

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-78
which is entitled

Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 11/11/2025, and was posted for at least ten days thereafter.

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

Dated at Mundelein, Illinois on 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-78

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE RELATING TO THE ZONING ORDINANCE, TITLE 20, REGARDING MICRO INDUSTRIAL OVERLAY DISTRICT

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

WHEREAS, on September 24, 2012, the Village Board of Trustees adopted Ordinance No. 12-09-39, an Ordinance repealing the existing Mundelein Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, and adopting a new Village of Mundelein Zoning Ordinance to be included as Title 20 of the Municipal Code of Mundelein (the "New Zoning Ordinance") which Ordinance has been amended from time to time thereafter; and

WHEREAS, on March 25, 2013, the Village Board of Trustees adopted Ordinance No. 13-03-12, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding grammar, spelling, and cross-reference corrections; motor vehicle aftermarket enhancements; light pole heights; commercial vehicles; parking stall dimensions; driveways; and definitions; and

WHEREAS, on July 14, 2014, the Village Board of Trustees adopted Ordinance No. 14-07-29, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to medical cannabis dispensaries and cultivation centers; and

WHEREAS, on August 25, 2014, the Village Board of Trustees adopted Ordinance No. 14-08-43, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding a spelling correction; refuse & recycling containers; parking for recycling facilities, places of worship, motor vehicle repair, and other unspecified uses; permitted & prohibited materials; transparency; car washes; drive-through facilities; gas stations; lighting downtown; roof types Downtown; and setbacks following the conveyance of land for public purposes; and

WHEREAS, on September 22, 2014, the Village Board of Trustees adopted Ordinance No. 14-09-48, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to Private Free Libraries; and

WHEREAS, on March 9, 2015, the Village Board of Trustees adopted Ordinance No. 15-03-09, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to parking space dimensions, impervious surface coverage, open fences, community centers, and recycling facilities; and

WHEREAS, on April 27, 2015, the Village Board of Trustees adopted Ordinance No. 15-04-20, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to residential bulk and yard standards, the C-5 subdistrict map, and on-site development standards; and

WHEREAS, on August 22, 2016, the Village Board of Trustees adopted Ordinance No. 16-07-46, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to drive through facilities, pergolas, patios, residential driveways, and sheds; and

WHEREAS, on July 9, 2018, the Village Board of Trustees adopted Ordinance No. 18-07-39, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding murals; and

WHEREAS, on August 13, 2018, the Village Board of Trustees adopted Ordinance No. 18-08-46, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding murals; and

WHEREAS, on August 13, 2018, the Village Board of Trustees adopted Ordinance No. 18-08-47, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Garage Storage Facilities; and

WHEREAS, on November 26, 2018, the Village Board of Trustees adopted Ordinance No. 18-11-73, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Solar Collectors; and

WHEREAS, on February 11, 2019, the Village Board of Trustees adopted Ordinance No. 19-02-13, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding the Downtown Zoning Districts; and

WHEREAS, on November 25, 2019, the Village Board of Trustees adopted Ordinance No. 19-11-82, an Ordinance adding a section of the Municipal Code relating to Adult Use Cannabis and amending certain sections of the Municipal Code relating to Adult Use Cannabis; and

WHEREAS, on January 27, 2020, the Village Board of Trustees adopted Ordinance No. 20-01-08, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Solar Collectors and Solar Farms; and

WHEREAS, on April 13, 2020, the Village Board of Trustees Adopted Ordinance No. 20-04-27, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Industrial Building Height; and

WHEREAS, on August 24, 2020, the Village Board of Trustees Adopted Ordinance No. 20-08-45, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Hours of Operation for Adult-Use Cannabis Dispensaries and Medical Cannabis Dispensaries; and

WHEREAS, on January 25, 2021, the Village Board of Trustees adopted Ordinance No. 21-01-04, An Ordinance Amending Section 20.48.040(Q)(10) of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Drive-Through and Curbside Pickup Service for Medical Cannabis Dispensaries; and

WHEREAS, on June 28, 2021, the Village Board of Trustees adopted Ordinance No. 21-06-42, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, and Business Regulations and Licenses, Title 5, Regarding Hours of Operation for Adult-Use and Medical Cannabis Dispensaries; and

WHEREAS, on September 13, 2021, the Village Board of Trustees adopted Ordinance No. 21-09-69, An Ordinance Amending Sections 20.36, 20.68, and 20.72 of the Municipal Code, Title 20, Zoning Ordinance, Relating to Downtown Entertainment, Outdoor Dining, and Outdoor Seating; and

WHEREAS, on January 9, 2023, the Village Board of Trustees adopted Ordinance No. 23-01-01, An Ordinance Amending Sections 20.32.030, Table 20.32-2 and 20.56.070(B) of the Municipal Code, Title 20, Relating to Commercial Setbacks and Parking Lots; and

WHEREAS, on October 13, 2025, the Village Board of Trustees adopted Ordinance No. 25-10-72, An Ordinance Amending Certain Sections of the Municipal Code, Title 20, Relating to Murals; and

WHEREAS, on October 27, 2025, the Village Board of Trustees adopted Ordinance No. 25-10-75, An Ordinance Amending Certain Sections of the Municipal Code, Title 20, Relating to Use Variations, Car Washes, and Gas Stations; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on July 16, 2025, and August 6, 2025, by the Mundelein Planning & Zoning Commission; and

WHEREAS, following said hearing, by a vote of 5-0, the Planning & Zoning Commission recommended approval of the requested text amendments referenced below; and

WHEREAS, the Village Board of Trustees has determined that it is necessary to adopt this Ordinance further amending Title 20 of the Municipal Code of Mundelein regarding a micro industrial overlay district.

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

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

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

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

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

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

A. Application of the Districts.

1. The Micro Industrial Overlay District that, when applied, is in addition to and shall overlay the existing base zoning district where the Overlay District is established, so that any parcel of land lying in a Micro Industrial Overlay District (OD-MI) shall also lie in one or more of the other zoning districts provided for in this Code.
2. The Zoning Code provisions of the underlying district(s) shall apply within the Overlay District for permitted and conditional uses enumerated in the underlying district, except where specifically modified or supplemented by provisions of the overlay district.
3. Except as modified by the overlay zoning district, the provisions of the applicable base-zoning district shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable overlay zoning district regulations shall prevail.

B. A Micro Industrial Overlay District shall be established in accordance with the required procedures for a Zoning Amendment and, if applicable, Special Use pursuant to Chapter 20.16 and shall be applied in conjunction with base zoning districts. The boundaries of the Micro Industrial Overlay District shall be indicated on the Official Zoning Map and the district designation of OD-MI, as appropriate, shall be superimposed over the existing zoning designations on the Zoning Map.

SECTION V: Section 20.36.060 – Generic use standards is hereby amended to insert language alphabetically as follows:

Arts & Business Centers, Artisanal Fabricators, and Micro Industrial Uses:

1. In no way shall any micro processing/manufacturing establishment be conducted in a manner which would cause the premises to differ from the downtown character, either by the use of colors, materials, construction, lighting, noise, glare, electrical or audiovisual interference, dust, smoke, vibrations, or emissions of smells/odors.
2. No unreasonable volume of vehicular traffic shall be generated for the underlying district by the micro industrial establishments or arts and business centers. Any need for vehicular parking and loading incidental to the establishment shall be met off-street.
3. All shipments and deliveries must be conducted with vehicles less than class six as designated by the US Department of Energy.
4. At the discretion of the Village Administrator, in consultation with the Building Director, Micro industrial establishments shall be sealed and separated from all other tenant spaces.

with an air transfer barrier.

5. In scenarios where there are fumes, dust, or other noxious emissions, micro industrial establishments shall not share common ducting or air handling equipment with other tenant spaces.
6. Micro processing/manufacturing establishments shall filter all mechanical exhaust from product manufacturing, processing and storage areas with a technology system/assembly suitable to adequately filter such mechanical exhaust.
7. Any harmful, noxious, or offensive emissions may be prohibited.
8. Micro processing/manufacturing establishments shall be subject to all other licensing and registration requirements of the Village, and of the State of Illinois, as applicable.
9. A floorplan and square footage of all spaces in the building must be submitted.
10. For multi-tenant spaces, provide use designations on the floorplan, which must be submitted annually and with any new business registrations.
11. Provide an anticipated distribution and receiving plan – this plan must illustrate that parking, streets, alleys, and driveways will not be impeded by deliveries. Additionally, an autoturn exhibit may be required by the Zoning Administrator or Building Director to demonstrate larger vehicles can make turns around buildings and utilize streets appropriately without causing blockage or damage.
12. Provide a noise abatement plan and a sound study, if requested.
13. Provide a plan demonstrating noxious fumes, air quality and pollution containment for uses that have strong odors, material shavings, material melting, etc.
14. Demonstrate compatibility with surrounding properties or adherence to a Village plan or vision.
15. Provide a disposal plan for any hazardous waste or chemicals.
16. Provide hours of operation, which may be reduced depending on the use's impact on adjacent properties.
17. Unless expressly outlined in the Special Use process or a special event permit, all activities must be conducted within an enclosed building.

SECTION VI: Section 20.68.040 – Generic use definitions is hereby amended to insert alphabetically:

“Arts & Business Center” means a use of a building that may include one or a combination of uses, including the following: Artisanal Fabricators; Micro Industrial; Offices with ancillary conference rooms, meeting rooms, classrooms, performance spaces, and storage spaces associated with an active tenant; or other compatible permitted uses within the underlying zoning district.

“Artisanal Fabricator” means the application, teaching, making, or fabricating of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, and small batch food and beverage preparation or sales. Examples may be the following or similar to (as determined by the Zoning Administrator):

- Woodworking and cabinet shops.
- Ceramic studios.
- Jewelry manufacturing.
- Leatherworking.
- Small-scale metalworking.
- Glassworking.
- Candle-making.
- Small-batch bakeries or food production, but not meat processing and packaging.
- Micro-breweries or distilleries.
- Screenprinting, embroidering, and fabric dyeing.
- Textiles and papercrafts.

“Micro Industrial” means compact production units that handle advanced manufacturing and technology development, training, design, assembly, and packaging with minimal distribution.

SECTION VII: Section 20.36.100, Table 20.36-11 is hereby amended to insert a new category under Other:

Arts & Business Centers, Artisanal Fabricators, or Micro Industrial: 1 space per 1,000 sq ft of gross floor area, except performance/classroom spaces, which shall be calculated at 1 space for each 100 sf of gross floor area.

SECTION VIII: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgement shall not affect, impair, invalidate, or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION IX: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION X: This ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

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

MOVER: Trustee Daniel Juarez
SECONDER: Trustee Tony Ugaste
AYES: Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS: None
ABSTAIN: None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST:

Village Clerk

EXHIBIT A – Micro Industrial Overlay District Chapter 20.36 Table 20.36-1 Amendments

TABLE 20.36-1: C-5 DISTRICT PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-5-VC	C-5-MU	C-5-R	C-5-C	
RESIDENTIAL					
Community Residence		S		S	Section 20.36.060(C)(5)
Dwelling, Single Family		P	P		
Dwelling, Townhouse	S	P	P	P	
Dwelling, Two-Family		P	P		
Dwelling, Single-Family Attached		P	P		
Dwelling, Stacked Flat	S	P	P	P	
Dwelling, Multi-Family	P	P	P	P	
Dwelling, Accessory to Non-residential	P	P	S	P	
Residential Care Facility		P	P	S	Section 20.36.060(C)(22)
INSTITUTIONAL					
Assembly Hall	S	S		S	
Cultural Facility	P	P		P	Section 20.36.060(C)(6)
Educational Facilities, College/University	P	P		P	Section 20.36.060(C)(11)
Educational Facilities, Vocational School	P	P		P	Section 20.36.060(C)(11)
Government Facilities	P	P		P	
Place of Worship	S	S	S	S	Section 20.36.060(C)(21)
COMMERCIAL					
Art Gallery	P	P		P	
Arts Studio	P	P		P	
Animal Hospital	P	P		P	
Banquet Facility	S	S		S	Section 20.36.060(C)(2)
Currency Exchange		P		P	Section 20.36.060(C)(7)
Day Care Center, Adult or Child	P	P		P	Section 20.36.060(C)(8)
Day Care Home, Adult or Child		P	P	P	Section 20.36.060(C)(9)
Drive-Through Facility				S	Section 20.36.060(C)(10)
Financial Institution	P	P		P	
Funeral Home		S		S	
Gas Station, Standalone				P	Section 20.36.060(C)(12)
Hotel/Motel	S	S		S	
Indoor Amusement Facility	P	P		P	Section 20.36.060(C)(1)
Kennel		S		S	Section 20.36.060(C)(13)
Live Entertainment – Indoor	P	P		P	Section 20.36.060(C)(14)
Live Entertainment – Outdoor	P	P		P	Section 20.36.060(C)(14)
Medical/Dental Clinic	P	P		P	
Motor Vehicle Dealership				S	Section 20.36.060(C)(15)
Motor Vehicle Rental Establishment	P	P		P	Section 20.36.060(C)(16)
Office	P	P		P	
Outdoor Amusement Facility	S	S		S	Section 20.36.060(C)(1)
Outdoor Dining Area	P	P		P	Section 20.36.060(C)(19)
Outdoor Seating Area	P	P	P	P	Section 20.36.060(C)(20)

TABLE 20.36-1: C-5 DISTRICT PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-5-VC	C-5-MU	C-5-R	C-5-C	
Payday or Title Loan Agency		S		S	Section 20.36.060(C)(7)
Personal Services Establishment	P	P		P	
Pet "Day Care" Service		S		S	Section 20.36.060(C)(13)
Restaurant	P	P		P	
Retail Goods Establishment	P	P		P	
Smoke Shop		P		P	Section 20.36.060(C)(23)
Social Club or Lodge		P		P	
Tavern/Bar	P	P		P	
Tattoo Parlor				P	
INDUSTRIAL					
Research and Development Facility	P	P		P	
<u>Artisanal Fabricator</u>		<u>OD-MI, P</u>		<u>OD-MI, P</u>	<u>20.36.060() ()</u>
<u>Micro Industrial</u>		<u>OD-MI, S</u>		<u>OD-MI, S</u>	<u>20.36.060() ()</u>
TRANSPORTATION					
Off-Street Parking Lot	S	S		S	Section 20.36.060(C)(18)
Parking Structure	S	S		S	Section 20.36.060(C)(18)
OPEN SPACE					
Parks/Playgrounds	P	P	P	P	
OTHER					
<u>Arts & Business Center</u>		<u>OD-MI, S</u>		<u>OD-MI, S</u>	<u>20.36.060() ()</u>
Community Center	S	S	S	S	Section 20.36.060(C)(4)
Mural, Large	S	S		S	Section 20.36.060(C)(17)
Mural, Small	P	P		P	Section 20.36.060(C)(17)
Planned Unit Development	S	S	S	S	Chapter 20.20
Recycling Facility, Convenience Drop-Off	P	P		P	
Utilities, Private	S	S	S	S	Section 20.36.060(C)(24)
Wireless Telecommunications Antenna ³	S, P ²	S, P ²	S, P ²	S, P ²	Section 20.36.060(C)(25)
Wireless Telecommunications Facility ³	S	S	S	S	Section 20.36.060(C)(25)
Wireless Telecommunications Tower ³	S	S	S	S	Section 20.36.060(C)(25)