

AGENDA
COMMITTEE OF THE WHOLE

March 9, 2026 - 6:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. MINUTES APPROVAL

A. Committee of the Whole - Special Meeting Minute Approval

Motion to approve the Committee of the Whole Special Meeting Minutes from February 23, 2026.

IV. ANNUAL COMMISSION / COMMITTEE REPORTS

A. Annual Report - Beautification Committee

B. Annual Report - Old # 1 Fire Truck Preservation Committee

C. Annual Report - Economic Development Commission

D. Annual Report - Mundelein Arts Commission

E. Annual Report - Planning and Zoning Commission

F. Annual Report - Historical Commission

G. Annual Report - Mundelein Community Connection

V. PUBLIC COMMENTARY

VI. ADJOURNMENT

A. Adjourn the Committee of the Whole Special Meeting

Motion to adjourn the Committee of the Whole 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.

I. CALL TO ORDER

CALL TO ORDER

The Committee of the Whole Meeting of the Village of Mundelein was held on February 23, 2026 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 6:00 PM.

II. ATTENDANCE

ATTENDANCE

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

Board Attendance

PRESENT: Trustees Grieco, Juarez, Krinski, Lambert, Schwenk, Ugaste, Mayor Meier

ABSENT: None

Village Attendance

PRESENT: 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 Howe

ABSENT: None

III. MINUTES APPROVAL

MINUTES APPROVAL

A. Approval of the Committee of the Whole Special Meeting Minutes

Motion to approve the Committee of the Whole Special Meeting Minutes from February 9, 2026.

MINUTES APPROVAL

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

IV. WATER METERS

WATER METERS

Administrator Guenther made the water meter presentation.

As the meters have aged they are not accurately recording. Comparing the water amount we are billed by JAWA and the resident billing shows a lot of water being lost/wasted. When this wasted water reaches a certain amount, the Village will be fined for the waste by the IDNR, and we will be at this amount within a few years if the meters are not replaced.

55% of the Village's water meters are over 15 years old, their batteries are reaching their life's end. Due to this aging process they start to inaccurately record water usage. What is being proposed is a switch to a new system (AMI--this is cellular/wifi) that is already in use by other communities. It would send information via cell towers (already in place throughout the town) eliminating the need for staff to drive all over town to collect this info (we have over 11,000 water meters). Included in the conversion to the new meters would be third-party consultants and contractors to do the meter replacements, customer outreach/communication, clean up databases, inventory management and troubleshooting. The replacement of the water meters (last time it was done) took 10 years and was not efficient. A slide was shown that included all the projects that would make up the water/sewer increases--i.e. the Village will be responsible for moving the utilities during the 60/83 road project, the lead line replacements, phosphorus removal program, to name a few.

The Board was shown 2 proposed rate scenario and asked to choose one if the Board wants to move forward. Trustees Schwenk, Lambert had questions regarding cyber-security and how long will these meters be good for. The meters' technology will last 15–20 years, but since technology is constantly changing, these will have to be updated in the future also. Trustee Schwenk is not comfortable with the turn-on/turn-off feature due to the "bad actor" concerns, and the \$400,000 add-on cost. Both he and Trustee Lambert want the 5.5% increase to be set with an ordinance so that future Boards aren't tempted to change it and have the money run out. Trustee Lambert asked about the availability of grants, funding or whatever monies might be available to help the Village lower the cost; this will be explored. Trustees Juarez and Ugaste want good educational outreach (open houses, etc.) for the residents to maybe lessen phone calls. Trustee Grieco said starting this project sooner rather than later based on the pictures of corrosion makes sense. Trustee Krinski noted that the Village has a lot of older homes and getting this done will cut down on the water waste. Trustee Schwenk said he is not happy with the increased dollar amount, but this does need to get done. Trustee Krinski asked how many times do we have to shut-off residents' water, Finance Director Miller said the Village sends out approximately 500 past-due notices each cycle. The next week, tags are placed on homes notifying residents of the upcoming shut-offs (approximately 300) which Public Works has to physically do. Those that have not paid (approximately 30–40) then have the shut-offs done. If the resident comes in after 3:00 PM, Public Works then has to go and turn on the water. Trustee Krinski also pointed out that this "turn-off" system would monitor water leakage, which would be a huge benefit for residents that are not home during some of

the colder months—not coming home to a flooded home is a great benefit,

The Board will move forward with the new meters, and based on the turn-on/turn-off feature being not favored by Trustees Lambert and Schwenk, this will be made part of the bid proposals—cost with and cost without.

V. PUBLIC COMMENTARY

PUBLIC COMMENTARY

None

VI. ADJOURNMENT

ADJOURNMENT

A. Adjourn the Committee of the Whole Special Meeting

Motion to adjourn the Committee of the Whole Meeting.

ADJOURNMENT

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Committee of the Whole Special Meeting adjourned at 6:46 PM.

Village Clerk

To: Mayor and Board of Trustees
From: Colleen Tancredi
For: Committee of the Whole of March 9, 2026
Subject: Annual Report - Beautification Committee

Financial Impact:

Attachments:

1. 2026 Annual Beautification Committee Report
2. Beautification Committee Presentation for March 9, 2026 Board Meeting

Background:

See attached staff report.

Recommendation:

To: Mayor and Board of Trustees
From: Lynne Monroe, Assistant Village Administrator
For: Village Board Meeting~March 9, 2026
Subject: Annual Mundelein Beautification Committee Report

MUNDELEIN BEAUTIFICATION COMMITTEE REPORT FOR 2025

BACKGROUND

The ordinance establishing the Mundelein Beautification Committee was adopted in November 2021. It directed the Committee to:

- Advise the Mayor and Board of Trustees.
- Collaborate with other organizations as appropriate.
- To develop plans and programs to enhance Mundelein's scenic environment and its aesthetic appearance.
- Plan the administration of programs and activities to protect Mundelein's natural beauty and enhance the community's quality of life with beautification initiatives.
- Research and evaluate programs and projects that encourage public participation in enhancing Mundelein's natural beauty.
- Advise the board of Trustees on strategies and projects that contribute to Mundelein's appearance through landscaping and related public improvements.

The Ordinance also called for the Committee to submit a written report on its activities of the preceding year to the Mayor and Board 90 days following the end of the calendar year.

This is the ***2025 Annual Report of the Mundelein Beautification Committee.***

GOALS AND OBJECTIVES

A substantial portion of the Committee's initial work focused on beautification through landscape improvements and bringing awareness to the community of small efforts that can have a big impact. Past focus areas placed an emphasis on enhancing and promoting monarch and pollinator conservation and encouraging marigold plantings throughout Mundelein. In 2025, the Committee decided to expand our focus on nature and the environment by becoming a Bird City in partnership with the Audubon Society.

2025 OVERVIEW and ACCOMPLISHMENTS

Excellence in Gardening and Excellence in Decorating Awards: In 2025, the Beautification Committee decided to focus on recognizing excellence in gardening throughout Mundelein during the

growing season. Bookmarks with a QR code to introduce the Beautification Committee were created in English and Spanish. These were distributed throughout the Community. Yard signs were distributed to a wide range of gardens throughout the Village.

Roadside Cleanups: The Beautification Committee hosted 3 roadside cleanup events in Mundelein to remove trash and beautify our community.

Community Events: The Beautification Committee participated in two Mundelein Farmer's Markets, Mundelein Days, the District 75 Tiger Truck Fest, Lure of the Local, Santa's Cottage and the Winter Tree Lighting. We shared information about our programs and activities focusing on information about birds and pollinators.

Bird City: The Bird City program recognizes communities for their work to support bird conservation in Illinois. The program is supported by the Audubon Council of Illinois and in Lake County by the Lake County Audubon Society. Mundelein is now part of a select group of only 12 municipalities in Illinois to receive this designation. This honor reflects the Village's and the Committee's sustained efforts over the past several years to support bird-friendly practices and environmental stewardship.

As a designated Bird City, Mundelein commits to celebrating Work Migratory Bird day by:

- Issuing a proclamation and hosting an educational bird walk.
- Encouraging participation in community science initiatives that support bird monitoring and conservation.
- Providing general public education on birds, their habitats, and practices that help protect them.

Spring into Summer Fest: On May 31, the Committee hosted the 3rd annual Spring into Summer Festival The half-day family-friendly event brought together 25 community members and organizations and featured plenty of Children's activities, several booths featuring educational focus on gardening, natural spaces and habitats. Attendees, enjoyed great food and beverages as well as plant and seed giveaways. In 2025, more than 700 people attended! This event highlights the important work of the Beautification Committee and shared simple sustainability practices residents can use to make a meaningful, positive impact in our community and beyond.

New Garden South of Village Hall: In the fall, the Beautification Committee planted a new garden south of Village Hall. This garden is designed to provide color and interest throughout the year when it is mature and to provide ideas for others in the community.

Past activities:

In previous years, the Beautification Committee Initiated a downtown community beautification effort to increase the number of flowers in this high-profile area by installing 60 hanging baskets along Route 45 and Seymour Ave. The Beautification Committee was also involved in planting two pollinator gardens, one at Courtland Commons and the other at the Mundelein Village Hall, and contributed to the America in Bloom initiatives, that resulted in three community awards in 2023.

2026 PLANS

The Beautification Committee is planning more activities and initiatives in 2026, these include:

1. Official Bird City Designation presented in January 2026.
2. Continue partnership with Lake County Audubon Society including a Bird Walk tentatively scheduled for May 16th
3. 4th Annual Spring into Summer Fest - Saturday, May 30 from noon - 4:00 at Tighthead Brewery
4. Plant dividing, improvements, and additions to our gardens at the Mundelein Village Hall
5. Excellence in Gardening awards.
6. Roadside cleanup events including cleanup along 176 before the Bike Race
7. Birds and Gardens themed Farmer's Market on June 20 and another Monarch butterfly release at a summer farmer's market
8. Final installation of the Monarch and Marigold Star in cooperation with the Mundelein Arts Commission

FUNDING

The Village generously budgets \$10,000 for this committee. As the committee refines its scope and expands its recurring events and project goals, the funds will be used for branding, giveaways, educational events, and community beautification projects.

CONCLUSION

Every action the Beautification Committee takes to enhance our community supports Mundelein's Brand Promise-to be welcoming to everyone who lives here, owns a business, visits, or considers Mundelein as a place to call home or pursue their dreams.

The Beautification Committee is making a meaningful, positive impact on the Village of Mundelein and continues to grow its visibility and presence throughout the community.

Beautification Committee

2025 Accomplishments

2026 Planned Activities

Beautification Committee: The ordinance establishing the Mundelein Beautification Committee was adopted in November 2021, directing the Committee to:

- ◆ Collaborate with other organizations as appropriate.
- ◆ Develop plans and programs to enhance Mundelein's scenic environment and its aesthetic appearance.
- ◆ Plan the administration of programs and activities to protect Mundelein's natural beauty and enhance the community's quality of life with beautification initiatives.
- ◆ Research and evaluate programs and projects that encourage public participation in enhancing Mundelein's natural beauty.
- ◆ Advise the board of Trustees on strategies and projects that contribute to Mundelein's appearance through landscaping and related public improvements.

Every action that the Beautification Committee takes to beautify the community helps to support Mundelein's Brand Promise to be welcoming to everyone who lives here, owns a business, visits, or contemplates Mundelein as a place to live or launch their dreams.

Beautification Committee 2025 Excellence Awards

- ◆ In 2025, the Beautification Committee decided to focus on recognizing *Excellence in Gardening* throughout Mundelein during the growing season.
- ◆ Bookmarks featuring a QR code introducing the Beautification Committee were created in both English and Spanish and distributed throughout the Community.
- ◆ Yard signs were distributed to many residents throughout the Village, recognizing a wide-range of beautiful gardens.



Beautification Committee 2025 Roadside Cleanups

Hosted 3 roadside cleanup events in Mundelein to remove trash and beautify our community.



Beautification Committee 2025 Community Events

- ◆ Mundelein Farmer's Markets
- ◆ Mundelein Days
- ◆ District 75 Tiger Truck Fest
- ◆ Lure of the Local
- ◆ Santa's Cottage
- ◆ Winter Tree Lighting

We shared information about our programs and activities focusing on information about birds and pollinators.

Beautification Committee 2025 Bird City USA Designation

- ◆ The Bird City program recognizes communities for their work to support bird conservation in Illinois.
- ◆ Program is supported by the Audubon Council of Illinois and in Lake County by the Lake County Audubon Society.
- ◆ Mundelein is now part of a select group of only 12 municipalities in Illinois to receive this designation.
- ◆ This honor reflects the Village's and the Committee's sustained efforts over the past several years to support bird-friendly practices and environmental stewardship.
- ◆ As a designated Bird City, Mundelein commits to celebrating Work Migratory Bird day by:
 - ◆ Issuing a proclamation and hosting an educational bird walk.
 - ◆ Encouraging participation in community science initiatives that support bird monitoring and conservation.
 - ◆ Providing general public education on birds, their habitats, and practices that help protect them.



Beautification Committee 2025

New Garden on Southside of Village Hall

- ◆ In the fall, the Beautification Committee planted a new garden on the southside of the Village Hall.
- ◆ This garden is designed to provide color and interest throughout the year and provide ideas for others in the community.



Beautification Committee 2025 Spring into Summer

- ◆ On May 31, 2025, the Committee hosted the 3rd annual Spring into Summer Festival
- ◆ The half-day family-friendly event brought together 25 community members and organizations and featured:
 - ◆ Children's activities
 - ◆ Booths featuring gardening, natural spaces and habitats
 - ◆ Great food
 - ◆ Plant and seed giveaways

More than 700 people attended!

This event highlights the important work of the Beautification Committee and shared simple sustainability practices residents can use to make a meaningful, positive impact in our community and beyond.



The poster for the Spring into Summer Fest features a vibrant orange and green color scheme. At the top left is the Mundelein logo with the tagline 'KEEP IT BEAUTIFUL'. The main title 'SPRING INTO SUMMER FEST' is in large, bold, white letters on a red background, with the date 'May 31, 2025' below it. The event is presented by the Mundelein Beautification Committee and Tighthead Brewing Co., with the Tighthead logo and address (161 North Archer Avenue, Mundelein, IL 60060) on the right. The event runs from 12pm to 4pm. Activities include food vendors (Hay Botana, Pizzeria Deville), gardening fun (plant giveaways, free seeds, learning about gardening), and kids' activities (face painting, reptile show, public works truck, and firetruck visit). A QR code is located at the bottom right, and the Mundelein logo with the tagline 'start here. star here.' is at the bottom left.

MUNDELEIN
KEEP IT BEAUTIFUL

SPRING INTO SUMMER FEST
May 31, 2025

Presented by the **Mundelein Beautification Committee & Tighthead Brewing Co.**

Tighthead
BREWING COMPANY
161 North Archer Avenue
Mundelein, IL 60060

Join us for a day full of fun, flavor, and family-friendly activities!
12pm-4pm

FOOD VENDORS

- Hay Botana
- Pizzeria Deville

GARDENING FUN

- Plant Giveaways
- Free Seeds!
- Learn About Gardening, Birds & Local Plants

KIDS' ACTIVITIES

- Face Painting
- Reptile Show (2pm-3pm)
- Explore a Public Works Truck
- Visit Old Number 1 Firetruck

★ Sip on a cold beer or refreshing beverage at Tighthead while enjoying plant and seed giveaways, kids' activities, and all things gardening! Don't miss the excitement of Dave Dinaso's Traveling World of Reptiles - live from 2pm - 3pm!

Mundelein
start here. star here.



Beautification Committee 2026 Planned Events

- ◆ Official Bird City Designation presented in January 2026.
- ◆ Continue partnership with Lake County Audubon Society including a Bird Walk tentatively scheduled for May 16th.
- ◆ Spring into Summer in partnership with Tighthead Brewing. Event will be held on May 30, 2026 from noon to 4:00.
- ◆ Plant Dividing and additions to our gardens at the Mundelein Village Hall.
- ◆ Excellence in Gardening awards.
- ◆ Roadside cleanup events including cleanup along 176 before the Bike Race
- ◆ Birds and Gardens themed Farmer's Market on June 20 and another Monarch butterfly release at a summer farmer's market.
- ◆ Final installation of the Monarch and Marigold Star in cooperation with the Mundelein Arts Commission.

To: Mayor and Board of Trustees
From: Bob Stadlman
For: Committee of the Whole of March 9, 2026
Subject: Annual Report - Old # 1 Fire Truck Preservation Committee

Financial Impact:

Attachments:

None

Background:

Report will be presented by Old # 1 Fire Truck Preservation Committee Chair Bob Stadlman.

Recommendation:

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Committee of the Whole of March 9, 2026

Subject: Annual Report - Economic Development Commission

Financial Impact:

Attachments:

1. EDC Annual Update Presentation

Background:

The Economic Development Commission (EDC) serves as an advisory body to the Village Board on matters related to the business community. Annually, the EDC provides a written report to the Village Board to summarize current conditions and review the previous year's activities. While the efforts of the Village and recommendations to support the Downtown are ongoing, this report reflects conditions of the entire Village. The EDC found that additional areas and activities of the Village merit recognition and further investigation.

One important component of the report, and prior editions, is to provide the Village Board with a summary of public and private improvements, notable economic activity, and other economic initiatives which occurred within the Village in the previous year. The report is not intended to be an exhaustive list of activities and improvements; rather, it is intended to highlight a sampling of items which contributed, negatively or positively, to the local business environment.

The presentation and time with the Village Board is utilized by the Economic Development Commission to provide recommendations to the Mayor and Trustees for projects to be incorporated into the Village budget for the upcoming budget cycles. The Commission's Recommendations are provided as an attachment to this report.

2025 Economic Activity Highlights:

Public Sector Improvements

- Park Street & Chicago Avenue Parking Lot – Completed

Private Sector Improvements

STAR Grants Approved:

- Smokin BBQ on 45 – \$1,500 – Lighting in Dining Room
- Mount Ara – \$4,500 – Interior Improvements
- Nova Dental Care – \$5,000 – Equipment Purchase

BIG Grants Approved:

- JRM Park LLC - \$50,000 – 32 E. Park Street
- Lakes Apothecary - \$4,706 – 404 N. Seymour Avenue

Private Developments:

- Sheldon Woods Subdivision - Under Construction, near completion
- Mundelein Senior Apartments - Completed
- The Townes at Oak Creek - Under Construction
- The Philly Special Expansion - Under Construction
- AREA - Under Construction
- Smokin' Jacks BBQ - Completed

Business Highlights:

1. Action Martial Arts, Relocation, 706 E. Hawley Street
2. Advantage Materials Handling, Relocation, 300 Townline Road
3. Advia Credit Union, New Business (merger Northside Community Bank), 800 N. Route 83
4. Aesthetically Well, New Business, 1511 S. Lake Street
5. All Ages Medical Center, Relocation, 109 N. Seymour Avenue
6. America's Best Contacts and Eyeglasses, New Business, 2990 & 2992 W. Route 60
7. Amerpaststore.co, New Business, 444 E. Hawley Street
8. Barbara Heim LMT, New Business, 450 N. Seymour Avenue
9. Bargain Deals Hub LLC, New Business, 620 E. Hawley Street
10. Best Brains Learning Center, New Business, 1515 S. Lake Street – Suite B
11. Digital Acoustics, New Business, 216 Terrace
12. EME, LLC – Meat Processing, New Business, 906 Tower Road
13. ETS Mundelein LLC, New Business, 901 E Orchard St Unit L
14. Express Tabacco and Vape, New Business, 1517 S. Lake Street
15. Fitzsimmons Surgical Supply Inc., New Business, 901 E. Orchard Street – Suite D
16. Gaby's Salon Inc, New Business, 502 N. Lake Street

17. Glenkirk, New Business, 675 S. Route 83
18. Hope Transportation, New Business, 1375 Wilhelm Road
19. ICR 247 Inc, New Business, 165 Archer Avenue
20. Invirgance, New Business, 333 E. Route 83 Unit B6
21. JMJ Clouds, New Business, 787 S. Midlothian Road
22. Lake County Stallions, New Business, 901 E. Orchard Street – Suite H & J
23. LAS Hardwoods, New Business, 850 Tower Road
24. Meeros Vape & Tabacco, New Business, 815 S. Lake Street
25. Osteopathy Chicago, New Business, 333 E. Route 83 – Unit 106
26. Out of this World Embroidery, New Business and Relocation, 83 E. Division Street
27. Play it Again Sport, New Business, 1539 S. Lake Street
28. Puff Lab, New Business, 736 S. Butterfield Road
29. Rose Custom Cabinets, Ownership Change, 408 Washington Blvd.
30. Royal Fades, New Business, 1523 S. Lake Street
31. RS LLD LLC, New Business, 218 Terrace Drive
32. Scoops Gelato Café, New Business, 446 N. Lake Street
33. Shoo Rei Kai, Relocation, 107 N. Seymour Avenue
34. Smokin Jacks BBQ, New Business, 32 E. Park Street
35. Sparkerland Mini Art Museum, New Business, 612 ½ E. Hawley
36. Tartar Motors LLC, New Business, 321 Townline Road
37. The Warm Heart of Healing Acupuncture and Chinese Medicine, New Business, 309 N. Lake Street – Unit LL1
38. Three Birds Yarn Studio, New Business, 512 N. Seymour Avenue
39. Total Wireless, New Business, 368 Townline Road
40. Toy Barn, Inc, New Business, 900 Tower Road
41. Turbo Cargo Inc, New Business, 1282 Townline
42. Cellular Sales of Illinois LLC, New Business, 3046 W. IL Route 60
43. WHY Inc., Ownership Change, 100 Terrace Drive

Notable Business Closings:

1. Tonality Brewing Company, 169 N. Seymour Avenue
2. Bosacki's Home Brew, 610 E. Hawley Street
3. EcoMed, 210 Terrace Drive
4. Nassco Inc., 909 Orchard Street
5. RKB Distributors, 216 Terrace Drive

2025 EDC Activities:

Business Appreciation Breakfast: The Business Appreciation Breakfast was on February 26, 2025. There were a total of 97 attendees representing 49 businesses.

Business Outreach: During the year, the EDC made several efforts to reach out to local businesses. It is estimated that the Commission contacted over 70 businesses throughout the year between their efforts to advertise the business registration requirements, Village Grant programs, ribbon cutting events, and business check-ins.

Chamber Membership Grant Program: The Commission continued to advertise the Chamber Membership Grant Program. In 2025, the EDC approved one application. This program offers businesses a chance to have their membership costs covered for organizations such as the Green Oaks, Libertyville, Mundelein, Vernon Hills Chamber of Commerce; the Lake County Chamber of Commerce; the Black Chamber of Commerce of Lake County; and Mundelein Community Connection.

Gold Star Awards:

The Commission once again selected recipients of the annual Gold Star Awards: business investment/expansion, community involvement, customer service, and Mundy pride. The Nominations for the

2026 Awards are as follows:

- *Business Investment/Expansion:* Advantage Material Handling, Inc.
- *Community Involvement:* AREA Coffee
- *Customer Service:* TieMart
- *Mundy Pride:* Out of This World Embroidery

Guest Speakers/Education: From time to time, the EDC invites guest speakers to attend EDC meetings and provide more information about their organization. This is part of the EDC's goal of educating both themselves and the public. Guest speakers in 2025 who attended or provided updates to the Commission included: Courtney Combs of Lake County Community Foundation, Lynne Monroe and Freedom Nguyen from the Village of Mundelein. In addition to guest speakers, EDC members attended regional events to learn more about specific programs, and lectures on current market trends. Events and visits included: Lake County Partners quarterly municipal meetings, the LCP BIG Event, among others.

Grant: The S.T.A.R. grant program was created and approved by the Village Board in May 2022. Through small (<\$5,000) grants, this program was intended to give businesses an option to improve their operation, respond to a financial crisis, or offset unexpected costs in a time of need. The EDC received five applications for the STAR Grant but approved three with the funding received in 2025.

Vacancy Data Collection: As an economic tool, Village Staff keep a database of commercial and industrial properties and their tenants. This data provides numerous benefits to the Village; however, it is a laborious process to maintain the data. EDC members were able to assist staff in updating this data by verifying or editing occupancy data.

Economic Outlook:

Largest Vacancies: The Village has made outstanding progress on notable vacancies within the last few years. 933 Tower Road, former Rainbow Graphics, has 48,500 square feet of available space. 333 Washington Boulevard, former Lakeside Transportation, has 32,000 square feet of available space. Other larger spaces that are within 20,000 and 30,000 square feet of vacancy are 404 Washington

Boulevard, 1040 and 1060 High Street. All of these larger vacancies fall within our Manufacturing Zoning Districts.

Current vacancy statistics for Mundelein as a whole. Due to variations in the methods of data collection, both Village-maintained data and CoStar data are reviewed.

Village-Maintained Data:

- Commercial Occupancy - 90.58%
- Industrial Occupancy - 94.72%
- Downtown Occupancy - 83.66%
- Village-Wide Occupancy - 93.20%

While the story of 2025 has been very positive, there are still some vacancies within the Village worth noting. The most notable outstanding vacancies are:

- 2075 South Lake Street (Former CVS), 13,225 SF
- 440 East Hawley Street (Former Old Village Hall Site), 17,500 SF
- 420 North Lake Street, 15,400 SF
- 163 Archer Avenue (Former Crownhill Packaging), 20,823 SF

Ongoing Economic Development and Planning Projects:

- Additional Marketing for the STAR Grant
- Development of Micro Shops in Mundelein
- Village Plaza Circle Improvements
- Bank Triangle Redevelopment
- Renovation or Redevelopment of Mundelein Shopping Center (Taste of Paris through Roller Rink)

2026 Recommendations:

1. *Increase the STAR Grant maximum award from \$10,000 to \$15,000 for FYE2027.* Due to increased outreach by the EDC in 2026, awareness of available business grants has grown within the community. Staff has observed a corresponding increase in inquiries regarding these funds. The budget for the STAR Grant in FYE 2026 was \$10,000; however, this amount covered only three requests and exceeded the budget by an additional \$1,000. The EDC recommends increasing the STAR Grant budget to \$15,000 to support at least one additional business. The STAR Grant is particularly attractive to existing businesses, as it supports projects that do not require the larger scale funding associated with new businesses, covered by the BIG Grant.
2. *Micro shops at Mundelein.* The Micro Shops project has been an ongoing initiative that has generated enthusiasm among residents and business owners. The EDC is requesting the

Village's support for this project. The Advisory Group will provide the Village Board with all necessary information to ensure a smooth approval process in the coming months.

3. *Reconstruction of Morris Avenue.* Morris Avenue between Hawley Street and Park Street is in noticeably deteriorated condition, with pavement issues that are affecting access, and overall customer experience. Businesses along this corridor have expressed concerns about how the roadway's condition is impacting their operations.
4. *Allanson Road and Lake Street Intersection.* This is a high-traffic intersection used by a variety of vehicles. However, its design does not support the turning movements or space required for semi-trucks, even though a large number of them pass through the intersection each day. Many of these semi-trucks are traveling to and from the manufacturing businesses on Allanson Road. The Village of Mundelein should consider coordinating with the State to improve the intersection and pursuing grant opportunities to help fund the necessary improvements.
5. *Mobility improvements in South Corridor.* Allanson Road and Butterfield Road are major roads with heavy traffic in both Mundelein and Vernon Hills. They connect the manufacturing districts with the commercial areas on the south side of town. The Economic Development Commission (EDC) again received concerns about pedestrian safety this year, which was also a concern last year. Pedestrians are often seen walking along the road or in the grassy areas. The EDC recommends that the Village look into adding sidewalks on both sides of these roads. The EDC understands there are challenges with right-of-way and railroad crossings, but encourages the Village to work with the county, the state, and the Village of Vernon Hills to improve pedestrian safety in this southern area of town.
6. *Improve Lighting for Artwork Throughout the Village.* Local businesses have noted that the artwork near their establishments is not sufficiently illuminated, making it difficult to appreciate after dusk. They believe that adding appropriate lighting would highlight the artwork during evening hours, enhance the visual appeal of the area, and potentially draw more foot traffic to nearby businesses.
7. *Tower Road Street Markings.* Road markings on Tower Road are faded or missing, making it difficult for drivers to identify their lanes. The Village should consider restriping and enforcing street parking, as some businesses park in the roadway and block the limited markings that remain visible.
8. *Relocation of the Signalized Intersection on Lake Street and Townline Square Shopping Center.* The signalized intersection on Lake Street (Route 45) at the southern end of Mundelein, near Townline Square Shopping Center, currently presents operational challenges and raises safety concerns for traffic along the Route 45 corridor. In addition, the Bridge Industrial warehouse facility, located behind Garden Fresh Shopping Center, has limited access for semi-truck traffic. Under the existing configuration, semi-trucks are required to navigate a difficult route to enter and exit the site, which creates added conflict points and congestion at the signalized intersection on Lake Street (Route 45) and Townline Road (Route 60).

The EDC recommends that the access point be relocated slightly south of the existing signalized intersection and aligned with the right-in/right-out entrance to Garden Fresh Shopping Center, just north of the Lake Street and Townline Road intersection. Relocating the access in this manner would provide a more direct and functional egress route for semi-trucks leaving Bridge Industrial, reduce turning conflicts at the current signalized intersection, and improve overall traffic operations along this segment of Route 45.

Summary:

The EDC has prioritized promotion of the business support programs available to the local community, including the S.T.A.R. Grant, Chamber Membership Grant, and B.I.G. Grant. These initiatives have been instrumental in strengthening the overall business climate and positioning Mundelein as a competitive and attractive location for new and expanding businesses. The anticipated Micro Shops program is also expected to further diversify and support the local business base.

Mundelein’s business environment remains strong relative to other regions and several peer communities within Lake County. The Village benefits from a diversified economic base, a substantial workforce population, and continued growth across the commercial, industrial, and residential sectors. These factors contribute to sustained economic momentum and near-term optimism for the local business community.

As the Village evaluates and transitions to alternative economic development strategies, the EDC will sunset effective April 30, 2026. The Commission is confident that the foundation established through its programs and advocacy efforts will continue to support long-term economic vitality. The EDC also acknowledges and appreciates the Village Board’s ongoing commitment to fostering a strong and business-supportive environment through strategic public investments, targeted assistance programs, and high-quality municipal services.

Recommendation:

ECONOMIC DEVELOPMENT COMMISSION



Annual Update
Committee of the Whole
March 9, 2026

Economic Development Commission

2

➤ **Powers and Duties (established by Ordinance 94-3-11, published 3/10/1994):**

*“The business development commission shall endeavor to **attract business and industry for the Village of Mundelein** which will reflect credit to the Village. The Commission shall also endeavor to **retain and promote business and industry within the Village**. The Commission shall serve as **an advisory body to the Village Board on matters related to the business community**. The Commission shall have such additional powers and duties as may be assigned to it from time to time by the President and Board of Trustees of Mundelein”*

➤ **Name changed to Economic Development Commission (Ordinance 08-11-61, Published 11/25/2008)**

➤ **EDC to sunset April 30, 2026**

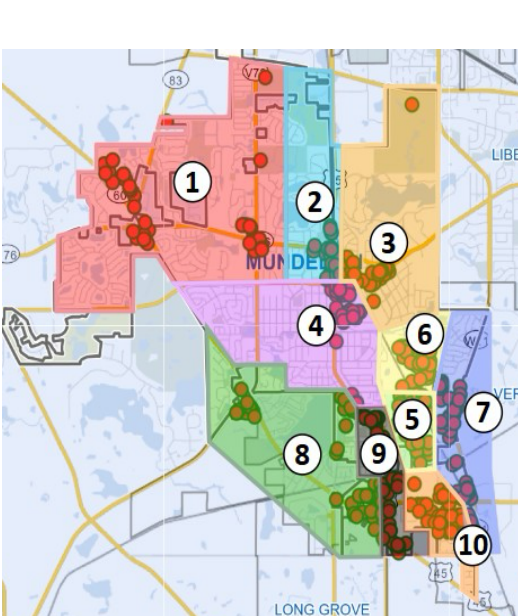
EDC Goals

3

- ATTRACT** New Businesses
- RETAIN** Existing Businesses
- RECOGNIZE** Local Businesses
- ADVISE** the Village Board
- EDUCATE** EDC Members, Board, Businesses, and the Public



Commissioner Districts



District 1:
David
Shutan



District 2:
Virginia
Gibbs



District 3:
Angela
Trillhaase



District 4:
Miguel
Echeverria



District 5:
Michael
Decker,
Chairman



District 6:
Raymond
Jackson



District 7:
Laurie
Lowry



District 8:
Sarah
Mital



District 9:
Edward
Streb



District 10:
Robert
Kalicki

2025 Events and Outreach

5

- ❑ Business Appreciation Breakfast in Feb 2025
 - / 97 Attendees/ 49 Businesses
- ❑ Summer Business Mixer in June
 - / 54 Attendees/ 27 Businesses
- ❑ Fall Mixer in November
 - / 50 Attendees/ 22 Businesses
- ❑ Business Outreach Site Visits
- ❑ Outreach to MHS Career Ed
- ❑ Sponsorship Outreach
- ❑ EDC Table at Grand Prix and Farmers Market
- ❑ Outreach to Local Business Resource Organizations



2025 Other Activities

6

- Advancement of MicroShop Retail Incubator
- S.T.A.R. Grants
 - / Smokin BBQ
 - / Mount Ara
 - / Nova Dental Care
- Chamber Membership Grant—Three Birds Yarn Studio
- Gold Star Awards
 - / Business Investment/Expansion – Advantage Material Handling, Inc.
 - / Community Involvement – AREA Coffee
 - / Customer Service – TieMart
 - / Mundy Pride – Out of This World Embroidery
- Vacancy Data Collection



Post EDC: Gaps to be Addressed

- ❑ Continued development of retail incubator concept (MicroShops)
- ❑ Opportunities for information-sharing and networking (Breakfast and two mixers were planned)
- ❑ Coupon flyer for distribution at Mundelein hotels and community events (Farmers Market, Grand Prix, etc.)
- ❑ Proposed Trending Issue Seminar
- ❑ Proposed “Made in Mundelein” project to highlight Mundelein manufacturing businesses
- ❑ Liaison between businesses and Village
 - Personal outreach to businesses to share information and facilitate business access to community resources
 - Personal welcoming/orientation of new businesses
 - Obtaining timely vacancy data based on direct contact with businesses
 - “Exit interviews” with businesses to solicit feedback

To: Mayor and Board of Trustees
From: Colleen Malec, Senior Planner
For: Committee of the Whole of March 9, 2026
Subject: Annual Report - Mundelein Arts Commission

Financial Impact:

Attachments:

None

Background:

Major Accomplishments – FY2026

1. Lure of the Local

- The MAC organized their 4th annual Lure of the Local exhibition this year, which is a month-long pop-up art exhibition that features a curated collection of local artists from Mundelein and the region in varying stages of careers and backgrounds.
- This year's theme was "Portals" and was considered by the MAC to be the biggest and best Lure of the Local to date. The event was more heavily attended, programmed, and marketed this year.
- This year featured a new location within the same building (Archer Business Center), but a different space – the former KSN Law space on the west end. This space functioned spectacularly for the Lure of the Local event, as well as a number of other small events that were piloted in the space (Business Mixer, STEAM Foundation Trivia Night, Kirk Players holiday show, etc.).
- A major addition this year was the Artist Residencies, an idea that came from the presence of many individual offices within the KSN Law space. Fourteen local artists were offered 4.5 months of free studio space during Lure of the Local as a pilot program. The program was successful – little to no issues, the artist residents were professional and respectful, and they contributed greatly to the overall management, programming, and energy of the exhibition.

- Fundraising has become a focus over the past two years through a donation box, raffle tickets, and bar tips. A total of \$2,333 in donations has been collected for the Kracklauer Fund for Public Art through Lure of the Local.

Ongoing/Recurring Programs

1. High School Student Scholarship

- For a 3rd year, the MAC awarded scholarships to three MHS students that are pursuing further education in the arts. A MAC subcommittee worked closely with the MHS Fine and Applied Arts Department to evaluate applications and hold interviews.
- The Mundelein Arts Commission awarded \$1,000 college scholarships to three outstanding MHS students: Matteo Bonilla, Mason Jerome, and Chloe Langford.
- The program will continue in 2026, and the MAC is currently holding interviews with this year's candidates.

2. Mundelein Grand Prix

- For a 5th year, the MAC worked with local artists to create chalk art installations across the race course.
- The MAC hosted a booth near the main stage area and handed away branded cowbells, which is always very popular. There is also a taped-off area for artists to create chalk art to entertain passerby, as well as provide entertainment for kids.

3. Other Community Event Participation

- Community Days – Booth with craft for kids and a decorated float during the parade.
- Winter Tree Lighting Festival - The MAC hosted a craft table for kids at the 2025 Winter Tree Lighting Festival (DIY gingerbread house ornaments).
- Spring Into Summer – Booth with craft and takeaways.
- Farmers Market (Art Week) – Booth with takeaways.
- Tiger Truck Fest (Formerly BratFest) by District 75 – Booth with crafts and takeaways.

4. Events on Park Street

- The MAC intends to continue arts programming for the new park on Park Street, which has been a great venue for certain event types. This year will feature for a 3rd time:
 1. Poetry and Storytelling Showcase
 2. Acoustic Music and Guitar Jam

5. Fundraising

- The MAC has begun focusing on fundraising in recent years, with the goal of adding funds to the Kracklauer Fund for Public Art. The fund is reserved for public art uses. A little over \$7,600 has been fundraised by the MAC over the past few fiscal years.

What's Next

1. Hand Sculpture (Name TBD)

- The MAC commissioned a sculpture by artist Meg White. The piece will be sculpted from limestone and will represent an outstretched, supportive hand with the palm at “bench height” to invite visitors to sit on it.
- The piece will be installed in the Pollinator Garden at Courtland Commons, at the opposite end from Earth Flight.
- The piece was originally expected to be completed in summer of 2025, but the artist has requested an extension to April 2026 due to health issues. The necessary concrete footer has been completed. The 2nd payment to the artist (\$8,500) will be due upon completion, which will come out of the FY2026 MAC budget.
- The artist posts frequent updates and behind-the-scenes on her YouTube channel: <https://www.youtube.com/@possmom8>
- The sculpture is currently unnamed, and the MAC will be seeking input from the community to name it (in a similar fashion to *Susurro*).

2. S’Murals

- The MAC has created a program called S’Murals (“*Small Murals*”) that is intended to bring more public art to Mundelein by encouraging murals in small moments that might be in highly visible locations or might be in unexpected places. They will all be on the small side (<100 SF) and help provide mural experience to local artists, who might not otherwise have many public mural opportunities. A stipend is provided to all artists.
- The program has two components:
 1. MAC Commissions: As budget allows, the MAC will be working with property owners and commissioning S’Murals themselves (ideally 1+ per year).
 2. Match-Making: Collecting names of both interested artists and property owners who are interested in commissioning S’Murals of their own. The MAC will assist in connecting property owners with local artists.
- Three S’Murals are expected to be installed in spring of 2026:
 1. Tony Cannoli
 2. Two locations along East Hawley Street (exact locations pending approval)

3. More Kirk Players Collaborations

- The MAC has been building a working relationship with the Kirk Players to bring more free and affordable theater events to the community, similar to a producer/director relationship. Current collaborations with Kirk Players:
 1. Annual holiday show (Miracle on 34th Street was performed in December 2025)
 2. Summer Shakespeare Shorts (returning this Summer 2026)

4. Music Events

- The MAC is in the early stages of planning two new music-related initiatives in 2026:
 1. A live music fundraiser – inspired by, and possibly a collaboration with *Set Sail Against Hunger*, a music and arts festival hosted in Chicago by a non-profit organization that fundraises for various food security initiatives. The MAC is currently seeking venues to partner with. It is undecided whether it will be a standalone event or a partnership with *Set Sail Against Hunger* (i.e. “*Set Sail North*”).

2. A new music-themed Farmers Market weekend, featuring booths selling used and new vinyl records, both by vinyl record stores and by individuals (flea market style).

5. Art Pantries

- The MAC is in the early stages of exploring an initiative to install “Art Pantries”, which are inspired by “Little Free Libraries” – pop-up boxes in public spaces where visitors can take artwork created by local artists.

6. Stars on Parade – New Addition

- The *Stars on Parade* exhibit will have a new addition this year, themed “Monarchs, Marigolds, and Mexican Heritage”.
- The artwork is being completed by local MHS student Xitlally Garcia and will be installed in the Pollinator Garden at Courtland Commons.

Recommendation:

To: Mayor and Board of Trustees
From: Amanda Orenchuk, Director of Community Development
For: Committee of the Whole of March 9, 2026
Subject: Annual Report - Planning and Zoning Commission

Financial Impact:

N/A

Attachments:

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

Background:

Accomplishments

The Planning and Zoning Commission held 14 meetings and heard 22 cases in 2025. The major hearings this year were:

- Flaherty & Collins Townhouses
- Seminary Cell Tower
- Text Amendments
- Pulte Walnut Ridge proposed development
- Solaria Townhouses proposed development

2026 Goals

In the upcoming year, the Planning and Zoning Commission respectfully considers the attached request for proposed historical and conservation initiatives.

Recommendation:

MEMORANDUM

To: Robin Meier, Mayor
Board of Trustees

Cc: Eric Guenther, Village Administrator

From: Planning and Zoning Commission

Date: December 22, 2025

Re: Planning and Zoning Commission – Preservation Initiatives

Purpose

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

Background

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

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

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

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

Rationale

A formal historical or environmentally significant designation process could:

1. Allow the Village to Recognize and Protect Significant Sites

Designation would ensure that historically important buildings and natural resources receive appropriate consideration during zoning or development proposals.

2. Support Thoughtful Development

Encourage redevelopment that is compatible with the character and scale of older neighborhoods and cultural landmarks.

3. Balance Reasonable Use with Preservation

A designation program creates a clear framework that respects existing use rights while helping avoid incompatible or irreversible changes.

4. Promote Civic Identity and Heritage

Reinforce the Village's unique sense of place, helping residents and visitors understand and appreciate its history.

5. Provide Clear, Predictable Procedures

Give property owners and developers transparent guidelines regarding expectations, processes, and allowable modifications.

6. Expand Opportunities for Property Owners

The historical or ecological/natural feature designations could unlock financial benefits to property owners including qualifying for State or Federal tax credits and grant opportunities.

Comprehensive Plan

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

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

Recommended Actions

1. Engage the Community

Such an initiative should be developed with strong community input and proactively address concerns that may arise in the ordinance language, including potential impacts on development. The Village should hold informational meetings, provide educational materials, and seek input from property owners, local historians, conservationists, and civic organizations. The initiative should align with the goals of the Historical Commission and other applicable commissions or quasi-public organizations to ensure coordination and broad support.

2. Direct Staff to Draft a Preservation Ordinance

This ordinance should outline criteria for designation, establish review procedures, and assign responsibility to either a Preservation Commission or an existing body.

3. Establish a formal Designation Process

Include steps for nominating properties, evaluating significance, conducting public hearings, and assigning local landmark or district status.

4. Creating Guidelines for Designated Properties

Provide clear, user-friendly standards for maintenance, alterations, and new construction for designated historic properties. Provide clear standards for development in and around properties designated as ecologically or environmentally significant.

5. Developing a Village Historic and Natural Resources Inventory

Identify and prioritize buildings and sites that may warrant future protection.

Conclusion

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

To: Commission Members
From: Mike Flynn
For: Committee of the Whole of March 9, 2026
Subject: Annual Report - Historical Commission

Attachments:

None

Background:

MUNDELEIN HISTORICAL COMMISSION ANNUAL REPORT FOR 2025

1. INTRODUCTON

The ordinance establishing the Mundelein Historical Commission was adopted in December 2018. It acknowledged the importance of having “knowledge and understanding of a community’s history” and recognized the value in making the community’s history “available and accessible to current and future generations.”

The ordinance directed the Commission to:

- Collaborate with other organizations to preserve Mundelein History
- Make Mundelein History accessible to the public
- Plan programs, policies and activities
- Research and evaluate strategies to develop programs about Mundelein History
- Promote the use of artifacts and memorabilia for the continued education of residents and visitors

It also requires the Commission to submit a written report to the Mayor and Board on its activities in the preceding year within 90 days the end of the calendar year. This is the ***Annual Report of the Mundelein Historical Commission for 2025***

2. GOALS AND OBJECTIVES

In accordance with the enabling ordinance, the Commission established its goals and objectives and presented them to the Board in its Annual Report on August 9, 2019. A good portion of the Commission’s goals are focused on operating the museum and managing the artifact collection. (The

museum administrative and management procedures are available on the MHC webpage.) In addition, the Commission provided examples of potential projects outside the museum for promoting access to local history.

In 2025, the Commission successfully carried out the Village Board's direction as outlined in the Ordinance.

3. HERITAGE MUSEUM MANAGEMENT

The museum is owned and maintained by the Mundelein Park and Recreation District. The artifact collection is the property of MPRD. Whenever an item is recommended to be added or removed from the collection, the Park Board must vote on the recommendation. The Historical Commission works closely with the Park District staff on facility maintenance and collection management.

Museum Displays

In the 2025 winter off-season, exhibit curators updated and expanded several exhibits to keep them interesting for returning visitors. The museum opened for the 2025 season on March 18th. The *Diamond Lake Lost and Found* exhibit, a partnership with local, amateur archeologist, John Hynds, was carried over for 2025. It is currently being replaced for the 2026 season. The Diamond Lake exhibit received the ***Best In Illinois History*** award in March 2025 from the Illinois State Historical Society.

Attendance

Museum attendance in 2025 was good, but it can always be better. Over the nine months of operation, the museum registered 340 visitors, including visitors from 11 states outside of Illinois; 4 from other countries, and 89 from other Illinois communities. One group tour and 5 individual tours were provided by appointment outside of normal operating hours, for approximately 20 people.

Attendance for the off-site events (pop-up museum, cemetery walk, school presentations, etc.) served another 791 constituents, bringing the total visitors served to 1,131.

Promotion

During the month of March, the MHC installed a promotional display in the foyer of the Fremont Library advertising the Heritage Museum and promoting the 2025 season.

Our presence on Facebook has expanded. Commissioner Anne Walker serves as our Facebook coordinator. MHC published four quarterly newsletters to 467 people who have registered to receive them.

Artifact Collection

In 2025, we continued to make headway on managing the museum collection by de-accessioning items that no longer met the museum's mission; receiving new donations; and organizing the off-site storage site.

Our archivists, Wendy Frasier and Barb Zander, spent a considerable amount of time cataloging, cross-referencing, and organizing the archival materials (paper records) that are kept at the museum.

4. SPECIAL EVENTS AND PROGRAMS

Pop-up Museum

In April the MHC hosted an off-site “pop-up” museum at Tighthead Brewery. This was a “show-and-tell” type event. We displayed 20 very unusual items — such as antique tools, household items, farm equipment etc., that are not on display at the museum, for people to identify. Prizes were awarded to the winners. 30 people took part.

In June, MHC hosted a “pop-up” museum at a Farmers Market which was very well-received.

School Presentations

In June, MHC made a historical presentation to 17 children at the MPRD pre-school. In September, the commission made a similar presentation to all second-graders at the Fremont elementary school, approximately 225 children.

Live Radio Theater Presentation

On June 11th, the Commission organized a live radio theater performance at the Fremont Library presented by *Those Were the Days Radio Players*. The event recreated a classic radio show from the Golden Age of Radio, complete with sound effects and music to provide a nostalgic, historical experience. 60 people attended this free event.

Mundelein History Day

As part of Mundelein Community Days, the Commission held Mundelein History Day at the museum. The event was centered on the 100th anniversary of Old #1. The Old #1 Committee participated, as did the Mayor, USML CEO Jim Heinen, John Hynds, and others. Music, birthday cake, popcorn, beverage, and free museum tours were provided at no charge to the public. Estimated attendance exceeded 250 people.

Lure of the Local Art Exhibit

For the 2025 Lure of the Local art show, the Commission presented a display of antique postcards from its extensive collection. Additional postcards from the private collection of Terry Shaul were added to augment the display. 150 postcards colorful examples of historic postcards from all eras of postcards were displayed for the entire run of Lure of the Local. Hundreds of visitors viewed the display.

Ivanhoe Cemetery Walk

In September, MHC held a Historical Cemetery Walk at Ivanhoe Cemetery. A cemetery walk is an outdoor, theatrical event featuring monologues at gravesites performed by actors representing the deceased. Visitors learned about the lives of the departed, all of whom were instrumental in the growth and development of Fremont Township and our community. This was a partnership with Ivanhoe Congregational Church, Kirk Players and Kristan’s Funeral Home. 120 people attended. There was no charge.

An indoor version of the Cemetery Walk was presented at the Fremont Library in October. This event was also free-of-charge and was attended by 100 people.

All Hallows Eve

In October, the museum was decorated for the Halloween Season and a cultural exhibit was created for Dia de los Muertos—Day of the Dead—which ran for 2 months.

Old Time Radio Shows

Each month, on the 4th Saturday, MHC presents Old Time Radio Shows at the museum. The shows are from the private collection of commission member Anne Walker. They cover a variety of genres from the Golden Age of radio theater. Attendance averaged 8 visitors per show.

5. Other

Volunteers

In 2025, the Historical Commission had one resignation, which reduced membership to six. At the end of the year, the vacancy was filled when Tracey Skinner joined the commission in December. Each commissioner serves as a museum docent and volunteers at special events. Many also curate exhibits, maintain the collection of artifacts, and attend Lake County Alliance meetings. Wendy Frasier and Barb Zander are the museum archivists and primary exhibit curators. Anne Walker is our database manager and Facebook coordinator. In addition, the MHC engaged 10 additional volunteers as docents and helpers on special projects.

In 2025, MHC volunteers logged **1,238 hours** of work on Commission-related activities.

General Information

1. The Heritage Museum was open to the public Wednesdays from 1 pm to 4 pm and Saturdays from 4 pm to 7 pm, March 15th through December 15th.
2. During the current off-seas the Hynds exhibit will be re-located and downsized, but it will still remain a significant presence. The new seasonal display will be **Mundelein In the Roaring 20's**. The 1920's was a period of major events and development in the Village. A new display celebrating the 60th anniversary of the Kirk Players will be installed.
3. The Commission conducted three roadway clean-up days on the section of Courtland Street between Lake Street and Noel Drive that it has adopted.
4. Participated in the Lake County Historical Alliance monthly meetings and training sessions regarding the Lake County America 250 Oral History project.

6. FUNDING

Village of Mundelein: The MHC Village budget in 2025 was \$3,500, which is used for non-museum-related expenses. For 2026 we have requested that our budget remain at \$3,500.

Mundelein Park District: Funding for the Heritage Museum is provided by the Mundelein Park and Recreation District from its tax-based Museum Fund. Major building improvements included a new roof and gutters on the museum and phase 1 landscape upgrades.

Roof repairs were made on the caboose to stabilize deterioration; and the interior of the caboose

was cleaned out. Waterproofing of the crawl space was deferred to a later time because of a high cost estimate. Additional repairs to the windows of the Caboose are needed to stop further deterioration. An assessment of whether or not a full rehabilitation of the caboose is warranted is now underway by the MPRD. The MHC joined the MPRD staff on a visit to the Illinois RR Museum to discuss restoration options. Further action rests with the MPRD. The likelihood of further repair is uncertain due to the high cost.

7. CONCLUSION

The MHC is very proud of its accomplishments in 2025. Receipt of the *Best in Illinois History* award from the Illinois Historical Society was a great honor for the Museum, MPRD and the Village. In 2025, we continued successful collaborations with community groups such as Fremont Library, Mundelein Arts Commission, the Old #1 Committee, Lake County Alliance, The Dunn Museum, Tighthead Brewery, Apple Frame Studio, Fremont School District 79, Mundelein Park District, Ivanhoe Congregational Church, Kirk Players, USML Seminary, and the Village of Mundelein

Planning is underway for more events in 2026: **March** –Fremont Library Display to promote Opening Day the March 21st; **April** – MPRD pre-school Presentation; **June** – Fremont Library 2nd Display of Museum Artifacts; **July** – Mundelein History Day celebration of America 250 Oral History; **August** – Pop-up Museum at Farmers Market; **September** – Downtown History Walk; **April – December** – Old Time Radio Shows at the Museum.

Submitted by: Michael Flynn, Chairman Mundelein Historical Commission

Recommendation:

To: Mayor and Board of Trustees

From: Ernie Billittier

For: Committee of the Whole of March 9, 2026

Subject: Annual Report - Mundelein Community Connection

Financial Impact:

Attachments:

1. 2025 Mundelein Community Connection Annual Report

Background:

See attached report

Recommendation:

Mundelein Community Connection 2025 Annual Report

Presented by Ernie Billittier, President, Mundelein Community Connection

I. Board Members

Chris Piazza, Mundelein Community Bank; Nancy Piasecki, Adiva Credit Union; Mark Yarbrough, Tighthead Brewery; Rita Kipp, resident; Angela Trillhaase, resident; Ernie Billittier, resident (President); Mike Flynn, resident.

II. Staff

1. Jess Stoffel—Executive Director
2. Becca Merkau – Farmers Market Manager
3. Social Media Coordinator — vacant

III. Mission

Promote economic development; preserve historic character; and foster a strong community spirit in the Village of Mundelein. Provide an atmosphere where new and established businesses can grow and where families find the hometown they have always wanted.

MCC recognizes that fostering a vibrant and diverse community is fundamental to establishing a strong sense of place for all residents. This commitment is demonstrated through the sponsorship of inclusive, family-oriented events and the support of local Mundelein businesses.

IV. Funding FY2025

Fiscal Year: February 1, 2025 to January 31, 2026

Total Revenues: \$149,599.89; up \$4,704.52 from Fiscal Year 2025

Membership and Donations: \$11,027.28; 7.4% of total revenue up from 5.2% previous year

Village Grant: \$20,000; 13.4% of total revenue, down from 17.58% previous year

Sponsorship & Fundraising: \$110,442.61; 73.85% of total revenue, down from 78.4% previous year

Total Operating Expenses: \$150,950.90, down \$5,519.96 from prior year

Revenue over Expense: (\$1,391.01)

Cash on Hand: \$102,961.44

V. Events

Park on Park

1. Village Special Event Permit issued to MCC for this event; Food Vendors Permitted by Lake County Health Department; Use Agreements are negotiated with the Bank Property owners.
2. Held 5-events: 2nd Wednesday of the month May- September
3. Location: Downtown Seymour Street, Park Street, private and public lots.
4. Attendance: weather dependent; classic cars—0 to 400 classic cars—0 to 1500 attendees per event. None of the 2025 events were impacted by weather.
5. 32 business sponsors; 10 volunteers at each event
6. Revenue: \$15,681.50
Expenses: \$6,287.48
Net Income: \$9,394.02
7. Changes for 2026 – For 2026, vehicles manufactured prior to 2001 will be eligible to participate, marking the second consecutive year the eligibility range has expanded. The planned closure of Park Street between Seymour and the alley to allow for restaurant seating is not expected to negatively impact the car show. The opening of Smokin Jack's BBQ will further enhance the event atmosphere. In addition, we plan to diversify food vendors and introduce two specialty nights: a Featured Car Night and Kiddie Car Night.
8. Goals: Increase sponsorships, attendance, and volunteers. Increase event marketing.

Craft Beer Festival

1. Village Special Event Permit is issued to MCC for this event; Food Vendors are permitted by Lake County Health Department; a Use Agreement is negotiated with the Archdiocese of Chicago. A parking plan is developed with the shopping center property owners.
2. Partnership with Tighthead Brewing Co.
3. Location: Courtland Commons.
4. Held on the 2nd Saturday of June.
5. Attendance: 31 beer vendors/approx. 740 patrons/70 volunteers

6. 7 Business sponsors
7. Revenue: \$45,290.29
Expenses: \$38,234.51
Net income: \$7,055.78
8. Changes for 2026: Attendance at the 2025 Craft Beer Festival was lower than anticipated, providing valuable insight for future planning. In response, MCC is prioritizing revitalization of the event through closer collaboration with our committee and Andy Denton of Perfect Brewing, with an increased emphasis on targeted promotions and marketing to drive attendance. Courtland Commons continues to offer an excellent setting for the festival, and 2025 marked the first year MCC worked directly with the Archdiocese of Chicago—an important step in strengthening partnerships and event operations.
9. Goals: Maintain a wide range of craft breweries and home brewers; grow attendance; reduce expenses; maintain good relationship with Santa Maria and shopping center owners; and continue partnership with Perfect Brewing and Tighthead Brewery.

Farmers Market

1. Village Special Event Permit is issued to MCC. Food Vendors are permitted by Lake County Health Department
2. Saturdays 8 am to noon; June — September (except July 4th weekend).
3. Location: Downtown Parking lot (NW corner of Park and Seymour) and 1 block of Seymour Street adjacent to other parking lot.
4. Attendance: 35+ vendors/500 patrons weekly (estimated).
5. 21 Business Sponsors
6. Revenue. \$21,678.44
Expenses \$11,701.41
Net Income \$9,977.08.
7. Changes for 2026: Park Street will be fully closed between Seymour and the alley. Working closely with Smokin’ Jacks BBQ for creative collaborations for the events.
8. Goals: Continue to increase vendor diversity, patron visits, and the overall atmosphere of the Market.

Fine Arts Festival

1. Village Special Event Permit is issued to MCC; Food Vendors are permitted by the Lake County Health Department. A use agreement is negotiated with the Archdiocese of Chicago. A parking plan is developed with shopping center property owners
2. First weekend of September at Courtland Commons
3. Attendance – 40 vendors/4,000 visitors over 2 days (estimated)
4. 9 Business sponsors
5. Revenue: \$13,194.24
Expenses: \$10,196.37
Net Income: \$2,997.87

Changes for 2026: Board Member Rita Kipp is taking the leadership role in 2026. Rita is developing a partnership with Amy and Ellen Williams from the Libertyville Adler Center. They are both excited to be part of the event, and their participation will help improve artist relations, marketing, and operations

Goals: Continue to attract a diverse array of high-quality artists, provide a high level of service for the artists, and increase visitor attendance.

Winter Tree Lighting Festival

1. This Village event in partnership with MCC, Fremont Library and MPRD was well attended. In 2025 MCC's role included scheduling stage entertainment; running the Kris Kringle Market; staffing the Letter to Santa station; managing event characters; organizing the activities tent and operating Santa's Cottage.
2. Location: Courtland Commons

Changes for 2026: No significant changes anticipated.

Santa's Cottage

1. Village Special Permit issued to MCC for this event; a Use Agreement is negotiated with the Archdiocese of Chicago.
2. Three Saturdays: December 6th 3pm to 5 pm; December 13th noon to 3 pm; December 20th noon to 3 pm.
3. 20+ Sponsors & Donations from local businesses for kids goodie bags.
4. Location: Courtland Commons

- 5. Revenue: \$1,049.50
- Expenses: \$2,432.73
- Net Income: (\$1,383.23)

Changes for 2026: No significant changes are anticipated for the event; however, routine repairs and maintenance are needed for Santa’s Cottage and the Cookie Cottage.

Goals: Increase cash donations.

Bingo

- 1. State Bingo License issued to MCC and Tighthead
- 2. Partnership with Tighthead and GLMV; 4th Monday of each month; 5:30 pm to 8:00 pm
- 3. Location: Tighthead Brewing Co.
- 4. Revenue: \$7,208.64
- Expenses: \$4,106.83
- Net Income \$3,108.81

Changes for 2026: Refresh format. Perhaps have theme nights, special games, etc. Surveying regular players for ideas. Focus on local business sponsorships and collaborations.

Goals: Grow attendance and sponsorship.

Other Events and Activities

- 1. Operated 40 days of programming in Mundelein
- 2. Published 4 Quarterly Newsletters
- 3. Co-sponsored Kids Kringle Market in December in Partnership with MPRD.
- 4. Held 3 Business Luncheon Programs — Doubletree Hotel; Mambo Italiano; and Tighthead Brewery
- 5. Held Annual recognition dinner at Dover Straits
- 6. Participated in MPRD Boo Bash and Cottontail Trail.
- 7. Increased Facebook and social media presence
- 8. Participated in Mundelein Community Days; EDC Business Event; Spring into Summer; Business Appreciation Breakfast.
- 9. 58 businesses supported MCC events as sponsors

10. Hired New Executive Director; adopted employee manual; revised bylaws; established Financial Oversight Committee and Marketing/Membership Committee.
11. We received two business grants totaling \$3,000.

VI. Goals for 2026

1. Collaborate with the Village and other entities on events and activities.
2. Adjust to ever-changing growth and development in the village.
3. Increase revenue/control expenses. Created a Financial Oversight committee.
4. Fill vacancies on the MCC Board and find a replacement for the Social Media coordinator position.
5. Seamlessly transition to new leadership—President and Executive Director.
6. Develop and implement a strategic plan for MCC.
7. Increase MCC memberships.
8. Continue event schedule from prior years. Each event will have a “Champion” Board Member responsible for management of the event.
9. Review each event to make sure it is “fresh.” Adjust as needed.
10. Broaden business sponsorship base for all events.
11. Transition to new offices in Village Hall.
12. Expand use of technology to create efficiencies, improve marketing and promotions.

VII. Conclusion

MCC experienced a positive year at all its community-based events. MCC remains flexible, effectively adjusting its programs and operations in response to changing circumstances.

In 2025, all MCC events were financially successful and strongly supported by the community. By offering most events free to the public, MCC continues its commitment to accessibility and inclusion. A dedicated volunteer base and an engaged Board of Directors drive this success. Through its programming, MCC actively supports and enhances the village’s continued business and residential growth.

MCC values its strong partnership with the Village, especially the Public Works Department, whose support is fundamental to our events.