82.00				
088449/6								
0000028178	ACE HARDWARE OF LIBERTYVILLE	01/19/2026		5.93	0.00	Paid	Y	
	HARDWARE FOR VH BUILD OUT	VJANKOWSKI					02/09/2026	
	100-420-47510.000 MT MTLS BLDGS & GROUNDS			5.93				
SQUAD 40-011626								
0000028179	SECRETARY OF STATE	01/16/2026		25.00	0.00	Paid	Y	
	TRANSFER OF CONFIDENTIAL FOR LICENSE PLA	VJANKOWSKI					02/09/2026	
	100-305-47530.000 MT MTLS OTHER EQUIPMENT			25.00				
IN00433809								
0000028180	CONVERGINT TECHNOLOGIES	01/19/2026		585.00	0.00	Paid	Y	
	DOOR READER NOT WORKING , SERVICE CALL	VJANKOWSKI					02/09/2026	
	500-462-46691.000 MT PUMP STATIONS			585.00				
180984								
0000028181	ZUKOWSKI ROGERS FLOOD MCARDLE	01/19/2026		750.00	0.00	Paid	Y	
	LEGAL FEES - DECEMBER 2025 - 516 NORTH S	VJANKOWSKI					02/09/2026	
	100-240-46401.000 CORPORATE COUNSEL			750.00				

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Pay By Check Type: Paper Check LEGAL FEES - DECEMBER 2025 - BEELOW LITIGATION									
180981									
0000028183	ZUKOWSKI ROGERS FLOOD MCARDLE		01/19/2026		4,650.00	0.00	Paid	Y	26-00802
	LEGAL FEES - DECEMBER 2025 - BEELOW LITI		VJANKOWSKI						02/09/2026
	100-240-46401.000	CORPORATE COUNSEL			4,650.00				
180980									
0000028184	ZUKOWSKI ROGERS FLOOD MCARDLE		01/19/2026		9,250.00	0.00	Paid	Y	26-00803
	LEGAL FEES - DECEMBER 2025 - GENERAL COR		VJANKOWSKI						02/09/2026
	100-240-46401.000	CORPORATE COUNSEL			9,250.00				
180982									
0000028185	ZUKOWSKI ROGERS FLOOD MCARDLE		01/19/2026		1,300.00	0.00	Paid	Y	
	LEGAL FEES - DECEMBER 2025 - PERSONNEL		VJANKOWSKI						02/09/2026
	100-240-46401.000	CORPORATE COUNSEL			1,300.00				
180983									
0000028186	ZUKOWSKI ROGERS FLOOD MCARDLE		01/19/2026		300.00	0.00	Paid	Y	
	LEGAL FEES - DECEMBER 2025 - BANK TRIANG		VJANKOWSKI						02/09/2026
	100-240-46401.000	CORPORATE COUNSEL			300.00				
w1813797									
0000028187	AL WARREN OIL CO., INC		01/19/2026		12,086.28	0.00	Paid	Y	26-00359
	BLANKET PO FOR FY26 BULK FUEL PURCHASES		VJANKOWSKI						02/09/2026
	500-452-47440.000	GASOLINE			0.00				
	500-462-47440.000	GASOLINE			0.00				
	100-430-47440.000	GASOLINE			12,086.28				
w1813796									
0000028188	AL WARREN OIL CO., INC		01/19/2026		5,960.59	0.00	Paid	Y	26-00359
	BLANKET PO FOR FY26 BULK FUEL PURCHASES		VJANKOWSKI						02/09/2026
	500-452-47440.000	GASOLINE			0.00				
	500-462-47440.000	GASOLINE			0.00				
	100-430-47440.000	GASOLINE			5,960.59				
9313144253									
0000028189	LAWSON PRODUCTS, INC.		01/19/2026		172.91	0.00	Paid	Y	
	ENG 317 ELECTRICAL CONNECTORS		VJANKOWSKI						02/09/2026
	100-430-47523.000	MT MTLS FIRE APPARATUS			172.91				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / PO Number / Post Date
Pay By Check Type: Paper Check TRUCK 439 PADS							
9313144254							
0000028190	LAWSON PRODUCTS, INC. TRUCK 439 PADS 100-430-47526.000	01/19/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		79.93 79.93	0.00	Paid	Y 02/09/2026
9313144255							
0000028191	LAWSON PRODUCTS, INC. ENG 311 DRAIN VALVE 100-430-47523.000	01/19/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		96.78 96.78	0.00	Paid	Y 02/09/2026
98859746							
0000028192	SAFETY-KLEEN SYSTEMS INC. CLEANING SOLVENT SERVICE 100-430-46699.000	01/19/2026 VJANKOWSKI MISC MAINTENANCE SERVICE		702.45 702.45	0.00	Paid	Y 02/09/2026
C016940719							
0000028193	SAFETY-KLEEN SYSTEMS INC. CREDIT 500-453-47510.000	11/06/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		(21.94) (21.94)	0.00	Paid	Y 02/09/2026
58364205							
0000028194	MCMASTER CARR SUPPLY CO WWTP TOOLS 500-453-47070.000	01/19/2026 VJANKOWSKI TOOLS/SUPPLIES		59.23 59.23	0.00	Paid	Y 02/09/2026
018247							
0000028195	NAPA AUTO PARTS TRUCK 439 CLAMPS 100-430-47526.000	01/19/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		199.16 199.16	0.00	Paid	Y 02/09/2026

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Pay By Check Type: Paper Check								
1187164801								
0000028197	MOTOROLA SOLUTIONS STARCOM21 NETWOR	01/13/2026 VJANKOWSKI		428,916.18	0.00	Paid	Y 02/09/2026	26-00643
	291-316-48420.000	PORTABLE RADIO APX N70 7/800 MODEL 4.5		209,106.56				
	291-316-48420.000	ADD: CORE BUNDLE		129,517.44				
	291-316-48420.000	ADD: SECURITY BUNDLE		47,823.36				
	291-316-48420.000	APX N70 DMS ESSENTIAL		2,407.77				
	291-316-48420.000	RADIOCENTRAL PROGRAMMING		0.18				
	291-316-48420.000	PORTABLE RADIO BATTERY IMPRES 2LI-ION IP		4,119.90				
	291-316-48420.000	CHARGER, VEHICLE IMPRES 2 12VDC HARDWIRE		3,513.33				
	291-316-48420.000	PORTABLE RSM XVP730, UL, IP68, 3.5MM JAC		20,267.52				
	291-316-48420.000	CHARGER, DESKTOP MULTI UNIT 6 W/DISPL		10,000.44				
	291-316-48420.000	CHARGER, DESKTOP SINGLE UNIT IMPRES 2 FA		2,159.68				
216180								
0000028198	ELECTRICAL OPTIONS, LLC	12/19/2025		3,400.00	0.00	Paid	Y 02/09/2026	26-00806
	ADDITIONAL ELECTRICAL WORK FOR SECOND FL	VJANKOWSKI						
	100-420-46620.000	MT BUILDING & GROUNDS		3,400.00				
S007894777.001								
0000028199	STEINER ELECTRIC COMPANY	01/08/2026		1,203.61	0.00	Paid	Y	
	PUMP PARTS	VJANKOWSKI					02/09/2026	
	500-453-47531.000	MT MTLS PUMP EQUIPMENT		1,203.61				
3607253								
0000028200	IMPACT NETWORKING LLC	10/31/2025		2,228.52	0.00	Paid	Y 02/09/2026	26-00817
	COPIER LEASE AND MAINTENANCE	VJANKOWSKI						
	100-201-46613.000	MT COPIERS		2,228.52				
172611H								
0000028201	ARLINGTON HEIGHTS FORD LLC	01/20/2026		335.06	0.00	Paid	Y	
	SQUAD 33 WATER PUMP AND PARTS	VJANKOWSKI					02/09/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES		335.06				
172649H								
0000028202	ARLINGTON HEIGHTS FORD LLC	01/20/2026		62.71	0.00	Paid	Y	
	CAR 902 TPMS SENSOR	VJANKOWSKI					02/09/2026	
	100-430-47521.000	MT MTLS INSP VEHICLES		62.71				

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Pay By Check Type: Paper Check SQUAD 5 TPMS SENSORS									
5038022									
0000028203	NAPLETON FORD		10/28/2025		175.59	0.00	Paid	Y	
	SQUAD 5 TPMS SENSORS		VJANKOWSKI					02/09/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES			175.59				
5038217									
0000028204	NAPLETON FORD		12/02/2025		3.14	0.00	Paid	Y	
	SQUAD 11 GASKET		VJANKOWSKI					02/09/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES			3.14				
5037892									
0000028205	NAPLETON FORD		10/07/2026		19.43	0.00	Paid	Y	
	CAR 501 ENGINE MOUNT		VJANKOWSKI					02/09/2026	
	500-451-47520.000	MT MTLS ADMIN VEHICLES			19.43				
S-INV050027									
0000028206	ALUMITANK INC.		11/07/2025		26.97	0.00	Paid	Y	
	ENG 319 SENDING UNIT ADAPTER		VJANKOWSKI					02/09/2026	
	100-430-47523.000	MT MTLS FIRE APPARATUS			26.97				
165833									
0000028207	BS&A INTERMEDIATE LLC		01/14/2026		10,382.00	0.00	Paid	Y	26-00808
	BS&A BUILDING ONLINE SERVICES AND PERMI		VJANKOWSKI					02/09/2026	
	100-202-46415.000	BS&A ONLINE SERVICES 02-2026 THROUGH 02-			9,580.00				
	100-281-46999.000	PAS - SERVICE FEES 10/7/25 TO 1/5/26			802.00				
1062--11626									
0000028208	MIDWEST SNOW SOLUTIONS, INC.		01/20/2026		5,325.00	0.00	Paid	Y	26-00589
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON		VJANKOWSKI					02/09/2026	
	100-441-46670.000	MT ALL STREETS			5,325.00				
088457/6									
0000028209	ACE HARDWARE OF LIBERTYVILLE		01/20/2026		19.05	0.00	Paid	Y	
	KLENEX TISSUE FOR PW OFFICE		VJANKOWSKI					02/09/2026	
	100-420-47510.000	MT MTLS BLDGS & GROUNDS			19.05				
573231420									
0000028211	TOSHIBA FINANCIAL SERVICES		01/14/2026		2,111.86	0.00	Paid	Y	26-00818
	COPIER LEASE AND MAINTENANCE		VJANKOWSKI					02/09/2026	
	100-201-46613.000	MT COPIERS			2,111.86				

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Pay By Check Type: Paper Check WASTE OIL REMOVAL								
LQ03232836								
0000028212	GFL ENVIRONMENTAL SERVICES USA. INC	01/20/2026		93.71	0.00	Paid	Y	
	WASTE OIL REMOVAL	VJANKOWSKI					02/09/2026	
	100-430-47080.000 CHEMICAL SUPPLIES			93.71				
INV-56140								
0000028213	SIGNS NOW MUNDELEIN	01/19/2026		49.32	0.00	Paid	Y	
	STICKER "SIGNS" FOR AMBULANCES	VJANKOWSKI					02/09/2026	
	100-321-46441.000 PRINTING SERVICES			49.32				
1971								
0000028214	N. IL FIRE INSPECTORS ASSOC	01/17/2026		100.00	0.00	Paid	Y	
	2026 DUES	VJANKOWSKI					02/09/2026	
	100-322-46305.000 PROFESSIONAL DUES			100.00				
455803								
0000028215	TRITECH SOFTWARE SYSTEMS	01/20/2026		184.65	0.00	Paid	Y	
	ANNUAL MAINT FEE FOR EOC CAD/RADIO CONNE	VJANKOWSKI					02/09/2026	
	100-321-46415.000 COMPUTER SOFTWARE SUPPORT			184.65				
INV-56161								
0000028216	SIGNS NOW MUNDELEIN	01/20/2026		85.60	0.00	Paid	Y	
	BLOOD DRIVE SIGN UPDATE - 2-14-26	VJANKOWSKI					02/09/2026	
	100-321-46441.000 PRINTING SERVICES			85.60				
SOWERS-012026								
0000028217	MARY SOWERS	01/20/2026		51.62	0.00	Paid	Y	
	REIMB FOR GIFT CARD PURCHASE - RETIRING	VJANKOWSKI					02/09/2026	
	100-325-46340.000 CONV/SCHOOLS/MTGS			51.62				
DUES-012026								
0000028218	METRO FIRE CHIEFS ASSN	01/20/2026		100.00	0.00	Paid	Y	
	2026 DUES FOR CHIEF & D/C	VJANKOWSKI					02/09/2026	
	100-321-46305.000 PROFESSIONAL DUES			50.00				
	100-323-46305.000 PROFESSIONAL DUES			50.00				
59853								
0000028219	MONROE TRUCK EQUIPMNT INC	01/19/2026		48.72	0.00	Paid	Y	
	TRUCK 429 TANK CAPS	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			48.72				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check VILLAGE WIDE CUSTODIAL SERVICES - ONE YEAR CONTRACT EXTENSION								
56535								
0000028220	BEST QUALITY FACILITY SRV, LLC	01/20/2026		5,951.25	0.00	Paid	Y	26-00224
	VILLAGE WIDE CUSTODIAL SERVICES - ONE YE	VJANKOWSKI					02/09/2026	
	100-420-46510.000	CUSTODIAL SERVICE		5,251.25				
	100-427-46510.000	CUSTODIAL SERVICE		700.00				
1G17-XV6J-1WMY								
0000028222	AMAZON CAPITAL SERVICES, INC.	01/12/2026		9.99	0.00	Paid	Y	
	CHARGING CABLES FOR STREET IPADS	VJANKOWSKI					02/09/2026	
	100-441-47070.000	TOOLS/SUPPLIES		9.99				
1NGT-P96Y-6FP4								
0000028223	AMAZON CAPITAL SERVICES, INC.	01/19/2026		177.30	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47532.000	MT MTLS ELECTRICAL EQUIP		177.30				
17576166								
0000028224	W.S. DARLEY & CO	01/20/2026		668.65	0.00	Paid	Y	
	HOSE - 3" X 50' YELLOW	VJANKOWSKI					02/09/2026	
	100-323-47530.000	MT MTLS OTHER EQUIPMENT		668.65				
1VGR-NL99-KRM9								
0000028225	AMAZON CAPITAL SERVICES, INC.	01/20/2026		254.03	0.00	Paid	Y	
	COFFEE WITH THE MAYOR SUPPLIES FOR FD &	VJANKOWSKI					02/09/2026	
	100-111-46340.000	CONV/SCHOOLS/MTGS		254.03				
1Q11-14M7-LKK7								
0000028226	AMAZON CAPITAL SERVICES, INC.	01/20/2026		168.30	0.00	Paid	Y	
	BOOTS FOR COMMANDER KISSELBURG	VJANKOWSKI					02/09/2026	
	100-305-47120.000	CLOTHING ALLOWANCE		168.30				
1DYG-RHQW-LNM6								
0000028227	AMAZON CAPITAL SERVICES, INC.	01/20/2026		22.30	0.00	Paid	Y	
	ELEVATOR KEYS	VJANKOWSKI					02/09/2026	
	100-323-47070.000	TOOLS/SUPPLIES		22.30				
1XD6-KX6L-RMGR								
0000028228	AMAZON CAPITAL SERVICES, INC.	01/09/2026		13.99	0.00	Paid	Y	
	QUEENS FUNDRAISING ITEMS	VJANKOWSKI					02/09/2026	
	100-103-47099.001	PAGAENT EXPENSES		13.99				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 431 SALT LIGHT								
018281								
0000028229	NAPA AUTO PARTS	01/20/2026		68.96	0.00	Paid	Y	
	TRUCK 431 SALT LIGHT	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			68.96				
018306								
0000028230	NAPA AUTO PARTS	01/20/2026		45.36	0.00	Paid	Y	
	CAR 902 BELT	VJANKOWSKI					02/09/2026	
	100-430-47521.000 MT MTLS INSP VEHICLES			45.36				
018340								
0000028231	NAPA AUTO PARTS	01/20/2026		48.59	0.00	Paid	Y	
	CS A172 HEATER HOSE	VJANKOWSKI					02/09/2026	
	100-430-47535.000 CONTRACTUAL FIRE PARTS			48.59				
018437								
0000028232	NAPA AUTO PARTS	01/20/2026		20.69	0.00	Paid	Y	
	TRUCK 426 LIGHT SOCKET	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			20.69				
018458								
0000028233	NAPA AUTO PARTS	01/20/2026		17.09	0.00	Paid	Y	
	AMB 342 HEADLIGHT	VJANKOWSKI					02/09/2026	
	100-430-47522.000 MT MTLS AMBULANCES			17.09				
18079152080126								
0000028234	SHERWIN-WILLIAMS	01/20/2026		327.18	0.00	Paid	Y	
	PAINT FOR VH BUILD OUT	VJANKOWSKI					02/09/2026	
	100-420-47510.000 MT MTLS BLDGS & GROUNDS			327.18				
65209055								
0000028235	CONSERV FS, INC	01/21/2026		79.60	0.00	Paid	Y	
	GLOVES FOR LIQUIDS DEICING STATION	VJANKOWSKI					02/09/2026	
	100-441-47070.000 TOOLS/SUPPLIES			79.60				
8013183052								
0000028236	STERICYLE, INC.	01/18/2026		1,644.80	0.00	Paid	Y	
	SHREDDING - ANNUAL RECORDS RETENTION FIL	VJANKOWSKI					02/09/2026	
	100-201-46410.000 CONSULTING SERVICES			1,644.80				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check SIDEWALK SALT FOR ZONE 9								
65209056								
0000028237	CONSERV FS, INC	01/21/2026		906.50	0.00	Paid	Y	
	SIDEWALK SALT FOR ZONE 9	VJANKOWSKI					02/09/2026	
	100-427-47599.000 MISC MAINT MATERIALS			906.50				
1046-F167973								
0000028238	U.S. ALLIANCE FIRE PROTECTION, INC.	01/21/2026		954.52	0.00	Paid	Y	
	VENDOR WAS WORKING ON PANEL AND REPLACIN	VJANKOWSKI					02/09/2026	
	100-420-46620.000 MT BUILDING & GROUNDS			954.52				
35255								
0000028239	BROTHERS ASPHALT PAVING, INC.	12/31/2025		79,159.46	0.00	Paid	Y	26-00608
	2025 (FY26) MFT ROADWAY IMPROVEMENTS - C	VJANKOWSKI					02/09/2026	
	260-436-48740.000 STREETS			79,159.46				
9-138-45097								
0000028240	FEDERAL EXPRESS	01/14/2026		15.80	0.00	Paid	Y	
	FED EX SHIPPMENTS - RIGHT OF WAY AGREEME	VJANKOWSKI					02/09/2026	
	100-201-47019.000 FEDERAL EXPRESS CHARGES			15.80				
7701742000-1225								
0000028241	COMED	12/30/2025		8,863.74	0.00	Paid	Y	
	500 N DUNBAR 10/13-11/11/25	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			8,863.74				
0668285000-0126								
0000028242	COMED	01/06/2026		161.07	0.00	Paid	Y	
	0 S HAWLEY RR TRX 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-427-47420.000 ELECTRIC LIGHT/POWER			161.07				
0725595000-0126								
0000028243	COMED	01/06/2026		140.31	0.00	Paid	Y	
	937 NE HOLCOMB LFT STN #1 12/02/25-01/05	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			140.31				
1286631222-0126								
0000028244	COMED	01/06/2026		297.15	0.00	Paid	Y	
	410 AMBRIA LFT STN #6 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			297.15				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 22 E PARK ST 12/02/25-01/05/26								
1557812000-0126								
0000028245	COMED	01/05/2026		63.50	0.00	Paid	Y	
	22 E PARK ST 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			63.50				
1617799000-0126								
0000028246	COMED	01/06/2026		107.15	0.00	Paid	Y	
	0 N DIVISION 1E RR TRX 12/02/25-01/05/2	VJANKOWSKI					02/09/2026	
	100-427-47420.000 ELECTRIC LIGHT/POWER			107.15				
2232762000-0126								
0000028247	COMED	01/14/2026		62.62	0.00	Paid	Y	
	1 TANK PL UNIT WTR 12/11/25-01/13/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			62.62				
2710184000-1225								
0000028248	COMED	12/03/2025		207.10	0.00	Paid	Y	
	1199 W HAWLEY ST PRV 10/31/25-12/02/25	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			207.10				
2710184000-0126								
0000028249	COMED	01/06/2026		221.94	0.00	Paid	Y	
	1199 W HAWLEY ST PRV 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			221.94				
2761523333-0126								
0000028250	COMED	01/09/2026		84.43	0.00	Paid	Y	
	440 E HAWLEY ST LITE CNTRLR 12/05/25-01	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			84.43				
2833446000-0126								
0000028251	COMED	01/06/2026		125.75	0.00	Paid	Y	
	2800 W RT60 LFT STN 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			125.75				
3034202111-0126								
0000028252	COMED	01/05/2026		72.79	0.00	Paid	Y	
	3811 MELODY ST SIGN 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			72.79				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 1690 S BUTTERFIELD RD LFT STN #5 12/05/25-01/08/26								
3306834000-0126								
0000028253	COMED	01/09/2026		161.20	0.00	Paid	Y	
	1690 S BUTTERFIELD RD LFT STN #5 12/05/	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			161.20				
3664723000-0126								
0000028254	COMED	01/06/2026		180.42	0.00	Paid	Y	
	1499 N MIDLOTHIAN PRSSR VLVE 12/02/25-0	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			180.42				
3665583814-0126								
0000028255	COMED	01/05/2026		318.15	0.00	Paid	Y	
	301 ARCHER AVE 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-201-47420.000 ELECTRIC LIGHT/POWER			318.15				
4200188000-0126								
0000028256	COMED	01/06/2026		2,471.42	0.00	Paid	Y	
	801 ALLANSON RD 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			2,471.42				
4424842000-0126								
0000028257	COMED	01/05/2026		378.84	0.00	Paid	Y	
	99 HAMMOND 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			378.84				
4426081222-0126								
0000028258	COMED	01/06/2026		166.32	0.00	Paid	Y	
	3716 CANTON CR LFT STN #2 12/02/25-01/0	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			166.32				
5488424000-0126								
0000028259	COMED	01/09/2026		2,498.79	0.00	Paid	Y	
	936 CAMPUS DR 12/05/25-01/08/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			2,498.79				
5725062222-0126								
0000028260	COMED	01/06/2026		57.71	0.00	Paid	Y	
	695 BANBURY RD LFT STN #4 12/02/25-01/0	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			57.71				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 1001 E MAPLE AV 12/02/25-01/05/26								
5745894000-0126								
0000028261	COMED	01/06/2026		2,108.01	0.00	Paid	Y	
	1001 E MAPLE AV 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			2,108.01				
6378346000-0126								
0000028262	COMED	01/06/2026		162.33	0.00	Paid	Y	
	1399 N STATE RT83 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			162.33				
7046699000-0126								
0000028263	COMED	01/06/2026		1,171.66	0.00	Paid	Y	
	205 N ARCHER AVE 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-427-47420.000 ELECTRIC LIGHT/POWER			1,171.66				
7058493000-0126								
0000028264	COMED	01/06/2026		169.72	0.00	Paid	Y	
	1499 N STATE RT83 PRSR VLVE 12/02/25-01	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			169.72				
7201632000-0126								
0000028266	COMED	01/09/2026		13,841.48	0.00	Paid	Y	
	1610 S MILWAUKEE AVE TRMT FAC 12/05/25-0	VJANKOWSKI					02/09/2026	
	500-453-47420.000 ELECTRIC LIGHT/POWER			13,841.48				
7308733000-0126								
0000028267	COMED	01/06/2026		75.87	0.00	Paid	Y	
	1 TANK PL S RT176 & RT60/83 12/02/25-01	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			75.87				
7445292000-0126								
0000028268	COMED	01/06/2026		141.94	0.00	Paid	Y	
	3585 GRND DOM LFT STN 1 12/02/25-01/05/	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			141.94				
7605022222-0126								
0000028269	COMED	01/15/2026		61.00	0.00	Paid	Y	
	440 W CRYSTAL ST 12/12/25-01/14/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			61.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 3332 EPSTEIN CR SIGN 12/02/25-01/05/26								
8120233000-0126								
0000028270	COMED	01/05/2026		72.79	0.00	Paid	Y	
	3332 EPSTEIN CR SIGN 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			72.79				
8757793000-0126								
0000028271	COMED	01/06/2026		3,590.35	0.00	Paid	Y	
	1601 W WINCHESTER 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			3,590.35				
8848282222-0126								
0000028272	COMED	01/10/2026		11.94	0.00	Paid	Y	
	555 N SEYMOUR AVE PARK 12/02/25-01/05/2	VJANKOWSKI					02/09/2026	
	100-441-47420.000 ELECTRIC LIGHT/POWER			11.94				
9337142222-0126								
0000028273	COMED	01/06/2026		220.18	0.00	Paid	Y	
	1 TANK PL PRSR VLVE 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			220.18				
9630104000-0126								
0000028274	COMED	01/06/2026		223.19	0.00	Paid	Y	
	396 W MAPLE LFT STN 2 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-452-47420.000 ELECTRIC LIGHT/POWER			223.19				
9994082222-0126								
0000028275	COMED	01/06/2026		944.43	0.00	Paid	Y	
	209 DUNTON CT 12/02/25-01/05/26	VJANKOWSKI					02/09/2026	
	500-462-47420.000 ELECTRIC LIGHT/POWER			944.43				
5765830181								
0000028276	NORTH SHORE GAS CO.	01/07/2026		91.91	0.00	Paid	Y	
	937 NW HOLCOMB 12/01/25-12/31/25	VJANKOWSKI					02/09/2026	
	500-452-47430.000 HEATING FUELS			91.91				
5765615768								
0000028277	NORTH SHORE GAS CO.	01/07/2026		2,090.60	0.00	Paid	Y	
	165 N ARCHER AVE 12/01/25-12/31/25	VJANKOWSKI					02/09/2026	
	294-294-47430.000 HEATING FUELS			2,090.60				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted	PO Number / Post Date
Pay By Check Type: Paper Check 2025 (FY26) ON-CALL ENGINEERING SERVICES								
4485.040-6								
0000028278	GEWALT HAMILTON ASSOC INC	01/14/2026		1,200.00	0.00	Paid	Y	26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI						02/09/2026
	100-410-46410.000 CONSULTING SERVICES			1,200.00				
4485.041-7								
0000028279	GEWALT HAMILTON ASSOC INC	01/14/2026		1,951.92	0.00	Paid	Y	26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI						02/09/2026
	100-410-46410.000 CONSULTING SERVICES			991.92				
	630-000-27797.000 CONC 2025-06 DREAM CLEAN AT 60/83/SCHANK			960.00				
4485.123-6								
0000028280	GEWALT HAMILTON ASSOC INC	01/14/2026		4,055.75	0.00	Paid	Y	26-00810
	CONSTRUCTION ENGINEERING SERVICES FOR I3	VJANKOWSKI						02/09/2026
	630-000-27540.000 REVIEW PROCESS ESCROW			4,055.75				
4485.474-6								
0000028281	GEWALT HAMILTON ASSOC INC	01/14/2026		27,956.20	0.00	Paid	Y	26-00499
	2026 (FY27) DESIGN ENGINEERING SERVICES	VJANKOWSKI						02/09/2026
	210-442-48740.000 STREETS			27,956.20				
54405059								
0000028282	LINDE GAS & EQUIPMENT INC	01/21/2026		161.99	0.00	Paid	Y	
	O2 FOR BOTH STATIONS	VJANKOWSKI						02/09/2026
	100-324-47040.000 TRAUMA UNIT SUPPLIES			161.99				
W39392								
0000028284	WEST SIDE TRACTOR SALES	01/21/2026		39.26	0.00	Paid	Y	
	LOADER 472 FILTER	VJANKOWSKI						02/09/2026
	100-430-47525.000 MT MTLS HEAVY EQUIPMENT			39.26				
POSTAGE26								
0000028285	U.S. POSTAL SERVICE	01/21/2026		250.00	0.00	Paid	Y	
	MCD 2026 SPONSORSHIP MAILING POSTAGE	VJANKOWSKI						02/09/2026
	100-103-46999.000 MISC OTHER SERVICES			250.00				
LCISPAGEANT26								
0000028286	LAKE COUNTY IL STATE PAGEANT	01/21/2026		180.00	0.00	Paid	Y	
	LCIS PAGEANT ENTRY FEES	VJANKOWSKI						02/09/2026
	100-103-46999.000 MISC OTHER SERVICES			180.00				

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Pay By Check Type: Paper Check FISH TAPE								
88466/6								
0000028287	ACE HARDWARE OF LIBERTYVILLE	01/21/2026		26.99	0.00	Paid	Y	
	FISH TAPE	VJANKOWSKI					02/09/2026	
	100-430-47070.000 TOOLS/SUPPLIES			26.99				
1062-11726								
0000028288	MIDWEST SNOW SOLUTIONS, INC.	01/21/2026		2,390.00	0.00	Paid	Y	26-00589
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			2,390.00				
1059								
0000028289	LCCPA	01/20/2026		30.00	0.00	Paid	Y	
	LCCPA LUNCH FOR COMDR. KISSELBURG	VJANKOWSKI					02/09/2026	
	100-301-46340.000 CONV/SCHOOLS/MTGS			30.00				
17576188								
0000028290	W.S. DARLEY & CO	01/20/2026		1,575.00	0.00	Paid	Y	26-00772
	ELECTRIC VEHCILE FIRE FIGHTING SUPPLIES	VJANKOWSKI					02/09/2026	
	100-323-47070.000 BP822 - EV BLANKET			1,400.00				
	100-323-47070.000 SHIPPING			175.00				
6660029559								
0000028291	COMMERCIAL TIRE SERVICE, INC	01/21/2026		1,325.92	0.00	Paid	Y	
	TRUCK 414 REAR TIRES	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			1,325.92				
6660029570								
0000028292	COMMERCIAL TIRE SERVICE, INC	01/21/2026		200.14	0.00	Paid	Y	
	CAR 902 TIRE	VJANKOWSKI					02/09/2026	
	100-430-47521.000 MT MTLS INSP VEHICLES			200.14				
3044692576								
0000028293	RUSH TRUCK CTR- IL	01/19/2026		13.70	0.00	Paid	Y	
	TRUCK 400 RADIO ANTENNA	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			13.70				
1L77-HTXG-LCWX								
0000028294	AMAZON CAPITAL SERVICES, INC.	01/21/2026		12.34	0.00	Paid	Y	
	OIL SHEETS FOR FINANCE SHREDDER	VJANKOWSKI					02/09/2026	
	100-231-47015.000 OFFICE SUPPLIES			12.34				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PLOW HARDWARE								
9313151547								
0000028295	LAWSON PRODUCTS, INC. PLOW HARDWARE 100-430-47526.000	01/21/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		117.90 117.90	0.00	Paid	Y 02/09/2026	
018607								
0000028296	NAPA AUTO PARTS LOADER 472 BATTERIES 100-430-47525.000	01/21/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		387.84 387.84	0.00	Paid	Y 02/09/2026	
018621								
0000028297	NAPA AUTO PARTS CORE CREDIT 100-430-47525.000	01/21/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		(94.59) (94.59)	0.00	Paid	Y 02/09/2026	
T2611709								
0000028298	TECHNOLOGY MGMT REV FUND LEADS CONNECTION 5/1/25 - 04/30/26 100-301-47310.000	01/20/2026 VJANKOWSKI AMERITECH CHARGES		316.70 316.70	0.00	Paid	Y 02/09/2026	26-00213
3218757								
0000028299	BANNER PLUMBING SUPPLY CO 500-453-47531.000	01/21/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		78.66 78.66	0.00	Paid	Y 02/09/2026	
1062-11826								
0000028300	MIDWEST SNOW SOLUTIONS, INC. CONTRACTUAL SNOW AND ICE SERVICES IN ZON 100-441-46670.000	01/22/2026 VJANKOWSKI MT ALL STREETS		3,860.00 3,860.00	0.00	Paid	Y 02/09/2026	26-00589
3288268-2026								
0000028301	AMERICAN WATER WORKS ASSN AWWA RENEWAL JASON D 500-462-46340.000	12/19/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		89.00 89.00	0.00	Paid	Y 02/09/2026	
3288267-2026								
0000028302	AMERICAN WATER WORKS ASSN AWWA RENEWAL PETE S 500-462-46340.000	12/19/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		89.00 89.00	0.00	Paid	Y 02/09/2026	

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Pay By Check Type: Paper Check AWWA RENEWAL MIKE H								
561597-2026								
0000028303	AMERICAN WATER WORKS ASSN	12/19/2025		89.00	0.00	Paid	Y	
	AWWA RENEWAL MIKE H	VJANKOWSKI					02/09/2026	
	500-462-46340.000	CONV/SCHOOLS/MTGS		89.00				
3288265-2026								
0000028304	AMERICAN WATER WORKS ASSN	12/19/2025		89.00	0.00	Paid	Y	
	AWWA RENEWAL KYLE K	VJANKOWSKI					02/09/2026	
	500-462-46340.000	CONV/SCHOOLS/MTGS		89.00				
3790857-2026								
0000028305	AMERICAN WATER WORKS ASSN	12/19/2025		89.00	0.00	Paid	Y	
	AWWA RENEWAL NICK G	VJANKOWSKI					02/09/2026	
	500-451-46340.000	CONV/SCHOOLS/MTGS		89.00				
Y334690								
0000028306	CORE & MAIN LP	01/15/2026		13,457.00	0.00	Paid	Y	26-00761
	REPLENISHMENT OF WATER INVENTORY	VJANKOWSKI					02/09/2026	
	500-462-47563.000	MT MTLS WATERMAINS		13,457.00				
1046-F168084								
0000028307	U.S. ALLIANCE FIRE PROTECTION, INC.	01/22/2026		1,990.48	0.00	Paid	Y	
	FIRE ALARM REPAIRS FOR ABC	VJANKOWSKI					02/09/2026	
	294-294-46620.000	MT BUILDING & GROUNDS		1,990.48				
STADLMAN-011926								
0000028308	BOB STADLMAN	01/19/2026		179.38	0.00	Paid	Y	
	REIMB-OLD #1 MAINTENANCE AND AWARDS	VJANKOWSKI					02/09/2026	
	630-000-27810.000	OLD #1 FIRE ENGINE		179.38				
9810620251001								
0000028309	MOTOROLA SOLUTIONS STARCOM21 NETWOR	12/01/2025		6,664.00	0.00	Paid	Y	26-00214
	STARCOM21 USER AGREEMENT	VJANKOWSKI					02/09/2026	
	100-302-46422.000	LK CTY RADIO NETWORK		6,664.00				
9970120251201								
0000028310	MOTOROLA SOLUTIONS STARCOM21 NETWOR	01/01/2026		3,332.00	0.00	Paid	Y	26-00214
	STARCOM21 USER AGREEMENT	VJANKOWSKI					02/09/2026	
	100-302-46422.000	LK CTY RADIO NETWORK		3,332.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check HALF SHELL HELMET KITS, SUPERMIC+ AND CABLE KITS								
63399								
0000028311	RUGGED SOLUTIONS AMERICA, LLC	01/20/2026		5,075.36	0.00	Paid	Y	26-00773
	HALF SHELL HELMET KITS, SUPERMIC+ AND CA	VJANKOWSKI					02/09/2026	
	291-316-48420.000	HALF SHELL HELMET KIT		1,326.00				
	291-316-48420.000	WIRED SUPER MIC, AUTO SPEAKER MUTE CABLE		3,120.00				
	291-316-48420.000	HARLEY-DAVIDSON MOTORCYLE CABLE KIT		160.00				
	291-316-48420.000	TARIFF SURCHARG		368.48				
	100-301-46910.000	FREIGHT		100.88				
PPP-37612								
0000028312	PROMOTIONAL PRODUCTS PARTNERS	01/21/2026		331.25	0.00	Paid	Y	
	NEW BABY GIFTS (ONSIES)	VJANKOWSKI					02/09/2026	
	100-111-46902.000	EMPLOYEE AWARDS		331.25				
47431505								
0000028313	BELLE TIRE DISTRIBUTORS	01/22/2026		94.99	0.00	Paid	Y	
	CAR 902 ALIGNMENT	VJANKOWSKI					02/09/2026	
	100-430-46641.000	MT INSPECTION VEHICLES		94.99				
14YF-YRCH-17JX								
0000028314	AMAZON CAPITAL SERVICES, INC.	01/14/2026		(6.99)	0.00	Paid	Y	
	AMAZON CREDITED BACK SHIPPING FOR MEASUR	VJANKOWSKI					02/09/2026	
	100-301-46910.000	FREIGHT		(6.99)				
2457056								
0000028315	RAY O'HERRON CO.	01/21/2026		11,550.00	0.00	Paid	Y	26-00557
	ANNUAL VEST REPLACEMENT	VJANKOWSKI					02/09/2026	
	100-301-47122.000	BODY ARMOUR		3,300.00				
	100-305-47122.000	BODY ARMOUR		4,896.02				
	100-305-47122.000	BODY ARMOUR		3,353.98				
783494389								
0000028316	T.O.P.S. IN DOG TRAINING	01/15/2026		1,500.00	0.00	Paid	Y	
	POLICE K9 MAINTENANCE PACKAGE 2+ YEARS S	VJANKOWSKI					02/09/2026	
	100-305-47099.000	MISC SUPPLIES		1,500.00				
3478								
0000028317	BEHM ENTERPRISES INC.	01/22/2026		15,500.00	0.00	Paid	Y	26-00593
	WATER SERVICE LINE REPLACEMENT	VJANKOWSKI					02/09/2026	
	520-466-48763.000	WATER TOWER		15,500.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 4% AMBULANCE BILLING SERVICE FEE								
DEC25COLLECT								
0000028318	PARAMEDIC BILLING SERVICES	01/22/2026		4,820.51	0.00	Paid	Y	26-00431
	4% AMBULANCE BILLING SERVICE FEE	VJANKOWSKI					02/09/2026	
	100-324-46418.000 AMBULANCE BILLING			4,820.51				
LOTL-JOHNSON-01								
0000028319	MICHAEL JOHNSON	01/22/2026		200.00	0.00	Paid	Y	
	LURE OF THE LOCAL 2025 - JOHNSON - ARTIS	VJANKOWSKI					02/09/2026	
	630-000-27610.000 ESCROW - MISCELLANEOUS			200.00				
450538327001								
0000028320	ODP BUSINESS SOLUTIONS, LLC	01/12/2026		30.13	0.00	Paid	Y	
	RECORDS OFFICE SUPPLIES	VJANKOWSKI					02/09/2026	
	100-306-47015.000 OFFICE SUPPLIES			30.13				
450586479001								
0000028321	ODP BUSINESS SOLUTIONS, LLC	01/12/2026		261.10	0.00	Paid	Y	
	TRAINING ROOM SUPPLIES	VJANKOWSKI					02/09/2026	
	100-301-46371.000 TRAINING SUPPLIES			261.10				
451060432001								
0000028322	ODP BUSINESS SOLUTIONS, LLC	01/12/2026		71.93	0.00	Paid	Y	
	STORAGE BOXES FOR FILES	VJANKOWSKI					02/09/2026	
	100-321-47015.000 OFFICE SUPPLIES			71.93				
451093196001								
0000028323	ODP BUSINESS SOLUTIONS, LLC	01/09/2026		43.79	0.00	Paid	Y	
	ROLL CALL SET UP AT ST 1	VJANKOWSKI					02/09/2026	
	100-321-47012.000 COMPUTER SUPPLIES			43.79				
1087798								
0000028325	YELLOWSTONE LANDSCAPE, INC.	01/14/2026		238.00	0.00	Paid	Y	26-00590
	CONTRACTUAL SNOW AND ICE CONTROL SERVICE	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			238.00				
1087813								
0000028326	YELLOWSTONE LANDSCAPE, INC.	01/16/2026		476.00	0.00	Paid	Y	26-00590
	CONTRACTUAL SNOW AND ICE CONTROL SERVICE	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			476.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check REMOVE EXISTING CCTV CAMERAS AND SPEAKERS IN CELLS AND PROVIDE NEW POE, 3MP, ANTI-LIGATURE, CAMERAS								
157766								
0000028327	ACTIVE ALARM COMPANY	01/20/2026		28,611.00	0.00	Paid	Y	26-00763
	REMOVE EXISTING CCTV CAMERAS AND SPEAKER	VJANKOWSKI					02/09/2026	
	291-316-48420.000 COMMUNICATION EQUIPMENT			28,611.00				
1087797								
0000028328	YELLOWSTONE LANDSCAPE, INC.	01/14/2026		1,874.00	0.00	Paid	Y	26-00590
	CONTRACTUAL SNOW AND ICE CONTROL SERVICE	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			1,874.00				
231510								
0000028329	AIR ONE EQUIPMENT INC	01/22/2026		325.00	0.00	Paid	Y	
	DUTY BOOTS - J OEHLERKING	VJANKOWSKI					02/09/2026	
	100-321-47140.000 SAFETY SHOES & GLASSES			325.00				
1087809								
0000028331	YELLOWSTONE LANDSCAPE, INC.	01/16/2026		2,454.00	0.00	Paid	Y	26-00590
	CONTRACTUAL SNOW AND ICE CONTROL SERVICE	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			2,454.00				
65839113								
0000028332	ROBERT HALF	01/22/2026		5,800.00	0.00	Paid	Y	26-00794
	TO ENCUMBER COST FOR CONTINUED SERVICES	VJANKOWSKI					02/09/2026	
	100-260-48410.000 COMPUTER EQUIPMENT			5,800.00				
9780975802								
0000028333	GRAINGER	01/22/2026		223.15	0.00	Paid	Y	
	PUMP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47530.000 MT MTLS OTHER EQUIPMENT			223.15				
54477093								
0000028334	LINDE GAS & EQUIPMENT INC	01/22/2026		42.65	0.00	Paid	Y	
	O2 TANK RENTALS - ST 2	VJANKOWSKI					02/09/2026	
	100-324-47040.000 TRAUMA UNIT SUPPLIES			42.65				
54477089								
0000028335	LINDE GAS & EQUIPMENT INC	01/22/2026		137.29	0.00	Paid	Y	
	O2 TANK RENTAL - ST 1	VJANKOWSKI					02/09/2026	
	100-324-47040.000 TRAUMA UNIT SUPPLIES			137.29				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check CAR 902 TPMS SENSOR								
018778								
0000028337	NAPA AUTO PARTS	01/22/2026		46.20	0.00	Paid	Y	
	CAR 902 TPMS SENSOR	VJANKOWSKI					02/09/2026	
	100-430-47521.000 MT MTLS INSP VEHICLES			46.20				
214469								
0000028338	ARLINGTON HEIGHTS FORD LLC	01/22/2026		576.94	0.00	Paid	Y	
	AMB 345 TRANSMISSION HARNESS REPAIR	VJANKOWSKI					02/09/2026	
	100-430-46642.000 MT AMBULANCES			576.94				
207834								
0000028339	CHRISTOPHER B BURKE ENGINEERING LTD	01/23/2026		35,322.50	0.00	Paid	Y	26-00539
	PROFESSIONAL ENGINEERING SERVICES FOR TH	VJANKOWSKI					02/09/2026	
	342-266-48799.000 OTHER INFRASTRUCTURE IMPR			35,322.50				
1TRQ-M4K9-LMR7								
0000028340	AMAZON CAPITAL SERVICES, INC.	01/23/2026		286.04	0.00	Paid	Y	
	STANDUP DESK/ARM FOR FRONT CLERK, FIBER	VJANKOWSKI					02/09/2026	
	100-202-47012.000 COMPUTER SUPPLIES			286.04				
136L-J4GH-MHVP								
0000028341	AMAZON CAPITAL SERVICES, INC.	01/23/2026		179.80	0.00	Paid	Y	
	MAGNETIC MIC MOUNTS	VJANKOWSKI					02/09/2026	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			179.80				
01232026-MPD								
0000028350	ANTHONY EDWARD BERTRAM	01/23/2026		1,725.00	0.00	Paid	Y	
	WELLNESS SCREENINGS 2026	VJANKOWSKI					02/09/2026	
	100-301-46499.000 PROFESSIONAL SERVICES			1,725.00				
9783410948								
0000028352	GRAINGER	01/23/2026		(5.00)	0.00	Paid	Y	
	CREDIT	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			(5.00)				
9782050802								
0000028353	GRAINGER	01/23/2026		139.62	0.00	Paid	Y	
	TRUCK 423 STROBE LIGHTS	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			139.62				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 484 GREASE REMOVER								
018894								
0000028355	NAPA AUTO PARTS	01/23/2026		67.96	0.00	Paid	Y	
	TRUCK 484 GREASE REMOVER	VJANKOWSKI					02/09/2026	
	100-430-47526.000 MT MTLS DUMP TRUCKS			67.96				
44409								
0000028362	MENARD, INC	01/20/2026		32.27	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			32.27				
44462								
0000028363	MENARD, INC	01/21/2026		55.22	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			55.22				
P89102888								
0000028368	BATTERIES PLUS LLC	01/23/2026		91.80	0.00	Paid	Y	
	OFFICE SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			91.80				
2594353 012226								
0000028369	HINCKLEY SPRINGS	01/22/2026		46.97	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47510.000 MT MTLS BLDGS & GROUNDS			46.97				
3481								
0000028370	BEHM ENTERPRISES INC.	01/24/2026		625.00	0.00	Paid	Y	
	HYDROJETING DRAIN LINE	VJANKOWSKI					02/09/2026	
	500-453-46620.000 MT BUILDING & GROUNDS			625.00				
0281261								
0000028371	BAXTER & WOODMAN	01/26/2026		18,500.00	0.00	Paid	Y	26-00490
	VILLAGE STAFFING ASSISTANCE FOR UTILITY	VJANKOWSKI					02/09/2026	
	500-451-46410.000 CONSULTING SERVICES			18,500.00				
0281260								
0000028372	CONCENTRIC INTEGRATION	01/26/2026		90.00	0.00	Paid	Y	
	SCADA SERVICE CALL	VJANKOWSKI					02/09/2026	
	500-462-46620.000 MT BUILDING & GROUNDS			90.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check SCADA SUPPORT								
0281259								
0000028373	CONCENTRIC INTEGRATION	01/26/2026		1,996.70	0.00	Paid	Y	
	SCADA SUPPORT	VJANKOWSKI					02/09/2026	
	500-453-47530.000	MT MTLS OTHER EQUIPMENT		1,996.70				
112P339648								
0000028375	CIT TRUCKS LLC	01/26/2026		61.11	0.00	Paid	Y	
	ENG 317 GASKETS	VJANKOWSKI					02/09/2026	
	100-430-47523.000	MT MTLS FIRE APPARATUS		61.11				
0333699								
0000028376	WATER PRODUCTS CO AURORA, INC	01/26/2026		1,886.00	0.00	Paid	Y	
	VALVE FOR WELL 8	VJANKOWSKI					02/09/2026	
	500-462-47562.000	MT MTLS WELLS		1,886.00				
1RLR-HXLD-RMRL								
0000028378	AMAZON CAPITAL SERVICES, INC.	01/26/2026		42.74	0.00	Paid	Y	
	COFFEE WITH THE MAYOR SUPPLIES	VJANKOWSKI					02/09/2026	
	100-111-46340.000	CONV/SCHOOLS/MTGS		42.74				
PS-INV057650								
0000028379	CUTLER WORKWEAR	01/26/2026		98.98	0.00	Paid	Y	
	SHIRT AND PANTS FOR JEFF CARRIER	VJANKOWSKI					02/09/2026	
	100-441-47120.000	CLOTHING ALLOWANCE		98.98				
84257694								
0000028380	TERMINIX ANDERSON	10/05/2025		86.98	0.00	Paid	Y	
	ST 1 PEST CONTROL	VJANKOWSKI					02/09/2026	
	100-321-46620.000	MT BUILDING & GROUNDS		86.98				
84257696								
0000028381	TERMINIX ANDERSON	10/05/2025		55.26	0.00	Paid	Y	
	ST 2 PEST CONTROL	VJANKOWSKI					02/09/2026	
	100-321-46620.000	MT BUILDING & GROUNDS		55.26				
9-147-34344								
0000028385	FEDERAL EXPRESS	01/21/2026		18.44	0.00	Paid	Y	
	SHIPPMENTS - LENNAR BOND & CONTINENTAL 7	VJANKOWSKI					02/09/2026	
	100-201-47019.000	FEDERAL EXPRESS CHARGES		18.44				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check REIMB CHECK - J LOCKWOOD - CHIEF CONF								
FCSC0126-LOCKWO								
0000028386	JEREMY LOCKWOOD	01/26/2026		293.01	0.00	Paid	Y	
	REIMB CHECK - J LOCKWOOD - CHIEF CONF	VJANKOWSKI					02/09/2026	
	100-321-46340.000 CONV/SCHOOLS/MTGS			293.01				
FCSC0126-LARK								
0000028387	WILLIAM LARK	01/26/2026		328.97	0.00	Paid	Y	
	REIMB CHECK - B LARK - CONFERENCE	VJANKOWSKI					02/09/2026	
	100-321-46340.000 CONV/SCHOOLS/MTGS			328.97				
019043								
0000028390	NAPA AUTO PARTS	01/26/2026		18.85	0.00	Paid	Y	
	CS A172 OIL FILTER	VJANKOWSKI					02/09/2026	
	100-430-47535.000 CONTRACTUAL FIRE PARTS			18.85				
019074								
0000028391	NAPA AUTO PARTS	01/26/2026		42.38	0.00	Paid	Y	
	ENG 317 OIL FILTER	VJANKOWSKI					02/09/2026	
	100-430-47523.000 MT MTLS FIRE APPARATUS			42.38				
019135								
0000028392	NAPA AUTO PARTS	01/26/2026		214.35	0.00	Paid	Y	
	CAR 901 BATTERY	VJANKOWSKI					02/09/2026	
	100-430-47520.000			214.35				
019144								
0000028393	NAPA AUTO PARTS	01/26/2026		(16.14)	0.00	Paid	Y	
	RETURN	VJANKOWSKI					02/09/2026	
	100-430-47524.000 MT MTLS PATROL VEHICLES			(16.14)				
353846								
0000028394	GENERAL COMMUNICATIONS, INC	01/26/2026		369.50	0.00	Paid	Y	
	RADIO MICS	VJANKOWSKI					02/09/2026	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			369.50				
1062-11426								
0000028395	MIDWEST SNOW SOLUTIONS, INC.	01/14/2026		4,130.00	0.00	Paid	Y	26-00589
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON	VJANKOWSKI					02/09/2026	
	100-441-46670.000 MT ALL STREETS			4,130.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted	PO Number / Post Date
Pay By Check Type: Paper Check CONTRACTUAL SNOW AND ICE SERVICES IN ZONE 7. YEAR 3 OF 3-YEAR CONTRACT.								
1062-12126								
0000028396	MIDWEST SNOW SOLUTIONS, INC.	01/22/2026		3,860.00	0.00	Paid	Y	26-00589
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON	VJANKOWSKI						02/09/2026
	100-441-46670.000 MT ALL STREETS			3,860.00				
157981								
0000028397	J.G. UNIFORMS, INC	01/23/2026		25.50	0.00	Paid	Y	
	NAME PLATE AND SERVING SINCE PIN FOR DC	VJANKOWSKI						02/09/2026
	100-305-47120.000 CLOTHING ALLOWANCE			25.50				
17969								
0000028398	COLLEGE OF DUPAGE	01/23/2026		149.00	0.00	Paid	Y	
	TRANING REGISTRATION FOR OFFICER KAMISCH	VJANKOWSKI						02/09/2026
	100-305-46340.000 CONV/SCHOOLS/MTGS			149.00				
47736								
0000028399	IALEFI	01/23/2026		60.00	0.00	Paid	Y	
	IALEFI MEMBERSHIP FOR SGT. BRIGANO	VJANKOWSKI						02/09/2026
	100-305-46305.000 PROFESSIONAL DUES			60.00				
157836								
0000028400	J.G. UNIFORMS, INC	01/20/2026		395.00	0.00	Paid	Y	
	UNIFORM ITEMS FOR OFFICER PERDUE AND OFF	VJANKOWSKI						02/09/2026
	100-305-47120.000 CLOTHING ALLOWANCE			395.00				
SEELEY-012726								
0000028404	JASON SEELEY	01/27/2026		250.00	0.00	Paid	Y	
	CLOTHING ALLOWANCE REIMBURSEMENT	VJANKOWSKI						02/09/2026
	100-301-47120.000 CLOTHING ALLOWANCE			250.00				
SQUAD7-011326								
0000028405	IL SECRETARY OF STATE	01/13/2026		165.00	0.00	Paid	Y	
	TITLE AND REGISTRATION FOR NEW SQUAD #7	VJANKOWSKI						02/09/2026
	100-305-47530.000 MT MTLS OTHER EQUIPMENT			165.00				
2409273431								
0000028406	MEDLINE INDUSTRIES, LP	01/27/2026		1,776.38	0.00	Paid	Y	
	EMS SUPPLIES	VJANKOWSKI						02/09/2026
	100-324-47040.000 TRAUMA UNIT SUPPLIES			1,776.38				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TURN OUT GEAR FOR AKERS, BASEGGIO, LAFORME, OEHLERKING								
17576616								
0000028407	W.S. DARLEY & CO	01/26/2026		4,675.00	0.00	Paid	Y	26-00679
	TURN OUT GEAR FOR AKERS, BASEGGIO, LAFOR	VJANKOWSKI					02/09/2026	
	100-323-47110.000	INNOTEX CUSTOM TURNOUT GEAR PER SPEC		4,475.00				
	100-323-47110.000	SHIPPING FEES		200.00				
7008502571								
0000028408	STAPLES ADVANTAGE	01/24/2026		43.71	0.00	Paid	Y	
	TRAINING ROOM SUPPLIES	VJANKOWSKI					02/09/2026	
	100-321-47070.000	TOOLS/SUPPLIES		43.71				
44873								
0000028409	MOBILE HEALTH SOLUTIONS	01/27/2026		220.00	0.00	Paid	Y	
	PWE DRUG SCREENS JAN 2026	VJANKOWSKI					02/09/2026	
	100-205-46904.000	PHYSICAL EXAMS		220.00				
1NJX-XKGK-HJKM								
0000028412	AMAZON CAPITAL SERVICES, INC.	01/27/2026		23.99	0.00	Paid	Y	
	WWTP OFFICE SUPPLIES	VJANKOWSKI					02/09/2026	
	500-453-47015.000	OFFICE SUPPLIES		23.99				
482444								
0000028413	IGS ENERGY	01/29/2026		8,368.49	0.00	Paid	Y	
	GAS CHARGES-DEC 2025	VJANKOWSKI					02/09/2026	
	500-462-47430.000	HEATING FUELS		109.14				
	500-453-47430.000	HEATING FUELS		4,548.48				
	294-294-47430.000	HEATING FUELS		3,710.87				
149031								
0000028414	THE LOCKER SHOP	01/27/2026		69.95	0.00	Paid	Y	
	UNIFORMS - SMITH	VJANKOWSKI					02/09/2026	
	100-321-47120.000	CLOTHING ALLOWANCE		69.95				
148711								
0000028415	THE LOCKER SHOP	01/27/2026		171.90	0.00	Paid	Y	
	UNIFORMS - SINCLAIR	VJANKOWSKI					02/09/2026	
	100-321-47120.000	CLOTHING ALLOWANCE		171.90				
PD-AHO-012726								
0000028416	JOAN VASQUEZ	01/27/2026		150.00	0.00	Paid	Y	
	AHO SERVICES 01-27-26	VJANKOWSKI					02/09/2026	
	100-301-46999.000	MISC OTHER SERVICES		150.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check UNIFORMS - LARK								
148284								
0000028417	THE LOCKER SHOP	01/27/2026		145.90	0.00	Paid	Y	
	UNIFORMS - LARK	VJANKOWSKI					02/09/2026	
	100-321-47120.000 CLOTHING ALLOWANCE			145.90				
297846								
0000028418	INFOSEND, INC.	10/31/2025		4,264.23	0.00	Paid	Y	26-00244
	OCT 25 POSTAGE/PRINTING UB STATEMENTS/PA	VJANKOWSKI					02/09/2026	
	500-463-47016.000 POSTAGE			3,279.04				
	500-463-46441.000 PRINTING SERVICES			985.19				
01/27/2026								
0000028422	SAMANTHA BOSE	02/09/2026		77.70	0.00	Paid	Y	
	UB refund for account: 002-0001138-001	VJANKOWSKI					02/09/2026	
	280-000-25000.000 STORM WATER			6.00				
	500-000-25000.000 SEWER			29.10				
	500-000-25000.000 WATER			42.60				
200								
0000028423	DON BRUGGEMA	01/27/2026		755.62	0.00	Paid	Y	
	2026 FIELD GUIDES	VJANKOWSKI					02/09/2026	
	100-301-47010.000 BOOKS/PUBLICATIONS			734.00				
	100-301-46910.000 FREIGHT			21.62				
INV-10562								
0000028424	DOUBLE K PRODUCTIONS	01/28/2026		750.00	0.00	Paid	Y	
	50% DEPOSIT FOR MCD 2026 CAR SHOW. FY27	VJANKOWSKI					02/09/2026	
	100-000-12600.000 PREPAID EXPENSE			750.00				
23117								
0000028425	NATIONAL PELRA	01/28/2026		325.00	0.00	Paid	Y	
	IPELRA CONF - JONES	VJANKOWSKI					02/09/2026	
	100-321-46340.000 CONV/SCHOOLS/MTGS			325.00				
CERTREIMBMM								
0000028426	MONICA MUELLER	01/27/2026		29.91	0.00	Paid	Y	
	REIMBURSEMENT FOR CERT MTG	VJANKOWSKI					02/09/2026	
	100-325-46340.000 CONV/SCHOOLS/MTGS			29.91				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number / Post Date
Pay By Check Type: Paper Check							
0555893							
0000028427	SYMBOLARTS, LLC	01/27/2026		1,967.70	0.00	Paid	Y
		VJANKOWSKI					02/09/2026
	100-305-47122.000	BODY ARMOUR		1,852.20			
	100-301-46910.000	FREIGHT		115.50			
01/30/2026							
0000028472	SARAH DONBULLIAN	01/30/2026		26.10	0.00	Paid	Y
	UB refund for account: 001-0000518-004	DFERRER					02/09/2026
	500-000-25000.000	Overpayment		26.10			
Total Pay By Check Type Paper Check:				1,145,414.66	0.00		

# of Invoices:	285	# Due: 0	Totals:	1,553,643.31	0.00
# of Credit Memos:	5	# Due: 0	Totals:	(144.66)	0.00
Net of Invoices and Credit Memos:			TOTAL	1,553,498.65	0.00

--- TOTALS BY GL BANK ---

ONMFT	79,159.46
POOL	1,474,339.19

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-12600.000	750.00
100-000-26080.000	415,074.38
100-000-34670.000	3,726.28
100-103-46999.000	430.00
100-103-47099.001	245.17
100-108-46999.000	56.25
100-111-46303.000	2,000.00
100-111-46340.000	296.77
100-111-46902.000	331.25
100-201-46410.000	1,644.80
100-201-46613.000	6,452.24
100-201-47019.000	34.24
100-201-47420.000	318.15
100-202-46410.000	2,876.67
100-202-46415.000	87,275.00
100-202-47012.000	1,246.02
100-202-47070.000	15.60
100-202-47310.000	11,762.26

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / PO Number / Post Date
	100-202-47330.000			7,017.79			
	100-202-47399.000			39.43			
	100-202-47502.000			524.00			
	100-203-46901.000			147.20			
	100-205-46499.000			6,545.21			
	100-205-46904.000			220.00			
	100-231-46999.000			228.66			
	100-231-47015.000			12.34			
	100-240-46401.000			16,250.00			
	100-260-48410.000			11,600.00			
	100-281-46511.000			172.00			
	100-281-46999.000			802.00			
	100-301-46340.000			30.00			
	100-301-46371.000			261.10			
	100-301-46499.000			1,725.00			
	100-301-46910.000			238.00			
	100-301-46999.000			150.00			
	100-301-47010.000			734.00			
	100-301-47120.000			250.00			
	100-301-47122.000			3,300.00			
	100-301-47310.000			316.70			
	100-302-46422.000			9,996.00			
	100-304-46999.000			81.00			
	100-305-46305.000			60.00			
	100-305-46340.000			149.00			
	100-305-47099.000			1,985.00			
	100-305-47120.000			711.80			
	100-305-47122.000			10,102.20			
	100-305-47530.000			190.00			
	100-305-47999.000			28.49			
	100-306-47015.000			30.13			
	100-321-46305.000			50.00			
	100-321-46340.000			946.98			
	100-321-46415.000			184.65			
	100-321-46441.000			134.92			
	100-321-46620.000			142.24			
	100-321-47012.000			43.79			
	100-321-47015.000			71.93			
	100-321-47070.000			43.71			
	100-321-47120.000			387.75			
	100-321-47140.000			325.00			
	100-322-46305.000			100.00			
	100-323-46305.000			50.00			
	100-323-47070.000			1,597.30			
	100-323-47110.000			5,110.00			
	100-323-47530.000			668.65			
	100-324-46418.000			4,820.51			
	100-324-47040.000			2,118.31			
	100-324-47070.000			27.14			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / PO Number / Post Date
	100-325-46340.000			81.53			
	100-410-46410.000			2,191.92			
	100-410-46460.000			6,218.75			
	100-410-47012.000			32.78			
	100-420-46510.000			5,251.25			
	100-420-46599.000			257.73			
	100-420-46620.000			4,354.52			
	100-420-47030.000			1,797.35			
	100-420-47510.000			357.54			
	100-427-46510.000			700.00			
	100-427-47420.000			1,439.88			
	100-427-47599.000			906.50			
	100-430-46641.000			94.99			
	100-430-46642.000			576.94			
	100-430-46644.000			238.31			
	100-430-46699.000			702.45			
	100-430-47070.000			1,466.97			
	100-430-47080.000			1,403.71			
	100-430-47440.000			18,046.87			
	100-430-47520.000			214.35			
	100-430-47521.000			833.40			
	100-430-47522.000			17.09			
	100-430-47523.000			424.15			
	100-430-47524.000			2,294.49			
	100-430-47525.000			1,019.72			
	100-430-47526.000			2,413.94			
	100-430-47528.000			1,081.87			
	100-430-47535.000			67.44			
	100-441-46670.000			24,607.00			
	100-441-47070.000			89.59			
	100-441-47120.000			98.98			
	100-441-47420.000			9,671.65			
	100-441-47490.000			6,300.00			
	100-441-47547.000			1,363.10			
	210-442-48740.000			27,956.20			
	260-436-48740.000			79,159.46			
	272-315-48350.000			45,193.00			
	272-445-48360.000			34,202.00			
	280-000-25000.000			6.00			
	291-316-48420.000			471,511.66			
	294-294-46620.000			1,990.48			
	294-294-47430.000			5,801.47			
	294-294-48299.000			9,000.00			
	342-266-48799.000			35,322.50			
	500-000-25000.000			97.80			
	500-451-46340.000			89.00			
	500-451-46410.000			18,500.00			
	500-451-47520.000			19.43			
	500-452-46340.000			30.00			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
	500-452-47420.000			1,313.57				
	500-452-47430.000			91.91				
	500-452-47525.000			673.03				
	500-453-46620.000			625.00				
	500-453-47015.000			135.16				
	500-453-47050.000			601.37				
	500-453-47070.000			59.23				
	500-453-47080.000			3,927.94				
	500-453-47420.000			13,841.48				
	500-453-47430.000			4,548.48				
	500-453-47510.000			402.34				
	500-453-47530.000			2,219.85				
	500-453-47531.000			1,282.27				
	500-453-47532.000			177.30				
	500-461-46340.000			142.08				
	500-461-46410.000			5,751.81				
	500-462-46340.000			356.00				
	500-462-46620.000			90.00				
	500-462-46691.000			585.00				
	500-462-47420.000			12,850.56				
	500-462-47430.000			109.14				
	500-462-47525.000			62.00				
	500-462-47562.000			1,886.00				
	500-462-47563.000			13,457.00				
	500-463-46441.000			985.19				
	500-463-47016.000			3,279.04				
	520-466-48763.000			27,900.00				
	630-000-27540.000			4,055.75				
	630-000-27610.000			200.00				
	630-000-27797.000			960.00				
	630-000-27810.000			179.38				
--- TOTALS BY FUND ---								
	100 CORPORATE			721,871.77	0.00			
	210 ROAD & BRIDGE			27,956.20	0.00			
	260 MOTOR FUEL TAX			79,159.46	0.00			
	272 EQUIPMENT			79,395.00	0.00			
	280 STORMWATER MANAGEMENT			6.00	0.00			
	291 9-1-1 SURCHARGE			471,511.66	0.00			
	294 ARCHER BUSINESS CTR			16,791.95	0.00			
	342 TIF 4 OAK CREEK/TOWNLINE ROAD			35,322.50	0.00			
	500 WATERWORKS & SEWERAGE			88,188.98	0.00			
	520 DEPRECIATION			27,900.00	0.00			
	630 ESCROW DEPOSITS			5,395.13	0.00			
--- TOTALS BY DEPT/ACTIVITY ---								
	000 NON DEPARTMENTAL			425,049.59	0.00			
	103 FOURTH OF JULY COMMISSION			675.17	0.00			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number / Post Date
	108 ARTS COMMISSION			56.25	0.00		
	111 EXECUTIVE			2,628.02	0.00		
	201 ADMINISTRATIVE			8,449.43	0.00		
	202 ADMIN SERVICES			110,756.77	0.00		
	203 COMMUNITY DEVELOPEMENT			147.20	0.00		
	205 HUMAN RESOURCE			6,765.21	0.00		
	231 FINANCE - ADMINISTRATION			241.00	0.00		
	240 LEGAL			16,250.00	0.00		
	260 CAPITAL PROJECTS			11,600.00	0.00		
	266 TIF 4 OAK CREEK/TOWNLINE ROAD			35,322.50	0.00		
	281 BUILDING - ADMINISTRATION			974.00	0.00		
	294 ARCHER BUSINESS CENTER			16,791.95	0.00		
	301 POLICE - ADMINISTRATION			7,004.80	0.00		
	302 POLICE - COMMUNICATIONS			9,996.00	0.00		
	304 POLICE - INVESTIGATIONS			81.00	0.00		
	305 POLICE - PATROL			13,226.49	0.00		
	306 POLICE - RECORDS			30.13	0.00		
	315 POLICE			45,193.00	0.00		
	316 POLICE (911)			471,511.66	0.00		
	321 FIRE - ADMINISTRATION			2,330.97	0.00		
	322 FIRE - PREVENTION			100.00	0.00		
	323 FIRE - FIRE OPERATIONS			7,425.95	0.00		
	324 FIRE - RESQUE OPERATIONS			6,965.96	0.00		
	325 FIRE - EMERGENCY DISASTER			81.53	0.00		
	410 PUBLIC WORKS ADMIN			8,443.45	0.00		
	420 FACILITY MAINTENANCE			12,018.39	0.00		
	427 BLDG/GRDS - TRAIN PARK			3,046.38	0.00		
	430 VEHICLE MAINTENANCE			30,896.69	0.00		
	436 STREET DEPT (MFT)			79,159.46	0.00		
	441 STREET - MAINTENANCE			42,130.32	0.00		
	442 STREET (RB)			27,956.20	0.00		
	445 ARPA SPENDING			34,202.00	0.00		
	451 SEWER - ADMINISTRATION			18,608.43	0.00		
	452 SEWER - UPTOWN			2,108.51	0.00		
	453 SEWER -TREATMENT PLANTS			27,820.42	0.00		
	461 WATER - ADMINISTRATION			5,893.89	0.00		
	462 WATER - MAINTENANCE			29,395.70	0.00		
	463 WATER - METER READING			4,264.23	0.00		
	466 MAINTENANCE WR (DEP)			27,900.00	0.00		

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of February 9, 2026

Subject: Budget Amendment for TIF 2 Payments to School Districts

Financial Impact:
BUDGET AMENDMENT
$39,313.75 - 340-264-49901.000

Attachments:
None

Background:
The Tax Increment Finance property taxes for TIF 2 were more than anticipated. As a result, the payments due to School District 75 and School District 120 exceed budget. Board approval is respectfully requested for a budget amendment to cover the amounts due School District 75 and School District 120.

Recommendation:
Motion to approve an FYE2026 budget amendment to account number 340-264-49901.000 in the amount of $39,313.75 for expenses related to TIF 2 payments to School Districts 75 and 120.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of February 9, 2026

Subject: Mundelein High School TIF 9-2025

Financial Impact:
$58,967.40 - 340-264-49901.000 - CONTINGENT

Attachments:
1. MHS TIF 9-2025

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

Recommendation:
Motion to approve purchase order number 26-00826 in the amount of $58,967.40 to Mundelein High School for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

VILLAGE OF Mundelein Incorporated in 1909

VILLAGE OF MUNDELEIN
CHECK REQUEST FORM

DATE: 01/27/2026

TO: **FINANCE DEPARTMENT**

FROM: Lee Limperatos

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: n/a **DATE RECEIVED:** n/a

INVOICE NUMBER: TIF 9-2025 **P.O. NUMBER:** 26-00826

VENDOR NUMBER: 1500

PAYABLE TO: Mundelein High School
1350 W Hawley Street
Mundelein, IL 60060

DESCRIPTION OF PURCHASE OR SERVICE:
TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023)

MAIL CHECK WITH ATTACHEMENTS

AMOUNT OF PURCHASE: $58,967.40

ACCOUNT NUMBER: 340-264-49901

☑ Please mail check ☐ Please return check to me

Department Head Approval: _____

FY26 Mundelein High School #120 TIF Payment
TIF 2 Reimbursement

Student Count	Address	Apt	Amount Due
12	300 Anthony	609	$ 23,730.05
13	300 Anthony	206	$ 23,730.05

Address	TIF Tax Amount	Reimb %	Amount Due
407 E Hawley	$ 45,713.72	13%	$ 5,942.78

Address	TIF Tax Amount	Reimb %	Amount Due
Morris Station-TIF 2	$ 42,804.02	13%	$ 5,564.52

Total	**$ 58,967.40**

MUNDELEIN HIGH SCHOOL

September 24, 2025

Ms. Linda Miller
Finance Director
300 Plaza Circle
Mundelein, IL 60060

Re: TIF I, II, and IV Oak Creek

Ms. Miller,

Please accept this letter as our invoice for the reimbursement of students living within the above-mentioned TIFs during the 2024-25 school year for Mundelein Consolidated High School District 120, pursuant to 65 ILCS 5/11-74.4-3(q)(7.5).

This cost was determined by the per-child tuition cost, less state funding, multiplied by the number of students residing within these TIFs. We have attached the supporting documentation. The total amount we are requesting for reimbursement is $379,680.82. The details are enclosed.

Thank you.

Sincerely,

Cathy Johnson
Assistant Superintendent for Finance and Operations for D75 & D120

D 120 Students

Count	Address	Per capita Tuition	Less: Increase in EBF	Amount due
1	407 E Hawley Apt 309	24,249.81	519.76	23,730.05
2	407 E Hawley Apt 314	24,249.81	519.76	23,730.05
3	407 E Hawley Apt 305	24,249.81	519.76	23,730.05
4	407 E Hawley Apt 305	24,249.81	519.76	23,730.05
5	407 E Hawley Apt 105	24,249.81	519.76	23,730.05
6	407 E Hawley Apt 208	24,249.81	519.76	23,730.05
7	407 E Hawley Apt 303	24,249.81	519.76	23,730.05
8	407 E Hawley Apt 208	24,249.81	519.76	23,730.05
9	407 E Hawley Apt 102	24,249.81	519.76	23,730.05
10	407 E Hawley Apt 101	24,249.81	519.76	23,730.05
11	407 E Hawley Apt 302	24,249.81	519.76	23,730.05
12	300 Anthony Ave Unit 609	24,249.81	519.76	23,730.05
13	300 Anthony Ave Unit 206	24,249.81	519.76	23,730.05
14	280 N Archer Apt 1R	24,249.81	519.76	23,730.05
15	280 N Archer Apt 1R	24,249.81	519.76	23,730.05
16	270 N Archer	24,249.81	519.76	23,730.05
				379,680.82

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2023

11-30-121-086

11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2023 1st Installment due by **06/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

11301210860000000000000202319

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.

TEAR HERE

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2023

11-30-121-086

11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2023 2nd Installment due by **09/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

11301210860000000000000202327

For information on exemptions, contact your local assessor

TEAR HERE

Pin Number	Tax Year	Tax Code	Acres
11-30-121-086	2023	11206	1.7982

Property Location: 407 E HAWLEY ST MUNDELEIN IL 60060
Legal Description: FAIRHAVEN CROSSING SUBDIVISION;LOT 1

Taxing Body	Rate	Current Amount	Change From Prior Year
COLLEGE OF LAKE COUNTY #532	0.294247	$843.74	-4.46
COUNTY OF LAKE	0.492804	$1,413.08	-16.13
COUNTY OF LAKE PENSION	0.093450	$267.96	9.03
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75	4.323933	$12,398.62	-562.13
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75 PENSION	0.230346	$660.50	329.53
FOREST PRESERVE	0.159588	$457.61	-17.39
FOREST PRESERVE PENSION	0.008373	$24.01	2.27
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120	2.382629	$6,832.06	-123.19
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120 PENSION	0.103376	$296.42	28.89
FREMONT PUBLIC LIBRARY DIST	0.337987	$969.14	-10.39
FREMONT PUBLIC LIBRARY DIST PENSION	0.014611	$41.90	-3.97
VIL OF MUNDELEIN	0.903819	$2,591.66	-58.55
VIL OF MUNDELEIN PENSION	0.567774	$1,628.06	57.21
MUNDELEIN PARK AND REC DIST	0.399368	$1,145.17	-15.29
MUNDELEIN PARK AND REC DIST PENSION	0.067180	$192.63	-1.89
ROAD AND BRIDGE-LIBERTYVILLE	0.061665	$176.81	1.53
ROAD AND BRIDGE-LIBERTYVILLE PENSION	0.000179	$0.51	-0.03
TOWNSHIP OF LIBERTYVILLE	0.068385	$196.09	1.72
TOWNSHIP OF LIBERTYVILLE PENSION	0.000296	$0.85	-0.04
MUNDELEIN TAX INCRE FINANCE AREA #2	0.000000	$45,713.72	2,401.54
TOTALS	10.510010	$75,850.54	2,018.26

Fair Market Value	$2,165,311
Land Assessed Value	$183,303
+ Building Assessed Value	$538,395
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	$721,698
+ Farm Land & Bldg Assessed Value	
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	$721,698
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	$721,698
x Tax Rate	10.510011
= Real Estate Tax	$75,850.54
+ Special Service Area	$0.00
+ Drainage	$0.00
= Total Current Year Tax	$75,850.54
+ Omit/RollBack Tax	$0.00
+ Forfeited Tax	$0.00
+ Interest remaining as of **01/27/2026**	$0.00
+ Cost	$0.00
- Payment applied to Principal	$75,850.54
= TOTAL AMOUNT DUE	**$0.00**

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2023

11-19-316-013

11-19-316-013

MORRIS STATION LLC
5500 MARYLAND WAY STE 320
BRENTWOOD TN 37027-7048

2023 1st Installment due by **06/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.

11193160130000000000000202318

TEAR HERE

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2023

11-19-316-013

11-19-316-013

MORRIS STATION LLC
5500 MARYLAND WAY STE 320
BRENTWOOD TN 37027-7048

2023 2nd Installment due by **09/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

11193160130000000000000202326

For information on exemptions, contact your local assessor

TEAR HERE

Pin Number	Tax Year	Tax Code	Acres
11-19-316-013	2023	11206	

Property Location: 544 MORRIS AVE MUNDELEIN IL 60060

Legal Description: MORRIS STATION SUBDIVISION; LOT 2(EX PT FKA 16' VAC ALLEY LY G S & ADJ TO LOT 3 BLOCK 5 TOWN OF HOLCOMB & EX PT FKA E 95' NLY 93' LOTS 4 & 5 BLOCK 5 TOWN OF HOLCOMB)

Taxing Body	Rate	Current Amount	Change From Prior Year
COLLEGE OF LAKE COUNTY #532	0.294247	$1,070.70	1,070.70
COUNTY OF LAKE	0.492804	$1,793.21	1,793.21
COUNTY OF LAKE PENSION	0.093450	$340.05	340.05
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75	4.323933	$15,734.01	15,734.01
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75 PENSION	0.230346	$838.19	838.19
FOREST PRESERVE	0.159588	$580.71	580.71
FOREST PRESERVE PENSION	0.008373	$30.47	30.47
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120	2.382629	$8,669.95	8,669.95
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120 PENSION	0.103376	$376.17	376.17
FREMONT PUBLIC LIBRARY DIST	0.337987	$1,229.87	1,229.87
FREMONT PUBLIC LIBRARY DIST PENSION	0.014611	$53.17	53.17
VIL OF MUNDELEIN	0.903819	$3,288.85	3,288.85
VIL OF MUNDELEIN PENSION	0.567774	$2,066.03	2,066.03
MUNDELEIN PARK AND REC DIST	0.399368	$1,453.22	1,453.22
MUNDELEIN PARK AND REC DIST PENSION	0.067180	$244.46	244.46
ROAD AND BRIDGE-LIBERTYVILLE	0.061665	$224.39	224.39
ROAD AND BRIDGE-LIBERTYVILLE PENSION	0.000179	$0.65	0.65
TOWNSHIP OF LIBERTYVILLE	0.068385	$248.84	248.84
TOWNSHIP OF LIBERTYVILLE PENSION	0.000296	$1.08	1.08
MUNDELEIN TAX INCRE FINANCE AREA #2	0.000000	$42,804.02	42,804.02
TOTALS	10.510010	$81,048.04	81,048.04

Fair Market Value	$2,313,684
Land Assessed Value	$326,751
+ Building Assessed Value	$444,400
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	$771,151
+ Farm Land & Bldg Assessed Value	
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	$771,151
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	$771,151
x Tax Rate	10.510011
= Real Estate Tax	$81,048.04
+ Special Service Area	$0.00
+ Drainage	$0.00
= Total Current Year Tax	$81,048.04
+ Omit/RollBack Tax	$0.00
+ Forfeited Tax	$0.00
+ Interest remaining as of **01/27/2026**	$0.00
+ Cost	$0.00
- Payment applied to Principal	$81,048.04
= TOTAL AMOUNT DUE	**$0.00**

VILLAGE OF Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of February 9, 2026

Subject: Mundelein School District #75 TIF 9-2025

Financial Impact:
$38,999.69 - 340-264-49901.000 - CONTINGENT

Attachments:
1. MUND D75 TIF 9-2025

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

Recommendation:
Motion to approve purchase order number 26-00827 in the amount of $38,999.69 to Mundelein School District #75 for TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023).

VILLAGE OF Mundelein Incorporated in 1909

VILLAGE OF MUNDELEIN
CHECK REQUEST FORM

DATE: 01/27/2027

TO: **FINANCE DEPARTMENT**

FROM: Lee Limperatos

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: n/a **DATE RECEIVED:** n/a

INVOICE NUMBER: TIF 9-2025 **P.O. NUMBER:** 26-00827

VENDOR NUMBER: 6380

PAYABLE TO: Mundelein School District #75
470 N Lake Street
Mundelein, IL 60060

DESCRIPTION OF PURCHASE OR SERVICE:
TIF 9-2025 (2024-25 School Year requested 9/24/25 for Tax Year 2023)

MAIL CHECK WITH ATTACHMENTS

AMOUNT OF PURCHASE: $38,999.69

ACCOUNT NUMBER: 340-264-49901

☑ Please mail check ☐ Please return check to me

Department Head Approval: _____

FY26 Mundelein Elementary School District #75 TIF Payment

TIF 2 Reimbursement

Student	Address	Apt	Amount Due
814913990	300 Anthony	211	$ 19,671.27

Address	TIF Tax Amount	Reimb %	Amount Due
407 E Hawley	$ 45,713.72	17%	$ 7,771.33

Address	TIF Tax Amount	Reimb %	Amount Due
Morris Station-TIF 2	$ 42,804.02	27%	$ 11,557.09
			$ 11,557.09
		Total	$ 38,999.69

MUNDELEIN
SCHOOL DISTRICT 75
470 North Lake Street
Mundelein, Illinois 60060-1825

September 24, 2025

Ms. Linda Miller
Finance Director
300 Plaza Circle
Mundelein, IL 60060

Re: TIF I, II, and IV Oak Creek

Ms. Miller,

Please accept this letter as our invoice for the reimbursement of students living within the above-mentioned TIFs during the 2024-25 school year for Mundelein Elementary School District 75, pursuant to 65 ILCS 5/11-74.4-3(q)(7.5).

This cost was determined by the per-child tuition cost, less state funding, multiplied by the number of students residing within these TIFs. We have attached the supporting documentation. The total amount we are requesting for reimbursement is $413,096.64; details are enclosed.

Thank you.

Sincerely,

Cathy Johnson
Assistant Superintendent for Finance and Operations for D75 & D120

D 75 Students				
Count	Address	Per capita Tuition	Less: Increase in EBF	Amount due
1	407 E Hawley Apt 206	19,924.72	253.45	19,671.27
2	407 E Hawley Apt 314	19,924.72	253.45	19,671.27
3	407 E Hawley Apt 301	19,924.72	253.45	19,671.27
4	407 E Hawley Apt 301	19,924.72	253.45	19,671.27
5	407 E Hawley Apt 301	19,924.72	253.45	19,671.27
6	407 E Hawley Apt 104	19,924.72	253.45	19,671.27
7	407 E Hawley Apt 210	19,924.72	253.45	19,671.27
8	407 E Hawley Apt 210	19,924.72	253.45	19,671.27
9	407 E Hawley Apt 210	19,924.72	253.45	19,671.27
10	300 Anthony Apt 211	19,924.72	253.45	19,671.27
11	407 E Hawley Apt 209	19,924.72	253.45	19,671.27
12	407 E Hawley Apt 303	19,924.72	253.45	19,671.27
13	407 E Hawley Apt 102	19,924.72	253.45	19,671.27
14	407 E Hawley Apt 206	19,924.72	253.45	19,671.27
15	407 E Hawley Apt 308	19,924.72	253.45	19,671.27
16	407 E Hawley Apt 308	19,924.72	253.45	19,671.27
17	407 E Hawley Apt 308	19,924.72	253.45	19,671.27
18	524 Morris Apt 104	19,924.72	253.45	19,671.27
19	514 Morris Apt 205	19,924.72	253.45	19,671.27
20	514 Morris Apt 205	19,924.72	253.45	19,671.27
21	250 Plaza Circle Apt 346	19,924.72	253.45	19,671.27
				413,096.64

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2023

11-30-121-086

11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2023 1st Installment due by **06/05/2024**
Interest calculated as of 01/27/2026

$0.00 DUE

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.

11301210860000000000000202319

TEAR HERE

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2023

11-30-121-086

11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2023 2nd Installment due by **09/05/2024**
Interest calculated as of 01/27/2026

$0.00 DUE

11301210860000000000000202327

For information on exemptions, contact your local assessor

TEAR HERE

Pin Number	Tax Year	Tax Code	Acres
11-30-121-086	2023	11206	1.7982

Property Location: 407 E HAWLEY ST MUNDELEIN IL 60060
Legal Description: FAIRHAVEN CROSSING SUBDIVISION;LOT 1

Taxing Body	Rate	Current Amount	Change From Prior Year
COLLEGE OF LAKE COUNTY #532	0.294247	$843.74	-4.46
COUNTY OF LAKE	0.492804	$1,413.08	-16.13
COUNTY OF LAKE PENSION	0.093450	$267.96	9.03
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75	4.323933	$12,398.62	-562.13
MUNDELEIN ELEMENTARY SCHOOL DISTRICT #75 PENSION	0.230346	$660.50	329.53
FOREST PRESERVE	0.159588	$457.61	-17.39
FOREST PRESERVE PENSION	0.008373	$24.01	2.27
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120	2.382629	$6,832.06	-123.19
MUNDELEIN CONS HIGH SCHOOL DISTRICT #120 PENSION	0.103376	$296.42	28.89
FREMONT PUBLIC LIBRARY DIST	0.337987	$969.14	-10.39
FREMONT PUBLIC LIBRARY DIST PENSION	0.014611	$41.90	-3.97
VIL OF MUNDELEIN	0.903819	$2,591.66	-58.55
VIL OF MUNDELEIN PENSION	0.567774	$1,628.06	57.21
MUNDELEIN PARK AND REC DIST	0.399368	$1,145.17	-15.29
MUNDELEIN PARK AND REC DIST PENSION	0.067180	$192.63	-1.89
ROAD AND BRIDGE-LIBERTYVILLE	0.061665	$176.81	1.53
ROAD AND BRIDGE-LIBERTYVILLE PENSION	0.000179	$0.51	-0.03
TOWNSHIP OF LIBERTYVILLE	0.068385	$196.09	1.72
TOWNSHIP OF LIBERTYVILLE PENSION	0.000296	$0.85	-0.04
MUNDELEIN TAX INCRE FINANCE AREA #2	0.000000	$45,713.72	2,401.54
TOTALS	10.510010	$75,850.54	2,018.26

Fair Market Value	$2,165,311
Land Assessed Value	$183,303
+ Building Assessed Value	$538,395
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	$721,698
+ Farm Land & Bldg Assessed Value	
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= Total Assessed Value	$721,698
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
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- Natural Disaster Homestead	
= Taxable Valuation	$721,698
x Tax Rate	10.510011
= Real Estate Tax	$75,850.54
+ Special Service Area	$0.00
+ Drainage	$0.00
= Total Current Year Tax	$75,850.54
+ Omit/RollBack Tax	$0.00
+ Forfeited Tax	$0.00
+ Interest remaining as of **01/27/2026**	$0.00
+ Cost	$0.00
- Payment applied to Principal	$75,850.54
= TOTAL AMOUNT DUE	**$0.00**

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2023

11-19-316-013

11-19-316-013

MORRIS STATION LLC
5500 MARYLAND WAY STE 320
BRENTWOOD TN 37027-7048

2023 1st Installment due by **06/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

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TEAR HERE

LakeCounty
From the Office of Holly Kim, Lake County Collector
Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2023

11-19-316-013

11-19-316-013

MORRIS STATION LLC
5500 MARYLAND WAY STE 320
BRENTWOOD TN 37027-7048

2023 2nd Installment due by **09/05/2024**
Interest calculated as of 01/27/2026
$0.00 DUE

11193160130000000000000202326

For information on exemptions, contact your local assessor

TEAR HERE

Pin Number	Tax Year	Tax Code	Acres
11-19-316-013	2023	11206	

Property Location: 544 MORRIS AVE MUNDELEIN IL 60060

Legal Description: MORRIS STATION SUBDIVISION; LOT 2(EX PT FKA 16' VAC ALLEY LY G S & ADJ TO LOT 3 BLOCK 5 TOWN OF HOLCOMB & EX PT FKA E 95' NLY 93' LOTS 4 & 5 BLOCK 5 TOWN OF HOLCOMB)

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FREMONT PUBLIC LIBRARY DIST PENSION	0.014611	$53.17	53.17
VIL OF MUNDELEIN	0.903819	$3,288.85	3,288.85
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TOTALS	10.510010	$81,048.04	81,048.04

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= TOTAL AMOUNT DUE	**$0.00**

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of February 9, 2026

Subject: Executive Session Meeting Minute Approval

Financial Impact:

Attachments:
None

Background:
The Executive Session Meeting minutes from December 8, 2025 were reviewed during the Executive Session meeting on January 26, 2026.

Recommendation:
Motion to approve the Executive Session Meeting Minutes for the December 8, 2025 meeting.