

MUNDELEIN

FOR BUSINESS. FOR LIFE.



VILLAGE OF
Mundelein
Incorporated in 1909

35 MILES NORTHWEST OF CHICAGO

EASY ACCESS TO DOWNTOWN CHICAGO
AND THREE AIRPORTS



WELCOME TO MUNDELEIN, ILLINOIS— BUSINESS MINDED... FORWARD THINKING

The Village of Mundelein, a vibrant and progressive community of nearly 32,000 residents, has a rather simple approach to economic development—we are on YOUR team and we are committed to doing everything we can to help your business succeed. Mundelein is situated in the center of beautiful Lake County, Illinois—one of the strongest areas of commercial and industrial growth in the nation, with excellent housing, recreational, educational, and business opportunities.

Mundelein is a full-service community with municipal services second to none. The Village provides fire and police protection, water delivery, wastewater treatment, building inspection, engineering design and inspection, street maintenance, and economic development assistance. Each department's highest priority is providing exceptional customer service. Plus, Mundelein's award-winning schools, Park and Recreation programs and library services offer residents numerous leisure, recreational, and enrichment options.

If you are seeking assistance relocating or expanding your business, we can answer your questions and offer advice in the areas of economic development, site selection, engineering, finance, demographics, construction, and marketing, to name just a few.

OUR PROMISE—

Mundelein will be Central Lake County's premier location for entrepreneurs and known as a welcoming community.

VILLAGE OF MUNDELEIN INCORPORATED 1909 AN AWARD WINNING COMMUNITY

**GOVERNOR'S HOMETOWN
AWARD WINNER**

**TOP 100 SAFEST CITIES
IN AMERICA—RANKED 38**

**RECIPIENT NEW URBANISM
CNU MERIT AWARD FOR
MASTER REDEVELOPMENT
IMPLEMENTATION PLAN**

**CALEA ACCREDITED—
THE GOLD STANDARD IN PUBLIC
SAFETY ACCREDITATION**

**MUNDELEIN PARK AND
RECREATION DISTRICT—
ILLINOIS DISTINGUISHED
ACCREDITED AGENCY**

**RECIPIENT OF SUNSHINE
AWARD FOR GOVERNMENT
TRANSPARENCY**

**MOODY'S AA1 RATING—
SECOND HIGHEST GRADE FOR
FINANCIAL MANAGEMENT**

**10 BEST CHICAGO SUBURBS
FOR FAMILIES**

**10 BEST CHICAGO SUBURBS
YOUNG COUPLES**



Mundelein is situated in the center of beautiful Lake County, Illinois—one of the strongest areas of commercial and industrial growth in the nation, with excellent housing, recreational, educational, and business opportunities.

Retailers find that Mundelein is an excellent business location in terms of accessibility and population—35,000 households (98,459 population) within a 5-mile radius. The Village is home to both national chains and privately-owned specialty stores. The comprehensive plan is transforming the area into an exciting retail and residential environment.



FOSTERING ECONOMIC GROWTH

More than 900 businesses choose to make Mundelein their home because it is simply a great place to do business and the Village is committed to working with developers and builders for the mutual benefit of the residential and business communities. Mundelein’s central location and accessibility coupled with an exceptionally strong business climate and skilled labor force, have made it a leader in the manufacturing sector.

Thanks to the visionary leadership of the Village Board and Administration, Mundelein has distinguished itself as a place for growing businesses. For the past few decades, Mundelein has nurtured an evolving business climate including several industrial parks—Allanson Industrial Park, Butterfield Industrial Campus, Butterfield “60” Industrial Park, Hawthorne Industrial Park, Mundelein Industrial Park, and the Terrace Trade Center—and over 500 acres zoned for manufacturing use. Additionally, Mundelein continues to focus its attention on the needs of its business partners by providing tailored economic development services.

GET EVERY ADVANTAGE— PRIME LOCATION— CENTER OF LAKE COUNTY, ILLINOIS

Often referred to as, “the Heart of Lake County,” the Village of Mundelein is well positioned for convenient access to and from the City of Chicago and the greater Chicago Region. Located just 35 miles northwest of downtown Chicago, the Village is located at the crossroads of four major Highways: Illinois Route 60, US Route 45, Illinois Route 176, and Illinois Route 83. The proposed extension of Illinois Route 53 will facilitate additional access to the Village.

Metra commuter rail service connects Mundelein with O’Hare International Airport, Chicago to the south, and Antioch to the north. The Chicago “loop” is a comfortable one-hour commute by train. Pace bus routes provide public transit service within the area. Mundelein is well situated to access three major airports: O’Hare International Airport (35-minute drive time), Midway Airport (45-minute drive time), and Milwaukee’s Mitchell International Airport (60-minute drive time).

TRAFFIC COUNTS (AVERAGE ANNUAL DAILY TRAFFIC)

Location	Vehicles
Route 60/83 (Northwest Quadrant):	16,100
Route 83 (Northwest Quadrant):	18,300
Route 176 at Route 60/83:	11,600
Route 176 at Midlothian Road	14,400
Midlothian Road at Winchester Road	11,900
Winchester Road east of Midlothian Road	7,950
Winchester Road west of Midlothian Road	5,550
Route 45 at Route 176	22,200
West Hawley Street at Route 45	5,950
Route 176 at Carmel HS	13,700
Route 45 South of Courtland	26,800
Route 45 South of Allanson Road	27,000
Allanson Road east of Tower Road	12,500
Butterfield Road between Golf and Townline	20,600
Townline Road west of Butterfield	28,700
East US Highway 45 at Hilgers	12,800
Route 45 at Townline Road	27,800
Route 83 south of East US Highway 45	29,200
Route 83 between Townline Road and Route 45	14,200
Route 60/83 north of Townline Road	21,000
Route 60/83 north of Midlothian Road	18,400

Source: Illinois Department of Transportation

DEMOGRAPHICS AND HIGHLIGHTS AT A GLANCE *

	1 Mile	3 Miles	7 Miles	5 mins	10 mins	15 mins
Population	13,786	65,155	220,904	2,914	28,906	181,761
Average Household Size	3.01	2.8	2.77	3.0	3.2	2.9
Average Household Income	\$99,485	\$130,969	\$139,724	\$106,256	\$131,250	\$137,153
Median Household Income	\$77,573	\$97,509	\$104,062	\$82,190	\$97,417	\$103,197
Households	4,526	23,100	79,142	7,386	27,998	65,207
Average Home Value	\$234,899	\$375,695	\$403,099	\$286,916	\$432,514	\$450,443
Bachelor Degree+	33.9%	53.8%	55.7%	37.1%	53.2%	55%
Daytime Population	9,763	64,406	240,879	17,907	73,459	173,691
Workers	3,158	33,797	139,193	7,235	36,373	90,619
Residents	6,605	30,609	101,686	10,672	37,086	83,072
Apparel and Services	\$12,378,546	\$81,420,336	\$294,685,768	\$21,623,814	\$98,810,268	\$238,707,391
Food Away From Home	\$18,528,894	\$122,582,905	\$443,620,765	\$32,466,817	\$149,034,350	\$359,806,551
Food at Home	\$27,276,288	\$177,538,344	\$636,061,050	\$47,763,107	\$215,260,360	\$516,799,580
Personal Care	\$4,515,077	\$29,794,625	\$107,979,041	\$7,844,527	\$36,170,068	\$87,522,497
HH Furnishings & Equipment	\$10,916,531	\$72,336,121	\$263,119,860	\$19,018,883	\$87,896,812	\$213,035,562
Entertainment/Recreation	\$17,242,323	\$114,752,538	\$418,047,165	\$29,988,415	\$139,345,001	\$338,409,049
Healthcare	\$29,918,485	\$200,012,438	\$727,885,014	\$52,033,247	\$242,602,746	\$589,745,741

ATTRACTIVE BUSINESS INCENTIVE PROGRAMS

The Village of Mundelein actively engages in business attraction, expansion, and retention and offers many services and incentives to help businesses achieve their goals. We want to do everything we can to invest in your future. The type of business incentive varies based on the needs and scope of the project. For more information on the Village of Mundelein's business incentives, please contact Village Administrator, John Lobaito at 847-949-3225 or Community Development at 847-949-3282.

INCENTIVES AVAILABLE

Tax Increment Financing
 Industrial Revenue Bonds
 Sales Tax Sharing
 Fee Credits
 Grants

Other—The Village works closely with Lake County Partners, the Economic Development Authority for Lake County to find State incentive programs that fit the needs of business. To view available incentive programs, please visit <http://www.lakecountypartners.com/index.php/financing-incentives/lake-county>.

Mundelein's Business Incentive Grant Program Assists Business Owners

To help revitalize Mundelein, the Village introduced a Business Incentive Grant (BIG) program to assist businesses and property owners who are interested in investing in their property. Under the plan, qualifying projects would include: landscaping, façade enhancements, decorative door replacements, and ornamental fencing. The program is open to the owners of private, for-profit businesses. Eligible business owners could receive 50 percent of the project's cost, up to \$25,000. Additionally, interior upgrades to mechanicals, electrical, plumbing, and hood and duct systems are available

up to 50% of the project's cost, not to exceed \$25,000. The Village reimburses business owners once the work is complete. To partner in this endeavor, please call Community Development at 847-949-3282.

HEALTHY RETAIL CLIMATE

Retailers find that Mundelein is an excellent business location in terms of accessibility and population—42,000 households (110,160 population) within a 5-mile radius. The Village is home to both national chains and privately owned specialty stores. The comprehensive plan is transforming the area into an exciting retail and residential environment. Significant growth downtown and on the Village's west side are expanding the retail market.

Mundelein boasts a number of retail centers that are fully occupied or nearly fully occupied. A recent review of shopping center and office space within the Village showed occupancy rates of 89.1% for the entire Village (95.2% without top 7 largest vacancies).

MAJOR BUSINESSES

The Village of Mundelein supports its existing business community and is committed to expanding its economic base through strategic planning and providing the essential resources and support to enhance business growth and success.

HERE ARE A FEW TOP COMPANIES THAT CALL MUNDELEIN...HOME.

Alef Sausage, Amcor Flexibles, American Marketing, Carter-Hoffman, Commercial Plastics, KSN Law Firm, Larson Manufacturing, MacLean-Fogg Company, Medline Industries, Northfield Block An Oldcastle Company, Rainbow Graphics, Inc., Ruprecht Company, Sysmex America Inc. and Weston Solutions.

Mundelein 2017	Lake County	Chicago Metro Area
32,015	709,599	9,680,659
2.91	2.81	2.67
\$112,510	\$121,505	\$92,004
\$86,293	\$85,415	\$64,719
10,930	246,031	3,559,253
\$270,599	\$374,649	\$306,799
42.3%	44.2%	36.5%
30,690	729,841	9,707,840
15,854	388,081	4,786,655
14,836	341,760	4,921,185
\$33,654,551	—	\$8,886,853,334
\$50,674,561	\$1,216,598,319	\$13,532,935,494
\$74,089,867	\$1,767,995,989	\$20,142,623,385
\$12,230,216	\$293,146,839	\$3,233,090,062
\$29,674,142	\$714,105,450	\$7,762,487,539
\$46,888,316	\$1,135,080,334	\$12,458,045,278
\$81,424,796	\$1,979,235,734	\$21,695,858,345



BUSINESS SUPPORT

The Village of Mundelein’s Community Development team uses a variety of resources to foster partnerships, find resolution to unique business situations, and stay in communication about business and community trends. Also, the Village Board is committed to retaining, creating and expanding job and business opportunities.

In addition to staff services, the Village utilizes its Economic Development Commission, a team of local business leaders, to conduct outreach, communication and promotional programs to attract and retain businesses.

Providing Cutting-Edge Broadband Technology

The Village makes it a priority to facilitate the development of cutting-edge broadband technology, namely fiber-optic infrastructure, within Mundelein. To this end, Mundelein has several broadband options available to businesses and residents provided by the private sector. Currently Comcast, AT&T, and WOW! provide various levels of broadband access, including high-speed fiber-optics. Additional broadband and Internet service is available from a variety of satellite, DSL, and wireless providers as well as: HughesNet, Excede Internet, TDS, E-vergent, and Jimmy Wireless, among others. The Village Board sees its role as a liaison between the Mundelein community and private broadband providers. This entails informing residents and businesses of the various broadband options available in a clear and convenient manner. This also means communicating to our private broadband providers

the desires of our community for the continued development of appropriate broadband technology. Going forward, the Village will continue to make quality broadband access for our community a top priority.

E-NEWSLETTER

Because communication is crucial to business success, the Village produces a weekly electronic newsletter to keep the community informed. On a quarterly basis, the Village produces an economic development e-newsletter devoted to business news to convey the latest development information to members of the Village of Mundelein business community.

VILLAGE OF MUNDELEIN WEBSITE

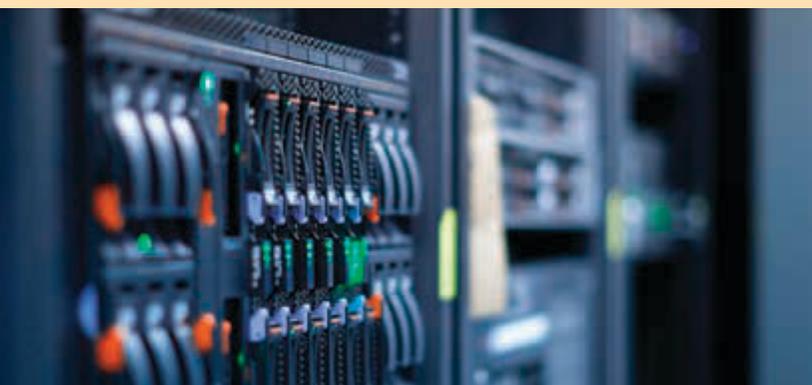
www.mundelein.org provides important information to business owners, residents, and visitors in a convenient and easy-to-use format. The Economic Development section of the website provides detailed information on available properties, business licensing, financial assistance programs, planning, and business announcements, including a monthly featured business.

BUSINESS FRIENDLY PERMIT PROCESS

The type of permits required will vary depending upon the type and complexity of the project and the zoning requirements. The Village of Mundelein’s Building Department will guide you through the permit process easily and effectively. Additional information on Building Permits is available online at www.mundelein.org.

Minor Permits-Review and Approval within 5 Business Days

In an ongoing effort to be customer-focused and business-friendly, Mundelein has streamlined its permit approval process to facilitate a 5-business day turnaround for minor permits. The 5-business day approval begins from the date the Village receives the completed permit paperwork and supporting documentation.



QUALITY OF LIFE PROGRESSIVE, VIBRANT COMMUNITY

Mundelein boasts award winning Village services, abundant recreational opportunities, state-of-the-art library facilities, and top-rated school districts. Couple this with its strong industrial base, great housing values and outstanding educational opportunities, the population is growing rapidly in both size and affluence.

EDUCATION

One of Mundelein's strongest assets is the availability of high quality education at the schools throughout the community. Mundelein High School, along with several elementary schools are Blue Ribbon Schools of Excellence. Carmel Catholic High School is a four-time Blue Ribbon School award-winner and has been named one of the 50 Best Christian High Schools in America and one of the Top 50 Catholic Secondary Schools in the country by the Catholic High School Honor Roll.

Mundelein High School's 21st Century Learning Center

Investing in the future, Mundelein High School's new 51,852 square foot three-story addition includes 25 new classrooms and an additional rooftop deck for special projects. The \$23.6 million project, (\$8.28 million was reimbursed through State grants from the Illinois Capital Development Board [CDB] and Illinois State Board of Education [ISBE]), will benefit the educational program in a number of ways. First, two state-of-the-art lab spaces will facilitate STEM (science, technology, engineering, mathematics) research and Project Lead the Way programming. Second, these spaces will facilitate an added dimension of creating internships and mentoring activities for students. Third, classrooms and lab spaces have been designed for flexibility and multiple uses, allowing for new programming in the building and dedicated collaboration space.

The College of Lake County is a comprehensive community college offering two year degrees in a wide range of academic program choices to meet a variety of educational needs. Campuses are located nearby in Grayslake and Vernon Hills. The College includes a Business Services Department providing programs to improve the organizational performance and profitability of Lake County employers. The University Center of Lake County offers four year degrees from over 15 cooperating colleges and universities.

All of Mundelein's schools are sensitive to the needs of the community and are committed to broad-based education.

HOMES

Mundelein offers a wide variety of housing opportunities in an array of family-oriented neighborhoods. Its older homes are well built, providing an affordable family home on a modest lot. Newer homes are stylish and constructed on a variety of lot sizes, large to small. Neighborhoods are quiet and easily accessible.

Approximately 80% of housing is single family. The remaining 20% are duplex, condominium, and apartment units. Cardinal Square, in downtown Mundelein, provides a unique multi-story suburban condominium environment centered around the commuter rail station. Grand Dominion, a Del Webb development on the west side of the Village, is an active adult community for people 55+ years of age.

DOWNTOWN REDEVELOPMENT

Mundelein is focused on its heritage and promoting its downtown. Community celebrations, outdoor concerts, classic car shows, Farmers Market, Craft Beer Festival, One World Cultural Festival and nice restaurants bring people together in the downtown.



Mundelein boasts award winning Village services, abundant recreational opportunities, state-of-the-art library facilities, and top-rated school districts. Couple this with its strong industrial base, great housing values and outstanding educational opportunities, the population is growing rapidly in both size and affluence.

RECREATION

The award-winning Mundelein Park and Recreation District provides numerous and exceptional park and recreational services. 33 neighborhood parks are conveniently located throughout the Village to serve thousands of residents year round. The jewels of the park system include: Barefoot Bay Water Park, Steeplechase Golf Course, Parkview Health and Fitness Center, Kracklauer Park, Diamond Lake Sports Complex, the Mundelein Senior Center, Diamond Lake Beach, Community Park, bicycle trails with access to a beautiful county forest preserve system, and the Fort Hill Heritage Museum.

Lake County is committed to preserving open space and its natural heritage. In addition, Mundelein is home to five extraordinary public golf courses, which offer challenging holes in beautiful settings. Mundelein has an extensive network of wonderful bike trails throughout the Village for biking enjoyment. Also, for out-of-town visitors, the Grand Illinois Trail is accessible from either the Mundelein or Prairie Crossing Metra stations. Take Metra to either station with your bike to begin a unique exploration of Illinois on a great bicycle loop of over 500 miles.

The Fremont Public Library District operates a 55,000 square foot facility which further enhances educational opportunities. Services are provided by the Fremont Public Library and Cook Library District, a leader in on-line services for businesses and educational programs for all sectors of the community.

Mundelein Community Connection, a non-profit, downtown promotional organization, which is supported by, and works closely with, the Village staff, provides a variety of exciting community events throughout the year including a Craft Beer Festival, Farmers Market, Car Cruise Nights, Summer Concerts in the Park, "One World" Cultural Festival, Holiday Tree Lighting Ceremony, and Santa's Cottage.

BUSINESS PARTNERS

The Village of Mundelein and partner organizations such as the Mundelein Business Alliance (MBA), GLMV Chamber of Commerce, Mundelein Community Connection, and Lake County Partners work diligently in support of local merchants. Mundelein's elected Board of Trustees, their appointees on the Economic Development Commission, and Village staff are all committed to fostering a healthy balance of independently-owned businesses and national retailers. Together, they are working to protect and enhance the overall business climate of the Village.

PARTNER WITH US

Excellent location, modern business parks, reliable infrastructure, communications, water resources, a pool of educated workers, and a progressive local government contribute to the Village of Mundelein's successful business climate.

Excellent location, modern business parks, reliable infrastructure, communications, water resources, a pool of educated workers, and a progressive local government contribute to the Village of Mundelein's successful business climate.





For more information on growing your business in Mundelein, please contact our Community Development team. We are committed to doing everything we can to help your business succeed.

Please Contact Us!

ECONOMIC DEVELOPMENT TEAM

John Lobaito
Village Administrator
847-949-3225
jlobaito@mundelein.org

Amanda Orenchuk, AICP
Director of Community Development
847-949-3282
aorenchuk@mundelein.org

Taylor Wegrzyn, AICP
Planner
847-949-3282
twegrzyn@mundelein.org

Colleen Malec
Planner
847-949-3282
cmalec@mundelein.org



start here. star here.

300 Plaza Circle
Mundelein, IL 60060
www.mundelein.org
847-949-3282