

September 28, 2020



Village of Mundelein

Comprehensive Plan Update



Acknowledgements

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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
- ▲ Park District
- ▲ Economic development
- ▲ Diversity, integration, and representation
- ▲ Schools

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 19. 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.

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.

HOUSING

ECONOMIC DEVELOPMENT

TRANSPORTATION & MOBILITY

PARKS & OPEN SPACE

COMMUNITY FACILITIES & VILLAGE SERVICES

COMMUNITY CULTURE & IDENTITY

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

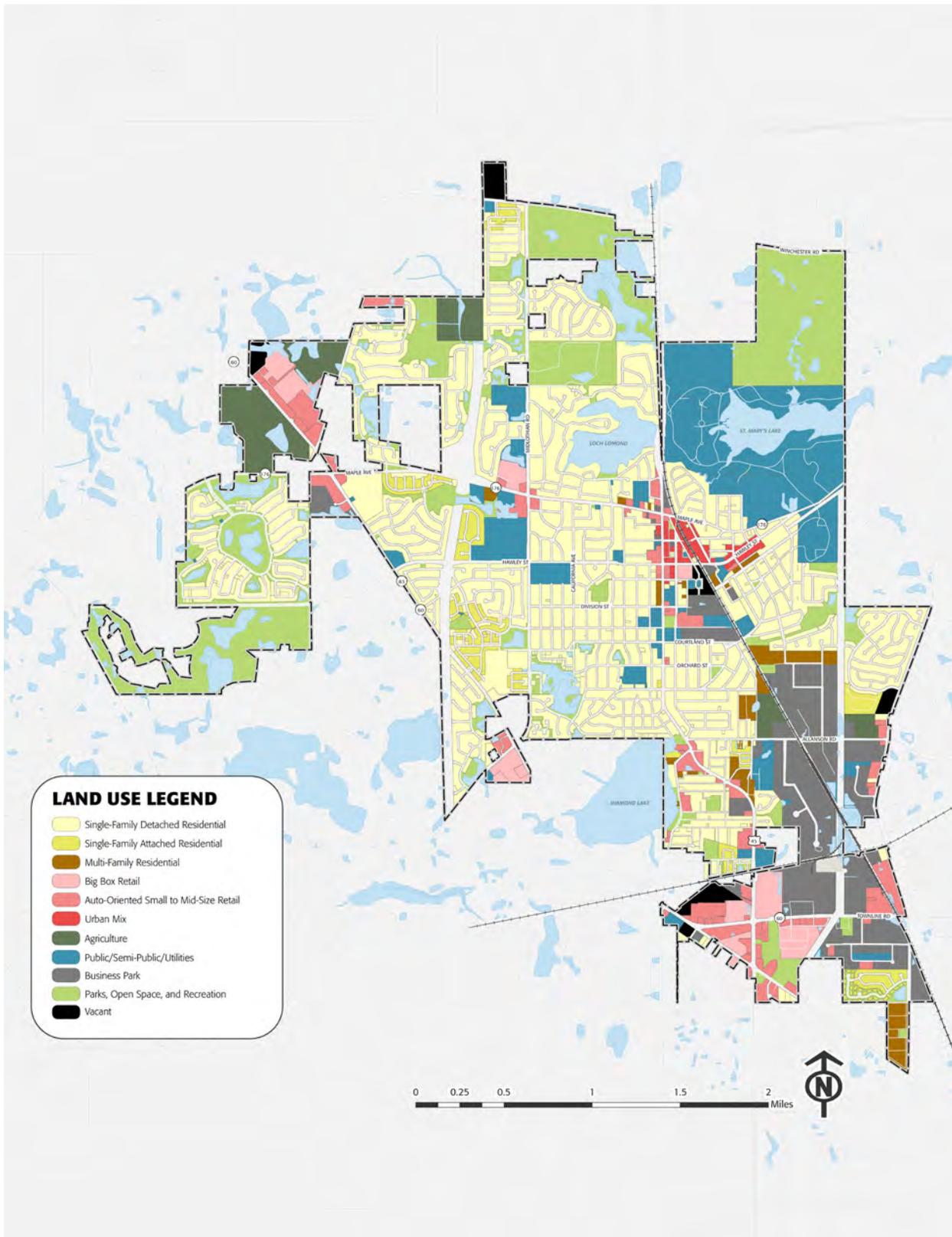
Existing Land Use

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.



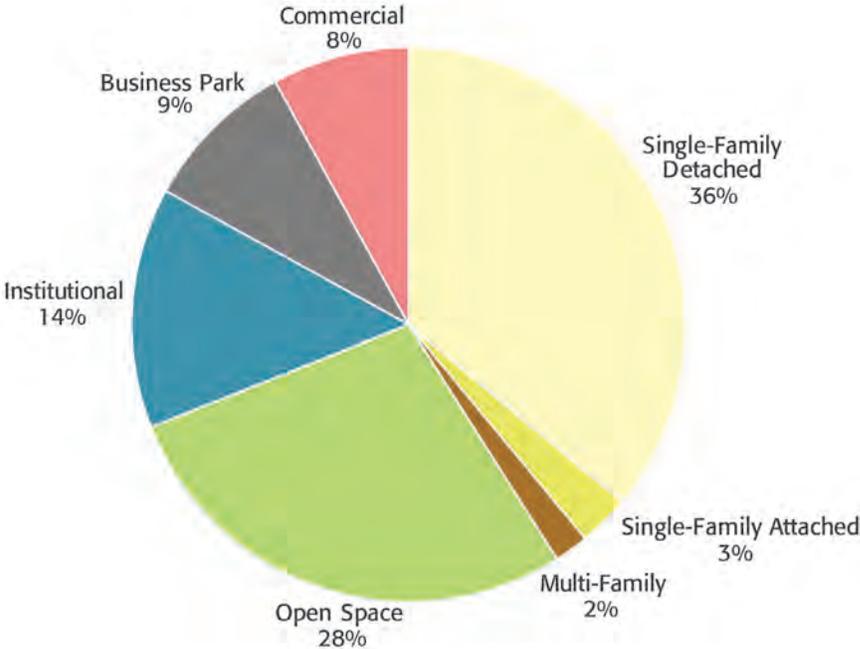


▲ *Figure 2: Existing Land Use Map*

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

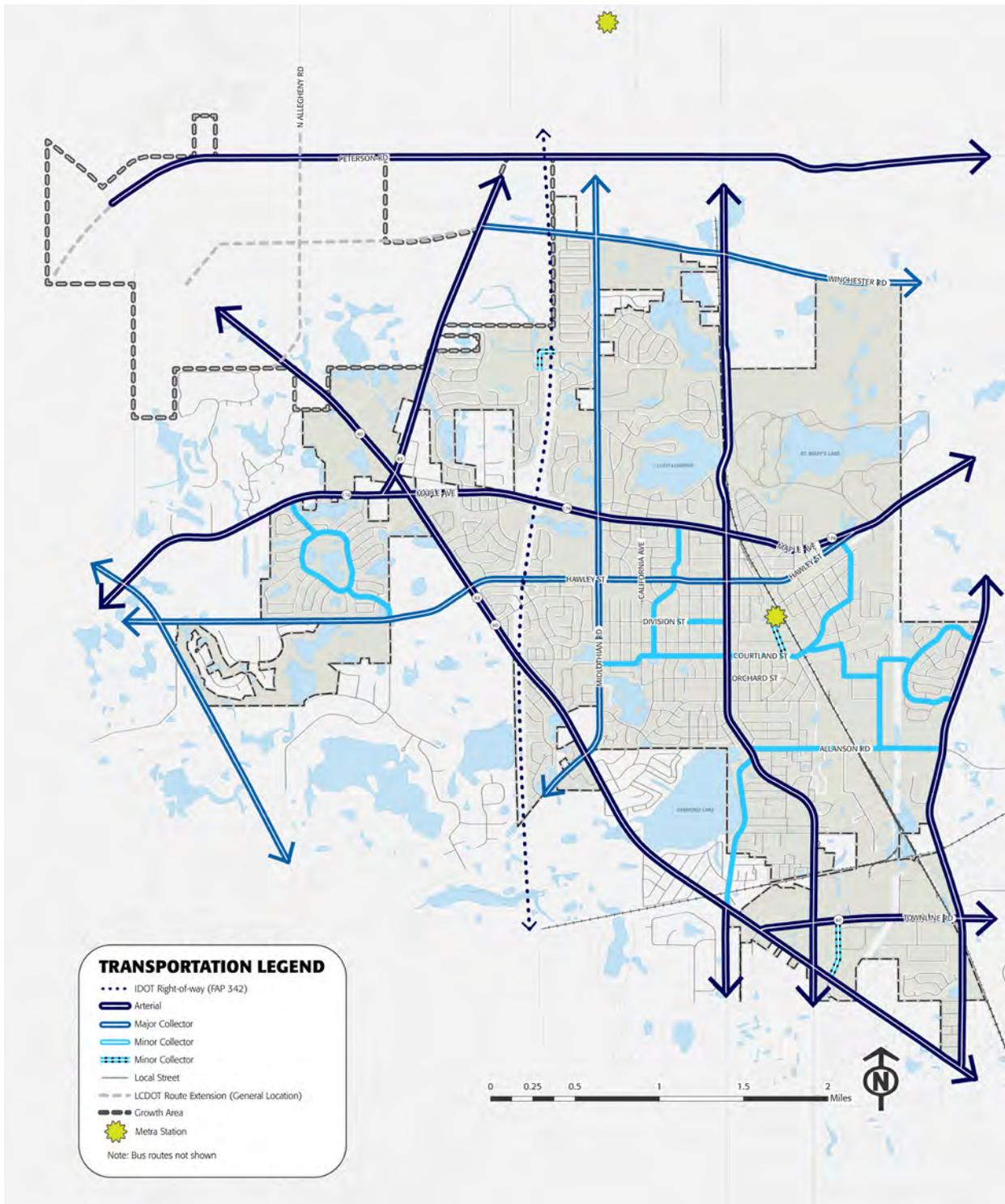
An existing multi-use path system is provided in the Village and surrounding communities (See Figure 5 on page 10). The Village's path network is further enhanced by the Lake County trail system. The North Shore Trail (Maple Ave/Route 176) and Millennium (Hawley Street) trails connect in Mundelein and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

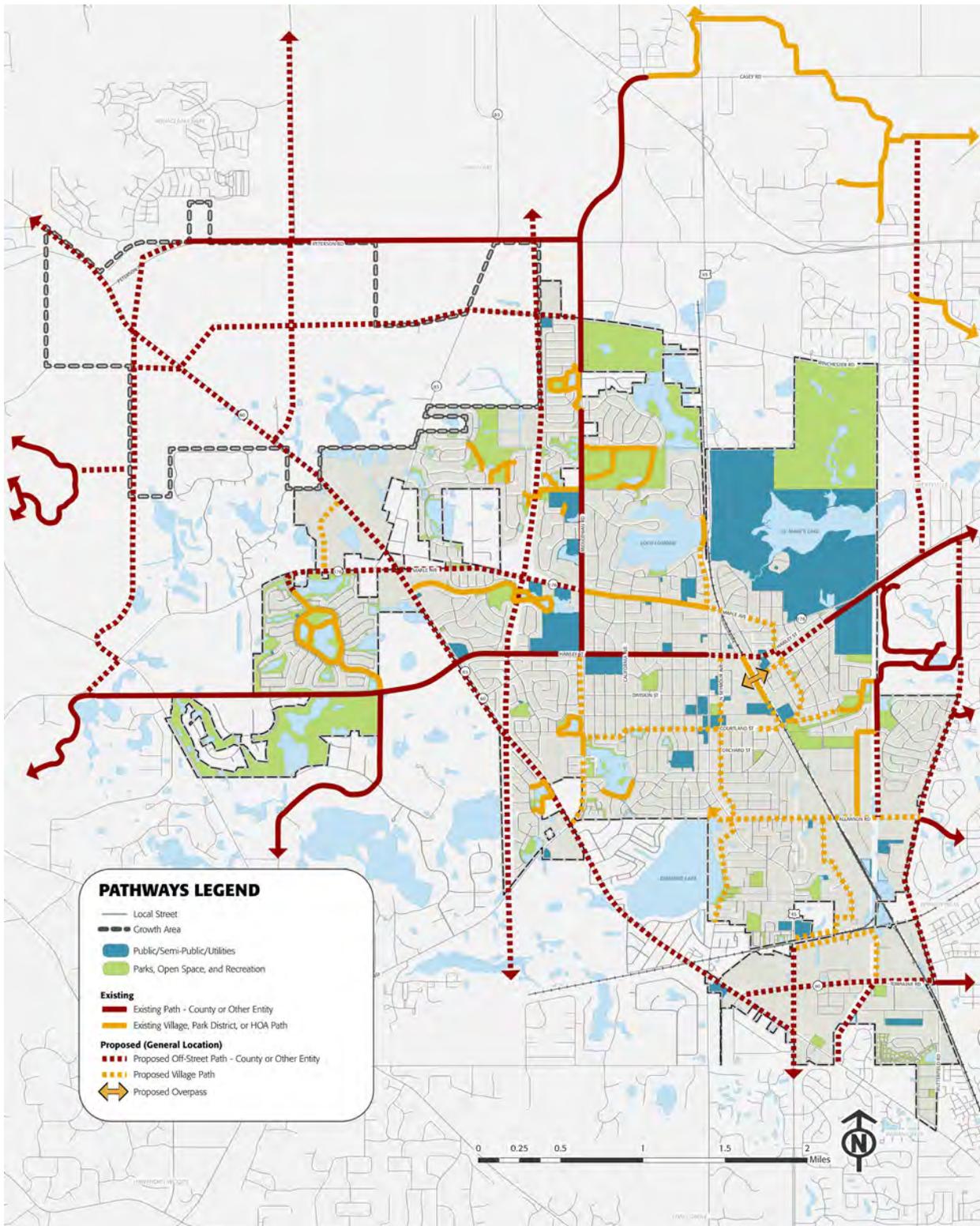
Transit Access

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

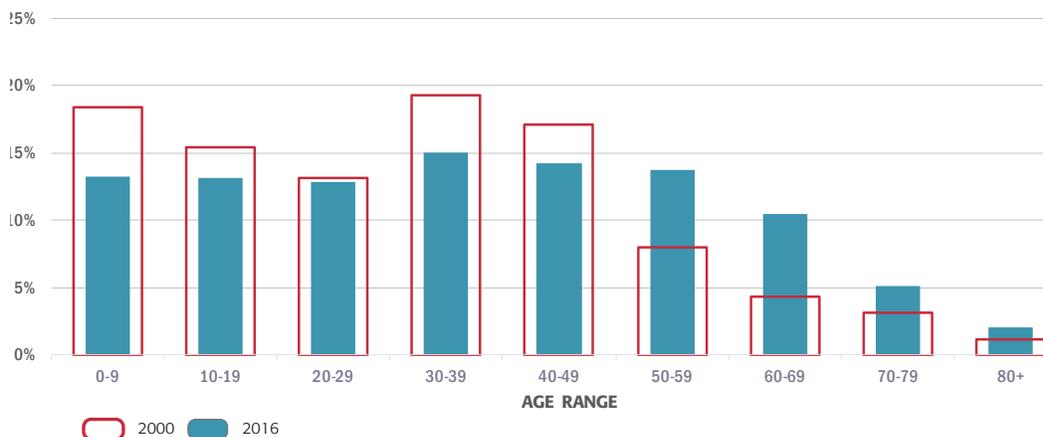
Year	Population
2000	30,935
2010	31,064
2016 (5-Year ACS)	31,550
2022 (Esri projection)	32,923

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
<i>Chicago Metropolitan Statistical Area</i>	\$68,715
<i>Lake County</i>	\$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
- ▲ Diamond Lake area feels run down and not safe
- ▲ 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 Jewell 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

▲ 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

▲ 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)

- Luke’s of Mundelein (hot dog restaurant) relocation and remodel
- Diamond Lake is an asset
- 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

- 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 residential opportunities
 - New or enhanced Park District building
 - 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
 - A large number of the 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 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.

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.

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

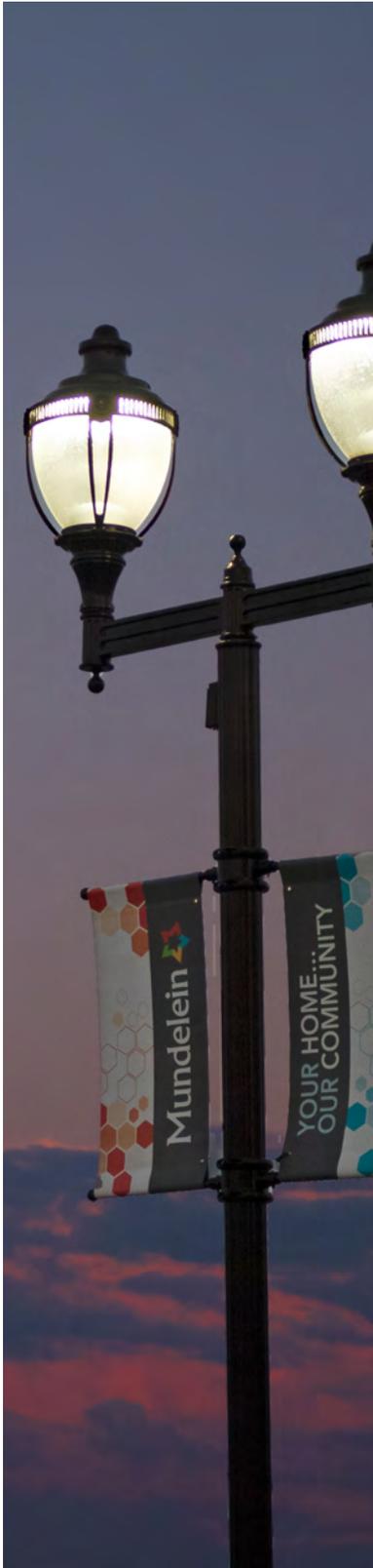
Retail uses with the urban mix designation, such as the downtown, should primarily be oriented to pedestrian traffic with limited or no parking in front of the building. Retail uses in this designation can also be part of a mixed-use building with office or residential uses on upper floors.

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. 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.

2. 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.

3. Diamond Lake

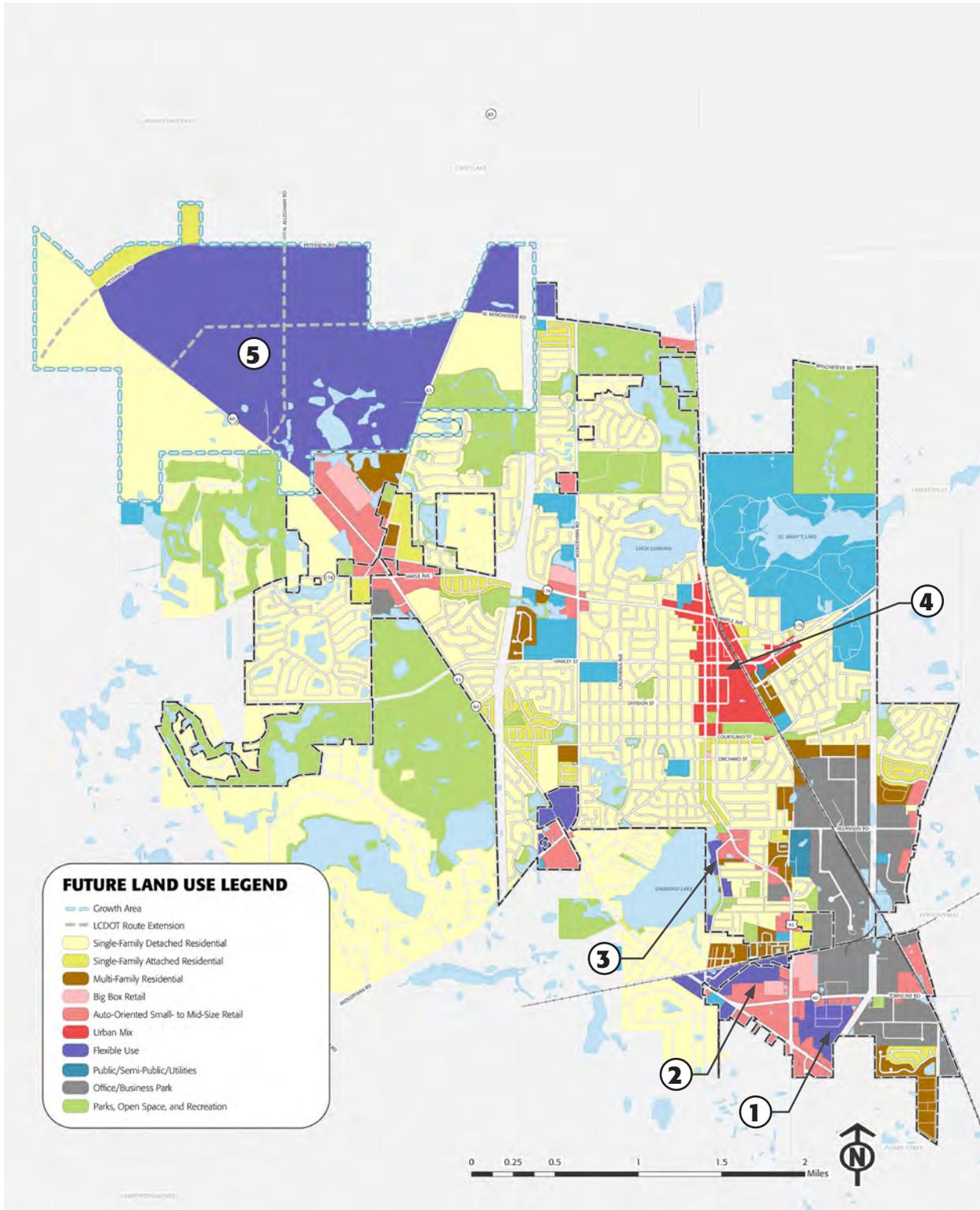
As refined in the Diamond Lake subarea plan, there are areas open to increased retail or residential use. The retail would be focused on dining and entertainment uses. The infill residential should be multi-family or single-family attached uses to create additional density to support the new commercial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

4. 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.

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

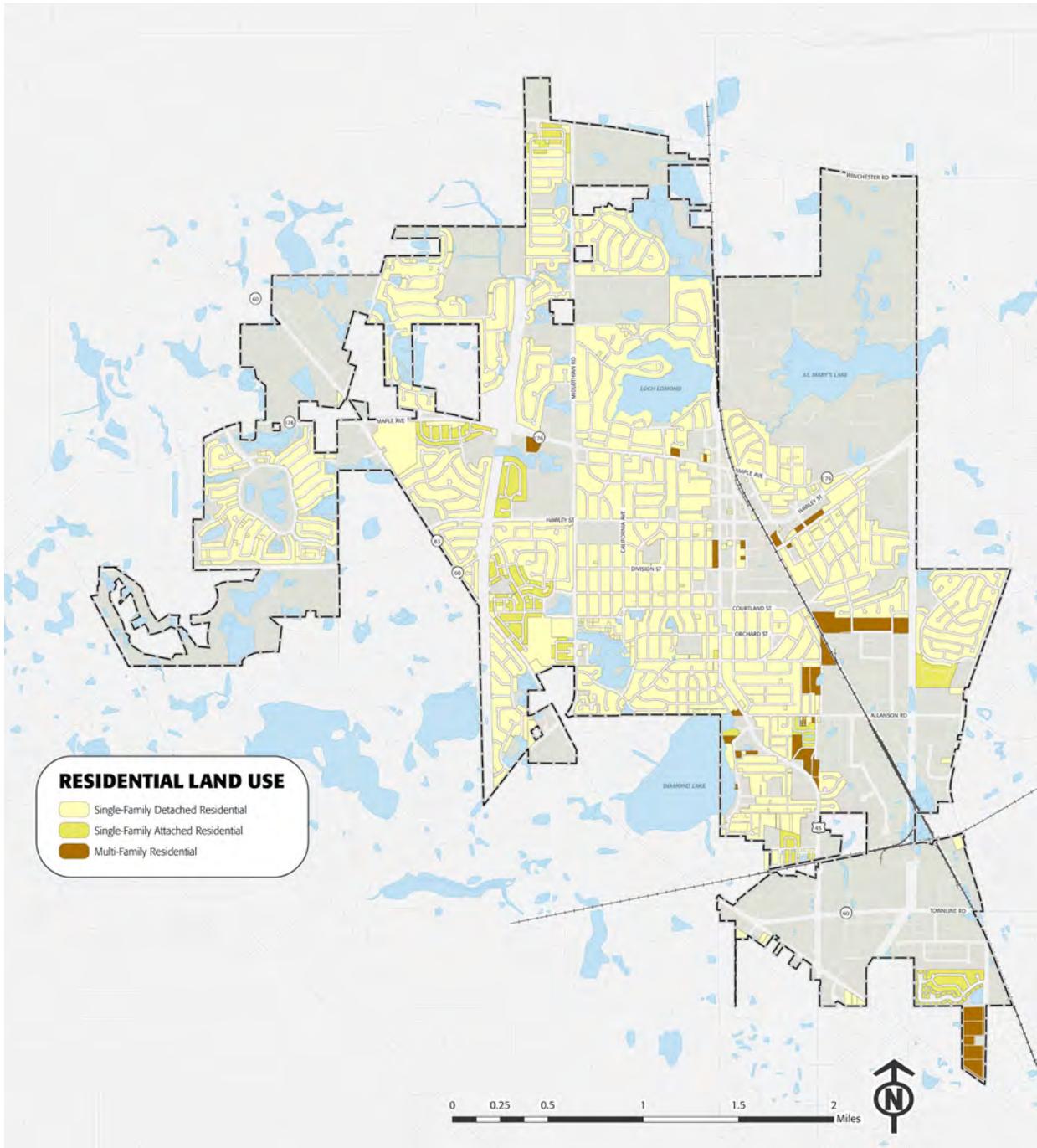
The Village includes a wide range of housing types, predominantly single-family, as shown in Figure 11 on the next page. According to the US Census Bureau's American Community Survey 5-Year estimates for 2017, there are approximately 7,629 single-family detached residences in the Village, accounting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



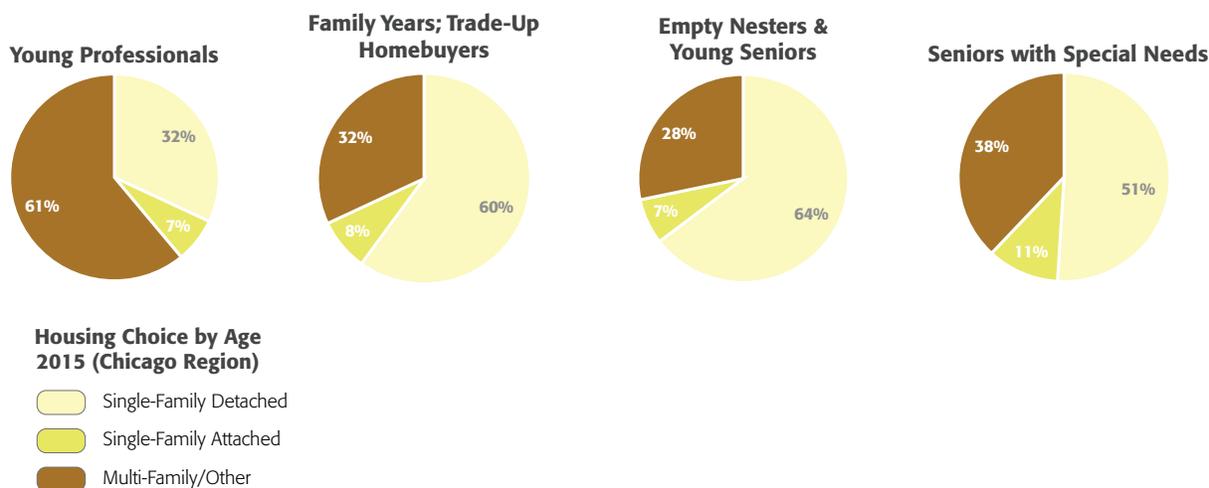
▲ (Credit: Village of Mundelein)

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)

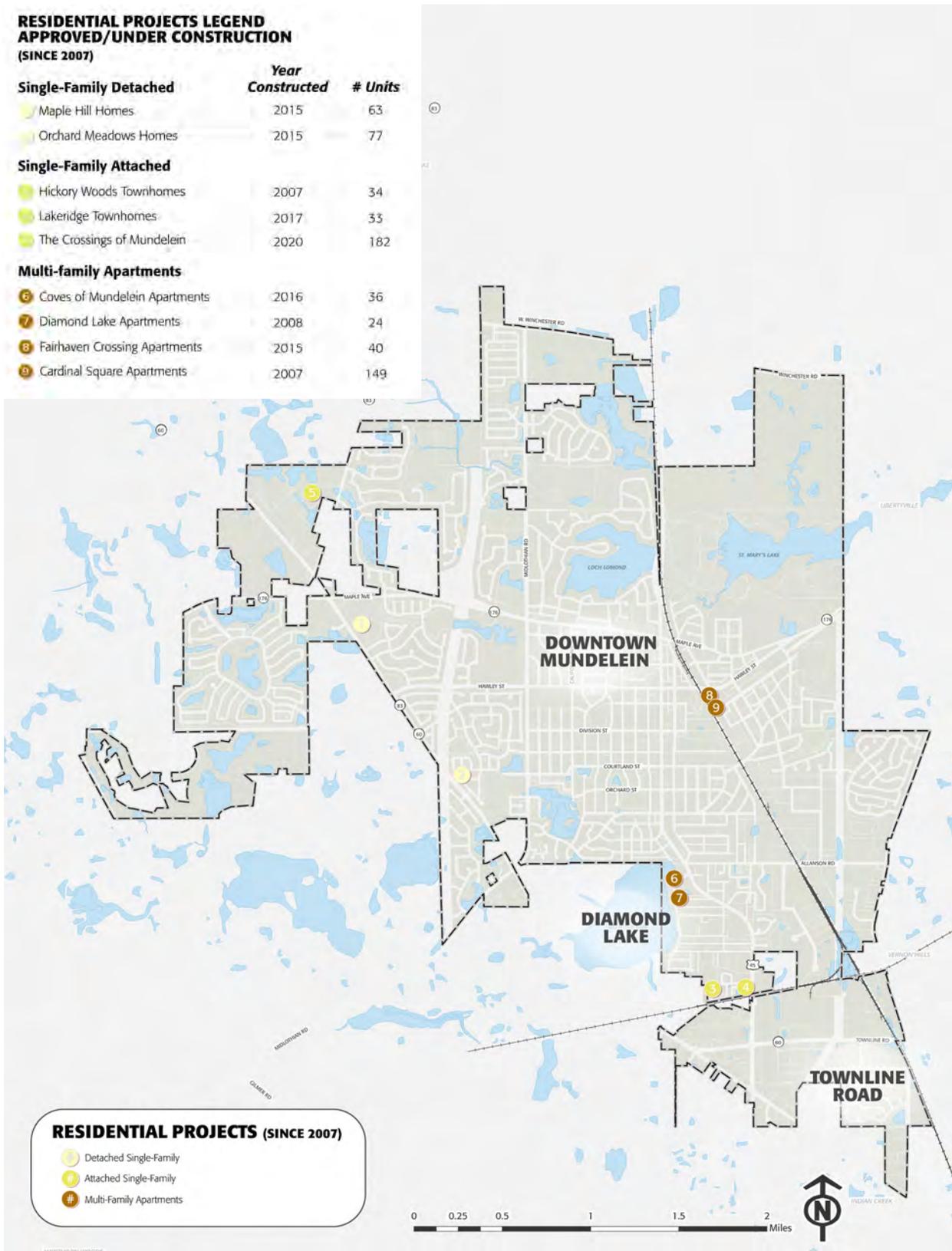


▲ Figure 12: Housing Choice by Age 2015 (Chicago Region)

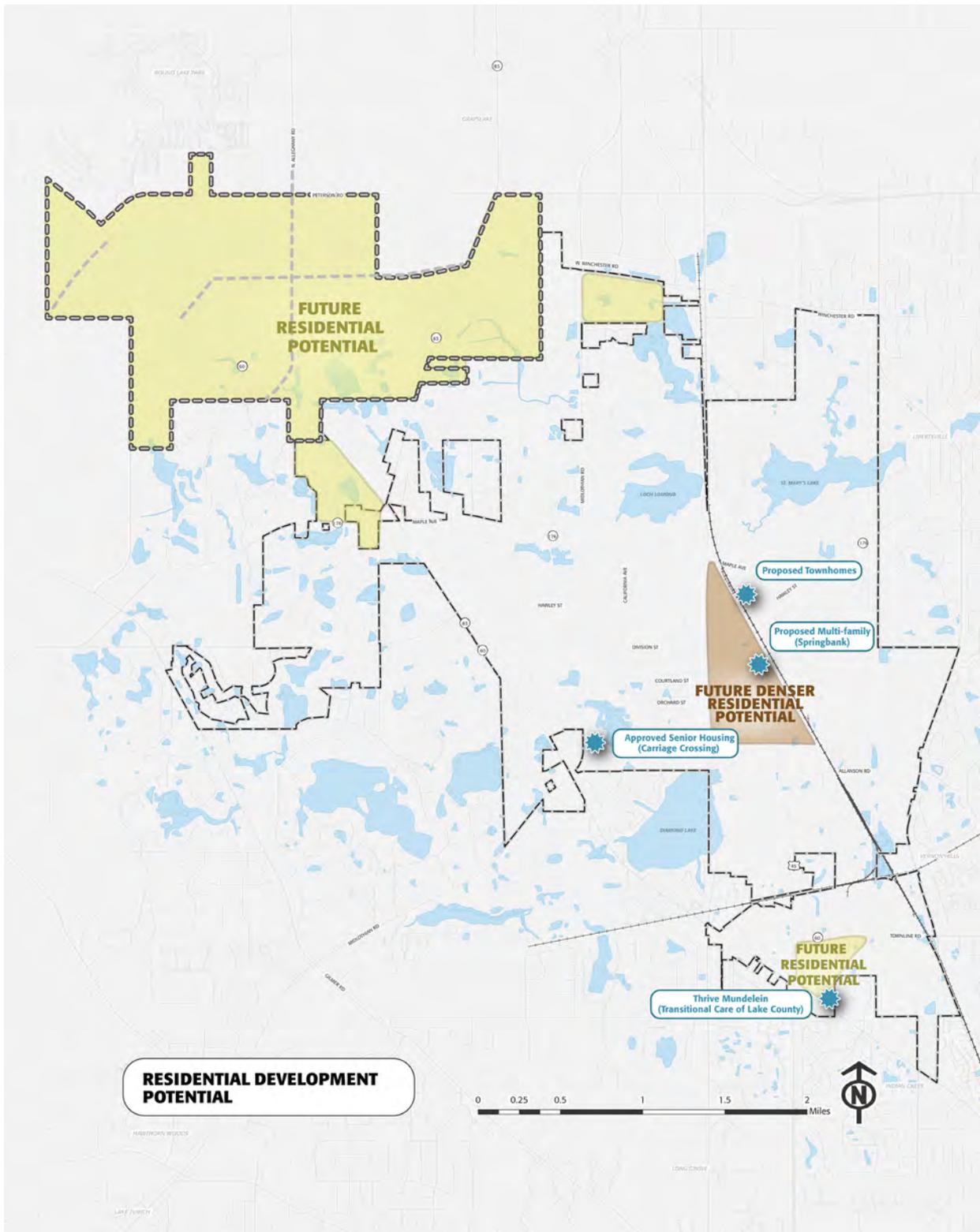
Housing preferences vary by age and needs. Future demand will be shaped by the growing segments of the population - young professionals and seniors with special needs - both favor more multi-family housing.

**RESIDENTIAL PROJECTS LEGEND
APPROVED/UNDER CONSTRUCTION
(SINCE 2007)**

	<i>Year Constructed</i>	<i># Units</i>
Single-Family Detached		
5 Maple Hill Homes	2015	63
6 Orchard Meadows Homes	2015	77
Single-Family Attached		
7 Hickory Woods Townhomes	2007	34
8 Lakeridge Townhomes	2017	33
9 The Crossings of Mundelein	2020	182
Multi-family Apartments		
10 Coves of Mundelein Apartments	2016	36
11 Diamond Lake Apartments	2008	24
12 Fairhaven Crossing Apartments	2015	40
13 Cardinal Square Apartments	2007	149



▲ 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.

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)

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.

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

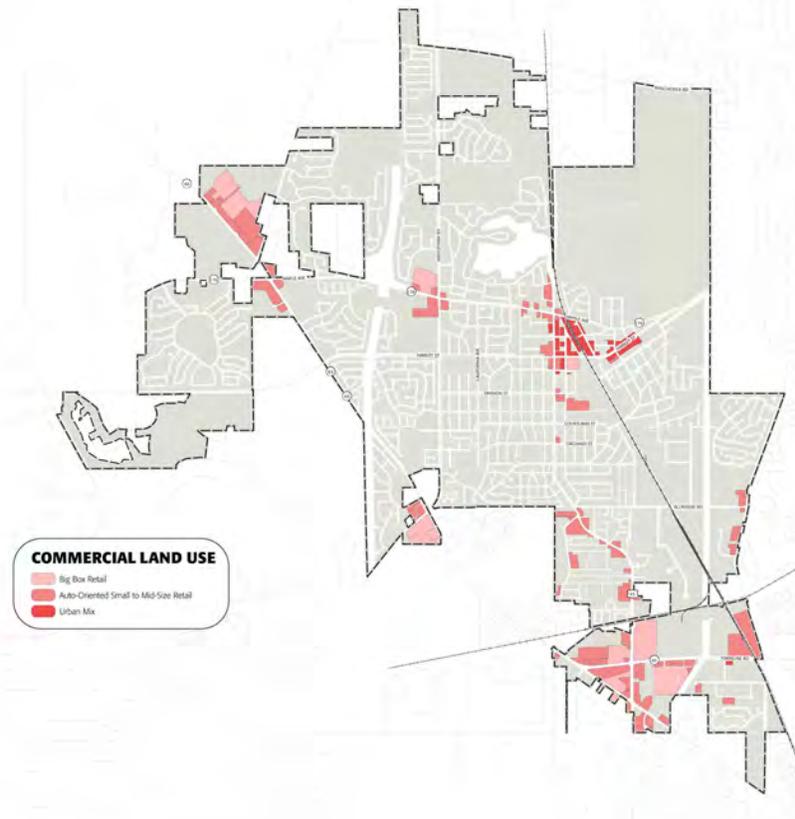
Economic Development in Mundelein has been changing in the years since the 2011 Comprehensive Plan, mimicking national trends in the retail market. This includes the rise in online shopping and the decrease in brick and mortar retail. Meanwhile, the market for industrial and business park uses has grown,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

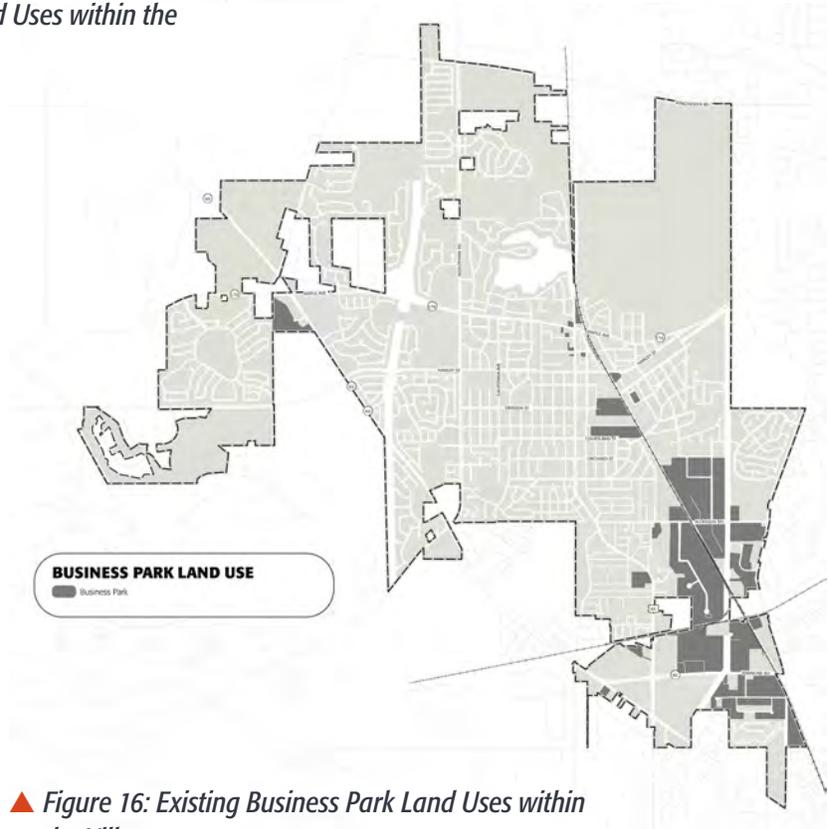
The Village has appropriately recognized that the focus needs to be on strengthening the existing commercial nodes, identifiable in Figure 15 on the next page, especially in walkable, mixed-use, and transit-supported environments, such as the downtown. Additionally, some of the existing commercial nodes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

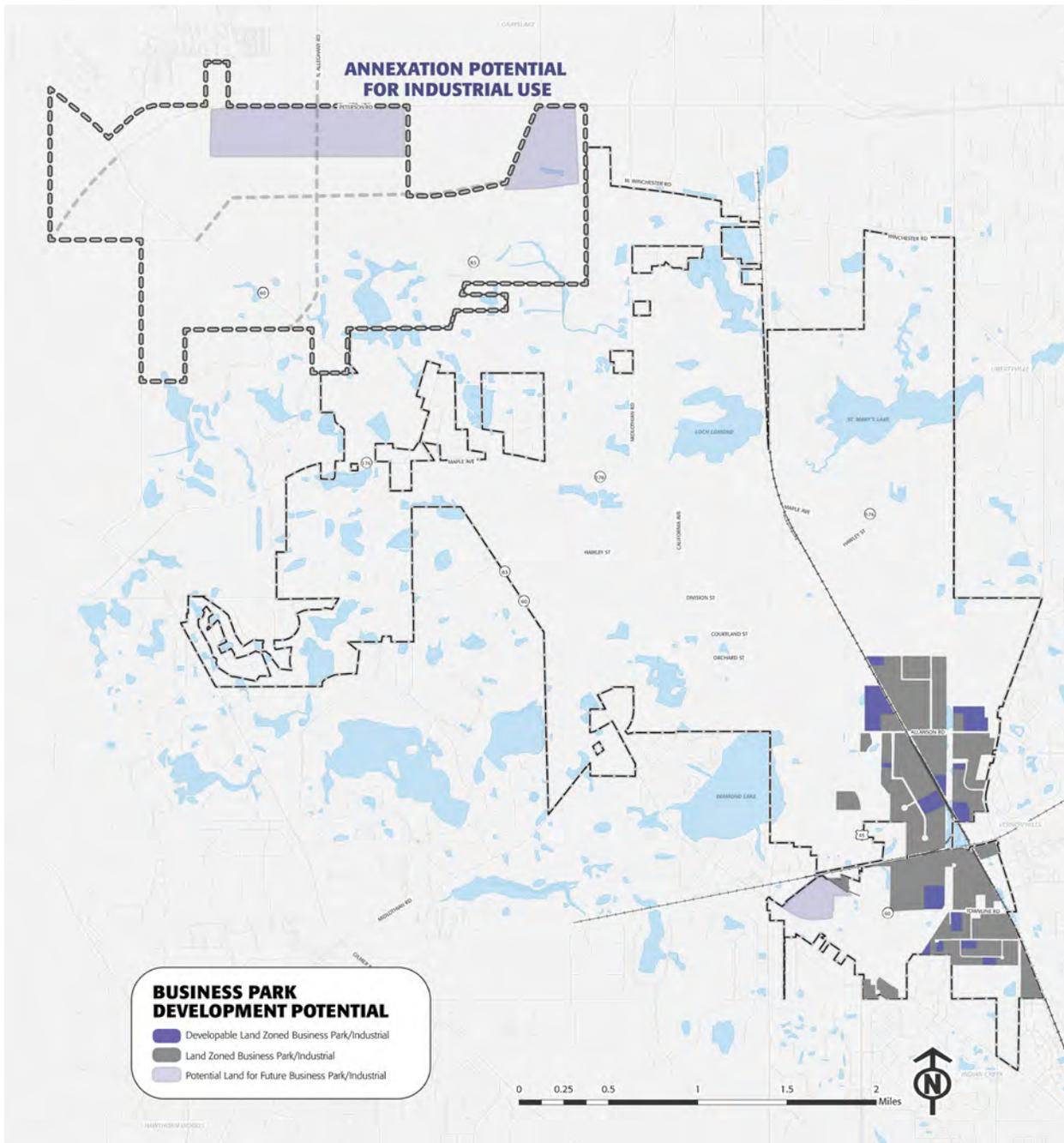
Market shifts in the industrial and business park market can help with appropriate planning for the Village.

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.



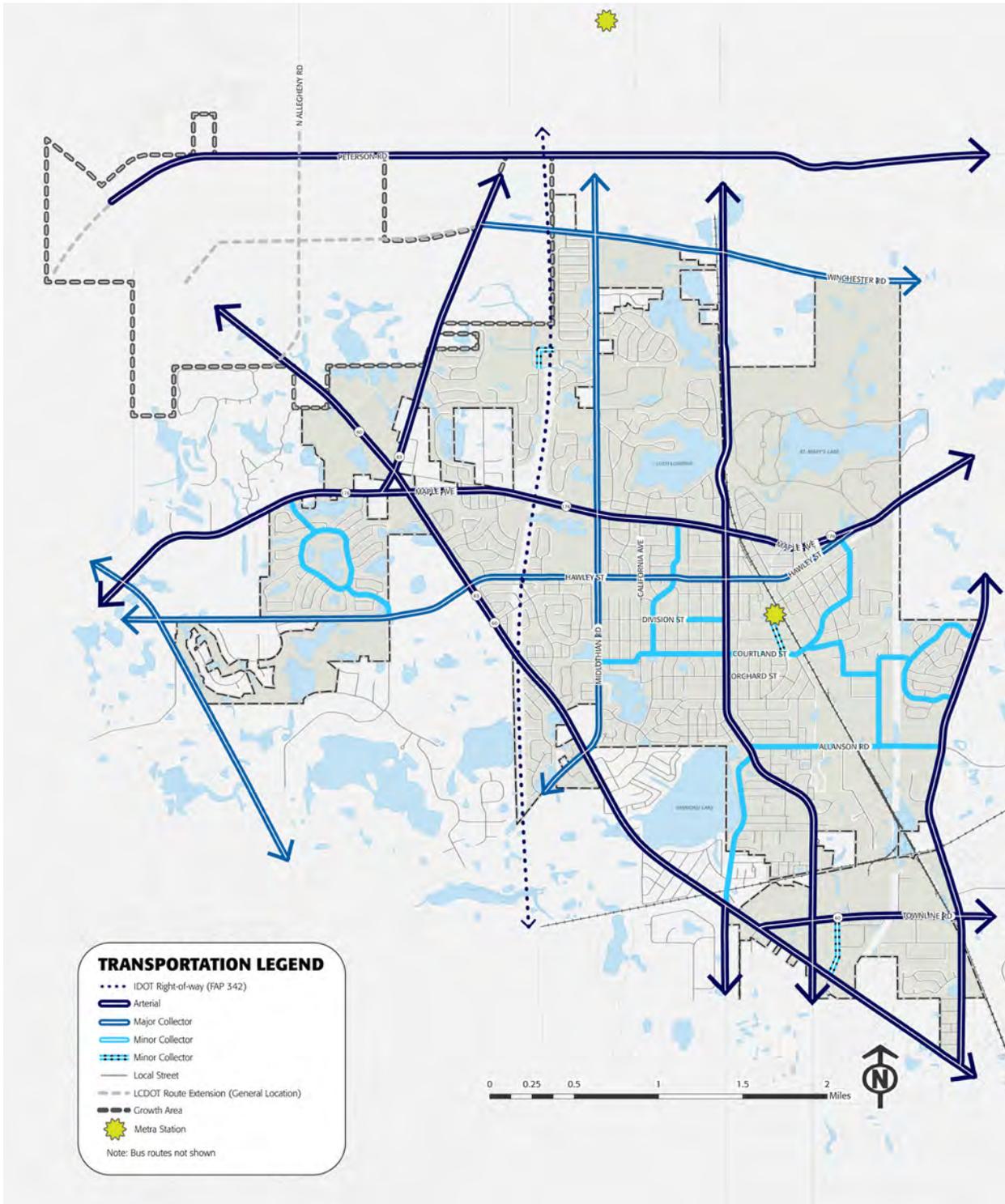
▲ *Diamond Lake Road is currently auto-focused which limits pedestrian and bicycle connectivity to Diamond Lake Beach.*

- **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 feasibility 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 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 58, including the following:



▲ (Credit: Village of Mundelein)

- ▲ 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.

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 District or through a partnership between the Park 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

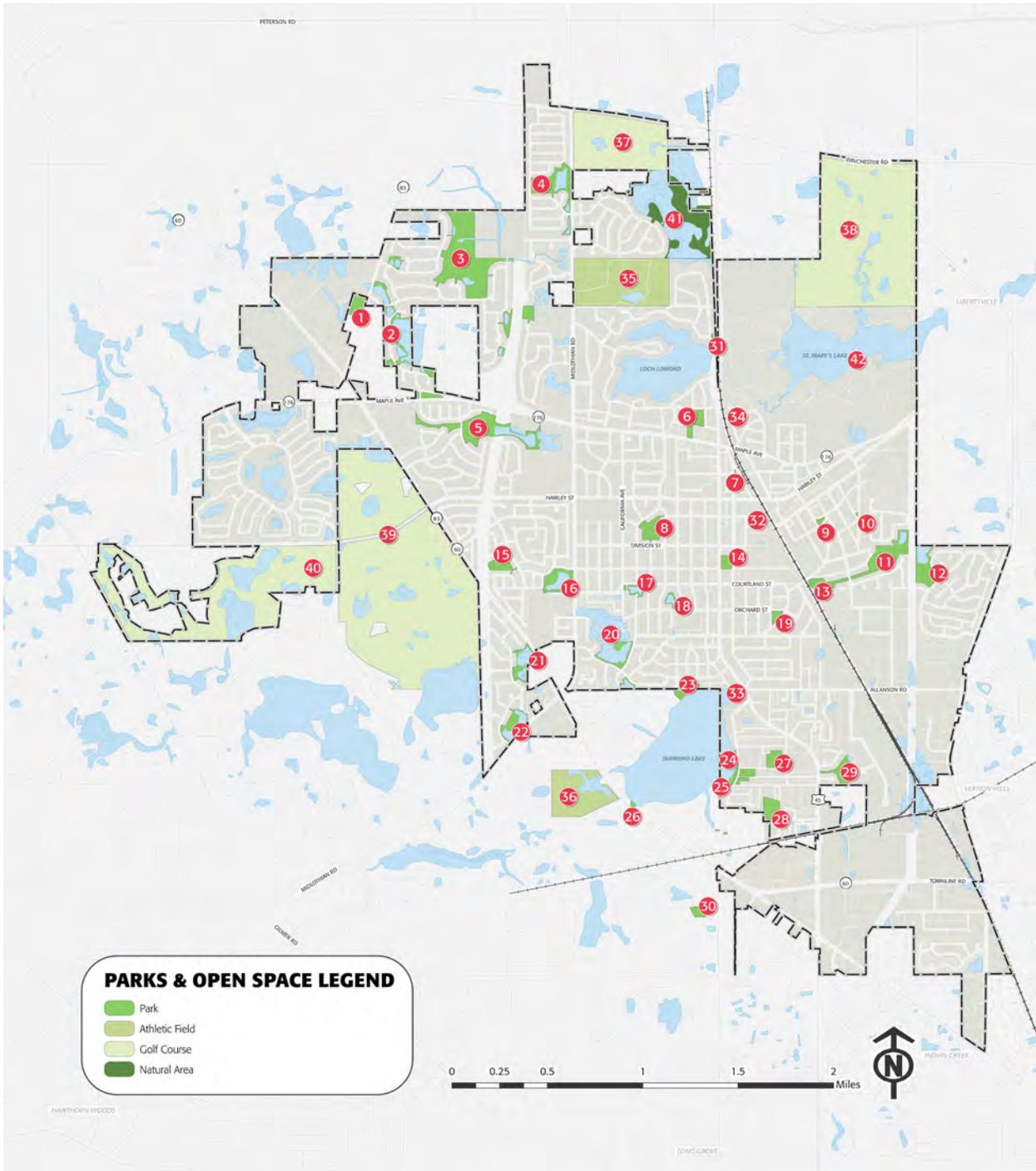
1	Protect and enhance parks, open space, and environmental features throughout the Village.
2	Understand the community’s open space and recreation needs and establish target service levels.
3	Work in cooperation with the Park District to design new parks and open space to enhance the overall character 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 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.
 2	Work with the Park 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 and 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.



▲ (Credit: Sofia Dawson)



▲ Figure 18: Parks & Open Space Map

PARKS & OPEN SPACE LEGEND

Parks

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



- | | |
|-----------|---|
| 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 | Enhance the Diamond Lake Beach area. |
| 9 | Create high quality public spaces downtown as focal points. |
| 10 | Continue to work with the Parks and Recreation District to beautify and enhance the Village's image. |



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

Policies

	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.
1	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 and Recreation District, explore opportunities for improved environmental education throughout the community.
7	Work with the Park District to advance programs for the aging population and those that encourage a healthy lifestyle.
8	Work with the Park 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.

▀ 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

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.

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

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 evaluate 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

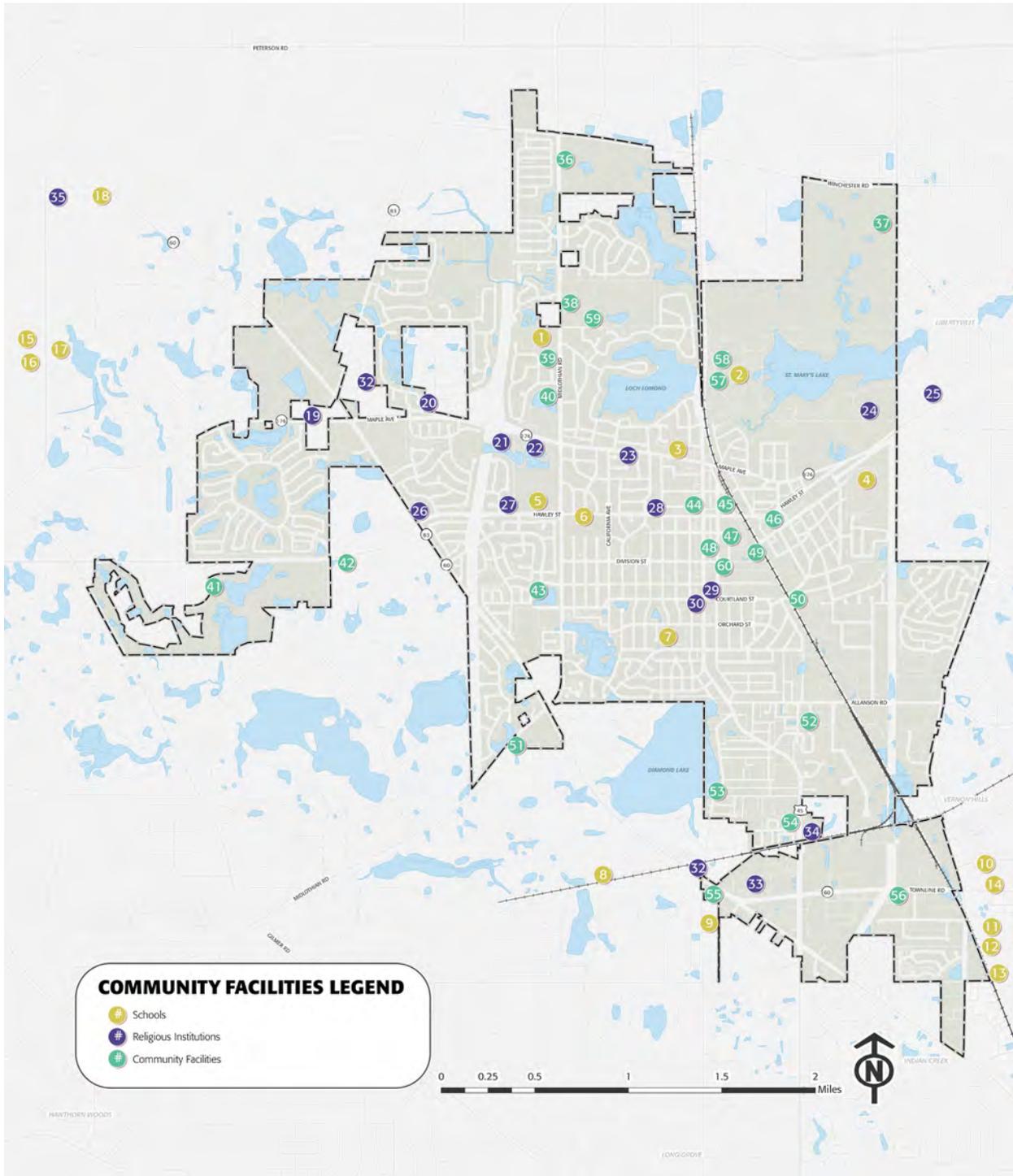
1	Ensure adequate levels of fire and police protection throughout the Village and work with these departments to provide effective emergency vehicle access to both sides of the Canadian-National rail line, exploring potential new station locations if necessary in the future.
2	Continue to regularly update 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.
10	Work with the school districts to ensure school facilities are well landscaped, integrated into neighborhoods, and have multimodal connections where appropriate.



▲ *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 Maximilian 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

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.



▲ *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.*

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.

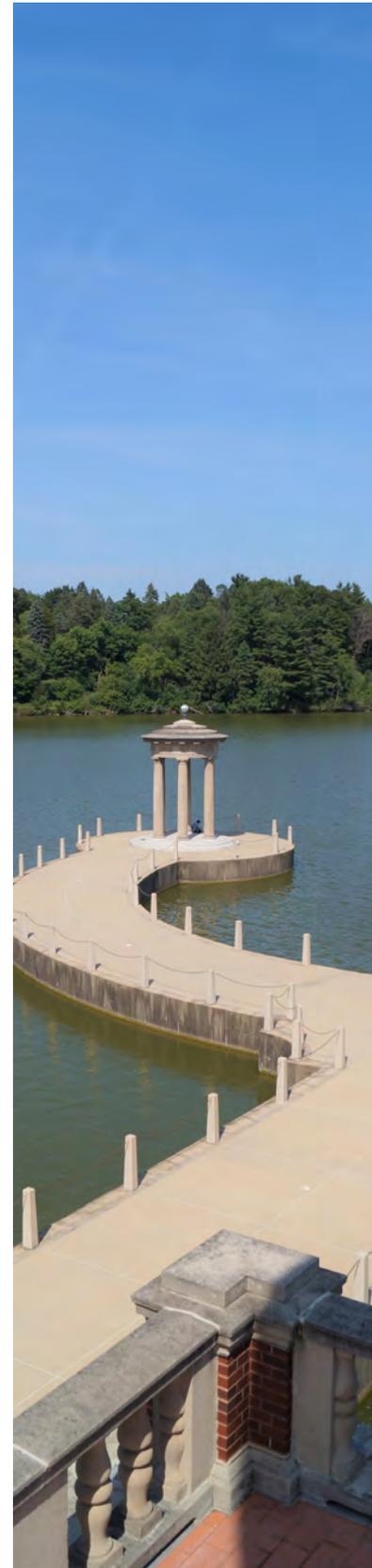
In addition to the changes at St. Mary’s campus, there has continued to be demographic changes within the Village, including a growing Hispanic population. For the most part, Village residents embrace the diversity of the community and see it as a point of pride and distinguishing facet of the Village’s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

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 a Diamond Lake specific festival 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

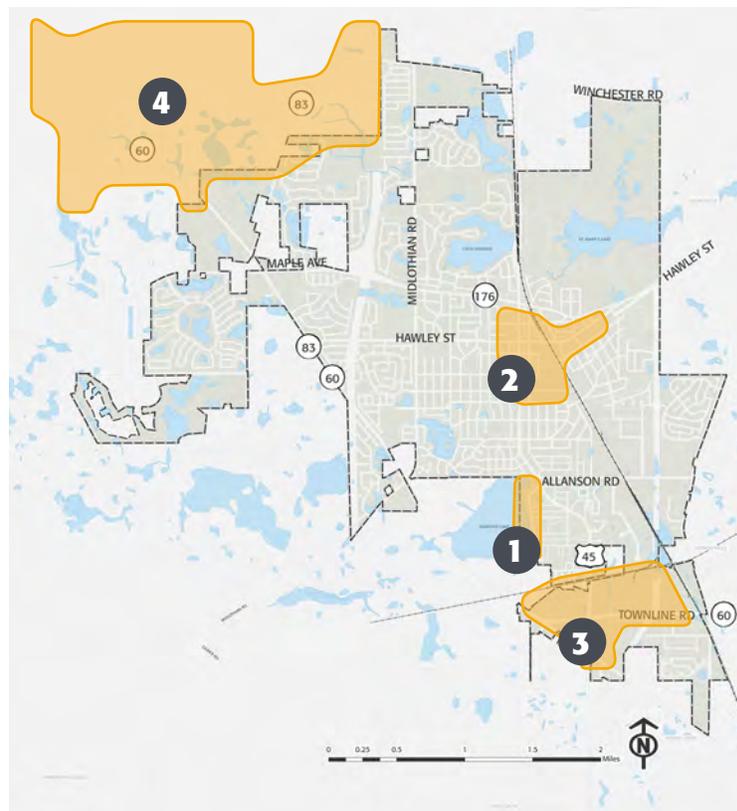
The Comprehensive Plan includes a series of subareas detailed within this section. These subareas focus on the locations in the Village that have the most potential for change in the future. Some of this change is due to developmental pressure while other areas are the center of targeted redevelopment 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. Diamond Lake
2. Downtown
3. Southside Corridor
4. Growth Areas



▲ Figure 20: Subareas Location Map

Diamond Lake

The Diamond Lake subarea, shown in Figure 21 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 is underused by Village residents and could be capitalized on through new public open space and private development.

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 District also operates a boat launch. The beach is not heavily used and boat launch permits are down from previous years.

Third, redevelopment needs to be encouraged to help improve and modernize this part of the community. 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.

The Figure 21 on the next page identifies the existing amenities and Park 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.



▲ *The Coves at Diamond Lake (Credit: Village of Mundelein)*



▲ *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 and participate in the redevelopment of the area
- ▲ Maximize amount of lakefront available for public use
- ▲ Encourage better commercial development
- ▲ 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
- ▲ Better protection of lake environmental resources, including shoreline and existing woodlands



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



▲ *Figure 21: 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 natural and built means.
- ▲ Create a series of rooms or environments along the lakefront to provide a variety of recreation opportunities and characters, helping to draw visitors to this area.
- ▲ Encourage private development opportunities that complement the existing character of Diamond Lake through Village partnership with local land owners and developers, as well as land swaps with the Park District.
- ▲ Encourage small, potentially seasonal, restaurants or food stands at the lakefront to increase the vibrancy of this area. May require a public-private partnership to accomplish.
- ▲ Work with the Park District to make the beach more accessible to the public, tying it to the area and incorporating additional elements to make it a larger draw.



- ▲ *The vision for this area includes an activated Diamond Lake shoreline with a continuous pedestrian path along as much of the lakefront as possible. This view of the Promenade feature shows the concept of a formal segment of public walkway adjacent to the water.*



Subarea Vision Elements

- ❶ The Orchard
- ❷ The Lawn
- ❸ The Stairs
- ❹ Potential Residential Redevelopment
- ❺ The Promenade
- ❻ Potential New Docks
- ❼ Potential Restaurant Development
- ❽ Expanded Beach
- ❾ Playground & Splash Pad
- ❿ Park District Parking
- ⓫ New Park District Facility
- ⓬ Boat House
- ⓭ Boat Launch
- ⓮ Overflow Trailer Parking

▲ The subarea vision maximizes public access to the shoreline, creates a series of rooms or environments along the lakefront, and identifies opportunities for private development that would require cooperation with local land owners, the Village, and the Park District.

Implementation

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

- ▲ Conduct appraisals of current and future land valuation for key sites.
- ▲ Establish parameters and agreement for land swaps between the Village, Park District, and private land owner(s).
- ▲ 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 and Recreation District on shoreline improvements.
- ▲ Implement Park District Improvements.
- ▲ Establish private/public partnership for new seasonal retail/restaurant space.



- ▲ *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.*



- ▲ *The vision for Diamond Lake Beach is to connect it to a larger pedestrian network including a variety of natural and built environments. This image shows the concept for a new beach, playground, and other amenities located on Mundelein Park and Recreation District property.*

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, which the development of the new Village Hall is a part of. 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 22 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

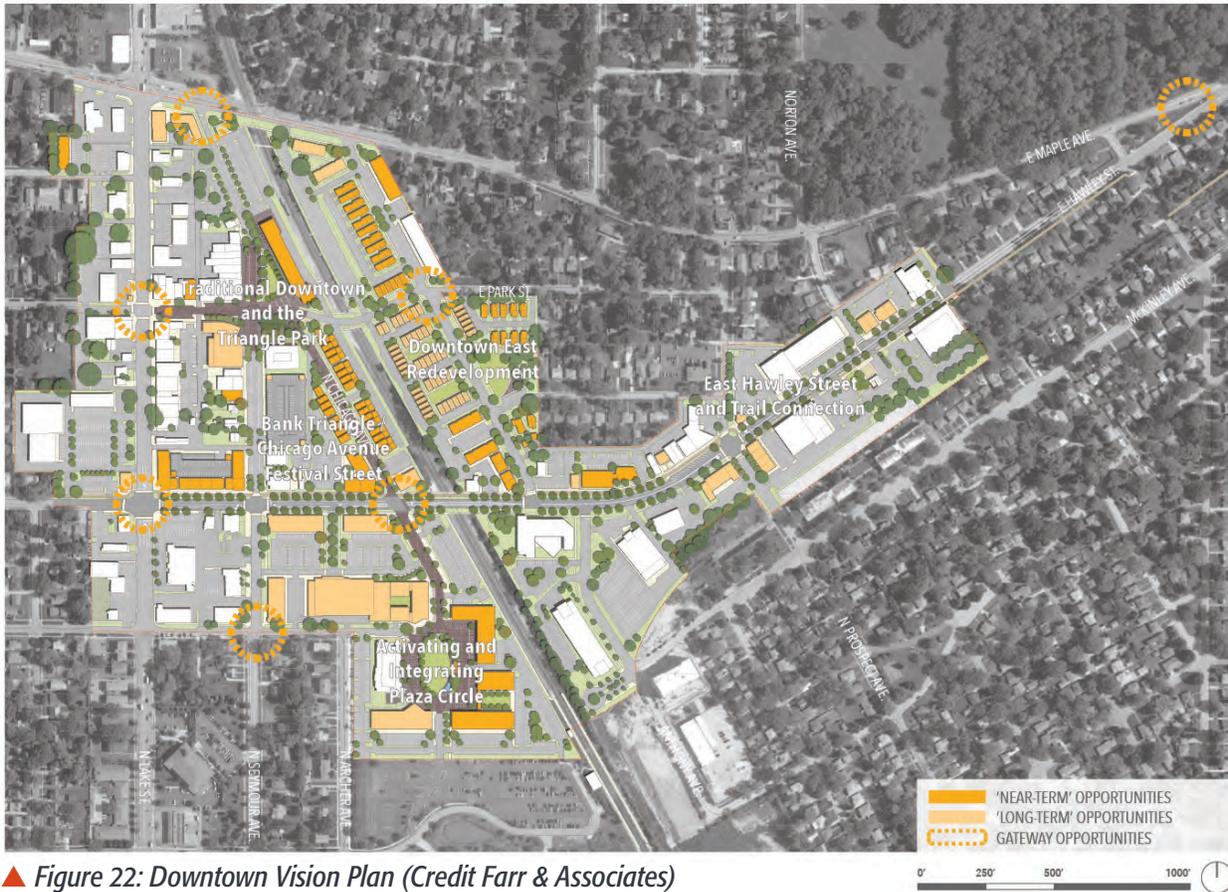
The implementation approach for the downtown establishes a three-tiered incremental approach that provides opportunities for short-term implementation tactics that can build to long-term investment. The three-tiered TLC approach is defined as follows:

- ▲ **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 22: 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 23, 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.

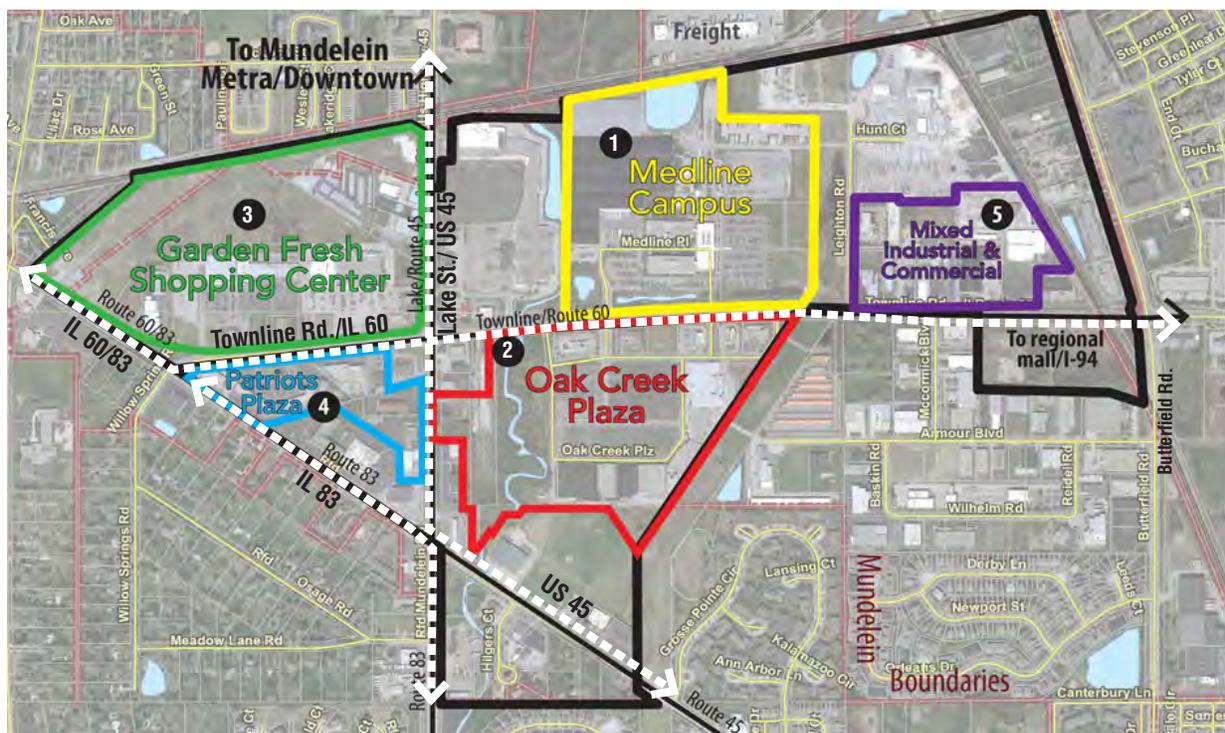
Additionally, the report recommends improving pedestrian, bicycle, and transit linkages in the corridor through a “Complete Streets” type approach.

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 23: Southside Corridor Vision Plan (Credit ULI Chicago)

Implementation

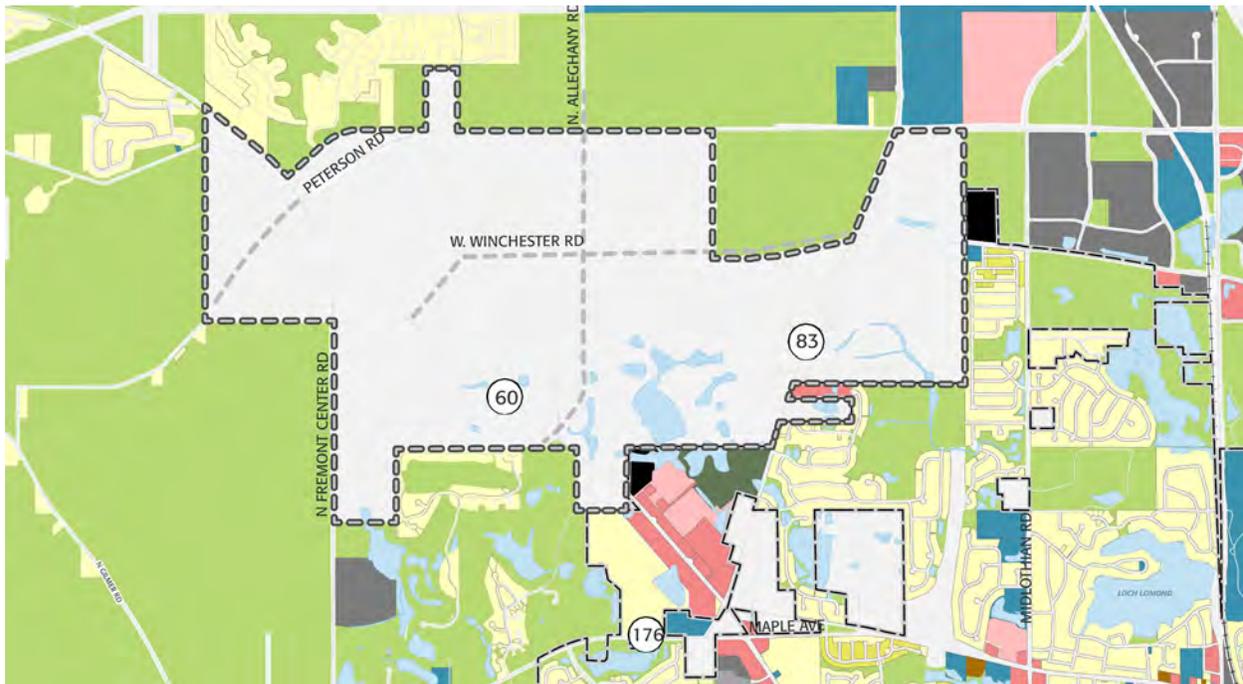
The report recommends exploring financing options for infrastructure improvements. Potential options include establishing a Tax Increment Financing (TIF) district and issuing municipal bonds. To help attract new businesses and uses to the area, the report suggests creating a clear policy for providing 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.

Growth Areas

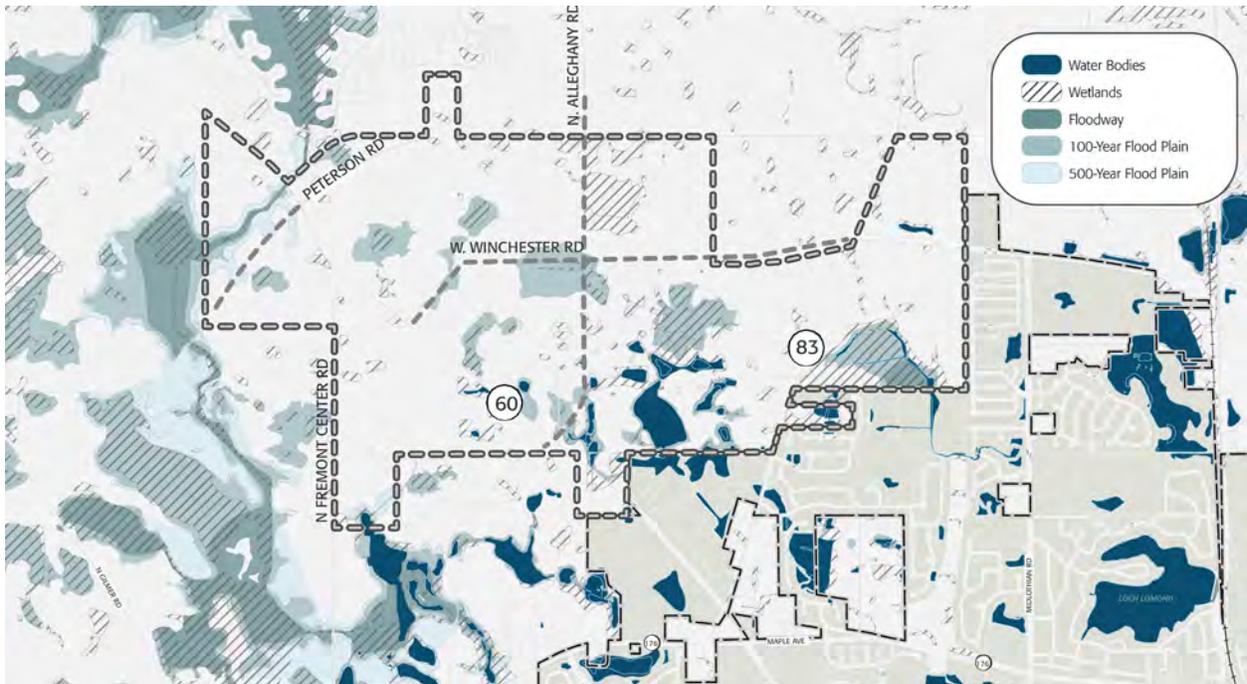
There is limited unincorporated land adjacent to Mundelein in which the Village could grow in land area. Some of this land is already developed, and is therefore less attractive for the Village to annex as it would add to the amount of infrastructure that the Village is responsible for maintaining, while not substantially increasing the tax revenue to the Village. However, there are undeveloped and unincorporated lands to the northwest of the Village that provide potential opportunities for future growth. These growth areas are defined in Figure 24 below.

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

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



▲ Figure 24: Growth Areas Location



▲ *Figure 25: Growth Areas Natural Features*

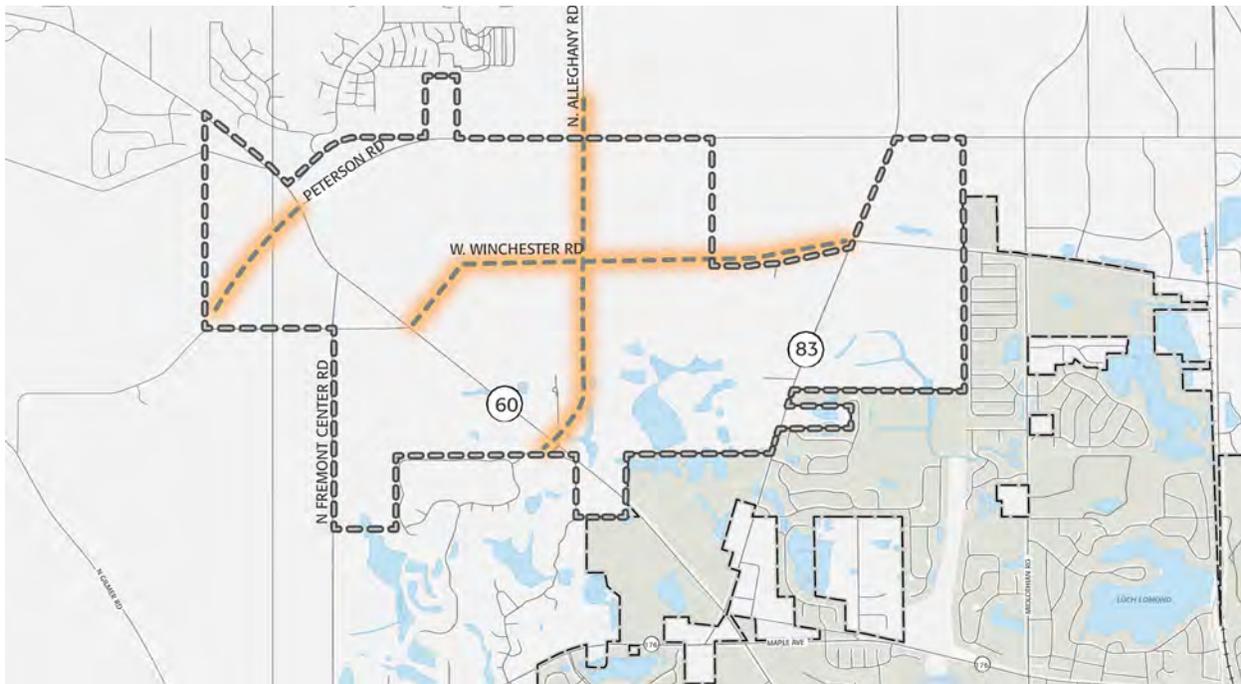
Another constraint to these sites is the placement and extension of County roads through the site, shown in Figure 26 on the next page. This proposed road network, as shown in Figure 25 above, includes the extension of Alleghany Road and Winchester Road. While these roads will provide access to the sites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

As discussed in the market overview in Section 1, the near-term development opportunities within the Village will likely be either residential or industrial. Areas with better access, such as those along Peterson Road, or Route 83, are better positioned for industrial development. The amount of land and depth of property planned for industrial should be kept flexible to allow for changes in the market as final plans are developed and implemented, however planning and coordination should occur to limit future conflicts between industrial and residential uses.

Subarea Goals

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

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



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

Subarea Vision

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

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

The 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. New development should be expected to pay their fair share of the cost for the extension of Village services and infrastructure.

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. It should use green infrastructure solutions and Best Management Practices (BMPs) wherever possible.

Implementation

Currently, Mundelein maintains contact with the local property owners on the status of their plans. This contact should continue to allow for discussions and evaluation of any proposed development. As the planning and design of development moves forward, the owners and developers will be evaluating the market demand, development costs, and will prepare a proforma for the site. The Village does not currently have a boundary agreement in place with neighboring municipalities to establish what properties Mundelein would have the first priority for annexation on. The Village is encouraged to work with adjacent communities to establish mutually beneficial boundaries. If not, the Village will likely be competing with other adjacent municipalities, such as Grayslake, to annex the site and bring the development into Mundelein. In this scenario, the Village may be asked to offer up significant incentives to secure the development. It would be important under this scenario to hire highly qualified consultants to evaluate the short and long-term implications of the proposed development.

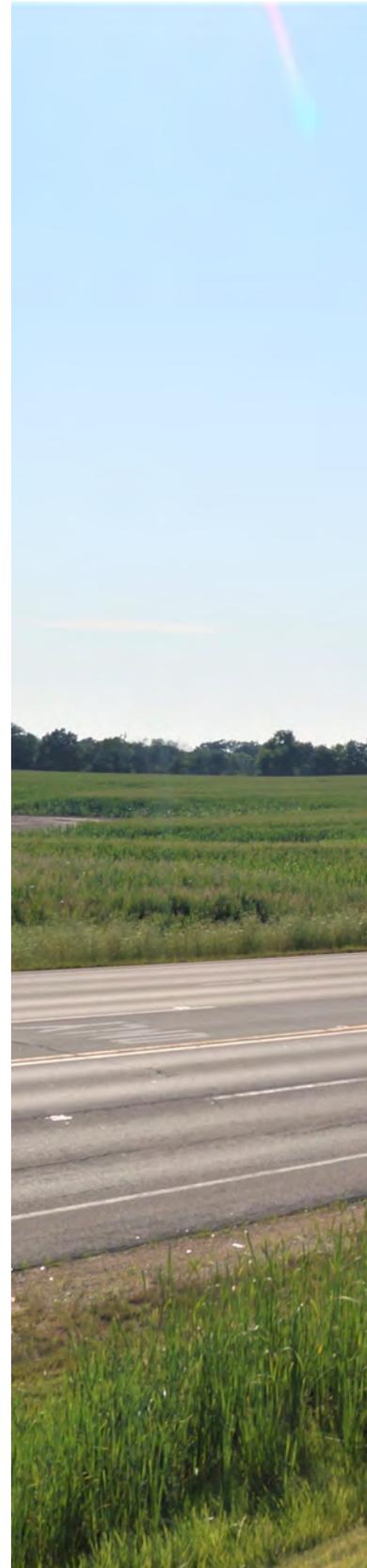
Mundelein should continue to evaluate and update its infrastructure planning with potential growth in mind. The Village has been very proactive and successful in this realm, understanding that surplus sewer and water capacity will allow the Village to be better positioned for annexation(s).

Route 53 Right-of-Way

Another component to implementation in the growth areas is the future of the Illinois Route 53 right-of-way that has been reserved. As the Route 53 extension is no longer supported by Lake County, this land will need to be evaluated for how it can best serve the region, the Village, and the surrounding area.

This land could be used to strengthen east/west connections of local roads and trails that were fragmented by the right-of-way. Additionally, it could be used to create a new north/south transportation corridor, potentially limited to pedestrians, bicycles, and public transit. Some or all of it could remain as open space and become a series of linear parks that tie in to existing and planned greenways. Also, portions of the land, especially larger sites held for interchanges along major east/west corridors could be developed, supporting local economic development.

Mundelein should work closely with neighboring municipalities to study the potential of this land and ensure the Village's interests are represented in future planning, policy, and decision making.



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 feasibility 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 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 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 and 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.	Enhance 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 and 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 evaluate 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