



Ivanhoe Village Status
(as of September 11, 2025)

What is the current status of the Ivanhoe Village residential development?

- The property was annexed by the Village of Mundelein in December 2022. Since that time, developers and Village officials have been working behind the scenes on a development agreement.
- The comprehensive development agreement needs to go through public hearings and a formal approval process, which is expected to begin around the end of the 2025 calendar year per Village officials.

What is the current planned size of the Ivanhoe Village residential development and the expected number of new students it will generate?

- Ivanhoe Village, which will become the largest residential development in Lake County, will include 3,157 residential units and 218 senior assisted living units.
- The estimated number of new students from the development:
 - **K-8:** 752 for Fremont D79
 - **High School:** 249 for Mundelein High School D120
 - **TOTAL:** 1,001 K-12 students
 - *NOTE: Preschool projections not calculated*

Did the Village and the developer reach an agreement on impact fees to offset the impact of enrollment growth on the local school districts?

- An impact fee agreement between the Ivanhoe Village developer and the Village of Mundelein was approved at the Village Board meeting on April 14, 2025.
 - The agreement includes approximately \$6.7 million for D79 and \$4.4 million for D120.
 - The impact fee agreement is embedded in the full development agreement and is not final.
- Unfortunately, that investment falls far short of covering facility needs tied to Ivanhoe Village's projected enrollment growth. The development is expected to generate over 1,000 K–12 students, requiring major facility investments—including a new school for D79. Yet, the Village approved impact fees cover less than 10% of the estimated costs directly attributable to Ivanhoe Village, which means taxpayers are responsible for the remaining 90%.
 - Fremont School District 79 and Mundelein High School District 120 have requested to present data regarding enrollment and financial impact directly to Village officials ([link](#)) on multiple occasions to no avail. There is still time to get this right.



Data Clarifications

The Village of Mundelein has provided a public forum for the Ivanhoe Village developer to present its perceived impact, and has provided a similar opportunity for the Village's developer-paid consultants. Although the school districts have requested to address the Village Board to share our own data demonstrating the development's significant impact on enrollment. As of September 4, 2025, neither D79 nor D120 has been allowed to do so.

This section is meant to illuminate various misconceptions and misrepresentations of impact that were used to inform the Village's approval of the impact fee agreement on April 14, 2025.

IMPACT FEES

False Claim Made by the Ivanhoe Village Developer:

The April 2025 Village-approved impact fees for Ivanhoe Village will “result in payments greater than those from other recent real estate projects.”

Fact:

The April 2025 Village-approved impact fees for Ivanhoe Village are **less** in total when compared to other current impact fee agreements. The Village's [Ivanhoe Village impact fee terms](#):

- are the same as the 2020 single-family home impact fee structure for the Sheldon Woods development, a much smaller development of 192 homes with far less enrollment impact. **There is no accounting for inflation.**
- are the same as the 2020 attached-home impact fee structure for Mundelein Crossing, a much smaller development of 199 townhomes with far less impact. **There is no accounting for inflation.**
- include a reduced impact fee for 528 “age-targeted” Ivanhoe Village residential units, which have no actual age restrictions for homebuyers. This **reduced impact fee structure is unprecedented and applies to 17%** of the total Ivanhoe Village residential units, a substantial designation for a reduced rate.
- calculate to **40% less** than the Hawthorn Woods Country Club (HWCC) development. In HWCC, a 4-bedroom single-family home produces \$10,286 in fees. A 4-bedroom single-family home in Ivanhoe Village will produce \$6,150 in fees.



NEW HOUSING & ENROLLMENT

The rate of new houses being built in the D79 community has quadrupled from the previous decade (homes = single-family and townhomes; not age-restricted)

- 2010-2020: 33 homes/year (approximate)
- 2021-2027: 123 homes/year (approximate)

Outpacing Enrollment Projections

The pace of new residential developments is occurring much faster than was expected. Therefore, the current enrollment, which includes an influx of students from new developments, is about four years ahead of projections.

	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Actual K-8 Enrollment (Start of School Year)	1941	1985								
D79 Projections (2024)	1941	1938	1936	1941	1959	2007	2071	2129	2193	2260
Difference	–	+47								

Note: These figures do NOT include preschool/early childhood.



Active Developments within FSD79 Boundaries Since 2021

<u>Mundelein</u>	Occupied Homes	Homes In-Progress	Additional Homes to be Built	Total Homes
Sheldon Woods	171	10	11	192
Mundelein Crossing Townhomes	199	0	0	199
<u>Hawthorn Woods</u>				
Hawthorn Woods Country Club	92	5	7	104
Hawthorn Woods Townhomes	9	6	0	15
<u>Wauconda</u>				
Liberty Lakes	9	2	4	15
				525
Pending Developments (as of 9/11/25)				
Walnut Ridge (Pulte; Mundelein)			155	155
Hawthorn Woods Country Club (final phase)			60*	60*
				215

* = estimate