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**MUNDELEIN**

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**HIGH SCHOOL**

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# **D120 Referendum Presentation**

**October 8, 2024**

# What is needed; Why it's needed

- District 120 seeks to address high-priority capital facility needs.
- The 63-year-old building was designed to last 50-75 years.
- Addressing Priorities: Aging Infrastructure; Health, Safety and Security issues; Classrooms and Instructional Spaces; and Career & Technical Education Space.
- MHS was designed for 1,500 students. Current enrollment is 2,229. Common areas have not changed to accommodate the growth.
- The Board listened to our community and reduced the proposal by \$25 m. and 36,000 sq. ft. less of new construction.



# The Priorities

## Aging Infrastructure

- Much of the building's original infrastructure, including mechanical, electrical and plumbing systems, has reached the end of its useful life.
- Costly and disruptive emergency repairs are increasing. Regular repair of outdated systems is costly and time-consuming.
- Replacing outdated systems would improve energy efficiency.



## Health, Safety and Security

- Building improvements include updating fire safety systems.
- Upgrading the cafeteria and server to alleviate health and safety issues.
- The 63-year-old gym does not seat the entire student body, has accessibility issues, and is not air-conditioned.



# The Priorities

## Classrooms and Instructional Space

- Eight additional classrooms would address the growing enrollment.
- Band and music classrooms have a capacity for just 80 students, but there are more than 240 students in the program.
- A new multi-purpose fieldhouse would provide space for PE, athletics, assemblies, competitions, events, performances, practices, and more.



## Career & Technical Education Space

- Currently engineering programming is not fully taught due to the lack of space for the necessary machines.
- Manufacturing and Building Trades jobs are in high demand, but MHS has no room for the equipment to offer the right types of classes.



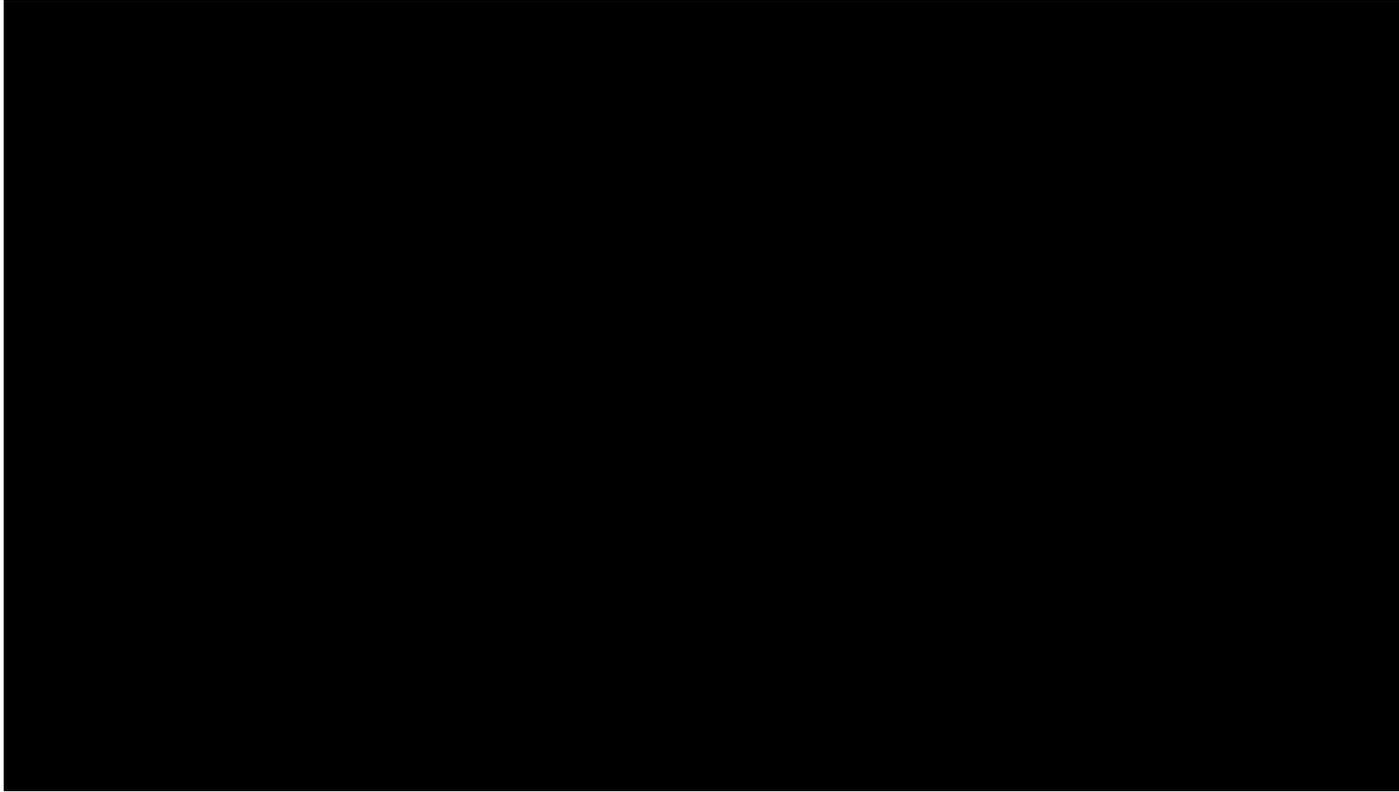
# Benefits for MHS



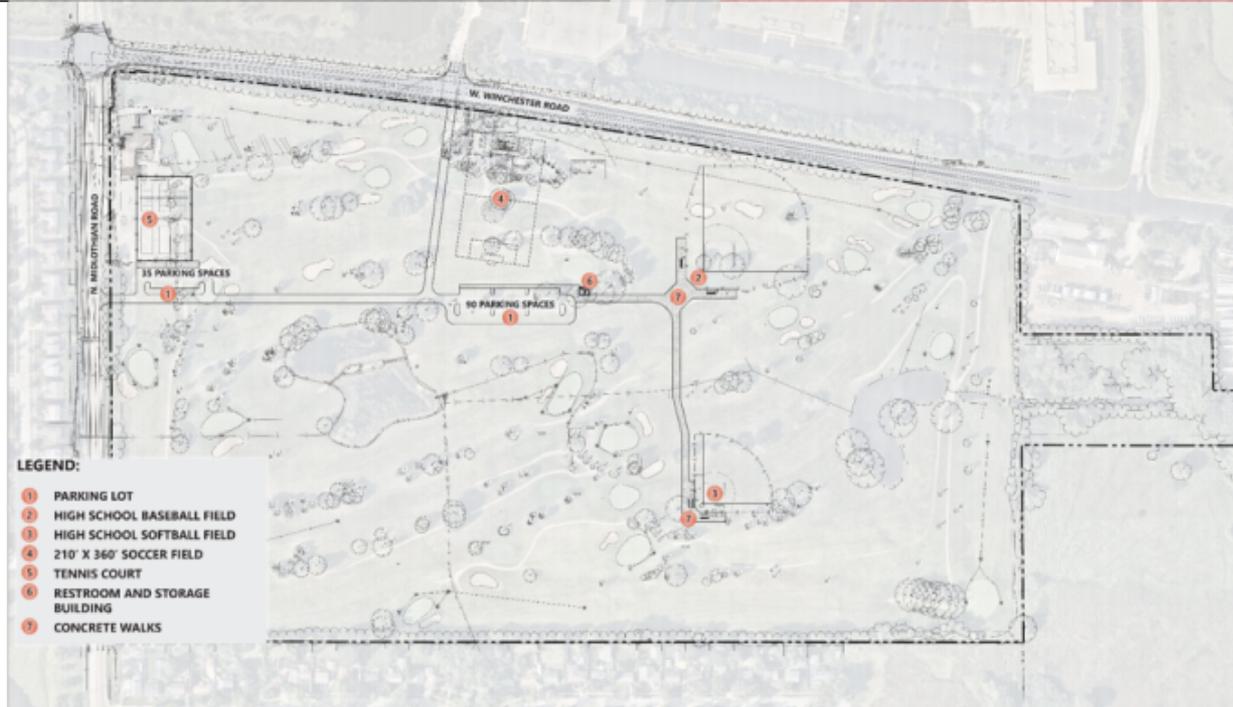
- Extending the useful life of existing facilities
- Reducing costly and disruptive emergency repairs
- Enhancing health, wellness and safety
- Expanding and enhancing CTE programming
- Addressing overcrowding issues and scheduling conflicts
- Attracting and retaining quality teachers and staff

# Improvement Plan Overview - Main Building

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# Improvement Plan Overview - Village Green



VILLAGE GREEN GOLF COURSE LOCATION  
MUNDELEIN HIGH SCHOOL ATHLETIC FIELDS  
MUNDELEIN CONSOLIDATED HIGH SCHOOL DISTRICT

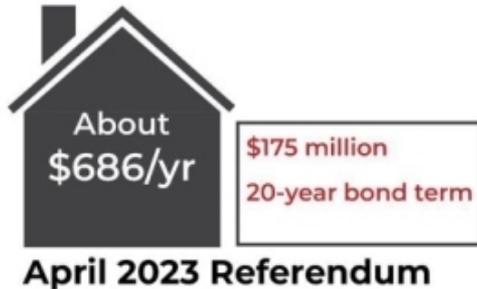


DATE: 02/08/2024

# Comparison Impact on Tax Bill

## Tax Investment Comparison

April 2023 Referendum ~ Nov 2024 Referendum



About  
**40% less**

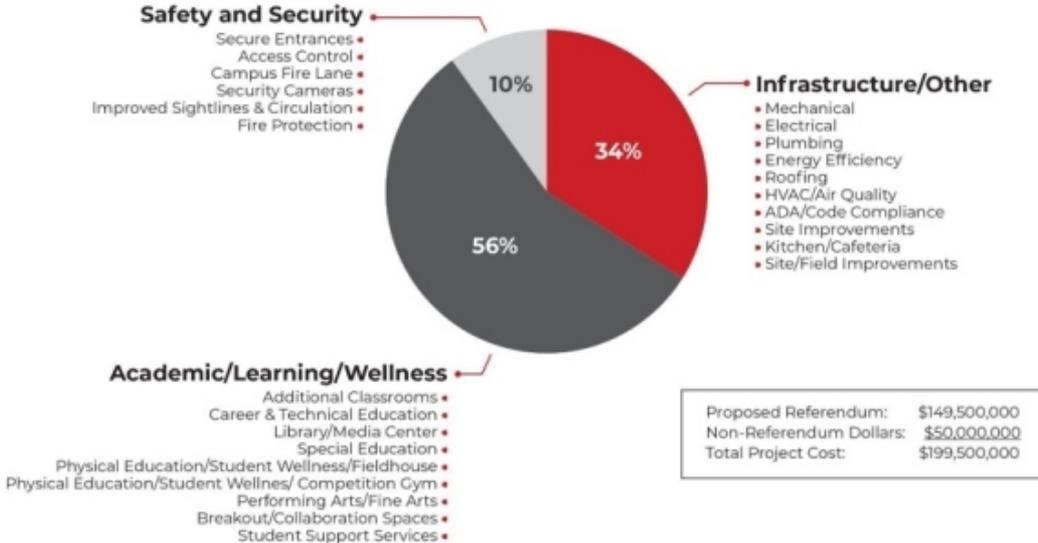
**\$272/yr**  
reduction

A white box with a black border containing the text "About 40% less" in black and "\$272/yr reduction" in red.

\* Estimates based on the Fair Market Value of a \$300,000 home

# Percentage Breakdown of Estimated Costs

## Mundelein High School Percentage Breakdown of Total Estimated Cost of Proposed Improvements



# FAQs



## MUNDELEIN HIGH SCHOOL

...dedicated to academic excellence for all learners through the core values of equity, growth, and collaboration

ABOUT ▾ ACADEMICS ▾ PARENTS ▾ STUDENTS ▾ ATHLETICS ▾ ARTS ▾ COMMUNITY ▾

### FAQs

- Purpose and Timing of Possible Bond Referendum ▾
- Building History and Condition ▾
- Proposed Improvements that are Part of the Down-sized Proposal ▾
- Changes Made to the Original Referendum Proposal ▾
- Anticipated Benefits ▾
- Career & Technical Education Benefits ▾
- Benefits of a Fieldhouse ▾
- Village Green Property ▾
- Financing ▾
- Other Funding Sources ▾

**Q: What is the impact of Mundelein's TIF Districts on Mundelein High School Financing?**  
**A:** The Tax Increment Financing (TIF) is a tool used by the Village of Mundelein to fund improvements within the TIF district. The money is made by freezing the taxable assessed value of the property in the TIF. As the value of the property increases, the tax revenue from the property's increased value is set aside for the TIF. Taxing bodies such as schools, parks, fire, police and village government are limited to collecting taxes on the property's value at the time it is frozen. The TIF freezes the tax value for 23 years. This means the school district loses out on new tax revenue as property values inside the TIF increase in value.

**Q: How much does the school district receive annually in developer impact fees?**  
**A:** Developer impact fees are set by the Village of Mundelein to fund the impact housing developers have on local governments and services (schools, police, fire, etc). While District 120 has had opportunities to communicate its needs with the village officials, the Village of Mundelein determines the amount developers pay. Since 2016, School District 120 has received a total of \$1.2 million in impact fees. Those monies are put into the District 120 Building and Grounds Fund.



Have a question?  
Fill out our online form  
or email at:  
mhsbuildingplan@d120.org

- Focused on a Strong Future
- The Why and the What
- Anticipated Benefits
- FAQs
- Long-Term Facilities Plan
- Financing

# Building Tours



Referendum Building Tour:

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Thursday, Oct. 10  
7-8 p.m. Mundelein High School



# Questions



For information, visit:  
[www.d120.org/2024-proposal/](http://www.d120.org/2024-proposal/)

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