

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 July 27, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-07-62
which is entitled

Data Centers, Battery Energy Storage Systems, Mechanical Equipment Text Amendments

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 7/28/2026, and was posted for at least ten days thereafter.

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

Dated at Mundelein, Illinois on 7/28/2026.

Village Clerk

ORDINANCE NO. O-26-07-62

AN ORDINANCE AMENDING THE ZONING ORDINANCE, TITLE 20 OF THE MUNICIPAL CODE OF MUNDELEIN, WITH REGARDS TO DATA CENTERS, BATTERY ENERGY STORAGE SYSTEMS, AND MECHANICAL EQUIPMENT

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 adopting a new Village of Mundelein Zoning Ordinance to be included as Title 20 of the Municipal Code of Mundelein (the "Zoning Ordinance") which has been amended from time to time thereafter; and

WHEREAS, various amendments to the Zoning Ordinance are proposed to clarify language regarding data centers, battery energy storage systems, mechanical equipment, and definitions; and

WHEREAS, pursuant to notice as provided by statute and ordinance, the Planning and Zoning Commission opened a public hearing on the proposed text amendments on July 15, 2026; and

WHEREAS, following the conclusion of said public hearing, the Planning and Zoning Commission, by a vote of 7 to 0, recommended approval of the proposed text amendments to the Zoning Ordinance; and

WHEREAS, the Village Board of Trustees reviewed and discussed the proposed amendments at a public meeting held on July 27, 2026, and finds that the adoption of the proposed amendments to the Zoning Ordinance is in the best interests of the Village.

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: Title 20 of the Municipal Code of Mundelein (the "Zoning Ordinance") is hereby amended as follows, with underlined language representing additions and struck through language representing deletions:

Various definitions within Section 20.68.040 (Generic use Definitions) are amended as follows:

1. "Heavy retail, rental and service" means an establishment that offers retail, rental and/or service of heavy equipment and may have permanent outdoor service or storage areas, or partially enclosed structures including, but not limited to, lumberyards, heavy equipment rental and leasing, truck storage, rental and repair, recreational vehicle sales, and outdoor equipment sales and rental. Heavy retail is not a data center or a battery energy storage system facility.
2. Manufacturing, General. "General manufacturing" means an establishment where manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products is conducted. This manufacturing may produce noise,

vibrations, illumination, or particulate that is perceptible to adjacent land users but is not offensive or obnoxious. "General manufacturing" includes gravel yards, concrete and asphalt batch plants and seal coating businesses. A "general manufacturer" use may also include a showroom related to the items manufactured onsite and secondary retail sales to the public. Manufacturing, General is not a data center or a battery energy storage system facility.

3. Manufacturing, Light. "Light manufacturing" means an establishment where manufacturing from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products is conducted, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building. A "light manufacturer" use may also include a showroom related to the items manufactured onsite and secondary retail sales to the public. Manufacturing, Light is not a data center or a battery energy storage system facility.
4. "Mini-warehouse" means a facility used for the storage of property where individual renters control individual storage spaces. A "mini-warehouse" may also include accessory retail sales of packing, moving and storage supplies, and rental of moving vehicles. A mini-warehouse is not a data center or a battery energy storage system facility.
5. "Office" means an establishment for the processing, manipulation or application of business information or professional expertise, which may or may not offer services to the public. An "office" is not materially involved in fabricating, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. It is characteristic of an "office" that retail or wholesale goods are not shown on the premises to a customer. Examples include, but are not limited to, professional offices for non-profit organizations, advertising, accounting, investment services, insurance, contracting, architecture, planning, engineering, legal services and real estate services. "Office" does not include government offices, which are considered a "government facility." "Office" does not include data centers or battery energy storage system facilities.
6. "Outdoor storage yard" means land and/or structures used for the storage of property. An outdoor storage yard is not a data center or a battery energy storage system facility.
7. "Research and development facility" means an establishment where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. "Research and development facility" does not involve the manufacture, fabrication, processing or sale of products. A research and development facility is not a data center or battery energy storage system facility.
8. Utility, Private. "Private utility" means utilities that are not subject to village acceptance for operation or maintenance. For purposes of this title, private utilities include natural gas lines, power lines, telephone lines, cable television lines, fiber optic lines and other communication lines, their appurtenances and components and the utility companies' operation, maintenance, repair and replacement of same. Aboveground private utility structures, such as pedestals for

cable wire access or other access points for underground infrastructure (communications wiring, fiber optic, etc.) shall be considered a "private utility." "Private Utility" does not include data centers or battery energy storage system facilities.

9. "Wireless telecommunications facility" means an unstaffed structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. A wireless telecommunications facility is not a data center or battery energy storage system facility.

SECTION III: If any section, clause, paragraph, or provision of this Ordinance shall be found invalid by a court of competent jurisdiction, such judgment shall not affect, impair, invalidate or nullify the remainder of this Ordinance, but only that part found invalid by such court.

SECTION IV: In the case that one or more part(s) of this Ordinance conflicts with another part of this Ordinance or any other code, title or ordinance adopted by the Village of Mundelein, or any State of Illinois statute or other law, the part with the strictest language or interpretation shall prevail.

SECTION V: This Ordinance shall be in full force and effect after 10 days from its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

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

President

ADOPTED: Monday, July 27, 2026

APPROVED: Monday, July 27, 2026

ATTEST: _____

Village Clerk