

AGENDA
VILLAGE BOARD MEETING NO. 3322
June 9, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. Board of Trustees Regular meeting minutes from May 12, 2025

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Presentation Of Audited Financial Reports for Fiscal Year 2024 by Lauterbach & Amen, LLC

- B. Liquor License Interest - Chelito's Mexican Restaurant - 506 North Lake Street

The Board will make a recommendation on whether to proceed to the liquor license application stage.

- C. Liquor License Interest - Narrow Gate Brewery - 610 East Hawley Street

The Board will make a recommendation on whether to proceed to the liquor license application stage.

- D. Illinois State Historical Society - Best of Illinois History Award

- E. APWA Rodeo Competition

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. **Meeting Call** - Finance Committee Meeting on June 23, 2025 at 7:05 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the Budget Appropriation Ordinance.
- B. **Meeting Call** - Finance Committee Meeting on June 16, 2025 at 3:30 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the TIF II, TIF III, and TIF IV.
- C. Mayoral Proclamation - LGBT Pride Month
- D. Resolution - Lease Agreement Amendment # 1 - Crownhill Packaging, Inc. - 165 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and SupplyOne Wisconsin, LLC, successor in interest to Crownhill Packaging, Inc, as Lessee.
- E. Resolution - Lease Agreement Amendment # 6 - TS Financial - 165 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and TS Financial, as Lessee.
- F. Resolution - Lease Agreement Amendment # 4 - Woodland Grove Photography Studio & Gallery - 169 North Archer Avenue
Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and Woodland Grove Photography Studio & Gallery, as Lessee.
- G. Resolution - Lease Amendment # 1 - Mundelein Community Connection (MCC)
Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and Mundelein Community Connection (MCC), as Lessee.
- H. Conveyance of Land to IDOT
Motion to adopt a Resolution Approving and Authorizing the Execution of a conveyance of land from the Village of Mundelein to the Illinois Department of Transportation (IDOT).
- I. Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.
Motion to pass an Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.
- J. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code – Class VG Liquor License - Smokin' Jacks BBQ

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class VG licenses authorized in the Village of Mundelein as it relates to Smokin' Jack's BBQ, Inc. at 32 East Park Street.

- K. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B2 Liquor License - MK& W Limited

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B2 licenses authorized in the Village of Mundelein as it relates to MK & W Limited 4 East Hawley Street.

- L. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M1 Liquor License - Bosacki's Home Brew

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M1 licenses authorized in the Village of Mundelein as it relates to Bosacki's Home Brew at 610 East Hawley Street.

- M. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M2 Liquor License - Tonality

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M2 licenses authorized in the Village of Mundelein as it relates to Tonality Brewing at 169 North Seymour Avenue.

- N. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class N Liquor License - Lakeshore Dance Academy

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class N licenses authorized in the Village of Mundelein as it relates to Lakeshore Dance Academy, Inc.

IX. TRUSTEE REPORTS

- A. [Community Happenings Committee \(Grieco, Juarez, Lambert\)](#)

1. Report from Trustee Grieco

- B. Community and Economic Development Committee (Juarez, Grieco, Ugaste)

1. Proposed Telecommunications Tower and Facility at 416 University Drive - PZC2025-0012

Motion to authorize staff to draft an ordinance granting a special use and (3) variations related to the proposed wireless telecommunications tower and facility in the Institutional Zoning District at 416 University Drive.

2. Resolution - Amended and Restated Economic Development Assistance Agreement - JRM Park, LLC - 506 North Seymour Avenue

Motion to adopt a Resolution Approving an Amended and Restated Economic Incentive Agreement between the Village of Mundelein and JRM Park, Inc. for the property located at 506 North Seymour Avenue.

C. [Public Works & Engineering Committee \(Lambert, Schwenk, Krinski\)](#)

1. Wellington Avenue Drainage Analysis

Report presentation; no action necessary.

2. Resolution - Water Resource Recovery Facility - Phosphorus Removal Chemical

Motion to adopt a Resolution waiving bids, accepting a proposal from Chemtrade Chemicals US LLC. from Detroit, MI, for phosphorus removal chemicals, and approving the purchase order number 26-00272 in the amount of \$130,000.00.

D. [Finance Committee \(Schwenk, Krinski, Grieco\)](#)

1. Fiscal Year 2024 Audited Financial Reports

Motion to accept the Fiscal Year 2024 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 13, 2025 and ending June 9, 2025 in the amount of \$3,386,983.84.

E. [Public Safety Committee \(Ugaste, Lambert, Schwenk\)](#)

1. Budget Amendment - Extrication Tools

Motion to approve a FY2026 budget amendment of account number 272-335-48599 in the amount of \$41,745.00 to purchase extrication tools which will be offset by the awarded Office of the State Fire Marshall (OSFM) Small Tools Grant and a donation from Foreign Fire.

2. Purchase of Extrication Equipment

Motion to approve purchase order number 26-00312 in the amount of \$90,690.00 for two full sets of Extrication Equipment.

3. Budget Amendment - Annual Flock LPR Service Subscription

Motion to approve a FYE2026 budget amendment of account number 100-35-47011 in the amount of \$25,000.00 for Flock LPR camera service subscription, which will be offset by the awarded Illinois Attorney General's Organized Retail Theft Grant.

4. Purchase of Annual Flock LPR Service Subscription

Motion to approve purchase order number 26-00317 and payment to Flock Safety in the amount of \$25,000.00 for the annual LPR camera services subscription.

5. District 75 Police Services Agreement

Motion to authorize the Mayor and the clerk to sign the District 75 Police Services Agreement.

F. [Building Committee \(Krinski, Ugaste, Juarez\)](#)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. IRMA - April 2025 Deductible

Motion to approve purchase order number 25-00303 in the amount of \$66,446.27 to IRMA for the FY25 April 2025 Deductible.

2. Contractual Pavement Rejuvenation Program

Motion to approve purchase order number 26-00298 in the amount of \$60,000 to Corrective Asphalt for the contractual pavement rejuvenation program.

3. NICASA - Deflection Grant 12/23/2024 - 03/16/2025

Motion to approve purchase order number 25-00319 in the amount of \$40,113.00 to NICASA for the Deflection Grant 12/23/2024 - 03/16/2025.

4. Purchase of Lucas Automatic Chest Compression System

MOTION to approve purchase order number 26-00339 to Stryker Sales LLC. to purchase the Lucas v3.1 chest compression system in the amount of \$27,722.70. This also includes a 5-year service plan that covers all maintenance and repairs.

5. Daniel Beelow - Sales Tax Rebates FY2025

Motion to approve purchase order number 25-00342 in the amount of \$100,000.00 to Daniel Beelow for Sales Tax Rebates FY2025.

6. Mundelein School D75-TIF 2024

Motion to approve purchase order number 25-00343 in the amount of \$33,327.22 to Mundelein School District 75 for TIF 2024 Fiscal Year 2025.

7. Mundelein High School TIF 2024

Motion to approve purchase order number 25-00344 in the amount of \$45,377.14 to Mundelein High School for TIF 2024 Fiscal Year 2025.

8. Morris Station TIF 2 Note

Motion to approve purchase order number 25-00345 in the amount of \$21,046.66 to Morris Station LLC for TIF 2 Note Payment Fiscal Year 2025.

9. Pavement Marking Program

Motion to approve purchase order number 26-00351 for contractual road striping services by Highstar Traffic in the amount of \$30,000.00.

10. Purchase of 437 North Chicago Avenue

Motion to approve purchase order number 26-00358 for \$740,000 to Chicago Title Company for the purchase of 437 North Chicago Avenue.

11. Economic Incentive Reimbursement - JRM Park LLC

Motion to approve purchase order number 26-00353 and payment in the amount of \$150,000.00 for the Economic Incentive Agreement Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

12. BIG Reimbursement Request - JRM Park LLC

Motion to approve purchase order number 26-00348 and payment in the amount of \$50,000.00 for the Business Incentive Grant Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

13. BIG Reimbursement Request - Revel Taste

Motion to approve purchase order number 26-00336 and payment in the amount of \$25,000.00 for the Business Incentive Grant Reimbursement for Revel Taste, Resolution No. R-24-07-35.

14. Administrative Consulting Specialists, LLC (ACS) - Consulting Services

Motion to approve purchase order number 26-00355 in the amount of \$20,000 to Administrative Consulting Services, LLC. (ACS) for grant writing services.

15. Cyberclan - Disaster Recovery

Motion to approve purchase order number 26-00321 in the amount of \$76,800 for the purchase of VEEAM-DRass (Disaster Recovery as a Service).

16. Cyberclan - Insurance Reimbursable

Motion to approve purchase order number 25-00360 in the amount of \$49,050 and purchase order number 25-00631 in the amount of \$90,268.75 costs to be covered from Insurance.

17. Resolution - MGP - Microsoft 365 Application Configuration, Development, and Maintenance

Motion to adopt a resolution and allow the Assistant Village Administrator to sign the Supplemental Statement of Work with Municipal GIS Partners (MGP) for Governance, Implementation and Training on Microsoft 365 and approve purchase order number 26-00346 in the amount of \$30,000.

18. Purchase Order for Burke, Warren, MacKay, & Serritella

Motion to approve purchase order number 25-00370 and payment in the amount of \$25,639.00 for legal fees regarding the Flaherty & Collins development to be charged to their escrow account with the Village.

XI. VILLAGE STAFF REPORTS

- A. Village Administrator
- B. Village Attorney
- C. Village Clerk

XII. EXECUTIVE SESSION

- A. Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).
- B. Motion to reconvene Village Board Meeting
- C. Attendance
- D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

- A. Motion to Adjourn the Regular Board Meeting

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The 3321th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on May 12, 2025 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:00 PM.

ATTENDANCE

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustee Juarez, Trustee Meier, Trustee Berman Ross, Trustee Schwenk

ABSENT: Trustee Lambert, Trustee Wilson

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Public Works and Engineering Director Boeche

OATH OF OFFICE - NEWLY ELECTED OFFICIALS

Judge Shanes administered the Oath of Office to the new Mayor, Trustees, and Clerk.

ATTENDANCE - NEW BOARD

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustees Schwenk, Juarez, Krinski, Grieco

ABSENT: Trustee Lambert

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from April 28, 2025.

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

TRUSTEE APPOINTMENT

Trustee Appointment - Tony Ugaste

Motion to approve the Mayor's appointment of Tony Ugaste to fill the vacant Trustee's seat.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Shawn Killacky, Board Secretary of School District 79, spoke about there being a new board with new ideas.

Trisha Kokanda of the District 79 school board spoke about being hopeful that communications with the Board will resume and that an agenda item can be added to a future Board meeting to go over their (Dist. 79) data regarding Ivanhoe Village.

Kevin Myers, Superintendent of District 120 thanked the Board for their community service. He acknowledged that the Board has all the control regarding impact fees and that it is important to meet with the schools to see how this affects them. He suggested adding a school board member to the Village's Economic Development Committee to help see what developments are upcoming.

PRESENTATIONS / AWARDS

Nelson Development Self-Storage Concept Presentation

The Village Board is asked to provide feedback and direction on the concept plan, with particular attention to the land use, site layout, and architecture. Self-storage facilities are not a permitted use in the C-4 Shopping Center zoning district, so if the project were to move forward, it would require either:

1. A use variation; or
2. A rezoning to the C-3 Heavy Commercial district, which permits self-storage facilities by right.

A parking variation would also likely be requested to reduce the number of required parking spaces from 60 to 12 spaces. Any other site layout, architectural, or landscaping variations are not yet identified.

A presentation was made by Jordan Nelson. He explained the layout planned for this storage facility which would be handling RV storage. Trustee Juarez asked what the tax bill for this facility would be compared to others in the Village, Community Development Director Orenchuk supplied a dollar amount. Trustee Schwenk said he was torn, he doesn't think it is a good use for the land. Current zoning does not allow for storage facilities in that area. Ms. Orenchuk explained to the new Board members that at this time they would like the Board to give a thumbs up or down as to how they feel about this project so that money is not wasted on architectural drawings, etc. Mayor Meier took a poll to see how the Board felt. 2 Board members stated that it was not their favorite development for that area, the others were fine with it.

PUBLIC HEARINGS

None

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MAYOR'S REPORT

Election of Erich Schwenk as Mayor Pro Tem

Motion to adopt a Resolution confirming the election of Erich Schwenk as Mayor Pro Tem of the Mundelein Village Board of Trustees.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Committee Assignments - May 12, 2025

Motion to accept the Village Board Committee Assignments.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Grieco
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Ordinance Appointing a Director and Alternate Director on the CLCJAWA

Motion to pass an Ordinance Amending Ordinance 23-05-29, an Ordinance appointing Mayor Robin Meier as Director and Trustee Daniel Juarez as Alternate Director to represent the Village of Mundelein on the Central Lake County Joint Action Water Agency.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Grieco

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Resolution Designating A Director and Alternate Directors for the Village of Mundelein to SWALCO

Motion to adopt a Resolution designating Trustee Erich Schwenk as Director and Ms. Lynne Monroe, and Mr. Adam Boeche as Alternate Directors for the Village of Mundelein to the Solid Waste Agency of Lake County for the period May 1, 2025 - April 30, 2027.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Krinski

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Lake County Convention and Visitors Bureau

Motion to appoint Trustee Jennifer Grieco to the Visit Lake County (Lake County Convention and Visitors Bureau) Board of Directors as representative for the Village of Mundelein.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Juarez

SECONDER: Trustee Ugaste

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Negotiating Team Appointments

Motion to approve the Mayor's negotiating team appointments.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Ugaste
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Ordinance to Amend the Village Code Regulating Traffic - Specific to Alleys

Motion to pass an Ordinance to amend Chapter 10.32 of the Mundelein Municipal Code, regulating traffic in alleys.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Purchase of 437 North Chicago Avenue

Motion to pass an ordinance authorizing the purchase of 437 North Chicago Avenue, Mundelein, IL.

RESULT: Passed [Yes 4, No 1, Abstained 0]
MOVER: Trustee Krinski
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: Trustee Schwenk
ABSTAIN: None

Resolution Canceling the May 26, 2025 Board Meeting

Motion to adopt a Resolution canceling the Village Board Meeting of May 26, 2025, and authorizing the Village Administrator to approve payment of bills between the period of May 13, 2025, and May 26, 2025.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Ugaste
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Proclamation - Crossing Guard Appreciation Day

May 19 is Crossing Guard Appreciation Day, Mayor Meier read the Proclamation.

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Trustee Grieco gave a summary of Community events coming up--some of them are: Cop On A Roof (May 16), Public Works Open House (May 17), Memorial Day (honor our Veterans and Families), Spring Into Summer (May 31), Concerts In The Park begin (June 1), Park On Park resumes (June 14), Farmers Market returns (June 7), Craft Beer Festival (June 7).

Community and Economic Development Committee (Juarez, Grieco, Ugaste)

Ordinance - Business Registration for Adult-use Cannabis Dispensing Organizations

Note: this was removed by the petitioner before today's meeting.

Public Works & Engineering Committee (Lambert, Schwenk, Krinski)

Resolution - Contract Extension - Custodial Services - Best Quality Cleaning, LLC

Motion to adopt a Resolution waiving bids, authorizing the Director of Public Works to sign the custodial services contract extension between the Village of Mundelein and Best Quality Cleaning, LLC, Franklin Park, IL, and approving purchase order number 26-00224 the amount of \$72,000.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Resolution - Contract Extension - Street Sweeping Services - TKG Environmental

Motion to adopt a Resolution waiving bids, authorizing the Director of Public Works to sign the street sweeping contract extension between the Village of Mundelein and TKG Environmental Services Group, LLC, Lake Bluff, IL, and approving purchase order number 26-00248 the amount of \$55,450.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Schwenk

SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Resolution - Proposal Award - Server Room HVAC System Replacement

Motion to adopt a resolution waiving bids, accepting a proposal from Cahill Heating and Air Conditioning, of Lake Bluff, IL, for the replacement of the server room HVAC cooling system and approving a purchase order number 26-00238 in the amount of \$58,800.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Sludge Hauling Services Contract FY25 through FY27

Motion to approve purchase order number 26-00258 and payment of biosolids removal services from Dahm Enterprises in the amount of \$165,000.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Resolution - Proposal Award - Server Room UPS Replacement

Motion to adopt a resolution waiving bids, accepting a proposal from D&B Power Associates, Inc., of St. Charles, IL, for the replacement of the server room UPS system and approving a purchase order number 26-00237 in the amount of \$55,400.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Ugaste
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Contractual Tree Removal Services

Motion to approve purchase order number 26-00253 in the amount of \$45,000 to NEDCO LLC (dba Sawvell Tree Service), Mundelein, IL for contractual tree removal services.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

2025 Joint Resurfacing Project - MFT and Rebuild Illinois Resolutions

Motion to authorize the Village Clerk's signature on the IDOT Resolution for Improvement by Municipality under the Illinois Highway Code appropriating \$1,400,000 in motor fuel tax revenue and the Rebuild Illinois Resolution appropriating \$435,835 in Rebuild Illinois funding to be utilized for the 2025 Joint Resurfacing Project.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Resolution - IPWMAN Mutual Aid Agreement

Motion to adopt a Resolution authorizing an intergovernmental agreement for participation in the Illinois Public Works Mutual Aid Network (IPWMAN).

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Finance Committee (Schwenk, Krinski, Grieco)

An Ordinance Updating Bank Signatories

Motion to pass an Ordinance updating authorized signatories for Village Bank Deposit Funds.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk
SECONDER: Trustee Ugaste
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between April 29, 2025 and ending May 12, 2025 in the amount of \$1,391,135.75.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Public Safety Committee (Ugaste, Lambert, Schwenk)

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Resolution - Authorize Paramedic Services between the Village of Mundelein and Metro Paramedic Services

Motion to adopt the resolution authorizing the Mayor and Clerk to sign the Paramedic Services Agreement between the Village of Mundelein and Metro Paramedic Services, subject to final attorney review and approval and approval of purchase order number 26-00281 in the amount of \$535,295.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Ugaste
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Building Committee (Krinski, Ugaste, Juarez)

Ordinance amending Chapter 16 Buildings and Construction

Motion to pass an ordinance amending Chapter 16 Buildings and Construction

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Krinski
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Ordinance amending Chapter 13 Public Improvements

Motion to pass an Ordinance amending Chapter 13 Public Improvements.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Krinski
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Trustee Juarez had a question for Buildings Director Sellas regarding sprinkler systems question from a resident: Mr. Sellas clarified the ordinance.

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

CyberClan Proposal for IT Services

Motion to authorize the Village Administrator to void an original three-year contract and approve two (2) new service proposals with CyberClan for Information Technology services: one for three months and one for two years and authorize approval of purchase order number 25-00170 in the amount not to exceed \$40,865 for March-April 2025, and authorize approval of a purchase order number 26-00251 not to exceed \$378,150 annually for the first full year and authorize approval of a purchase order not to exceed \$378,150 for the second year.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None
ABSTAIN: None

Landscape Maintenance Purchase Order

Motion to approve purchase order number 26-00226 in the amount of \$235,000 to LandCare USA LLC, Park City, IL, for contractual landscape services.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

2025 Mosquito Control Program

Motion to approve the Mosquito Control Program Agreement and purchase order number 26-00227 with Clarke Environmental for \$77,000.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

FY26 Asset Management - Cityworks Software

Motion to approve purchase order number 26-00234 and payment for CityWorks asset management software, provided by Azteca Systems Holdings, LLC, of Sandy, UT, in the amount of \$72,450.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Amalgamated Bank of Chicago

Motion to approve purchase order number 26-00236 in the amount of \$2,676,231.00 to Amalgamated Bank of Chicago for debt service principal and interest for FY26.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez

Cur

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Daniel Beelow-Sales Tax Rebate FY2025

Motion to approve purchase order number 25-00201 in the amount of \$40,000.00 to Daniel Beelow for Sales Tax Rebates FY2025.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Lake Hawley Mundelein LLC - Sales Tax Rebate FY2026

Motion to approve purchase order number 26-00205 in the amount of \$35,000.00 to Lake Hawley Mundelein LLC for Sales Tax Rebates FY2026.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Jewel-Osco - Sales Tax Rebate FY2026

Motion to approve purchase order number 26-00206 in the amount of \$350,000.00 to Jewel-Osco for Sales Tax Rebates FY2026.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Daniel Beelow - Sales Tax Rebates FY2026

Motion to approve purchase order number 26-00207 in the amount of \$450,000.00 to Daniel Beelow for Sales Tax Rebates FY2026.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk

SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Cityworks Support Services

Motion to approve purchase order number 26-00246 in the amount of \$37,000 to Ritter GIS, Northville, MI, for asset management software support services.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Infosend - Postage/Printing Services for Utility Billing FY26

Motion to approve purchase order number 26-00244 in the amount of \$55,000.00 to Infosend for Postage and Printing Services for FY2026.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Fireworks

Motion to approve purchase order number 26-00252 in the amount of \$45,000 to Mad Bomber Fireworks Productions, La Porte, IN, for fireworks displays.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Assessment First LLC Purchase Order

Motion to approve purchase order number 25-00222 in the amount of \$54,924.62 made payable to Assessment First LLC for Data Mining Phase II.

RESULT: Passed [Yes 5, No 0, Abstained 0]

Cur

MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

LaLuzerne and Smith Services

Motion to approve purchase order number 26-00235 and payment of \$150,000 to LaLuzerne & Smith for FY26 legal services for the police department.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Northeastern Illinois Regional Crime Laboratory Services

Motion to approve a purchase order number 26-00210 and payment in the amount of \$49,078 to the Northeastern Illinois Regional Crime Laboratory for forensic services.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Motorola Solutions - Starcom21

Motion to approve purchase order number 26-00214 and payment in the amount of \$25,000 for Motorola Solutions for FY2026 Starcom Radio services for the Police Department.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Tyler Technologies Data Conversion

Motion to approve purchase order number 26-00229 and payment in the amount of

\$108,950 to Tyler Technologies for data conversion services.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

AXON Body Worn, Fleet and ALPR Camera Storage

Motion to approve purchase order number 26-00231 and payment in the amount of \$150,300 to AXON Enterprises for year four of the five-year agreement and purchase contract.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Paylocity Corp

Motion to approve purchase order number 26-00216 and payment in the amount of \$75,000 to Paylocity Corp.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Illinois Department of Employment Security (IDES)

Motion to approve purchase order number 26-00217 and payment in the amount of \$100,000 to Illinois Department of Employment Security (IDES).

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Juarez
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Intergovernmental Personnel Benefit Cooperative (IPBC)

Motion to approve purchase order number 26-0020 and payment in the amount of \$4,466,000 to the Intergovernmental Personnel Benefit Cooperative (IPBC).

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Bestco UA

Motion to approve purchase order number 26-00221 and payment in the amount of \$158,000 to Bestco UA.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Winchester Road Tornado Siren Replacement - J.S. Communications

Motion to approve purchase order number 26-00265 in the amount of \$54,620 to JS Communications.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Whelen Weather Warn System - J.S. Communications

Motion to approve purchase order number 26-00256 in the amount of \$28,038 to JS Communications.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Mundelein Community Connection Annual Contribution

Motion to approve purchase order number 26-00278 in the amount of \$20,000 for the MCC Annual contribution.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Purchase Order for Burke, Warren, MacKay & Serritella

Motion to approve purchase order number 25-00279 and payment in the amount of \$40,516.00 for legal fees regarding the Flaherty and Collins development to be charged to their escrow account with the Village.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Cur

Contract Renewal - Bulk Rock Salt

Motion to approve a contract renewal with Morton Salt, Inc., Chicago, IL, for bulk rock salt.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste

NAYS: None

ABSTAIN: None

Farmers Market Signs

Motion to authorize Mundelein Community Connection to place temporary signs at the designated locations from June 1, 2025 through September 14, 2025.

RESULT: Passed [Yes 5, No 0, Abstained 0]

MOVER: Trustee Schwenk

SECONDER: Trustee Juarez

AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco,

	Trustee Ugaste
NAYS:	None
ABSTAIN:	None

An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code regarding Fee Schedule

Motion to pass an Ordinance amending title 3, chapter 8, of the Mundelein Municipal Code: Fee Schedule.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

 **Village Administrator**

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

Executive Session to discuss personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

Motion to recess into Executive Session to discuss personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Reconvene Village Board Meeting

Motion to reconvene Village Board Meeting.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Ugaste
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Attendance

Clerk Walsh took the roll call. It indicated as follows:

Board Attendance

PRESENT: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
ABSENT: Trustee Lambert

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Police Chief Seeley,

**Action from Executive Session****MAP #687 Wage Opener Agreement**

Motion to approve a Wage Opener Agreement by and between the Village of Mundelein and the Metropolitan Alliance of Police, Chapter 687 for the term of May 1, 2025–April 30, 2026.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Juarez
SECONDER: Trustee Schwenk
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

IBEW Local 150- 911 Telecommunicators Unit Stay on Incentive Agreement

Motion to approve the Memorandum of Agreement between the International Brotherhood of Electrical Workers, Local 150, 911 Telecommunicators Unit and the Village of Mundelein concerning wages and stay on incentive prior to Dispatch

consolidation.

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Ugaste
SECONDER: Trustee Schwenk
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT: Passed [Yes 5, No 0, Abstained 0]
MOVER: Trustee Schwenk
SECONDER: Trustee Grieco
AYES: Trustee Juarez, Trustee Schwenk, Trustee Krinski, Trustee Grieco, Trustee Ugaste
NAYS: None
ABSTAIN: None

Board Meeting adjourned at 8:27 PM.


Village Clerk

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Presentation Of Audited Financial Reports for Fiscal Year 2024 by Lauterbach & Amen, LLC

Financial Impact:

N/A

Attachments:

1. Mundelein - ACFR 24
2. Mundelein - Tax Increment Finance District #2 24
3. Mundelein - Tax Increment Finance District #3 24
4. Mundelein - SAS 114 Letter 24
5. Mundelein - Management Letter 24

Background:

Please see the attached audit reports.

Recommendation:

N/A - Presentation

VILLAGE OF MUNDELEIN, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED
APRIL 30, 2024

300 Plaza Circle
Mundelein, Illinois 60060
Phone: 847.949.3246
Fax: 847.949.2153
www.mundelein.org

VILLAGE OF MUNDELEIN, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED APRIL 30, 2024

Prepared by:
Finance Department

VILLAGE OF MUNDELEIN, ILLINOIS

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INTRODUCTORY SECTION

This section includes miscellaneous data regarding the Village of Mundelein, Illinois including:

List of Principal Officials

Organizational Chart

Letter of Transmittal

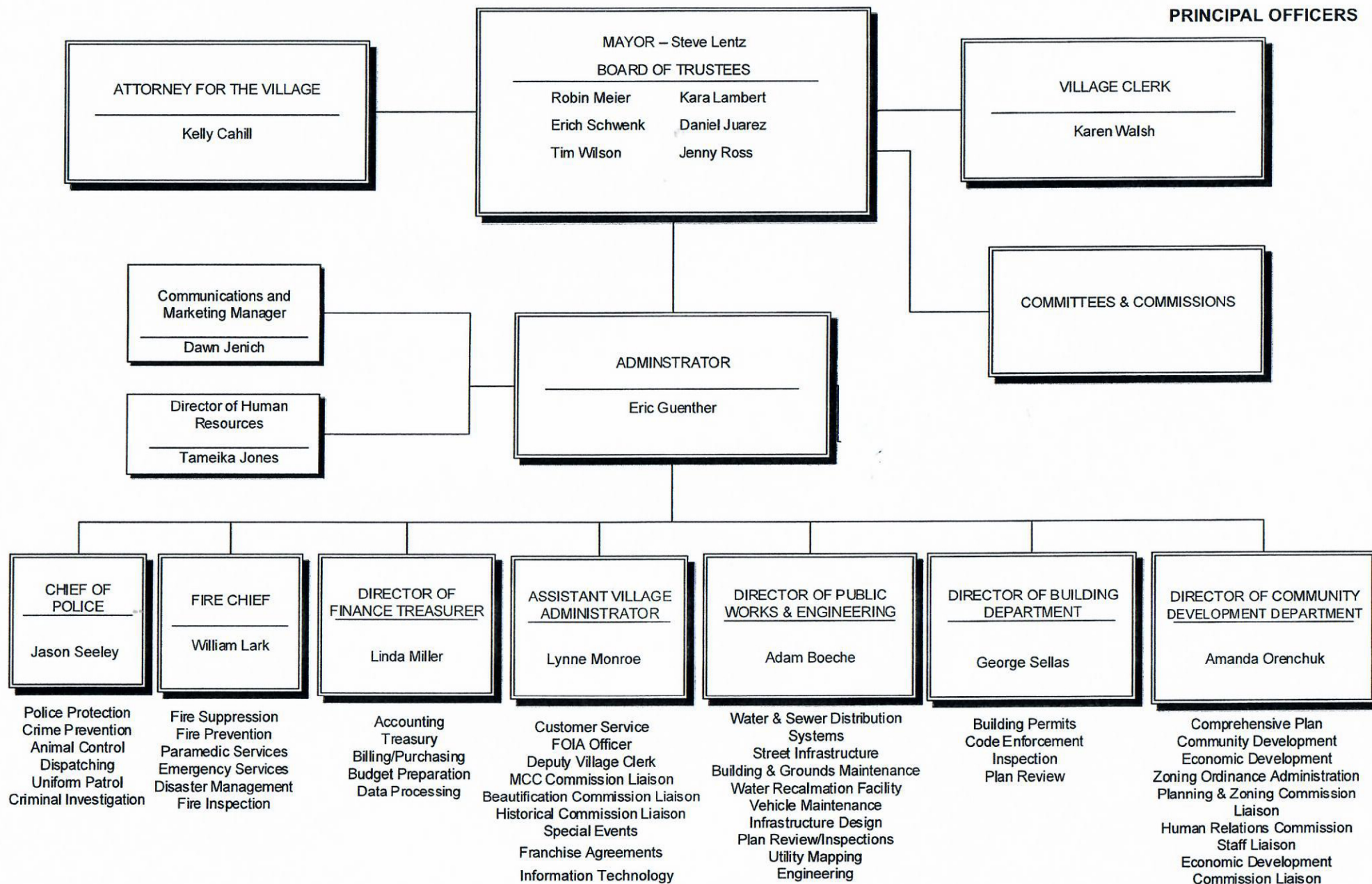
VILLAGE OF MUNDELEIN, ILLINOIS

List of Principal Officials

April 30, 2024

<u>Title</u>	<u>Name</u>
Mayor	Steve Lentz
Trustee	Daniel Juarez
Trustee	Kara Lambert
Trustee	Robin Meier
Trustee	Jenny Ross
Trustee	Erich Schwenk
Trustee	Tim Wilson
Village Clerk	Karen Walsh
Village Administrator	Eric Guenther
Assistant Village Administrator	Lynne Monroe
Police Chief	Jason Seeley
Fire Chief	William Lark
Director of Public Works	Adam Boeche
Director of Building	George Sellas
Director of Community Development	Amanda Orenchuk
Director of Finance	Linda Miller
Director of Human Resources	Tameika Jones

PRINCIPAL OFFICERS



April 23, 2025

To the President and Board of Trustees, the Citizens of
the Village of Mundelein, and all interested parties:

The Annual Comprehensive Financial Report (ACFR) of the Village of Mundelein, Illinois for the fiscal year ended April 30, 2024, is hereby submitted. The purpose of this report is to provide citizens, investors, grantor agencies and any interested parties with reliable financial information about the Village. The report has been prepared in accordance with generally accepting accounting principles (GAAP) and with standards prescribed by the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association of the United States and Canada. Responsibility for the accuracy of the data, and the completeness and fairness of the presentation, including disclosures, rests with the Village of Mundelein. The Village believes the report, and data contained herein, to be accurate in all material respects and that it gives an accurate representation of the financial position and results of the Village as of, and for the year ended, April 30, 2024. All disclosures regarding the Village's financial position necessary to enable the reader to understand the Village's financial activities have been included.

Management of the Village is responsible for establishing and maintaining a system of internal accounting controls. These controls are designed to assure that the assets of the Village are safeguarded against any material loss, theft or misuse. These controls assure that the financial statements are in conformity with generally accepted accounting principles. Internal account controls are designed to provide reasonable, but not absolute, assurances that control objectives will be met. The concept of reasonable assurances recognizes that (1) the cost of control should not exceed the benefits likely to be derived; and (2) the evaluation of costs and benefits requires estimates and judgment by management.

The Village of Mundelein's management discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

For financial reporting purposes, this report includes all the funds of the Village of Mundelein. The Village reports Police and Firefighters' Pension funds as fiduciary component units. Other governmental entities, which are located within the Village's boundaries, are not included because they do not meet the criteria for inclusion as set forth by generally accepted accounting principles.

Economic Outlook

The Village's economic outlook is positive with many active projects bringing additional housing and commerce to the community.

In 2021, the Village adopted a Comprehensive Plan giving the Village Board and planning staff a blueprint to guide future growth and development in both the private and public sectors.

Economic Outlook - Continued

Many housing projects are under construction or near completion in the downtown area including a second building of a two-building apartment development which will provide a total of 180 apartments, a 139-unit apartment development consisting of 16 townhouse-stylized buildings, and a 4-story apartment building providing 165 apartment units. Also in the downtown vicinity, a 4-story 46-unit independent living senior housing facility is under construction. In addition, improvements continue to our retail/dining corridor with design concepts introduced for an area adjacent to the dining corridor for additional dining and parking.

On the west side of the Village, construction continues on two subdivisions which will result in 182 townhomes and 192 single family homes. Also, a development team is working on a new large-scale Traditional Neighborhood /Urbanist project in the Village Growth Area. On the south side of the Village, construction continues on a 222-unit townhomes project designed with a new urbanism inspired layout.

Major Initiatives

The Village has continued its investment in the public infrastructure. Over \$8.7 million in local road repairs and related improvements to the water, sanitary and storm sewer systems in the adjacent rights-of-way were spent in 2024.

During 2023, the Village was ranked as the 29th safest community in the country by *Neighborhood Scout* for municipalities with a population of 25,000 or more, based on total number of crimes per 1,000 residents. This ranking is done every other year with the next to be issued in 2025.

Long Term Financial Planning

The Village Board approves a Capital Improvement Plan in conjunction with the annual adoption of the fiscal budget, which includes the projects anticipated during the next 5-year period. Projects are broken out into the following categories and include both funding sources and uses: Street Improvements, Transportation Improvements, Stormwater Improvements, Water System Improvements, Sanitary Sewer System Improvements, Operations Improvements, Vehicle and Equipment Replacement and Other. There is a total of \$73.8 million of projects included for the 5-year period. The Long Term Planning process begins with the annual Board planning session each fall and works through the budget process each spring.

Other Information

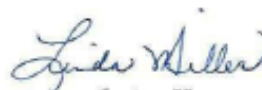
Independent Audit. State statute requires an annual audit by independent certified public accountants. The firm of Lauterbach & Amen, LLP was selected by the Village to conduct the 2024 fiscal year audit. The auditor opinions are included in the financial section of the report.

Acknowledgments. The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the finance department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

In closing, credit must be given to the President and Board of Trustees for their unfailing support for maintaining the highest standards of professionalism in the management of the Village of Mundelein's Finances.

Sincerely,


Eric Guenther
Village Administrator


Linda Miller
Finance Director

FINANCIAL SECTION

This section includes:

Independent Auditor's Report

Management's Discussion and Analysis

Basic Financial Statements

Required Supplementary Information

Other Supplementary Information

Supplemental Schedules

INDEPENDENT AUDITOR'S REPORT

This section includes the opinion of the Village's independent auditing firm.



INDEPENDENT AUDITOR'S REPORT

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein (the Village), Illinois as of and for the year ended April 30, 2024, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein, Illinois, as of April 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and supplementary pensions and other post-employment benefit (OPEB) schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Mundelein, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 23, 2025, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

Our discussion and analysis of the Village of Mundelein (the Village), Illinois' financial performance provides an overview of the Village's financial activities for the fiscal year ended April 30, 2024. Please read it in conjunction with the transmittal letter, which can be found in the introductory section of this report and the Village's financial statements, which can be found in the basic financial statements section of this report.

FINANCIAL HIGHLIGHTS

- The Village's net position increased as a result of this year's operations. Net position of the governmental activities increased by \$8,962,206, or 10.1 percent and net position of business-type activities increased by \$4,406,374, or 9.9 percent.
- During the year, government-wide revenues for the primary government totaled \$69,440,706, while expenses totaled \$56,072,126, resulting in an increase to net position of \$13,368,580.
- The Village's net position totaled \$146,321,011 on April 30, 2024, which includes \$154,810,926 net investment in capital assets, \$13,203,774 subject to external restrictions, and deficit \$21,693,689 unrestricted net position that may be used to meet the ongoing obligations to citizens and creditors.
- The General Fund reported an increase this year of \$7,466,197 or 28.9 percent, resulting in ending fund balance of \$33,301,121.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Village as a whole and present a longer-term view of the Village's finances. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statements by providing information about the Village's most significant funds. The remaining statements provide financial information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside of the government.

The government-wide financial statements provide readers with a broad overview of the Village's finances, in a matter similar to a private-sector business.

The Statement of Net Position reports information on all of the Village's assets/deferred outflows and liabilities/deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Village is improving or deteriorating. Consideration of other nonfinancial factors, such as changes in the Village's property tax base and the condition of the Village's infrastructure, is needed to assess the overall health of the Village.

Government-Wide Financial Statements

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

USING THIS ANNUAL REPORT - Continued

Government-Wide Financial Statements - Continued

Both of the government-wide financial statements distinguish functions of the Village that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Village include general government, public safety, and public works. The business-type activities of the Village waterworks and sewerage.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Village, like other local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Village can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Village's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between governmental funds and governmental activities.

The Village maintains seventeen individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Stormwater Management Fund, and Tax Increment Finance #3 Fund, which are considered major funds. Data from the other fourteen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The Village adopts an annual appropriated budget for all of the governmental funds. A budgetary comparison statement for these funds has been provided to demonstrate compliance with this budget.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

USING THIS ANNUAL REPORT - Continued

Proprietary Funds

Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Village utilizes enterprise funds to account for its waterworks and sewerage operations.

Proprietary fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Waterworks and Sewerage Fund, which is considered to be major funds of the Village.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Village's own programs. The accounting use for fiduciary funds is much like that used for proprietary funds.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Village's I.M.R.F., police and fire employee pension obligations, post-employment retirement benefit obligations and budgetary comparison schedules for the General Fund and major special revenue funds. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information on pensions.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. The following tables show that in the case of the Village, assets/deferred outflows exceeded liabilities/deferred inflows by \$146,321,011.

	Net Position					
	Governmental		Business-Type		Totals	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Current Assets	\$ 63,254,129	52,968,069	11,154,858	9,534,268	74,408,987	62,502,337
Capital Assets	145,253,603	141,461,753	48,347,832	46,378,448	193,601,435	187,840,201
Total Assets	208,507,732	194,429,822	59,502,690	55,912,716	268,010,422	250,342,538
Deferred Outflows	19,690,182	23,952,231	907,287	1,309,625	20,597,469	25,261,856
Total Assets/Deferred Outflows	228,197,914	218,382,053	60,409,977	57,222,341	288,607,891	275,604,394
Long-Term Liabilities	87,130,563	90,901,322	9,909,107	10,761,800	97,039,670	101,663,122
Other Liabilities	5,901,185	6,148,281	1,226,901	1,571,457	7,128,086	7,719,738
Total Liabilities	93,031,748	97,049,603	11,136,008	12,333,257	104,167,756	109,382,860
Deferred Inflows	37,702,628	32,831,118	416,496	437,985	38,119,124	33,269,103
Total Liabilities/Deferred Inflows	130,734,376	129,880,721	11,552,504	12,771,242	142,286,880	142,651,963
Net Position						
Net Investment in Capital Assets	114,995,694	113,098,285	39,815,232	37,588,050	154,810,926	150,686,335
Restricted	13,203,774	9,413,672	—	—	13,203,774	9,413,672
Unrestricted (Deficit)	(30,735,930)	(34,010,625)	9,042,241	6,863,049	(21,693,689)	(27,147,576)
Total Net Position	97,463,538	88,501,332	48,857,473	44,451,099	146,321,011	132,952,431

A large portion of the Village's net position, \$154,810,926, reflects its investment in capital assets (for example, land, constructions in progress, buildings, land improvements, machinery and equipment, sidewalks, streets, curbs, and gutters, traffic signals, storm sewers, improvements other than buildings, and infrastructure), less any related debt used to acquire those assets that is still outstanding. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion, \$13,203,774, of the Village's net position represents resources that are subject to external restrictions on how they may be used. The remaining deficit \$21,693,689 represents unrestricted net position and may be used to meet the government's ongoing obligations to citizens and creditors.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

	Changes in Net Position					
	Governmental		Business-Type		Totals	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Revenues						
Program Revenues						
Charges for Services	\$ 7,700,521	7,764,113	11,897,908	11,245,257	19,598,429	19,009,370
Operating Grants/Contributions	2,208,722	2,530,025	—	—	2,208,722	2,530,025
Capital Grants/Contributions	—	341,207	—	—	—	341,207
General Revenues						
Property Tax	16,308,328	15,408,972	—	—	16,308,328	15,408,972
Home Rule Sales Tax	6,000,864	6,560,088	—	—	6,000,864	6,560,088
Other Taxes	3,755,293	3,323,013	—	—	3,755,293	3,323,013
Sales Tax	6,968,159	6,989,428	—	—	6,968,159	6,989,428
State Income Tax	5,166,831	5,099,414	—	—	5,166,831	5,099,414
Use Tax	1,240,063	1,353,502	—	—	1,240,063	1,353,502
Replacement Tax	410,237	567,720	—	—	410,237	567,720
ARPA	4,992,241	4,131,880	—	—	4,992,241	4,131,880
Investment Income	1,531,788	476,628	320,551	324	1,852,339	476,952
Miscellaneous	939,200	1,787,359	—	—	939,200	1,787,359
Total Revenues	57,222,247	56,333,349	12,218,459	11,245,581	69,440,706	67,578,930
Expenses						
General Government	10,502,984	9,583,822	—	—	10,502,984	9,583,822
Public Safety	27,249,378	20,114,985	—	—	27,249,378	20,114,985
Public Works	8,413,881	7,801,098	—	—	8,413,881	7,801,098
Interest on Long-Term Debt	2,093,798	2,158,177	—	—	2,093,798	2,158,177
Waterworks and Sewerage	—	—	7,812,085	8,423,822	7,812,085	8,423,822
Total Expenses	48,260,041	39,658,082	7,812,085	8,423,822	56,072,126	48,081,904
Change in Net Position	8,962,206	16,675,267	4,406,374	2,821,759	13,368,580	19,497,026
Net Position - Beginning	88,501,332	71,826,065	44,451,099	41,629,340	132,952,431	113,455,405
Net Position - Ending	97,463,538	88,501,332	48,857,473	44,451,099	146,321,011	132,952,431

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

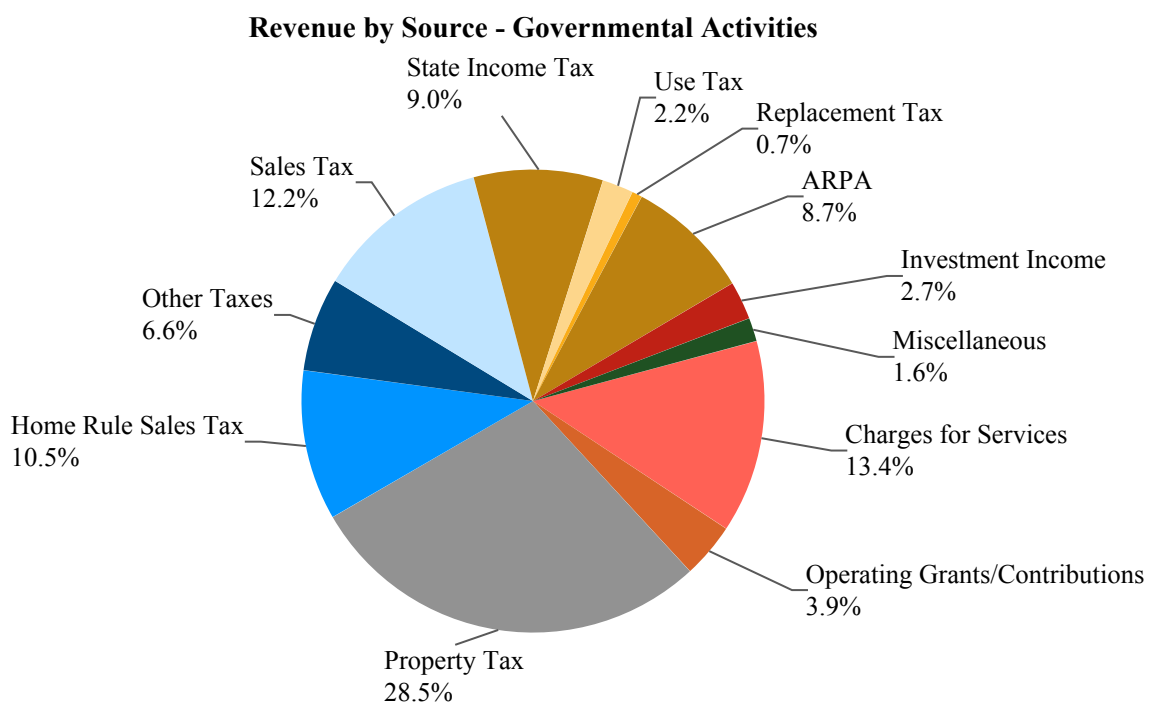
Net position of the Village's governmental activities increased by 10.1 percent (\$97,463,538 in 2024 compared to \$88,501,332 in 2023). Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints, totaled deficit \$30,735,930 at April 30, 2024.

Net position of business-type activities increased by 9.9 percent (\$48,857,473 in 2024 compared to \$44,451,099 in 2023).

Governmental Activities

Revenues for governmental activities totaled \$57,222,247, the cost of all governmental functions totaled \$48,260,041. This results in a surplus of \$8,962,206. In 2023, revenues of \$56,333,349 exceeded expenses of \$39,658,082, resulting in a surplus of \$16,675,267. The surplus in 2024 was due to larger than anticipated investment income and the receipt of ARPA grant in the amount of \$4,992,241.

The following table graphically depicts the major revenue sources of the Village. It depicts very clearly the reliance of property and retailer occupation taxes to fund governmental activities. It also clearly identifies the less significant percentage the Village receives from replacement taxes.



VILLAGE OF MUNDELEIN, ILLINOIS

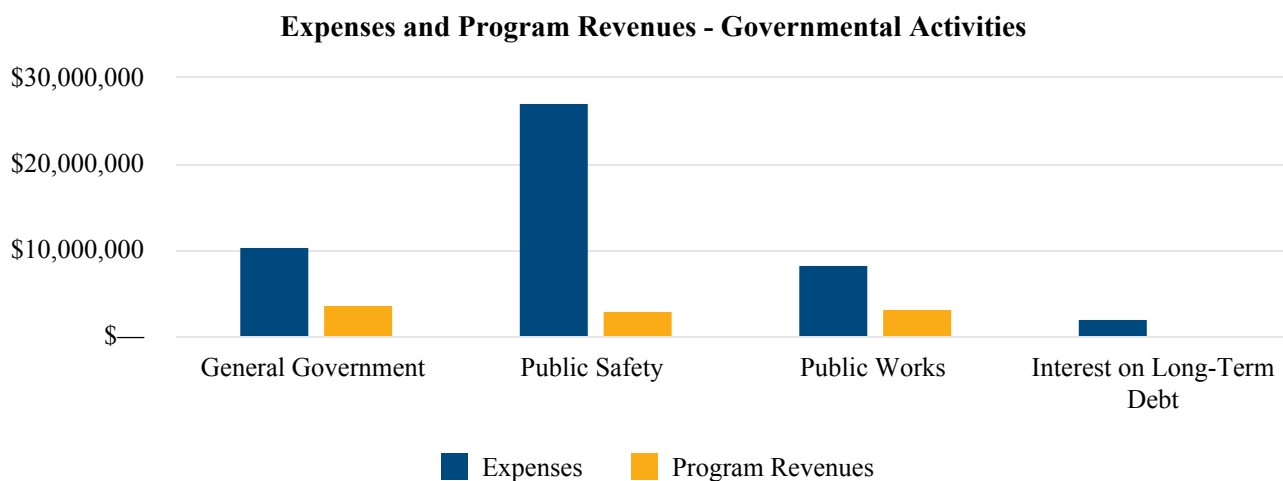
Management's Discussion and Analysis

April 30, 2024 (Unaudited)

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

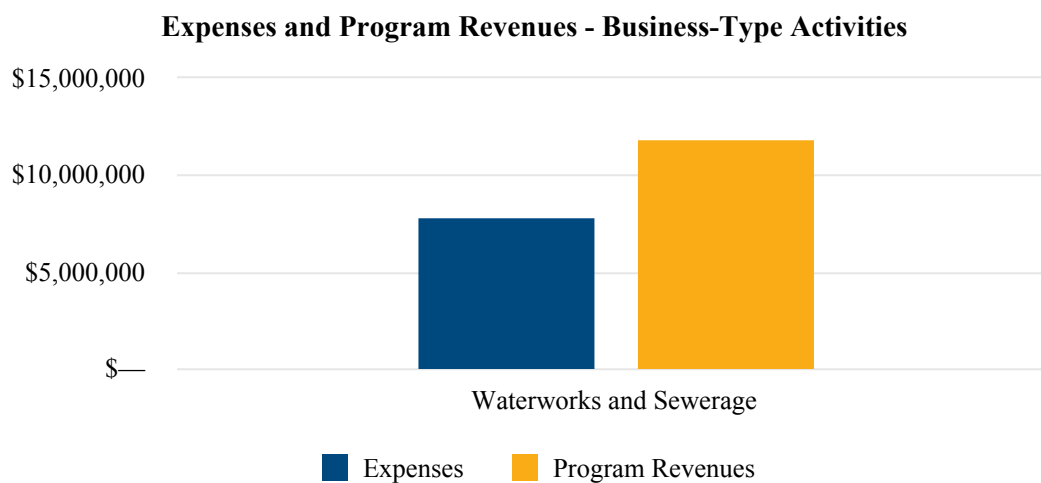
Governmental Activities - Continued

The 'Expenses and Program Revenues' Table identifies those governmental functions where program expenses greatly exceed revenues.



Business-Type Activities

Business-type activities posted total revenues of \$12,218,459, while the cost of all business-type activities totaled \$7,812,085. This results in a surplus of \$4,406,374. In 2023, revenues of \$11,245,581 exceeded expenses of \$8,423,822, resulting in a surplus of \$2,821,759. The surplus in the current year is mainly because overall expenses decreased and revenues increased.



VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, the Village uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the Village's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The Village's governmental funds reported combining ending fund balances of \$42,010,625, which is \$10,607,502, or 33.8 percent, higher than last year's total of \$31,403,123. Of the \$42,010,625 total, \$17,881,919, or approximately 42.6 percent, of the fund balance constitutes unassigned fund balance.

The General Fund is the chief operating fund of the Village. At April 30, 2024, unassigned fund balance in the General Fund was \$21,511,375, which represents 64.6 percent of the total fund balance of the General Fund. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance in the General Fund represents approximately 59.3 percent of total General Fund expenditures.

The fund balance in the General Fund at year-end was \$33,301,121, while the previous fiscal year reported a fund balance of \$25,834,924. This is an increase of \$7,466,197, or 28.9 percent. The increase is due to strong state shared tax revenue (sales tax and income tax) which increased \$544,426 or 4.7% from the prior year. All other revenue sources also increased in the current year except charges for services. In addition, the 911 Surcharge Fund transferred \$1,600,000 to the General Fund.

The fund balance in the Stormwater Management Fund at year-end was \$1,315,231, while the previous fiscal year reported a surplus fund balance of \$671,283. This is an increase of \$643,948, or 95.9%. The increase is due to the timing of some capital projects extended to the next year.

The fund balance in the Tax Increment Finance #3 Fund at year-end was a deficit \$3,020,874, while the previous fiscal year reported a deficit fund balance of \$2,490,300. This is a decrease of \$530,574, or 21.3%. The decrease is due to the incremental tax revenue not currently sufficient to fund the debt repayment. Current housing developments underway will rectify this deficit as property equalized assessed value increase with the completion of the projects.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS - Continued

Proprietary Funds

The Village's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Village reports the Waterworks and Sewerage Fund as a major proprietary fund. The Waterworks and Sewerage Fund accounts for all of the operations of the municipal water and the sewer system. Water is purchased from the Central Lake County Joint Action Water agency at a rate of \$1.80 per thousand gallons. Sewage is treated by the Village's operated Sewage Treatment Center. Water is sold to all municipal customers at a rate of \$6.10 per unit which is equivalent to 100 cubic feet or approximately 750 gallons of water and a rate of \$4.10 for sewer. The spread between purchase and sale rates is intended to finance the operations of the utility system, including labor costs, supplies, and infrastructure maintenance. The Village intends to run the fund at a breakeven rate. Periodically, there will be an annual surplus or draw down due to timing of capital projects.

The net position in the Waterworks and Sewerage Fund at year-end was \$48,857,473, while the previous fiscal year reported a net position of \$44,451,099. This is an increase of \$4,406,374, or 9.9 percent. Unrestricted net position in the Waterworks and Sewerage Fund totaled \$9,042,241 at April 30, 2024. The increase is due to overall decrease in expenses and increase in revenues.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Trustees made no budget amendments to the General Fund during the year. General Fund actual revenues for the year totaled \$43,936,253, compared to budgeted revenues of \$37,435,000. All revenues sources were significantly higher than budgeted.

The General Fund actual expenditures for the year were \$1,657,440 more than budgeted (\$36,297,440 actual compared to \$34,640,000 budgeted). All expenditure functions were lower than budgeted expenditures.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

CAPITAL ASSETS

The Village's investment in capital assets for its governmental and business type activities as of April 30, 2024 was \$193,601,435 (net of accumulated depreciation). This investment in capital assets includes land, constructions in progress, buildings, land improvements, machinery and equipment, sidewalks, streets, curbs, and gutters, traffic signals, storm sewers, improvements other than buildings, and infrastructure.

	Capital Assets - Net of Depreciation					
	Governmental		Business-Type		Totals	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
Land	\$ 51,247,224	51,713,403	1,718,514	1,718,514	52,965,738	53,431,917
Construction in Progress	1,500	—	3,076	—	4,576	—
Buildings	34,673,691	35,233,323	20,032,237	20,271,612	54,705,928	55,504,935
Land Improvements	2,879,230	1,387,159	—	—	2,879,230	1,387,159
Machinery and Equipment	4,917,714	4,945,036	—	—	4,917,714	4,945,036
Sidewalks	4,010,386	3,955,721	—	—	4,010,386	3,955,721
Streets, Curbs, and Gutters	29,925,785	26,429,712	—	—	29,925,785	26,429,712
Traffic Signals	194,335	209,377	—	—	194,335	209,377
Storm Sewers	17,403,738	17,588,022	—	—	17,403,738	17,588,022
Improvements Other Than Buildings	—	—	25,830,717	23,623,717	25,830,717	23,623,717
Infrastructure	—	—	763,288	764,605	763,288	764,605
Totals	145,253,603	141,461,753	48,347,832	46,378,448	193,601,435	187,840,201

This year's major additions included:

Land	\$ 162,724
Construction in Progress	4,576
Buildings	766,024
Land Improvements	1,649,151
Machinery and Equipment	1,230,681
Sidewalks	208,732
Streets, Curbs, and Gutters	5,169,046
Storm Sewers	131,458
Improvements Other Than Buildings	3,142,629
Infrastructure	241,361
	<u>12,706,382</u>

Additional information regarding the capital assets can be found in Note 3 of this report.

VILLAGE OF MUNDELEIN, ILLINOIS

Management's Discussion and Analysis

April 30, 2024 (Unaudited)

DEBT ADMINISTRATION

At year-end, the Village had total outstanding debt of \$36,625,000 as compared to \$34,920,000 the previous year, an increase of 4.9 percent. The following is a comparative statement of outstanding debt:

	Long-Term Debt Outstanding					
	Governmental		Business-Type		Totals	
	Activities		Activities			
	2024	2023	2024	2023	2024	2023
General Obligation Bonds	\$ 25,604,950	26,693,019	7,990,050	8,226,981	33,595,000	34,920,000
TIF Notes Payable	3,030,000	—	—	—	3,030,000	—
Total	28,634,950	26,693,019	7,990,050	8,226,981	36,625,000	34,920,000

The Village maintains an Aa3 rating from Moody's for general obligation debt. In August 2024, S&P Global Ratings raised the Village's rating from A+ to AA-.

Additional information on the Village's long-term debt can be found in Note 3 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Village's elected and appointed officials considered many factors when setting the fiscal year 2024-25 budget, including tax rates and fees that will be charged for its various activities. The state of the economy was a major factor, as the Village is faced with a similar economic environment as many other local municipalities are faced with, including continuing concerns related to inflation, supply chain and staffing challenges with the low unemployment.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Village's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be directed to Linda Miller, Finance Director, Village of Mundelein, 300 Plaza Circle, Mundelein, Illinois 60060.

BASIC FINANCIAL STATEMENTS

The basic financial Statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements

- Fund Financial Statements

 - Governmental Funds

 - Proprietary Funds

 - Fiduciary Funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position

April 30, 2024

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position

April 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
ASSETS			
Current Assets			
Cash and Investments	\$ 39,140,715	8,901,877	48,042,592
Restricted Cash	120,717	—	120,717
Receivables - Net of Allowances			
Property Taxes	17,400,366	—	17,400,366
Other Taxes	3,681,660	—	3,681,660
Accounts	299,328	2,162,112	2,461,440
Grants	134,610	—	134,610
Leases	308,113	—	308,113
Loans	100,000	—	100,000
Deposits	145,508	23,688	169,196
Prepays/Inventories	441,261	67,181	508,442
Land Held for Resale	1,481,851	—	1,481,851
Total Current Assets	63,254,129	11,154,858	74,408,987
Noncurrent Assets			
Capital Assets			
Nondepreciable	51,248,724	1,721,590	52,970,314
Depreciable	165,945,862	98,109,764	264,055,626
Accumulated Depreciation	(71,940,983)	(51,483,522)	(123,424,505)
Total Noncurrent Assets	145,253,603	48,347,832	193,601,435
Total Assets	208,507,732	59,502,690	268,010,422
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	3,121,934	791,906	3,913,840
Deferred Items - Police Pension	10,822,613	—	10,822,613
Deferred Items - Firefighters' Pension	4,717,257	—	4,717,257
Deferred Items - RBP	668,734	115,381	784,115
Unamortized Loss on Refunding	359,644	—	359,644
Total Deferred Outflows of Resources	19,690,182	907,287	20,597,469
Total Assets and Deferred Outflows of Resources	228,197,914	60,409,977	288,607,891

The notes to the financial statements are an integral part of this statement.

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	\$ 1,437,493	612,548	2,050,041
Accrued Payroll	929,166	84,529	1,013,695
Retainage Payable	83,080	—	83,080
Accrued Interest Payable	489,104	113,609	602,713
Other Payables	753,588	72,261	825,849
Current Portion of Long-Term Liabilities	2,208,754	343,954	2,552,708
Total Current Liabilities	5,901,185	1,226,901	7,128,086
Noncurrent Liabilities			
Compensated Absences Payable	288,463	43,249	331,712
Net Pension Liability - IMRF	4,423,664	1,122,101	5,545,765
Net Pension Liability - Police Pension	37,009,420	—	37,009,420
Net Pension Liability - Firefighters' Pension	13,278,811	—	13,278,811
Total OPEB Liability - RBP	2,651,351	457,458	3,108,809
General Obligation Bonds Payable - Net	26,448,854	8,286,299	34,735,153
TIF Notes Payable	3,030,000	—	3,030,000
Total Noncurrent Liabilities	87,130,563	9,909,107	97,039,670
Total Liabilities	93,031,748	11,136,008	104,167,756
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	17,561,631	—	17,561,631
Leases	286,160	—	286,160
Deferred Revenues	192,386	4,109	196,495
Deferred Items - IMRF	30,635	7,771	38,406
Deferred Items - Police Pension	10,849,453	—	10,849,453
Deferred Items - Firefighters' Pension	6,437,249	—	6,437,249
Deferred Items - RBP	2,345,114	404,616	2,749,730
Total Deferred Inflows of Resources	37,702,628	416,496	38,119,124
Total Liabilities and Deferred Inflows of Resources	130,734,376	11,552,504	142,286,880
NET POSITION			
Net Investment in Capital Assets	114,995,694	39,815,232	154,810,926
Restricted			
Public Works	3,302,319	—	3,302,319
Highways and Streets	4,523,908	—	4,523,908
Community Development	1,110,972	—	1,110,972
Employee Benefits	1,197,196	—	1,197,196
Public Safety	885,407	—	885,407
Capital Development	1,175,183	—	1,175,183
State Drug Assets	1,008,789	—	1,008,789
Unrestricted (Deficit)	(30,735,930)	9,042,241	(21,693,689)
Total Net Position	97,463,538	48,857,473	146,321,011

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Activities

For the Fiscal Year Ended April 30, 2024

		Program Revenues		
		Charges for Services	Operating Grants/ Contributions	Capital Grants/ Contributions
	Expenses			
Governmental Activities				
General Government	\$ 10,502,984	3,411,371	209,615	—
Public Safety	27,249,378	2,523,989	600,314	—
Public Works	8,413,881	1,765,161	1,398,793	—
Interest on Long-Term Debt	2,093,798	—	—	—
Total Governmental Activities	48,260,041	7,700,521	2,208,722	—
Business-Type Activities				
Waterworks and Sewerage	7,812,085	11,897,908	—	—
Total Primary Government	56,072,126	19,598,429	2,208,722	—

General Revenues

Taxes

Property Tax

Home Rule Sales Tax

Telecommunications Tax

Hotel/Motel Tax

911 Surcharge Tax

Other Taxes

Intergovernmental - Unrestricted

Sales Tax

State Income Tax

Use Tax

Replacement Tax

ARPA

Investment Income

Miscellaneous

Change in Net Position

Net Position - Beginning

Net Position - Ending

The notes to the financial statements are an integral part of this statement.

Net (Expenses)/Revenues		
Governmental Activities	Business-Type Activities	Totals
(6,881,998)	—	(6,881,998)
(24,125,075)	—	(24,125,075)
(5,249,927)	—	(5,249,927)
(2,093,798)	—	(2,093,798)
(38,350,798)	—	(38,350,798)
—	4,085,823	4,085,823
(38,350,798)	4,085,823	(34,264,975)
16,308,328	—	16,308,328
6,000,864	—	6,000,864
527,845	—	527,845
328,635	—	328,635
1,165,668	—	1,165,668
1,733,145	—	1,733,145
6,968,159	—	6,968,159
5,166,831	—	5,166,831
1,240,063	—	1,240,063
410,237	—	410,237
4,992,241	—	4,992,241
1,531,788	320,551	1,852,339
939,200	—	939,200
47,313,004	320,551	47,633,555
8,962,206	4,406,374	13,368,580
88,501,332	44,451,099	132,952,431
97,463,538	48,857,473	146,321,011

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Balance Sheet - Governmental Funds

April 30, 2024

	Special Revenue				
	Tax				
	General	Stormwater Management	Increment Finance #3	Nonmajor	Totals
ASSETS					
Cash and Investments	\$ 21,192,481	5,175,076	—	12,773,158	39,140,715
Restricted Cash	120,717	—	—	—	120,717
Receivables - Net of Allowances					
Property Taxes	11,232,589	—	152,819	6,014,958	17,400,366
Other Taxes	3,435,231	—	—	246,429	3,681,660
Accounts	65,117	89,121	—	145,090	299,328
Grants	134,610	—	—	—	134,610
Leases	—	—	—	308,113	308,113
Loans	—	—	—	100,000	100,000
Advances to Other Funds	10,194,188	—	—	—	10,194,188
Deposits	145,508	—	—	—	145,508
Prepays	441,261	—	—	—	441,261
Land Held for Resale	—	—	1,481,851	—	1,481,851
Total Assets	46,961,702	5,264,197	1,634,670	19,587,748	73,448,317
LIABILITIES					
Accounts Payable	961,352	—	—	476,141	1,437,493
Accrued Payroll	866,556	—	—	62,610	929,166
Retainage Payable	—	—	—	83,080	83,080
Advances from Other Funds	—	3,948,953	4,502,725	1,742,510	10,194,188
Other Payables	551,905	—	—	201,683	753,588
Total Liabilities	2,379,813	3,948,953	4,502,725	2,566,024	13,397,515
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	11,232,589	13	152,819	6,176,210	17,561,631
Leases	—	—	—	286,160	286,160
Deferred Revenues	48,179	—	—	144,207	192,386
Total Deferred Inflows of Resources	11,280,768	13	152,819	6,606,577	18,040,177
Total Liabilities and Deferred Inflows of Resources	13,660,581	3,948,966	4,655,544	9,172,601	31,437,692
FUND BALANCES					
Nonspendable	10,780,957	—	—	—	10,780,957
Restricted	1,008,789	1,315,231	—	11,023,729	13,347,749
Unassigned	21,511,375	—	(3,020,874)	(608,582)	17,881,919
Total Fund Balances	33,301,121	1,315,231	(3,020,874)	10,415,147	42,010,625
Total Liabilities, Deferred Inflows of Resources and Fund Balances	46,961,702	5,264,197	1,634,670	19,587,748	73,448,317

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Reconciliation of the Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities

April 30, 2024

Total Governmental Fund Balances	\$ 42,010,625
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in Governmental Activities are not financial resources and therefore, are not reported in the funds.	145,253,603
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	3,091,299
Deferred Items - Police Pension	(26,840)
Deferred Items - Firefighters' Pension	(1,719,992)
Deferred Items - RBP	(1,676,380)
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(1,266,349)
Net Pension Liability - IMRF	(4,423,664)
Net Pension Liability - Police Pension	(37,009,420)
Net Pension Liability - Firefighters' Pension	(13,278,811)
Total OPEB Liability - RBP	(2,743,520)
General Obligation Bonds Payable	(25,604,950)
Unamortized Bond Premium	(1,982,603)
Unamortized Loss on Refunding	359,644
TIF Notes Payable	(3,030,000)
Accrued Interest Payable	(489,104)
Net Position of Governmental Activities	97,463,538

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds For the Fiscal Year Ended April 30, 2024

	Special Revenue				
	Tax				
	General	Stormwater Management	Increment Finance #3	Nonmajor	Totals
Revenues					
Taxes	\$ 17,446,105	373,936	86,551	8,157,893	26,064,485
Intergovernmental	18,786,323	—	—	2,199,930	20,986,253
Charges for Services	2,936,540	666,988	—	1,098,173	4,701,701
Licenses, Permits, and Fees	2,297,458	—	—	—	2,297,458
Fines and Forfeits	701,362	—	—	—	701,362
Investment Income	829,265	262,147	—	440,376	1,531,788
Miscellaneous	939,200	—	—	—	939,200
Total Revenues	43,936,253	1,303,071	86,551	11,896,372	57,222,247
Expenditures					
General Government	6,079,351	—	3,030,000	2,274,136	11,383,487
Public Safety	21,151,860	—	—	513,974	21,665,834
Public Works	4,760,737	—	—	600,428	5,361,165
Capital Outlay	4,305,492	131,458	—	4,327,628	8,764,578
Debt Service					
Principal Retirement	—	227,571	440,000	420,498	1,088,069
Interest and Fiscal Charges	—	300,094	177,125	1,561,683	2,038,902
Total Expenditures	36,297,440	659,123	3,647,125	9,698,347	50,302,035
Excess (Deficiency) of Revenues Over (Under) Expenditures	7,638,813	643,948	(3,560,574)	2,198,025	6,920,212
Other Financing Sources (Uses)					
Debt Issuance	—	—	3,030,000	—	3,030,000
Disposal of Capital Assets	47,384	—	—	609,906	657,290
Transfers In	1,600,000	—	—	1,820,000	3,420,000
Transfers Out	(1,820,000)	—	—	(1,600,000)	(3,420,000)
	(172,616)	—	3,030,000	829,906	3,687,290
Net Change in Fund Balances	7,466,197	643,948	(530,574)	3,027,931	10,607,502
Fund Balances - Beginning	25,834,924	671,283	(2,490,300)	7,387,216	31,403,123
Fund Balances - Ending	33,301,121	1,315,231	(3,020,874)	10,415,147	42,010,625

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities - Governmental Activities For the Fiscal Year Ended April 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 10,607,502
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Amounts reported for governmental activities in the Statement of Activities
are different because:

Governmental funds report capital outlays as expenditures. However, in the
Statement of Activities the cost of those assets is allocated over their estimated
useful lives and reported as depreciation expense.

Capital Outlays	8,930,764
Depreciation Expense	(4,510,011)
Disposals - Cost	(799,334)
Disposals - Accumulated Depreciation	170,431

The net effect of deferred outflows (inflows) of resources related
to the pensions not reported in the funds.

Change in Deferred Items - IMRF	(1,423,081)
Change in Deferred Items - Police Pension	(5,434,108)
Change in Deferred Items - Firefighters' Pension	(2,360,797)
Change in Deferred Items - RBP	(100,333)

The issuance of long-term debt provides current financial resources to
governmental funds, while the repayment of the principal on long-term
debt consumes the current financial resources of the governmental funds.

Change in Compensated Absences Payable	248,323
Change in Net Pension Liability- IMRF	2,514,898
Change in Net Pension Liability - Police Pension	1,220,908
Change in Net Pension Liability - Firefighters' Pension	1,937,750
Change in Total OPEB Liability - RBP	(43,879)
Debt Issuance	(3,030,000)
Debt Retirement	1,088,069
Amortization of Bond Premium	107,431
Amortization of Loss on Refunding	(59,941)

Changes to accrued interest on long-term debt in the Statement of Activities
does not require the use of current financial resources and, therefore, are not
reported as expenditures in the governmental funds.

(102,386)

Changes in Net Position of Governmental Activities

8,962,206

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position - Proprietary Fund

April 30, 2024

	Business-Type Activities Waterworks and Sewerage
ASSETS	
Current Assets	
Cash and Investments	\$ 8,901,877
Receivables - Net of Allowances	
Accounts	2,162,112
Deposits	23,688
Prepays	67,181
Total Current Assets	11,154,858
Noncurrent Assets	
Capital Assets	
Nondepreciable	1,721,590
Depreciable	98,109,764
Accumulated Depreciation	(51,483,522)
Total Noncurrent Assets	48,347,832
Total Assets	59,502,690
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Items - IMRF	791,906
Deferred Items - RBP	115,381
Total Deferred Outflows of Resources	907,287
Total Assets and Deferred Outflows of Resources	60,409,977

The notes to the financial statements are an integral part of this statement.

	Business-Type Activities Waterworks and Sewerage
LIABILITIES	
Current Liabilities	
Accounts Payable	\$ 612,548
Accrued Payroll	84,529
Accrued Interest Payable	113,609
Other Payables	72,261
Current Portion of Long-Term Debt	343,954
Total Current Liabilities	<u>1,226,901</u>
Long-Term Liabilities	
Compensated Absences	43,249
Net Pension Liability - IMRF	1,122,101
Total OPEB Liability - RBP	457,458
General Obligation Bonds	8,286,299
Total Long-Term Liabilities	<u>9,909,107</u>
Total Liabilities	<u>11,136,008</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenues	4,109
Deferred Items - IMRF	7,771
Deferred Items - RBP	404,616
Total Deferred Inflows of Resources	<u>416,496</u>
Total Liabilities and Deferred Inflows of Resources	<u>11,552,504</u>
NET POSITION	
Net Investment in Capital Assets	39,815,232
Unrestricted	<u>9,042,241</u>
Total Net Position	<u><u>48,857,473</u></u>

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Fund For the Fiscal Year Ended April 30, 2024

	Business-Type Activities Waterworks and Sewerage
Operating Revenues	
Charges for Services	\$ 11,897,908
Operating Expenses	
Operations	5,717,839
Depreciation and Amortization	1,785,366
Total Operating Expenses	7,503,205
Operating Income	4,394,703
Nonoperating Revenues (Expenses)	
Investment Income	320,551
Interest Expense	(308,880)
	11,671
Change in Net Position	4,406,374
Net Position - Beginning	44,451,099
Net Position - Ending	48,857,473

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Cash Flows - Proprietary Fund For the Fiscal Year Ended April 30, 2024

	Business-Type Activities Waterworks and Sewerage
Cash Flows from Operating Activities	
Receipts from Customers and Users	\$ 12,126,620
Payments to Employees	(2,471,261)
Payments to Suppliers	(4,207,518)
	<u>5,447,841</u>
Cash Flows from Capital and Related Financing Activities	
Purchase of Capital Assets	(3,775,618)
Principal Paid on Debt	(236,931)
Interest Paid on Debt	(308,880)
	<u>(4,321,429)</u>
Cash Flows from Investing Activities	
Investment Income	<u>320,551</u>
Net Change in Cash and Cash Equivalents	1,446,963
Cash and Cash Equivalents - Beginning	<u>7,454,914</u>
Cash and Cash Equivalents - Ending	<u><u>8,901,877</u></u>
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities	
Operating Income	4,394,703
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in)	
Operating Activities	
Depreciation and Amortization	1,785,366
(Increase) Decrease in Current Assets	228,712
Increase (Decrease) in Current Liabilities	(960,940)
	<u>(960,940)</u>
Net Cash Provided by Operating Activities	<u><u>5,447,841</u></u>

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Fiduciary Net Position

April 30, 2024

	Pension Trust	Custodial Special Assessments
ASSETS		
Cash and Cash Equivalents	\$ 6,102,837	822,244
Investments		
Illinois Police Pension Investment Fund	37,255,819	—
Illinois Firefighters' Pension Investment Fund	27,403,411	—
Receivables - Net of Allowances		
Accrued Interest	1,541	—
Prepays	5,095	—
Total Assets	70,768,703	822,244
LIABILITIES		
Accounts Payable	5,916	—
NET POSITION		
Net Position Restricted for Pensions	70,762,787	822,244

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Changes in Fiduciary Net Position For the Fiscal Year Ended April 30, 2024

	Pension Trust	Custodial Special Assessments
Additions		
Contributions - Employer	\$ 3,684,856	—
Contributions - Plan Members	889,005	—
Other Income	174,246	—
Total Contributions	4,748,107	—
Investment Income		
Interest Earned	1,107,113	19,591
Net Change in Fair Value	5,090,559	—
	6,197,672	19,591
Less Investment Expenses	(46,358)	—
Net Investment Income	6,151,314	19,591
Total Additions	10,899,421	19,591
Deductions		
Administration	106,539	—
Benefits and Refunds	5,414,078	—
Total Deductions	5,520,617	—
Change in Fiduciary Net Position	5,378,804	19,591
Net Position - Beginning	65,383,983	802,653
Net Position - Ending	70,762,787	822,244

The notes to the financial statements are an integral part of this statement.

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Village of Mundelein (the Village) was incorporated under a charter granted by the Illinois State Legislature in 1909. The Village is a home rule municipality which operates under the management form of municipal government as provided in Chapter 65, Article 5 of the Illinois Compiled Statutes. The Village provides many services to residents including police and fire protection, water and sewer service, planning and zoning and general administrative services.

The government-wide financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the Village's accounting policies established in GAAP and used by the Village are described below.

REPORTING ENTITY

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is both legally and substantively separate from the government. Management has determined that there are two fiduciary component units that are required to be included in the financial statements of the Village as pension trust funds and there are no discretely component units to include in the reporting entity.

Police Pension Employees Retirement System

The Village's sworn police employees participate in the Police Pension Employees Retirement System (PPERS). PPERS functions for the benefit of these employees and is governed by a five-member pension board. Two members appointed by the Village's Mayor, one elected pension beneficiary and two elected police employees constitute the pension board. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining PPERS costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the Village, the PPERS is reported as if it were part of the primary Village because its sole purpose is to provide retirement benefits for the Village's police employees. The PPERS is reported as a fiduciary fund, and specifically a pension trust fund, due to the fiduciary responsibility exercised over the PPERS.

Firefighters' Pension Employees Retirement System

The Village's sworn full-time firefighters participate in the Firefighters' Pension Employees Retirement System (FPERS). FPERS functions for the benefit of these employees and is governed by a five-member pension board, with two members appointed by the Village's Mayor, two elected from active participants of the Fund, and one elected from the retired members of the Fund. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining FPERS costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of the Village's contribution levels. Although it is legally separate from the Village, the FPERS is reported as if it were part of the primary government because its sole purpose is to provide retirement benefits for the Village's sworn full-time firefighters. The FPERS is reported as a pension trust fund.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION

Government-Wide Statements

The Village's basic financial statements include both government-wide (reporting the Village as a whole) and fund financial statements (reporting the Village's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. The Village's police and fire safety, highway and street maintenance and reconstruction, building code enforcement, public improvements, economic development, planning and zoning, and general administrative services are classified as governmental activities. The Village's waterworks and sewerage activities are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are: (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets/deferred outflows and receivables as well as long-term debt/deferred inflows and obligations. The Village's net position is reported in three parts: net investment in capital assets; restricted; and unrestricted. The Village first utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the Village's functions and business-type activities (general government, public safety, public work, etc.) The functions are supported by general government revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits, and charges for services, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (general government, public safety, public works, etc.) or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (property, sales and use taxes, certain intergovernmental revenues, fines, permits, and charges for services, etc.).

The Village does not allocate indirect costs. An administrative service fee is charged by the General Fund to the other operating funds that is eliminated like a reimbursement (reducing the revenue and expense in the General Fund) to recover the direct costs of General Fund services provided (finance, personnel, purchasing, legal, technology management, etc.).

This government-wide focus is more on the sustainability of the Village as an entity and the change in the Village's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the Village are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets/deferred outflows, liabilities/deferred inflows, fund equity, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Fund Financial Statements - Continued

GASB Statement No. 34 sets forth minimum criteria (percentage of the assets/deferred outflows, liabilities/deferred inflows, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The nonmajor funds are combined in a column in the fund financial statements.

A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and

Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The various funds are reported by generic classification within the financial statements. The following fund types are used by the Village:

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the Village:

General Fund is the general operating fund of the Village. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund is a major fund.

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Village maintain two major special revenue funds. The Stormwater Management Fund accounts for revenues derived from stormwater management fees received from developers, stormwater utility fees, and a packaged liquor tax. The Tax Increment Finance Area #3 Fund accounts for revenues and expenditures in the tax increment district in the downtown west of the railroad tracks. Additionally, the Village maintains twelve nonmajor special revenue funds.

Debt Service Funds are used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt. The Village maintains one nonmajor debt service fund..

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type/proprietary funds). The Village maintains one nonmajor capital projects fund.

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector. The following is a description of the proprietary funds of the Village:

Enterprise Funds are required to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. The Village maintains one major enterprise fund. The Waterworks and Sewerage Fund accounts for the provision of water and sewer services to the residents of the Village. All activities to provide such services are accounted for in this fund, including but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

Fiduciary Funds

Fiduciary funds are used to report assets held in a trustee or custodial capacity for others and therefore are not available to support Village programs. The reporting focus is on net position and changes in net position and is reported using accounting principles similar to proprietary funds.

Pension Trust Funds are used to account for assets held in a trustee capacity for pension benefit payments. The Police Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's police force. The Firefighters' Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's Fire Department.

Custodial Funds are used to account for assets held by the Village in a purely custodial capacity. The Village maintains one custodial fund. The Special Assessment Fund holds various monies collected by the Village from property owners and developers and payments of related special assessment liabilities.

The Village's fiduciary funds are presented in the fiduciary fund financial statements by type (pension trust and custodial). Since by definition these assets are being held for the benefit of a third party (other local governments, private parties, pension participants, etc.) and cannot be used to address activities or obligations of the Village, these funds are not incorporated into the government-wide statements.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate.

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING - Continued

Measurement Focus - Continued

All governmental funds utilize a “current financial resources” measurement focus. Only current financial assets/deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

All proprietary, pension trust and custodial funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets/deferred outflows, liabilities/deferred inflows (whether current or noncurrent) associated with their activities are reported. Proprietary, pension trust and custodial funds' equity is classified as net position.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, both governmental and business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability/deferred inflow is incurred or economic asset used. Revenues, expenses, gains, losses, assets/deferred outflows, and liabilities/deferred inflows resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when “measurable and available.” Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. The Village recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes, sales and use taxes, franchise taxes, licenses, investment income, and charges for services. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

All proprietary, pension trust and custodial funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise funds are charges to customers for sales and services. The Village also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY

Cash and Investments

For the purpose of the Statement of Net Position, cash and cash equivalents are considered to be cash on hand, demand deposits, and cash with fiscal agent. For the purpose of the proprietary funds' Statement of Cash Flows, cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and all highly liquid investments with an original maturity of three months or less.

Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Restricted Cash and Investments

Certain proceeds of bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by bond covenants.

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivables balances for governmental activities include property taxes, sales and use taxes, income taxes, utility taxes and grants. Business-type activities report utility charges as their major receivables.

Interfund Receivables, Payables and Activity

Interfund activity is reported as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Internal service fund services provided and used are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

Prepays/Inventories/Land Held for Resale

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements. Prepays/inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of governmental fund-type prepaids/inventories are recorded as expenditures when consumed rather than when purchased.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY - Continued

Capital Assets

Capital assets purchased or acquired with an original cost of \$10,000, depending on asset class, or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. General capital assets are long-lived assets of the Village as a whole. When purchased, such assets are recorded as expenditures in the governmental funds and capitalized. Infrastructure such as streets, traffic signals and signs are capitalized. The valuation basis for general capital assets are historical cost, or where historical cost is not available, estimated historical cost based on replacement costs.

Capital assets in the proprietary funds are capitalized in the fund in which they are utilized. The valuation basis for proprietary fund capital assets are the same as those used for the general capital assets.

Depreciation on all assets is computed and recorded using the straight-line method of depreciation over the following estimated useful lives:

Buildings	20 - 50 Years
Land Improvements	20 Years
Machinery and Equipment	5 - 15 Years
Sidewalks	50 Years
Streets, Curbs, and Gutters	30 Years
Traffic Signals	20 Years
Storm Sewers	75 Years
Improvements Other Than Buildings	20 Years
Infrastructure	20 Years

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses at the time of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION OR EQUITY - Continued

Compensated Absences

The Village accrues accumulated unpaid vacation and associated employee-related costs when earned (or estimated to be earned) by the employee. In accordance with GASB Statement No. 16, no liability is recorded for nonvesting accumulation rights to receive sick pay benefits. However, a liability is recognized for that portion of accumulated sick leave that is estimated to be taken as “terminal leave” prior to retirement.

All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Deferred Outflows/Inflows of Resources

Deferred outflow/inflow of resources represents a consumption/acquisition of net assets that applies to a future period and therefore will not be recognized as an outflow of resources (expense)/inflow of resources (revenue) until that future time.

Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components:

Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislations.

Unrestricted - All other net position balances that do not meet the definition of “restricted” or “net investment in capital assets.”

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGETARY INFORMATION

The General Fund budget is adopted on a basis that is consistent with generally accepted accounting principles.

All departments of the Village submit requests for appropriation to the Village's Administrator so that a budget may be prepared. The budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. Annual appropriated budgets are adopted for the general, special revenue, debt service, and capital development funds.

Budgets are adopted on a basis consistent with generally accepted accounting principles except for the Waterworks and Sewerage Fund. The Waterworks and Sewerage Fund is adopted on a modified basis in that depreciation is not budgeted, and capital outlay and debt principal retirements are budgeted.

The proposed budget is presented to the governing body for review. The governing body holds public hearings and may add to, subtract from or change appropriations, but may not change the form of the budget. The administrator is authorized to transfer budgeted amounts between departments within any fund; however, the governing body must approve any revisions that alter the total expenditures of any fund. The budget may be amended by the governing body.

EXCESS OF ACTUAL EXPENDITURES OVER BUDGET IN INDIVIDUAL FUNDS

The following funds had excess of actual expenditures over budget as of the date of this report:

Fund	Excess
General	\$ 1,657,440
Stormwater Management	6,458
Tax Increment Finance #3	2,927,575
Road and Bridge	22,523
Revolving Loans/Grants	105,868
Equipment Replacement	74,230
Debt Service	475

DEFICIT FUNDS BALANCE

The following funds had deficit fund balance as of the date of this report:

Fund	Deficit
Tax Increment Finance #3	\$ 3,020,874
Archer Business Center	327,765
Train Station Parking	280,817

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

The Village maintains a cash and investment pool that is available for use by all funds except the pension trust funds. Each fund type's portion of this pool is displayed on the financial statements as "cash and investments." In addition, investments are separately held by several of the Village's funds. The deposits and investments of the pension trust funds are held separately from those of other funds.

Permitted Deposits and Investments - Statutes authorize the Village to make deposits/invest in commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, obligations of States and their political subdivisions, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, and the Illinois Public Reserves Investment Management Trust.

The Illinois Public Reserves Investment Management Trust (IPRIME) is an investment opportunity and cash management service for Illinois Municipal Treasurers acting on behalf of counties, townships, cities, towns, villages, special road districts, public water supply districts, fire protection districts, drainage districts, levee districts, sewer districts, housing authorities, and all other political corporations or subdivisions of the State of Illinois. Participation in IPRIME is voluntary. IPRIME is not registered with the SEC as an Investment Company. Investments in IPRIME are valued at the share price, the price for which the investment could be sold.

Village

Deposits. At year-end, the carrying amount of the Village's deposits for governmental and business-type activities totaled \$31,536,439 and the bank balances totaled \$32,274,596. In addition, the Village has \$16,626,870 invested in IPRIME, which has an average maturity of less than one year.

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Village's investment policy requires diversifying investments to avoid incurring unreasonable risk.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the Village's policy to limit its investments in these investment types to the top rating issued by NRSROs. At year-end, the IPRIME were rated AAAM by Standard and Poor's.

Custodial Credit Risk - Deposits. In the case of deposits, this is the risk that in the event of a bank failure, the Village's deposits may not be returned to it. The Village's investment policy does not specifically address custodial credit risk for deposits. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

Custodial Credit Risk - Investments. For an investment, this is the risk that in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Village's investment policy does not mitigate custodial credit risk for investments. At year-end, the Village's investment in the IPRIME is not subject to custodial credit risk.

Concentration Risk. This is the risk of loss attributed to the magnitude of the Village's investment in a single issuer. The Village's investment policy places no limit on the amount the Village may invest in any one issuer. At year-end, the Village does not have any investments over 5 percent of the total cash and investment portfolio (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Police Pension Fund

The Illinois Police Officers Pension Investment Fund (IPOPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate police pension funds. IPOPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IPOPIF by Illinois suburban and downstate police pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IPOPIF. A schedule of investment expenses is included in IPOPIF's annual comprehensive financial report. For additional information on IPOPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IPOPIF at 456 Fulton Street, Suite 402 Peoria, Illinois 61602 or at www.ipopif.org.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IPOPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled \$5,695,423 and the bank balances totaled \$5,673,056.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy does not address custodial credit risk for deposits. At year-end, the entire carrying amount of the bank balance of deposits is covered by federal depository or equivalent insurance.

Investments. At year-end the Fund has \$37,255,819 invested in IPOPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ipopif.org. Investments in IPOPIF are valued at IPOPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The fund may redeem shares with a seven calendar day notice. IPOPIF may, at its sole discretion and based on circumstances, process redemption requests with fewer than a seven calendar day notice. Regular redemptions of the same amount on a particular day of the month may be arranged with IPOPIF.

Investment Policy. IPOPIF's current investment policy was adopted by the Board of Trustees on December 17, 2021. IPOPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IPOPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 3 of the Illinois Pension Code.

Rate of Return. For the year ended April 30, 2024, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 8.37%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

Firefighters' Pension Fund

The Illinois Firefighters' Pension Investment Fund (IFPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate firefighter pension funds. IFPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IFPIF by Illinois suburban and downstate firefighter pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IFPIF. A schedule of investment expenses is included in IFPIF's annual report. For additional information on IFPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IFPIF at 1919 South Highland Avenue, Building A, Suite 237, Lombard, IL 60148 or at www.ifpif.org.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IFPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled \$391,763 and the bank balances totaled \$374,234. In addition, the Fund has \$15,651 invested in Illinois Funds, which have an average maturity of less than one year and is measured by net asset value per share as determined by the pool.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy does not address custodial credit risk for deposits. At year-end, the entire carrying amount of the bank balance of deposits is covered by federal depository or equivalent insurance.

Investments. At year-end the Fund has \$27,403,411 invested in IFPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ifpif.org. Investments in IFPIF are valued at IFPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The plan may redeem shares by giving notice by 5:00 pm central time on the 1st of each month. Requests properly submitted on or before the 1st of each month will be processed for redemption by the 14th of the month. Expedited redemptions may be processed at the sole discretion of IFPIF.

Investment Policy. IFPIF's current investment policy was adopted by the Board of Trustees on June 17, 2022. IFPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IFPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 4 of the Illinois Pension Code.

Rate of Return. For the year ended April 30, 2024, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 10.07%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

INTERFUND TRANSFERS

Interfund transfers for the fiscal year consisted of the following:

Transfer In	Transfer Out	Amount
General	Nonmajor Governmental	\$ 1,600,000 (1)
Nonmajor Governmental	General	<u>1,820,000 (2)</u>
		<u>3,420,000</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

INTERFUND ADVANCES

Interfund advances represent payments of expenditures on behalf of these funds. These amounts will be paid over several years. Interfund advances as of the date of this report are as follows:

Receivable Fund	Payable Fund	Amount
General	Stormwater Management	\$ 3,948,953
General	Tax Increment Finance #3	4,502,725
General	Nonmajor Governmental	<u>1,742,510</u>
		<u>10,194,188</u>

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LEASES RECEIVABLE

The Village is a lessor on the following leases at year end:

Leases	Start Date	End Date	Payments	Interest Rate
Tighthead Breewery	May 1, 2022	May 1, 2025	\$13,352 to \$15,180 per Month	4.00%
KSN	May 31, 2022	May 31, 2024	\$23,932 to \$24,487 per Month	4.00%

During the fiscal year, the Village has recognized \$444,276 of lease revenue.

The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Governmental Activities	
	Principal	Interest
2025	\$ 247,897	6,719
2026	60,216	503
	<u>308,113</u>	<u>7,222</u>

PROPERTY TAXES

Property taxes for 2023 attach as an enforceable lien on January 1, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and are payable in two installments, on or about June and September. The County collect such taxes and remit them periodically.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS

Governmental Activities

Governmental capital asset activity for the fiscal year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	\$ 51,713,403	162,724	628,903	51,247,224
Construction in Progress	—	1,500	—	1,500
	<u>51,713,403</u>	<u>164,224</u>	<u>628,903</u>	<u>51,248,724</u>
Depreciable Capital Assets				
Buildings	46,529,364	377,472	—	46,906,836
Land Improvements	4,021,578	1,649,151	—	5,670,729
Machinery and Equipment	14,861,355	1,230,681	170,431	15,921,605
Sidewalks	7,923,025	208,732	—	8,131,757
Streets, Curbs, and Gutters	59,332,997	5,169,046	—	64,502,043
Traffic Signals	611,324	—	—	611,324
Storm Sewers	24,070,110	131,458	—	24,201,568
	<u>157,349,753</u>	<u>8,766,540</u>	<u>170,431</u>	<u>165,945,862</u>
Less Accumulated Depreciation				
Buildings	11,296,041	937,104	—	12,233,145
Land Improvements	2,634,419	157,080	—	2,791,499
Machinery and Equipment	9,916,319	1,258,003	170,431	11,003,891
Sidewalks	3,967,304	154,067	—	4,121,371
Streets, Curbs, and Gutters	32,903,285	1,672,973	—	34,576,258
Traffic Signals	401,947	15,042	—	416,989
Storm Sewers	6,482,088	315,742	—	6,797,830
	<u>67,601,403</u>	<u>4,510,011</u>	<u>170,431</u>	<u>71,940,983</u>
Total Net Depreciable Capital Assets	<u>89,748,350</u>	<u>4,256,529</u>	<u>—</u>	<u>94,004,879</u>
Total Net Capital Assets	<u>141,461,753</u>	<u>4,420,753</u>	<u>628,903</u>	<u>145,253,603</u>

Depreciation expense was charged to governmental activities as follows:

General Government	\$ 343,812
Public Safety	947,297
Public Works	<u>3,218,902</u>
	<u>4,510,011</u>

VILLAGE OF MUNDELEIN, ILLINOIS**Notes to the Financial Statements****April 30, 2024****NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued****CAPITAL ASSETS - Continued****Business-Type Activities**

Business-type capital asset activity for the fiscal year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	\$ 1,718,514	—	—	1,718,514
Construction in Progress	—	3,076	—	3,076
	<u>1,718,514</u>	<u>3,076</u>	<u>—</u>	<u>1,721,590</u>
Depreciable Capital Assets				
Buildings	31,534,193	388,552	—	31,922,745
Improvements Other Than Buildings	57,396,725	3,142,629	—	60,539,354
Infrastructure	5,406,304	241,361	—	5,647,665
	<u>94,337,222</u>	<u>3,772,542</u>	<u>—</u>	<u>98,109,764</u>
Less Accumulated Depreciation				
Buildings	11,262,581	627,927	—	11,890,508
Improvements Other Than Buildings	33,773,008	935,629	—	34,708,637
Infrastructure	4,641,699	242,678	—	4,884,377
	<u>49,677,288</u>	<u>1,806,234</u>	<u>—</u>	<u>51,483,522</u>
Total Net Depreciable Capital Assets	<u>44,659,934</u>	<u>1,966,308</u>	<u>—</u>	<u>46,626,242</u>
Total Net Capital Assets	<u>46,378,448</u>	<u>1,969,384</u>	<u>—</u>	<u>48,347,832</u>

Depreciation expense was charged to business-type activities as follows:

Waterworks and Sewerage	<u>\$ 1,806,234</u>
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VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT

General Obligation Bonds

The Village issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental activities. General obligation bonds are direct obligations and pledge the full faith and credit of the Village. General obligation bonds currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
General Obligation Refunding Bonds of 2017, due in annual installments of \$25,000 to \$605,000 plus interest at 2.00% to 4.00% through December 15, 2030.	Tax Increment Finance #3	\$ 4,190,000	—	440,000	3,750,000
General Obligation Refunding Bonds of 2019, due in annual installments of \$390,000 to \$1,510,000 plus interest at 3.125% to 4.000% through December 15, 2049.	Debt Service Waterworks and Sewerage	22,503,019	—	648,069	21,854,950
		8,226,981	—	236,931	7,990,050
		34,920,000	—	1,325,000	33,595,000

TIF Notes Payable

The Village issues Notes Payable to provide funds for the acquisition and construction of major capital facilities. These notes will only be paid if there are incremental real estate taxes from which to pay it. Tax increment financing notes currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
TIF Note Payable of 2023 - TIF Developer in the amount of \$3,030,000 including interest at 5.50% August 14, 2043.	Tax Increment Finance #3	\$ —	3,030,000	—	3,030,000

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Legal Debt Margin

Article VII, Section 6(k) of the 1970 Illinois Constitution governs the computation of legal debt margin. "The General Assembly may limit by law the amount and require referendum approval of debt to the incurred by home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property...(2) if its population is more than 25,000 and less than 500,000 an aggregate of one percent: indebtedness which is outstanding on the effective date (July 1, 1971) of this constitution or which is thereafter approved by referendum...shall not be included in the foregoing percentage amounts." To date the Illinois General Assembly has set no limits for home rule municipalities. The Village is a home rule municipality.

Long-Term Liabilities Activity

Changes in long-term liabilities during the fiscal year were as follows:

Type of Debt	Beginning Balances	Additions	Deductions	Ending Balances	Amounts Due within One Year
Governmental Activities					
Compensated Absences	\$ 1,514,672	248,323	496,646	1,266,349	977,886
Net Pension Liability - IMRF	6,938,562	—	2,514,898	4,423,664	—
Net Pension Liability - Police Pension	38,230,328	—	1,220,908	37,009,420	—
Net Pension Liability - Firefighters' Pension	15,216,561	—	1,937,750	13,278,811	—
Total OPEB Liability - RBP	2,699,641	43,879	—	2,743,520	92,169
General Obligation Bonds Payable	26,693,019	—	1,088,069	25,604,950	1,138,699
Plus: Unamortized Bond Premium	2,090,034	—	107,431	1,982,603	—
TIF Notes Payable	—	3,030,000	—	3,030,000	—
	<u>93,382,817</u>	<u>3,322,202</u>	<u>7,365,702</u>	<u>89,339,317</u>	<u>2,208,754</u>
Business-Type Activities					
Compensated Absences	127,707	2,702	5,404	125,005	81,756
Net Pension Liability - IMRF	1,762,177	—	640,076	1,122,101	—
Total OPEB Liability - RBP	470,829	2,526	—	473,355	15,897
General Obligation Bonds Payable	8,226,981	—	236,931	7,990,050	246,301
Plus: Unamortized Bond Premium	563,417	—	20,867	542,550	—
	<u>11,151,111</u>	<u>5,228</u>	<u>903,278</u>	<u>10,253,061</u>	<u>343,954</u>

For governmental activities, the General Fund makes payments on the compensated absences, the net pension liabilities, and the total OPEB liability. The Tax Increment Finance #3 and Debt Service Funds makes payments on the general obligation bonds. The Tax Increment Finance #3 makes payments on the TIF notes payable.

For the business-type activities the compensated absences, the net pension liability, the total OPEB liability, and the general obligation bonds payable are being liquidated by the Waterworks and Sewerage Fund.

VILLAGE OF MUNDELEIN, ILLINOIS**Notes to the Financial Statements****April 30, 2024****NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued****LONG-TERM DEBT - Continued****Debt Service Requirements to Maturity**

The annual debt service requirements to maturity, including principal and interest, are as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	General		General	
	Obligation Bonds		Obligation Bonds	
	Principal	Interest	Principal	Interest
2025	\$ 1,138,699	983,323	246,301	302,958
2026	1,192,991	933,125	257,009	293,106
2027	1,238,620	885,405	266,380	282,826
2028	1,292,912	835,860	277,088	272,171
2029	1,350,864	784,144	289,136	261,087
2030	1,405,156	730,109	299,844	249,522
2031	1,458,108	673,903	311,892	237,528
2032	889,722	615,579	325,278	225,052
2033	922,675	579,990	337,325	212,041
2034	959,289	543,083	350,711	198,548
2035	633,424	504,711	231,576	184,520
2036	659,054	479,374	240,946	175,257
2037	684,683	453,012	250,317	165,619
2038	713,975	425,625	261,025	155,606
2039	743,266	397,066	271,734	145,165
2040	772,557	367,335	282,443	134,296
2041	801,849	336,433	293,151	122,998
2042	834,801	304,359	305,199	111,272
2043	867,754	270,967	317,246	99,064
2044	904,368	236,257	330,632	86,374
2045	937,321	200,082	342,679	73,149
2046	977,596	162,589	357,404	59,442
2047	1,006,887	132,040	368,113	48,273
2048	1,039,840	100,575	380,160	36,769
2049	1,072,793	68,080	392,207	24,889
2050	1,105,746	34,555	404,254	12,633
Totals	25,604,950	12,037,585	7,990,050	4,170,165

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS

In the governmental fund financial statements, the Village considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The Village first utilizes committed, then assigned and then unassigned fund balance when an expenditure is incurred for purposes for which all three unrestricted fund balances are available.

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

	General	Special Revenue		Nonmajor	Totals
		Stormwater Management	Tax Increment Finance #3		
Fund Balances					
Nonspendable					
Deposits	\$ 145,508	—	—	—	145,508
Advances	10,194,188	—	—	—	10,194,188
Prepays	441,261	—	—	—	441,261
	<u>10,780,957</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>10,780,957</u>
Restricted					
Public Works	—	1,315,231	—	1,987,088	3,302,319
Highways and Streets	—	—	—	4,523,908	4,523,908
Debt Service	—	—	—	143,975	143,975
Community Development	—	—	—	1,110,972	1,110,972
Employee Benefits	—	—	—	1,197,196	1,197,196
Public Safety	—	—	—	885,407	885,407
Capital Development	—	—	—	1,175,183	1,175,183
State Drug Assets	1,008,789	—	—	—	1,008,789
	<u>1,008,789</u>	<u>1,315,231</u>	<u>—</u>	<u>11,023,729</u>	<u>13,347,749</u>
Unassigned	21,511,375	—	(3,020,874)	(608,582)	17,881,919
Total Fund Balances	<u>33,301,121</u>	<u>1,315,231</u>	<u>(3,020,874)</u>	<u>10,415,147</u>	<u>42,010,625</u>

Nonspendable Fund Balance. Consists of resources that cannot be spent because they are either: a) not in a spendable form; or b) legally or contractually required to be maintained intact.

Restricted Fund Balance. Consists of resources that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS - Continued

Committed Fund Balance. Consists of resources constrained (issuance of an ordinance) to specific purposes by the government itself, using its highest level of decision-making authority, the Board of Trustees; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

Assigned Fund Balance. Consists of amounts that are constrained by the Board of Trustees' intent to be used for specific purposes but are neither restricted nor committed. Intent is expressed by a) the Board of Trustees itself or b) a body or official to which the Board of Trustees has delegated the authority to assign amounts to be used for specific purposes. The Village's highest level of decision-making authority is the Board of Trustees, who is authorized to assign amounts to a specific purpose.

Unassigned Fund Balance. Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

Minimum Fund Balance Policy. The Village's policy manual states that the General Fund should maintain a minimum fund balance equal to 33% of budgeted operating expenditures.

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of April 30, 2024:

Governmental Activities	
Capital Assets - Net of Accumulated Depreciation	\$ 145,253,603
Plus: Unamortized Loss on Refunding	359,644
Less Capital Related Debt:	
General Obligation Bonds Payable	(25,604,950)
Unamortized Premium	(1,982,603)
TIF Notes Payable	<u>(3,030,000)</u>
Net Investment in Capital Assets	<u>114,995,694</u>
Business-Type Activities	
Capital Assets - Net of Accumulated Depreciation	48,347,832
Less Capital Related Debt:	
General Obligation Bonds Payable	(7,990,050)
Unamortized Premium	<u>(542,550)</u>
Net Investment in Capital Assets	<u>39,815,232</u>

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION

RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to the Village's employees. The Village has purchased insurance from private insurance companies. Risks covered included certain types of liabilities and bonds. Premiums have been displayed as expenditures/expenses in appropriate funds. There were no significant changes in insurance coverages from the prior year and settlements did not exceed insurance coverage in any of the past three fiscal years.

Intergovernmental Risk Management Agency (IRMA)

The Village also participates in the Intergovernmental Risk Management Agency (IRMA). IRMA is an organization of municipalities and special Villages in Northeastern Illinois which have formed an association under the Illinois Intergovernmental Cooperations Statute to pool its risk management needs.

The agency administers a mix of self-insurance and commercial insurance coverages; property/casualty and workers' compensation claim administration/litigation management services; unemployment claim administration; extensive risk management/loss control consulting and training programs; and a risk information system and financial reporting service for its members.

The Village's payments to IRMA are displayed on the financial statements as expenditures/expenses in appropriate funds. Each member assumes the first \$2,500 of each occurrence, and IRMA has a mix of self-insurance and commercial insurance at various amounts about that level. Each member appoints one delegate, along with an alternate delegate, to represent the member on the Board of Directors. The Village does not exercise any control over the activities of the Agency beyond its representation on the Board of Directors. Initial contributions are determined each year based on the individual member's eligible revenue as defined in the by-laws of IRMA and experience modification factors based on past member loss experience. Members have a contractual obligation to fund any deficit of IRMA attributable to a membership year during which they were a member. Supplemental contributions may be required to fund these deficits.

CONTINGENT LIABILITIES

Litigation

From time to time, the Village is party to various pending claims and legal proceedings with respect to employment, civil rights, property taxes and other matters. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Village expects such amounts, if any, to be immaterial.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

CONTINGENT LIABILITIES - Continued

Central Lake County Joint Action Water Agency (CLCJAWA)

The Village is a charter member of the Central Lake County Joint Action Water Agency (the Agency). The Agency was formed by a group of local governments to construct and operate a system to provide adequate supplies of Lake Michigan water on an economical and efficient basis for its members or participants.

As a charter member, the Village was required to enter into a water purchase and sale contract with the Agency. This contract requires the Village to purchase from the Agency an amount of water necessary to serve its full water requirements. Total purchases for the year ended April 30, 2024 were \$1,607,359.

Complete financial statements for the Agency can be obtained from the Agency offices at 200 Rockland Road, Lake Bluff, Illinois 60044.

Developer Financing Agreements

The Village has three sales tax incentive and an incremental property tax incentive agreements, under which the Village has agreed to reimburse local businesses and developers a portion of the Village's home rule sales tax revenues generated by the business and the incremental property tax generated by the property development. According to 65 ILCS 5/8-11-20 the Village may enter into an economic incentive agreement relating to the development or redevelopment of land within the corporate limits of the municipality. The agreement is made to rebate any portion of the retailer's occupational taxes or incremental property taxes received by the Village that were generated by the development or redevelopment over a finite period of time. Each incentive agreement and was negotiated on an individual basis and approved by Board Resolution.

The Village's liability under the sales tax incentive agreements as of April 30, 2024 amounted to \$152,119 and has been reported in the Tax Rebate Fund. The Village has elected to record the liability under all such agreements on the Statement of Net Position in Other liabilities. The total expense incurred under these agreements amounted to \$675,662 for the year ended April 30, 2024. The Village incurred \$295,249 related to the incremental property tax incentive agreement. This amount is presented and recorded in the Tax Increment Fund. The maximum amount remaining under these agreements is approximately \$4,000,000 and the agreements expire at various times through 2032.

JOINT VENTURE

Solid Waste Agency of Lake County (SWALCO)

The Village is a member of SWALCO, which consists of forty-one municipalities. SWALCO is a municipal corporation and public body politic and corporate established pursuant to the Constitutions of the State of Illinois and the Intergovernmental Cooperation Act of the State of Illinois, as amended (the Act). SWALCO is empowered under the Act to plan, construct, finance, operate and maintain a solid waste disposal system to serve its members.

Member percentage shares are subject to change in future years based on the combination of the population and equalized assessed valuation of the municipalities.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURE - Continued

Solid Waste Agency of Lake County (SWALCO) - Continued

The members form a contiguous geographic service area which is located in Lake County. Under the Agency Agreement, additional member may join SWALCO upon the approval of each member.

SWALCO is governed by a Board of Directors, which consists of one appointed representative from each member municipality. Each Director has one equal vote. The officers of SWALCO are appointed by the Board of Directors. The Board of Directors determines the general policy of SWALCO, makes all appropriations, approves contracts, adopts resolutions providing for the issuance of bonds or notes by SWALCO, adopts bylaws, rules and regulations, and exercised such powers and performs such duties as may be prescribed in the Agency Agreement or the bylaws.

SWALCO is an oversight advisory board providing long-range planning services to member municipalities. The Village is a participant in SWALCO, but no agreement has been reached as to the services to be provided.

Complete financial statements can be obtained from the Solid Waste Agency of Lake County, 1300 N. Skokie Highway, Suite 103, Gurnee, IL 60031.

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS

The Village contributes to three defined benefit pension plans, the Illinois Municipal Retirement Fund (IMRF), a defined benefit agent multiple-employer public employee retirement system, the Police Pension Plan which is a single-employer pension plan, and the Firefighters' Pension Plan which is also a single-employer pension plan. IMRF does issue a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole, but not by individual employer. That report may be obtained online at www.imrf.org. The Police and Firefighters' Pension Plans also issue separate reports that may be obtained by writing the Village at 300 Plaza Circle, Mundelein, Illinois 60060. The benefits, benefit levels, employee contributions and employer contributions are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

The aggregate amounts recognized for the pension plans are:

	Pension Expense/ (Revenue)	Net Pension Liability	Deferred Outflows	Deferred Inflows
IMRF	\$ (572,780)	5,545,765	3,913,840	38,406
Police Pension	6,863,849	37,009,420	10,822,613	10,849,453
Firefighters' Pension	1,457,254	13,278,811	4,717,257	6,437,249
	7,748,323	55,833,996	19,453,710	17,325,108

Plan Administration. All employees (other than those covered by the Police and Firefighters' Pension Plan) hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. The plan is accounted for on the economic resources' measurement focus and the accrual basis of accounting. Employer and employee contributions are recognized when earned in the year that the contributions are required, benefits and refunds are recognized as an expense and liability when due and payable.

Benefits Provided. IMRF has three benefit plans. The vast majority of IMRF members participate in the Regular Plan (RP). The Sheriff's Law Enforcement Personnel (SLEP) plan is for sheriffs, deputy sheriffs, and selected police chiefs. Counties could adopt the Elected County Official (ECO) plan for officials elected prior to August 8, 2011 (the ECO plan was closed to new participants after that date.).

IMRF provides two tiers of pension benefits. Employees hired *before* January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF)

Plan Descriptions - Continued

Benefits Provided - Continued. Employees hired **on or after** January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the *lesser* of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

Plan Membership. As of December 31, 2023, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	120
Inactive Plan Members Entitled to but not yet Receiving Benefits	85
Active Plan Members	<u>100</u>
Total	<u><u>305</u></u>

Contributions. As set by statute, the Village's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the fiscal year-ended April 30, 2024, the Village's contribution was 9.13% of covered payroll.

Net Pension Liability. The Village's net pension liability was measured as of December 31, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions. The total pension liabilities were determined by an actuarial valuation performed, as of December 31, 2023, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.25%
Salary Increases	2.85% to 13.75%
Cost of Living Adjustments	2.75%
Inflation	2.25%

For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 108.0%) and Female (adjusted 106.4%) tables, and future mortality improvements projected using scale MP-2021. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions - Continued. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	24.50%	4.75%
Domestic Equities	34.50%	5.00%
International Equities	18.00%	6.35%
Real Estate	10.50%	6.30%
Blended	11.50%	6.05% - 8.65%
Cash and Cash Equivalents	1.00%	3.80%

Discount Rate

The discount rate used to measure the total pension liability was 7.25%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability/(asset) to changes in the discount rate. The table below presents the net pension liability/(asset) of the Village calculated using the discount rate as well as what the Village's net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Net Pension Liability/(Asset)	\$ 13,119,805	5,545,765	(502,613)

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2022	\$ 61,035,089	52,334,350	8,700,739
Changes for the Year:			
Service Cost	827,791	—	827,791
Interest on the Total Pension Liability	4,331,801	—	4,331,801
Difference Between Expected and Actual Experience of the Total Pension Liability	201,528	—	201,528
Changes of Assumptions	(13,761)	—	(13,761)
Contributions - Employer	—	807,352	(807,352)
Contributions - Employees	—	417,722	(417,722)
Net Investment Income	—	5,848,512	(5,848,512)
Benefit Payments, Including Refunds of Employee Contributions	(3,400,022)	(3,400,022)	—
Other (Net Transfer)	—	1,428,747	(1,428,747)
Net Changes	1,947,337	5,102,311	(3,154,974)
Balances at December 31, 2023	62,982,426	57,436,661	5,545,765

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended April 30, 2024, the Village recognized pension revenue of \$572,780. At April 30, 2024, the Village reported deferred outflows or resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	\$ 561,954	—	561,954
Change in Assumptions	—	(38,406)	(38,406)
Net Difference Between Projected and Actual			
Earnings on Pension Plan Investments	3,087,591	—	3,087,591
Total Expenses to be Recognized in Future Periods	3,649,545	(38,406)	3,611,139
Pension Contributions Made			
Subsequent to the Measurement Date	264,295	—	264,295
Total Deferred Amounts Related to IMRF	3,913,840	(38,406)	3,875,434

\$264,295 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the reporting year ended April 30, 2025. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2025	\$ 726,657
2026	1,163,073
2027	2,137,674
2028	(416,265)
2029	—
Thereafter	—
Totals	3,611,139

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan

Plan Descriptions

Plan Administration. The Police Pension Plan is a single-employer defined benefit pension plan that covers all sworn police personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/3-1) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village Mayor, one member is elected by pension beneficiaries and two members are elected by active police employees.

Plan Membership. At April 30, 2024, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	46
Inactive Plan Members Entitled to but not yet Receiving Benefits	16
Active Plan Members	<u>53</u>
Total	<u><u>115</u></u>

Benefits Provided. The following is a summary of the Police Pension Plan as provided for in Illinois State Statutes.

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of $\frac{1}{2}$ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Police officer salary for the pension purposes was capped at \$106,800, plus the lesser of $\frac{1}{2}$ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., $\frac{1}{2}$ percent for each month under 55). The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or $\frac{1}{2}$ of the change in the Consumer Price Index for the preceding calendar year.

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended April 30, 2024, the Village's contribution was 48.01% of covered payroll.

Concentrations. At year-end, the Pension Fund does not have any investments over 5 percent of net plan position available for retirement benefits (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of April 30, 2024, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	3.75% to 10.65%
Cost of Living Adjustments	3.25%
Inflation	2.25%

Mortality rates were based on the Sex Distinct District Raw Rates as developed in the PubS-2010(A) Study. Mortality improvement uses MP-2019 Improvement Rates applied on a fully generational basis.

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Discount Rate

A Single Discount Rate of 6.56% was used to measure the total pension liability and the prior year rate was 6.23%. The projection of cash flow used to determine this Single Discount Rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. The Single Discount Rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and
2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating (which is published by the Federal Reserve) as of the measurement date (to the extent that the contributions for use with the long-term expected rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.00%, the municipal bond rate is 4.07%, and the resulting single discount rate is 6.56%.

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.56%)	Current Discount Rate (6.56%)	1% Increase (7.56%)
Net Pension Liability	\$ 49,381,090	37,009,420	27,020,450

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at April 30, 2023	\$ 78,011,132	39,780,804	38,230,328
Changes for the Year:			
Service Cost	1,566,625	—	1,566,625
Interest on the Total Pension Liability	4,887,457	—	4,887,457
Changes of Benefit Terms	402,664	—	402,664
Difference Between Expected and Actual Experience of the Total Pension Liability	2,382,039	—	2,382,039
Changes of Assumptions	(3,746,221)	—	(3,746,221)
Contributions - Employer	—	2,650,649	(2,650,649)
Contributions - Employees	—	574,258	(574,258)
Contributions - Other	—	88,443	(88,443)
Net Investment Income	—	3,461,834	(3,461,834)
Benefit Payments, Including Refunds of Employee Contributions	(3,544,696)	(3,544,696)	—
Other (Net Transfer)	—	(61,712)	61,712
Net Changes	1,947,868	3,168,776	(1,220,908)
Balances at April 30, 2024	79,959,000	42,949,580	37,009,420

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended April 30, 2024, the Village recognized pension expense of \$6,863,849. At April 30, 2024, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	\$ 3,947,698	(1,021,902)	2,925,796
Change in Assumptions	5,474,455	(9,827,551)	(4,353,096)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	1,400,460	—	1,400,460
Total Deferred Amounts Related to Police Pension	10,822,613	(10,849,453)	(26,840)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Outflows/ (Inflows) of Resources
2025	\$ (52,916)
2026	1,607,397
2027	(81,379)
2028	(1,239,465)
2029	(220,741)
Thereafter	(39,736)
Total	(26,840)

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan

Plan Descriptions

Plan Administration. The Firefighters' Pension Plan is a single-employer defined benefit pension plan that covers all sworn firefighter personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/4-1) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village Mayor, one member is elected by pension beneficiaries and two members are elected by active fire employees.

Plan Membership. At April 30, 2024, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	22
Inactive Plan Members Entitled to but not yet Receiving Benefits	8
Active Plan Members	<u>30</u>
Total	<u><u>60</u></u>

Benefits Provided. The following is a summary of the Firefighters' Pension Plan as provided for in Illinois State Statutes.

The Firefighters' Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of $\frac{1}{2}$ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of creditable service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a firefighter who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the firefighter during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Firefighters' salary for the pension purposes was capped at \$106,800, plus the lesser of $\frac{1}{2}$ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., $\frac{1}{2}$ percent for each month under 55). The monthly benefit of a Tier 2 firefighter shall be increased annually at age 60 on the January 1st after the firefighter retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or $\frac{1}{2}$ of the change in the Consumer Price Index for the proceeding calendar year.

Notes to the Financial Statements
April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended April 30, 2024, the Village's contribution was 31.43% of covered payroll.

Concentrations. At year end, the Pension Plan had no investments (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments) in any one organization that represent 5 percent or more of net plan position available for benefits.

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of April 30, 2024, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	3.75% to 8.35%
Cost of Living Adjustments	3.25%
Inflation	2.25%

Mortality rates were based on the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study. Mortality improvement uses MP-2019 Improvement Rates applied on a fully generational basis.

Notes to the Financial Statements
April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Discount Rate

A Single Discount Rate of 6.77% was used to measure the total pension liability and the prior year rate was 6.51%. The projection of cash flow used to determine this Single Discount Rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. The Single Discount Rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and
2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating (which is published by the Federal Reserve) as of the measurement date (to the extent that the contributions for use with the long-term expected rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.00%, the municipal bond rate is 4.07%, and the resulting single discount rate is 6.77%.

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.77%)	Current Discount Rate (6.77%)	1% Increase (7.77%)
Net Pension Liability	\$ 18,988,129	13,278,811	8,592,359

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at April 30, 2023	\$ 40,819,742	25,603,181	15,216,561
Changes for the Year:			
Service Cost	883,905	—	883,905
Interest on the Total Pension Liability	2,599,349	—	2,599,349
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	7,169	—	7,169
Changes of Assumptions	(1,348,763)	—	(1,348,763)
Contributions - Employer	—	1,034,207	(1,034,207)
Contributions - Employees	—	314,747	(314,747)
Contributions - Other	—	85,803	(85,803)
Net Investment Income	—	2,689,480	(2,689,480)
Benefit Payments, Including Refunds of Employee Contributions	(1,869,382)	(1,869,382)	—
Other (Net Transfer)	—	(44,827)	44,827
Net Changes	272,278	2,210,028	(1,937,750)
Balances at April 30, 2024	41,092,020	27,813,209	13,278,811

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the fiscal year ended April 30, 2024, the Village recognized pension expense of \$1,457,254. At April 30, 2024, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	\$ 881,591	(1,034,154)	(152,563)
Change in Assumptions	3,240,237	(5,403,095)	(2,162,858)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	595,429	—	595,429
Total Deferred Amounts Related to Firefighters' Pension	4,717,257	(6,437,249)	(1,719,992)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2025	\$ (312,924)
2026	326,042
2027	(443,666)
2028	(713,883)
2029	(338,389)
Thereafter	(237,172)
Total	(1,719,992)

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The Village's defined benefit OPEB plan, Retiree Benefits Plan (RBP), provides OPEB for all permanent full-time general and public safety employees of the Village. RBP is a single-employer defined benefit OPEB plan administered by the Village. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the Village Board. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

Benefits Provided. The Village provides medical and dental insurance benefits to eligible retirees and their dependents. The benefits, benefit levels, employee benefit payments, and employer benefit payments are governed by the Village Board and can only be amended by the Village Board.

Plan Membership. As of April 30 2024, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	26
Inactive Plan Members Entitled to but not yet Receiving Benefits	—
Active Plan Members	<u>182</u>
Total	<u><u>208</u></u>

Total OPEB Liability

The Village's total OPEB liability was measured as of April 30, 2024, and was determined by an actuarial valuation as of April 30 2023.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the April 30 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.25%
Salary Increases	3.00%
Discount Rate	4.07%
Healthcare Cost Trend Rates	PPO Initial Trend of 6.00% decreasing to an Ultimate Rate of 5.00% through 2028. HMO Initial Trend of 5.25% decreasing an Ultimate Rate of 4.75% through 2028. Beinstar Initial Trend and an Ultimate Rate of 4.00% for 2024.
Retirees' Share of Benefit-Related Costs	100% of Projected Health Insurance Premiums for Retirees

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Total OPEB Liability - Continued

The discount rate was based on the Bond Buyer 20-Bond GO Index.

Mortality rates were based on the PubG-2010(B) Improved Generationally using MP-2020 Improvement Rates.

Change in the Total OPEB Liability

	Total OPEB Liability
Balances at April 30, 2023	<u>\$ 3,170,470</u>
Changes for the Year:	
Service Cost	303,468
Interest on the Total OPEB Liability	110,010
Changes of Benefit Terms	—
Difference Between Expected and Actual Experience	—
Changes of Assumptions or Other Inputs	(259,007)
Benefit Payments	<u>(108,066)</u>
Net Changes	<u>46,405</u>
Balances at April 30, 2024	<u><u>3,216,875</u></u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The discount rate used to measure the total pension liability was 4.07%, while the prior valuation used 3.53%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease (3.07%)	Current Discount Rate (4.07%)	1% Increase (5.07%)
Total OPEB Liability	\$ 3,722,255	3,216,875	2,809,605

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, calculated using a variable Healthcare Trend Rate, as well as what the total OPEB liability would be if it were calculated using a Healthcare Trend Rate that is one percentage point lower or one percentage point higher:

		Healthcare Cost Trend Rates (Varies)	1% Increase (Varies)
	1% Decrease (Varies)		
Total OPEB Liability	\$ 2,642,352	3,216,875	3,981,072

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended April 30, 2024, the Village recognized OPEB expense of \$269,169. At April 30, 2024, the Village and reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	\$ —	(1,504,061)	(1,504,061)
Change in Assumptions	784,115	(1,245,669)	(461,554)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	—	—
Total Deferred Amounts Related to OPEB	784,115	(2,749,730)	(1,965,615)

VILLAGE OF MUNDELEIN, ILLINOIS

Notes to the Financial Statements

April 30, 2024

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB - Continued

There were no employer contributions made subsequent to the measurement date. Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year	Net Deferred (Inflows) of Resources
2025	\$ (144,309)
2026	(144,309)
2027	(144,309)
2028	(144,309)
2029	(144,309)
Thereafter	<u>(1,244,070)</u>
Total	<u><u>(1,965,615)</u></u>

SUBSEQUENT EVENTS

On March 25, 2025, the Village issued \$900,000 Tax Increment Revenue Note, due in annual installments, plus interest at 3.0% through December 31, 2029.

On March 25, 2025, the Village issued \$1,200,000 Tax Increment Revenue Note, due in annual installments, plus interest at 3.0% through December 31, 2040.

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Schedule Employer Contributions
 - Illinois Municipal Retirement Fund
 - Police Pension Fund - Last Ten Fiscal Years
 - Firefighters' Pension Fund - Last Ten Fiscal Years
- Schedule of Changes in the Employer's Net Pension Liability/(Asset)
 - Illinois Municipal Retirement Fund
 - Police Pension Fund - Last Ten Fiscal Years
 - Firefighters' Pension Fund - Last Ten Fiscal Years
- Schedule of Investment Returns
 - Police Pension Fund
 - Firefighters' Pension Fund
- Schedule of Changes in the Employer's Total OPEB Liability
 - Retiree Benefit Plan
- Budgetary Comparison Schedules
 - General Fund
 - Stormwater Management - Special Revenue Fund
 - Tax Increment Finance Area #3 - Special Revenue Fund

Notes to the Required Supplementary Information

Budgetary Information - Budgets are adopted on a basis consistent with generally accepted accounting principles.

VILLAGE OF MUNDELEIN, ILLINOIS

Illinois Municipal Retirement Fund Schedule of Employer Contributions April 30, 2024

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Employee Payroll	Contributions as a Percentage of Covered Payroll
2016	\$ 1,091,237	\$ 1,086,716	\$ (4,521)	\$ 8,045,813	13.51%
2017	1,023,231	1,025,028	1,797	7,845,210	13.07%
2018	1,018,394	1,018,394	—	8,165,357	12.47%
2019	1,008,110	1,008,110	—	8,480,110	11.89%
2020	932,929	932,929	—	8,480,706	11.00%
2021	1,120,039	1,045,154	(74,885)	8,712,810	12.00%
2022	1,078,685	1,078,685	—	8,972,791	12.02%
2023	916,671	916,671	—	9,061,768	10.12%
2024	796,738	796,738	—	8,727,049	9.13%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Aggregate Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	20 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.75% to 13.75%, Including Inflation
Investment Rate of Return	7.25%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2020 valuation pursuant to an experience study of the period 2017-2019.
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

Note: This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

VILLAGE OF MUNDELEIN, ILLINOIS

Police Pension Fund

Schedule of Employer Contributions - Last Ten Fiscal Years

April 30, 2024

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Employee Payroll	Contributions as a Percentage of Covered Payroll
2015	\$ 1,252,721	\$ 1,247,471	\$ (5,250)	\$ 4,522,113	27.59%
2016	1,309,898	1,305,730	(4,168)	5,492,977	23.77%
2017	1,701,682	1,698,322	(3,360)	4,955,441	34.27%
2018	1,438,964	1,436,044	(2,920)	5,150,531	27.88%
2019	1,824,647	1,827,290	2,643	5,123,728	35.66%
2020	1,941,213	1,937,531	(3,682)	5,236,609	37.00%
2021	2,038,532	2,030,261	(8,271)	5,406,799	37.55%
2022	2,381,996	2,376,978	(5,018)	5,247,896	45.29%
2023	2,406,776	2,447,356	40,580	5,346,884	45.77%
2024	2,299,326	2,650,649	351,323	5,520,658	48.01%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Projected Unit Credit
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	18 Years
Asset Valuation Method	Fair Value
Inflation	2.25%
Salary Increases	3.75% - 7.10%
Investment Rate of Return	7.00%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

VILLAGE OF MUNDELEIN, ILLINOIS

Firefighters' Pension Fund

Schedule of Employer Contributions - Last Ten Fiscal Years

April 30, 2024

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Employee Payroll	Contributions as a Percentage of Covered Payroll
2015	\$ 561,756	\$ 563,609	\$ 1,853	\$ 2,322,999	24.26%
2016	584,429	582,571	(1,858)	3,138,475	18.56%
2017	661,523	660,248	(1,275)	2,298,259	28.73%
2018	618,072	616,808	(1,264)	2,519,605	24.48%
2019	786,540	787,679	1,139	2,776,128	28.37%
2020	896,871	895,232	(1,639)	2,749,613	32.56%
2021	939,671	935,904	(3,767)	2,838,975	32.97%
2022	1,107,382	1,105,066	(2,316)	2,892,982	38.20%
2023	974,438	1,003,648	29,210	3,187,128	31.49%
2024	897,807	1,034,207	136,400	3,290,709	31.43%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Projected Unit Credit
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	18 Years
Asset Valuation Method	Fair Value
Inflation	2.25%
Salary Increases	3.75% - 6.45%
Investment Rate of Return	7.00%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

VILLAGE OF MUNDELEIN, ILLINOIS

Illinois Municipal Retirement Fund

Schedule of Changes in the Employer's Net Pension Liability/(Asset)

April 30, 2024

	12/31/2015	12/31/2016
Total Pension Liability		
Service Cost	\$ 831,273	843,761
Interest	3,178,103	3,294,134
Differences Between Expected and Actual Experience	(703,325)	247,066
Change of Assumptions	58,166	(120,189)
Benefit Payments, Including Refunds of Member Contributions	(1,747,929)	(1,777,102)
Net Change in Total Pension Liability	1,616,288	2,487,670
Total Pension Liability - Beginning	42,889,608	44,505,896
Total Pension Liability - Ending	44,505,896	46,993,566
Plan Fiduciary Net Position		
Contributions - Employer	\$ 1,044,957	1,050,531
Contributions - Members	346,772	352,763
Net Investment Income	186,539	2,554,161
Benefit Payments, Including Refunds of Member Contributions	(1,747,929)	(1,777,102)
Other (Net Transfer)	(221,714)	396,067
Net Change in Plan Fiduciary Net Position	(391,375)	2,576,420
Plan Net Position - Beginning	37,485,939	37,094,564
Plan Net Position - Ending	37,094,564	39,670,984
Employer's Net Pension Liability/(Asset)	\$ 7,411,332	7,322,582
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.35%	84.42%
Covered Payroll	\$ 7,739,513	7,826,376
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	95.76%	93.56%

Note: This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2015 through 2018 and 2020. Changes in assumptions related to the demographics were made in 2017 and 2023.

12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023
831,213	810,288	871,229	873,641	856,375	845,523	827,791
3,481,926	3,545,328	3,634,565	3,805,624	3,993,158	4,190,253	4,331,801
65,720	(820,923)	253,933	1,024,774	883,037	217,576	201,528
(1,485,982)	1,545,046	—	(486,509)	—	—	(13,761)
(1,966,998)	(2,107,105)	(2,391,524)	(2,411,461)	(2,832,990)	(3,184,194)	(3,400,022)
925,879	2,972,634	2,368,203	2,806,069	2,899,580	2,069,158	1,947,337
46,993,566	47,919,445	50,892,079	53,260,282	56,066,351	58,965,931	61,035,089
47,919,445	50,892,079	53,260,282	56,066,351	58,965,931	61,035,089	62,982,426
994,735	1,057,053	897,143	1,037,124	1,126,387	961,976	807,352
364,609	391,888	379,788	399,380	401,008	402,879	417,722
6,816,040	(2,288,274)	7,680,649	6,808,478	9,092,454	(8,009,821)	5,848,512
(1,966,998)	(2,107,105)	(2,391,524)	(2,411,461)	(2,832,990)	(3,184,194)	(3,400,022)
(760,393)	(553,838)	205,564	557,078	103,464	(507,733)	1,428,747
5,447,993	(3,500,276)	6,771,620	6,390,599	7,890,323	(10,336,893)	5,102,311
39,670,984	45,118,977	41,618,701	48,390,321	54,780,920	62,671,243	52,334,350
45,118,977	41,618,701	48,390,321	54,780,920	62,671,243	52,334,350	57,436,661
2,800,468	9,273,378	4,869,961	1,285,431	(3,705,312)	8,700,739	5,545,765
94.16%	81.78%	90.86%	97.71%	106.28%	85.74%	91.19%
8,002,702	8,422,732	8,439,729	8,875,114	8,911,298	8,940,307	8,881,762
34.99%	110.10%	57.70%	14.48%	(41.58%)	97.32%	62.44%

VILLAGE OF MUNDELEIN, ILLINOIS

Police Pension Fund

Schedule of Changes in the Employer's Net Pension Liability - Last Ten Fiscal Years

April 30, 2024

	4/30/2015	4/30/2016	4/30/2017
Total Pension Liability			
Service Cost	\$ 1,103,708	1,419,301	1,505,684
Interest	2,806,232	2,638,886	3,464,447
Changes in Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	535,467	(674,152)	411,780
Change of Assumptions	2,960,841	9,714,586	(4,102,425)
Benefit Payments, Including Refunds of Member Contributions	(1,637,841)	(1,724,726)	(1,911,997)
Net Change in Total Pension Liability	5,768,407	11,373,895	(632,511)
Total Pension Liability - Beginning	40,907,950	46,676,357	58,050,252
Total Pension Liability - Ending	46,676,357	58,050,252	57,417,741
Plan Fiduciary Net Position			
Contributions - Employer	\$ 1,247,471	1,305,730	1,698,322
Contributions - Members	448,699	503,875	483,774
Contributions - Other	—	—	241,973
Net Investment Income	1,393,580	226,006	2,192,077
Benefit Payments, Including Refunds of Member Contributions	(1,637,841)	(1,724,726)	(1,911,997)
Administrative Expenses	(28,836)	(44,653)	(46,958)
Net Change in Plan Fiduciary Net Position	1,423,073	266,232	2,657,191
Plan Net Position - Beginning	22,062,170	23,485,243	23,751,475
Plan Net Position - Ending	23,485,243	23,751,475	26,408,666
Employer's Net Pension Liability	\$ 23,191,114	34,298,777	31,009,075
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	50.32%	40.92%	45.99%
Covered Payroll	\$ 4,982,863	5,492,977	4,955,441
Employer's Net Pension Liability as a Percentage of Covered Payroll	465.42%	624.41%	625.76%

4/30/2018	4/30/2019	4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024
1,517,547	1,663,104	1,617,310	1,289,744	1,717,140	1,494,399	1,566,625
3,422,071	3,556,182	3,787,714	4,160,509	4,258,794	4,582,722	4,887,457
—	—	549,099	—	—	(54,323)	402,664
69,000	1,549,856	677,777	(115,452)	(1,803,180)	1,800,084	2,382,039
825,139	(1,570,580)	(7,821,612)	11,807,369	(4,824,321)	776,972	(3,746,221)
(1,895,829)	(2,162,798)	(2,314,956)	(2,297,974)	(2,546,849)	(3,121,267)	(3,544,696)
3,937,928	3,035,764	(3,504,668)	14,844,196	(3,198,416)	5,478,587	1,947,868
57,417,741	61,355,669	64,391,433	60,886,765	75,730,961	72,532,545	78,011,132
61,355,669	64,391,433	60,886,765	75,730,961	72,532,545	78,011,132	79,959,000
1,436,044	1,827,290	1,937,531	2,030,261	2,376,978	2,447,356	2,650,649
507,505	543,702	518,022	514,964	538,131	529,877	574,258
2,256	36,450	2,257	2,202	2,311	32,835	88,443
2,366,652	2,484,707	204,597	9,943,683	(3,218,007)	1,004,423	3,461,834
(1,895,829)	(2,162,798)	(2,314,956)	(2,297,974)	(2,546,849)	(3,121,267)	(3,544,696)
(47,408)	(51,998)	(70,439)	(57,982)	(63,171)	(69,218)	(61,712)
2,369,220	2,677,353	277,012	10,135,154	(2,910,607)	824,006	3,168,776
26,408,666	28,777,886	31,455,239	31,732,251	41,867,405	38,956,798	39,780,804
28,777,886	31,455,239	31,732,251	41,867,405	38,956,798	39,780,804	42,949,580
32,577,783	32,936,194	29,154,514	33,863,556	33,575,747	38,230,328	37,009,420
46.90%	48.85%	52.12%	55.28%	53.71%	50.99%	53.71%
5,150,531	5,123,728	5,236,609	5,406,799	5,247,896	5,346,884	5,520,658
632.51%	642.82%	556.74%	626.31%	639.79%	715.00%	670.38%

VILLAGE OF MUNDELEIN, ILLINOIS

Firefighters' Pension Fund

Schedule of Changes in the Employer's Net Pension Liability - Last Ten Fiscal Years

April 30, 2024

	4/30/2015	4/30/2016	4/30/2017
Total Pension Liability			
Service Cost	\$ 677,341	757,787	693,011
Interest	1,439,762	1,339,984	1,893,269
Change of Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	36,401	777,345	337,279
Change in Assumptions	952,900	5,493,935	(1,584,757)
Benefit Payments, Including Refunds of Member Contributions	(730,574)	(806,871)	(865,810)
Net Change in Total Pension Liability	2,375,830	7,562,180	472,992
Total Pension Liability - Beginning	20,933,311	23,309,141	30,871,321
Total Pension Liability - Ending	23,309,141	30,871,321	31,344,313
Plan Fiduciary Net Position			
Contributions - Employer	\$ 563,609	582,571	660,248
Contributions - Members	221,311	229,938	229,724
Contributions - Other	—	—	9,000
Net Investment Income	956,122	(18,917)	1,659,918
Benefit Payments, Including Refunds of Member Contributions	(730,574)	(806,871)	(865,810)
Administrative Expenses	(27,971)	(29,055)	(31,739)
Net Change in Plan Fiduciary Net Position	982,497	(42,334)	1,661,341
Plan Net Position - Beginning	16,336,165	17,318,662	17,276,328
Plan Net Position - Ending	17,318,662	17,276,328	18,937,669
Employer's Net Pension Liability	\$ 5,990,479	13,594,993	12,406,644
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	74.30%	55.96%	60.42%
Covered Payroll	\$ 2,823,096	3,138,475	2,298,259
Employer's Net Pension Liability as a Percentage of Covered Payroll	212.20%	433.17%	539.83%

4/30/2018	4/30/2019	4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024
736,116	919,788	915,686	1,184,882	970,310	836,987	883,905
1,918,806	2,011,766	2,145,070	2,289,462	2,313,227	2,506,946	2,599,349
—	—	223,400	—	—	(54,129)	—
(10,210)	343,011	263,797	162,374	(1,683,862)	642,128	7,169
1,180,355	(939,216)	4,395,388	(1,467,680)	(4,906,429)	624,187	(1,348,763)
(990,673)	(1,074,261)	(1,234,407)	(1,385,286)	(1,644,529)	(1,717,577)	(1,869,382)
2,834,394	1,261,088	6,708,934	783,752	(4,951,283)	2,838,542	272,278
31,344,313	34,178,707	35,439,795	42,148,729	42,932,481	37,981,198	40,819,740
34,178,707	35,439,795	42,148,729	42,932,481	37,981,198	40,819,740	41,092,018
616,808	787,679	895,232	935,904	1,105,066	1,003,648	1,034,207
227,416	260,138	265,021	273,699	277,143	302,804	314,747
5,000	—	4,512	—	—	564	85,803
1,202,485	1,393,214	245,045	6,474,463	(1,414,658)	151,311	2,689,480
(990,673)	(1,074,261)	(1,234,407)	(1,385,286)	(1,644,529)	(1,717,577)	(1,869,382)
(38,579)	(42,625)	(48,026)	(62,784)	(55,837)	(52,400)	(44,827)
1,022,457	1,324,145	127,377	6,235,996	(1,732,815)	(311,650)	2,210,028
18,937,669	19,960,126	21,284,271	21,411,648	27,647,644	25,914,829	25,603,179
19,960,126	21,284,271	21,411,648	27,647,644	25,914,829	25,603,179	27,813,207
14,218,581	14,155,524	20,737,081	15,284,837	12,066,369	15,216,561	13,278,811
58.40%	60.06%	50.80%	64.40%	68.23%	62.72%	67.69%
2,519,605	2,776,128	2,749,613	2,838,975	2,892,982	3,187,128	3,290,709
564.32%	509.90%	754.18%	538.39%	417.09%	477.44%	403.52%

VILLAGE OF MUNDELEIN, ILLINOIS

Police Pension Fund

Schedule of Investment Returns - Last Ten Fiscal Years

April 30, 2024

Fiscal Year	Annual Money- Weighted Rate of Return, Net of Investment Expense
2015	6.31%
2016	1.00%
2017	9.11%
2018	8.80%
2019	8.53%
2020	0.64%
2021	31.04%
2022	(7.97%)
2023	2.55%
2024	8.37%

VILLAGE OF MUNDELEIN, ILLINOIS

Firefighters' Pension Fund

Schedule of Investment Returns - Last Ten Fiscal Years

April 30, 2024

Fiscal Year	Annual Money- Weighted Rate of Return, Net of Investment Expense
2015	6.08%
2016	(0.11%)
2017	9.72%
2018	6.20%
2019	7.00%
2020	1.15%
2021	30.94%
2022	(5.28%)
2023	0.59%
2024	10.07%

VILLAGE OF MUNDELEIN, ILLINOIS

Retiree Benefits Plan

Schedule of Changes in the Employer's Total OPEB Liability

April 30, 2024

	<u>4/30/2019</u>
Total OPEB Liability	
Service Cost	\$ 79,189
Interest	162,085
Changes in Benefit Terms	—
Differences Between Expected and Actual Experience	—
Change of Assumptions	93,973
Benefit Payments	<u>(146,025)</u>
Net Change in Total OPEB Liability	189,222
Total OPEB Liability - Beginning	<u>4,155,744</u>
Total OPEB Liability - Ending	<u><u>4,344,966</u></u>
Covered-Employee Payroll	16,957,287
Total OPEB Liability as a Percentage of Covered-Employee Payroll	25.62%

Notes:

This schedule is intended to show information for ten years. Information for additional years will be displayed as

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes of Assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate from 2019 through 2024.

4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024
85,082	108,112	435,346	354,818	303,468
161,401	138,056	112,004	147,124	110,010
—	(174,442)	—	—	—
—	(579,175)	—	(1,308,880)	—
1,066,337	212,869	(742,887)	(522,850)	(259,007)
(173,089)	(183,790)	(144,452)	(166,080)	(108,066)
1,139,731	(478,370)	(339,989)	(1,495,868)	46,405
4,344,966	5,484,697	5,006,327	4,666,338	3,170,470
5,484,697	5,006,327	4,666,338	3,170,470	3,216,875
16,449,443	16,942,926	17,149,065	16,371,218	18,073,960
33.34%	29.55%	27.21%	19.37%	17.80%

VILLAGE OF MUNDELEIN, ILLINOIS

General Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Taxes	\$ 16,703,854	16,703,854	17,446,105
Intergovernmental	17,310,000	17,310,000	18,786,323
Charges for Services	827,000	827,000	2,297,458
Licenses and Permits	1,838,000	1,838,000	2,936,540
Fines and Forfeitures	400,000	400,000	701,362
Investment Income	50,000	50,000	829,265
Miscellaneous	306,146	306,146	939,200
Total Revenues	37,435,000	37,435,000	43,936,253
Expenditures			
General Government	6,227,631	6,227,631	6,079,351
Public Safety	18,552,234	18,552,234	21,151,860
Public Works	4,507,985	4,507,985	4,760,737
Capital Outlay	5,352,150	5,352,150	4,305,492
Total Expenditures	34,640,000	34,640,000	36,297,440
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,795,000	2,795,000	7,638,813
Other Financing Sources (Uses)			
Disposal of Capital Assets	—	—	47,384
Transfers In	—	—	1,600,000
Transfers Out	(1,888,000)	(1,888,000)	(1,820,000)
	(1,888,000)	(1,888,000)	(172,616)
Net Change in Fund Balance	907,000	907,000	7,466,197
Fund Balance - Beginning			25,834,924
Fund Balance - Ending			33,301,121

VILLAGE OF MUNDELEIN, ILLINOIS**Stormwater Management - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Other Taxes	\$ 385,000	385,000	373,936
Charges for Services	400,000	400,000	666,988
Investment Income	—	—	262,147
Total Revenues	785,000	785,000	1,303,071
Expenditures			
Public Works			
Services	25,000	25,000	—
Capital Outlay	100,000	100,000	131,458
Debt Service			
Principal Retirement	227,571	227,571	227,571
Interest and Fiscal Charges	300,094	300,094	300,094
Total Expenditures	652,665	652,665	659,123
Net Change in Fund Balance	132,335	132,335	643,948
Fund Balance - Beginning			671,283
Fund Balance - Ending			1,315,231

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Increment Finance #3 - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 35,000	35,000	86,551
Expenditures			
General Government			
Services	102,425	102,425	3,030,000
Debt Service			
Principal Retirement	440,000	440,000	440,000
Interest and Fiscal Charges	177,125	177,125	177,125
Total Expenditures	719,550	719,550	3,647,125
Excess (Deficiency) of Revenues Over (Under) Expenditures	(684,550)	(684,550)	(3,560,574)
Other Financing Sources			
Debt Issuance	—	—	3,030,000
Net Change in Fund Balance	(684,550)	(684,550)	(530,574)
Fund Balance - Beginning			(2,490,300)
Fund Balance - Ending			(3,020,874)

OTHER SUPPLEMENTARY INFORMATION

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedules - Major Governmental Funds
- Combining Statements - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Major Enterprise Fund
- Combining Statements - Pension Trust Funds
- Consolidated Year-End Financial Report

INDIVIDUAL FUND DESCRIPTIONS

GENERAL FUND

The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for the proceeds of specific revenue sources (other than fiduciary funds or capital project funds) that are legally restricted to expenditure for specified purposes.

Stormwater Management Fund

The Stormwater Management Fund is used to account for revenues derived from stormwater management fees received from developers, stormwater utility fees, and a packaged liquor tax. The Village will use the funds for storm water relief projects.

Tax Increment Finance #3 Fund

The Tax Increment Finance #3 Fund is used to account for the activity relating to Tax Increment Allocation Financing for the downtown TIF Redevelopment Project Area west of the railroad tracks. This fund created in FY2018 is for the 2016 created TIF.

Archer Business Center Fund

The Archer Business Center Fund is used to account for rental activity and improvements at the Village-owned property at 165 North Archer.

Illinois Municipal Retirement Fund

The Illinois Municipal Retirement Fund (IMRF) Fund is used to account for revenues derived from a specific annual property tax levy provided for the purpose of providing employer contributions to the state sponsored Illinois Municipal Retirement Fund.

Social Security Fund

The Social Security Fund is used to account for revenues derived from a specific annual property tax levy provided for the purpose of meeting the costs associated with participation in the "Social Security Act."

INDIVIDUAL FUND DESCRIPTIONS - Continued

SPECIAL REVENUE FUNDS - Continued

Road and Bridge Fund

The Road and Bridge Fund is used to account for revenues derived from a specific annual property tax levy provided for the purpose of providing funds for the maintenance and construction of roads and bridges.

Train Station Parking Fund

The Train Station Parking Fund is used to account for revenues and expenditures related to the operations of the train station parking lot.

Motor Fuel Tax Fund

The Motor Fuel Tax Fund is used to account for revenues provided by the Village's share of state gasoline taxes used for the operation of certain street maintenance and improvement programs, as authorized by the Illinois Department of Transportation.

911 Surcharge Fund

The 911 Surcharge Fund is used to account for revenues derived from the imposition of a surcharge per network connection on the telecommunication companies for the purpose of installing and maintaining a 911 Emergency Telephone System (The Emergency Telephone System Act).

Tax Rebate Fund

The Tax Rebate Fund is used to account for sales tax sharing agreements with developers for improvements to their businesses.

Revolving Loan/Grants Fund

The Revolving Loan/Grants Fund is used to account for community development block grants received by the Village, as subrecipient and, from Lake County, as recipient, of funds under Title 1 of the Housing and Community Development Act of 1974, as amended. This fund also accounts for a revolving loan program with the Affordable Housing Corporation of Lake County.

Transportation Fund

The Transportation Fund is used to account for revenues derived from transportation impact fees used to fund Construction of Transportation Improvements, including intersection improvements and Metra train station facilities.

INDIVIDUAL FUND DESCRIPTIONS - Continued

SPECIAL REVENUE FUNDS - Continued

Tax Increment Finance #2 Fund

The Tax Increment Finance #2 Fund is used to account for the activity relating to Tax Increment Allocation Financing for the downtown TIF Redevelopment Project Area created in 2005 and amended in 2016.

Equipment Replacement Fund

The Equipment Replacement Fund is used to account for activities relating to the funding for, and replacement of cars, maintenance vehicles, other specialty vehicles and essential equipment associated therewith.

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

CAPITAL PROJECTS FUND

The Capital Projects Funds are used to account for financial resources used for the acquisition or construction of major capital assets (other than those financed by business-type/proprietary funds).

Capital Development Fund

The Capital Development Fund is used to account for revenue derived from development fees from contractors for the purpose of meeting the costs of various Village projects and expenditures at the Village's discretion.

ENTERPRISE FUND

The Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where it has been decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purpose.

Waterworks and Sewerage Fund

The Waterworks and Sewerage Fund is used to account for the provision of water and sewer services to the residents of the Village. All activities necessary to provide such services are accounted for in this fund, including but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

INDIVIDUAL FUND DESCRIPTIONS - Continued

FIDUCIARY FUNDS

PENSION TRUST FUND

Police Pension Fund

The Police Pension Fund is used to account for the accumulation of resources to be used for retirement pensions for the Village's sworn police personnel. Most rules and regulations of the fund are established by the Pension Division of the Illinois Department of Insurance. Resources are contributed by sworn police personnel at rates fixed by state statutes and by the Village through an annual property tax levy.

Firefighters' Pension Fund

The Firefighters' Pension Fund is used to account for the accumulation of resources to be used for retirement pensions for the Village's sworn firefighter/paramedic personnel. Most rules and regulations of the fund are established by the Pension Division of the Illinois Department of Insurance. Resources are contributed by sworn firefighter/paramedic personnel at rates fixed by state statutes and by the Village through an annual property tax levy.

CUSTODIAL FUND

Special Assessments

The Special Assessments Fund holds various monies collected by the Village from property owner and developers and payments of related special assessment liabilities.

VILLAGE OF MUNDELEIN, ILLINOIS

General Fund

Schedule of Revenues - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Taxes			
Property Tax	\$ 10,403,854	10,403,854	10,587,243
Home Rule Sales Tax	5,850,000	5,850,000	6,000,864
Telecommunications Tax	300,000	300,000	527,845
Hotel/Motel Tax	100,000	100,000	328,635
Other Taxes	50,000	50,000	1,518
	16,703,854	16,703,854	17,446,105
Intergovernmental			
Sales Tax	6,450,000	6,450,000	6,968,159
Income Tax	4,650,000	4,650,000	5,166,831
Use Tax	1,000,000	1,000,000	1,190,358
Cannabis Use Tax	50,000	50,000	49,705
Grants	5,060,000	5,060,000	5,304,230
Donations	100,000	100,000	107,040
	17,310,000	17,310,000	18,786,323
Charges for Services	1,838,000	1,838,000	2,936,540
Licenses and Permits	827,000	827,000	2,297,458
Fines and Forfeitures	400,000	400,000	701,362
Investment Income	50,000	50,000	829,265
Miscellaneous	306,146	306,146	939,200
Total Revenues	37,435,000	37,435,000	43,936,253

VILLAGE OF MUNDELEIN, ILLINOIS**General Fund****Schedule of Expenditures - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
General Government			
Boards and Commissions			
Personnel	\$ 103,500	103,500	—
Services	400,440	400,440	355,649
Supplies	49,475	49,475	44,988
	553,415	553,415	400,637
Administration			
Personnel	1,585,898	1,585,898	1,829,419
Services	609,415	609,415	600,034
Supplies	394,460	394,460	351,057
	2,589,773	2,589,773	2,780,510
Finance			
Personnel	274,623	274,623	209,716
Services	112,325	112,325	109,628
Supplies	12,500	12,500	12,783
	399,448	399,448	332,127
Legal			
Services	706,650	706,650	336,761
Building			
Personnel	1,024,418	1,024,418	1,214,729
Services	75,985	75,985	31,689
Supplies	18,370	18,370	13,131
	1,118,773	1,118,773	1,259,549
Community Development			
Personnel	579,362	579,362	660,059
Services	141,500	141,500	122,565
Supplies	16,210	16,210	12,191
	737,072	737,072	794,815
Non-Departmental			
Services	122,500	122,500	17,680
Supplies	—	—	157,272
	122,500	122,500	174,952
Total General Government	6,227,631	6,227,631	6,079,351

VILLAGE OF MUNDELEIN, ILLINOIS**General Fund****Schedule of Expenditures - Budget and Actual - Continued****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Public Safety			
Fire			
Personnel	\$ 3,507,042	3,507,042	5,597,790
Services	673,067	673,067	572,408
Supplies	313,054	313,054	302,636
	<u>4,493,163</u>	<u>4,493,163</u>	<u>6,472,834</u>
Police			
Personnel	12,600,496	12,600,496	12,727,551
Services	1,073,430	1,073,430	1,614,366
Supplies	385,145	385,145	337,109
	<u>14,059,071</u>	<u>14,059,071</u>	<u>14,679,026</u>
Total Public Safety	<u>18,552,234</u>	<u>18,552,234</u>	<u>21,151,860</u>
Public Works			
Department of Public Works			
Personnel	2,502,985	2,502,985	2,737,183
Services	936,150	936,150	948,313
Supplies	1,068,850	1,068,850	1,075,241
	<u>4,507,985</u>	<u>4,507,985</u>	<u>4,760,737</u>
Total Public Works	<u>4,507,985</u>	<u>4,507,985</u>	<u>4,760,737</u>
Capital Outlay	<u>5,352,150</u>	<u>5,352,150</u>	<u>4,305,492</u>
Total Expenditures	<u><u>34,640,000</u></u>	<u><u>34,640,000</u></u>	<u><u>36,297,440</u></u>

VILLAGE OF MUNDELEIN, ILLINOIS**Nonmajor Governmental Funds****Combining Balance Sheet****April 30, 2024**

	Special Revenue	Debt Service	Capital Projects Capital Development	Totals
ASSETS				
Cash and Investments	\$ 10,212,835	144,450	2,415,873	12,773,158
Receivables - Net of Allowances				
Property Taxes	5,030,197	984,761	—	6,014,958
Other Taxes	246,429	—	—	246,429
Accounts	145,090	—	—	145,090
Loans	100,000	—	—	100,000
Leases	308,113	—	—	308,113
Total Assets	16,042,664	1,129,211	2,415,873	19,587,748
LIABILITIES				
Accounts Payable	475,666	475	—	476,141
Accrued Payroll	62,610	—	—	62,610
Retainage Payable	83,080	—	—	83,080
Advances from Other Funds	663,072	—	1,079,438	1,742,510
Other Payables	201,683	—	—	201,683
Total Liabilities	1,486,111	475	1,079,438	2,566,024
DEFERRED INFLOWS OF RESOURCES				
Property Taxes	5,030,197	984,761	161,252	6,176,210
Leases	286,160	—	—	286,160
Deferred Revenues	144,207	—	—	144,207
Total Deferred Inflows of Resources	5,460,564	984,761	161,252	6,606,577
Total Liabilities and Deferred Inflows of Resources	6,946,675	985,236	1,240,690	9,172,601
FUND BALANCES				
Restricted	9,704,571	143,975	1,175,183	11,023,729
Unassigned	(608,582)	—	—	(608,582)
Total Fund Balances	9,095,989	143,975	1,175,183	10,415,147
Total Liabilities, Deferred Inflows of Resources and Fund Balances	16,042,664	1,129,211	2,415,873	19,587,748

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental Funds

Combining Schedule of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended April 30, 2024

	Special Revenue	Debt Service	Capital Projects Capital Development	Totals
Revenues				
Taxes	\$ 7,175,564	982,329	—	8,157,893
Intergovernmental	2,199,930	—	—	2,199,930
Charges for Services	874,858	—	223,315	1,098,173
Investment Income	307,613	9,389	123,374	440,376
Total Revenues	10,557,965	991,718	346,689	11,896,372
Expenditures				
General Government	2,274,136	—	—	2,274,136
Public Safety	513,974	—	—	513,974
Public Works	600,428	—	—	600,428
Capital Outlay	4,327,628	—	—	4,327,628
Debt Service				
Principal Retirement	—	420,498	—	420,498
Interest and Fiscal Charges	1,006,706	554,977	—	1,561,683
Total Expenditures	8,722,872	975,475	—	9,698,347
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,835,093	16,243	346,689	2,198,025
Other Financing Sources (Uses)				
Disposal of Capital Assets	65,203	—	544,703	609,906
Transfers In	1,820,000	—	—	1,820,000
Transfers Out	(1,600,000)	—	—	(1,600,000)
	285,203	—	544,703	829,906
Net Change in Fund Balances	2,120,296	16,243	891,392	3,027,931
Fund Balances - Beginning	6,975,693	127,732	283,791	7,387,216
Fund Balances - Ending	9,095,989	143,975	1,175,183	10,415,147

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Balance Sheet

April 30, 2024

	Archer Business Center	Illinois Municipal Retirement	Social Security	Road and Bridge	Train Station Parking
ASSETS					
Cash and Investments	\$ 114,978	560,225	699,581	1,482,523	—
Receivables - Net of Allowances					
Property Taxes	—	775,003	1,400,008	1,711,318	—
Other Taxes	—	—	—	132,921	—
Accounts	883	—	—	—	—
Loans	—	—	—	—	—
Leases	308,113	—	—	—	—
Total Assets	423,974	1,335,228	2,099,589	3,326,762	—
LIABILITIES					
Accounts Payable	19,686	—	—	210,257	14,073
Accrued Payroll	—	—	62,610	—	—
Retainage Payable	—	—	—	83,080	—
Advances from Other Funds	396,328	—	—	—	266,744
Other Payables	49,565	—	—	—	—
Total Liabilities	465,579	—	62,610	293,337	280,817
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	—	775,003	1,400,008	1,711,318	—
Leases	286,160	—	—	—	—
Deferred Revenues	—	—	—	—	—
Total Deferred Inflows of Resources	286,160	775,003	1,400,008	1,711,318	—
Total Liabilities and Deferred Inflows of Resources	751,739	775,003	1,462,618	2,004,655	280,817
FUND BALANCES					
Restricted	—	560,225	636,971	1,322,107	—
Unassigned	(327,765)	—	—	—	(280,817)
Total Fund Balances	(327,765)	560,225	636,971	1,322,107	(280,817)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	423,974	1,335,228	2,099,589	3,326,762	—

Motor Fuel Tax	911 Surcharge	Tax Rebate	Revolving Loan/Grants	Transportation	Tax Increment Finance #2	Equipment Replacement	Totals
3,093,379	891,971	411,108	68,971	1,697,500	814,156	378,443	10,212,835
—	—	—	—	—	1,143,868	—	5,030,197
113,508	—	—	—	—	—	—	246,429
—	130,333	—	—	13,874	—	—	145,090
—	—	—	100,000	—	—	—	100,000
—	—	—	—	—	—	—	308,113
3,206,887	1,022,304	411,108	168,971	1,711,374	1,958,024	378,443	16,042,664
5,086	6,564	112,521	3,487	—	15,137	88,855	475,666
—	—	—	—	—	—	—	62,610
—	—	—	—	—	—	—	83,080
—	—	—	—	—	—	—	663,072
—	—	130,462	—	—	21,656	—	201,683
5,086	6,564	242,983	3,487	—	36,793	88,855	1,486,111
—	—	—	—	—	1,143,868	—	5,030,197
—	—	—	—	—	—	—	286,160
—	130,333	—	—	13,874	—	—	144,207
—	130,333	—	—	13,874	1,143,868	—	5,460,564
5,086	136,897	242,983	3,487	13,874	1,180,661	88,855	6,946,675
3,201,801	885,407	168,125	165,484	1,697,500	777,363	289,588	9,704,571
—	—	—	—	—	—	—	(608,582)
3,201,801	885,407	168,125	165,484	1,697,500	777,363	289,588	9,095,989
3,206,887	1,022,304	411,108	168,971	1,711,374	1,958,024	378,443	16,042,664

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds

Combining Schedule of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Year Ended April 30, 2024

	Archer Business Center	Illinois Municipal Retirement	Social Security	Road and Bridge	Train Station Parking
Revenues					
Taxes	\$ —	722,770	1,171,210	3,063,224	—
Intergovernmental	—	212,482	197,755	—	—
Charges for Services	493,813	—	—	—	17,130
Investment Income	82,670	17,985	24,314	17,721	—
Total Revenues	576,483	953,237	1,393,279	3,080,945	17,130
Expenditures					
General Government	—	660,147	1,333,121	—	—
Public Safety	—	—	—	—	—
Public Works	393,965	—	—	114,461	53,370
Capital Outlay	1,813	—	—	2,633,062	—
Debt Service					
Interest and Fiscal Charges	—	—	—	—	—
Total Expenditures	395,778	660,147	1,333,121	2,747,523	53,370
Excess (Deficiency) of Revenues Over (Under) Expenditures	180,705	293,090	60,158	333,422	(36,240)
Other Financing Sources (Uses)					
Disposal of Capital Assets	—	—	—	—	—
Transfers In	—	—	—	—	—
Transfers Out	—	—	—	—	—
Net Change in Fund Balances	180,705	293,090	60,158	333,422	(36,240)
Fund Balances - Beginning	(508,470)	267,135	576,813	988,685	(244,577)
Fund Balances - Ending	(327,765)	560,225	636,971	1,322,107	(280,817)

Motor Fuel Tax	911 Surcharge	Tax Rebate	Revolving Loan/Grants	Transportation	Tax Increment Finance #2	Equipment Replacement	Totals
—	1,165,668	—	—	—	1,052,692	—	7,175,564
1,386,110	390,900	—	—	12,683	—	—	2,199,930
—	—	—	—	363,915	—	—	874,858
50,316	34,169	919	1,810	36,939	40,406	364	307,613
1,436,426	1,590,737	919	1,810	413,537	1,093,098	364	10,557,965
—	—	—	280,868	—	—	—	2,274,136
—	513,974	—	—	—	—	—	513,974
30,530	—	—	—	8,102	—	—	600,428
1,017,523	—	—	—	—	—	675,230	4,327,628
—	—	675,663	—	—	331,043	—	1,006,706
1,048,053	513,974	675,663	280,868	8,102	331,043	675,230	8,722,872
388,373	1,076,763	(674,744)	(279,058)	405,435	762,055	(674,866)	1,835,093
—	—	—	65,203	—	—	—	65,203
—	—	945,000	175,000	—	—	700,000	1,820,000
—	(1,600,000)	—	—	—	—	—	(1,600,000)
—	(1,600,000)	945,000	240,203	—	—	700,000	285,203
388,373	(523,237)	270,256	(38,855)	405,435	762,055	25,134	2,120,296
2,813,428	1,408,644	(102,131)	204,339	1,292,065	15,308	264,454	6,975,693
3,201,801	885,407	168,125	165,484	1,697,500	777,363	289,588	9,095,989

VILLAGE OF MUNDELEIN, ILLINOIS

Archer Business Center - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	\$ 800,000	800,000	493,813
Investment Income	—	—	82,670
Total Revenues	800,000	800,000	576,483
Expenditures			
Public Works			
Buildings and Grounds			
Services	389,200	389,200	302,055
Supplies	210,000	210,000	91,910
Capital Outlay	50,000	50,000	1,813
Total Expenditures	649,200	649,200	395,778
Net Change in Fund Balance	150,800	150,800	180,705
Fund Balance - Beginning			(508,470)
Fund Balance - Ending			(327,765)

VILLAGE OF MUNDELEIN, ILLINOIS

Illinois Municipal Retirement - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 725,000	725,000	722,770
Intergovernmental			
Replacement Tax	100,000	100,000	212,482
Investment Income	—	—	17,985
Total Revenues	825,000	825,000	953,237
Expenditures			
General Government			
Administration	825,000	825,000	660,147
Net Change in Fund Balance	—	—	293,090
Fund Balance - Beginning			267,135
Fund Balance - Ending			560,225

VILLAGE OF MUNDELEIN, ILLINOIS**Social Security - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 1,175,000	1,175,000	1,171,210
Intergovernmental			
Replacement Tax	100,000	100,000	197,755
Investment Income	—	—	24,314
Total Revenues	1,275,000	1,275,000	1,393,279
Expenditures			
General Government			
Administration	690,511	690,511	1,333,121
Building	709,489	709,489	—
Total Expenditures	1,400,000	1,400,000	1,333,121
Net Change in Fund Balance	(125,000)	(125,000)	60,158
Fund Balance - Beginning			576,813
Fund Balance - Ending			636,971

VILLAGE OF MUNDELEIN, ILLINOIS**Road and Bridge - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 1,700,000	1,700,000	1,705,533
Other Taxes	1,500,000	1,500,000	1,357,691
Investment Income	—	—	17,721
Total Revenues	3,200,000	3,200,000	3,080,945
Expenditures			
Public Works			
Highways and Streets			
Services	300,000	300,000	114,461
Capital Outlay	2,425,000	2,425,000	2,633,062
Total Expenditures	2,725,000	2,725,000	2,747,523
Net Change in Fund Balance	475,000	475,000	333,422
Fund Balance - Beginning			988,685
Fund Balance - Ending			1,322,107

VILLAGE OF MUNDELEIN, ILLINOIS

Train Station Parking - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	\$ 12,000	12,000	17,130
Expenditures			
Public Works			
Buildings and Grounds			
Services	77,500	77,500	32,041
Supplies	56,950	56,950	21,329
Total Expenditures	134,450	134,450	53,370
Net Change in Fund Balance	(122,450)	(122,450)	(36,240)
Fund Balance - Beginning			(244,577)
Fund Balance - Ending			(280,817)

VILLAGE OF MUNDELEIN, ILLINOIS**Motor Fuel Tax - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Intergovernmental			
Motor Fuel Tax	\$ 1,200,000	1,200,000	1,386,110
Investment Income	—	—	50,316
Total Revenues	1,200,000	1,200,000	1,436,426
Expenditures			
Public Works			
Highways and Streets			
Services	250,000	250,000	30,530
Capital Outlay	1,250,000	1,250,000	1,017,523
Total Expenditures	1,500,000	1,500,000	1,048,053
Net Change in Fund Balance	(300,000)	(300,000)	388,373
Fund Balance - Beginning			2,813,428
Fund Balance - Ending			3,201,801

VILLAGE OF MUNDELEIN, ILLINOIS**911 Surcharge - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
911 Surcharge Tax	\$ 700,000	700,000	1,165,668
Intergovernmental			
Reimbursements	500,000	500,000	390,900
Investment Income	—	—	34,169
Total Revenues	1,200,000	1,200,000	1,590,737
Expenditures			
Public Safety			
Personnel	1,600,000	1,600,000	—
Services	3,000	3,000	3,100
Supplies	485,510	485,510	510,874
Total Expenditures	2,088,510	2,088,510	513,974
Excess (Deficiency) of Revenues Over (Under) Expenditures	(888,510)	(888,510)	1,076,763
Other Financing (Uses)			
Transfers Out	—	—	(1,600,000)
Net Change in Fund Balance	(888,510)	(888,510)	(523,237)
Fund Balance - Beginning			1,408,644
Fund Balance - Ending			885,407

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Rebate - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Investment Income	\$ —	—	919
Expenditures			
Debt Service			
Interest and Fiscal Charges	800,000	800,000	675,663
Excess (Deficiency) of Revenues Over (Under) Expenditures	(800,000)	(800,000)	(674,744)
Other Financing Sources			
Transfers In	945,000	945,000	945,000
Net Change in Fund Balance	145,000	145,000	270,256
Fund Balance - Beginning			(102,131)
Fund Balance - Ending			168,125

VILLAGE OF MUNDELEIN, ILLINOIS

Revolving Loans/Grants - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Investment Income	\$ —	—	1,810
Expenditures			
General Government			
Services	175,000	175,000	280,868
Excess (Deficiency) of Revenues Over (Under) Expenditures	(175,000)	(175,000)	(279,058)
Other Financing Sources			
Disposal of Capital Assets	—	—	65,203
Transfers In	175,000	175,000	175,000
	175,000	175,000	240,203
Net Change in Fund Balance	—	—	(38,855)
Fund Balance - Beginning			204,339
Fund Balance - Ending			165,484

VILLAGE OF MUNDELEIN, ILLINOIS**Transportation - Special Revenue Fund****Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Revenues			
Intergovernmental			
Grants	\$ —	—	12,683
Charges for Services	—	—	363,915
Investment Income	—	—	36,939
Total Revenues	—	—	413,537
Expenditures			
Public Works			
Highways and Streets			
Services	500,000	500,000	8,102
Net Change in Fund Balance	(500,000)	(500,000)	405,435
Fund Balance - Beginning			1,292,065
Fund Balance - Ending			1,697,500

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Increment Finance #2 - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 700,000	700,000	1,052,692
Investment Income	—	—	40,406
Total Revenues	700,000	700,000	1,093,098
Expenditures			
General Government			
Services	50,000	50,000	—
Debt Service			
Interest and Fiscal Charges	380,000	380,000	331,043
Total Expenditures	430,000	430,000	331,043
Net Change in Fund Balance	270,000	270,000	762,055
Fund Balance - Beginning			15,308
Fund Balance - Ending			777,363

VILLAGE OF MUNDELEIN, ILLINOIS

Equipment Replacement - Special Revenue Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	\$ 68,000	68,000	—
Investment Income	—	—	364
Total Revenues	68,000	68,000	364
Expenditures			
Capital Outlay	601,000	601,000	675,230
Excess (Deficiency) of Revenues Over (Under) Expenditures	(533,000)	(533,000)	(674,866)
Other Financing Sources			
Transfers In	700,000	700,000	700,000
Net Change in Fund Balance	167,000	167,000	25,134
Fund Balance - Beginning			264,454
Fund Balance - Ending			289,588

VILLAGE OF MUNDELEIN, ILLINOIS

Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	\$ 975,000	975,000	982,329
Investment Income	—	—	9,389
Total Revenues	975,000	975,000	991,718
Expenditures			
Debt Service			
Principal Retirement	420,498	420,498	420,498
Interest and Fiscal Charges	554,502	554,502	554,977
Total Expenditures	975,000	975,000	975,475
Net Change in Fund Balance	—	—	16,243
Fund Balance - Beginning			127,732
Fund Balance - Ending			143,975

VILLAGE OF MUNDELEIN, ILLINOIS

Capital Development - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2024

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	\$ 75,000	75,000	223,315
Investment Income	—	—	123,374
Total Revenues	75,000	75,000	346,689
Expenditures			
Capital Outlay	—	—	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	75,000	75,000	346,689
Other Financing Sources			
Disposal of Capital Assets	—	—	544,703
Net Change in Fund Balance	75,000	75,000	891,392
Fund Balance - Beginning			283,791
Fund Balance - Ending			1,175,183

VILLAGE OF MUNDELEIN, ILLINOIS**Waterworks and Sewerage - Enterprise Fund****Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual****For the Fiscal Year Ended April 30, 2024**

	Original Budget	Final Budget	Actual
Operating Revenues			
Charges for Services	\$ 11,375,000	11,375,000	11,897,908
Operating Expenses			
Operations			
Personnel	2,298,448	2,298,448	2,471,261
Services	969,300	969,300	397,066
Supplies	3,165,773	3,165,773	2,772,432
Capital Outlay	3,719,908	3,719,908	77,080
Depreciation and Amortization	—	—	1,785,366
Total Operating Expenses	10,153,429	10,153,429	7,503,205
Operating Income	1,221,571	1,221,571	4,394,703
Nonoperating Revenues (Expenses)			
Investment Income	—	—	320,551
Interest Expense	(549,366)	(549,366)	(308,880)
	(549,366)	(549,366)	11,671
Change in Net Position	672,205	672,205	4,406,374
Net Position - Beginning			44,451,099
Net Position - Ending			48,857,473

VILLAGE OF MUNDELEIN, ILLINOIS**Pension Trust Funds****Statement of Fiduciary Net Position****April 30, 2024**

	Police Pension	Firefighters' Pension	Totals
ASSETS			
Cash and Cash Equivalents	\$ 5,695,423	407,414	6,102,837
Investments			
Illinois Police Pension Investment Fund	37,255,819	—	37,255,819
Illinois Firefighters' Pension Investment Fund	—	27,403,411	27,403,411
Receivables - Net of Allowances			
Accrued Interest	—	1,541	1,541
Prepays	3,273	1,822	5,095
Total Assets	42,954,515	27,814,188	70,768,703
LIABILITIES			
Accounts Payable	4,935	981	5,916
NET POSITION			
Net Position Restricted for Pensions	42,949,580	27,813,207	70,762,787

VILLAGE OF MUNDELEIN, ILLINOIS**Pension Trust Funds****Combining Schedule of Changes in Fiduciary Net Position****For the Fiscal Year Ended April 30, 2024**

	Police Pension	Firefighters' Pension	Totals
Additions			
Contributions - Employer	\$ 2,650,649	1,034,207	3,684,856
Contributions - Plan Members	574,258	314,747	889,005
Other Income	88,443	85,803	174,246
Total Contributions	3,313,350	1,434,757	4,748,107
Investment Income			
Interest Earned	578,288	528,825	1,107,113
Net Change in Fair Value	2,902,158	2,188,401	5,090,559
	3,480,446	2,717,226	6,197,672
Less Investment Expenses	(18,612)	(27,746)	(46,358)
Net Investment Income	3,461,834	2,689,480	6,151,314
Total Additions	6,775,184	4,124,237	10,899,421
Deductions			
Administration	61,712	44,827	106,539
Benefits and Refunds	3,544,696	1,869,382	5,414,078
Total Deductions	3,606,408	1,914,209	5,520,617
Change in Fiduciary Net Position	3,168,776	2,210,028	5,378,804
Net Position Restricted for Pensions			
Beginning	39,780,804	25,603,179	65,383,983
Ending	42,949,580	27,813,207	70,762,787

VILLAGE OF MUNDELEIN, ILLINOIS**Consolidated Year-End Financial Report
April 30, 2024**

CSFA #	Program Name	State	Federal	Other	Total
420-00-2725	Provision of Services to the Public from Named Line GRF and/or FIF Source	\$ —	358,576	—	358,576
494-10-0343	State and Community Highway Safety/ National Priority Safety Program	—	4,541	—	4,541
546-00-1705	Community Partnership for Deflection and Substance Use Disorder Treatment	164,772	—	—	164,772
546-00-1745	Victims of Crime Act (VOCA)	—	44,642	—	44,642
569-00-2537	Law Enforcement Camera Grant	—	56,942	—	56,942
569-00-3150	ILETSB - Officer Recruitment and Retention Grant Program	16,089	—	—	16,089
	Other Grant Programs and Activities	—	5,004,924	—	5,004,924
	Totals	180,861	5,469,625	—	5,650,486

SUPPLEMENTAL SCHEDULES

VILLAGE OF MUNDELEIN, ILLINOIS

Long-Term Debt Requirements

General Obligation Refunding Bonds of 2017

April 30, 2024

Date of Issue	November 9, 2017
Date of Maturity	December 15, 2030
Authorized Issue	\$5,565,000
Interest Rates	2.00% to 4.00%
Interest Dates	June 15 and December 15
Principal Maturity Date	December 15
Payable at	Amalgamated Bank

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 465,000	154,650	619,650
2026	490,000	131,400	621,400
2027	510,000	111,800	621,800
2028	535,000	91,400	626,400
2029	560,000	70,000	630,000
2030	585,000	47,600	632,600
2031	605,000	24,200	629,200
	<u>3,750,000</u>	<u>631,050</u>	<u>4,381,050</u>

VILLAGE OF MUNDELEIN, ILLINOIS

Long-Term Debt Requirements

General Obligation Refunding Bonds of 2019

April 30, 2024

Date of Issue	August 15, 2019
Date of Maturity	December 15, 2049
Authorized Issue	\$32,790,000
Interest Rates	3.125% to 4.000%
Interest Dates	June 15 and December 15
Principal Maturity Date	December 15
Payable at	Amalgamated Bank

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2025	\$ 920,000	1,131,631	2,051,631
2026	960,000	1,094,831	2,054,831
2027	995,000	1,056,431	2,051,431
2028	1,035,000	1,016,631	2,051,631
2029	1,080,000	975,231	2,055,231
2030	1,120,000	932,031	2,052,031
2031	1,165,000	887,231	2,052,231
2032	1,215,000	840,631	2,055,631
2033	1,260,000	792,031	2,052,031
2034	1,310,000	741,631	2,051,631
2035	865,000	689,231	1,554,231
2036	900,000	654,631	1,554,631
2037	935,000	618,631	1,553,631
2038	975,000	581,231	1,556,231
2039	1,015,000	542,231	1,557,231
2040	1,055,000	501,631	1,556,631
2041	1,095,000	459,431	1,554,431
2042	1,140,000	415,631	1,555,631
2043	1,185,000	370,031	1,555,031
2044	1,235,000	322,631	1,557,631
2045	1,280,000	273,231	1,553,231
2046	1,335,000	222,031	1,557,031
2047	1,375,000	180,313	1,555,313
2048	1,420,000	137,344	1,557,344
2049	1,465,000	92,969	1,557,969
2050	1,510,000	47,188	1,557,188
	<u>29,845,000</u>	<u>15,576,696</u>	<u>45,421,696</u>

Debt Service	21,854,950
Waterworks and Sewerage	<u>7,990,050</u>
	<u>29,845,000</u>

STATISTICAL SECTION (Unaudited)

This part of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the Village's most significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs.

VILLAGE OF MUNDELEIN, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
April 30, 2024 (Unaudited)

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Net Position by Component - Last Ten Fiscal Years* April 30, 2024 (Unaudited)

	2015	2016	2017
Governmental Activities			
Net Investment in Capital Assets	\$ 97,232,588	101,203,959	105,640,469
Restricted	6,102,373	5,318,609	5,685,264
Unrestricted (Deficit)	15,047,322	(25,711,290)	(31,028,080)
Total Governmental Activities Net Position	118,382,283	80,811,278	80,297,653
Business-Type Activities			
Net Investment in Capital Assets	32,724,190	34,159,465	36,784,278
Restricted	4,441,222	2,972,402	4,481,203
Unrestricted (Deficit)	1,961,560	414,711	(2,639,335)
Total Business-Type Activities Net Position	39,126,972	37,546,578	38,626,146
Primary Government			
Net Investment in Capital Assets	129,956,778	135,363,424	142,424,747
Restricted	10,543,595	8,291,011	10,166,467
Unrestricted (Deficit)	17,008,882	(25,296,579)	(33,667,415)
Total Primary Government Net Position	157,509,255	118,357,856	118,923,799

*Accrual Basis of Accounting

Data Source: Audited Financial Statements

2018	2019	2020	2021	2022	2023	2024
109,733,224	114,089,262	105,508,385	112,351,585	110,285,788	113,098,285	114,995,694
4,711,772	2,526,835	1,831,209	2,635,958	6,693,897	9,413,672	13,203,774
(36,845,316)	(49,479,126)	(47,668,246)	(51,587,371)	(45,153,620)	(34,010,625)	(30,735,930)
77,599,680	67,136,971	59,671,348	63,400,172	71,826,065	88,501,332	97,463,538
39,674,688	38,357,781	42,704,239	38,368,334	36,061,670	37,588,050	39,815,232
4,587,759	4,671,865	5,236,377	5,239,377	679,812	—	—
(4,606,823)	(3,882,586)	(9,199,905)	(4,079,975)	4,887,858	6,863,049	9,042,241
39,655,624	39,147,060	38,740,711	39,527,736	41,629,340	44,451,099	48,857,473
149,407,912	152,447,043	148,212,624	150,719,919	146,347,458	150,686,335	154,810,926
9,299,531	7,198,700	7,067,586	7,875,335	7,373,709	9,413,672	13,203,774
(41,452,139)	(53,361,712)	(56,868,151)	(55,667,346)	(40,265,762)	(27,147,576)	(21,693,689)
117,255,304	106,284,031	98,412,059	102,927,908	113,455,405	132,952,431	146,321,011

VILLAGE OF MUNDELEIN, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years* April 30, 2024 (Unaudited)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Expenses										
Governmental Activities										
General Government	\$ 6,990,256	7,307,202	6,605,436	7,485,857	8,718,975	9,523,356	7,586,453	5,456,347	9,583,822	10,502,984
Public Safety	16,872,966	20,810,134	21,553,196	20,436,488	22,283,355	23,489,769	20,896,834	21,515,128	20,114,985	27,249,378
Public Works	9,390,090	9,562,746	8,189,889	7,401,582	11,584,341	11,069,352	10,618,835	8,811,215	7,801,098	8,413,881
Interest on Long-Term Debt	619,827	587,012	536,498	421,074	322,634	596,622	183,302	1,684,940	2,158,177	2,093,798
Total Governmental Activities Expenses	33,873,139	38,267,094	36,885,019	35,745,001	42,909,305	44,679,099	39,285,424	37,467,630	39,658,082	48,260,041
Business-Type Activities										
Waterworks and Sewerage	9,545,067	9,278,438	8,798,374	8,731,120	10,033,816	10,096,700	9,317,853	7,460,499	8,423,822	7,812,085
Total Primary Government Expenses	43,418,206	47,545,532	45,683,393	44,476,121	52,943,121	54,775,799	48,603,277	44,928,129	48,081,904	56,072,126
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	2,683,237	3,116,975	2,903,335	3,002,865	3,972,415	3,252,466	2,555,336	3,768,788	3,224,491	3,411,371
Public Safety	904,717	1,685,135	1,697,146	1,674,800	2,182,633	2,337,447	1,588,084	1,362,242	2,590,289	2,523,989
Public Works	—	—	—	—	—	—	—	1,569,065	1,949,333	1,765,161
Operating Grants and Contributions	1,364,838	1,965,881	302,690	142,470	163,875	308,567	5,424,265	2,202,602	2,530,025	2,208,722
Capital Grants and Contributions	—	—	4,158,118	1,010,326	906,867	1,264,641	1,286,120	682,414	341,207	—
Total Governmental Activities Program Revenues	4,952,792	6,767,991	9,061,289	5,830,461	7,225,790	7,163,121	10,853,805	9,585,111	10,635,345	9,909,243
Business-Type Activities										
Charges for Services										
Waterworks and Sewerage	8,025,812	8,635,952	9,494,734	9,596,655	9,911,425	9,685,314	10,101,503	10,663,047	11,245,257	11,897,908
Capital Grants and Contributions	84,840	100,005	450,470	292,425	24,590	5,001	3,335	—	—	—
Total Business-Type Activities Program Revenues	8,110,652	8,735,957	9,945,204	9,889,080	9,936,015	9,690,315	10,104,838	10,663,047	11,245,257	11,897,908
Total Primary Government Program Revenues	13,063,444	15,503,948	19,006,493	15,719,541	17,161,805	16,853,436	20,958,643	20,248,158	21,880,602	21,807,151

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Net (Expense) Revenue										
Governmental Activities	\$ (28,920,347)	(31,499,103)	(27,823,730)	(29,914,540)	(35,683,515)	(37,515,978)	(28,431,619)	(27,882,519)	(29,022,737)	(38,350,798)
Business-Type Activities	(1,434,415)	(542,481)	1,146,830	1,157,960	(97,801)	(406,385)	786,985	3,202,548	2,821,435	4,085,823
Total Primary Government Net (Expense) Revenue	(30,354,762)	(32,041,584)	(26,676,900)	(28,756,580)	(35,781,316)	(37,922,363)	(27,644,634)	(24,679,971)	(26,201,302)	(34,264,975)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property Tax	12,286,672	12,510,448	12,526,617	13,346,143	13,967,358	14,563,196	14,551,685	15,122,591	15,408,972	16,308,328
Home Rule Sales Tax	3,628,775	3,682,561	3,575,175	3,330,464	3,311,340	3,265,841	4,487,306	5,824,503	6,560,088	6,000,864
Telecommunications Tax	983,645	904,337	832,609	763,659	778,566	646,378	496,488	407,266	424,509	527,845
Hotel/Motel Tax	323,075	345,933	343,111	336,341	363,899	324,769	87,331	223,343	306,932	328,635
911 Surcharge Tax	278,194	230,405	365,485	327,832	564,105	693,353	738,964	925,118	971,106	1,165,668
Other Taxes	195,082	195,802	205,292	198,878	202,322	210,283	638,452	828,775	1,620,466	1,733,145
Intergovernmental - Unrestricted										
Sales Tax	4,920,878	5,127,786	5,117,877	5,017,697	4,962,802	4,921,187	5,289,966	6,371,674	6,989,428	6,968,159
State Income Tax	3,042,240	3,310,567	2,936,319	2,816,942	3,015,972	3,366,851	3,561,094	4,501,927	5,099,414	5,166,831
Use Tax	640,703	720,793	764,571	821,478	961,030	1,110,283	1,387,329	1,260,128	1,353,502	1,240,063
Replacement Tax	168,393	150,954	178,569	146,496	149,958	197,396	185,602	429,485	567,720	410,237
ARPA	—	—	—	—	—	—	—	—	4,131,880	4,992,241
Investment Income	490,400	275,262	61,275	15,806	111,459	318,041	24,472	10,408	476,628	1,531,788
Miscellaneous	487,169	49,007	403,205	94,831	256,866	432,777	711,754	1,147,590	1,787,359	939,200
Total Governmental Activities	27,445,226	27,503,855	27,310,105	27,216,567	28,645,677	30,050,355	32,160,443	37,052,808	45,698,004	47,313,004
Business-Type Activities										
Investment Income (Loss)	61,909	29,295	(67,262)	(128,482)	78,251	36	40	76	324	320,551
Miscellaneous	—	—	—	—	—	—	—	6,660	—	—
Total Business-Type Activities	61,909	29,295	(67,262)	(128,482)	78,251	36	40	6,736	324	320,551
Total Primary Government	27,507,135	27,533,150	27,242,843	27,088,085	28,723,928	30,050,391	32,160,483	37,059,544	45,698,328	47,633,555
Changes in Net Position										
Governmental Activities	(1,475,121)	(3,995,248)	(513,625)	(2,697,973)	(7,037,838)	(7,465,623)	3,728,824	9,170,289	16,675,267	8,962,206
Business-Type Activities	(1,372,506)	(513,186)	1,079,568	1,029,478	(19,550)	(406,349)	787,025	3,209,284	2,821,759	4,406,374
Total Primary Government Changes in Net Position	(2,847,627)	(4,508,434)	565,943	(1,668,495)	(7,057,388)	(7,871,972)	4,515,849	12,379,573	19,497,026	13,368,580

*Accrual Basis of Accounting

Data Source: Audited Financial Statements

VILLAGE OF MUNDELEIN, ILLINOIS

Fund Balances of Governmental Funds - Last Ten Fiscal Years* April 30, 2024 (Unaudited)

	2015	2016	2017
General Fund			
Nonspendable	\$ 2,202,925	1,574,277	1,585,940
Restricted	74,395	217,985	274,237
Unassigned	11,752,626	11,959,519	11,023,908
Total General Fund	14,029,946	13,751,781	12,884,085
All Other Governmental Funds			
Nonspendable	—	—	250,000
Restricted	8,152,508	5,315,626	5,411,027
Assigned	864,338	1,265,764	930,227
Unassigned	(535,818)	(2,475,020)	(3,692,277)
Total All Other Governmental Funds	8,481,028	4,106,370	2,898,977
Total Governmental Funds	22,510,974	17,858,151	15,783,062

*Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2018	2019	2020	2021	2022	2023	2024
1,369,421	1,471,398	1,182,022	1,745,951	376,836	590,316	10,780,957
351,239	329,870	493,990	—	559,954	627,727	1,008,789
10,239,771	9,308,519	8,372,496	9,670,968	14,022,526	24,616,881	21,511,375
11,960,431	11,109,787	10,048,508	11,416,919	14,959,316	25,834,924	33,301,121
—	300,000	—	—	—	—	—
4,504,376	2,196,965	3,725,006	2,882,359	6,209,439	8,913,677	12,338,960
831,031	469,291	8,217,224	—	—	—	—
(4,722,182)	(9,249,578)	(4,203,988)	(856,844)	(4,871,283)	(3,345,478)	(3,629,456)
613,225	(6,283,322)	7,738,242	2,025,515	1,338,156	5,568,199	8,709,504
12,573,656	4,826,465	17,786,750	13,442,434	16,297,472	31,403,123	42,010,625

VILLAGE OF MUNDELEIN, ILLINOIS

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years* April 30, 2024 (Unaudited)

	2015	2016	2017
Revenues			
Taxes	\$ 17,695,443	17,836,896	18,026,858
Intergovernmental	10,120,524	11,623,380	13,372,359
Charges for Services	2,131,647	2,887,897	2,935,010
Licenses and Permits	750,040	895,669	825,654
Fines and Forfeitures	725,813	713,569	741,261
Investment Income	490,400	275,262	61,275
Miscellaneous	487,169	138,892	476,083
Total Revenues	32,401,036	34,371,565	36,438,500
Expenditures			
General Government	7,251,696	9,167,317	7,284,612
Public Safety	17,333,711	16,959,000	17,303,850
Public Works	7,724,976	10,530,590	11,560,840
Capital Outlay	703,896	—	—
Debt Service			
Principal Retirement	1,410,000	1,745,000	1,790,000
Interest and Fiscal Charges	647,654	622,481	574,287
Total Expenditures	35,071,933	39,024,388	38,513,589
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,670,897)	(4,652,823)	(2,075,089)
Other Financing Sources (Uses)			
Debt Issuance	—	—	—
Premium on Debt Issuance	—	—	—
Payment to Escrow Agent	—	—	—
Disposal of Capital Assets	—	—	—
Transfers In	1,735,000	1,310,000	1,010,000
Transfers Out	(1,735,000)	(1,310,000)	(1,010,000)
	—	—	—
Net Change in Fund Balances	(2,670,897)	(4,652,823)	(2,075,089)
Debt Service as a Percentage of Noncapital Expenditures	6.00%	7.00%	7.00%

*Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2018	2019	2020	2021	2022	2023	2024
18,449,813	19,337,548	19,010,467	21,000,256	23,331,596	25,292,073	26,064,485
9,971,726	10,122,688	12,224,081	15,870,632	15,448,230	21,013,176	20,986,253
2,640,162	4,168,594	3,555,692	3,531,878	3,707,200	5,235,145	4,701,701
1,065,261	1,159,710	902,527	1,409,529	2,478,026	2,039,817	2,297,458
802,561	740,946	769,891	465,727	514,869	489,151	701,362
15,806	111,459	318,041	24,472	10,408	476,628	1,531,788
68,617	140,602	424,192	711,754	1,147,590	1,787,359	939,200
33,013,946	35,781,547	37,204,891	43,014,248	46,637,919	56,333,349	57,222,247
7,618,213	7,866,054	9,466,656	7,729,902	7,040,808	7,988,487	11,383,487
18,028,131	19,301,346	19,926,723	19,410,937	20,010,615	19,367,771	21,665,834
8,688,645	14,033,257	8,593,185	18,544,592	5,784,031	4,958,038	5,361,165
—	119,813	10,732,024	—	7,041,921	7,400,689	8,764,578
1,925,000	1,940,000	2,010,000	1,255,000	1,415,000	970,000	1,088,069
491,235	384,532	321,624	418,133	1,763,648	2,168,910	2,038,902
36,751,224	43,645,002	51,050,212	47,358,564	43,056,023	42,853,895	50,302,035
(3,737,278)	(7,863,455)	(13,845,321)	(4,344,316)	3,581,896	13,479,454	6,920,212
5,565,000	—	24,790,000	—	—	—	3,030,000
526,872	—	2,007,021	—	—	—	—
(5,997,392)	—	—	—	—	—	—
433,367	116,264	8,585	—	854,519	1,626,197	657,290
1,035,000	785,000	1,385,000	2,116,455	825,000	2,025,000	3,420,000
(1,035,000)	(785,000)	(1,385,000)	(2,116,455)	(825,000)	(2,025,000)	(3,420,000)
527,847	116,264	26,805,606	—	854,519	1,626,197	3,687,290
(3,209,431)	(7,747,191)	12,960,285	(4,344,316)	4,436,415	15,105,651	10,607,502
8.00%	6.00%	6.00%	4.00%	8.73%	8.87%	7.56%

VILLAGE OF MUNDELEIN, ILLINOIS

Assessed Value and Actual Value of Taxable Property - Last Ten Tax Levy Years April 30, 2024 (Unaudited)

Tax Levy Year	Residential Property	Commercial Property	Industrial Property
2014	\$ 542,529,332	123,752,325	67,738,477
2015	562,771,479	123,932,778	68,172,819
2016	594,575,262	136,866,492	72,025,862
2017	631,304,025	140,709,817	74,053,834
2018	655,826,312	142,126,276	76,074,785
2019	706,482,068	147,839,348	77,633,098
2020	721,217,970	146,040,232	77,558,626
2021	746,164,460	148,637,546	80,912,550
2022	782,354,799	153,498,487	85,850,904
2023	850,473,401	156,350,102	87,488,625

Tax Rate per \$100 EAV

Note: Property in the Village is reassessed each year. Property is assessed at 33.33% of actual value.

(1) Fremont Township - Rate includes all taxing districts.

Data Source: Lake County Aggregate Property Tax Information Database

Equalized Assessed Value	Estimated Actual Value	Equalization Factor	Village Direct Tax Rate	Total Direct Tax Rate (1)
734,020,134	2,202,060,402	33.33	1.6160	12.2280
754,877,076	2,264,631,228	33.33	1.5710	11.8250
803,467,616	2,410,402,848	33.33	1.5630	11.4490
846,067,676	2,538,203,028	33.33	1.5590	11.1170
874,027,373	2,622,082,119	33.33	1.5360	11.0160
931,954,514	2,795,863,542	33.33	1.4870	10.7150
944,816,828	2,834,450,484	33.33	1.5130	10.8340
975,714,556	2,927,143,668	33.33	1.4698	10.6891
1,021,704,190	3,065,112,570	33.33	1.4721	10.0204
1,094,312,128	3,282,936,384	33.33	1.4716	9.8660

VILLAGE OF MUNDELEIN, ILLINOIS

Equalized Assessed Value Per Township by General Zoning Classification April 30, 2024 (Unaudited)

Zoning Classification	All Townships		Fremont Township		Libertyville Township		Vernon Township	
	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total
Residential	\$ 850,473,401	77.7%	\$ 505,248,267	77.6%	\$ 278,562,635	77.6%	\$ 65,821,750	77.6%
Commercial	156,350,102	14.3%	92,976,203	14.3%	51,261,326	14.3%	12,112,573	14.3%
Industrial	87,488,625	8.0%	52,526,540	8.1%	28,959,884	8.1%	6,842,950	8.1%
Totals	1,094,312,12	100.0%	650,751,010	100.0%	358,783,845	100.0%	84,777,273	100.0%
Percent of Total		<u>100.0%</u>		<u>59.5%</u>		<u>32.8%</u>		<u>7.7%</u>

Data Source: Lake County Aggregate Property Tax Information Database

VILLAGE OF MUNDELEIN, ILLINOIS

**Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
April 30, 2024 (Unaudited)**

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years April 30, 2024 (Unaudited)

	2014	2015	2016
Village of Mundelein			
General	0.8360	0.7750	0.7800
Road and Bridge	0.1450	0.1410	0.1870
Illinois Municipal Retirement	0.0820	0.0930	0.0930
Social Security	0.1090	0.1190	0.1240
Debt Service	0.1860	0.1300	0.1230
Police Pension	0.1780	0.2250	0.1790
Firefighters' Pension	0.0800	0.0880	0.0770
Total Direct Tax Rates	1.6160	1.5710	1.5630
Overlapping Rates			
Lake County	0.6820	0.6630	0.6320
Lake County Forest Preserve District	0.2110	0.2180	0.1930
Central Lake County Joint Water Action Water Agency	0.0560	0.0540	0.0460
Libertyville Township	0.0700	0.0650	0.0640
Libertyville Township Road and Bridge	0.0640	0.0630	0.0600
Fremont Township	0.1270	0.1240	0.1150
Fremont Township Road and Bridge	0.0320	0.0320	0.0280
Fremont Gravel	0.1250	0.1230	0.1190
Vernon Township	0.0660	0.0590	0.0610
Vernon Township Road and Bridge	0.0270	0.0260	0.0240
Vernon Gravel	0.0200	0.0200	0.0190
Cook Memorial Library District	0.3120	0.3040	0.2890
Fremont Library District	0.4890	0.4830	0.4570
Vernon Area Library District	0.3170	0.3080	0.2930
Mundelein Park and Rec. District	0.5150	0.5030	0.4780
Vernon Hills Park District	0.4550	0.4580	0.4190
School District #70	3.0790	3.0460	2.8870
School District #73	4.1170	4.0330	3.8710
School District #75	5.2400	5.1410	4.9120
School District #76	4.7370	4.8710	4.6800
School District #79	3.6060	3.5140	3.2980
High School District #120	2.8280	2.7710	2.5540
High School District #125	3.0490	3.0040	2.8580
High School District #127	2.6870	2.7320	2.5320
Community College District #532	0.3060	0.2990	0.2850
Representative Tax Rate (Village of Mundelein)	12.2280	11.8250	11.4490

Data Source: Lake County Clerk's Office

2017	2018	2019	2020	2021	2022	2023
0.7414	0.7170	0.6730	0.6630	0.6462	0.6603	0.6574
0.1774	0.1720	0.1840	0.1810	0.1754	0.1675	0.1564
0.0891	0.0800	0.0780	0.0770	0.0743	0.0710	0.0708
0.1261	0.1260	0.1260	0.1190	0.1179	0.1150	0.1279
0.1160	0.1160	0.1060	0.1040	0.1009	0.0964	0.0900
0.2160	0.2220	0.2190	0.2520	0.2518	0.2603	0.2638
0.0930	0.1030	0.1010	0.1170	0.1033	0.1016	0.1053
1.5590	1.5360	1.4870	1.5130	1.4698	1.4721	1.4716

0.6220	0.6120	0.5970	0.5980	0.5977	0.5887	0.5863
0.1870	0.1820	0.1800	0.1820	0.1789	0.1732	0.1680
0.0410	—	—	—	0.0001	—	—
0.0600	0.0630	0.0640	0.0660	0.0670	0.6809	0.6868
0.0590	0.0590	0.0590	0.0610	0.0623	0.0613	0.0618
0.1100	0.1060	0.1040	0.1020	0.0987	0.0994	0.0981
0.0270	0.0250	0.0250	0.0260	0.0237	0.0226	0.0211
0.1170	0.1170	0.1180	0.1180	0.1195	0.1216	0.1213
0.0560	0.0550	0.0530	0.0540	0.0566	0.0590	0.0545
0.0220	0.0210	0.0200	0.0200	0.0185	0.0178	0.0171
0.0220	0.0200	0.0180	0.0180	0.0200	0.0192	0.0189
0.2840	0.2840	0.2830	0.2860	0.2914	0.2880	0.2859
0.3580	0.3570	0.3540	0.3580	0.3547	0.3576	0.3526
0.2910	0.2940	0.2940	0.3040	0.3123	0.3199	0.3207
0.4660	0.4740	0.4580	0.4640	0.4656	0.4725	0.4665
0.4160	0.4110	0.4200	0.4340	0.4457	0.4597	0.4634
2.8100	2.8150	2.8550	2.9490	3.0170	3.0811	3.1140
3.8250	3.8470	3.7400	3.8510	3.9162	4.0174	3.9763
4.7980	4.7860	4.6290	4.6700	4.6042	4.6354	4.5543
4.5670	4.5800	4.4840	4.5970	4.6222	4.7373	4.7118
3.2090	3.1760	3.1970	3.2370	3.0191	3.0511	3.0360
2.5520	2.5430	2.4890	2.5120	2.4829	2.5189	2.4860
2.8620	2.8880	2.8720	2.9830	3.0923	3.1922	3.2027
2.4940	2.5020	2.5130	2.6030	3.7382	2.7496	3.4104
0.2810	0.2820	0.2820	0.2900	1.4697	0.2958	0.2942
11.1170	11.0160	10.7150	10.8340	10.6891	10.0204	9.8660

VILLAGE OF MUNDELEIN, ILLINOIS

Principal Property Tax Payers - Current Tax Levy Year and Nine Tax Levy Years Ago April 30, 2024 (Unaudited)

Taxpayer	2023 Tax Levy			2014 Tax Levy		
	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value
Park Butterfield Apartment Assoc, LLC	\$ 15,899,459	1	1.45%	\$ 9,455,686	1	1.29%
Medline Industries	8,326,955	2	0.76%	7,832,551	2	1.07%
USRLP Mundelein LLC	5,535,477	3	0.51%			
Bridge Point Mundelein LLC	5,533,111	4	0.51%			
SPI Property Interests, LLC	5,288,836	5	0.48%			
Ruprecht Company	4,786,800	6	0.44%			
Lakeside Village	4,445,554	7	0.41%			
Mundelein 83	3,912,048	8	0.36%	7,180,274	3	0.98%
T TownlineSquare IL, LLC	3,552,824	9	0.32%			
Williamsburg Hospitality, LLC	3,236,927	10	0.30%	3,736,759	4	0.51%
Target Corporation				3,311,447	5	0.45%
Oak Creek Plaza, LLC				3,276,356	6	0.43%
Hickory Walnut LLC				3,174,049	7	0.27%
Home Depot USA, Inc.				2,414,129	8	0.28%
Amcore Flexibles Healthcare				2,037,385	9	0.45%
Northfield Block Co				1,969,084	10	0.33%
Total	<u>60,517,991</u>		<u>5.54%</u>	<u>44,387,720</u>		<u>6.06%</u>

Note: Every effort has been made to seek out and report the largest taxpayers. However, many of the taxpayer contain multiple parcels, and it is possible that some parcels and their valuations have been overlooked.

Data Source: Lake County Clerk's Office

VILLAGE OF MUNDELEIN, ILLINOIS

Property Tax Levies and Collections - Last Ten Tax Levy Years April 30, 2024 (Unaudited)

Fiscal Year	Tax Levy Year	Taxes Levied for the Fiscal Year		Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
				Amount	Percentage of Levy		Amount	Percentage of Levy
2015	2013	\$	11,896,301	\$	11,820,504	99.36%	\$ 2,402	\$ 11,822,906 99.38%
2016	2014		11,863,762		11,822,804	99.65%	578	11,823,382 99.66%
2017	2015		11,859,987		11,819,908	99.66%	22,675	11,842,583 99.85%
2018	2016		12,559,782		12,552,000	99.94%	7,535	12,559,535 100.00%
2019	2017		13,188,932		13,186,654	99.98%	2,278	13,188,932 100.00%
2020	2018		13,390,830		13,364,111	99.80%	24,719	13,388,830 99.99%
2021	2019		13,792,266		13,701,219	99.34%	142,712	13,843,931 100.37%
2022	2020		14,303,431		14,296,682	99.95%	159,505	14,456,187 101.07%
2023	2021		14,340,400		14,340,000	100.00%	—	14,340,000 100.00%
2024	2022		15,040,160		15,040,160	100.00%	—	15,040,160 100.00%

Note: Property in the Village is reassessed each year. Property is assessed at 33.33% of actual value.

Data Source: Lake County Tax Extension Office

VILLAGE OF MUNDELEIN, ILLINOIS

Taxable Sales by Category - Municipal Sales Tax - Last Ten Calendar Years April 30, 2024 (Unaudited)

Category	2014	2015	2016
General Merchandise	\$ 747,766	756,748	703,664
Food	686,442	736,270	739,790
Drinking and Eating Places	514,102	535,996	551,087
Apparel	79,535	76,763	71,961
Furniture & H.H. & Radio	109,213	93,604	133,621
Lumber, Building Hardware	278,578	309,541	349,354
Automobile and Filling Stations	620,780	600,469	617,334
Drugs and Miscellaneous Retail	1,299,859	1,263,525	1,303,502
Agriculture and All Others	554,295	578,770	562,039
Manufacturers	106,601	101,610	117,697
Totals	4,997,171	5,053,296	5,150,049

Data Source: Illinois Department of Revenue

2017	2018	2019	2020	2021	2022	2023
651,113	653,968	629,025	571,722	669,562	700,856	716,387
926,229	970,559	918,152	967,223	946,389	1,057,981	1,066,349
580,169	577,958	588,230	531,551	664,693	721,441	742,736
72,891	73,804	21,641	12,610	39,141	31,331	34,011
135,681	135,277	116,969	117,103	173,510	179,502	125,505
340,300	257,561	269,295	318,512	346,452	345,454	333,941
663,463	681,591	586,306	443,000	562,752	680,227	666,321
928,530	1,018,098	1,078,496	1,511,356	2,032,896	2,112,673	2,071,576
546,792	564,780	519,102	440,943	637,521	953,755	1,063,706
114,167	123,584	129,536	84,715	66,971	105,596	123,130
4,959,335	5,057,180	4,856,752	4,998,735	6,139,887	6,888,816	6,943,662

VILLAGE OF MUNDELEIN, ILLINOIS

Taxable Sales by Category - Home Rule Sales Tax - Last Ten Calendar Years April 30, 2024 (Unaudited)

Category	2014	2015	2016
General Merchandise	\$ 466,277	482,890	489,605
Food	166,748	277,982	259,839
Drinking and Eating Places	503,904	526,769	540,624
Apparel	78,221	76,687	71,929
Furniture & H.H. & Radio	109,058	93,349	133,623
Lumber, Building Hardware	278,861	309,426	349,209
Automobile and Filling Stations	429,419	361,227	320,501
Drugs and Miscellaneous Retail	942,416	852,183	811,850
Agriculture and All Others	550,676	574,293	557,352
Manufacturers	105,064	99,612	114,755
Totals	3,630,644	3,654,418	3,649,287

Data Source: Illinois Department of Revenue

2017	2018	2019	2020	2021	2022	2023
489,065	484,063	461,844	423,298	519,571	568,535	565,664
315,028	329,924	299,210	285,294	344,180	382,430	376,217
570,371	567,014	577,486	520,832	650,434	707,365	726,713
72,862	73,770	21,640	12,611	39,122	31,299	33,966
135,684	135,245	116,972	117,106	173,496	179,486	125,134
340,149	257,757	269,159	318,384	346,238	345,294	333,845
369,906	422,045	416,959	303,433	385,072	482,504	425,137
404,158	488,096	463,343	838,276	1,247,463	1,309,017	1,227,463
540,498	556,961	510,508	432,946	625,359	942,295	1,043,283
110,391	122,285	127,893	83,304	65,703	104,468	122,280
3,348,112	3,437,160	3,265,014	3,335,484	4,396,638	5,052,693	4,979,702

VILLAGE OF MUNDELEIN, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years

April 30, 2024 (Unaudited)

Fiscal Year	Governmental Activities		Business-Type Activities		Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	TIF Notes Payable	General Obligation Bonds	IEPA Loans			
2015	\$ 15,949,792	\$ —	\$ —	\$ 1,159,737	\$ 17,109,529	1.67%	\$ 551
2016	14,164,087	—	—	840,181	15,004,268	1.46%	483
2017	12,333,382	—	—	511,323	12,844,705	1.25%	413
2018	10,986,262	—	—	172,892	11,159,154	1.09%	359
2019	8,965,159	—	—	—	8,965,159	0.87%	289
2020	33,604,174	—	8,626,018	—	42,230,192	4.12%	1,359
2021	32,213,630	—	8,605,151	—	40,818,781	3.36%	1,293
2022	29,860,484	—	9,121,265	—	38,981,749	3.04%	1,235
2023	28,783,053	—	8,790,398	—	37,573,451	2.66%	1,189
2024	27,587,553	3,030,000	8,532,600	—	39,150,153	2.62%	1,232

Note: Details of the Village's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Data Source: Annual Comprehensive Financial Report

VILLAGE OF MUNDELEIN, ILLINOIS

Ratio of General Bonded Debt Outstanding - Last Ten Fiscal Years April 30, 2024 (Unaudited)

Fiscal Year	General Obligation Bonds	Less Amounts Available for Debt Service	Net General Obligation Bonds	Total Estimated Actual Value of Taxable Property	Percentage of Estimated Actual Value of Taxable Property (1)	Per Capita (2)
2015	\$ 15,949,792	\$ 1,528,643	\$ 14,421,149	\$ 734,020,134	1.96%	\$ 464
2016	14,164,087	1,409,898	12,754,189	754,877,076	1.69%	411
2017	12,333,382	907,295	11,426,087	803,467,616	1.42%	368
2018	10,986,262	393,607	10,592,655	846,067,676	1.25%	341
2019	8,965,159	—	8,965,159	874,027,373	1.03%	289
2020	42,230,192	—	42,230,192	931,954,514	4.53%	1,359
2021	40,818,781	246,401	40,572,380	944,816,828	4.29%	1,286
2022	38,981,749	—	38,981,749	975,714,556	4.00%	1,235
2023	37,573,451	—	37,573,451	1,021,704,190	3.68%	1,189
2024	36,120,153	—	36,120,153	1,094,312,128	3.30%	1,136

Note: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Assessed Value and Actual Value of Taxable Property for property value data.

(2) See the Schedule of Demographic and Economic Statistics for population data.

Data Source: Annual Comprehensive Financial Report

VILLAGE OF MUNDELEIN, ILLINOIS

Schedule of Direct and Overlapping Bonded Debt April 30, 2024 (Unaudited)

Governmental Unit	Governmental Activities Gross Debt	Percentage to Debt Applicable to Village (1)	Village's Share of Debt
Village of Mundelein	\$ 30,617,553	100.00%	\$ 30,617,553
Overlapping Debt			
Lake County	143,955,000	5.65%	8,133,458
Lake County Forest Preserve District	149,520,000	5.65%	8,447,880
Central Lake County Joint Action Water Agency	65,879,344	21.44%	14,124,531
Mundelein Park District	995,000	89.85%	894,008
Fremont Public Library District	—	51.07%	—
Elementary School Districts:			
#70 - Libertyville	7,511,588	0.05%	3,756
#73 - Hawthorn	75,395,000	16.04%	12,093,358
#75 - Mundelein	9,747,000	98.65%	9,615,416
#76 - Diamond Lake	11,260,000	37.20%	4,188,720
#79 - Fremont	3,270,000	26.91%	879,957
High School District #120 - Mundelein	50,290,000	59.00%	29,671,100
High School District #125 -Stevenson	39,156,680	0.62%	242,771
High School District #128 - Libertyville	—	1.64%	—
Community College #532	72,840,000	5.58%	4,064,472
Total Overlapping Debt	629,819,612		92,359,426
Total Direct and Overlapping Debt	660,437,165		122,976,979

(1) Determined by ratio of assessed valuation of property subject to taxation in the Village to valuation of property subject to taxation in overlapping unit.

Data Source: Lake County Clerk's Office

VILLAGE OF MUNDELEIN, ILLINOIS

Demographic and Economic Statistics - Last Ten Fiscal Years April 30, 2024 (Unaudited)

Fiscal Year	Population	Personal Income (in Thousands)	Per Capita Personal Income	Median Age	Unemployment Rate
2015	31,064	\$ 1,025,267	\$ 33,005	35.1	4.30%
2016	31,064	1,025,267	33,005	35.1	5.50%
2017	31,064	1,025,267	33,005	35.1	4.40%
2018	31,064	1,025,267	33,005	35.1	3.90%
2019	31,064	1,025,267	33,005	35.1	3.90%
2020	31,064	1,025,267	33,005	35.1	14.70%
2021	31,560	1,216,259	38,538	37.2	5.30%
2022	31,560	1,283,324	40,663	37.6	4.80%
2023	31,612	1,414,542	44,747	38.2	4.60%
2024	31,790	1,495,084	47,030	38.3	4.50%

Data Source: Village Records and U.S. Census Bureau

VILLAGE OF MUNDELEIN, ILLINOIS

Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago April 30, 2024 (Unaudited)

Employer	2024			2015		
	Employees	Rank	Percentage of Total Village Employment	Employees	Rank	Percentage of Total Village Employment
Medline Industries	647	1	21.16%	1,800	1	47.25%
Ruprecht Company	555	2	18.15%	200	8	5.25%
Maclean Fogg Co.	300	3	9.81%	220	5	5.77%
University of St. Mary of the Lake	295	4	9.65%	240	4	6.30%
Mundelein High School #120	270	5	8.83%	210	7	5.51%
Amcor Flexibles Healthcare, Inc.	262	6	8.57%	315	3	8.27%
Mundelein Elementary School #75	240	7	7.85%	220	6	5.77%
Village of Mundelein	196	8	6.41%	175	9	4.59%
Pet Factory	170	9	5.56%			
Con-Way Freight (XPO Logistics)	123	10	4.02%			
Accurate Transmissions				320	2	8.40%
Carter Hoffman Co.				110	10	2.89%
Total	3,058		100.00%	3,810		100.00%

Data Source: Village Records - Community Development Department

VILLAGE OF MUNDELEIN, ILLINOIS

Full-Time Equivalent Employees - Last Ten Budget Years April 30, 2024 (Unaudited)

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government										
Administration	13	13	13	14	14	14	14	12	13	13
Building	7	7	8	8	9	9	10	10	10	10
Community Development	4	4	4	4	4	4	5	5	5	4
Finance	6	6	6	6	4	4	4	4	5	2
Public Safety										
Police										
Officers	53	54	54	54	54	54	54	53	53	53
Civillians	18	18	18	18	19	24	24	29	29	34
Fire										
Firefighters, Paramedics, and Officers	27	27	26	26	29	29	32	29	31	31
Civillians	2	2	2	2	2	2	1	1	1	1
Contractual	6	6	6	6	6	6	6	6	6	3
Public Works										
Administration	3	3	3	3	3	3	3	5	4	7
Engineering	3	3	3	3	2	1	1	1	1	—
Facility	5	5	5	5	5	5	6	4	4	5
Vehicle	4	4	4	4	4	4	5	4	5	5
Street	11	11	10	10	10	10	9	9	10	9
Utility Billing	2	2	2	2	2	2	2	2	2	2
Water	10	10	10	10	10	10	9	9	9	8
Wastewater	12	12	12	12	12	12	11	11	11	9
Totals	186	187	186	187	189	193	196	193	199	196

Data Source: Village Records

VILLAGE OF MUNDELEIN, ILLINOIS

Operating Indicators by Function/Program - Last Ten Calendar Years April 30, 2024 (Unaudited)

Function/Program	2014	2015	2016
General Government			
Administration			
Registered Voters (1)	19,478	21,046	21,046
Votes Cast in Last Election	2,237	2,297	2,297
Public Safety			
Police			
CALEA Accreditation	Yes	Yes	Yes
Arrests	1,076	1,002	1,002
Ordinance Citations	1,998	2,087	2,087
Traffic Citations	5,687	5,436	5,436
Part I Incidents (2)	387	331	331
Part II Incidents (2)	2,741	2,789	2,789
Service Incidents	13,635	15,714	15,714
Fire			
Emergency Responses	2,845	2,995	3,116
Fire Responses	1,476	1,674	1,674
Patients Transported	1,362	1,442	1,442
Public Works			
Streets			
Street Resurfaced (Sq. Yds.)	26,100	32,325	32,325
Sidewalk Replaced (Sq. Ft.)	4,654	6,152	6,152
Workorders Processed	8,394	7,895	7,895
Water			
Average Daily Demand (MGD)	2.420	2.355	2.355
Highest Daily Demand (MGD)	3.336	4.239	4.239
Date of Highest Daily Demand	8/3/14	12/15/15	12/15/15
Lake Water Allocation	3.027	3.031	3.031
Average Residential Usage	15.0	14.4	14.4
Watermain Breaks	47	34	34
Wastewater			
Total Volume (MG)	993.98	1,042.11	1,042.11
Biological Oxygen Demand (lbs)	1,046,070	1,399,385	1,399,385
Average Daily Flow	2.72	2.86	2.86
Average Dry Weather Flow (MGD)	2.06	2.18	2.18
Highest Daily Flow	12.56	16.69	16.69
Date of Highest Daily Flow	5/12/14	4/9/15	4/9/15
Workorders Processed	7,074	8,869	8,869

(1) Municipal Elections occur every two years.

(2) Categorized based upon I-UCR Crime Index, where Part II includes: murder, criminal sexual assault, robbery, aggravated assault/battery, burglary, theft, motor vehicles theft, and arson. Part II includes all other activities.

Data Source: Village Departments

N/A - Not Available

2017	2018	2019	2020	2021	2022	2023
21,046	24,005	24,005	24,223	25,357	25,357	25,357
2,297	2,647	2,647	3,741	3,321	3,321	3,321
Yes	Yes	Yes	Yes	Yes	Yes	Yes
1,002	806	833	684	546	471	461
2,087	2,158	1,988	1,121	1,406	1,390	785
5,436	6,097	5,804	5,204	4,217	3,576	4,467
281	229	268	182	213	287	228
899	823	1,055	1,202	1,004	987	1,044
13,206	14,096	14,796	10,524	11,014	11,392	11,299
3,116	3,116	3,177	3,880	4,194	4,441	4,568
1,674	1,624	1,449	1,449	1,412	1,420	1,383
1,442	1,553	1,571	1,571	1,807	1,912	2,060
32,325	34,857	34,857	34,857	—	—	57,400
6,152	5,814	5,814	5,814	14,420	10,975	6,700
7,895	8,002	8,002	8,002	1,217	958	7,311
2.355	2.321	2.321	2.327	2.520	2.475	2.470
4.239	4.244	4.244	4.244	3.690	N/A	3.580
8/15/17	7/17/18	7/17/19	7/17/20	7/26/21	6/21/22	6/23/23
3.031	3.028	3.028	3.028	3.258	3.258	3.250
14.4	14.4	14.4	14.4	15.6	15.4	14.8
34	15	15	15	24	16	22
1,042.11	1,042.11	1,042.11	1,042.11	875.63	988.76	990.00
1,399,385	1,399,385	1,399,385	1,399,385	1,190,943	1,109,734	1,120,178
2.86	2.86	2.86	2.86	2.40	2.71	2.30
2.18	2.18	2.18	2.18	1.99	2.17	1.98
16.69	16.69	16.69	16.69	5.70	9.08	10.10
4/9/16	5/9/18	5/9/19	5/9/20	2/28/21	9/11/22	8/11/23
8,870	8,871	8,872	8,873	2,178	1,417	2,561

VILLAGE OF MUNDELEIN, ILLINOIS

Capital Asset Statistic by Function/Program - Last Ten Fiscal Years April 30, 2024 (Unaudited)

Function/Program	2015	2016	2017
General Government			
Metra Stations	1	1	1
Metra Parking Spots	522	522	522
Public Safety			
Police			
Stations	1	1	1
Patrol Districts	5	5	5
Patrol Units	16	16	16
Fire			
Stations	2	2	2
ISO Rating	3	3	3
Fire Apparatus	6	6	6
Rescue Apparatus	4	4	4
Public Works			
Streets			
Streets (Miles)	83	84	85
Streetlights	1,400	1,400	1,400
Traffic Signals (1)	5	5	5
Curbs (Miles)	141	145	147
Sidewalks (Miles)	119	122	123
Water			
Water Mains (Miles)	102	117	117
Fire Hydrants	1,792	1,800	1,825
Booster Pump Stations	1	1	1
Ground Storage	4	4	4
Elevated Storage	4	4	4
Storage Capacity (2)	7	7	7
Wastewater			
Sanitary Sewers (Miles)	168	170	171
Storm Sewers (Miles)	90	92	93
Treatment Capacity (2)	5	5	5

(1) Village owned

(2) Millions of Gallons

Data Source: Various Village Departments

2018	2019	2020	2021	2022	2023	2024
1 522	1 522	1 522	1 522	1 522	1 522	1 522
1 5 16	1 5 16	1 5 16	1 5 16	1 5 16	1 5 16	1 5 17
2 3 5 4	2 2 5 4	2 2 5 4	2 2 5 4	2 2 4 5	2 2 4 5	2 2 4 5
87 1,410 5 150 124	88 1,414 5 152 126	89 1,436 5 153 129	92 1,444 5 155 133	96 1,942 2 155 145	96 1,942 2 155 145	93 1,624 2 155 135
118 1,838 1 4 4 7	119 1,847 1 4 4 7	121 1,855 1 4 4 7	125 1,888 1 4 4 7	125 1,956 1 3 4 7	125 1,956 1 3 4 7	125 1,760 1 3 4 7
173 95 5	174 96 5	176 98 5	179 101 5	114 126 5	114 126 5	114 127 5

VILLAGE OF MUNDELEIN, ILLINOIS

Miscellaneous Statistics - Waterworks and Sewerage Fund - Last Ten Fiscal Years

April 30, 2024 (Unaudited)

Function/Program	2015	2016	2017
Number of Users			
Water Users	10,502	10,544	10,568
Water and Sewer Users	10,541	10,573	10,597
Increase in Users	229	32	24
Nonactive Accounts	224	257	248
Users by Class			
Residential	7,731	7,716	7,596
Senior Citizen	1,519	1,554	1,718
Commercial	726	734	715
Apartment Buildings	146	146	146
Industrial	60	61	60
Other	359	362	362
Total Users	10,541	10,573	10,597
Billing Units by Class (1)			
Residential (2)	684,277	668,264	692,563
Business (3)	297,265	299,628	313,734
Industrial	95,514	114,653	133,096
Other	34,000	21,766	20,333
Total Billing Units	1,111,056	1,104,311	1,159,726
Rate History Per Billing Unit (4)			
Ordinance No.	14-04-16	15-04-16	16-04-20
Effective Date	6/1/2014	6/1/2015	6/1/2016
Water	2.37	2.56	2.60
Sewer	2.89	3.16	3.40
CLCJAWA	1.97	2.08	2.40
Combined Rate	7.23	7.80	8.40
Pumped vs. Billed			
Total Gallons of Water Pumped	865,039,000	864,295,000	903,739,000
Total Gallons of Water Billed	833,292,000	828,233,250	869,794,500
Gallons Pumped but not Billed	31,747,000	36,061,750	33,944,500
Percentage of Unbilled	3.7%	4.2%	3.8%

Data Source: Village Records

(1) Billing unit equals 100 cubic feet, or 750 gallons

(2) Residential includes commercial and apartment building classes

(3) Business includes commercial and apartment building classes

(4) Annualized inside the Village rates only

N/A - Not available

2018	2019	2020	2021	2022	2023	2024
10,570	10,818	10,819	10,751	10,769	10,683	11,254
10,599	10,703	10,710	10,774	10,849	10,976	10,884
2	104	7	64	75	127	479
249	250	250	255	262	358	374
7,589	7,676	7,669	7,722	7,638	7,598	7,710
1,727	1,744	1,755	1,766	1,897	2,055	2,067
740	740	744	744	726	739	737
146	146	146	146	141	145	153
61	61	60	60	62	61	64
336	336	336	336	385	378	396
10,599	10,703	10,710	10,774	10,849	10,976	11,127
669,732	674,258	690,443	730,582	691,154	640,545	657,940
299,089	296,054	304,698	307,586	293,252	295,753	291,290
119,785	119,257	122,978	124,192	124,976	138,447	122,706
21,730	22,222	33,266	33,185	41,859	307,052	19,240
1,110,336	1,111,791	1,151,385	1,195,545	1,151,241	1,381,797	1,091,176
17-04-18	18-04-21	19-04-34	19-04-34	22-05-28	23-05-33	23-05-33
6/1/2017	6/1/2018	6/1/2019	6/1/2020	6/1/2021	6/1/2022	6/1/2023
2.88	3.00	3.14	3.14	5.54	5.70	4.40
3.50	3.60	3.70	3.70	3.70	3.80	4.55
2.34	2.40	2.40	2.40	N/A	N/A	2.40
8.72	9.00	9.24	9.24	9.24	9.50	11.35
896,452,000	897,379,000	918,552,000	945,112,000	908,016,000	877,317,000	853,852,000
864,217,000	863,843,250	881,274,750	896,658,750	863,430,750	865,494,000	817,884,750
32,235,000	33,535,750	37,277,250	48,453,250	44,585,250	11,823,000	35,967,250
3.6%	3.7%	4.1%	5.1%	4.9%	1.3%	4.2%

VILLAGE OF MUNDELEIN, ILLINOIS

Property Value and Construction - Last Ten Calendar Years April 30, 2024 (Unaudited)

Calendar Year	Multi-Family Construction		Residential Construction		Total Value of all Building Permits	Estimated Actual Property Value
	Number of Units	Value	Number of Units	Value		
2014	—	\$ —	43	\$ 5,748,137	\$ 19,548,752	\$ 2,402,060,402
2015	96	12,575,000	30	6,258,943	23,548,167	2,464,631,228
2016	40	7,500,000	25	5,215,786	22,585,167	2,610,402,848
2017	—	—	36	7,346,488	25,827,943	2,738,203,028
2018	6	1,752,500	24	5,817,939	17,538,515	2,822,082,119
2019	—	—	47	9,578,264	33,565,879	2,995,863,542
2020	—	—	39	8,825,963	28,564,789	3,034,450,484
2021	180	25,000,000	114	18,118,181	57,739,775	2,927,143,668
2022	—	—	143	34,850,671	78,141,265	3,065,112,570
2023	230	31,900,000	127	30,951,295	95,605,216	3,846,767,152

Data Source: Village Records

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENTAL AUDITING STANDARDS***



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENTAL AUDITING STANDARDS**

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein (the Village), Illinois, as of and for the year ended April 30, 2024, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements, and have issued our report thereon dated April 23, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Village's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, we do not express an opinion on the effectiveness of the Village's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Village's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Village's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Village of Mundelein, Illinois
April 23, 2025

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1145



FOR THE FISCAL YEAR ENDED
APRIL 30, 2024

300 Plaza Circle
Mundelein, Illinois 60060
Fax: Phone: 847.949.3246
Phone: Fax: 847.949.2153
www.mundelein.org

**VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2**

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois as of and for the fiscal year ended April 30, 2024, and have issued our report separately dated April 23, 2025. These financial statements are the responsibility of the Village of Mundelein's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Mundelein, Illinois' compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2024 for the Tax Increment Financing District #2. The management of the Village of Mundelein, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis evidence about the Village of Mundelein, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Mundelein, Illinois, complied in all material respects with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2024 for the Tax Increment Financing District #2.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP



INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein, Illinois, as of and for the fiscal year ended April 30, 2024, and have issued our report separately dated April 23, 2025. These financial statements are the responsibility of the Village of Mundelein (the Village), Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

Our audit was made in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts, and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

The accompanying schedules present only the Tax Increment Financing District #2 and are intended to present fairly the financial position and changes in financial position of the Village of Mundelein, Illinois in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the Tax Increment Financing District #2 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

Balance Sheet
April 30, 2024

ASSETS	
Cash and Investments	\$ 814,156
Receivables - Net of Allowances	
Property Taxes	<u>1,143,868</u>
Total Assets	<u><u>1,958,024</u></u>
LIABILITIES	
Accounts Payable	15,137
Other Payables	<u>21,656</u>
Total Liabilities	36,793
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	<u>1,143,868</u>
Total Liabilities and Deferred Inflows of Resources	<u>1,180,661</u>
FUND BALANCES	
Restricted	<u>777,363</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u><u>1,958,024</u></u>

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2024

Revenues	
Property Tax	\$ 1,052,692
Investment Income	40,406
Total Revenues	<u>1,093,098</u>
Expenditures	
Debt Services	
Interest and Fiscal Charges	<u>331,043</u>
Net Change in Fund Balances	762,055
Fund Balance - Beginning	<u>15,308</u>
Fund Balance - Ending	<u><u>777,363</u></u>

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1145



FOR THE FISCAL YEAR ENDED
APRIL 30, 2024

300 Plaza Circle
Mundelein, Illinois 60060
Fax: Phone: 847.949.3246
Phone: Fax: 847.949.2153
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**VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3**

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois as of and for the fiscal year ended April 30, 2024, and have issued our report separately dated April 23, 2025. These financial statements are the responsibility of the Village of Mundelein's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Mundelein, Illinois' compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2024 for the Tax Increment Financing District #3. The management of the Village of Mundelein, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether material noncompliance with the requirements referred to above occurred. An audit includes examining, on a test basis evidence about the Village of Mundelein, Illinois' compliance with those requirements. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the Village of Mundelein, Illinois, complied in all material respects with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2024 for the Tax Increment Financing District #3.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP



INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois, as of and for the fiscal year ended April 30, 2024, and have issued our report separately dated April 23, 2025. These financial statements are the responsibility of the Village of Mundelein, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

Our audit was made in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts, and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

The accompanying schedules present only the Tax Increment Financing District #3 and are intended to present fairly the financial position and changes in financial position of the Village of Mundelein, Illinois in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the Tax Increment Financing District #3 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

Balance Sheet
April 30, 2024

ASSETS	
Receivables - Net of Allowances	
Property Taxes	\$ 152,819
Land Held for Resale	<u>1,481,851</u>
Total Assets	<u><u>1,634,670</u></u>
LIABILITIES	
Advances from Other Funds	4,502,725
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	<u>152,819</u>
Total Liabilities and Deferred Inflows of Resources	<u>4,655,544</u>
FUND BALANCES	
Unassigned	<u>(3,020,874)</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u><u>1,634,670</u></u>

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2024

Revenues	
Property Tax	\$ 86,551
Expenditures	
General Government	
Services	3,030,000
Debt Service	
Principal Retirement	440,000
Interest and Fiscal Charges	177,125
Total Expenditures	3,647,125
Excess (Deficiency) of Revenues	
Over (Under) Expenditures	(3,560,574)
Other Financing Sources	
Debt Issuance	3,030,000
Net Change in Fund Balances	(530,574)
Fund Balance - Beginning	(2,490,300)
Fund Balance - Ending	(3,020,874)



April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein (the Village), Illinois for the year ended April 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated April 23, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Village are described in the Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended April 30, 2024. We noted no transactions entered into by the Village during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental and business-type activities' financial statements were:

Management's estimate of the depreciation expense on capital assets is based on assumed useful lives of the underlying capital assets, the net pension liabilities is based on estimated assumptions used by the actuary, and the total OPEB liability is based on estimated assumptions used by the actuary. We evaluated the key factors and assumptions used to develop the depreciation expense, the net pension liabilities, and the total OPEB liability estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Any material misstatements detected as a result of audit procedures were corrected by management.

Significant Audit Findings - Continued

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 23, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Village's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI), as listed in the table of contents, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the other supplementary information and supplemental schedules, as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, and we do not express an opinion or provide any assurance on it.

Restrictions on Use

This information is intended solely for the use of the Board of Trustees and management of the Village and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to express our gratitude to the Board of Trustees and staff (in particular the Finance Department) of the Village of Mundelein, Illinois for their valuable cooperation throughout the audit engagement.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

VILLAGE OF MUNDELEIN, ILLINOIS

MANAGEMENT LETTER



FOR THE FISCAL YEAR ENDED
APRIL 30, 2024

300 Plaza Circle
Mundelein, Illinois 60060
Phone: 847.949.3246
Fax: 847.949.2153
www.mundelein.org



April 23, 2025

The Honorable Mayor
Members of the Board of Trustees
Village of Mundelein, Illinois

In planning and performing our audit of the financial statements of the Village of Mundelein, (the Village), Illinois, for the year ended April 30, 2024, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

We do not intend to imply that our audit failed to disclose commendable aspects of your system and structure. For your consideration, we herein submit our comments and suggestions which are designed to assist in effecting improvements in internal controls and procedures. Those less-significant matters, if any, which arose during the course of the audit, were reviewed with management as the audit field work progressed.

The accompanying comments and recommendations are intended solely for the information and use of the Board of Trustees, management, and others within the Village of Mundelein, Illinois.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Village personnel. We would be pleased to discuss our comments and suggestions in further detail with you at your convenience, to perform any additional study of these matters, or to review the procedures necessary to bring about desirable changes.

We commend the finance department for the well prepared audit package and we appreciate the courtesy and assistance given to us by the entire Village staff.

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

PRIOR RECOMMENDATIONS

1. TIMELINESS OF AUDIT

Comment

Previously and during our current year-end audit procedures, we noted significant delays regarding the timeliness of the audit. Financial statement audits should be completed within six months of the fiscal year-end to ensure that the financial statements are not reporting stale information that provides minimal value to the users of the financial statements.

Recommendation

We recommended that the Village ensure that the financial information required to complete the financial statement audits be made available in a more timely manner.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Financial software implementation challenges and staffing shortages lead to a delay in the audit. Management is working towards timely audits for upcoming years.

2. COMMINGLED CASH

Comment

Previously, we noted that the Village's commingled cash allocations between various funds resulted in significant positive and negative book balances across the respective funds comprising that bank reconciliation.

There are many advantages to cash commingling, such as increasing the funds available for investment opportunities. However, the allocation process should represent accurately each funds' percentage ownership of the cash balance.

Recommendation

We recommended that the Village review the process for allocation of the commingled cash balances and adjust the balances as appropriate.

Status

This comment has been implemented and will not be repeated in the future.

PRIOR RECOMMENDATIONS - Continued

3. **FUNDS OVER BUDGET**

Comment

Previously and during our current year-end audit procedures, we noted that the following funds had excess of actual expenditures over budget for the fiscal year:

Fund	4/30/2023	4/30/2024
General	\$ —	1,657,440
Stormwater Management	—	6,458
Tax Increment Finance #3	—	2,927,575
Road and Bridge	—	22,523
Tax Rebate	337,259	—
Revolving Loans/Grants	—	105,868
Equipment Replacement	—	74,230
Debt Service	—	475

Recommendation

We recommended the Village investigate the causes of the funds over budget and adopt appropriate future funding measures.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Management acknowledges this comment and will concentrate on improving the budget process to correct it in the coming years.

4. **DEFICIT FUND BALANCES**

Comment

Previously and during our current year-end audit procedures, we noted the following funds with deficit fund balances:

Fund	4/30/2023	4/30/2024
Tax Increment Finance #3	\$ 2,490,300	3,020,874
Train Station Parking	244,577	280,817
Tax Rebate	102,131	—
Archer Business Center	508,470	327,765

PRIOR RECOMMENDATIONS - Continued

4. DEFICIT FUND BALANCES - Continued

Recommendation

We recommended the Village investigate the causes of the various deficits and adopt appropriate future funding measures.

Status

This comment has been implemented and will not be repeated in the future.

Management Response

Management acknowledges this comment and is viewing the fund structure to correct the deficit fund balances in the coming years.

5. POLICE PENSION FUND AND FIREFIGHTERS' PENSION FUND FUNDING

Comment

Previously, we noted that both the Police Pension Fund and Firefighters' Pension Fund employer contributions were below the actuary's annual determined contributions (ADC).

For April 30, 2023 the Police Pension Fund's ADC is \$2,743,348 and the employer contributions were \$2,447,356, resulting in 89% funded. For April 30, 2023 the Firefighters' Pension Fund's ADC was \$1,311,022 and the employer contributions were \$1,003,648, resulting in 77%. Neither the Village's Police Pension Fund nor the Village's Firefighters' Pension Fund are being funded per the actuary's recommendation.

Recommendation

The actuarial accrued liability for the Police and Firefighters' Pension Funds will continue to increase and the funded ratio will continue to decrease if the Village does not fund the pension funds according to the actuarially determined contribution. Continued underfunding will decrease the funded ratio each year increasing the gap between the State average and the Village. Therefore, we recommended that the Village fund the Police and Firefighters' Pension Funds according to the actuarially determined required contributions for each fiscal year.

Status

This comment has been implemented and will not be repeated in the future.

PRIOR RECOMMENDATIONS - Continued

6. INTERFUND RECEIVABLE AND PAYABLES

Comment

Previously and during our current year-end audit procedures, we noted that the Village has several old, outstanding interfund balances between funds.

Recommendation

We recommended that the Village review these balances to understand how the balance has accumulated over time and attempt to establish procedures to eliminate these balances.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Management acknowledges this comment and will work to correct it in the coming year.

UPCOMING STANDARDS

1. **GASB STATEMENT NO. 100 ACCOUNTING CHANGES AND ERROR CORRECTIONS**

In June 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 100, *Accounting Changes and Error Corrections*, which establishes accounting and financial reporting requirements for (a) accounting changes, and (b) the correction of an error in previously issued financial statements (error correction). Accounting changes are (a) changes in accounting principle, (b) changes in accounting estimates, or (c) changes to or within the financial reporting entity. Error corrections are (a) errors from mathematical mistakes, mistakes in the application of accounting principles, or oversight or misuse of facts that existed at the time the financial statements were issued, or (b) a change from (i) applying an accounting principle that is not generally accepted to transactions or other events that previously were significant to (ii) applying a generally accepted accounting principle to those transactions or other events is an error correction. GASB Statement No. 100 requires that (a) changes in accounting principal and error corrections are reported retroactively, (b) changes in accounting estimates are reported prospectively, and (c) changes to or within the financial reporting entity should be reported by adjusting the current reporting period's beginning net position, fund balance, or fund net position, as applicable, for the effect of the change as if the change occurred as of the beginning of the reporting period. GASB Statement No. 100, *Accounting Changes and Error Corrections* is applicable to the Village's financial statements for the year ended April 30, 2025.

2. **GASB STATEMENT NO. 101 COMPENSATED ABSENCES**

In June 2022, the Governmental Accounting Standards Board (GASB) issued Statement No. 101, *Compensated Absences*, which establishes standards of accounting and financial reporting for (a) compensated absences, and (b) associated salary-related payments, including certain defined contribution pensions and defined contribution other post-employment benefits (OPEB). The statement requires that a liability should be recognized for any type of leave that has not been used at year-end if (a) The leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Examples of leave that should be reviewed, and potentially measured under GASB Statement No. 101 are vacation leave, paid time off leave, holiday leave, and sick leave. Examples of leave that are excluded from GASB Statement No. 101 are parental leave, military leave, and jury duty leave. GASB Statement No. 101, *Compensated Absences* is applicable to the Village's financial statements for the year ended April 30, 2025.

3. **GASB STATEMENT NO. 102 CERTAIN RISK DISCLOSURES**

In December 2023, the Governmental Accounting Standards Board (GASB) issued Statement No. 102, *Certain Risk Disclosures*, which establishes the requirements for disclosing, in the notes to the financial statements, the risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. Governments may be vulnerable to risks from certain concentrations or constraints that limit its ability to acquire resources or control spending. Concentration risk is a lack of diversity related to an aspect of a significant inflow of resources (revenues) or outflow of resources (expenses). Constraint risk is a limitation that is imposed by an external party or by formal action of a government's highest level of decision-making authority. GASB Statement No. 102, *Certain Risk Disclosures* is applicable to the Village's financial statements for the year ended April 30, 2026.

UPCOMING STANDARDS - Continued

4. **GASB STATEMENT NO. 103 FINANCIAL REPORTING MODEL IMPROVEMENTS**

In April 2024, the Governmental Accounting Standards Board (GASB) issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes improvements to key components of the financial reporting model to enhance effectiveness in providing information that is essential for decision making and assessing a government's accountability. The Statement addresses application issues related to management's discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. GASB Statement No. 103, *Financial Reporting Model Improvements* is applicable to the Village's financial statements for the year ended April 30, 2027.

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Liquor License Interest - Chelito's Mexican Restaurant - 506 North Lake Street

Financial Impact:

N/A

Attachments:

1. Chelito's Mexican Restaurant - Liquor License Letter Of Interest - 05.22.25

Background:

Chelito's Mexican Restaurant - 506 North Lake Street will make a verbal presentation for a liquor license.

Recommendation:

The Board will make a recommendation on whether to proceed to the liquor license application stage.

Hello, Robin!

05/22/2025

I Hope you are having a great day.

I write to you today because we would to get our liquor license.

Chelito's Mexican Restaurant

506 N Lake St Mundelein IL 60060

We are a corporation and these are the owners

Consuelo Ruiz - [REDACTED] mundelein, IL 60060

Nayelli Ruiz - [REDACTED] mundelein, IL 60060

Alejandro T Ventura - [REDACTED] Grayslake, IL 60030

We do have a 3 year lease that will be attached
The occupancy is for about 60 people, this is the
layout of our restaurant



The Restaurant has only 1 room.

We have been open for about 6 months but this was a Mexican Restaurant before. Miguel did already surrender his liquor license.

We think adding the liquor to the menu offering Margaritas, beer, mimosa and just a small variety of cocktails would help our business grow because who doesn't love a Margarita with a taco. This is our first restaurant so we have not held a liquor license in past.

I believe the nearest church is Santa Maria which is half a mile away and the nearest school being Carl Sandburg at a little over half a mile.

Thank you for taking the time to read my letter. Have a blessed day.

Nayeli Ruiz



From Chelito's Mexican Restaurant

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Liquor License Interest - Narrow Gate Brewery - 610 East Hawley Street

Financial Impact:

N/A

Attachments:

1. Narrow Gate Brewery - Liquor License Letter Of Interest - 05.07.25

Background:

Narrow Gate Brewery - 610 East Hawley will make a verbal presentation for a liquor license.

Recommendation:

The Board will make a recommendation on whether to proceed to the liquor license application stage.

Michael & Christine Zemke
Prospective Owners – Narrow Gate Brewery

██████████ 800-██████████
██████████

Date: 05-12-2025

To:
Mayor Robin Meier, Liquor Commissioner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: Letter of Interest – Liquor License for Narrow Gate Brewery

Dear Mayor Meier,

We are writing to formally express our interest in obtaining a liquor license for our new business venture, Narrow Gate Brewery, located at 610 E Hawley, Mundelein, IL. My wife and I are in the process of purchasing the existing Bosacki Brewery and rebranding it as a **woman-owned microbrewery** with a renewed focus on community, craft, and hospitality. Below is the information required by the Village:

a. Business Name & Address:

Narrow Gate Brewery
610 E Hawley

b. Business Owners:

Michael & Christine Zemke
██████████ ██████████ Libertyville IL 60048

c. Type of Ownership:

Partnership (Husband and Wife)

d. Type of Business:

Microbrewery and Taproom – Producing and serving craft beer on-site, with growler and keg sales.

e. Video Gaming:

We are **not requesting** a video gaming license.

f. License Classification Requested:

M1 – Microbrewery license however we are also interested in serving wine.

g. Property Ownership:

Leased, we will provide a copy of the executed lease.

h. Floor Plan:

A scaled floor plan will be included upon sale of Bosacki Brewery.

i. Will the establishment have a bar?

Yes – for on-site consumption of beer brewed on premises and wine.

j. Seating Capacity:

I believe it is 38 people.

k. Is the business new to the Village?

While the **location** has previously operated under the Bosacki Brewery name, Narrow Gate Brewery will be a **new and rebranded business**, woman-owned and with a fresh vision for community engagement and premium craft brewing and wine.

l. Purchase of Existing Business:

Yes. We are purchasing Bosacki Brewery and rebranding.

m. Approximate Distance to Nearest School/Church:

approximately 0.3 miles to Carmel High School and 0.2 miles to community protestant Church.

n. Purpose & Experience:

A liquor license is critical for us to operate the taproom and sell our craft beer on-site and in growlers/kegs. We bring professional experience in business operations, marketing, and customer service, and are committed to creating a safe, inclusive, and vibrant space for residents and visitors.

o. Citizenship:

Both owners and all managers are U.S. citizens.

We are excited to contribute to the economic and cultural vitality of Mundelein and respectfully request your consideration to create a new M1 liquor license for Narrow Gate Brewery. Please let us know if any additional materials or meetings are needed.

Sincerely,

Michael & Christine Zemke

Prospective Owners, Narrow Gate Brewery

To: Mayor and Board of Trustees

From: Mike Flynn

For: Village Board Meeting of June 9, 2025

Subject: Illinois State Historical Society - Best of Illinois History Award

Financial Impact:

Attachments:

None

Background:

Mike Flynn will discuss the Historical Commission Best of Illinois History Award from the Illinois State Historical society.

Recommendation:

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 9, 2025

Subject: APWA Roadeo Competition

Financial Impact:

N/A

Attachments:

None

Background:

The Village of Mundelein Public Works and Engineering Department once again demonstrated their excellence in public works operations and technical expertise with our two snow plow teams and two backhoe competitors.

Pete Schubkegel, Jr. and Brian Tunison competed in the backhoe competition. Brian, in only his second time competing, finished in 5th place overall. His written exam score was the 2nd highest in the entire field. Mr. Schubkegel, Jr. is a regular at this competition and continues to improve each year. This year, Pete was able to overwhelm the field, finishing first overall. This qualifies Pete for the National Backhoe Competition later this summer where he will test his expertise amongst the best operators in the country!

The team of Travis Hamm and Jerry Kegg finished 11th overall in the APWA Snow Plow Roadeo competition last month. Travis and Jerry have been in the competition in the past and provided the Village with a strong performance this year. The team of Mike Hassebroek and Nick Galan were able to secure a 3rd place finish, improving upon a 5th place finish from last year. Mike and Nick will be formally recognized this year at the APWA Chicago Chapter holiday banquet in December, as one of the top three finishers in the event.

The Chicago Chapter APWA Roadeo is a regional event with public works teams from the entire region competing in snow plow and backhoe competitions. Each competition includes a written test along with an extremely challenging field competition. Individuals from all the collar counties (Lake, Cook, DuPage, Kane, McHenry) compete in the events.

Please join the entire PW&E Department in congratulating Pete, Brian, Mike, Nick, Travis, and Jerry for proudly representing the Village of Mundelein at the competition this year.

Recommendation:

Mayoral Proclamation

MAYOR PROCLAMATION RECOGNIZING THE MONTH OF JUNE AS LGBT PRIDE MONTH

WHEREAS, the Village of Mundelein is a diverse and welcoming community and an exceptional place to live, learn, work, play, and raise of family; and

WHEREAS, every person should be able to live without fear of prejudice, discrimination, violence, and hatred based on race, religion, gender identity, or sexual orientation; and

WHEREAS, the month of June is celebrated nationally as Lesbian, Gay, Bisexual, and Transgender (LGBT) Pride Month; and

WHEREAS, the Village of Mundelein is strengthened by, and thrives upon, the rich diversity of ethnic, cultural, racial, gender, and sexual identities of its residents and visitors, all of which contribute to the vibrant character of our community.

NOW, THEREFORE, BE IT PROCLAIMED by the Board of Trustees of the Village of Mundelein, that the month of June is recognized as LGBT Pride Month.

PROCLAIMED, this 9th day of June, 2025 in the Village of Mundelein, Lake County, Illinois.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Lease Agreement Amendment # 1 - Crownhill Packaging, Inc. - 165 North Archer Avenue

Financial Impact:

\$5.90 per Square Foot - \$5,408.33 Monthly Rent

Attachments:

1. R-25-06-31 - Exhibit A - Crownhill Packaging - Lease Addendum # 1 - 08.01.25 - 07.31.26

Background:

Crownhill Packaging, Inc. has been a tenant of Archer Business Center since December 2022. They seek to extend their lease through July 31, 2026, a date that aligns with other tenant lease-end dates at the ABC Building. Crownhill Packaging, Inc. has also changed their name to SupplyOne Wisconsin, LLC.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and SupplyOne Wisconsin, LLC, successor in interest to Crownhill Packaging, Inc, as Lessee.

I hereby certify that the attached is an original of

Resolution No. R-25-06-31

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-31

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE OFFICE LEASE BETWEEN THE VILLAGE OF MUNDELEIN, AS LESSOR AND SUPPLYONE WISCONSIN, LLC, SUCCESSOR IN INTEREST TO CROWNHILL PACKAGING, INC. AS LESSEE

WHEREAS, on December 27, 2022, the Village of Mundelein, an Illinois municipal corporation (the “Village”) entered into an office lease with Crowhhill Packaging, Inc. (“Crowhhill Packaging, Inc.”) for Crowhhill Packaging, Inc. to lease Village office space at 165 North Archer Avenue (the “Office Lease”); and

WHEREAS, Crownhill Packaging, Inc. has changed their name to SupplyOne Wisconsin, LLC., and

WHEREAS, the Parties agree it is in their best interests to extend the Lease through July 31, 2026; and

WHEREAS, the Mayor and Board of Trustees, pursuant to the Village’s home rule powers and all other powers provided to it by Article VII, Section 6 of the Constitution of the State of Illinois, and all other statutory authority, have determined that it is in the best interest of the Village and its residents to hereby approve and execute the amendment to the Office Lease.

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

SECTION I: That the amendment to the Office Lease attached hereto as **Exhibit A** is hereby approved and the Village Administrator is hereby authorized and directed to execute and attest to the same, on behalf of the Village.

XXX this 9th day of June 2025 by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

ADDENDUM #1

Dated: May 21, 2025.

The Lease dated December 27, 2022, having been mutually agreed to by both parties, pertaining to 165 North Archer Avenue in Mundelein, Illinois, by and between the VILLAGE OF MUNDELEIN, as lessor (the "Lessor"), and SupplyOne Wisconsin, LLC, successor in interest to Crownhill Packaging, Inc., as lessee (the "Lessee"), are herewith affirmed and modified as follows:

1. The Lease described above remains effective through July 31, 2026.
2. The following terms apply:

LEASE RENEWAL COMMENCEMENT: August 1, 2025

LEASE TERM: The renewal term shall be twelve (12) months, expiration July 31, 2026.

BASE RENT: Gross rent structure per existing lease with the following rent schedule:

Period	Gross Rental Rate	Monthly Rent Due
08-01-25 to 07-31-26	\$5.90 per square foot	\$5,408.33

STORAGE: Tenant has not leased and is not granted permission to use extra space for storage. Any extra storage space used must be by written permission and shall incur extra rent at \$5.90/per square foot.

TERMS & CONDITIONS: All other terms and conditions of the Lease shall continue per existing lease.

CONFIDENTIAL INFORMATION: All parties agree to keep all information regarding this proposal and all subsequent proposals confidential and will not disclose this information the marketplace. Tenant agrees to keep confidential any information it learns about Landlord in the course of discussions concerning this location.

3. All other terms of the Lease and related addendums shall remain in full force with no other changes and/or alterations.

THE FOREGOING TERMS AND CONDITIONS OF THIS ADDENDUM IS ACKNOWLEDGED AND AGREED TO ON BEHALF OF THE LESSOR AND LESSEE LISTED BELOW:

LESSOR: THE VILLAGE OF MUNDELEIN An Illinois Municipal Corporation	LESSEE: SUPPLYONE WISCONSIN, LLC
By: _____	By: <u>[Signature]</u>
Name: _____	Name: <u>James Diel</u>
Its: _____	Its: <u>President WIS Region</u>

Z:\M\Mundelein\Archer Business Center\Crown Hill Packaging\Addendum #1.modified 05-21-25.docx

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Lease Agreement Amendment # 6 - TS Financial - 165 North Archer Avenue

Financial Impact:

N/A

Attachments:

1. R-25-06-32 - Exhibit A - TS Financial Lease Addendum # 6 - 07.01.25 - 07.31.26 - SIGNED BY TS

Background:

TS Financial has been a tenant of Archer Business Center since 2017. They seek to extend their lease through July 31, 2026, a date that aligns with other tenant lease-end dates at the ABC Building.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and TS Financial, as Lessee.

I hereby certify that the attached is an original of

Resolution No. R-25-06-32

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-32

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE OFFICE LEASE BETWEEN THE VILLAGE OF MUNDELEIN, AS LESSOR AND TS FINANCIAL, AS LESSEE

WHEREAS, on May 26, 2017, the Village of Mundelein, an Illinois municipal corporation (the “Village”) entered into an office lease with TS Financial (“TS Financial”) for TS Financial to lease Village office space at 165 North Archer Avenue (the “Office Lease”) which was then amended extending their lease on a month-to-month basis; and

WHEREAS, the Parties agree it is in their best interests to extend the Lease through July 31, 2026; and

WHEREAS, the Mayor and Board of Trustees, pursuant to the Village’s home rule powers and all other powers provided to it by Article VII, Section 6 of the Constitution of the State of Illinois, and all other statutory authority, have determined that it is in the best interest of the Village and its residents to hereby approve and execute the amendment to the Office Lease.

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

SECTION I: That the amendment to the Office Lease attached hereto as **Exhibit A** is hereby approved and the Village Administrator is hereby authorized and directed to execute and attest to the same, on behalf of the Village.

XXX this 9th day of June 2025 by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

ADDENDUM #6

Dated: 5/21, 2025.

The Lease dated May 26, 2017, along with Addendum #1 dated May 1, 2018, Addendum #2 dated March 30, 2022, Addendum #3 dated July 26, 2021, Addendum #4 dated May 21, 2024, and Addendum #5 dated October 14, 2024, having been mutually agreed to by both parties, pertaining to 165 North Archer Avenue in Mundelein, Illinois, by and between the VILLAGE OF MUNDELEIN, as lessor (the "Lessor"), and TS Financial LLC, as lessee (the "Lessee"), are herewith affirmed and modified as follows:

1. The Lease described above remains effective through July 31, 2026.
2. The following terms apply:

ADDITIONAL TEMPORARY SPACE LEASED: In addition to the Demised Premises, Tenant shall lease Temporary Space comprised of approx. 568 sq. ft. encompassing 6-8 workstations (71 sq. feet. ea.), adjacent to the existing Demised Premises on a temporary basis as outlined below.

LEASE COMMENCEMENT: July 1, 2025.

LEASE TERM: The renewal term shall be thirteen (13) months, expiration July 31, 2026.

TEMPORARY SPACE LEASE TERM: The temporary space shall be from July 1, 2025, to July 31, 2026.

BASE RENT: Gross rent structure per existing lease with the following rent schedule:

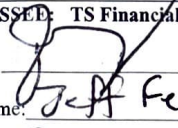
Period	Gross Rental Rate	Monthly Rent Due	Temporary Space Rent	Total Monthly Amount Due
07/01/25 to 07/31/26	\$10.86 per square foot	\$738.39	\$200.00	\$938.39

TERMS & CONDITIONS: All other terms and conditions of the Lease shall continue per existing lease.

CONFIDENTIAL INFORMATION: All parties agree to keep all information regarding this proposal and all subsequent proposals confidential and will not disclose this information the marketplace. Tenant agrees to keep confidential any information it learns about Landlord in the course of discussions concerning this location.

3. All other terms of the Lease and related addendums shall remain in full force with no other changes and/or alterations.

THE FOREGOING TERMS AND CONDITIONS OF THIS ADDENDUM IS ACKNOWLEDGED AND AGREED TO ON BEHALF OF THE LESSOR AND LESSEE LISTED BELOW:

LESSOR: THE VILLAGE OF MUNDELEIN An Illinois Municipal Corporation	LESSEE: TS Financial Group, LLC
By: _____	By: 
Name: _____	Name: <u>Jeff Feinendegen</u>
Its: _____	Its: <u>Born</u>

Z:\M\Mundelein\Archer Business Center\TS Financial LLC\Addendum #6.docx

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Lease Agreement Amendment # 4 - Woodland Grove Photography Studio & Gallery - 169 North Archer Avenue

Financial Impact:

N/A

Attachments:

1. R-25-06-33 - Exhibit A - Woodland Grove Photography Studio & Gallery Lease Amendment # 4

Background:

Woodland Grove Photography Studio & Gallery has been a tenant of Archer Business Center since November 2019. They seek to extend their lease through July 31, 2026, a date that aligns with other tenant lease-end dates at the ABC Building.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing Execution of an Amendment to the Office Lease Between the Village of Mundelein, as Lessor and Woodland Grove Photography Studio & Gallery, as Lessee.

I hereby certify that the attached is an original of

Resolution No. R-25-06-33

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

**A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE OFFICE
LEASE BETWEEN THE VILLAGE OF MUNDELEIN, AS LESSOR AND WOODLAND GROVE PHOTOGRAPHY
STUDIO AND GALLERY, AS LESSEE**

Village Clerk

May 27, 2025

Tobin Fraley
Woodland Grove Photography
169 N. Archer Avenue
Mundelein, IL 60060

RE: Lease Renewal Offer 165 N Archer Avenue, Mundelein

Dear Mr. Fraley:

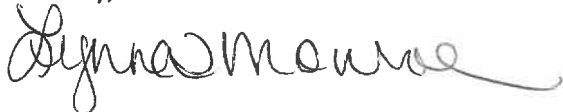
I would like to thank you for your tenancy at the Archer Business Center in Mundelein and propose continued tenancy.

The Village of Mundelein would like to formally offer a one-year lease renewal, beginning July 1, 2025, and ending July 31, 2026, with a 3% increase to the current rental rate. The new rental rate will be \$7.73 per square foot, plus \$103 for storage storage rental, for a total of \$ 1,165.19 monthly. All other terms and conditions of the existing lease would remain unchanged unless otherwise agreed upon.

If you are agreeable to these terms please accept the attached lease amendment by signature. I will present the lease at the next available Village board meeting for formal ratification.

If you have any questions or would like to discuss the terms further, feel free to reach out.
We look forward to continuing our positive relationship.

Sincerely,



Lynne Monroe
Assistant Village Administrator
847-949-3226
lmunroe@mundelein.org

cc: Gemma Hill, CBRE

Lease Amendment #4

Dated: May 27, 2025.

The Lease dated November 8, 2019, along with Addendum #1 dated January 11, 2020, Addendum #2 dated April 10, 2020, Addendum #3 dated April 1, 2020, Addendum #4 dated April 30, 2020, Addendum #5 dated July 14, 2020, Amendment #1 dated January 9, 2023, Amendment #2 dated May 4, 2023, Amendment #3 dated February 8, 2024, all 10 documents having been mutually agreed to by both parties, pertaining to 165 North Archer Avenue in Mundelein, Illinois, by and between the VILLAGE OF MUNDELEIN, as lessor (the "Lessor"), and TOBIN FRALEY d/b/a Woodland Grove Photography Studio & Gallery, ("Fraley"), a private individual, as lessee (the "Lessee"), are herewith affirmed and modified as follows:

1. The Lease described above is renewed for a period commencing 7/1/2025 and ending on 7/31/26.

2. The following modified terms apply from July 1, 2025, through July 31, 2026:

BASE RENT: Gross rent structure per existing lease with the following rent schedule:

Period	Rental Rate Per Square Foot	Monthly Rent Amount Due	Monthly Storage Rental*	Total Monthly Amount Due
07-01-25 to 07-31-26	\$7.73 per square foot	\$1,062.19	\$103.00	\$1,165.19

STORAGE SPACE: Tenant shall have access to designated storage space for a monthly cost of \$103.00, to be paid with the monthly rent payment, as shown in the rent schedule above.

TERMINATION OPTION: The Lease may be terminated by either party at any time during the Lease term for any reason or no reason with sixty (60) days prior written notice to the other party.

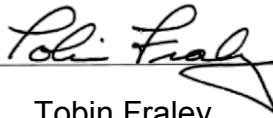
TERMS & CONDITIONS: All other terms and conditions of the Lease shall continue per existing lease.

SECURITY DEPOSIT: Per existing lease.

CONFIDENTIAL INFORMATION: All parties agree to keep all information regarding this proposal and all subsequent proposals confidential and will not disclose this information in the marketplace. Tenant agrees to keep confidential any information it learns about Landlord in the course of discussions concerning this location.

3. All other terms of the Lease and related addendums shall remain in full force with no other changes and/or alterations.

THE FOREGOING TERMS AND CONDITIONS OF THIS ADDENDUM IS ACKNOWLEDGED AND AGREED TO ON BEHALF OF THE LESSOR AND LESSEE LISTED BELOW:

LESSOR: THE VILLAGE OF MUNDELEIN An Illinois Municipal Corporation	LESSEE: Woodland Grove Photography Studio & Gallery
By: _____	By:  _____
Name: _____	Name: <u>Tobin Fraley</u>
Its: _____	Its: <u>Owner</u>

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Lease Amendment # 1 - Mundelein Community Connection (MCC)

Financial Impact:

N/A

Attachments:

1. R-25-06-34 - Exhibit A - MCC Lease Addendum #1

Background:

Mundelein Community Connection (MCC) has been a tenant of Archer Business Center since March 2022. They seek to extend their lease through July 31, 2026, a date that aligns with other tenant lease-end dates at the ABC Building.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Execution of Amendment # 1 to the Office Lease Between the Village of Mundelein, as Lessor and Mundelein Community Connection (MCC), as Lessee.

I hereby certify that the attached is an original of

Resolution No. R-25-06-34

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE OFFICE LEASE BETWEEN THE VILLAGE OF MUNDELEIN, AS LESSOR AND MUNDELEIN COMMUNITY CONNECTION (MCC). AS LESSEE

WHEREAS, the Parties agree it is in their best interests to extend the Lease through July 1, 2026; and

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

XXX this 9th day of June 2025 by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

ADDENDUM #1

Dated: _____, 2025.

The Lease dated February 21, 2022, having been mutually agreed to by both parties, pertaining to 171 North Archer Avenue in Mundelein, Illinois, by and between the VILLAGE OF MUNDELEIN, as lessor (the "Lessor"), and Mundelein Community Connection, as lessee (the "Lessee"), are herewith affirmed and modified as follows:

1. The Lease described above remains effective through July 31, 2026.
2. The following terms apply:

SPACE LEASED: Approximately 650 square feet of office space, generally known as 171 North Archer Avenue.

LEASE COMMENCEMENT: July 1, 2025.

LEASE TERM: The renewal term shall be thirteen (13) months, expiration July 31, 2026.

BASE RENT: Lessee shall pay \$1,300.00 annually for rent, plus a \$100.00 monthly fee for cleaning services. The total to be paid monthly is \$208.33.

TERMS & CONDITIONS: All other terms and conditions of the Lease shall continue per existing lease.

CONFIDENTIAL INFORMATION: All parties agree to keep all information regarding this proposal and all subsequent proposals confidential and will not disclose this information the marketplace. Tenant agrees to keep confidential any information it learns about Landlord in the course of discussions concerning this location.

THE FOREGOING TERMS AND CONDITIONS OF THIS ADDENDUM IS ACKNOWLEDGED AND AGREED TO ON BEHALF OF THE LESSOR AND LESSEE LISTED BELOW:

LESSOR: THE VILLAGE OF MUNDELEIN An Illinois Municipal Corporation By: _____ Name: _____ Its: _____	LESSEE: Mundelein Community Connection By: _____ Name: _____ Its: _____
---	---

Z:\M\Mundelein\Archer Business Center\Mundelein Community Connection\Addendum #1.modified 06-03-25.docx

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Conveyance of Land to IDOT

Financial Impact:

\$1,500.00

Attachments:

1. R-25-06-36 - Exhibit A - Warranty Deed
2. R-25-06-36 - Exhibit B - Affidavit of Title
3. R-25-06-36 - Exhibit C - Resolution (Governmental)
4. R-25-06-36 - Exhibit D - Receipt of Conveyance
5. R-25-06-36 - W-9
6. R-25-06-36 - A.L.T.A. Commitment

Background:

The Illinois Department of Transportation is planning roadway improvements on Route 60/83, from the Illinois 176/Schank Avenue triangle to south of Illinois 60 (Townline Road). The proposed improvements are anticipated to address roadway and operational deficiencies, traffic safety, traffic congestion, and delays. The state's land acquisition for this roadway includes a small portion of the Village's Route 83 water tower property. After Public Works/Engineering review, the conveyance of land has been determined to have no impact on our utility services. An appraisal was completed in April 2024. The resolution represents the agreed-upon conveyance of this parcel of land.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Execution of a conveyance of land from the Village of Mundelein to the Illinois Department of Transportation (IDOT).

I hereby certify that the attached is an original of

Resolution No. R-25-06-36

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-36

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A CONVEYANCE OF LAND TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)

WHEREAS, the Village Board of Trustees has determined that it would be in the best interests of the Village to enter into an agreement to Convey the Land (the "Warranty Deed") with the People of the State of Illinois, Department of Transportation (Grantee), a copy of which is attached hereto and made a part hereof as **Exhibit A**.

WHEREAS, The Village of Mundelein, a governmental entity organized and existing under the laws of Illinois and duly authorized to do business in Illinois, in consideration of the sum of One Thousand Five Hundred 00/100 Dollars (\$1,500), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4, grants, conveys, and warrants to the People of Illinois, Department of Transportation, the following described real estate in Lake County, Illinois:

That part of Lot 65 in Maple Hill First Resubdivision, being a resubdivision of Lots 2 and 3 in Maple Hill Subdivision of part of the Southwest Quarter of Section 23, Township 44 North, Range 10 East of the Third Principal Meridian, according to the plat of Maple Hill First Resubdivision recorded December 28, 2017 as document number 7454033, In Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Beginning at the southwest corner of said Lot 65: thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 33 degrees 13 minutes 34 seconds West along the southwesterly line of said Lot 65, a distance of 124.98 feet (125.00 feet, recorded) to the northwest corner of lot 65; thence North 56 degrees 46 minutes 26 seconds East along the northwesterly line of said Lot 65, a distance of 2.46 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 124.98 feet to the southeasterly line of said Lot 65; thence South 56 degrees 46 minutes 28 seconds West along the southeasterly line of said Lot 65, a distance of 2.46 feet to the point of beginning.

Said parcel containing 0.007 acre, more or less, or 307 square feet, more or less.

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

SECTION 1: The Warranty Deed attached hereto and made a part hereof as **Exhibit A** is hereby approved and the Village Administrator and Village Clerk are authorized to execute the Warranty Deed; and

SECTION 2: The Affidavit of Title attached hereto and made part hereof as **Exhibit B** and the Village Administrator is hereby authorized to execute the Affidavit of Title; and

SECTION 3: The Certified Resolution attached hereto and made part hereof as **Exhibit C** and the Village Clerk is hereby authorized to execute the Affidavit of Title; and

SECTION 4: The Receipt of Conveyance Documents and Disbursement statement attached hereto and made part hereof as **Exhibit D** and the Village Clerk is hereby authorized to execute the Affidavit of Title;

and

XXXX this 9th day of June 2025, by a roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

Owner The Village of Mundelein
Address 1499 Savannah Circle
Mundelein, IL 60060
Route IL 60/83
County Lake
Job No. R-91-019-10
Parcel No. 1NZ0102
P.I.N. No. 10-23-301-038
Section IL 176 to IL 60 at IL 83
Project No. ---
Station 39+03.62
Station 40+28.61
Contract No. ---
Catalog No. ---

WARRANTY DEED
(Governmental Entity) (Non-Freeway)

The Village of Mundelein, a governmental entity organized and existing under the laws of Illinois and duly authorized to do business in Illinois, in consideration of the sum of One Thousand, Five Hundred 00/100 Dollars (\$1,500.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4, grants, conveys, and warrants to the People of the State of Illinois, Department of Transportation, (Grantee), the following described real estate in Lake, Illinois:

See attached legal description.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

Dated this _____ day of _____, 2025.

The Village of Mundelein

Name of Governmental Entity

By: _____
Signature

ATTEST:

Eric Guenther,
Village Adminstrator

Print Name and Title

By: _____
Signature

Karen Walsh, Village Clerk

Print Name and Title

State of) Illinois)
County of Lake) ss)

This instrument was acknowledged before me on _____, 2025, by _____

Eric Guenther, as Village Administrator

and Karen Walsh, as Village Clerk

of the Village of Mundelein, a governmental entity

organized and existing under the laws of Illinois.

(SEAL)

Notary Public

My Commission Expires:

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

Date _____

Buyer, Seller or Representative

This instrument was prepared by and after recording, mail this instrument and future tax bills to:

Illinois Department of Transportation
ATTN: Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0102
Sta. 39+03.62 to Sta. 40+28.61

Index No. 10-23-301-038

That part of Lot 65 in Maple Hill First Resubdivision, being a resubdivision of Lots 2 and 3 in Maple Hill Subdivision of part of the Southwest Quarter of Section 23, Township 44 North, Range 10 East of the Third Principal Meridian, according to the plat of Maple Hill First Resubdivision recorded December 28, 2017 as document number 7454033, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

Beginning at the southwest corner of said Lot 65; thence on an Illinois Coordinate System NAD 83(2011) East Zone bearing of North 33 degrees 13 minutes 34 seconds West along the southwesterly line of said Lot 65, a distance of 124.98 feet (125.00 feet, recorded) to the northwest corner of Lot 65; thence North 56 degrees 46 minutes 26 seconds East along the northwesterly line of said Lot 65, a distance of 2.46 feet; thence South 33 degrees 13 minutes 27 seconds East, a distance of 124.98 feet to the southeasterly line of said Lot 65; thence South 56 degrees 46 minutes 28 seconds West along the southeasterly line of said Lot 65, a distance of 2.46 feet to the point of beginning.

Said parcel containing 0.007 acre, more or less, or 307 square feet, more or less.



Illinois Department of Transportation

Affidavit of Title

Owner The Village of Mundelein
Address 1499 Savannah Circle
Mundelein, IL 60060
Route IL 60/83
Section IL 176 to IL 60 at IL 83
County Lake
Project ---
Job No. R-91-019-10
Parcel No. 1NZ0102
P.I.N. No. 10-23-301-038
Station 39+03.62
Station 40+28.61
Catalog No. ---
Contract No. ---

State of Illinois)
) ss.
County of Lake)

I, Eric Guenther , Village Administrator

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.
2. ☒ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record.
☐ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit "A" through easement, lease, oral or written, or otherwise, whether or not of record:

SEE ATTACHED EXHIBIT "A"

3. This affidavit is made to provide factual representation as a basis for the State of Illinois to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.
4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.
5. The said premises described in Exhibit "A" are: (Check One)
☐ Vacant and unimproved ☐ Agricultural and unimproved
☒ Improved and
(A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic's lien could accrue or has accrued; and
(B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.
7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.
8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

☐ **Individual.** Individual **owner** of the property is: _____

☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.

☒ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization

☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.

☐ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	Address
*1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____

☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	Address	% of Interest
*1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this _____ day of _____, 2025 .

By: _____
Signature

Eric Guenther, Village Administrator
Print Name and Title if applicable

State of Illinois)
) ss
County of Lake)

This instrument was acknowledged before me on _____, 2025 by
Eric Guenther .

(SEAL)

Notary Public

My Commission Expires: _____

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

Job R-91-019-10
IL 60/83
County Lake
Section
Parcel 1NZ0102

WTC Number: I1-2020LK-4610.0

A.L.T.A. COMMITMENT FORM
Schedule A Continued

LEGAL DESCRIPTION

THE SOUTHWESTERLY 115 FEET OF LOT 65 OF MAPLE HILL FIRST
RESUBDIVISION BEING A RESUBDIVISION OF LOTS 2 AND 3 IN
MAPLE HILL SUBDIVISION BEING A SUBDIVISION OF THAT PART OF
THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED DECEMBER 28, 2017 AS DOCUMENT
7454033, LAKE COUNTY, ILLINOIS

PERMANENT TAX NUMBER(S): 10-23-301-038

Owner The Village of Mundelein
Address 300 Plaza Circle
Mundelein, IL 60060
Route IL 60/83
County Lake
Job No. R-91-019-10
Parcel No. 1NZ0102
P.I.N. No. 10-23-301-038
Section IL 176 to IL 60 at IL 83
Project No. ---
Station 39+03.62
Station 40+28.61
Contract No. ---
Catalog No. ---

CERTIFIED RESOLUTION
(Governmental Entity)

I, Karen Walsh, Village Clerk of The Village of Mundelein, a governmental entity organized and existing under the laws of the State of Illinois, including without limitation, city, village, incorporated town, county, park district, or township, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Council or Board of said governmental entity, a quorum of its members, trustees, or commissioners being present at a meeting held of the _____ day of _____, 2025, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Eric Guenther, the Village Administrator and Karen Walsh, the Village Clerk of the Council or Board of the above-referenced governmental entity are hereby authorized and directed to convey the governmental entity's interest in the following described real estate in Lake County, Illinois to the People of the State of Illinois, Department of Transportation for highway purposes for the sum of \$1,500.00:

See attached legal description.

Further resolved that they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

Route : Illinois Route 60/83
Section:
County : Lake
Job No.: R-91-019-10
Parcel : 1NZ0102
Sta. 39+03.62 to Sta. 40+28.61

Index No. 10-23-301-038

That part of Lot 65 in Maple Hill First Resubdivision, being a resubdivision of Lots 2 and 3 in Maple Hill Subdivision of part of the Southwest Quarter of Section 23, Township 44 North, Range 10 East of the Third Principal Meridian, according to the plat of Maple Hill First Resubdivision recorded December 28, 2017 as document number 7454033, in Lake County, Illinois, bearings and distances are based on the Illinois Coordinate System, NAD 83(2011) East Zone, with a combination factor of 0.9999502657, described as follows:

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Said parcel containing 0.007 acre, more or less, or 307 square feet, more or less.



Receipt of Conveyance Documents and Disbursement Statement

Owner The Village of Mundelein
Job No. R-91-019-10
Parcel No. 1NZ0102

The People of the State of Illinois, Department of Transportation (Grantee) acknowledges Receipt of the following:

(Check all that apply.)

- ☒ Warranty Deed covering 0.007 acres
☐ Permanent Easement covering acres
☐ Temporary Construction Easement covering acres

all located in Lake County, Illinois as right of way for IL Route 60/83, Section IL 176 to IL 60 at IL 83 dated _____, executed by the undersigned Grantors.

Grantor and Grantee agree as follows:

1. The payment of the sum of One Thousand, Five Hundred and 00/100 Dollars (\$1,500.00) to Grantor as total consideration for the deed, by Grantee is subject to Grantee's approval of title and documentation and, if applicable, Grantee's final approval in accordance with Section 9.02 of the Illinois State Finance Act.
2. All improvements located, wholly or partially, on the parcel shall become the property of the State of Illinois, unless provided as follows:

None.
3. Possession and transfer of title to IDOT occur when Grantee delivers a state warrant to Grantor, in person or to the address stated herein, in the amount of the above stated consideration, unless provided herein. Grantor shall have the sole responsibility and obligation to protect, preserve and maintain the parcel and improvements thereon until delivery of possession to Grantee.
4. Grantor directs Grantee to disburse the above stated consideration by warrant or by separate warrants as follows:

<u>Name*</u>	<u>TIN/FEIN/SSN**</u>	<u>Address</u>	<u>Amount</u>
The Village of Mundelein		300 Plaza Circle Mundelein, IL 60060	\$1,500.00
			\$
			\$

*If multiple names on the same warrant, list first and circle the name of the person or entity whose TIN/FEIN/SSN is entered above. If lien holder is to be paid by warrant, use Grantor's TIN or SSN with their name listed first and lien holder second. The first payee must match the TIN used.

****Attach a current W-9 form for each TIN/FEIN/SSN.**

5. **NON-FOREIGN CERTIFICATION – FIRPTA.** Section 1445 of the Internal Revenue Code provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor is a foreign person. For purposes of this paragraph, “Transferee” shall mean “Grantee” and “Transferor” shall mean “Grantor”. To inform the Grantee that withholding of tax is not required upon the disposition of a U.S. real property interest by Grantor, the Grantor hereby certifies the following:

- a. Transferor is the owner of the real property being conveyed;
- b. Transferor is not a foreign person, entity, or disregarded entity (as such terms are defined in the Internal Revenue Code and Income Tax Regulations); and
- c. Transferor’s U.S. Taxpayer Identification Number and address set forth above are true and correct.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

Initial

6. Illinois law (15 ILCS 405/10.05 to 405/10.05b) requires the State of Illinois Comptroller to deduct from any State of Illinois warrants or payments the amount of any outstanding account or claim in favor of the State of Illinois and any amount necessary to satisfy past due child support or delinquent student loan and financial aid obligations on any loan guaranteed by the Illinois Student Assistance Commission.

7. This Receipt of Conveyance Documents and Disbursement Statement is the entire and exclusive agreement between the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the conveyance of parcel and improvements. The parties agree that any changes to this Receipt may only be made in writing and signed by the parties.

Date: _____

Grantor:

Signature

Eric Guenther, Village Administrator

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

Date: _____

Grantee:

The People of the State of Illinois, Department of Transportation

for State of Illinois, Department of Transportation

Signature

Karen Walsh, Village Clerk

Print Name (and Title, if applicable)

Signature

Print Name (and Title, if applicable)

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) The Village of Mundelein	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☒ Other (see instructions) Governmental Entity	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 300 Plaza Circle 6 City, state, and ZIP code Mundelein, IL 60060 7 List account number(s) here (optional)	
Requester's name and address (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under “*By signing the filled-out form*” above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner’s name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or	Individual/sole proprietor.
• Sole proprietorship	
• LLC classified as a partnership for U.S. federal tax purposes or	Limited liability company and enter the appropriate tax classification:
• LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5. ²
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

¹ See Form 1099-MISC, Miscellaneous Information, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/EIN. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Go to www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.

Fidelity National Title Insurance Company

A.L.T.A. Commitment

Issuing Agent

Wheatland Title Company
105 W. Veterans Parkway
Yorkville, IL 60560

Prepared for

Illinois Department of Transportation 1
201 West Center Court
Schaumburg, IL 60196-1096

Customer Reference:

IDOT Parcel Number: 1NZ0102

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

Prepared For:

Illinois Department of Transportation 1
201 West Center Court
Schaumburg, IL 60196-1096

Effective Date of Commitment: July 09, 2020
Effective Date of Later Date: May 02, 2025

Job	R-91-019-10	WTC#	I1-2020LK-4610.0
	IL 60/83	Effective Date	May 02, 2025
County	Lake	Section	23
Section		Township	44N
Parcel	1NZ0102	Range	10E

Tax Parcel Number(s):
10-23-301-038

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Job R-91-019-10
IL 60/83
County Lake
Section
Parcel 1NZ0102

A.L.T.A. COMMITMENT FORM
Schedule A

WTC Number: I1-2020LK-4610.0
Effective Date: May 02, 2025

1. Policy or Policies to be issued: 2006 ALTA Owner's
Proposed Amount of Insurance: \$1,000.00
Proposed Insured: The People of the State of Illinois
Department of Transportation
2. The estate or interest in the land described or referred to in this commitment is
a Fee Simple and title hereto is at the effective date hereof vested in:

The Village of Mundelein
3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Authorized Signatory

By 
John D. Ammons

Job R-91-019-10
IL 60/83
County Lake
Section
Parcel 1NZ0102

WTC Number: I1-2020LK-4610.0

A.L.T.A. COMMITMENT FORM
Schedule A Continued

LEGAL DESCRIPTION

THE SOUTHWESTERLY 115 FEET OF LOT 65 OF MAPLE HILL FIRST
RESUBDIVISION BEING A RESUBDIVISION OF LOTS 2 AND 3 IN
MAPLE HILL SUBDIVISION BEING A SUBDIVISION OF THAT PART OF
THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED DECEMBER 28, 2017 AS DOCUMENT
7454033, LAKE COUNTY, ILLINOIS

PERMANENT TAX NUMBER(S): 10-23-301-038

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

A.L.T.A. COMMITMENT FORM
- SCHEDULE B Section 1 -
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

- SCHEDULE B Section 2 -
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

A.L.T.A. COMMITMENT FORM
- SCHEDULE B -
- Exceptions -

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. All rights and easements in favor of the holder of any mineral estate and/or coal and/or oil and gas lease, and any party claiming by, through, or under said holder of the mineral estate or coal and/or oil and gas lease.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

SPECIAL EXCEPTIONS:

1. The lien of taxes for the year 2025 and thereafter.

There are no taxes due or owing under this tax parcel number for the year of 2024 for the property in question.

PERMANENT TAX NUMBER: 10-23-301-038

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the record the estate or interest thereon covered by this commitment.
3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, farm drainage systems, tile systems or irrigation systems which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of the Public, the State and the Municipality in and to that part of the land, if any, taken or used for road purposes.
5. Confirmed Special Assessments, if any, not certified to by the Company.
6. Financing Statements, if any, not certified to by the Company.
7. For information purposes only, the taxes are assessed to the following:

For Parcel(s): 10-23-301-038
Village of Mundelein
300 Plaza Cir
Mundelein, IL 60060

8. Conveyances within the past five years: 1

Special Warranty Deed dated December 21, 2017 and recorded February 15, 2018 as Document No. 7464228 made by E. Thomas Collins, Jr., Trustee, et al. to K. Hovnanian at Maple Hill LLC, an Illinois limited liability company recorded in the Lake County Recorder's Office.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

9. Contiguous property owned by record title holder: None.
10. Covenants, conditions, restrictions and easements contained in Declaration of Covenants, Conditions and Restrictions recorded March 2, 2018 as Document Number 7467223.

Note: See document copy for particulars.
11. Terms and conditions of an Ordinances Proposing and Establishing a Special Service Area made by the Village of Mundelein recorded as documents 7548611 and 7548612.
12. Terms and conditions of a Resolution Authorizing the Execution of a Development Agreement made by the Village of Mundelein recorded as document 7439303.
13. Development Agreement dated October 9, 2017 and recorded October 30, 2017 as Document No. 7439304 made by and between The Village of Mundelein and K. Hovnanian at Maple Hill LLC recorded in the Lake County Recorder's Office.
14. Development Donation Fee Agreement dated April 28, 2017 and recorded May 23, 2017 as Document No. 7396776 made by and between Fremont Public Library District and K. Hovnanian at Maple Hill LLC recorded in the Lake County Recorder's Office.
15. Reservation of easement in favor of Public Service Company of Northern Illinois and Illinois Bell Telephone Company as set forth in Quitclaim Deed recorded as document 484645.
16. Easements and Building Lines as shown on the Plat of Subdivision recorded December 28, 2017 as Document No. 7454031.
17. Easements and Building Lines as shown on the Plat of Subdivision recorded December 28, 2017 as Document No. 7454033.
18. Existing unrecorded leases, if any, and all rights thereof and all acts done or suffered thereunder by any lessee or by any party claiming by, through or under said lease or lessees.
19. Note: for informational purposes, we find a Utility Easement in favor of the Village of Mundelein recorded as document 2731893.

- End Schedule B -

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Please refer all inquiries to T.J. Hiles 630-892-2323 Ext. 249 or John Ammons 630-892-2323 Ext. 224.

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

MINUTES OF CONDEMNATION

In order that we may guarantee title after completion of any proceedings for condemnation in exercise of the proposed insured's right of eminent domain, we note the following.

- I. Upon the filing of complaint a proper Lis Pendens Notice should be recorded in the appropriate Recorder's office.
- II. Our Policy, when issued, will be subject to direct attack upon any decrees and or judgments entered in the proceedings.
- III. The following persons are necessary parties to any such proceedings.
 - A. All parties acquiring rights in the premises subsequent to the date of the report and prior to a complete Lis Pendens.
 - B. Any person other than those herein named known to the Plaintiff or the Plaintiff's attorney to have or claim an interest in the premises.
 - C. If it is known that any of the necessary parties named herein are deceased, their heirs or devisees should be made parties by name, if known, and if unknown, then by the name and description of Unknown Heirs and Devisees of such deceased person or persons.
 - D. If it is not known or cannot be ascertained whether any of said necessary parties be living or dead, then such parties should be made parties by name, also such parties should be their heirs or devisees, should be made parties to the proceedings as UNKNOWN OWNERS.
 - E. All persons in possession of any part of the premises in question and all persons whose rights would be disclosed by an inspection of the premises.
 - F. All parties claiming by through or under lease agreements whether oral or written, for premises.
 - G. All parties claiming by or through or under installment contracts for deed or like agreements.
 - H. Unknown Owners and Non-Record claimants.

MINUTES OF CONDEMNATION CONTINUED

IV. The following persons are noted of record and are necessary parties to any proceedings:

A. The Plaintiff is:

The People of the State of Illinois, Department of Transportation

B. The Defendants are:

1. The Village of Mundelein

C. Any parties named above who have executed all necessary documents for the Grant of Easement and Right of Way after payment of agreed consideration theretofore need not be joined as party defendants for our policy to be issued.

END MINUTES OF CONDEMNATION

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.

Financial Impact:

N/A

Attachments:

1. O-25-06-36 - Exhibit A - Terrabis Architectural Plans

Background:

At the April 28, 2025 Village Board meeting, Terrabis presented a revised concept plan for a new adult-use (recreational) dispensary at 3210 West Route 60 in the Mundelein Crossings Shopping Center. They previously presented a concept for 3110 West Route 60 (former Rosati's), and have since changed their location to 3210 West Route 60 (former Bank of America).

The attached ordinance amends the number of available dispensary licenses from one to two licenses to accommodate the new dispensary. The ordinance shall be automatically repealed if the applicant does not:

- A) submit a business registration within 30 days; and
- B) submit a building permit within 120 days.

The applicant must also complete facade improvements in substantial conformance with the architectural renderings provided to the Village Board.

Recommendation:

Motion to pass an Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-36
which is entitled

Ordinance amending section 5.106.020 of chapter 5.106 of the Mundelein Municipal Code regarding business registrations for adult-use cannabis dispensing organizations.

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-36

AN ORDINANCE AMENDING SECTION 5.106.020 OF CHAPTER 5.106 OF THE MUNDELEIN MUNICIPAL CODE REGARDING BUSINESS REGISTRATIONS FOR ADULT-USE CANNABIS DISPENSING ORGANIZATIONS

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.

WHEREAS, Chapter 5.106 of the Code of Ordinances of the Village of Mundelein ("***Village Code***") establishes regulations and requirements for the operation of adult-use cannabis business establishments in the Village; and

WHEREAS, Section 5.106.020, entitled "Registration, number of registration and state license required," requires all adult use cannabis dispensing organizations to register with the Village before commencing operations; and

WHEREAS, Section 5.106.020 also limits the number of available business registrations for adult-use cannabis dispensing organizations to one (1) registration; and

WHEREAS, it has been determined by the Mundelein Board of Trustees that it would be in the best interests of the Village and the public to increase the number of available registrations for adult-use cannabis dispensing organizations by one (1) additional registration, to allow for the operation of a second adult-use cannabis dispensing organization in the Village, subject to certain conditions; and

WHEREAS, increasing the number of available business registrations for adult-use cannabis dispensing organizations requires an amendment to Section 5.106.020 ("***Amendment***"); and

WHEREAS, it has been determined by the President and Board of Trustees that it would be in the best interests of the Village and the public to adopt the Amendment in the manner set forth in this Ordinance;

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. Village Code 5.106.020, Chapter 5.106, Title 5 is amended as follows: [added text **bold and underlined**; deleted text ~~struck through~~]

5.106.020 - Registration, number of registrations and state license required.

It shall be unlawful to operate an adult-use cannabis business establishment without first registering the business with the village. The number of registrations for adult-use cannabis dispensing organizations shall be limited to one **two** within the village. **Business registrations may only be issued for state-licensed dispensaries operating at the following locations: (i) 1325 Armour Boulevard and (ii) 3210 W.**

Illinois Route 60. It shall be a prerequisite to any such adult-use cannabis business establishment that such establishment also post in plain view in a conspicuous place on the premises a valid license from the State of Illinois.

SECTION II. 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 judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

SECTION IV. This ordinance shall be in full force and effect from and after its passage, approval and publication, as required by law; provided, however, that this Ordinance shall automatically be repealed and shall have no further force and effect without further action of the Board of Trustees if the following conditions are not satisfied:

- (A) The applicant for the newly available business registration has not completed its submission of all required application materials for a business registration within thirty (30) days of the adoption of this ordinance; and
- (B) The applicant for the newly available business registration has not provided the Village with all necessary plan submissions to receive a building permit for the applicant’s desired location within 120 days after the adoption of this ordinance.
- (C) Prior to issuance of a Certificate of Occupancy, the applicant must complete façade improvements in substantial conformance with the architectural renderings attached hereto and made part hereof as **Exhibit A**.

In the event that this amending Ordinance is repealed pursuant to this Section IV, no person or entity will be permitted to claim a vested right in the second business registration created herein.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025
APPROVED: Monday, June 9, 2025

ATTEST:

Village Clerk



BLDG. DEPT. APPROVAL

NOT FOR
CONSTRUCTION



1300 MONTEGUT, NEW ORLEANS, LA 70117 312.823.4356

INTERIOR
REMODEL OF
EXISTING
BUILDING

3210 W ILLINOIS-60
MUNDELEIN, IL 60060

1 ISSUED FOR REVIEW09/26/2024		
#	DESCRIPTION	DATE
DATE	04/10/25	
SCALE		
DRAWN	AK	
CHECKED	AAF	
PROJECT NO.	2503	

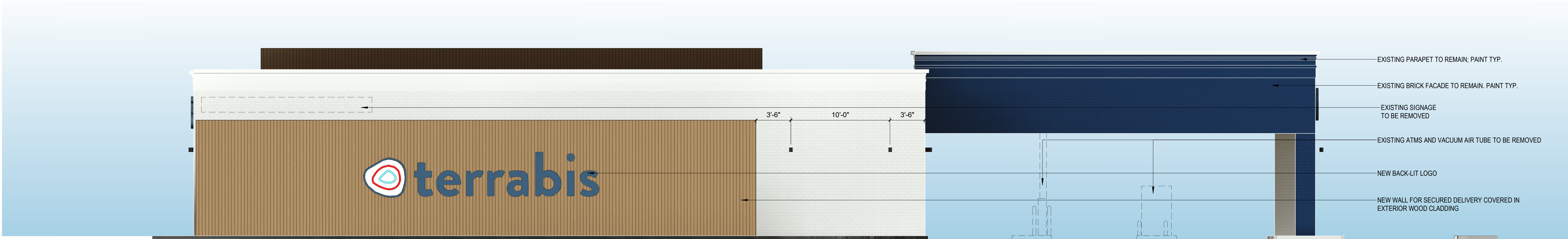
SEAL

RENDERINGS

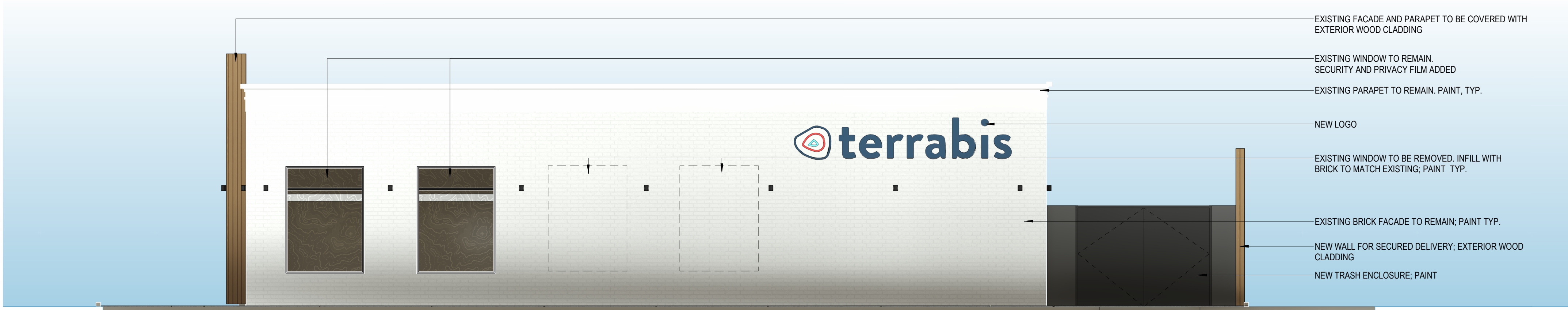
1



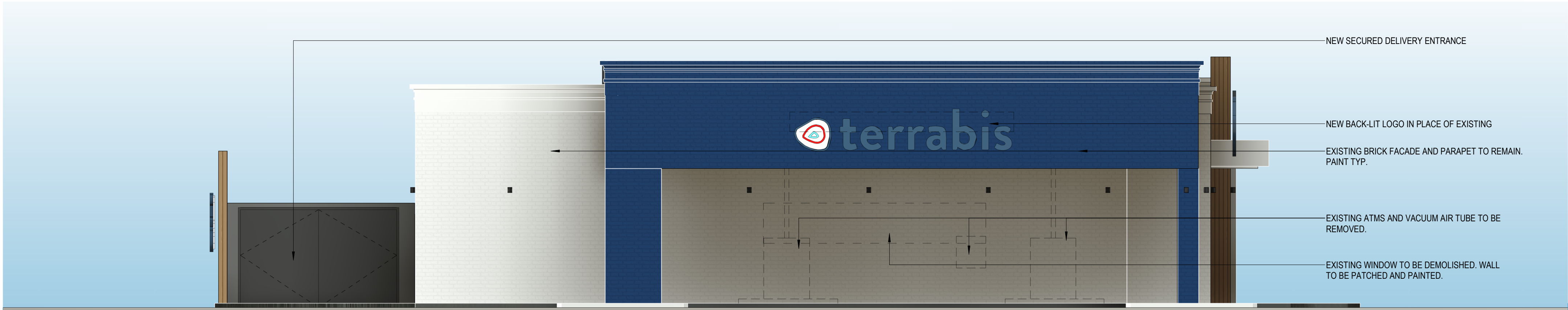
1 NORTH ELEVATION - RETAIL ENTRY
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION - SECURED DELIVERY
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION - DRIVE THRU
SCALE: 3/16" = 1'-0"

BLDG. DEPT. APPROVAL

NOT FOR
CONSTRUCTION



1300 MONTEGUT, NEW ORLEANS, LA 70117 312.823.4356

INTERIOR
REMODEL OF
EXISTING
BUILDING

3210 W ILLINOIS-60
MUDELEIN, IL 60060

1 ISSUED FOR REVIEW 09/26/2024		
#	DESCRIPTION	DATE
DATE	04/10/25	
SCALE	3/16" = 1'-0"	
DRAWN	AK	
CHECKED	AAF	
PROJECT NO.	2503	

SEAL

EXTERIOR
ELEVATIONS

3

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of June 9, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code – Class VG
Liquor License - Smokin' Jacks BBQ

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance increases the number of Class VG Liquor Licenses from four (4) to five (5) to provide Smokin Jack's BBQ at 32 East Park Street with a Class VG liquor license.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to increase the number of Class VG licenses authorized in the Village of Mundelein as it relates to Smokin' Jack's BBQ, Inc. at 32 East Park Street.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-37
which is entitled

**Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code – Class VG Liquor License -
Smokin' Jacks BBQ**

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-37

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE TO INCREASE THE NUMBER OF CLASS VG LIQUOR LICENSES AUTHORIZED IN THE VILLAGE OF MUNDELEIN AS IT RELATES TO SMOKIN JACK'S BBQ LOCATED AT 32 EAST PARK STREET

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.

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to increase the number of authorized Class VG liquor licenses from four (4) to five (5) in order to provide a Class VG liquor license to Smokin Jack's BBQ located at 32 East Park Street.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, that:

SECTION I. Subsection O. of Section 5.76.140, License classification; fees; number; hours; is hereby amended to decrease the number of authorized Class VG liquor licenses from four (4) to five (5), and shall henceforth read as follows:

O. Class VG license (restaurants with video gaming), which shall authorize the retail sale in restaurants of alcoholic liquor for consumption on the licensed premises where sold. Such licenses may be issued and retained by those establishments which:

- (1) Have a seating capacity at tables for a minimum of twenty-five persons for food service;
- (2) Are, in fact, operated and licensed as restaurants; and
- (3) Offer their patrons full and complete meals, including dinner menu, and in which the service of alcoholic beverages is incidental and complimentary to the service of such meals.

The annual fee for each such license shall be three thousand dollars and there shall be no more than a total of five Class VG licenses outstanding and in force at any one time. Said establishment shall be closed from twelve a.m. to seven a.m. on weekdays and from one AM to seven AM on Saturdays, Sundays, and holidays, during which time no alcoholic liquor shall be sold or offered for sale on the premises. Class VG license holders are permitted to allow video gaming on the premises in accordance with Chapter 5.98 of this code.

SECTION II. Severability. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the remaining provisions of this Ordinance.

SECTION III. Repeal of Prior Ordinances. All prior Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION IV. Effective Date. This Ordinance shall be in full force and effect from and after its passage,

approval, and publication in pamphlet form, as required by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of June 9, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B2
Liquor License - MK& W Limited

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the number of Class B2 Liquor Licenses from ten (10) to nine (9) as MK & W Limited license expired and MK & W Limited no longer operates the gas station located at 4 East Hawley Street.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B2 licenses authorized in the Village of Mundelein as it relates to MK & W Limited 4 East Hawley Street.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-38
which is entitled

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B2 Liquor License - MK&W Limited

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-38

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE TO DECREASE THE NUMBER OF CLASS B2 LIQUOR LICENSES AUTHORIZED IN THE VILLAGE OF MUNDELEIN AS IT RELATES TO MK & W LIMITED AT 4 EAST HAWLEY STREET

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.

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to decrease the number of authorized Class B2 liquor licenses from ten (10) to nine (9) as MK & W Limited license expired 4-30-25 and MK & W Limited no longer operates the gas station at 4 East Hawley Street

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, that:

SECTION I. Subsection B.2. of Section 5.76.140, License classification; fees; number; hours; is hereby amended to decrease the number of authorized Class B2 liquor licenses from ten (10) to nine (9), and shall henceforth read as follows:

B.2. Class B2 license, (beer and wine package goods only at gas stations with convenience markets), which shall authorize the retail sale on the licensed premises of beer and wine and no other type of alcoholic liquor in their original packages, but not for consumption on the premises, where sold at a business operating a gas station with a convenience market in which greater than fifty percent of the gross sales of the business are derived from the sale of petroleum products, subject to the following conditions:

- (1) The licensed premises include a building, in which a gas station with a convenience market business is operated, which building has not less than one thousand (1,000) gross, above grade, square feet.
- (2) That portion of the premises devoted to beer and wine sales must be no larger than twenty (20) percent of the gross, above grade, square footage of the building in which the gas station with a convenience market is located.
- (3) Beer shall not be sold in quantities of less than a four-pack.
- (4) Wine shall not be sold in containers of less than three hundred seventy-five (375) ml.
- (5) Each transaction for the sale of alcoholic liquor shall be with point-of-sale equipment that shall scan the identification of the customer as to verify age.
- (6) The annual fee for each such license shall be one thousand five hundred dollars. There shall be no more than a total of nine Class B2 licenses outstanding and in force at any one time. Sale of beer and wine shall be prohibited from twelve midnight through 6:00 a.m.

SECTION II. Severability. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the remaining provisions of this Ordinance.

SECTION III. Repeal of Prior Ordinances. All prior Ordinances in conflict or inconsistent herewith are

hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION IV. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as required by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of June 9, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M1
Liquor License - Bosacki's Home Brew

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the number of Class M1 Liquor Licenses from one (1) to zero (0) as the Bosacki's license expired and the business is no longer in operation.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M1 licenses authorized in the Village of Mundelein as it relates to Bosacki's Home Brew at 610 East Hawley Street.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-39
which is entitled

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M1 Liquor License - Bosacki's Home Brew

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-39

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE REGULATING THE SALE OF ALCOHOLIC LIQUOR TO DECREASE THE NUMBER OF M1 LIQUOR LICENSES AS IT RELATES TO BOSACKI'S HOME BREW AT 610 EAST HAWLEY STREET

WHEREAS, the Mundelein Board of Trustees has determined that it would be in the best interest of the Village of Mundelein to decrease the number of M1 Liquor Licenses from one (1) to zero (0) as the Bosacki's Home Brew's license expired and the business is no longer operating at 610 East Hawley Street.

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

Section I. Section 5.76.140 of the Mundelein Municipal Code is hereby deleted in its entirety and shall henceforth read as follows:

M. CLASS M1 LICENSE (Microbrewery), which shall authorize the operation of a microbrewery producing less than 30,000 barrels of beer per license year in compliance with state and federal licenses authorizing the production, storage and distribution of an alcoholic beverage.

A Class M1 Microbrewery license shall further authorize:

- (1) The retail sale, at a bar or table, of beer and ale produced on the premises. No retail sale of beer and ale produced off-premises or other alcoholic liquor shall be permitted.
- (2) As part of a microbrewery tour, the consumption of up to four (4) samples, which do not exceed four (4) fluid ounces per sample, of the beer and ale produced on the premises may be provided without charge. The licensee may also provide free samples of its product at the Mundelein Farmers Market if invited by Mundelein Community Connection (MCC) pursuant to MCC's Class FM license authorized under this chapter.
- (3) The sale of beer and ale dispensed into growlers for consumption off premises, provided the growlers are properly sealed for transport in compliance with state law.
- (4) The sale of beer or ale produced on-premises and dispensed into kegs for consumption off-premises provided the kegs are sold in accordance with this code.

The annual fee for each Class M1 license shall be Two Thousand Five Hundred Dollars (\$2,500.00). There shall be no more than a total of zero Class M2 licenses outstanding and in force at any one time.

The retail portion of said establishment shall be closed from midnight through 6:00 a.m. on weekdays, Saturdays, Sundays and holidays, during which no alcoholic liquor shall be sold, or offered for sale, on the premises.

Section II. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as required by law.

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

MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of June 9, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M2
Liquor License - Tonality

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the number of Class M2 Liquor Licenses from two (2) to one (1) as the Tonality license expired and the business is no longer in operation.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class M2 licenses authorized in the Village of Mundelein as it relates to Tonality Brewing at 169 North Seymour Avenue.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-40
which is entitled

**Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class M2 Liquor License -
Tonality**

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-40

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE REGULATING THE SALE OF ALCOHOLIC LIQUOR TO DECREASE THE NUMBER OF M2 LIQUOR LICENSES AS IT RELATES TO TONALITY BREWING AT 169 NORTH SEYMOUR AVENUE

WHEREAS, the Mundelein Board of Trustees has determined that it would be in the best interest of the Village of Mundelein to decrease the number of M2 Liquor Licenses from two (2) to one (1) as the Tonality license expired and business no longer operates at 169 North Seymour Avenue.

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

Section I. Section 5.76.140 of the Mundelein Municipal Code is hereby deleted in its entirety and shall henceforth read as follows:

M CLASS M2 LICENSE (Brew Pub), which shall authorize the operation of a microbrewery producing less than 30,000 barrels of beer per license year in compliance with state and federal licenses authorizing the production, storage and distribution of an alcoholic beverage.

A Class M2 brew pub license shall further authorize:

- (1) The retail sale, at a bar or table, of beer and ale produced on the premises.
- (2) Retail sale at a full-service bar of alcohol produced off-site.
- (3) As part of a microbrewery tour, the consumption of up to four (4) samples, which do not exceed four (4) fluid ounces per sample, of the beer and ale produced on the premises may be provided without charge.
- (4) The sale of beer and ale dispensed into growlers for consumption off premises, provided the growlers are properly sealed for transport in compliance with state law.

The annual fee for each Class M2 license shall be Three Thousand Five Hundred Dollars (\$3,500.00). There shall be no more than a total of one (1) Class M2 licenses outstanding and in force at any one time.

The retail portion of said establishment shall be closed from 2:00 a.m. through 6:00 a.m. on weekdays, and from 3:00 a.m. through 6:00 a.m. on Saturdays, Sundays and holidays, during which no alcoholic liquor shall be sold, or offered for sale, on the premises.

Section II. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form as required by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of June 9, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class N Liquor License - Lakeshore Dance Academy

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the number of Class N Liquor Licenses from one(1) to zero (0) as the Lakeshore Dance Academy license has expired and the business has indicated it will no longer be serving alcohol at 206 Terrace.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class N licenses authorized in the Village of Mundelein as it relates to Lakeshore Dance Academy, Inc.

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 June 9, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-06-41
which is entitled

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class N Liquor License - Lakeshore Dance Academy

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 6/10/2025, 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 6/10/2025.

Village Clerk

ORDINANCE NO. O-25-06-41

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE TO DECREASE THE NUMBER OF CLASS N LIQUOR LICENSES AUTHORIZED IN THE VILLAGE OF MUNDELEIN AS IT RELATES TO LAKESHORE DANCE ACADEMY, INC.

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.

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to decrease the number of authorized Class N liquor licenses from one(1) to zero (0) as the Lakeshore Dance Academy license expired and business will no longer be serving alcohol at the business located at 206 Terrace.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, that:

SECTION I. Subsection N. of Section 5.76.140, License classification; fees; number; hours; is hereby amended to decrease the number of authorized Class N liquor licenses from one (1) to zero (0), and shall henceforth read as follows:

Class N license shall authorize beauty shops, hair salons, nail salons, barbershops and dance studios as defined by the Mundelein Zoning Ordinance, Title 20 of the Municipal Code, to serve beer, wine, and champagne to its patrons as incidental to the patron's purchase of goods or services offered by the licensee. A Class N license shall be subject to the following regulations:

- (1) The licensee may serve patrons of the business with individual servings of beer, wine, or champagne.
- (2) No beer, wine, or champagne may be served to, or consumed by, persons on the business premises except as a complement to the patron's contemporaneous purchase of goods and services made available to the public by the licensee.
- (3) The service and consumption of beer, wine, or champagne at the licensed premises is limited to not more than two twelve-ounce servings of beer or two five-ounce servings of wine or champagne beverages for each patron during any single calendar day.
- (4) No alcoholic beverages other than beer, wine, or champagne are permitted.
- (5) All employees of the licensee serving alcohol must have successfully completed BASSET certification.
- (6) It shall be unlawful for the licensee, its agents, and employees to permit any patron to leave the licensed premises with an open container of beer, wine, or champagne.
- (7) The licensee must maintain insurance coverage as required by [Section] 5.76.040(m) of this chapter.
- (8) A Class N license shall not be issued to any business which operates primarily as a packaged liquor store or restaurant.

The annual fee for each Class N license shall be five hundred dollars. In no case shall the sale or consumption of beer, wine, or champagne take place outside of the licensee's normal business hours of the business and no earlier than nine a.m. and no later than ten p.m. There shall be no more than a

total of zero Class N license outstanding and in force at any one time.

SECTION II. Severability. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the remaining provisions of this Ordinance.

SECTION III. Repeal of Prior Ordinances. All prior Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION IV. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as required by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Jessica Marvin, Associate Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: Proposed Telecommunications Tower and Facility at 416 University Drive - PZC2025-0012

Financial Impact:

N/A

Attachments:

1. PZC Minutes - 05-07-2025
2. Findings of Fact
3. Location Map
4. Petitioner's Application Packet
5. Outreach Emails to IDOT and CN

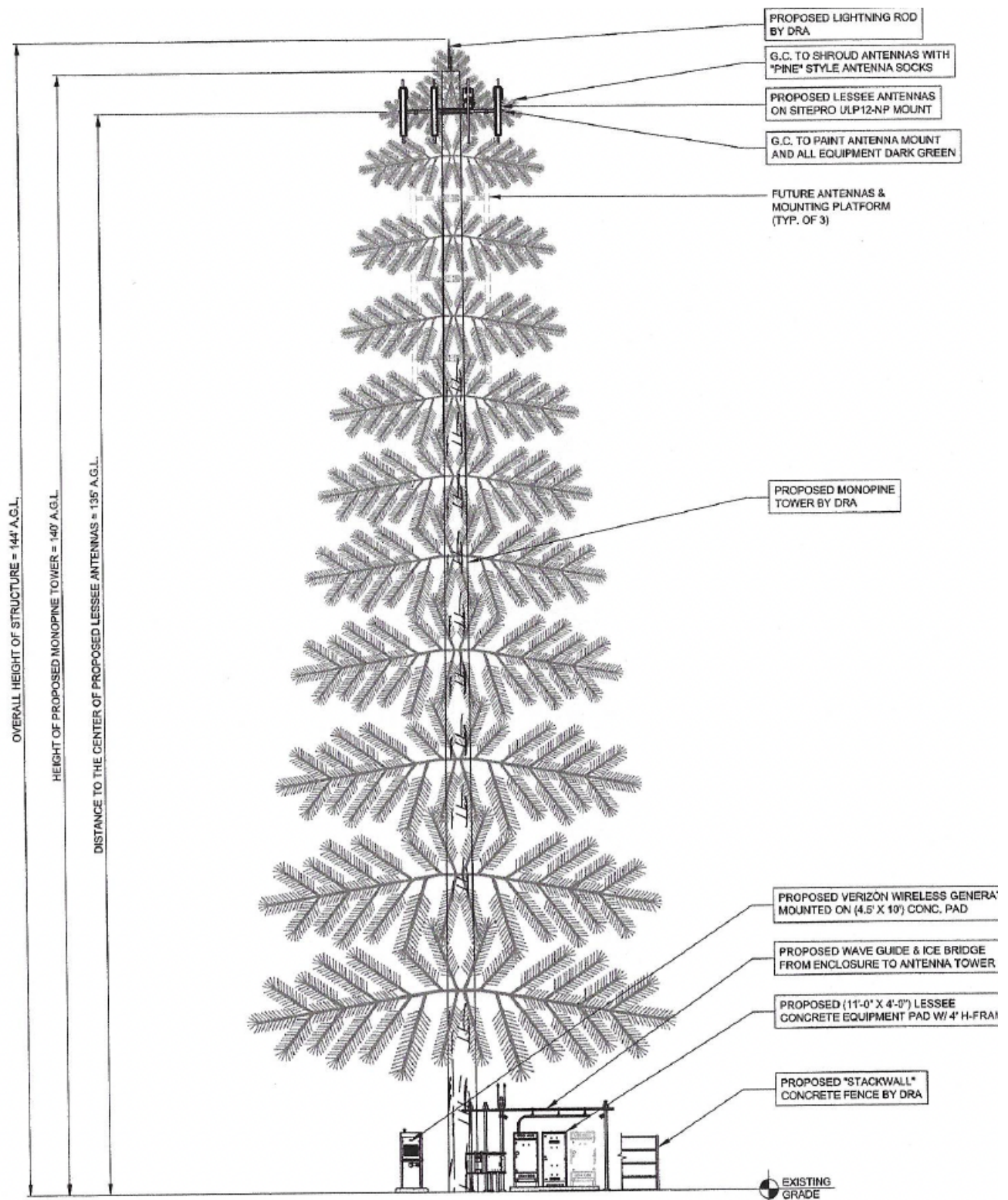
Background:

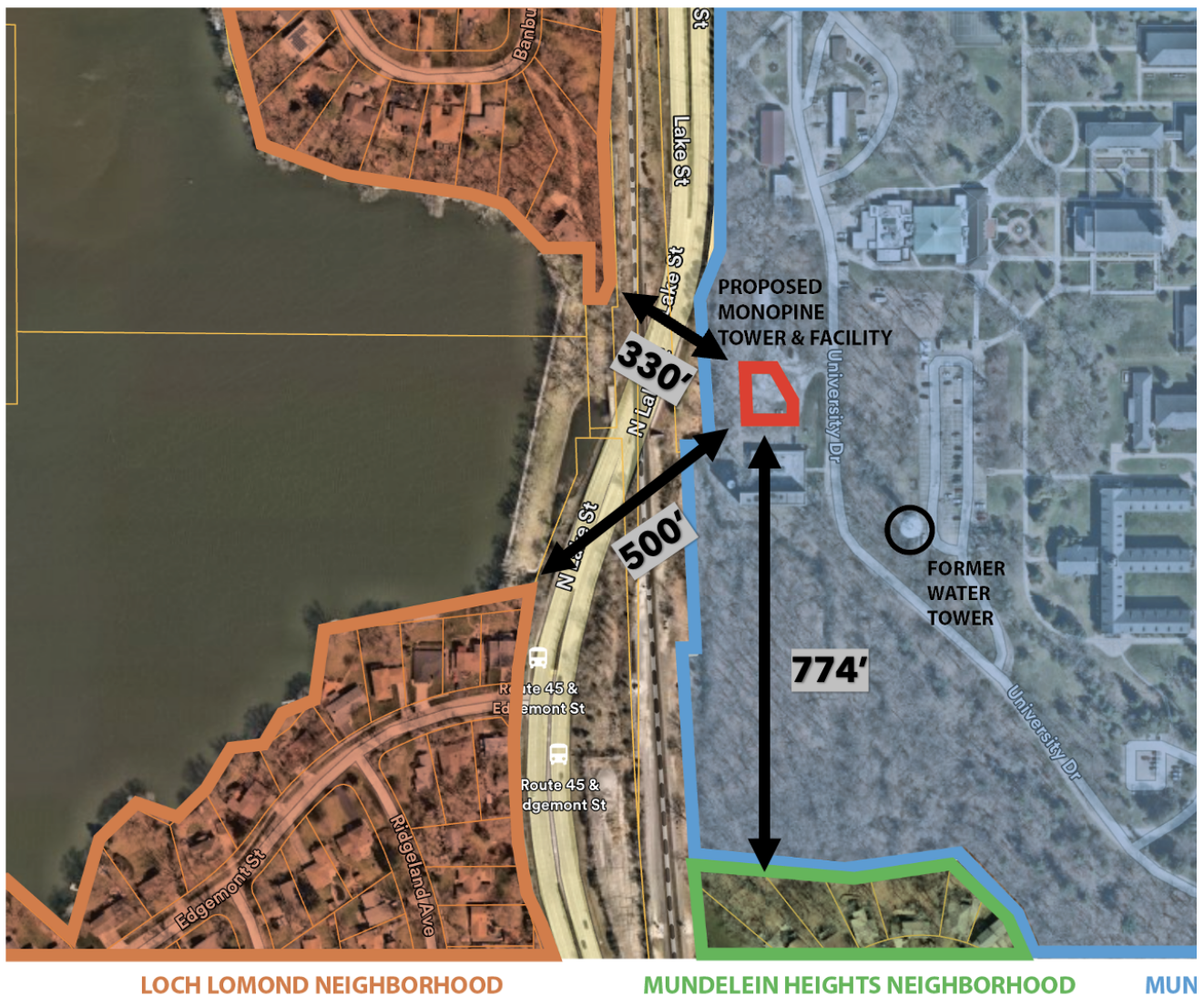
Verizon Wireless previously operated a wireless telecommunications antenna on a water tower located on the Mundelein Seminary property, which provided cellular service to the surrounding community. In 2023, the Seminary notified Verizon Wireless that the water tower would be decommissioned. As a result, the antenna was removed, leading to a reduction in coverage in the area. To address this gap, Verizon Wireless is proposing to install a “monopine” telecommunications tower and facility near the former water tower site (see diagram below). A “monopine” tower is a telecommunications monopole that resembles a pine tree, which was requested by the Mundelein Seminary as an alternative to a standard monopole. The proposed installation is intended to restore coverage levels comparable to those previously provided by the antenna on the former water tower.

In the interim while Verizon Wireless pursues zoning approval to install a permanent monopine wireless telecommunications tower, they have installed a temporary tower in the parking lot north of the former water tower to maintain consistent coverage.

The Petitioner has provided the following documentation within their packet for review (in sequential order):

- Completed Special Use and Variation Application
- Standards for Granting a Variation
- Standards for Granting a Special Use
- Overall Site Plan with Fall Zone Setback
- Engineering Drawings
- Maintenance Plan and Owners with real Property Record Interested Letter
- Lease Agreement
- Photo Simulations
- Pre and Post Simulations
- RF Study
- Structural Engineer's "Fall Letter" – Likely Conditions if Monopole Fails





Zoning Requests – Please note that the Petitioner has included responses to the Standards for each of their zoning requests within the Petitioner’s Packet.

1. **Special Use (Section 20.40.020)**

New Wireless Telecommunications Towers and Facilities are a Special Use in all zoning districts. The Petitioner is requesting a Special Use Permit to construct a new tower and facility.

2. **Variation - Fall Zone Setback (Section 20.48.040(QQ)(3)(a))**

The Zoning Ordinance requires a fall zone setback around any wireless telecommunications tower equal to 125% of the height of the tower. The fall zone cannot include:

- Public right-of-way
- Any property owned or leased by anyone other than the applicant
- Any structure other than an associated wireless telecommunications facility (including structures owned by the applicant)

The Petitioner is requesting a variation from the fall zone setback requirement. The tower is 145' tall, and therefore has a fall zone setback with a 181-foot radius (see diagram below). The tower is located on Mundelein Seminary property, but the 181' fall zone encroaches onto the Route 45 right-of-way (IDOT) and private property to the west (Canadian National Railway), and overlays over two of the Seminary's existing structures.

The Petitioner is proposing that the fall zone setback for the monopine tower be reduced from a 181' radius to a 55' radius to eliminate the encroachments. They have provided a "Fall Letter" from a licensed structural engineer stating that the monopine would buckle at the location of the highest combined stress ratio within the shaft. This failure would likely cause the structure to lean and remain in a permanently deformed condition. The structural engineer states that because of the way the monopine would fail, a fall zone radius of less than 55' at ground level would be sufficient.

3. Variation – Reduced Fall Zone Setback Without the Required Written and Notarized Authorization from all Adjoining Property Owners (Section 20.48.040(QQ)(3)(b))

The Zoning Ordinance requires written and notarized approval from all adjoining property owners for a proposed reduction in the fall zone setback. The Petitioner was advised that the code would require that the Illinois Department of Transportation (IDOT) and Canadian National Railway (CN) provide written and notarized approval to decrease the fall zone setback, as both entities maintain right-of-way near the proposed project site.

The Petitioner reached out to both IDOT and CN on May 16, 2024 in a good faith effort to obtain approvals:

A. Canadian National Response: Communication with Kevin Donahue with CN was established promptly via email. Mr. Donahue indicated via email that CN had no objection to the proposed reduction in the fall zone setback; however, CN did not acknowledge the request for notarized approval.

B. Illinois Department of Transportation Response: The Petitioner made multiple attempts to obtain a response from IDOT, including repeated follow-up emails over a five-month period. On October 16, 2024, the Petitioner informed Village staff that a response from IDOT did not appear to be forthcoming and proceeded to file a variation request from this requirement.

The Petitioner also advised IDOT in writing that, in the event of a catastrophic failure, the proposed monopine structure would not impact Route 45, which is situated approximately 90 feet west of the proposed tower location.

4. Variation – Maximum Height (Section 20.48.040(QQ)(4))

The maximum height for wireless telecommunications towers is 100', and the Zoning Ordinance is specific that the height includes all attachments such as antennas, lightning rods, arrays, etc. The Petitioner is requesting a variation because the proposed height is 145', which includes a 5' lighting rod at the top of the tower. The Petitioner stated that the former water tower was 135' in height, with the Verizon Wireless antenna located at 135'. Due to a 20-foot decrease in elevation between the former water tower site and the proposed location, the

antenna would effectively be positioned 20' lower than it was previously if the same height were maintained. The Petitioner stated that in order to maintain the same cellular service provided with the previous antenna the proposed tower would need to be a minimum of 135'.



A view from the northwest looking southeast within Mundelein Seminary.



A view from the southwest looking northeast on Route 45.

Comprehensive Plan

The Comprehensive Plan does not address utility infrastructure or wireless telecommunications in a detailed fashion. However, it contains the following policy in the Community Facilities and Village Services chapter: “Provide reliable infrastructure to the residents and businesses within the community, including electricity (power and substation locations), water supply and distribution, sanitary sewers, and telecommunications.” The Comprehensive Plan also states a policy to “Coordinate and cooperate with other public agencies to maintain adequate and appropriate sites and facilities for the provision of public services.”

Planning & Zoning Commission Recommendations

The Planning and Zoning Commission held a public hearing on May 7, 2025, to consider the request. The Commission recommended approval of the special use and (3) variations related to the proposed wireless telecommunications tower and facility by a vote of 6-0.

Analysis

Staff is in support of the Seminary's request for a Special Use and (3) variations related to the proposed wireless telecommunications tower and facility at 416 University Drive, and provide the following notes for consideration:

- Special Use. The proposed wireless telecommunications tower has been demonstrated by the applicant as a public infrastructure that is needed to restore coverage levels to comparable levels previously provided by the antenna on the former water tower. The proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure. The tower is located 330 feet away from the nearest residential property.
- Variation – Fall Zone Setback. The Mundelein Seminary is a uniquely large, wooded property. The parcel on which the proposed monopine tower is located is approximately 290 acres, not including other parcels owned by the Mundelein Seminary. The location of the proposed monopine tower would present difficulty in accommodating a full fall zone setback without encroaching onto surrounding properties, structures, or rights-of-way. In addition, Verizon Wireless has provided appropriate documentation demonstrating:
 - a. A network-based need for the height (which prescribes the fall zone setback);
 - b. A Structural Engineer's "Fall Letter" outlining the likely conditions if the monopole fails (a likely fall radius of less than 55' at ground level).
- Variation – Height. Verizon Wireless has provided appropriate documentation demonstrating a unique need for the tower height.
- Variation – Approval from Adjoining Properties. The petitioner received email approval from Canadian National Railway and has made repeated attempts over a five-month period to contact the Illinois Department of Transportation without receiving a response. The Petitioner has demonstrated and provided evidence of efforts to communicate with both entities. Additionally, the IDOT right-of-way is located approximately 90 feet west of the proposed tower location, which is outside of the proposed 55' fall zone in the unlikely event that the tower fails.

Recommendation:

Motion to authorize staff to draft an ordinance granting a special use and (3) variations related to the proposed wireless telecommunications tower and facility in the Institutional Zoning District at 416 University Drive.

**Planning and Zoning Commission Meeting
Minutes**

May 7, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on May 7, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

Chairman T. Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT: K. Garesche

Village Attendance

PRESENT: Associate Planner J. Marvin, Senior Planner C. Malec, and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from April 16, 2025.

J. Holden moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from April 16, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no general public commentary.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Public Hearing - PZC2025-0012 - 416 University Drive - Mundelein Seminary Cell Tower

Open Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to open Public Hearing PZC2025-0012.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

J. Marvin presented the attached PowerPoint and gave a detailed history of the project. The petitioner is requesting a special use permit for a wireless telecommunications tower as well as variations on the fall zone setback requirements, relief from written and notarized authorization for property owners within the fall zone setback, and relief from the maximum height requirements for a telecommunications tower located at 416 University Drive, Mundelein, Illinois.

K. Anderson requested clarification as to the location of the current temporary cellular tower. J. Marvin stated that it was located at the north end of the visitor parking lot. This is to the east of where the proposed permanent mono-pine tower will be located.

Chairman T. Roswick asked if the previous water tower that held the previous permanent cellular tower had already been demolished. J. Marvin confirmed that the water tower had been demolished and the temporary tower has been in use. The intent is that this permanent tower will replace the temporary one and the temporary

cellular tower will be removed.

S. Schneckloth asked if there was an attempt to put the new tower at the location of the old water tower. J. Marvin was unsure and will let the petitioner answer the question provided by Commissioner Schneckloth.

Petitioner Presentation

Michael Howley of Insite, Inc. spoke representing Verizon Wireless and the property owners at St. Mary of the Lakes Seminary. Mr. Howley presented the attached presentation and gave an overview of the history of the tower at its current location and the zoning hardship requiring moving of the cellular tower.

Mr. Howley stated that they had negotiated the new tower location with the Archdiocese. The new permanent tower is unable to be placed at the old location due to the planned expansion of the visitor parking lot. They worked to find a new location that would not impact the activities on campus. Service on the old water tower had been in operation for over 20 years. Other tower sites were built around this original tower. It was explained that due to the way that the wireless network works, to prevent signal disruption, it is essential for this original tower to be relocated as close as possible to the original location, due to the location of the network of additional towers that were built following this tower.

Chairman T. Roswick asked if using two shorter towers that meet code could be used to duplicate the coverage. Mr. Howley said that their engineers had looked into this as an option, but a higher line of sight tower would provide coverage most like the previous permanent tower.

S. Petti asked for clarification regarding the mono-pine design, whether it had any technological advantages for signal, or if it was purely a aesthetic design. Mr. Howley stated that the design is purely aesthetic, and they were sensitive to the archdiocese's request for an aesthetically pleasing tower. The design is wind-tested, made entirely of steel, and is made to camouflage the area.

K. Anderson asked further questions about the design and the reduction in the fallback zone. He asked if the design was created with a hinge point that would create a need for a smaller fallback zone. Mr. Howley stated that the design is made to kink onto itself in the event of a catastrophic weather event. The tollway leases land for towers and this design feature is currently a requirement for the Illinois tollway.

J. Holden inquired about a resident's supplied concern about the safety of EMF for residences. She asked if he could address those concerns. Mr. Howley stated that he would address the concerns, but stated that the technology is seen as so safe for the public that Federal law prohibits a decision based on Radio Frequency Emissions. He

provided an EMF report for this project, and the radio frequency emissions diminish exponentially with distance. At the ground level of the cell tower, the emission levels would be roughly 10–20 times lower than what is produced by a baby monitor. The electronics industry has a very conservatively based standard for wireless emissions. The technology is seen as so safe that there are often towers located on top of schools, university dorms, and hospitals.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Janel Martinez was sworn in to speak. Mr. Martinez wanted extra information on what the engineer's study was based on. He also asked if other cell companies would be able to share this tower.

Mr. Howley stated that he is not an engineer, but he has worked with other cases that use this same fail point technology. He can't speak to the exact details, but he can say that this tower, in addition to being a mono-pine is specifically engineered with a kink or buckling point. A professional engineer stamped off that if a catastrophic event came through the area, it would buckle at this point and fall safely. This tower is also being designed with a load of not only this antennae, but also accommodate other carrier's antennas if needed to reduce the number of cell towers in the community.

David Murtaugh of 837 NE Holcomb Drive was sworn in. Mr. Murtaugh stated that himself and a number of his neighbors are concerned with the tower. He stated that the public doesn't know the specific details, but they trust the commission to create the safest environment for the public. Mr. Murtaugh expressed concern about the fall zone and how the rules are enforced with the distance from the tower. He asked the commission to make the best and safest choice for the families that live near the tower.

David Lightman was sworn in to speak. He stated that working as an engineer he would prefer an optimal design. With the temporary tower, there were no complaints about the lack of coverage. He asked if the new tower would be able to be made at the same height as the old tower and provide the same coverage.

Mr. Howley stated that the temporary tower is on land that is 20 feet taller. With the reduced elevation of the land, the tower height at the new location would be the same height as the temporary tower location. The variation request for added height would be to maintain this same tower height, but in the new location at a lower level of land.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

S. Schneckloth reiterated some of the engineering descriptions previously stated by Mr. Howley as to how the coverage for cellular towers works. She stated that her understanding is that technology works similarly to an umbrella. Ideally, the coverage should work like overlapping umbrellas of coverage. With this being an established tower, where towers were built around this one, it is essential that the location of this tower be as close to the original placement as possible to prevent loss of coverage areas. She stated that she understands more than the public the snap point technology being discussed and described the engineering perspective and how it is much safer than a traditional tower. The technology works similarly to a hinge and is designed to be the point of failure in the event of a catastrophe. She further explained that the fiber cables that feed the tower can not be relocated as they are physically underground. In order to relocate, the cables would need to be uprooted and could take days or months and would require physical boring through the neighborhoods, which would be incredibly disruptive. She stated that she works in the industry for a competitor of Verizon and has detailed knowledge of the technology. She stated that the industry does share tower locations to prevent too many towers in the area.

S. Petti addressed the resident that was concerned about the safety of the fall zone regarding the technology of this hinge point. He stated that there are risks every day regarding safety. But given the number of cell towers nearby and the technology presented, we need to be able to trust the engineers who create these reports that the existing technology is safe for the location.

Request of a Special Use for a cell tower

S. Schneckloth moved, seconded by K. Teehan, a **Motion** to recommend approval of a special use permit for a wireless telecommunications tower and facility in the Institutional Zoning District at 416 University Drive, including the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request of a variation from the fall zone setback

S. Schneckloth moved, seconded by J. Holden, a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for a wireless telecommunications tower at 416 university drive, including the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request of a variation from written and notarized authorization

S. Schneckloth moved, seconded by K. Teehan, a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(3)(b) granting relief from the fall zone setback written and notarized authorization for a wireless telecommunications tower at 416 University Drive, including the Findings of Fact as provided.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Request of a variation from the maximum height requirements

S. Schneckloth moved, seconded by K. Teehan a **Motion** to recommend approval of a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirements for a wireless telecommunications tower at 416 University Drive including the Findings of Fact as provided.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Schneckloth moved, seconded by S. Petti a **Motion** to close Public Hearing PZC2025-0012.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Sophia Schneckloth
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Public Hearing - PZC2025-0015 - 1 Carmel Pkwy - International Student Housing

Open Public Hearing

J. Holden moved, seconded by S. Petti a **Motion** to open Public Hearing PZC2025-0015.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec presented the attached PowerPoint and gave a detailed history of the project. The petitioner is requesting a variation to allow student housing for international students on campus. There used to be housing on-site for the Carmelites, but on-site housing has not been in use in recent history. Carmel is proposing between 16-28 bedrooms for the new student housing wing they are proposing to build. Residential is not a currently permitted use in the institutional zoning district.

T. Roswick inquired as to the prior on-site housing and how that fit into our zoning code. C. Malec clarified that the prior use pre-dated the Village's zoning code. If that use was continuous, it would have been seen as a grandfathered-in use. However, after a use is abandoned, it reverts to our code after 6 months. Any new requests after 6 months would be seen as a new use under the zoning code. C. Malec further clarified that it is not uncommon for a developer to go after land-use entitlement before fully developing plans due to the great cost of engaging architects and engineers to build out the designs. Carmel is requesting approval of the land-use as a whole before going

forward with the project.

T. Roswick asked how the Village would limit the parameters on a blanket zoning approval on a case like this. C. Malec described that the commission could approve with conditions. Staff has supplied some examples of conditions - but the commission is at the discretion to recommend other conditions if they are needed based on the submittal provided.

S. Schneckloth asked if staff had yet reviewed the zoning in other communities, such as Lake Forest, that allow for on-site student housing in institutional districts to review how their zoning code is written. C. Malec stated they had not looked into the zoning regulations for the towns mentioned. The petitioner did provide some information on other municipalities, so that could be something the commissioners review in regards to this application.

Petitioner Presentation

Brad Bonham, president of Carmel Catholic High School, was sworn in and presented the attached PowerPoint. Carmel has, for the past 8 years, introduced an international student community to the school. Since 2017, Carmel has had an average of 25-50 international students, comprising roughly 5% of the total student population. They have been working with a company called Amerigo which works primarily with Catholic high schools across the United States.

There would be 3 on-site live-in resident staff that would oversee the students 24 hours / 7 days per week. It would be single-gender by floors with 2 students per room. They plan for shared community spaces. Mr. Bonham also reviewed the rules the international students would be expected to follow while living on-site, and the different apps being used for the safety of the students.

Currently, the international students are housed at The Mil'Ton in Vernon Hills. The Amergio program has told Carmel that if the students are not housed on-site, they will be discontinuing the program.

Chairman T. Roswick asked Mr. Bonham if they had looked into housing options outside the Mil'Ton. He said that Amerigo has looked into other housing options and has stated that none of them are agreeable and that the program will not continue at Carmel if there is no on-site option.

S. Petti inquired about the costs of building and maintaining the new facility versus putting the money into supporting the off-site housing. Mr. Bonham stated that the cost is only part of the issue and that schools with on-site housing are more attractive

to international families. S. Petti asked if this is similar to how Lake Forest Academy and Woodland Academy programs run. Mr. Bonham said that this program is different from those two schools as those are run by themselves and not a third-party.

K. Teehan asked if the primary concern is that of costs, or of growing the program. Mr. Bonham stated that their primary concerns are both financial and program growth.

S. Schneckloth inquired as to how the needs of the students may change if they go from a housing situation with easy access to local restaurants, private pool and amenities to that of a dorm environment. Mr. Bonham stated that they plan to have some amenities and will build kitchenettes for easy access to food. S. Schneckloth further questioned about safety and security and if a gate would be added or if the campus would remain open. Mr. Bonham stated that the campus would stay open, but the building would be secured by locked doors. There is security throughout the day, but there will not be night security as there will be student staff on site 24 hours a day that would be employed by Amerigo.

J. Holden asked what the current setup is at the Mil'Ton as there is a community of adult residents. Mr. Bonham gave a brief overview of the housing and confirmed that the students likely interact with the other residents. J. Holden requested confirmation of no concerns brought up by either the children or the Mil'Ton of any issues with the children living among adults housed there. Mr. Bonham stated that he had not heard of any concerns brought to his attention.

T. Roswick asked if all the shared spaces would be inside, or if there were plans for outdoor common areas for the international students. Mr. Bonham stated that they do plan on some outside areas, such as picnic tables and benches.

Public Commentary

Chairman T. Roswick opened the floor to public commentary. T. Roswick swore in all who wished to speak.

Tony and Gina Borkowski of 908 Concord Circle approached the podium and provided a presentation and moderated the responses on behalf of Fairhaven and Concord Grove subdivisions. They prepared the attached PowerPoint presentation. The Borkowskis presented evidence to argue the hardships claimed by Carmel Catholic School. Ms. Borkowski compared other schools that participate in the Amerigo program and compared the curriculum and athletics programs and argued that Carmel offered a very competitive program for international students.

Matt Kirst of 904 Concord Circle spoke about his experience in the Concord Grove subdivision. Mr. Kirst stated that it is a small, quiet neighborhood. Mr. Kirst stated that there is no problem living near the high school as that aspect was what they knew they

were signing up for when purchasing their residence. However, with the proposed student housing on site and the lack of a safety plan presented, this is a large concern for both the students under the care of the school and the residents of the subdivisions. He also stated a disappointment that there was no Amerigo representative at the hearing to participate in the conversation and to answer questions.

Carlos Mata of 329 Lenox shared his experience in the Concord Grove subdivision. He shared concerns on the proposed dormitory on campus at Carmel. Mr. Mata has shared concerns of previous communications with Carmel administrators on previous issues and how that may continue with the on-site proposed dormitory. He stated this would be a major change to the neighborhood and would like to see a full impact study done.

Mr. Borkowski spoke about the neighborhood's major concerns were that of safety, both for the residents and the on-site international students. He shared that the one-page operating plan that Carmel produced with the application did not touch on any safety plan for the students.

Michelle Kainovic of 848 McKinley stated that, as well as being a resident of the Fairhaven subdivision, she previously worked as business development manager at a company that worked with schools, colleges, and universities throughout the Midwest. She further commented that the safety measures in place at a boarding school are substantially different from those of a standard high school. The safety of the students should be of the highest priority.

Brad Bonham responded to the presentation and concerns brought up by the Borkowskis. Mr. Bonham stated that they had looked into other options, but without the on-site campus option, the international student program would no longer continue. In regard to safety, Mr. Bonham stated that the program has been running for 8 years, and it is a completely safe program for those students. T. Roswick asked what options other than the Mil'Ton had been explored by Carmel. Mr. Bonham stated that any off-site program would not work as the program is not large enough to financially sustain the program. T. Roswick clarified his question, asking what specific facilities outside the Mil'Ton had been explored. Mr. Bonham said they had not looked into other off-site apartments. Amerigo had completed the research on their end.

Dawn Abernathy of 321 Lenox Lane stated that herself, her husband, and one of her children are Carmel graduates and have previously supported the school financially as well as by volunteering. However, she opposes the application being presented. Ms. Abernathy presented some financials regarding the cost of housing. The Mil'Ton average price for a 2-bedroom, 2-bathroom apartment at 1086 square feet is \$5,242 per month. Station 250 in Mundelein, a 2-bedroom 2-bathroom apartment at 1085 square feet, costs \$2641 per month. Cardinal Square 2-bedroom, 2-bathroom

apartment costs \$2570 per month. Both of those Mundelein options are within walking distance of Carmel and would reduce busing issues. She also voiced concerns about the safety of the students that would be housed on-site.

Concepcion Acevedo of 936 Concord Circle spoke of her concerns about international students not being safely taken care of on-site. She requested they look into a site at St. Mary of the Lake as they do have on-site housing.

Susan Santer of 900 Concord Circle stated she has a strong family history of attending Carmel Catholic school. She is against on-site family housing. She feels a better experience for the international students would be to offer host families for the international students. She questioned why current families with students attending Carmel were not reached out to gauge interest in housing the international students.

Bill Sturm of the Carmel Catholic School Board spoke of the Amerigo program. He stated that he was in the meetings with Amerigo and could confirm that they will be withdrawing the program if on-site housing does not go forward. He spoke about his experience with housing international students with another program outside of Carmel. He stated how difficult it is to find families who will take international students in.

Kat Matla of 320 Lenox Lane stated that she sees both sides of the conflict. She stated she can see how great it would be for international students to live on-site, but she would prefer the safety for her neighbors and the students on-site.

Brian Stith, Chief Enrollment and Advancement Officer of Carmel Catholic School, spoke of his history of growing up in Mundelein and being a Carmel graduate. Mr. Stith further spoke of the Amerigo and Carmel relationship. Carmel used to support all the international student applicants themselves. Amerigo has streamlined the process and manages the background checks, the process with the Department of Homeland Security, and the process with the Archdiocese of Chicago. The students are vetted through the Amerigo program, and they are protected by Amerigo now handling the housing element. He spoke of Carmel being awarded a 5-time blue ribbon rating by the Department of Education. He stated that it is their responsibility to provide the global experience that the students will receive when they go off to attend college and beyond. He stated they are providing an experience that can't happen the same way at Mundelein, Libertyville, Vernon Hills, or Lake Forest High Schools.

Nick Aguina of 1044 Concord Circle and he stated that he appreciated Mr. Bonham put together the application, and spoke also of his appreciation of his neighbors of Concord Grove and Fairhaven subdivisions for speaking at the hearing. He stated that he was undecided on the issue, but was very concerned about the comments that the international program and experience can only happen at Carmel. He stated that he

went to Barrington High School, and they have an international program where families host the students. He spoke also that he had the opportunity to study abroad. He asked about other programs outside of Amerigo that were researched to provide similar types of services.

Commission Discussion

S. Schneckloth stated that the comments speaking negatively about other schools, including Mundelein, were not appropriate and had no place in this hearing.

T. Roswick stated his disappointment that the argument brought forth by the applicant at this point is not defensible. The hardship is a self-created one in the school's dependency on Amerigo, who is technically an outside vendor. Other student residence options have been presented by the public and there are comparable options available.

J. Holden agreed that there was outside evidence presented that argues against the hardship presented.

K. Anderson agreed that the crux of the hardship was based on financial matters and other options did not seem to be researched. He also had concerns about the lack of a safety plan in the application.

K. Teehan stated that the neighbors were looking for neighborly behavior. He reiterated the requests from the neighbors for an impact study and feasibility and he felt these were reasonable requests and Carmel should come back with firm plans to present.

S. Schneckloth stated there was not a compelling case presented to grant a blanket approval. No plans were presented to accompany the application and there was a lack of hardship shown. The community provided facts to show the lack of hardship in this case.

T. Roswick asked the commission if they felt they would prefer to go forward with a vote and have the Board decide based on the current facts, or if they would prefer a continuation to give the applicant an opportunity to provide more details to support the request.

C. Malec requested that the PZC specify what information they would like to see from the applicant to give them guidance when they come back at a later date.

T. Roswick clarified that there needed to be more physical plans, including architecture, and a full safety plan both for the students and the neighboring subdivision.

T. Roswick asked Mr. Bonham if he would prefer for the commission to vote on the case, or if he would prefer a continuation. Mr. Bonham stated he would be open to a continuation to allow for time to collect more information. It was decided that June 18th would be an acceptable date to continue the hearing to.

Continue Public Hearing

K. Anderson moved, seconded by S. Petti, a **Motion** to continue Public Hearing PZC2025-0015 to June 18th, 2025 at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Kevin Anderson
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

J. Holden moved, seconded by S. Petti, a **Motion** to adjourn the Planning and Zoning Commission meeting of May 7, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Sophia Schneckloth, Kevin Teehan
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:48 PM.

FINDINGS OF FACT – 416 UNIVERSITY DRIVE – MUNDELEIN SEMINARY

1. Special Use – Wireless Telecommunications Tower and Facility

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
DRAFT MOTION	Motion by S. Schneckloth, second by K. Teehan to recommend approval of a Special Use Permit for a wireless telecommunications tower and facility on the property located at 416 University Drive pursuant to Section 20.44.020 of the Zoning Ordinance.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a Special Use Permit for a wireless telecommunications tower and facility on the property located at 416 University Drive pursuant to Section 20.44.020 of the Zoning Ordinance.	
<i>If applying for a rezoning, special use, major variation and/or planned unit development, the application for a Certificate of Compliance will be referred to the Planning & Zoning Commission and scheduled for the same public hearing as the application for rezoning, special use, major variation, and/or planned unit development. The Planning & Zoning Commission will submit a written report of its findings as to whether the proposed development is in compliance with the Appearance Code to the Village Board of Trustees. The Village Board of Trustees will consider the report within 60 days after it is submitted by the Planning & Zoning Commission to approve, approve with conditions, or deny the request.</i>	
1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.	
The proposed wireless telecommunications tower and facility in the specific location proposed, the Mundelein Seminary in the Institutional Zoning District, would not endanger public health, safety, or general welfare of the community. The Petitioner has also submitted an RF Study and documentation demonstrating how the wireless telecommunication tower is engineered to “fall” in the unlikely event that the structure fails, which shows that any impacts are contained to the Mundelein Seminary property, so the special use is not expected to have any safety impacts on the community.	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
The proposed wireless telecommunications tower and facility is compatible with adjacent properties as the proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure. The tower is located 330 feet away from the nearest residential property.	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
The special use at the Mundelein Seminary is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services.	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
The proposed wireless telecommunications tower and facility conform to the applicable regulations of the Institutional Zoning District with the exception of the fall zone setback standards, for which relief is requested under a separate zoning request.	

2) Variation – Fall Zone Setback

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	A variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for wireless telecommunications towers.
DRAFT MOTION	Motion by S. Schneckloth, second by J. Holden to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(3)(a) granting relief from the fall zone setback requirements for a wireless telecommunications tower.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a variation from Section 20.48.040(QQ)(3)(a)	

granting relief from the fall zone setback requirements for a wireless telecommunication tower in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

1. The strict application of the terms of this Ordinance will result in undue hardship;

The strict application of the terms of this Ordinance would prevent the subject property from hosting a wireless telecommunications tower near the site of the former water tower, which previously supported a Verizon Wireless antenna before its decommissioning. The Petitioner has submitted documentation demonstrating a network-based need for the proposed tower height, which determines the required fall zone setback radius, along with a structural engineer's "fall letter" indicating that, in the event of failure, the monopine would likely have a fall radius of less than 55 feet at ground level. Due to the proposed location, accommodating the full fall zone setback in the same area as the previous antenna would be difficult without encroaching onto adjacent properties, structures, or rights-of-way.

2. The plight of the owner is due to unique circumstances;

The property is subject to unique circumstances because it is a uniquely large, wooded parcel. The parcel where the proposed monopine tower would be located is approximately 290 acres, not including additional parcels owned by the Mundelein Seminary. The former water tower, which previously supported a Verizon Wireless antenna before it was decommissioned, needed be replaced with a permanent tower to restore and maintain cellular coverage for the surrounding community.

3. The variation, if granted, will not alter the essential character of the locality;

The fall zone setback variation is not anticipated to alter the essential character of the locality, which is wooded in nature. The proposed monopine tower is a telecommunications monopole that resembles a pine tree to blend into the surrounding area and is completely contained to the Mundelein Seminary property.

The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Due to the property's heavily wooded terrain and elevation changes, it could limit the possible locations for the proposed monopine tower to restore and provide the same level of cellular coverage to the surrounding community.

2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would need to be decommissioned and that the antenna would need to be removed.

3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

The variation will not be detrimental to the public welfare in the neighborhood in which the property is located, as the new fall zone setback based on the engineer's fall letter is located all within the Mundelein Seminary's property.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. The proposed monopine tower will be constructed in a heavily wooded area and will feature a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.

5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

3) Variation – Reduced Fall Zone Setback Without the Required Written and Notarized Authorization from all Adjoining Property Owners

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners.
DRAFT MOTION	Motion by S. Schneckloth, second by K. Teehan to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners.
On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for approval of a variation from Section 20.48.040(QQ)(3)(b) to permit a wireless telecommunication tower with a reduced fall zone setback without the required written and notarized authorization from all adjoining property owners in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in an undue hardship, as accommodating the full fall zone setback at the proposed location would be difficult without encroaching onto adjacent properties, structures, or rights-of-way. In May 2024, the Petitioner contacted both the Illinois Department of Transportation (IDOT) and Canadian National Railway (CN) in a good faith effort to obtain the necessary approvals. CN responded with no objection to the proposed reduction in the fall zone setback; however, they did not acknowledge the request for a notarized approval. The Petitioner made multiple attempts to obtain a response from IDOT, including repeated follow-up emails over a five-month period. In October 2024, the Petitioner informed staff that a response from IDOT did not appear to be forthcoming.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances as mentioned in #1.	
3. The variation, if granted, will not alter the essential character of the locality;	
The fall zone setback variation is not anticipated to alter the essential character of the locality, which is wooded in nature. The proposed monopine tower is a telecommunications monopole that resembles a pine tree to blend into the surrounding area and is completely contained to the Mundelein Seminary property.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
Due to the property's heavily wooded terrain and elevation changes, it would limit the possible locations for the proposed monopine tower to restore and provide the same level of cellular coverage to the surrounding community.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would be decommissioned and that the antenna would need to be removed.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare in the neighborhood in which the property is located, as the fall zone setback is located all within the Mundelein Seminary's property.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood. The proposed monopine tower will be constructed in a heavily wooded area and will feature a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.

5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services

5. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

4) Variation – Tower Height

CASE NUMBER	PZC2025-0012
PUBLIC HEARING DATE	May 7, 2025
VARIATION	A variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower.
DRAFT MOTION	<u>Motion</u> by S. Schneckloth, second by K. Teehan to approve the Findings of Fact as published for a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower.

On May 7, 2025 the Planning and Zoning Commission voted 6 - 0 for **approval** a variation from Section 20.48.040(QQ)(4) granting relief from the maximum height requirement for a wireless telecommunications tower in the Institutional Zoning District at the property located at 416 University Drive, Mundelein, Illinois.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

1. The strict application of the terms of this Ordinance will result in undue hardship;

The strict application of the terms of this Ordinance would result in undue hardship because, prior to the decommissioning of the Mundelein Seminary's former 135-foot water tower, Verizon Wireless operated an antenna mounted at 130 feet on the water tower. In 2023, the Mundelein Seminary informed Verizon Wireless that the water tower would be decommissioned and that the antenna would need to be removed. The Petitioner is proposing a 140-foot monopine tower with a 5-foot lighting rod. Due to a 20-foot decrease in elevation between the former water tower site and the proposed location, the antenna would effectively be positioned 20 feet lower than it was previously if the same height were maintained, affecting cell service coverage to the broader area.

2. The plight of the owner is due to unique circumstances;

The property is subject to unique circumstances as mentioned in #1.

3. The variation, if granted, will not alter the essential character of the locality;

The height variation will not alter the essential character of the locality, which exceeds the maximum tower height by 45' in order to accommodate a grade level difference from the former water tower site.

The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The physical topography of the region surrounding the subject property impact the need for an additional 45' of height maintain the cellular coverage within the surrounding area, which has been documented by the Petitioner in their application.

2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

The hardship has not been created by the Petitioner, as the Mundelein Seminary informed Verizon Wireless in 2023 that the water tower would be decommissioned for reasons outside of Verizon's control and that the antenna would need to be removed.

3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

The Petitioner has submitted photo simulations to demonstrate that the proposed tower will create minimal visual impacts in the surrounding locality. The proposed monopine tower is located within a wooded area and features a stealth design intended to minimize its visual impact on neighboring properties with a clear view of the structure.

4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impairs property values within the neighborhood.

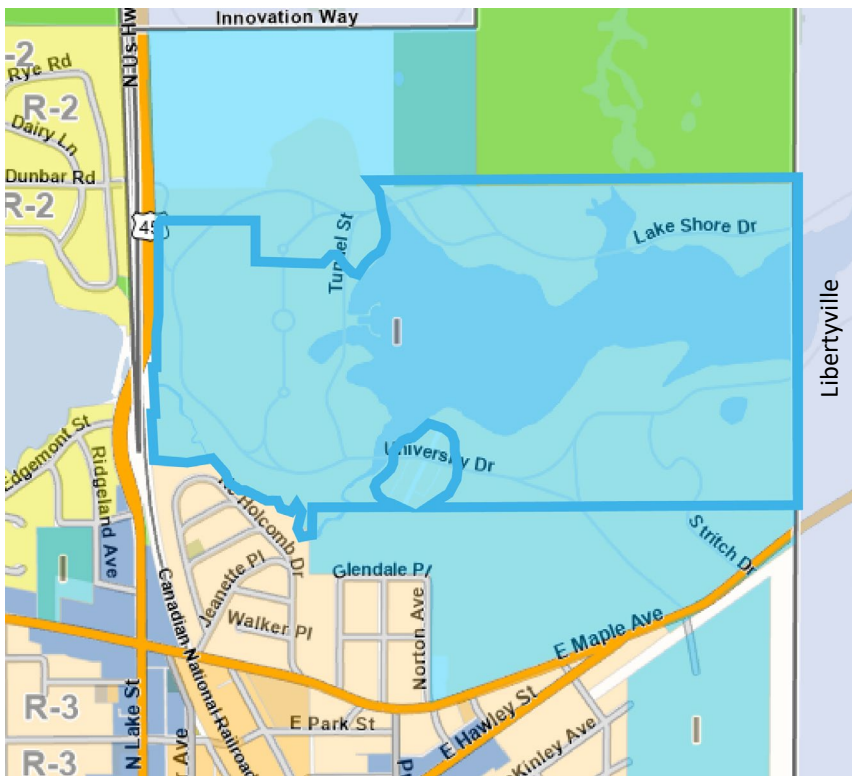
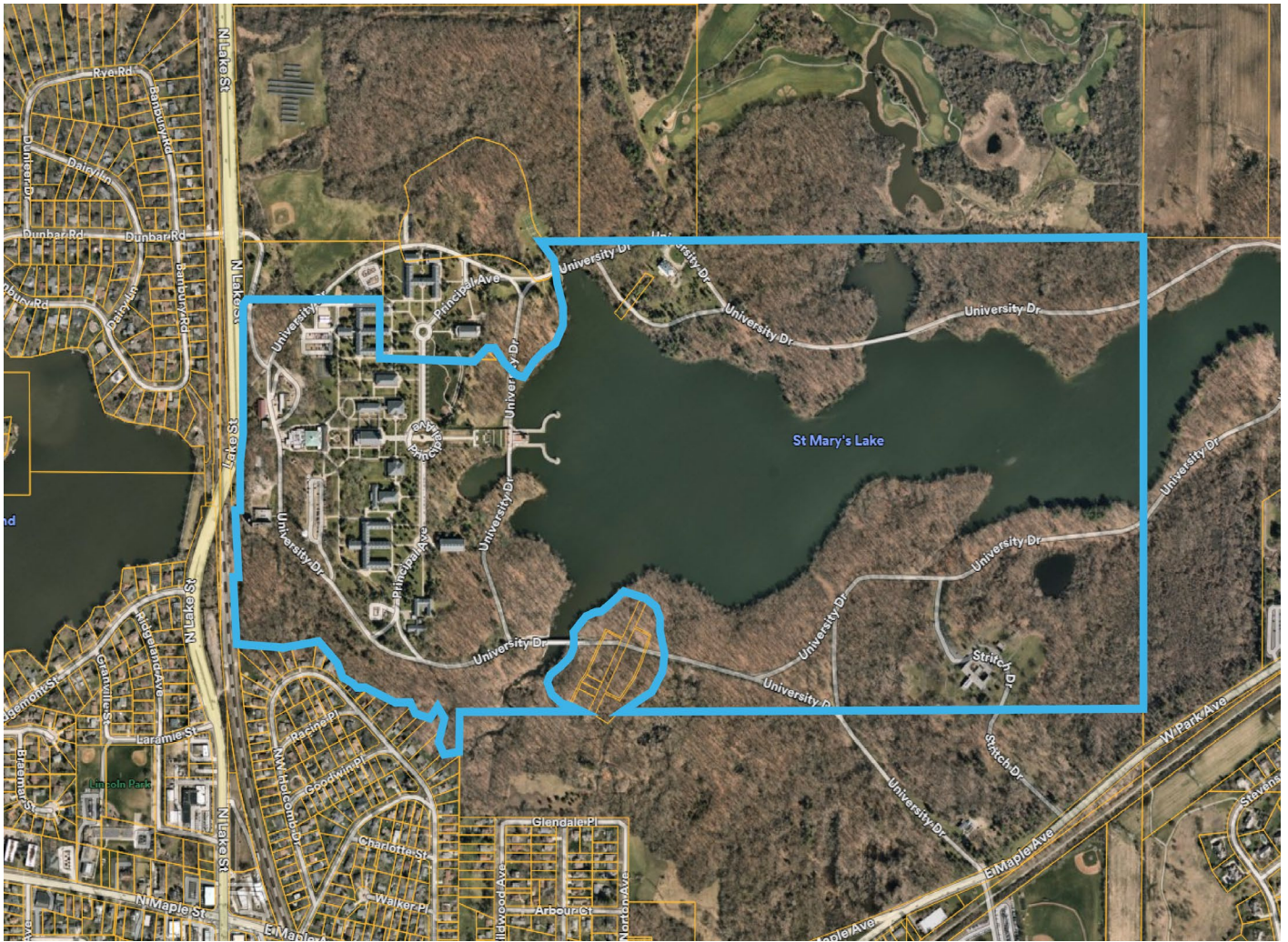
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.

The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, which state an intention to provide reliable infrastructure to the community and coordinate with public agencies to maintain appropriate sites for the provision of public services.

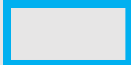
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the property in question will not be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the Institutional Zoning District.

Location Map: 416 University Drive



Legend:

 : Proposed Property

PROPERTY INFORMATION

Address 416 University Drive, Mundelein, IL 60060
Property Index Numbers (PIN) 1119102017
Size of Property 10,995,415 / 252.42 (sq. ft. / acres)
Size of Building Space _____ (sq. ft.)
Size of Space Utilized 2800 sq ft used for Wireless Telecommunications Tower lease

ZONING

Current Zoning Institutional
Proposed Zoning Institutional
Current Use University
Proposed Use University and Wireless Telecommunications Tower

PETITIONER INFORMATION

Business/Org. Name DRA Properties, LLC and Verizon Wireless
Name Michael Howley
Title Site Acquisition agent
Address 1S660 Midwest Rd, Ste 140
City, State, Zip Oakbrook Terrace, IL 60181
Phone 630-240-3253
Email howley@insite-inc.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name University of Saint Mary of the Lake
Name Jim Heinen
Title Chief Operating Office
Address 1000 E Maple Ave
City, State, Zip Mundelein, IL 60060
Phone 847-970-4809
Email jheinen@USML.EDU

SECTION(S) OF ZONING ORDINANCE: 20.48.040(QQ)(9)(a), 20.48.040(QQ)(3)(a), 20.48.040(QQ)(4)

SECTION(S) OF COMPREHENSIVE PLAN (IF APPLICABLE): _____

DESCRIPTION OF PROPOSED VARIATION(S) *(Attach sheet if additional space is needed)*

Variance from the maximum height of wireless telecommunications tower of 100' to 145'

Variance from the fall zone setback of 125% of the height of the tower

Variance to permit a wireless telecommunications tower without written and notarized authorization from all adjoining property owners.

DESCRIPTION OF PROPOSED SPECIAL USE(S) *(Attach sheet if additional space is needed)*

Special use for proposed 145' monopine Wireless Telecommunications Tower on 2,800 sq ft lease area on University of Saint Mary of the Lake property

DESCRIPTION OF PROPOSED MAP AMENDMENT(S) *(Attach sheet if additional space is needed)*

N/A

PLAT REQUEST

- ☐ Preliminary Plat of Subdivision
☐ Final Plat of Subdivision
☐ Plat of Consolidation
☐ Plat of Vacation

STANDARDS FOR GRANTING A VARIATION

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

Please see attached.

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.

Please provide a detailed response to each of the following criteria (*attach additional pages, if necessary*):

Please see attached

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

STANDARDS FOR GRANTING A SPECIAL USE

No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*): Please see attached

- a. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
- b. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.
- c. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.
- d. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 1000 E Maple

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Eric Wollan 3/19/2024
Signature of Owner Date

By: Eric Wollan, Chief Capital Assets Officer, Archdiocese of Chicago

The Catholic Bishop of Chicago, an Illinois corporation sole
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Douglas K. Dolan 3/20/24
Signature of Lessee Date

By Douglas K. Dolan, A.M. Member

DNA Properties, LLC
Title/Full Corporate Name

REQUIRED SIGNATURES

The undersigned states under oath that he/she/they are the **Legal Owner(s)** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature (Owner): 
Printed Name: Eric Wollan

Date: 3/19/2024
Title: Chief Capital Assets Officer

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Contract Purchaser** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

The undersigned states under oath that he/she/they are the **Lessee** of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee: 
Printed Name: Douglas K. DOGAN

Date: 3/20/24
Title: Auth MEMBER
DMA Properties LLC

STANDARDS FOR FALL ZONE SETBACK VARIANCE

20.48.040(QQ)(3)(a), Fall Zone Setback, of the Village of Mundelein Zoning Ordinance, states in relevant part that a fall zone shall be constructed around any wireless telecommunications tower equal to one hundred twenty-five percent of the height of the tower. The fall zone shall not include public right-of-way...and may not contain any structure other than an associated wireless telecommunications facility.

20.16.030(F), Approval Standards for Variations, of the Village of Mundelein Zoning ordinance, states in relevant part that 1. No variation from the provisions of this title shall be granted unless the zoning administrator, planning and zoning commission and village board makes specific written findings based on the standards imposed by this section. These standards are as follows:

a. The strict application of the terms of this title will result in undue hardship.

The proposed facility is designed to fill a coverage gap in the Verizon Wireless network that will occur when Verizon Wireless loses its existing site located on the soon to be demolished Archdiocese water tower. Coverage gaps result in a substandard wireless signal, which, to the end user, means a dropped call or weak data connection. At this location, the antennas and hence, the monopine tower, must be located at the proposed height to meet the current coverage provided by the Verizon Wireless water tower site. The network operates on a “grid” system, whereby overlapping “cells” (geographic wireless coverage areas) mesh to form a continuous wireless network. Locating the proposed tower in close proximity to the existing water tower and at a requisite height is essential to maintain the functionality of the Verizon Wireless network. The hardship is created due to the nature of wireless technology, as the proposed site must be located close to the existing site at a viable location within a university campus.

b. The plight of the owner is due to unique circumstances.

The property owner’s situation is a result of the unique circumstance of the operation of wireless technology. Indeed, the need to locate wireless antennas at a height necessary to receive and transmit signals has resulted in the owner’s plight. Such hardship is a result of wireless technology and topography of the physical surroundings of the subject property, not anyone having an ownership interest in the property. The hardship arises out of the nature of the wireless technology and the need to locate antennas at a specific height and place in order to meet its coverage objective.

c. The variation, if granted, will not alter the essential character of the locality.

Given that DRA, carefully selected a site that minimizes the impact on surrounding property, the proposed monopine wireless communications facility will be compatible with the surrounding neighborhood and will not alter the essential character of the neighborhood. The entire proposed wireless facility will be wholly contained on the existing property.

2. The zoning administrator, planning and zoning commission and village board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The Village strongly encourages collocation for wireless antenna facilities wherever possible. For the reasons previously stated, this location serves as an excellent collocation opportunity for Verizon Wireless, but also for future wireless providers. The nature of wireless technology and the challenges of placing the proposed tower at a location that does not impact a bustling university campus have created the hardship.

b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

The hardship was not created by anyone with a proprietary interest in the property, but rather out of the nature of the wireless technology and the need to locate antennas at a specific height to properly function and at a location which does not impact university functions. Such hardship is a result of wireless technology and topography of the physical surroundings of the subject property, not anyone having an ownership interest in the property.

c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

The proposed monopine tower will not have a substantial or undue adverse effect upon the surrounding neighborhood, the character of the area or be detrimental to the public health, safety, and general welfare. On the contrary, wireless communications technology provides vital communications in “911” and other emergency situations and is relied upon daily by residents, first responders and visitors to the area. These services are an integral part of the community’s communications infrastructure and will promote the public health, safety, morals, comfort and general welfare.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.

The proposed monopine tower will be constructed within a heavily wooded area, and since shaped like a tree, will not impair the light and air adjacent to the property. No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police

and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in “911” and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. Upon completion of construction, maintenance personnel will visit the site approximately once or twice a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The remote, wooded location of the facility and the monopine design most certainly will not impair property values.

e. The proposed variation is consistent with the spirit and intent of this title and village land use policies.

The variance, if granted, would be in harmony with the Village of Mundelein Zoning Ordinance since it would be constructed at a suitable height to accommodate multiple wireless providers and thereby would limit the number of future towers needed to serve this area of the community. The proposed wireless facility will not endanger the public health, safety or general welfare and enhances the convenience, comfort, safety and general welfare of the community. Approval of the facility would ensure access to reliable wireless telecommunications services in the Village while minimizing any adverse impact on the community due to its location in a heavily wooded area and non-residential zoning district. Importantly, the monopine design further minimizes any adverse visual impact. For these reasons, the proposed antenna facility is consistent with the spirit and intent of the Mundelein Zoning Ordinance.

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Due to the nature of wireless technology, the need for the tower height is to bring improved wireless coverage to the university campus and the surrounding community. The hardship is created due to the nature of wireless technology, as the proposed site must be located close to the existing site and this location represented the most feasible location given the use of the university property. Poor or no wireless service in a geographic area negatively impacts the lives of those who reside, conduct business or visit the area. In turn, with estimates of over 70 percent of households and even a great many businesses without landlines, the lack of adequate wireless service is not only an inconvenience, but a potential safety concern that could impact the lives of those in the geographic area. The requested variance is the best option for maintaining adequate wireless service to residents, businesses and visitors to this area of Mundelein.

STANDARDS FOR FALL ZONE SETBACK VARIANCE

20.48.040(QQ)(3)(a), Fall Zone Setback, of the Village of Mundelein Zoning Ordinance, states in relevant part that **“Such reduction in the fall zone setback shall require submission of a written instrument signed by all adjoining property owners and duly notarized, agreeing to such modification.”**

20.16.030(F), Approval Standards for Variations, of the Village of Mundelein Zoning ordinance, states in relevant part that **1. No variation from the provisions of this title shall be granted unless the zoning administrator, planning and zoning commission and village board makes specific written findings based on the standards imposed by this section. These standards are as follows:**

a. The strict application of the terms of this title will result in undue hardship.

The proposed facility is designed to fill a coverage gap in Verizon’s network that will occur when Verizon loses its existing temporary site on the Archdiocese property. Coverage gaps result in a substandard wireless signal, which, to the end user, means a dropped call or weak data connection. At this location, the antennas and hence, the tower, must be located at the proposed height to meet the previous coverage that was provided with Verizon’s antennas on the water tower. The network operates on a “grid” system, whereby overlapping “cells” (geographic wireless coverage areas) mesh to form a continuous wireless network. Locating the proposed monopine tower in close proximity to the former water tower location is essential to maintain the functionality of Verizon’s network. The hardship is created due to the nature of wireless technology, as the proposed site must be located close to the existing site at a viable location on the university campus. The applicant has been unable to obtain written, notarized responses from the two property owners within the fall zone setback, despite repeated verbal and electronic outreach to the two adjacent property owners over more than 6 months.

b. The plight of the owner is due to unique circumstances.

The property owner’s situation is a result of the unique circumstance of the operation of wireless technology. Indeed, the need to locate wireless antennas at a height necessary to receive and transmit signals has resulted in the owner’s plight. Such hardship is a result of wireless technology and the physical surroundings of the university property, not anyone having an ownership interest in the property. The hardship does not arise out of a personal situation, but rather out of the nature of the wireless technology and the need to locate the tower at a location that does not adversely impact university operations.

c. The variation, if granted, will not alter the essential character of the locality.

Given that the site is surrounded by mature trees and a monopine style tower is proposed, the proposed wireless communications facility will be compatible with the surrounding neighborhood and will not alter the essential character of the neighborhood.

2. The zoning administrator, planning and zoning commission and village board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Given that the tower must be located in close proximity to the former water tower location, at an adequate height and the antenna facility must not adversely impact the functions of the university, there is no doubt that the particular physical surroundings and shape of the property create a hardship if the strict letter of the regulations were to be carried out. Indeed, the nature of wireless technology and the challenges of placing the proposed tower at a location that does not impact a bustling university campus have created the hardship.

b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

The hardship does not arise out of a personal situation, but rather out of the nature of the wireless technology and the need to place its antennas at a specific height and location in order to meet coverage needs. Such hardship is a result of wireless technology and the campus physical surroundings, not anyone having a proprietary interest in the property.

c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

Granting the subject variation to allow the proposed monopine tower at the proposed location will not be detrimental to the public welfare in the neighborhood in which property is located, the character of the area or be detrimental to public health and safety. On the contrary, wireless communications technology provides vital communications in “911” and other emergency situations and is relied upon daily by residents, first responders and visitors to the area. These services are an integral part of the community’s communications infrastructure and will promote the public health, safety, morals, comfort and general welfare.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.

Granting the subject variation will not impair the light and air adjacent to the property. This site is entirely self-monitored and connects directly to a central office where computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital “911” communications and is used to promote

efficient and effective personal, business and first responder communications. These services have become established and accepted as an integral part of the nation's communications infrastructure and promote the public health, safety, morals, comfort and general welfare. In addition, the site will be unstaffed and upon completion of construction, maintenance personnel will visit the site approximately once a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The remote, wooded location of the facility and the monopine design will not impair property values.

e. The proposed variation is consistent with the spirit and intent of this title and village land use policies.

The subject variation, if granted, would be in harmony with the Village of Mundelein Zoning Ordinance since it would allow a communication tower to be constructed at a suitable height to maintain vital Verizon wireless service. Moreover, the proposed site will be designed to accommodate multiple wireless providers and thereby would limit the number of future towers needed to serve this area of the community. The proposed facility meets all other provisions of this ordinance and, therefore will be in harmony with the provisions thereof and with the general purpose and intent of this chapter

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Due to the nature of wireless technology, university operations and design, the requested location and tower height are needed in order to maintain the previous level of wireless service to the university and surrounding community. Undoubtedly, poor or no wireless service to the university property would have a negative impact on university operations and the value of the property with the tower leasehold is greater than without it. Though difficult to calculate in an economic sense, with estimates of over 70 percent of households and a great many businesses without landlines, adequate wireless service is an enhancement to the value of the subject property and also the surrounding area.

STANDARDS FOR HEIGHT VARIANCE

20.48.040(QQ)(4), Height, of the Village of Mundelein Zoning Ordinance, states in relevant part that the maximum height of a wireless telecommunications tower shall be one hundred feet, including all attachments (antennas, lightning rods, arrays, etc). A special use application for approval of a wireless telecommunications tower shall demonstrate that the tower does not exceed the minimum height requirement necessary to function satisfactorily... as part of the special use approval, a tower may exceed the maximum height if the village find that the exception is necessary for colocation purposes.

20.16.030(F), Approval Standards for Variations, of the Village of Mundelein Zoning ordinance, states in relevant part that 1. No variation from the provisions of this title shall be granted unless the zoning administrator, planning and zoning commission and village board makes specific written findings based on the standards imposed by this section. These standards are as follows:

a. The strict application of the terms of this title will result in undue hardship.

The proposed facility is designed to fill a coverage gap in Verizon's network that will occur when Verizon Wireless loses its existing site on the Archdiocese water tower. Coverage gaps result in a substandard wireless signal, which, to the end user, means a dropped call or weak data connection. At this location, the antennas and hence, the tower, must be located at the proposed height to achieve the current coverage that is provided from the Verizon Wireless antenna facility located on the water tower. The network operates on a "grid" system, whereby overlapping "cells" (geographic wireless coverage areas) mesh to form a continuous wireless network. Locating the proposed monopine tower in close proximity to the existing water tower is essential to maintain the functionality of the Verizon Wireless network due to the nature of the wireless grid network. The hardship is created due to the nature of wireless technology, as the requested additional height is needed for Verizon Wireless to maintain its current level of wireless service to the Mundelein community. This is supported in the accompanying propagation maps that the Verizon radio frequency engineer prepared.

b. The plight of the owner is due to unique circumstances.

The property owner's situation is a result of the unique circumstance of the operation of wireless technology. Indeed, the need to locate wireless antennas at a height necessary to receive and transmit signals has resulted in the owner's plight. Such hardship is a result of wireless technology and topography of the physical surroundings of the subject property, not anyone having an ownership interest in the property. The hardship does not arise out of a personal situation, but rather out of the nature of the wireless technology and the need to locate antennas at a specific height and place in order to meet its coverage objective.

c. The variation, if granted, will not alter the essential character of the locality.

DRA carefully selected a site that minimized the impact on surrounding property, and designed a camouflaged monopine style tower that will be compatible with the surrounding neighborhood and will not alter the essential character of the neighborhood. The entire proposed wireless facility will be wholly contained on the existing property. Due to the site selection in a heavily wooded area and the camouflage tower design, the proposed wireless facility installation will not have an adverse impact on the surrounding property values within the neighborhood.

2. The zoning administrator, planning and zoning commission and village board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The Village strongly encourages collocation for wireless antenna facilities wherever possible. This location serves as an excellent collocation opportunity for future carriers, but only when the monopine tower is at the proposed height due to the heavily wooded, mature trees that surround the campus. The hardship does not arise out of a personal situation, but rather out of the nature of the wireless industry and the need to locate its antennas at a specific height and place in order to meet its coverage standards.

b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.

The hardship does not arise out of a personal situation, but rather out of the nature of the wireless technology and the need to locate its antennas at a specific height and place in order to meet its existing coverage standards. Such hardship is a result of wireless technology and topography of the physical surroundings of the subject property, not anyone having an ownership interest in the property.

c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.

The Proposed Facility will not have a substantial or undue adverse effect upon the adjacent property, the character of the area or be detrimental to the public health, safety, and general welfare. On the contrary, wireless communications technology provides vital communications in “911” and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. These services have become established and accepted as an integral part of the village’s communications infrastructure and promotes the public health, safety, morals, comfort and general welfare.

d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.

The proposed monopine tower will be constructed within a heavily wooded area and since shaped like a tree, will not impair the light and air adjacent to the property. No drainage, sanitation, refuse removal, parks, library or school services will be necessary for this facility. This site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. Existing police and fire protection are more than adequate to provide security for this facility. As mentioned previously, wireless communications technology provides vital communications in “911” and other emergency situations and is used to promote efficient and effective personal, business and governmental communications. Upon completion of construction, maintenance personnel will visit the site approximately once or twice a month. Accordingly, there will be no impact to the existing traffic patterns nor will there be any traffic hazards or nuisances generated. The remote, wooded location of the facility and the monopine design most certainly will not impair property values.

e. The proposed variation is consistent with the spirit and intent of this title and village land use policies.

The variance, if granted, would be in harmony with the Village of Mundelein Zoning Ordinance since it would be constructed at a suitable height to accommodate multiple wireless providers and thereby would limit the number of future towers needed to serve this area of the community. The proposed wireless facility will not endanger the public health, safety or general welfare and enhances the convenience, comfort, safety and general welfare of the community. Approval of the facility would ensure access to reliable wireless telecommunications services in the Village while minimizing any adverse impact on the community due to its location in a heavily wooded area and non-residential zoning district. Importantly, the monopine design further minimizes any adverse visual impact. For these reasons, the proposed antenna facility is consistent with the spirit and intent of the Mundelein Zoning Ordinance.

f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Due to the nature of wireless technology, the purpose of the Height Variance is to bring improved wireless coverage to the university campus and the surrounding community. Poor or no wireless service in a geographic area negatively impacts the lives of those who reside, conduct business or visit the area. In turn, with estimates of over 70 percent of households and even a great many businesses without landlines, the lack of adequate wireless service is not only an inconvenience, but a potential safety concern that could impact the lives of those in the

geographic area. The requested variance is the best option for maintaining adequate wireless service to residents, businesses and visitors to this area of Mundelein.

STANDARDS FOR SPECIAL USE

20.44.020 Permitted and special uses, Table 20.44-1 Special Purpose Zoning Districts Permitted and Special Uses, of the Village of Mundelein Zoning Ordinance states in relevant part that Wireless Communications Tower is a special use in the Institutional District.

20.48.040(QQ)(9)(a), Additional Standards for Wireless Communications Towers, of the Village of Mundelein Zoning Ordinance states in relevant part that Wireless telecommunications towers shall be a special use in all districts.

20.16.040(E), Approval Standards for Special Uses, of the Village of Mundelein Zoning Ordinance, states in relevant part that no special use shall be recommended for approval by the planning and zoning commission and approved by the village board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.

Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Importantly, wireless technology affords vital communications in emergency situations and will commonly be used by residents, visitors to Mundelein and emergency personnel to protect the general public's health, safety and welfare.

Indeed, wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- 911 program allowing wireless users to summon aid and report dangerous situations.
- Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.
- The ability to transmit data allowing for immediate access to vital information.
- A backup system to the landline system in the event of a natural or man-made disaster.
- Immediate access to national hazardous material data bases from the site of a hazardous material spill.
- Immediate communication capabilities outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.
- Support for the lives of people in the village reducing stress and increasing productivity.

With the proposed removal of the existing Archdiocese water tank that currently allows Verizon to collocate its antennas to serve the Mundelein community, the proposed monopine tower is necessary to allow Verizon to continue to provide service to this area of the Mundelein community. Quality wireless technology, including voice and data networks, is integral to virtually every local business, resident, and visitor to Mundelein and most certainly promotes the public health, safety, morals, comfort and general welfare.

2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.

Verizon has been sensitive in selecting a site location that will minimize the impact on adjacent property. Moreover, Verizon selected a monopine style tower that visually blends in with the surrounding mature tree line so as to minimize visual impact on the surrounding area. Though the ground area of the site is only visible from the university campus property, the proposed ground design around the base of the tower will include a stackwall concrete fence that will screen all ground equipment at street level from view. The wooded site location, camouflaged tower design and planned removal of the existing Archdiocese water tower, certainly supports the position that the overall proposal is compatible with adjacent property within the immediate vicinity of the monopine tower.

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.

The proposed wireless communication tower is in harmony with the Mundelein Zoning Use Standards found at Section 20.48.040 (KK) 1a-e applicable to Wireless Telecommunications Towers. As explained in Special Use Standard 1 above, the proposed wireless facility will not endanger the public health, safety or general welfare and enhances the convenience, comfort, safety and general welfare of the community. Approval of the facility would ensure access to reliable wireless telecommunications services in the Village while minimizing any adverse impact on the community due to its location in a heavily wooded area and non-residential zoning district. Importantly, the monopine design further minimizes any adverse visual impact while also being designed to accommodate three wireless carriers to help foster future collocation opportunities on one structure. For these reasons, the proposed antenna facility is consistent with the spirit and intent of the Mundelein Zoning Ordinance.

4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

The proposed facility conforms to the Institutional District purpose of accommodating governmental, educational and cultural facilities located within the village. Indeed, the proposed facility will, in fact, improve the quality of life for the residents, visitors and persons doing business at the university and the surrounding area of Mundelein for reasons stated within this application. This type of monopine installation not only meets the demand for wireless communications in the area, but it also maintains the aesthetics of the community. The proposed facility complies with all additional Institutional District regulations.

= 1" x 18" IRON PIPE SET
 = 6" NAIL SET
 = COUNTY MONUMENT FOUND
 = EXISTING POWER POLE
 = ELECTRIC TRANSFORMER
 = ELECTRIC MANHOLE
 = TELEPHONE PEDSTAL
 = FIBER OPTIC VAULT
 = GAS METER
 = GAS VALVE
 = TRAFFIC LIGHT
 = LIGHT POLE
 = STREET LIGHT
 = FIRE HYDRANT
 = STORM INLET
 = STORM MANHOLE
 = SANITARY MANHOLE
 = WATER MANHOLE
 = DOOR
 = STORM SEWER MAIN
 = SANITARY SEWER MAIN
 = EXISTING TREE
 PROPERTY LINE
 FENCE
 OVERHEAD POWER LINE
 UNDERGROUND TELCO
 UNDERGROUND POWER
 BURIED WATER LINE
 BURIED GAS LINE
 DOG OF BUSH/STREET

MERIDIAN
SURVEYING, LLC

182774, Firelane 1
Menasha, WI 54952

Office: 920-993-0881
Fax: 920-273-6037

STATE BENCHMARK (BM A)
FLAG BOLTED ON TOP OF HYDRANT NORTH OF POWER PLANT BUILDING.
ELEVATION: 746.12
DATUM:

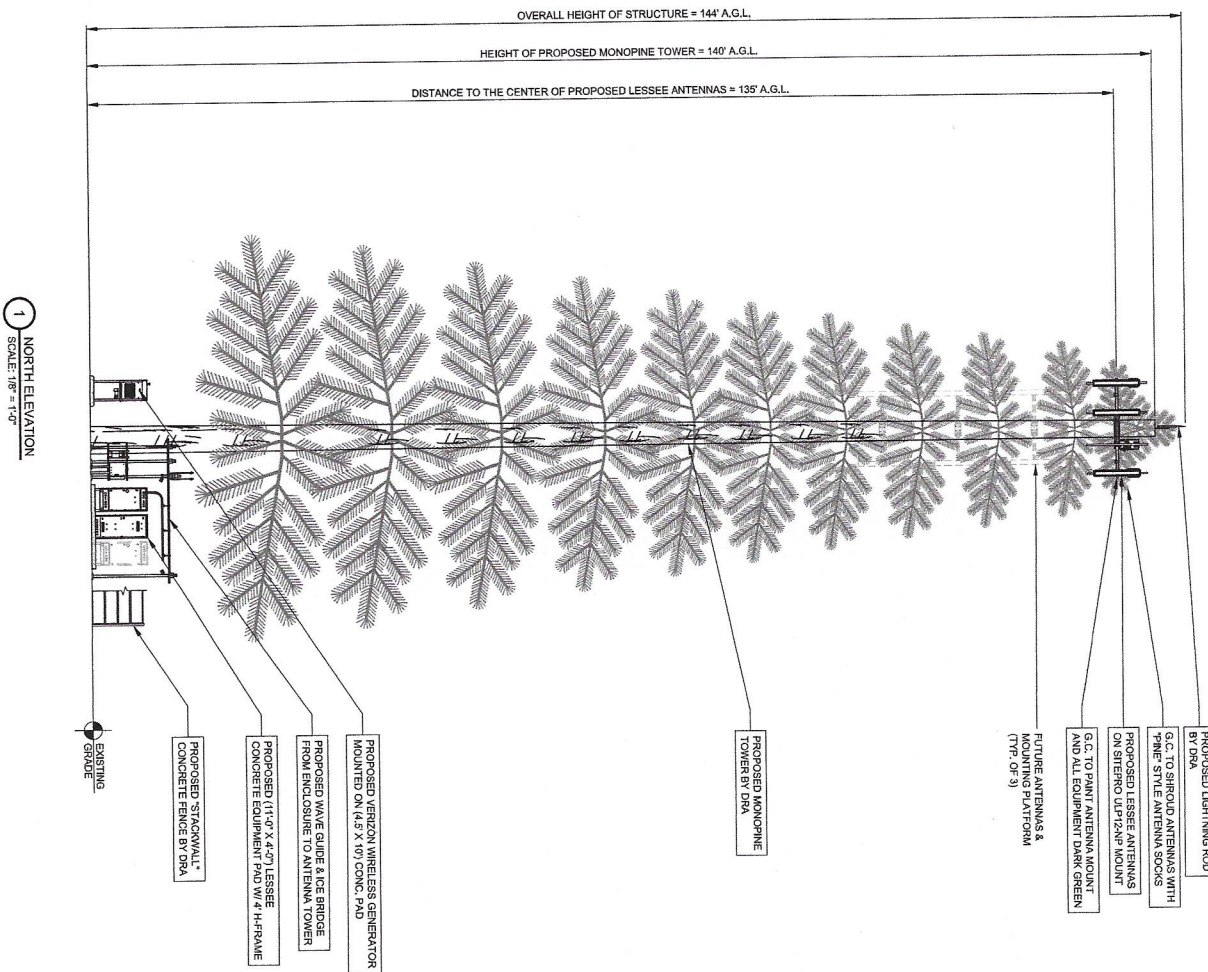
1. CONTRACTOR SHALL PHOTOGRAPH AND VIDEO TAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE DURING EXISTING PAVEMENT SHALL BE REPAIRED TO EXISTING UNDISTURBED CONDITION AT NO CHARGE.
2. THE CONTRACTOR WILL, UPON RECEIVING AWARE OF DISRUPTION OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DESCRIBED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROTECT ALL UNDERMINED AREAS AND CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED DEFENDING SUFFICIENT CONDITIONS.
3. AS NECESSARY TO PROVIDE APPROPRIATE STAGING AREA AND TEMPORARY ROAD, CONTRACTOR SHALL COORDINATE WITH TENNEMA CORPORATION, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AND TEMPORARY ROAD SHALL BE MAINTAINED UNDER CLOSE SUPERVISION AND MONITORING AND COMPLETION OF THE PROJECT.
4. BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL, AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BARS AROUND PERMANENT EROSION CONTROL MEASURES SHALL BE IDENTIFIED, INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
-	ISSUED FOR REVIEW	02/21/24	JJR
1	REVISED FIBER ROUTE	02/26/24	JJR
2	ADDITION OF 55' RADIUS FALL ZONE	03/05/24	TJS
3	REVISED TOWER HEIGHT	05/09/24	TJS
4	UPDATE WITH TERTIARY TANK GENERATOR	05/29/24	TJS
5	REVISED CPER NEW RFDS	08/01/24	TJS
6	SWAP OUT VERTIZON GENERATOR	01/16/25	TJS



RT. 45 & 176
RELO
418 UNIVERSITY DR.
MUNDELEIN, IL 60060
CITY/STATE BY JRT DS
DATE: 01/02/24
PROJECT #: 24702
SHEET TITLE
LOCATION PLAN
SHEET NUMBER
LP

NOTES:
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.
G.C. TO ADJUST HEIGHT OF MOUNT BY 45' AS NEEDED TO AVOID CLIMBING OR DAMAGE CLIMBING FACILITIES DURING INSTALLATION.



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 1 2
SCALE: 1/8" = 1'-0"
27" x 36" PRINT IN THE FULL SCALE
FORMAT, ANY DETAIL OTHER THAN
THIS IS AT REDUCED SCALE.

ANT-1

SHEET NUMBER

verizon

1701 GOLF ROAD,
TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
PHONE: (847) 619-5397
FAX: (847) 706-7415

TERRA

600 BUSSE HIGHWAY
PARK RIDGE, IL 60069
PH: 847-699-6400
FAX: 847-699-6401

RT. 45 & 176
RELO

416 UNIVERSITY DR.
MUNDELEIN, IL 60060

DRAWN BY: JLR

CHECKED BY: DS

DATE: 01/02/24

PROJECT #: 2487492

SHEET TITLE
SITE ELEVATION

MGD LOC#
5000170384
PSLC #683253

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	02/21/24	JJR
2	REVISED FIBER ROUTE	02/26/24	JJR
3	ADDITION OF 55' RADIUS FALL ZONE	03/05/24	TJS
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6	REVISED CPER NEW RFDS	08/01/24	TJS
7	SWAP OUT VERIZON GENERATOR	01/16/25	TJS



600 Buss Highway
Park Ridge, IL 60068
OFFICE: (847) 898-4400
FAX: (847) 444-4472



1515 WOODFIELD ROAD
SUITE 1400
SCHLAUMBERG, IL 60173

DRA PROPERTIES, LLC
144 W. LOCKWOOD AVENUE, SUITE 200
WEBSTER GROVES, MO 63119

PHONE: 314 963-1710



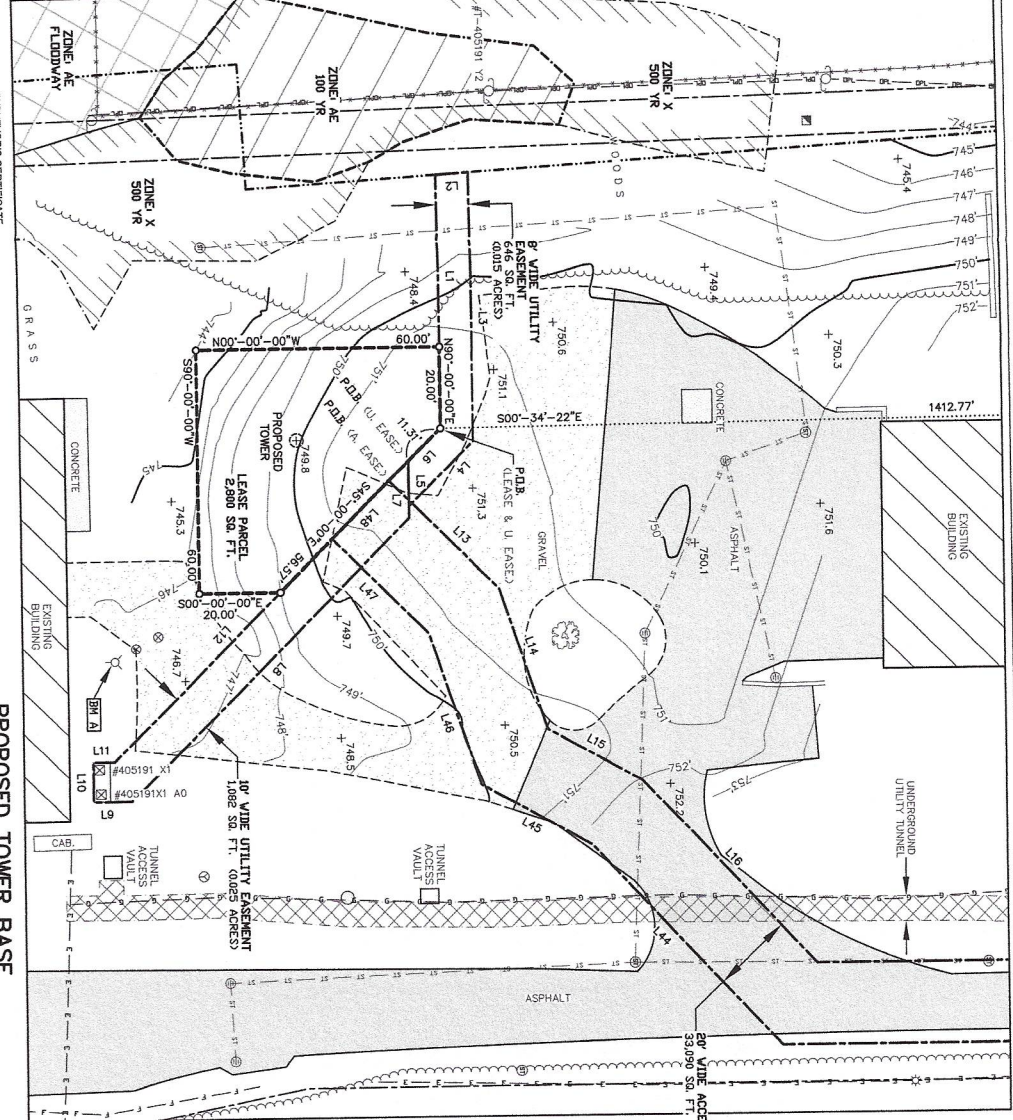
SITE NAME: RT. 46 & 176
SITE ADDRESS: 300 PRINCIPAL AVE.
MUNDELEIN, IL 60060

PROPERTY OWNER:
CATHOLIC BISHOP
OF CHICAGO
135 S. MICHIGAN ST.
CHICAGO, IL 60611
PARCEL NO.: 11-19-102-017,
11-18-300-015, & 11-19-100-002
DEED REFERENCE: DOCUMENT NO. 179886
& NO. 183382

LEASE EXHIBIT

3	1/10/25	Added FEMA Information	JD
2	2/27/24	Revised Utility Easement	JD
1	12/20/24	Preliminary Survey	JB
DRAWN BY:	J.D.	FELD WORK	2-25-21
CHECKED BY:	C.A.K.	FELD BOOK:	X
JOB NO.:	151988	SHEET	4 OF 6

Line #	Direction	Length	Line #	Direction	Length
L1	S90°00'00"W	61.85'	L25	N135°70'3"E	307.72'
L2	N03°13'4"W	8.01'	L26	N09°24'29"W	58.06'
L3	N90°00'00"E	65.81'	L27	N42°18'24"W	37.53'
L4	S45°00'00"E	22.63'	L28	N59°12'32"W	39.58'
L5	S90°00'00"W	11.31'	L29	N87°27'39"W	35.19'
L6	N45°00'00"E	14.14'	L30	N03°10'57"W	20.07'
L7	N00°00'00"E	19.94'	L31	S88°27'39"E	42.06'
L8	S45°00'00"E	9.43'	L32	S59°12'32"E	37.17'
L9	S00°00'00"E	10.60'	L33	S42°18'24"E	46.40'
L10	N80°00'00"W	10.60'	L34	S09°24'29"E	38.10'
L11	N00°00'00"W	5.28'	L35	S135°70'3"E	309.30'
L12	N45°00'00"W	103.19'	L36	S00°35'28"E	51.45'
L13	N45°00'00"E	38.07'	L37	S145°59'36"E	200.36'
L14	N73°34'28"E	36.70'	L38	S23°44'38"E	48.25'
L15	N29°22'39"E	26.54'	L39	S46°13'08"E	51.23'
L16	N46°45'03"E	62.04'	L40	S03°29'57"E	176.93'
L17	N00°00'00"E	193.30'	L41	S12°44'41"E	68.48'
L18	N15°13'39"W	120.85'	L42	S15°51'39"E	123.09'
L19	N12°44'41"W	180.64'	L43	S00°00'00"W	194.73'
L20	N03°09'57"W	170.32'	L44	S46°45'03"W	57.63'
L21	N48°13'08"W	47.34'	L45	S29°22'39"W	31.00'
L22	N23°44'38"W	54.11'	L46	S71°34'28"W	39.69'
L23	N14°59'36"W	204.44'	L47	S45°00'00"W	33.35'
L24	N00°35'29"W	56.53'	L48	N45°00'00"W	20.00'

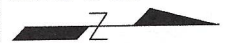


PROPOSED TOWER BASE

GRAPHIC SCALE
1 inch = 30 ft.
BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
FLAG BOLT ON TOP OF HYDRANT
NORTH OF POWER PLANT BUILDING
ELEVATION: 746.12'



BEARINGS REFERENCED TO THE
ILLINOIS STATE PLANE COORDINATE
SYSTEM (NAD 83/2011) - EAST ZONE
AND THE NORTH ANGLE OF THE
SECTION 19, T. 44N., R. 11E., WHICH
BEARS N89°-25'-38"E

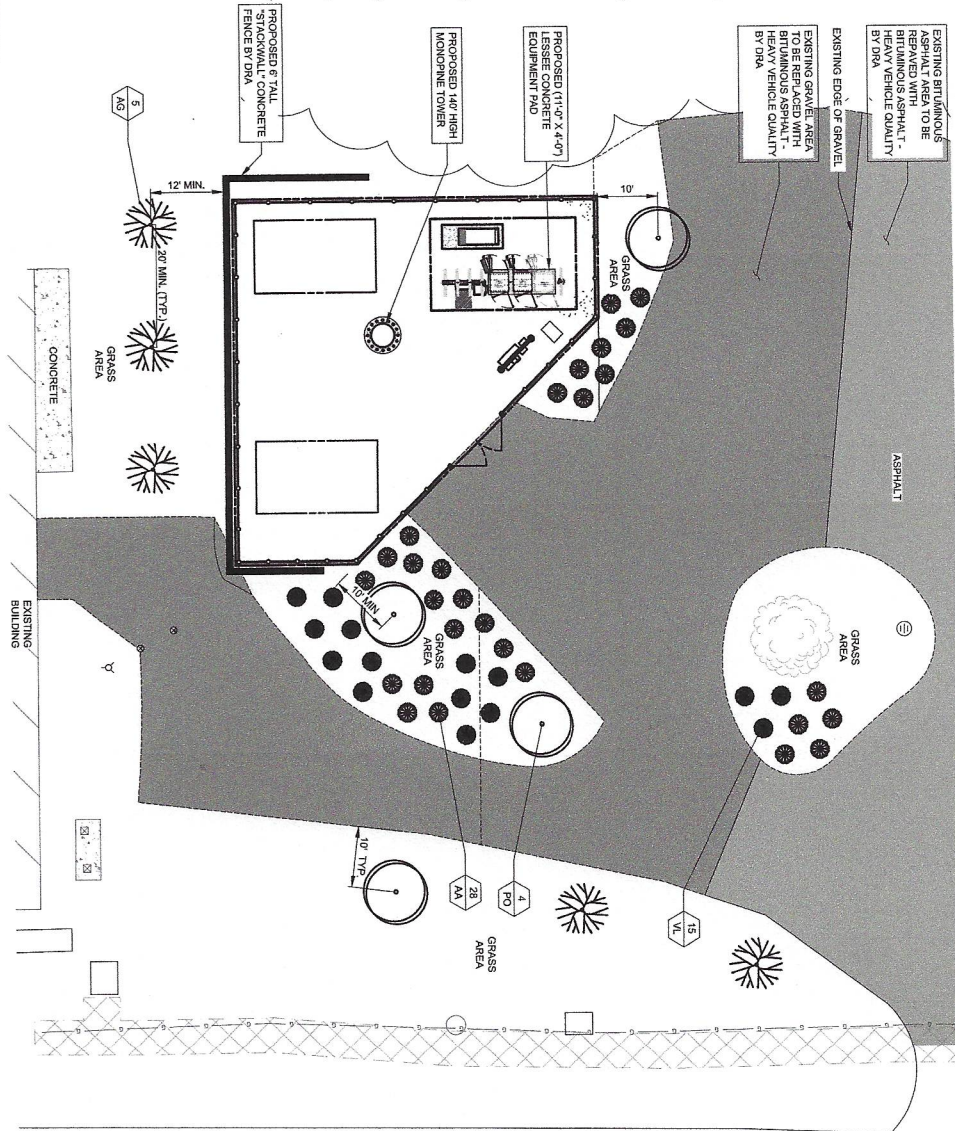
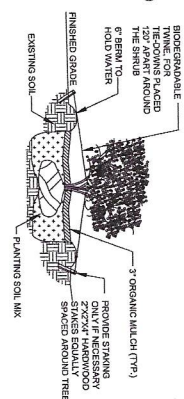
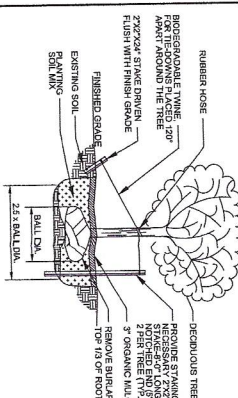


- 1" x 18" IRON PIPE SET
— 6" NAIL SET
— COUNTY MONUMENT FOUND
— EXISTING POWER POLE
— ELECTRIC TRANSFORMER
— ELECTRIC MANHOLE
— TELEPHONE PEDERIAL
— FIBER OPTIC VAULT
— GAS METER
— GAS VALVE
— TRAFFIC LIGHT
— LIGHT POLE
— WATER VALVE
— FIRE HYDRANT
— STORM INLET
— STORM MANHOLE
— SANITARY MANHOLE
— WATER MANHOLE
— DOOR
— OVERHEAD ELECTRIC
— BURIED ELECTRIC
— BURIED TELEPHONE
— BURIED FIBER OPTIC LINE
— BURIED GAS LINE
— STORM SEWER MAIN
— SANITARY SEWER MAIN
— PROPERTY LINE
— EXISTING TREE

SURVEYORS CERTIFICATE
I, Cole A. Kesch, Illinois Professional Land Surveyor
of Meridian Surveying, LLC, certify that I have surveyed the
described property and that the map shown is a true and accurate
representation thereof to the best of my knowledge and belief.
Dated this _____ day of _____, 2025.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 055-003528
LICENSE EXPIRES NOVEMBER 30, 2025
DESIGN FIRM PROFESSIONAL LICENSE NO. 184-008559
LICENSE EXPIRES APRIL 30, 2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.

1. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN COMPLIANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISCISES, INSECT EATS, LARVAE AND DEFECTS SUCH AS WOUNDS, FISTULAS, MICROBIALS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY. WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
2. GUARANTEE WARRANTY ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND WARRANTED AGAINST DEFECTS, INCLUDING BUT NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL, WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOOD STORMS, FIRES, OR NO ADDITIONAL COST TO THE CONTRACTOR. PLANTS SHALL BE GUARANTEED TO BE FREE FROM DEFECTS DURING THE PLANTING MATERIALS ARE IN THE HANDS OF THE CONTRACTOR. PLANTS SHALL BE GUARANTEED TO BE FREE FROM DEFECTS DURING THE PLANTING MATERIALS ARE IN THE HANDS OF THE CONTRACTOR. PLANTS SHALL BE GUARANTEED TO BE FREE FROM DEFECTS DURING THE PLANTING MATERIALS ARE IN THE HANDS OF THE CONTRACTOR.
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PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TREES					
	AESCLUSUS GLABRA	OHIO BUCKEYE	5	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)
SHRUBS					
	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	28	1 GAL. POT MIN.	PLANT 4-6' APART MIN.
	VIBURNUM LENTAGO	NAUNYBERRY	15	3 GAL. POT MIN.	PLANT 6-8' APART MIN.
 3 PLANT QUANTITY			 PG PLANT SYMBOL		

22. 24 PRINT IS THE FULL SCALE FORMAT. ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

0 5 10 20

SCALE 1" = 10'

REVISIONS			
NO.	DESCRIPTION	DATE	BY
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5	REVISED CPER NEW RFDS	08/01/24	TJS
6	SWAP OUT VERIZON GENERATOR	01/18/25	TJS

TERRA
CONSTRUCTION SERVICES, LTD.
600 RIDGE HIGHWAY
PARK RIDGE, IL 60065
PH: 847-495-6405
FAX: 847-495-6401

[illegible]





January 22, 2024

Village of Mundelein
Planning Department
300 Plaza Circle
Mundelein, IL 60060

RE: Letter of Explanation
[Maintenance Plan and Owners with Real Property Recorded Interest]
Site Address: 416 University Dr., Mundelein, IL 60060

Dear Planning Department:

DRA Properties, LLC is constructing a 145' monopine structure that complies with regulations and all other requirements and conditions of the Village of Mundelein. The proposed monopine is replacing the antennas from the water tank and will maintain coverage/capacity on street level and in the residential areas along US 45 (Lake St) and Maple Ave.

Traffic to the site for maintenance services will be approximately every 6 months to clean the site. This will ensure long term maintenance and keeping the area free of debris and immediate removal of graffiti.

The structure is designed to blend into the landscape of the property. The ground equipment will be concealed behind a six (6') tall "stack-wall" concrete fence as described in the lease exhibit/drawings.

Interested Owners:

- Tower Owner: DRA Properties, LLC, 343 S. Kirkwood Rd., Ste. #5, Box 220130, Kirkwood, MO 63122
- Tenant: Chicago SMSA Limited Partnership d/b/a Verizon Wireless, One Verizon Way, Mail Stop, 4AW100, Basking Ridge, New Jersey 07920

Respectfully,

Margie Oliver
Project Manager

343 S. Kirkwood Road #5, Box# 220130, Kirkwood, MO 63122
Ph: 314-496-7706 | Em: moliver@dolanrealtyadvisors.com
Verizon Site Name: RT. 45 & 176 RELO

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by The Catholic Bishop of Chicago, an Illinois corporation sole ("**Landlord**") and DRA Properties, LLC, a Missouri limited liability company, having a mailing address of 343 S. Kirkwood Road, Ste. #5, Box 220130, Kirkwood, MO 63122 ("**Tenant**").

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, PIN: 11-19-102-017 located in the County of Lake, State of Illinois (collectively, the "**Property**"). Tenant desires to lease a portion of the Property in connection with the installation, operation, maintenance and management of telecommunications equipment at the Property and Landlord desires to lease to Tenant a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. LEASE.

(a) Landlord hereby leases to Tenant and Tenant takes and leases from Landlord a certain portion of the Property containing approximately Two Thousand Eight Hundred (2,800) square feet including the air space above such ground space, and a twenty (20) foot wide access and right of way easement, (1) eight (8) foot wide utility easement, two (2) ten (10) foot wide utility easements and one (1) eight (8) foot wide existing utility easement, all as legally described or depicted on attached **Exhibit 2** (collectively, the "**Premises**"), for the placement of Tenant's Communication Facility (as defined below) all on the terms and conditions contained herein.

(b) Commencing on the Effective date and for a period of sixty (60) days thereafter (the "Inspection Period") Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Premises to inspect, examine, conduct soil borings, drainage testing, material sampling, radio frequency testing and other geological or engineering tests or studies of the Premises (collectively, the "Tests"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for Tenant's Permitted Use (as defined below) and include, without limitation, applications for zoning variances, zoning ordinance amendments, special use permits, and construction permits, tax parcel divisions (collectively, the "Government Approvals"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Premises that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Premises, the environmental history of the Premises, Landlord's title to the Premises and the feasibility or suitability of the Premises for Tenant's Permitted Use, all at Tenant's sole cost and expense. Tenant shall have the right to extend the Inspection Period for an additional thirty (30) days solely for purposes of obtaining the Governmental Approvals by giving Landlord written notice on before the expiration of the 60-day Inspection Period. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection. Tenant will restore the Premises to its condition as it existed on the date hereof, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted.

(c) Tenant agrees to pay Landlord the sum of [REDACTED] for Base Rent during the Inspection Period on the Effective Date.

(d) **TENANT HEREBY INDEMNIFIES AND HOLDS LANDLORD HARMLESS FROM ALL CLAIMS, LIABILITIES, DAMAGES, LOSSES, COSTS, EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES), ACTIONS, AND CAUSES OF ACTION ARISING OUT OF OR IN ANY WAY RELATING TO THE INSPECTION PERFORMED BY TENANT, ITS AGENTS, INDEPENDENT CONTRACTORS, AND/OR EMPLOYEES.** Tenant further waives and releases any claims, demands, damages, actions, causes of action or other remedies of any kind whatsoever against Landlord for

09340\00872\4891-3856-7334.v4

property damages or bodily and/or personal injuries to Tenant, its agents, independent contractors, servants and/or employees arising out of the Inspection or use in any manner of the Property.

(e) If Tenant determines, in its sole and absolute discretion, that the Premises is not in suitable for its use or it cannot obtain the Government Approvals as provided in Section 5, then Tenant may terminate this Agreement by written notice to Landlord before the expiration of the Inspection Period (as may be extended for purposes of obtaining the Governmental Approvals as provided in Section 1(b) above), in which case, neither party shall have any further right or obligation under this Agreement except for those rights or obligations that expressly survive termination. If this Agreement is not terminated on or before the expiration of the Inspection Period (as may be extended), the Inspection condition and any objections regarding the Inspection or the Government Approvals shall be deemed to have been waived by Tenant for all purposes. The Inspection shall be conducted at Tenant's sole cost and expense.

(f) If during the term of this Agreement Landlord decides to subdivide, sell, or change the status of the zoning of the Property or in the event of foreclosure, Landlord shall promptly notify Tenant in writing. Landlord agrees that Landlord shall not initiate or consent to any change in the zoning of the Premises or impose or consent to any other use or restriction that would prevent Tenant from using the Premises for the Permitted Use. Any and all terms and conditions of this Agreement that by their sense and context are intended to be applicable during the Inspection Period shall be so applicable.

2. **PERMITTED USE.** Tenant shall be entitled to sublease and/or sublicense any space on the Communications Facility at any time, subject to the provisions of Section 4(b) hereof. During the Term, Tenant may use the Premises only for the transmission and reception of communications signals operating between 600 MHz and 39GHz and the installation, construction, maintenance, operation, repair, replacement and upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure, associated antennas, dishes, generators, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (collectively, the "**Communication Facility**"). The Communications Facility shall be constructed as a stealth tree, generally in accordance with the plans and specifications therefor attached hereto as **Exhibit 3** (collectively, the "**Permitted Use**"). **Exhibit 3** includes plans, drawings and specifications of the Communication Facility providing that the Communication Facility shall resemble a pine tree (the "**Plans**") and Landlord's execution of this Agreement signifies Landlord's approval of the Plans. Notwithstanding the foregoing, Tenant has the right to add, modify, supplement, replace, upgrade, expand and increase the number of antennas or equipment on the Premises and on the Communication Facility without the payment of additional rent (subject to the terms of Section 4(b) provided the tower portion of the Communications Facility shall comply with the Plans, unless Landlord consents to any alteration of modification thereof (which consent shall not be required for the installation, attachment, replacement, removal, or addition of lines, cables, conduit, antennas, tower mounted equipment or transmitters, or other equipment for the transmission and receipt of radio frequency signals so long as the tower portion of the Communications Facility resembles a pine tree as set forth in the Plans). Further, for a period of ninety (90) days following the start of construction and installation of Tenant's Communication Facility, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of Landlord's contiguous or adjoining Property, as described on **Exhibit 1**, as may reasonably be required during construction and installation of the Communication Facility. During the Term, Tenant shall have the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property's main entry point to the equipment shelter or cabinet, and to make other improvements, alterations, upgrades or additions appropriate for Tenant's Permitted Use including the right to construct a fence around the Premises and undertake any other appropriate means to secure the Premises at Tenant's expense all as described on **Exhibit 3**.

3. TERM.

(a) The initial lease term will be five (5) years (the "Initial Term"), commencing on the expiration of the Inspection Period (as may be extended) (the "Term Commencement Date"). The Initial Term will terminate on the fifth (5th) anniversary of the Term Commencement Date.

(b) This Agreement will automatically renew for five (5) additional consecutive five (5) year term(s) (each five (5) year term shall be defined as an "Extension Term"), upon the same terms and conditions unless Tenant notifies Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or then-existing Extension Term. Notwithstanding the foregoing, Landlord may terminate this Agreement effective at any time after the end of the second (2nd) Extension Term upon six (6) month's prior written notice, if Landlord desires, in its sole discretion, to redevelop or sell the Property or any portion thereof that includes the Premises.

(c) The Initial Term and any Extension Terms are collectively referred to as the Term (the "Term").

(d) Tenant has no right to retain possession of the Premises or any part thereof beyond expiration or termination of the Term. In the event that Tenant holds over beyond the Term in violation of this Agreement, then Tenant shall be liable to Landlord for Rent (as defined below) applicable during the period between expiration and termination of the Term and such date as Tenant fully vacates the Premises and completes all removal and restoration work required by this Agreement, which Rent shall be based on the Rent in effect as of the last month of the Term.

4. RENT: SECURITY DEPOSIT.

(a) Base Rent. Commencing on the Term Commencement Date, Tenant shall pay Landlord annual rent in the amount of [REDACTED] and No/100 Dollars [REDACTED] ("Base Rent"). The Base Rent shall increase, each year, on the anniversary of the Term Commencement Date, by an amount equal to three percent (3%) of the Base Rent payable for the immediately preceding twelve (12) month period and shall be paid in advance on or before each anniversary of the Term Commencement Date without any prior demand therefor and without set-off, abatement, counterclaim, or deduction of any kind whatsoever. Base Rent for any partial year will be prorated on a per diem basis for each day the of the Term during such partial year. All payments of Rent shall be made payable to The Catholic Bishop of Chicago and delivered to: Archdiocese of Chicago, 835 N. Rush St., Chicago, Illinois 60611; Attention: Director of Radio and Television.

(b) Revenue Share Payment. In addition to the Base Rent, Tenant shall pay to Landlord an amount equal to [REDACTED] of the of the Net Recurring Revenue received by Tenant from each lease, license or occupancy agreement for a portion of the Premises and use of the Communications Facility to any unaffiliated third party after the initial, first or anchor subtenant (the "Anchor Carrier Subtenant") that is paying rent to Tenant, subject to the provisions of Section 16 (such second or subsequent subtenant, hereinafter a "Carrier Subtenant" and such payment hereinafter the "Revenue Share Amount"). Tenant shall provide Landlord a summary report listing the subtenants on the Premises and the subtenants' monthly rent upon Landlord's written request. All such payment of Revenue Share Amount shall be remitted to Landlord monthly in arrears, on the first day of each such month following the month for which Tenant receives such rent, license or other recurring payment from such Carrier Subtenant. Tenant shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Premises and the Communications Facility and there shall be no express or implied obligation for Tenant to do so. Tenant shall not have any obligation to pay any Revenue Share Amount unless such Carrier Subtenant has made such rental, license or other similar recurring payment to Tenant, and such failure to pay any Revenue Share Amount for the foregoing reason shall not be a default by Tenant under this Agreement. Landlord acknowledges that, other than the Base Rent, no rent, Revenue Share Amount or other consideration is due from Tenant to Landlord related to or in connection with the Anchor Carrier Subtenant.

(c) In addition to Base Rent, Tenant shall pay all Taxes (as defined below), Utility Charges (as defined below) and other charges as provided herein as additional rent ("**Additional Rent**", which, together with Base Rent, is herein referred to as "**Rent**").

(d) All Additional Rent under this Agreement shall be either be paid directly by Tenant upon receipt of bills therefor or, if billed by Landlord, paid within 30 days following receipt of the bill therefor. The foregoing shall not apply to Base Rent which is due and payable as provided above without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

(e) Upon the Term Commencement Date, Tenant shall deliver a bond issued by an insurance company in the amount of [REDACTED] and [REDACTED] Dollars [REDACTED] (the "**Security Deposit**"), payable to Landlord as security for the performance of Tenant's obligations hereunder, including the obligation to remove the Communications Facility from the Premises upon the expiration or earlier termination of this Agreement. The Security Deposit is not an advance payment of Rent or a measure of damages. If Tenant is in default of this Agreement, Landlord may apply the whole or any part of such Security Deposit to the payment of any sum in default or any sum that Landlord may be required to spend by reason of Tenant's default. This includes, but is not limited to, applying the Security Deposit to the removal of the Communications Facility and the restoration of the Premises at expiration or earlier termination of this Agreement. If at any time Landlord properly applies all or any portion of the Security Deposit as provided herein, Tenant shall, within forty-five (45) days after written notice of such application, replenish the Security Deposit to the original full amount. Should the Tenant comply with all of the covenants and conditions of this Agreement, the Security Deposit or any balance thereof shall be returned to Tenant within thirty (30) days following the return of the Premises to Landlord in the condition provided in this Agreement. Landlord shall not be obligated to keep the Security Deposit separate from its general funds or to pay interest thereon to Tenant.

5. APPROVALS.

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises for Tenant's Permitted Use and Tenant's ability to obtain the Government Approvals during the Inspection Period. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees, without cost or expense to Landlord, to reasonably assist Tenant with such applications and with obtaining the Government Approvals.

(b) Tenant, at Tenant's sole cost and expense, has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Premises surveyed by a surveyor of its choice. Tenant may also perform and obtain, at Tenant's sole cost and expense during the Inspection Period, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Premises, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or the Government Approvals.

(c) Tenant shall have no right to terminate this Agreement pursuant to this Section 5 except as provided in Section 1(e) above.

6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party defaults under Section 15 of this Agreement after the expiration of any applicable cure period;

(b) by Tenant upon written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to six (6) months' Rent at the then-current rate plus Tenant shall continue to pay the current Rent payable until the Communication Facility is removed from the Premises, provided, however, that no

such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in Sections 1(e), 18 or 19 of this Agreement.

7. INSURANCE.

(a) During the Term, including the Inspection Period, Tenant will carry, at its own cost and expense, the following insurance: (i) workers' compensation insurance as required by law and employer's liability insurance of \$1,000,000 each accident/disease/policy limit; (ii) commercial general liability (CGL) insurance with respect to its activities on the Property, such insurance to afford protection of up to One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) general aggregate, based on Insurance Services Office (ISO) Form CG 00 01 or a substitute form providing substantially equivalent coverage; (iii) commercial auto liability insurance on all owned, non-owned and hired automobiles with a combined single limit of \$1,000,000.00 each accident for bodily injury and property damage; (iv) umbrella or excess liability insurance with limits of not less than Five Million Dollars (\$5,000,000); and (v) property and casualty insurance covering all of Tenant's personal and business property located on the Premises. Tenant's CGL and umbrella or excess liability insurance shall contain a provision including Landlord as an additional insured. Tenant shall provide Landlord with certificates of insurance, additional insured endorsements, and appropriate documentation of self-insurance (if applicable) demonstrating compliance with this Section, on an ACORD form or on Tenant's form for self-insurance, within two (2) business days following the Effective Date.

(b) Notwithstanding the indemnity in Sections 1 and 9, the parties hereby waive and release any and all rights of action for negligence against the other which may hereafter arise on account of damage to the Premises or to any personal property located on the Premises, resulting from any fire, or other casualty of the kind covered by standard property and casualty insurance policies with extended coverage, regardless of whether or not, or in what amounts, such insurance is now or hereafter carried by the parties, or either of them. These waivers and releases shall apply between the parties, and they shall also apply to any claims under or through either party as a result of any asserted right of subrogation. All such policies of insurance obtained by either party concerning the Premises shall waive the insurer's right of subrogation against the other party.

8. INTERFERENCE.

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its Permitted Use will not interfere with existing radio frequency uses on the Property, as long as those existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws, codes, rules and regulations (collectively, "**Laws**").

(b) Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party with respect to the Property, if the exercise of such grant may in any way materially and adversely interfere with the Permitted Use of the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of written notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period; Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property that causes material electronic or physical obstruction with, or degradation of, the communications signals within the permitted frequencies from the Communication Facility.

9. INDEMNIFICATION.

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees or agents, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party, which consent shall not be unreasonably withheld; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. WARRANTIES.

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord owns the Premises in fee simple, (ii) the Premises is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would materially and adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Tenant is not in default, then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises without hindrance or ejection by any persons lawfully claiming under Landlord; (iv) Landlord's execution and performance of this Agreement will not violate any Laws, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord; and (v) if the Property is or becomes encumbered by a mortgage or other security interest, Landlord will provide promptly to Tenant a subordination, non-disturbance and attornment agreement executed by Landlord and the holder of such security interest.

11. ENVIRONMENTAL.

(a) Landlord represents and warrants that except as may be identified on Schedule A attached to this Agreement, and to Landlord's knowledge (i) the Premises, as of the date of this Agreement, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Premises has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation.

Landlord and Tenant agree that each will be responsible for compliance with any and all applicable Laws or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property. As used in this Lease, "knowledge" shall mean the actual (not imputed) knowledge of the chief operating officer of University of Saint Mary of the Lake/Mundelein Seminary.

(b) Except as set forth herein, Tenant shall take possession of the Premises in "**AS-IS, WHERE-IS**" condition subject to all of the terms, conditions, covenants and agreements contained herein. Except as set forth herein, Landlord has not made any representations regarding the condition and/or repair of the Premises, nor any agreement to alter, or improve the Premises that are not expressly set forth in this Agreement. Landlord makes no representations or warranties, of habitability, fitness for a particular purpose or otherwise, whether express or implied, about the condition of the Premises; the quality of the air, water in and around and/or provided to the Premises; the presence or absence of hazardous substances above, in, on, or under the Premises; and compliance with any other applicable Laws regarding or pertaining to the Premises. Except as provided herein, Tenant acknowledges that it is Tenant's responsibility to investigate and determine the condition of the Premises and locations of any hazardous substances existing in, under or on the Premises.

(c) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Premises with hazardous substances prior to the Effective Date of this Agreement or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant. The indemnifications of this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of the condition of the Premises or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Agreement.

12. ACCESS. At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have pedestrian and vehicular access ("**Access**") to and over the existing roads and drives serving the Property, from an open and improved public road to the Premises. Except in the event of an emergency or other exigent circumstance, Tenant will provide Landlord not less than forty-eight (48) hours' notice prior to the commencement of any work, construction or the installation of any improvements within the Premises and will use commercially reasonable efforts to conduct such work, construction or installation between the hours of 9:00 am to 5:00 pm (Chicago time). As may be described more fully in **Exhibit 2**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access at no additional cost to Tenant.

13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Premises by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term and shall be removed, at Tenant's sole cost and expense, within sixty (60) days following the expiration of the Term or the earlier termination of this Agreement. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may or shall be removed by Tenant at any time during the Term as provided above. Tenant, at Tenant's sole cost

and expense, shall be required to remove the Communication Facility, to three (3) feet below grade, at the end of the Term or any extensions thereof, or upon other termination hereunder. Tenant will repair any damage to the Property resulting from Tenant's removal activities. Any portions of the Communication Facility that Tenant does not remove within sixty (60) days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord and Landlord may cause the Communication Facility or any portion thereof remaining on the Premises to be removed at Tenant's sole cost and expense. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will keep and maintain all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to submeter from Landlord. When submetering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Landlord agrees that it will not include a markup on the utility charges. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within forty-five (45) days of receipt of the usage data and required forms. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(c) Landlord hereby grants to any company providing utility or similar services, including electric power and telecommunications, to Tenant, an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such companies may from time to time require in order to provide such services to the Communication Facility and the Premises. Upon Tenant's or the service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days following the receipt of written notice by Tenant of such non-payment, or (ii) Tenant's failure to perform any other term or condition under this Agreement within thirty (30) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence and such cure has been completed within an additional sixty (60) days. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity. In addition, any Rent that remains unpaid after ten (10) days from the date due shall bear interest at the rate of ten percent (10%) per annum (the "**Default Rate**") from the date such Rent was payable. In the event Landlord elects to terminate this Agreement due to a default by Tenant, it may,

in its sole discretion, continue to honor all subleasehold and or license commitments made by Tenant through the expiration of the Term.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord prevents Access to the Premises as required by Section 12 of this Agreement within twenty four (24) hours after written notice; (ii) Landlord's failure to cure a material, adverse interference problem as required by Section 8 of this Agreement within twenty four (24) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the actual out of pocket costs incurred by Tenant of such cure from any monies due to Landlord from Tenant, or (ii) to terminate this Agreement.

16. ASSIGNMENT/SUBLEASE. Tenant shall have the right, without notice to or the consent of Landlord, to sublease, license or grant the right of use and occupancy to any Carrier Subtenant, subject to the terms of this Agreement; provided that Tenant shall not enter to any sublease, license or any other agreement for occupancy of any part of the Communications Facility with any telecommunications operator that is a tenant of Landlord on other portions of the Property or any property owned or leased by Landlord within a five (5) mile radius of the Property (a "**Prohibited Subtenant**"). Tenant may assign its rights in this Agreement to (i) any entity in which Tenant directly or indirectly holds an equity or similar interest, (ii) any entity directly or indirectly holding an equity interest in Tenant, (iii) any entity directly or indirectly under common control with Tenant, or (iv) any entity which acquires all or substantially all of Tenant's assets in the market defined by the FCC in which the Property is located. As to other parties, Tenant may not assign this Agreement without Landlord's prior written consent, which consent shall not be unreasonably withheld, delayed or conditioned.

17. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Formal notices will be addressed to the parties as follows:

If to Tenant (Formal): DRA Properties, LLC
Attn: Doug Dolan
Re: DRA IL-1027 Mundelein Rt 45 & 176
343 S. Kirkwood Road,
Ste. #5, Box 220130
Kirkwood, MO 63122

Tenant (Informal): General Contact:
Doug Dolan 314-799-2375
ddolan@dolanrealtyadvisors.com

If to Landlord (Formal): The Catholic Bishop of Chicago
c/o The University of St. Mary of the
Lake/Mundelein Seminary
1000 E. Maple Avenue
Mundelein, Illinois 60060
Attn: V.P. of Facilities

With a copy to: Archdiocese of Chicago
835 N. Rush Street
Chicago, Illinois 60611-2030
Attention: Real Estate Department

And a copy to: Archdiocese of Chicago
835 N. Rush Street
Chicago, Illinois 60611-2030
Attention: Office of Legal Service

Landlord Informal Contact:
Jim Heinen
Chief Operating Officer
University of Saint Mary of the Lake and Mundelein Seminary
Phone: 847.970.4809 / Email: jheinen@usml.edu

Either party hereto may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Premises, Landlord will provide notice of the proceeding to Tenant within five (5) business days. If a condemning authority takes all of the Premises, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. Landlord shall be entitled to an award equal to the value of the Premises valued as unimproved vacant land. Tenant shall be entitled to the value of its Communication Facility, moving expenses, prepaid Rent, and business relocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a pro rata basis to the extent not included in the condemnation award.

19. CASUALTY. If any part of the Communication Facility is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, within ten (10) days following the date of such casualty, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a pro rata basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Premises, for an additional one hundred eighty (180) days or such earlier date as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Premises at no additional Rent until the reconstruction of the Communications Facility is completed.

20. TENANT'S PROPERTY. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent in accordance with the provisions of Section 13. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof.

21. TAXES.

(a) Within thirty (30) days following the Commencement Date, Tenant shall prepare and file with the Lake County assessor's office, a petition for the division of the tax parcel on which the Premises is located so that the

Premises is assessed as a separate tax parcel. Tenant acknowledges that the Property is currently exempt from real estate taxes due to its ownership and use by Landlord and that any Taxes assessed against the Premises while the Property is owned and used by Landlord shall be the responsibility of Tenant. Landlord shall be responsible for timely payment of all taxes and assessments ("Taxes") levied upon the Premises, if any, until such time as the Premises is separately assessed and thereafter Tenant shall pay all Taxes assessed against the Premises. Once the Premises is separately assessed Tenant shall pay the Taxes levied and assessed against the Premises and the Communications Facility for all tax periods during the Term and shall provide evidence of payment within ten (10) days following the due date of any installment thereof. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, which is or may be imposed upon Landlord. The provisions of this Section 21 shall survive the expiration or earlier termination of this Agreement.

(b) In the event Landlord receives a tax bill or notice of assessment with respect to which Taxes are imposed on the Premises, Landlord shall provide Tenant with copies of each such notice promptly following receipt, but in no event later than thirty (30) days after the date of such notice of assessment.

(c) For any Tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as Tenant may deem appropriate. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall, at no cost to Landlord, cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant.

(d) Intentionally omitted.

(e) Landlord shall have the right, but not the obligation to pay any Taxes due by Tenant hereunder if Tenant fails to timely do so, in addition to any other rights or remedies of Landlord. In the event that Landlord exercises its rights under this Section 21(e) due to such Tenant default, such amount shall be Additional Rent and shall bear interest at the Default Rate.

(f) Upon the creation of the tax parcel comprising the Premises as provided in Section 21(a), Tenant shall provide the Tenant's address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant and all Tax bills for the Premises payable during the Term shall be directed to Tenant.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to pay any Tax for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord shall not be prohibited from the selling, leasing or use of any of the Property.

(b) If Landlord, at any time during the Term of this Agreement, decides to sell or otherwise transfer all or parts of Premises to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing and such sale or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a transfer or sale of the Property and an assignment of this Agreement, within thirty (30) days of such transfer, Landlord or its successor shall send the documents listed below in this Section 22(b) to Tenant.

i. New deed to Property

- ii. New IRS Form W-9
- iii. Completed and Signed TND Payment Direction Form
- iv. Full contact information for new Landlord including phone number(s)

23. RELOCATION. At any time during the Term, Landlord may require Tenant to relocate the Communication Facility to another portion of the Property designated by Landlord upon one hundred twenty (120) days' prior written notice. Landlord shall pay all reasonable costs and expenses of such relocation to Tenant upon receipt of detailed invoices therefor.

24. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum/Short Form Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum or Short Form of Lease substantially in the form attached as **Exhibit 24b**. Either party may record this Memorandum or Short Form of Lease at any time during the Term, in its absolute discretion and at its cost and expense. Upon the expiration of the Term or the earlier termination of this Agreement the parties shall execute a release of such document in recordable form.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability. Tenant acknowledges and agrees that the liability of Landlord under this Lease shall be limited to its interest in the Premises. No personal judgment shall lie against Landlord upon extinguishment of its rights in the Premises and any judgments so rendered shall not give rise to any right of execution or levy against Landlord's assets (other than Landlord's interest in this Lease and the Premises). The provisions hereof shall inure to Landlord's successors and assigns. The foregoing provisions are not designed to relieve Landlord from the performance of any of Landlord's obligations under this Lease, but only to limit the personal liability of Landlord in case of recovery of a judgment against Landlord. The foregoing shall not be deemed to limit Tenant's rights to obtain injunctive relief or specific performance.

(d) **Compliance with Law.** Tenant agrees to comply with all Laws applicable to the Premises and Tenant's use of the Communication Facility.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and permitted assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the Laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired. **Affiliates.** All references to "Tenant" shall be deemed to include any Affiliate of DRA Properties, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. "**Affiliate**" means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. "**Control**" of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(i) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(j) **W-9.** As a condition precedent to payment Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(k) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(l) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including without limitation, reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(m) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

The Catholic Bishop of Chicago, an Illinois corporation sole

By: 

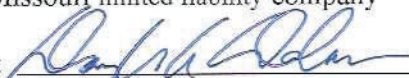
Print Name: Eric Wollan

Its: Chief Capital Assets Officer

Date: MARCH 12, 2024

"TENANT"

DRA Properties, LLC,
a Missouri limited liability company

By: 

Print Name: Douglas K Dolan

Its: Authorized Member

Date: MARCH 4, 2024

EXHIBIT 1
DESCRIPTION OF PROPERTY

PARCEL 1:

ALL OF BLOCKS 1 THROUGH 8 AND PART OF BLOCK 10 LYING IN NORTHEAST 1/4 OF SECTION 19, AND ALL OF BLOCKS 12 THROUGH 16 AND BLOCKS 1, B & C IN KENLOCH PARK SUBDIVISION (EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED SEPTEMBER 1, 1999 AS DOCUMENT NUMBER 4413677 AND BY DEED RECORDED APRIL 3, 1991 AS DOCUMENT NUMBER 3004207 FOR HIGHWAY PURPOSES) IN SECTION 19, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PIN: 11-19-102-017

EXHIBIT 2
DESCRIPTION OF THE PREMISES

The Premises is legally described as follows:

LEASE PARCEL

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 2,800 SQUARE FEET (0.064 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET TO THE POINT OF BEGINNING; THENCE S45°-00'-00"E 56.57 FEET; THENCE S00°-00'-00"E 20.00 FEET; THENCE S90°-00'-00"W 60.00 FEET; THENCE N00°-00'-00"W 60.00 FEET; THENCE N90°-00'-00"E 20.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20' WIDE ACCESS EASEMENT

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), AND ALSO A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHTEEN (18), AND ALSO A PART OF BLOCK ONE (1), KENLOCH PARK SUBDIVISION AS RECORDED AS DOCUMENT NO. 172699, ALL IN TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 33,090 SQUARE FEET (0.760 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET; THENCE S45°-00'-00"E 18.28 FEET TO THE POINT OF BEGINNING; THENCE N45°-00'-00"E 38.07 FEET; THENCE N71°-34'-28"E 36.70 FEET; THENCE N29°-22'-39"E 26.54 FEET; THENCE N46°-45'-03"E 62.04 FEET; THENCE N00°-00'-00"E 183.30 FEET; THENCE N15°-51'-39"W 120.85 FEET; THENCE N12°-44'-41"W 160.64 FEET; THENCE N03°-29'-57"W 170.32 FEET; THENCE N48°-13'-08"W 47.34 FEET; THENCE N23°-44'-38"W 54.11 FEET; THENCE N14°-59'-36"W 204.44 FEET; THENCE N00°-35'-29"W 56.53 FEET; THENCE N13°-57'-03"E 307.72 FEET; THENCE N09°-24'-29"W 58.06 FEET; THENCE N42°-18'-24"W 37.53 FEET; THENCE N59°-12'-32"W 29.58 FEET; THENCE N88°-27'-39"W 35.19 FEET TO A POINT ON THE EAST LINE OF N. LAKE STREET; THENCE N03°-10'-57"W 20.07 FEET ALONG SAID EAST LINE OF N. LAKE STREET; THENCE S88°-27'-39"E 42.06 FEET; THENCE S59°-12'-32"E 37.77 FEET; THENCE S42°-18'-24"E 46.40 FEET; THENCE S09°-24'-29"E 68.10 FEET; THENCE S13°-57'-03"W 309.30 FEET; THENCE S00°-35'-29"E 51.45 FEET; THENCE S14°-59'-36"E 200.38 FEET; THENCE S23°-44'-38"E 48.25 FEET; THENCE S48°-13'-08"E 51.23 FEET; THENCE S03°-29'-57"E 176.93 FEET; THENCE S12°-44'-41"E 158.48 FEET; THENCE S15°-51'-39"E 123.09 FEET; THENCE S00°-00'-00"W 194.73 FEET; THENCE S46°-45'-03"W 67.63 FEET; THENCE S29°-22'-39"W 31.20 FEET; THENCE S71°-34'-28"W 39.69 FEET; THENCE S45°-00'-00"W 33.35 FEET; THENCE N45°-00'-00"W 20.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

8' WIDE UTILITY EASEMENT

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 646 SQUARE FEET (0.015 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET TO THE POINT OF BEGINNING; THENCE S90°-00'-00"W 61.85 FEET TO A POINT ON THE EAST LINE OF N. LAKE STREET; THENCE N03°-11'-34"W 8.01 FEET ALONG SAID EAST LINE OF N. LAKE STREET; THENCE N90°-00'-00"E 65.61 FEET; THENCE S45°-00'-00"E 22.63 FEET; THENCE S90°-00'-00"W 11.31 FEET; THENCE N45°-00'-00"W 11.31 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

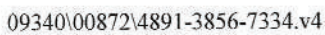
10' WIDE UTILITY EASEMENT

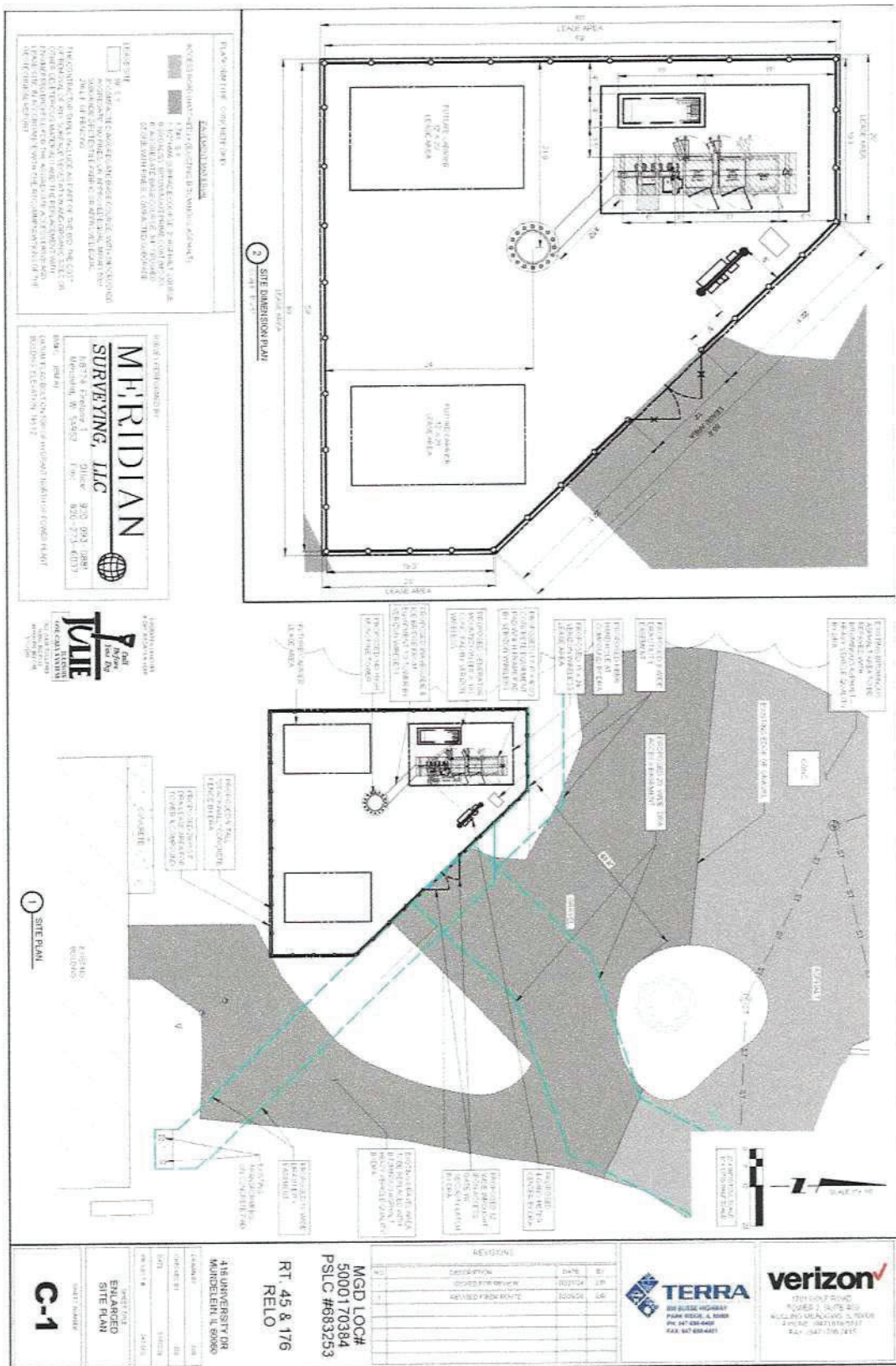
BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 1,082 SQUARE FEET (0.025 ACRES) OF LAND AND BEING DESCRIBED BY:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET; THENCE S45°-00'-00"E 11.31 FEET TO THE POINT OF BEGINNING; THENCE N90°-00'-00"E 14.14 FEET; THENCE S45°-00'-00"E 97.94 FEET; THENCE S00°-00'-00"E 9.43 FEET; THENCE N90°-00'-00"W 10.00 FEET; THENCE N00°-00'-00"W 5.28 FEET; THENCE N45°-00'-00"W 103.79 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Part of PIN: 11-19-102-017

DESCRIPTION OF THE PREMISES





PLANS AND SPECIFICATIONS OF THE COMMUNICATION FACILITY

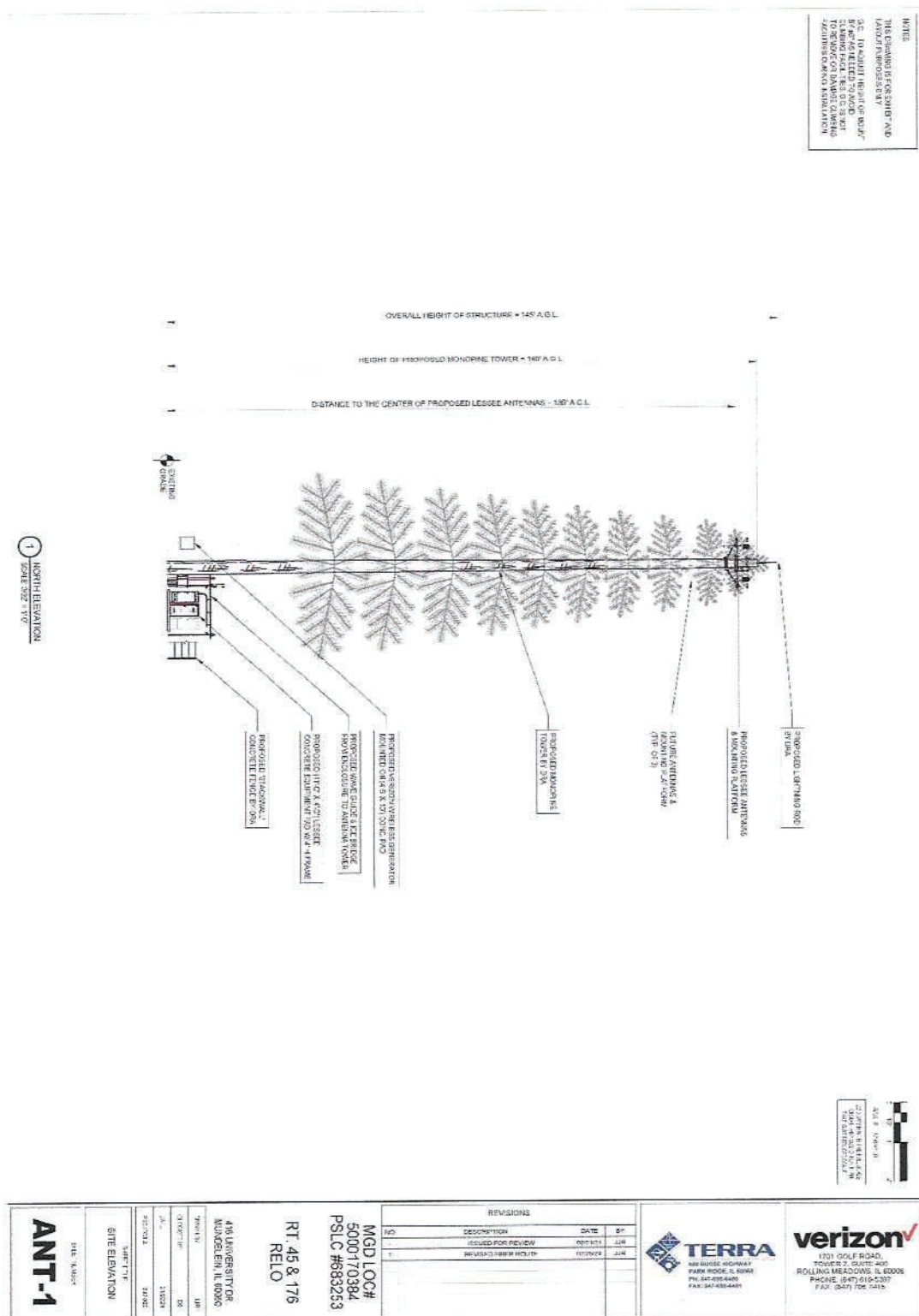


EXHIBIT 24b

MEMORANDUM OF LEASE

Prepared by:

Margie Oliver
DRA Properties, LLC
343 S. Kirkwood Road
Ste. #5, Box 220130
Kirkwood, MO 63122

Return to:

Margie Oliver
DRA Properties, LLC
343 S. Kirkwood Road
Ste. #5, Box 220130
Kirkwood, MO 63122

Re: Cell Site Name/Number: Mundelein Rt 45 & 176/DRA IL-1027
Site Address: 300 Principal Avenue
City/State: Mundelein, Illinois
County: Lake
Part of PIN: 11-19-102-017

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this ____ day of _____, 2024, by and between The Catholic Bishop of Chicago, an Illinois corporation sole, having a mailing address of The University of St. Mary of the Lake/Mundelein Seminary, 1000 E. Maple Avenue, Mundelein, Illinois 60060 (hereinafter referred to as "**Landlord**") and DRA Properties, LLC, a Missouri limited liability company, having a mailing address of 343 S. Kirkwood Road, Ste. #5, Box 220130, Kirkwood, MO 63122 (hereinafter referred to as "**Tenant**").

1. Landlord and Tenant entered into a certain Lease Agreement ("**Agreement**") on the ____ day of _____, 2024, for the purpose of installing, operating and maintaining a communications facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with five (5) successive five (5) year options to renew.
3. The premises being leased to Tenant and associated easements are described in **Exhibit A** annexed hereto.
4. This Memorandum of Lease is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of

Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

The Catholic Bishop of Chicago, an
Illinois corporation sole

By: _____

Print Name: Eric Wollan

Its: Chief Capital Assets Officer

Date: _____

"TENANT"

DRA Properties, LLC,
a Missouri limited liability company

By: _____

Print Name: Douglas K Dolan

Its: Authorized Member

Date: _____

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

LANDLORD ACKNOWLEDGMENT

State of Illinois

County of Cook

On this _____ day of _____ 2024, before me appeared Eric Wollan, to me personally known, who, being by me duly sworn (or affirmed), did say that he/she is the attorney in fact of The Catholic Bishop of Chicago, an Illinois corporation sole and that said instrument was signed on behalf of said corporation and acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

Print Name: _____

My commission expires: _____

TENANT ACKNOWLEDGMENT

State of _____)

County of _____)

On this _____ day of _____ 2024, before me appeared Douglas K Dolan , to me personally known, who, being by me duly sworn (or affirmed), did say that he is the Authorized Member of DRA Properties, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, by consent of its members, and acknowledged said instrument to be the free act and deed of said limited liability company.

Notary Public

Print Name: _____

My commission expires: _____

EXHIBIT A

DESCRIPTION OF PREMISES

The Premises is legally described as follows:

LEASE PARCEL

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 2,800 SQUARE FEET (0.064 ACRES) OF LAND AND BEING DESCRIBED BY: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET TO THE POINT OF BEGINNING; THENCE S45°-00'-00"E 56.57 FEET; THENCE S00°-00'-00"E 20.00 FEET; THENCE S90°-00'-00"W 60.00 FEET; THENCE N00°-00'-00"W 60.00 FEET; THENCE N90°-00'-00"E 20.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

20' WIDE ACCESS EASEMENT

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), AND ALSO A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHTEEN (18), AND ALSO A PART OF BLOCK ONE (1), KENLOCH PARK SUBDIVISION AS RECORDED AS DOCUMENT NO. 172699, ALL IN TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 33,090 SQUARE FEET (0.760 ACRES) OF LAND AND BEING DESCRIBED BY: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET; THENCE S45°-00'-00"E 18.28 FEET TO THE POINT OF BEGINNING; THENCE N45°-00'-00"E 38.07 FEET; THENCE N71°-34'-28"E 36.70 FEET; THENCE N29°-22'-39"E 26.54 FEET; THENCE N46°-45'-03"E 62.04 FEET; THENCE N00°-00'-00"E 183.30 FEET; THENCE N15°-51'-39"W 120.85 FEET; THENCE N12°-44'-41"W 160.64 FEET; THENCE N03°-29'-57"W 170.32 FEET; THENCE N48°-13'-08"W 47.34 FEET; THENCE N23°-44'-38"W 54.11 FEET; THENCE N14°-59'-36"W 204.44 FEET; THENCE N00°-35'-29"W 56.53 FEET; THENCE N13°-57'-03"E 307.72 FEET; THENCE N09°-24'-29"W 58.06 FEET; THENCE N42°-18'-24"W 37.53 FEET; THENCE N59°-12'-32"W 29.58 FEET; THENCE N88°-27'-39"W 35.19 FEET TO A POINT ON THE EAST LINE OF N. LAKE STREET; THENCE N03°-10'-57"W 20.07 FEET ALONG SAID EAST LINE OF N. LAKE STREET; THENCE S88°-27'-39"E 42.06 FEET; THENCE S59°-12'-32"E 37.77 FEET; THENCE S42°-18'-24"E 46.40 FEET; THENCE S09°-24'-29"E 68.10 FEET; THENCE S13°-57'-03"W 309.30 FEET; THENCE S00°-35'-29"E 51.45 FEET; THENCE S14°-59'-36"E 200.38 FEET; THENCE S23°-44'-38"E 48.25 FEET; THENCE S48°-13'-08"E 51.23 FEET; THENCE S03°-29'-57"E 176.93 FEET; THENCE S12°-44'-41"E 158.48 FEET; THENCE S15°-51'-39"E 123.09 FEET; THENCE S00°-00'-00"W 194.73 FEET; THENCE S46°-45'-03"W 67.63 FEET; THENCE S29°-22'-39"W 31.20 FEET; THENCE S71°-34'-28"W 39.69 FEET; THENCE S45°-00'-00"W 33.35 FEET; THENCE N45°-00'-00"W 20.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

8' WIDE UTILITY EASEMENT

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 4,766 SQUARE FEET (0.109 ACRES) OF LAND AND BEING DESCRIBED BY: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET TO THE POINT OF BEGINNING; THENCE N90°-00'-00"E 68.02 FEET; THENCE N13°-24'-52"E 42.08 FEET; THENCE N46°-00'-56"E 111.61 FEET; THENCE N00°-06'-12"W 86.44 FEET; THENCE N89°-53'-06"W 220.82 FEET TO A POINT ON THE EAST LINE OF N. LAKE STREET; THENCE N09°-24'-51"E 8.11 FEET ALONG SAID EAST LINE OF N. LAKE STREET; THENCE S89°-53'-06"E 227.48 FEET; THENCE S00°-06'-12"E 100.59 FEET; THENCE S46°-00'-56"W 110.17 FEET; THENCE S13°-24'-52"W 47.05 FEET; THENCE S90°-00'-00"W 65.92 FEET; THENCE N45°-00'-00"W 14.14 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

10' WIDE UTILITY EASEMENT

BEING A PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP FORTY-FOUR (44) NORTH, RANGE ELEVEN (11) EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS CONTAINING 1,054 SQUARE FEET (0.024 ACRES) OF LAND AND BEING DESCRIBED BY: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N89°-25'-38"E 199.04 FEET ALONG THE NORTH LINE OF THE NW/14 OF SAID SECTION 19; THENCE S00°-34'-22"E 1412.77 FEET; THENCE S45°-00'-00"E 14.14 FEET TO THE POINT OF BEGINNING; THENCE N90°-00'-00"E 14.14 FEET; THENCE S45°-00'-00"E 95.11 FEET; THENCE S00°-00'-00"E 9.43 FEET; THENCE N90°-00'-00"W 10.00 FEET; THENCE N00°-00'-00"W 5.28 FEET; THENCE N45°-00'-00"W 100.96 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Part of PIN: 11-19-102-017



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RT 45 & 176 RELO

View from Northwest looking Southeast



TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#: 170-038



BEFORE



AFTER

NOTE: THIS PHOTO SIMULATION IS A VISUAL INTERPRETATION OF THE PROPOSED DESIGN. FINAL CONSTRUCTION MAY DIFFER FROM WHAT IS PRESENTED HERE.

RT 45 & 176 RELO

View from Southwest looking Northeast



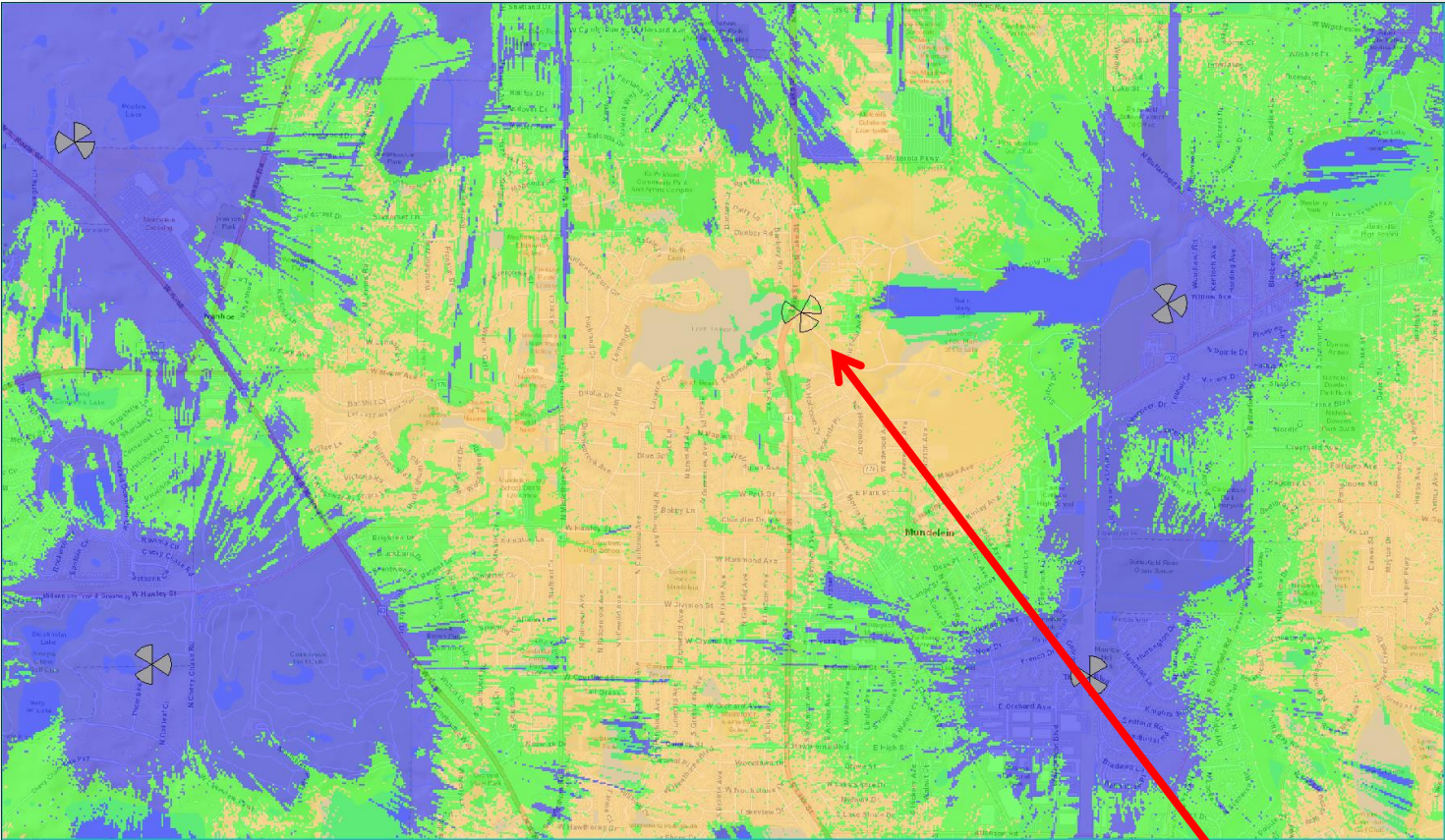
TERRA
CONSULTING GROUP, LTD.
600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401
TCG#: 170-038

RT45 & 176 RELO

Pre & Post Simulations



Without Proposed RT45 & 176 RELO

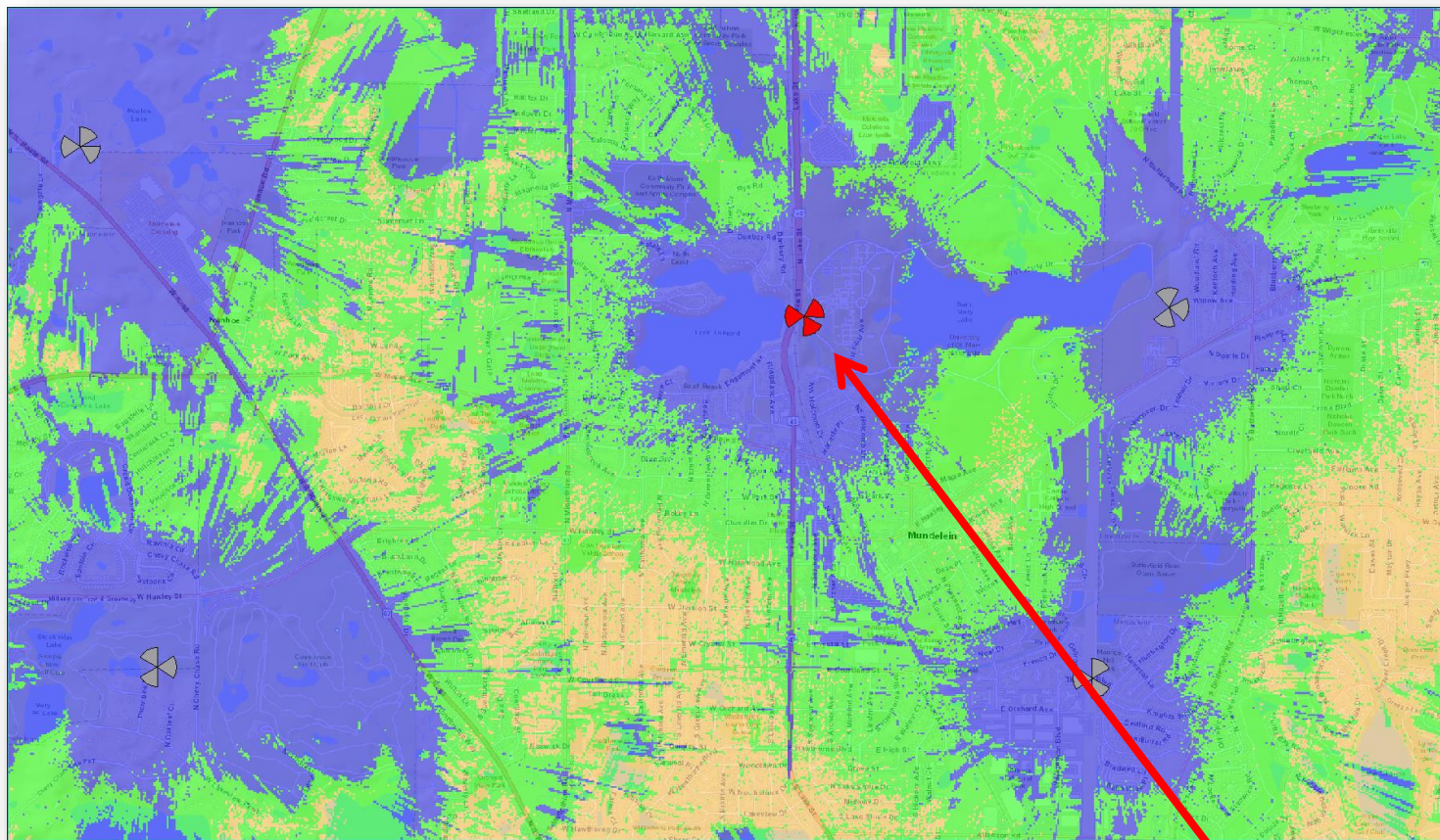


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO

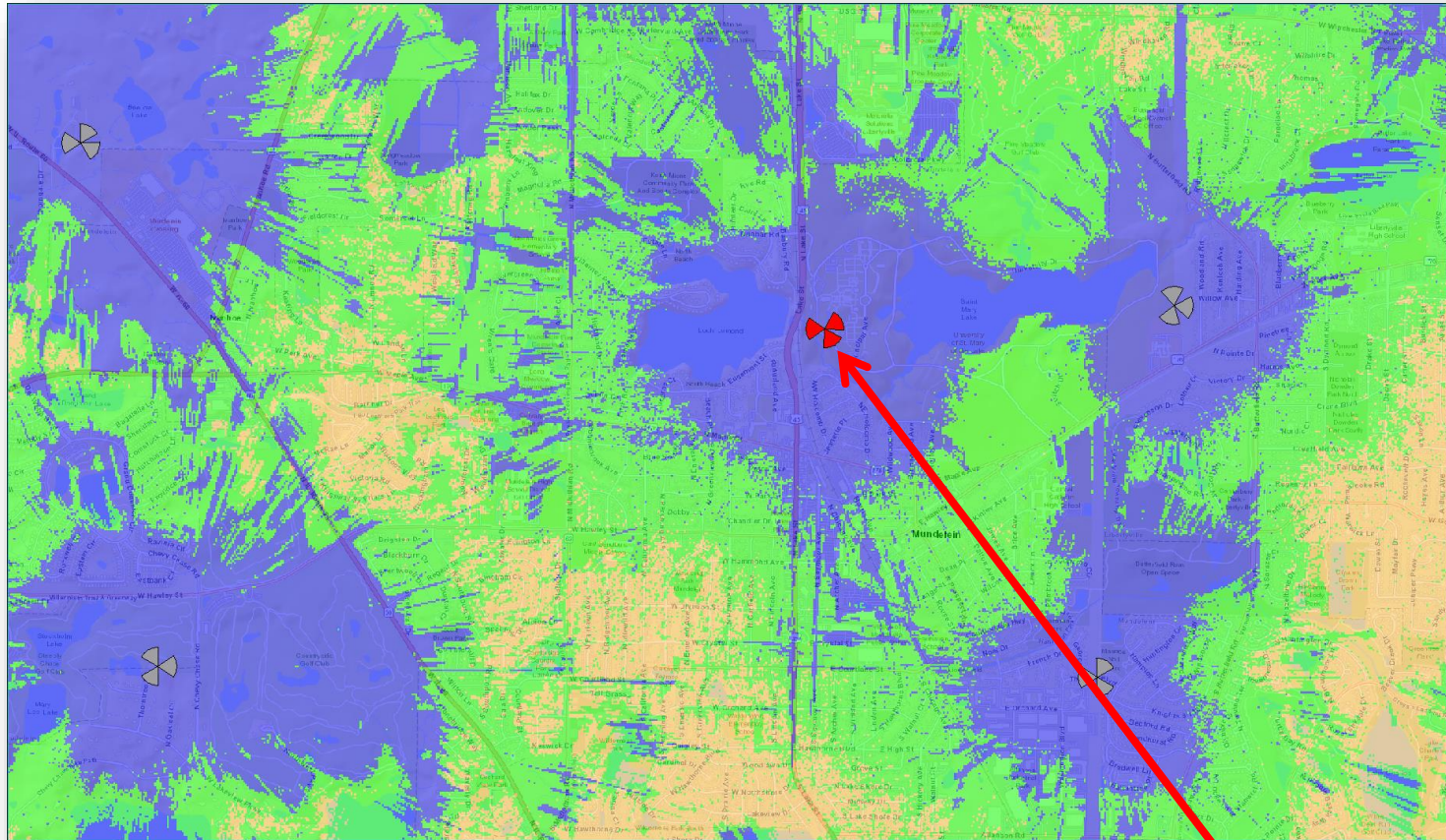


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site
location



Original RT45 & 176 Location (Water Tank)



- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



Summary

- The proposed site at 135' will replace the water tank and maintain coverage/capacity on street level and in the residential areas along US 45 (Lake St) and Maple Ave.
- However, with the loss of 10' from the original site location at the water tank we will see a marginal impact on existing "Reliable In-Residence" coverage near the cell edge in some areas.
- The proposed site location will maintain street and inbuilding coverage for the following areas:
 - University of Saint Mary of the Lake
 - North Midlothian Road
 - Mundelein High School
 - Mundelein Fire Department
 - Fremont Public Library
 - Mechanics Grove Elementary School
 - Retail and Commercial Businesses along Lake St, Maple Ave and North Midlothian Rd

The primary objective of this site is to provide and maintain:

1. Reliable coverage and capacity in the northeast area of Mundelein.
2. Reliable coverage for E-911 calls .



verizon

Alternative Location (42.28750, -87.99638)

The existing Guyed Wire Tower located ~0.6 miles NE of our existing site is not a viable alternative location for VZW network needs.

- Moving our site to the Guyed Wire Tower location will create a coverage gap to the South East and create un-reliable “In-Residence” and “In-Vehicle” Coverage which will require another site to fill in the coverage gap.

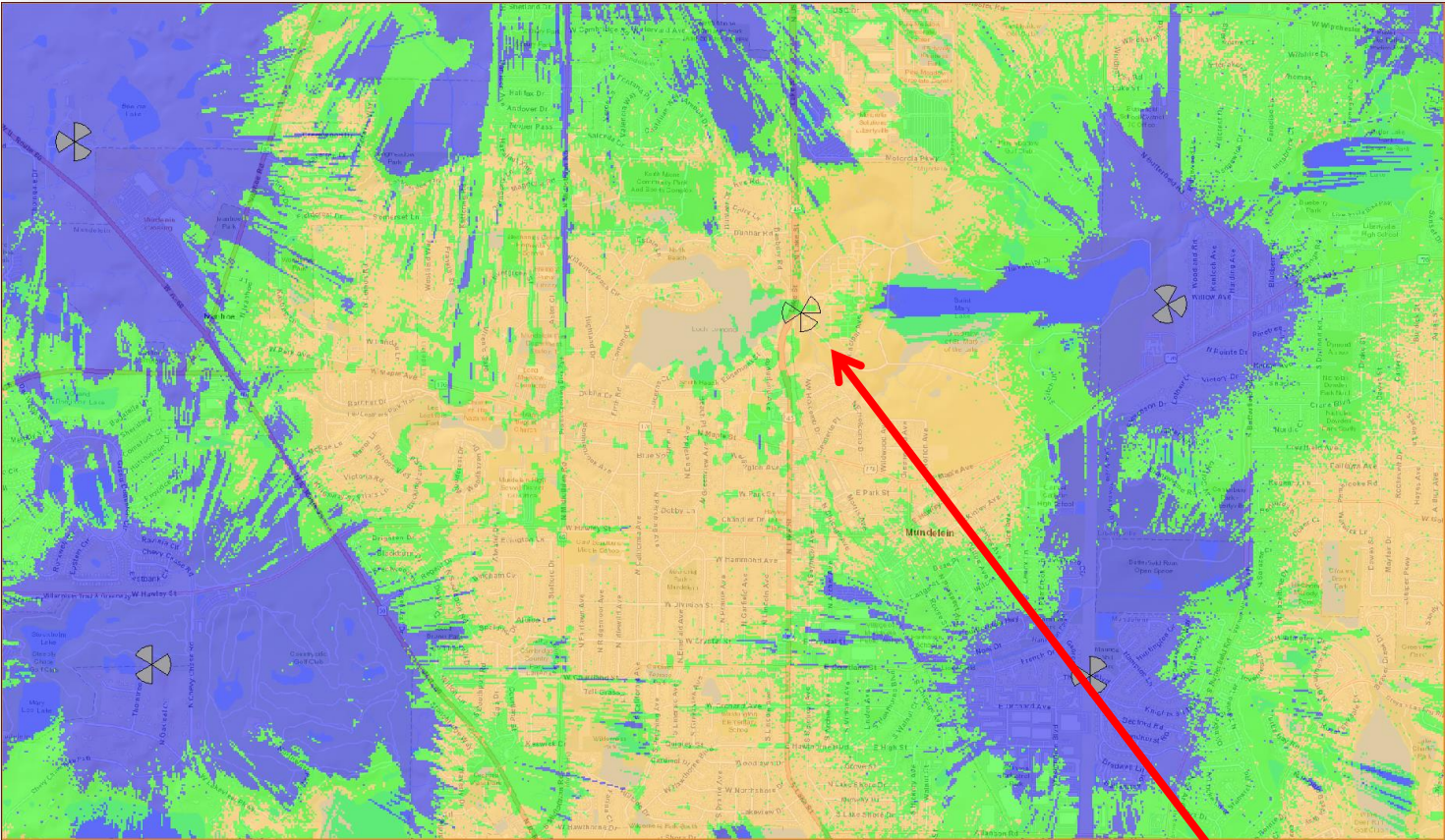


RT45 & 176 RELO

Pre & Post Simulations



Without Proposed RT45 & 176 RELO

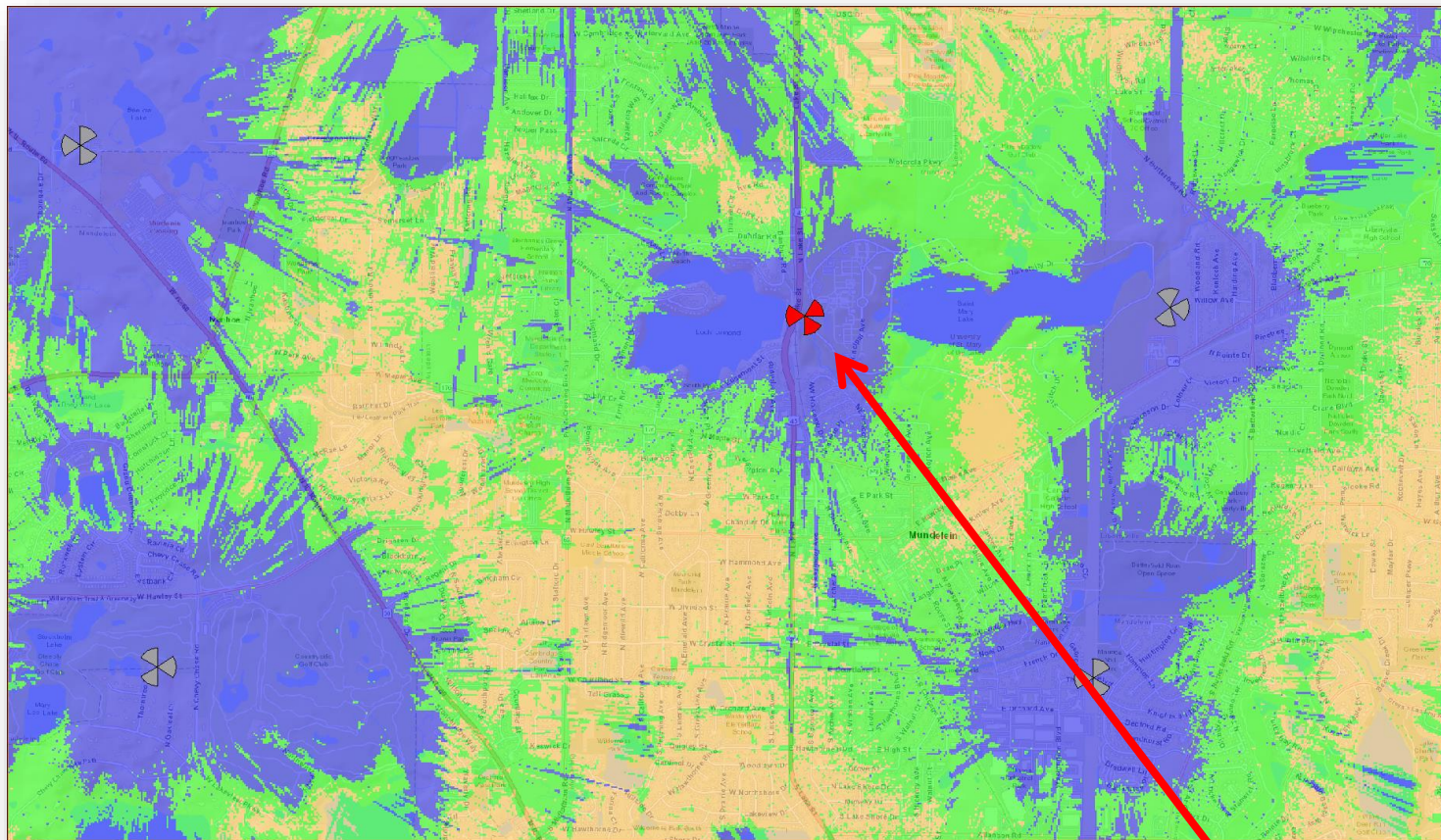


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO - 100

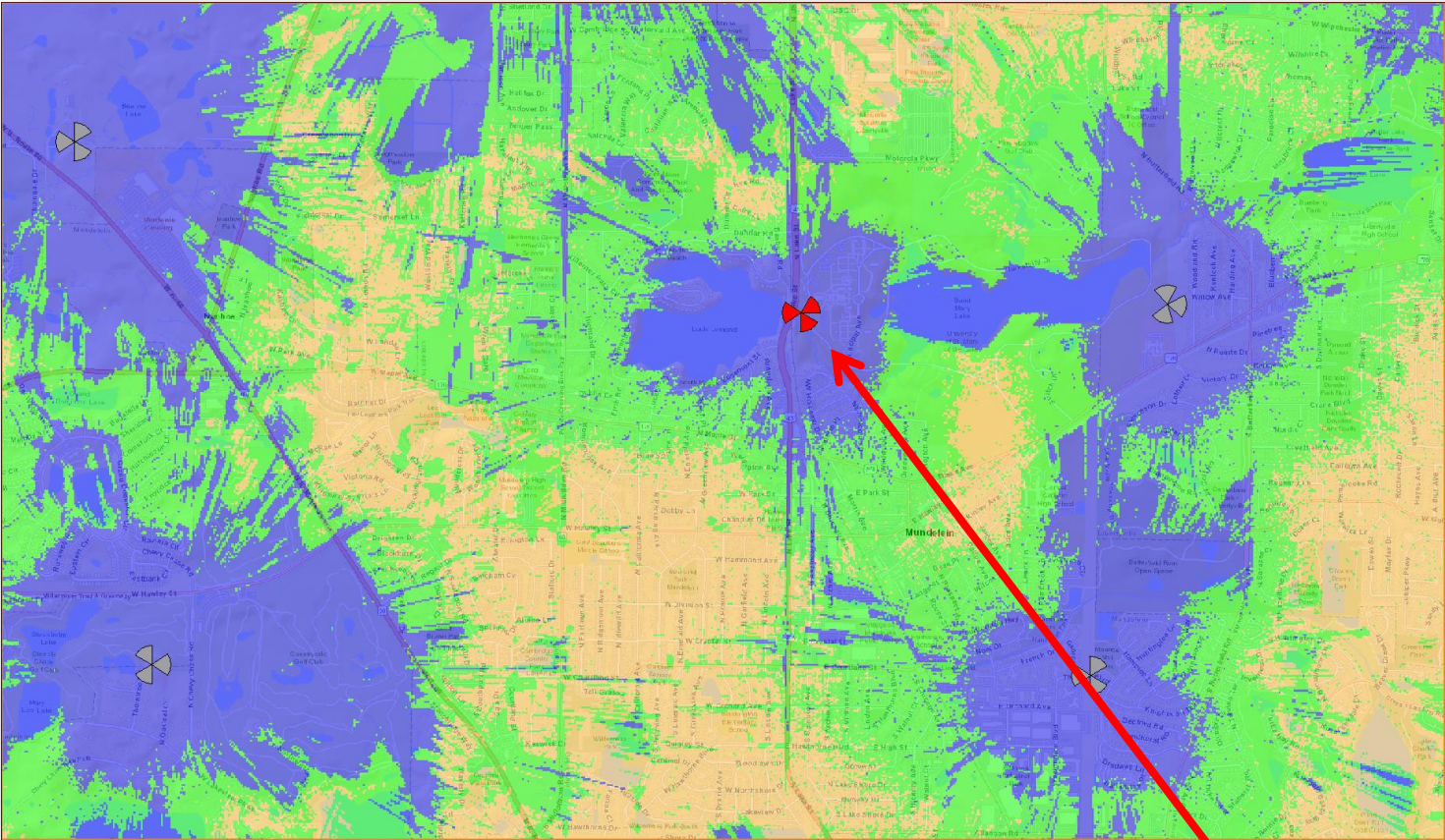


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO - 110

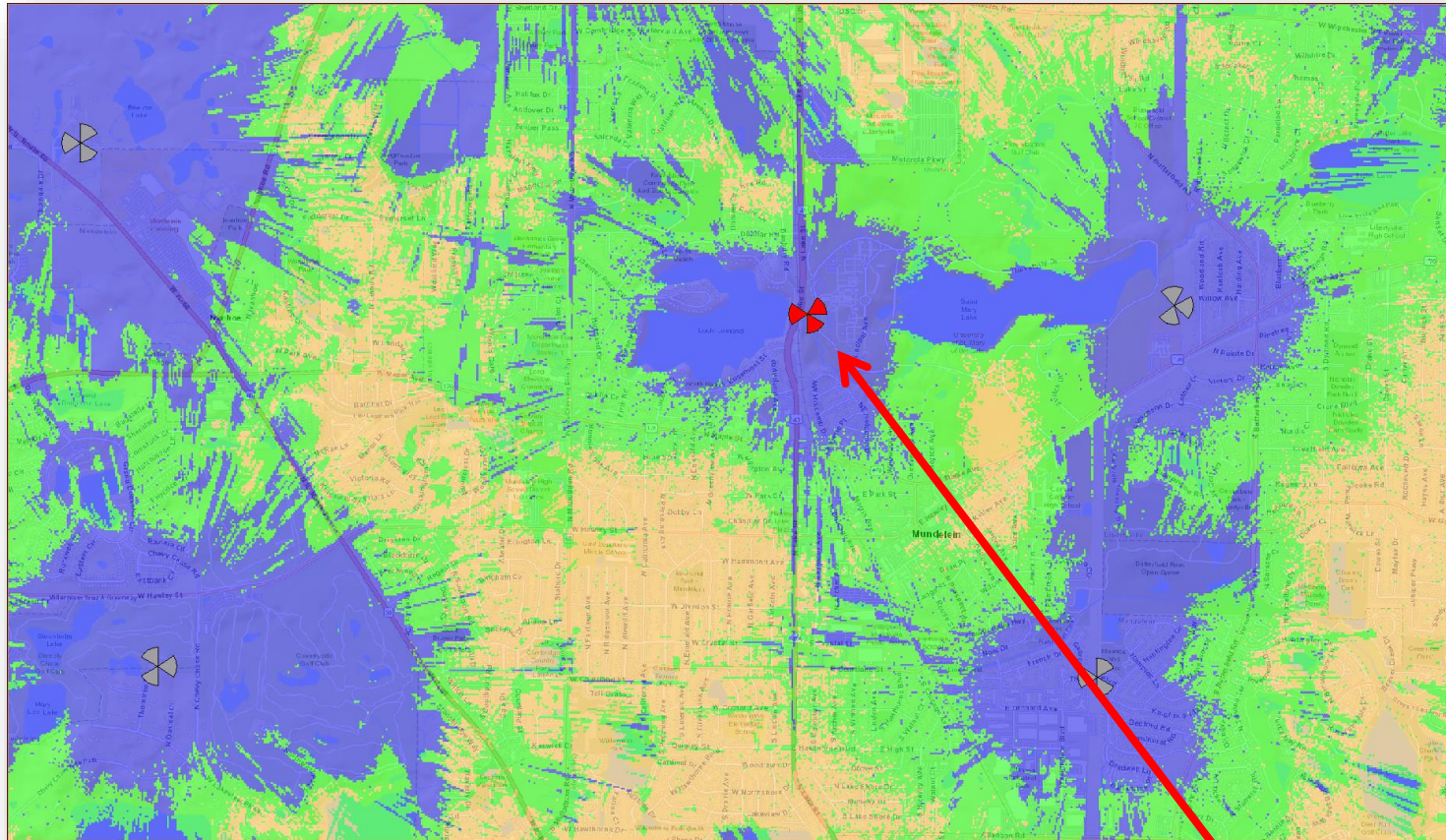


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO - 120

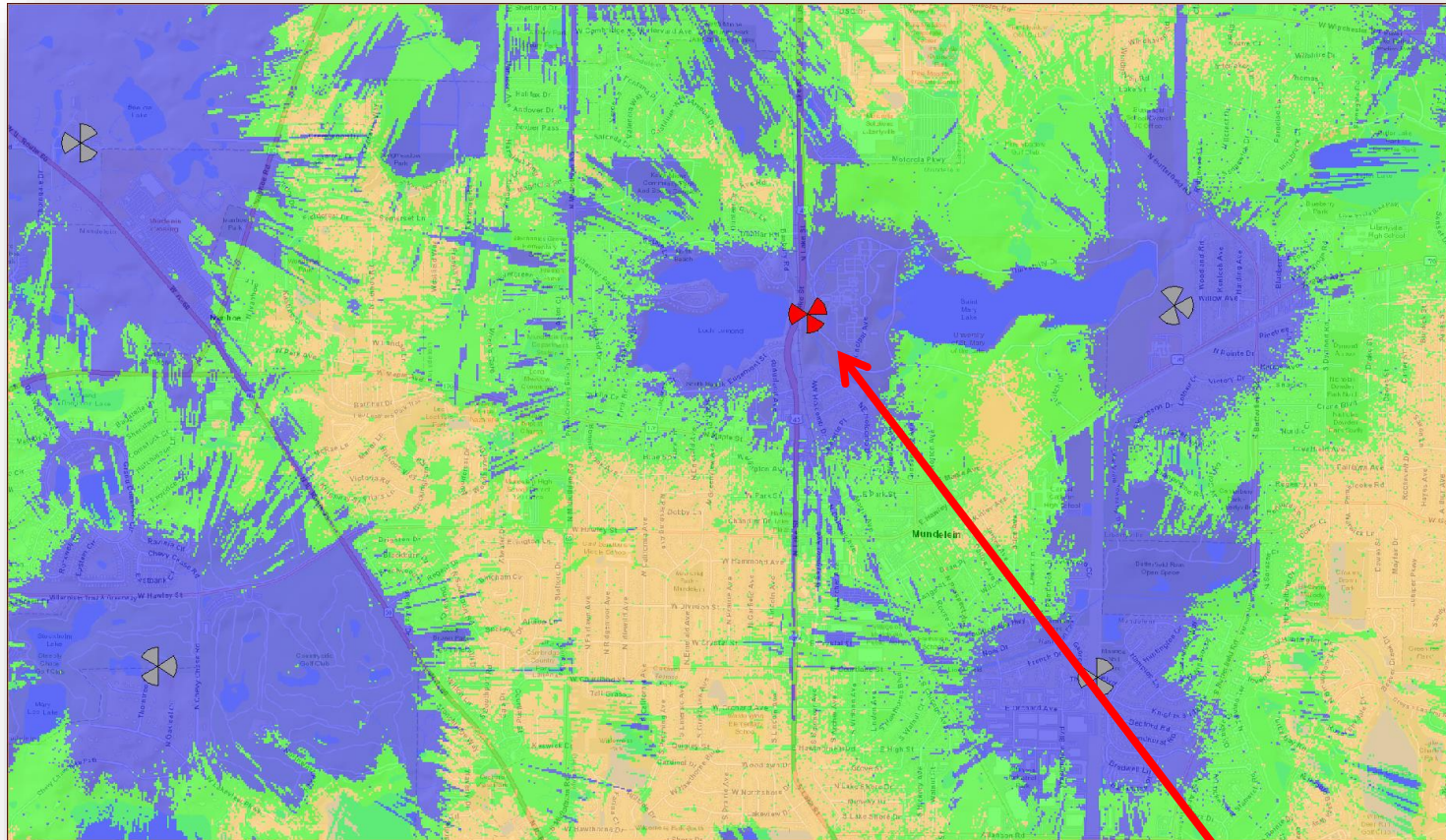


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO - 130

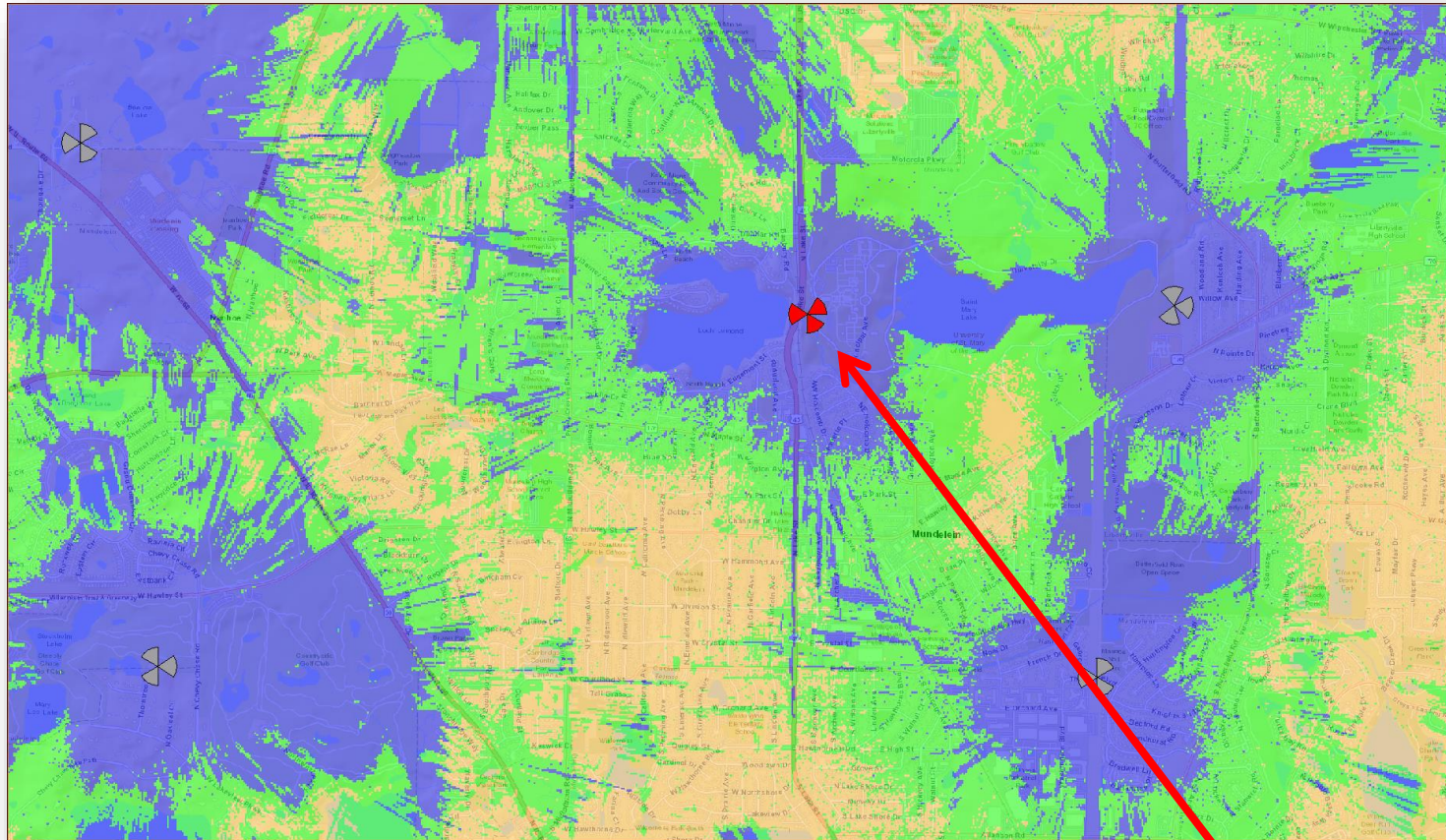


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



With Proposed RT45 & 176 RELO - 135

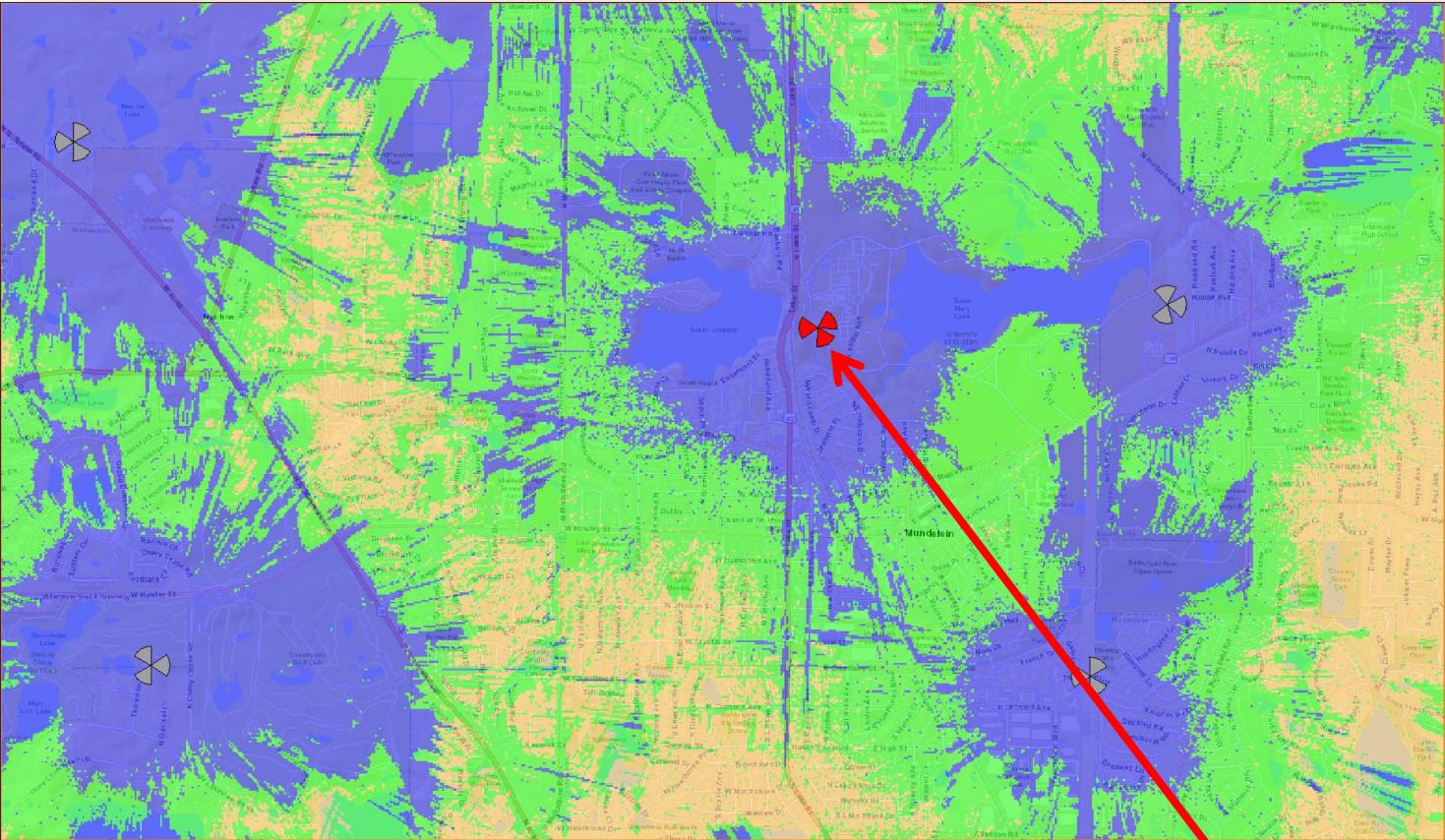


- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



Original RT45 & 176 Location (Water Tank)



- Reliable In-Residence
- Un-Reliable In-Vehicle
- Reliable On-Street

Proposed new site location



Summary

The proposed wireless facility at a 135' centerline is critical for maintaining consistent coverage and capacity in the northeast area of Mundelein. It is intended to replace the previous installation on the water tank and ensure continuity of service, particularly for essential in-building and street-level coverage. Propagation analysis indicates a significant reduction in coverage between the original water tank site and the new proposed location.

Coverage modeling was conducted at multiple elevation levels (100', 110', 120', 130', and 135') to evaluate performance. Based on this analysis, 135' is the lowest elevation that provides the necessary balance of coverage and capacity – particularly for reliable in-residence service and public safety communications. Elevations below 135' show increasing signal degradation, especially near the cell edge and in areas impacted by foliage, terrain, or structural obstructions.

At 135', the proposed site will continue to support reliable street-level and in-building coverage for the following key areas:

- University of Saint Mary of the Lake
- North Midlothian Road
- Mundelein High School
- Mundelein Fire Department
- Fremont Public Library
- Mechanics Grove Elementary School
- Retail and commercial areas along Lake St, Maple Ave, and North Midlothian Rd

Although the proposed site is approximately 20' lower than the previous tank location, 135' remains the minimum viable height to provide reliable in-residence coverage, meet E-911 reliability standards, and maintain service quality across residential, educational, and commercial zones.



verizon



Radio Frequency Exposure

RF Safety and NIER Analysis Report

03/01/2024

Site: RT 45 & 176 RELO

Mundelein, IL

Prepared for: Verizon

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1 Certification

This report, prepared by Telecom Technology Services, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid and that the data used within Telecom Technology Services control are accurate, including information collected as part of Telecom Technology Services field surveys. Telecom Technology Services, Inc. does not, however, certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



Tim Alexander, P.E.

Report Prepared by: Mohamed Ahmed, 03/01/2024

Report Reviewed by: Mike Arnold, 03/01/2024

2 Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **RT 45 & 176 RELO** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []

NOTE: The table represents either the signage/barriers installed / removed **OR** items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent **EXISTING** compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Elevation Level** will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Antenna Level** will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Upper Adjacent Roof Level** will not exceed the FCC's MPE limit for General Population environments.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground Level** will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is **22949.63%** directly in front of the antenna beams at the **Elevation Level**.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofMaster® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their rated output power.

3.1 *Site Description:*

- **Site Name:** RT 45 & 176 RELO
- **Street Address:** 416 University Drive
Mundelein, IL 60060
- **Latitude:** 42° 16' 49.476" N
- **Longitude:** 88° 0' 11.97" W
- **Structure Type:** Monopole.
- **Co-Locators/ Other Antennas:** N/A

3.2 Site Configuration Being Modeled

- This is a Three-Sector site supporting 5G NR at 1900 MHz, C-Band at 3700 MHz, and LTE at 700, 850, and 2100 MHz for all sectors. All LTE assumes 4x4 MIMO.
- The rad center value for all sector antennas (135') and Upper Adjacent Roof Height (75') are based on CD, RFDS, and Google Earth. These values must be verified on the site audit for the post study.
- All technologies were evaluated assuming the max number of channels and were running at max power 100% of the time.

4 Predictive Analysis Details

For purposes of this analysis, RoofMaster® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofMaster®, an MPE predictive analysis tool by Waterford Consultants, LLC.

4.1 Analysis Locations:

Number of Elevations Analyzed: 4

- Antenna Level
- Upper Adjacent Roof Level
- Ground Level
- Elevation Level

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

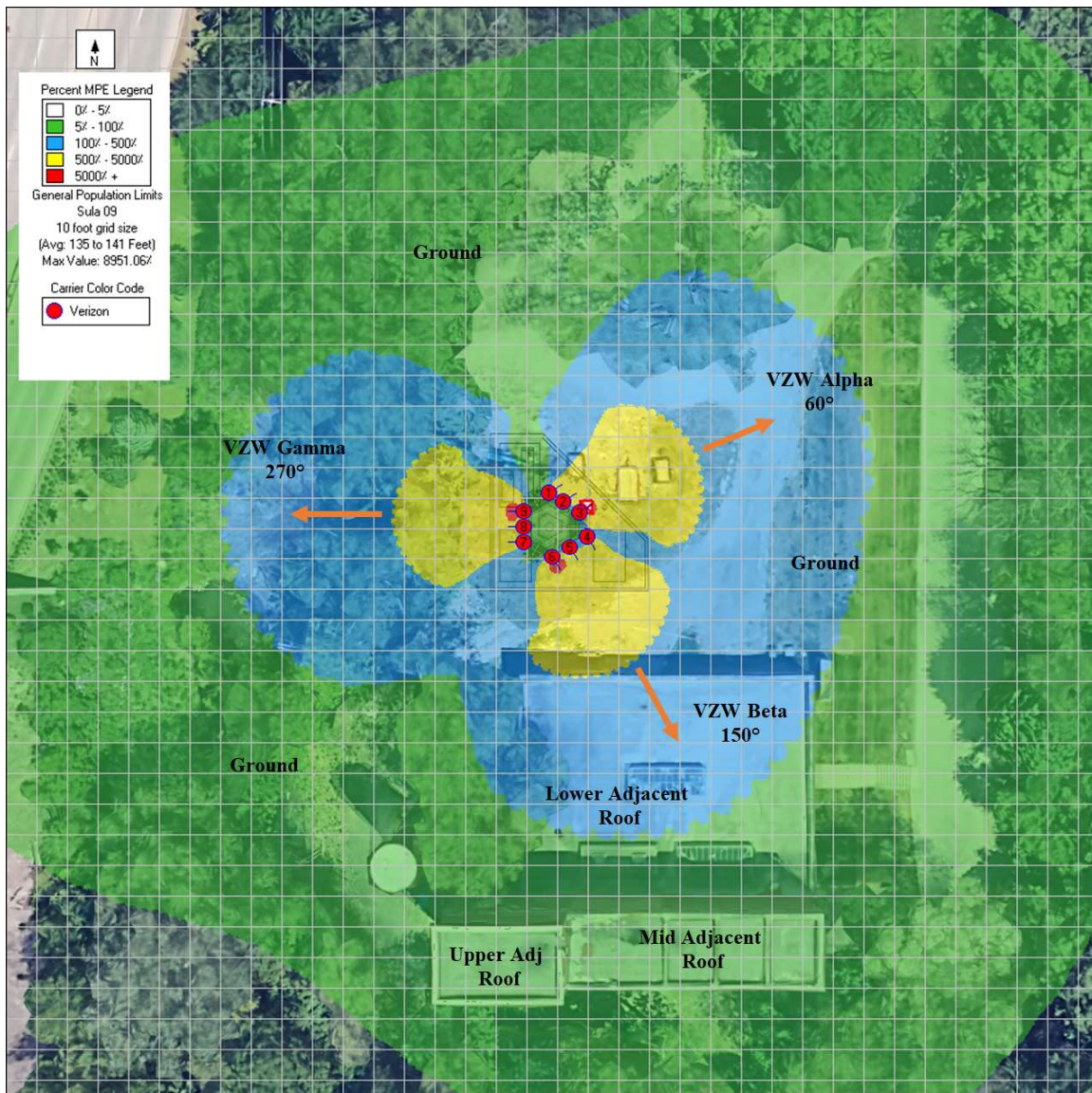
ID	Name	(MHz) Freq	Trans Power	Trans Count	Other Loss	Calc Power	Power EIRP	MD-Tilt (Deg)	Mfg	Model	Antenna Level Z (ft)	Up. Adj. Roof Level Z (ft)	Ground Level Z (ft)	Type	(ft) Aper	dBd Gain	Bandwidth	Orientation
VZ Alpha-Ant1	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	60
VZ Alpha-Ant1	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	60
VZ Alpha-Ant1	L1900	1900	60.0	4	0.5	213.9	13430	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	15.83	66	60
VZ Alpha-Ant2	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	60
VZ Alpha-Ant2	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	60
VZ Alpha-Ant2	L2100	2100	80.0	4	0.5	285.2	20323	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	16.38	62	60
VZ Alpha-Ant3	C-Band	3700	320.0	1	0.0	320.0	118849	0	ERICSSON	SON AIR6449	0.0	60.0	135.0	Panel	2.8	23.55	11	60
VZ Beta-Ant1	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	150
VZ Beta-Ant1	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	150
VZ Beta-Ant1	L1900	1900	60.0	4	0.5	213.9	13430	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	15.83	66	150
VZ Beta-Ant2	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	150
VZ Beta-Ant2	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	150
VZ Beta-Ant2	L2100	2100	80.0	4	0.5	285.2	20323	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	16.38	62	150
VZ Beta-Ant3	C-Band	3700	320.0	1	0.0	320.0	118849	0	ERICSSON	SON AIR6449	0.0	60.0	135.0	Panel	2.8	23.55	11	150
VZ Gamma-Ant1	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	270
VZ Gamma-Ant1	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	270
VZ Gamma-Ant1	L1900	1900	60.0	4	0.5	213.9	13430	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	15.83	66	270
VZ Gamma-Ant2	L700	700	60.0	2	0.5	107.0	4001	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.58	65	270
VZ Gamma-Ant2	L850	850	60.0	2	0.5	107.0	4142	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	13.73	62	270
VZ Gamma-Ant2	L2100	2100	80.0	4	0.5	285.2	20323	0	COMMSCOPE	SON NHH-65C-R2B	0.0	60.0	135.0	Panel	8.0	16.38	62	270
VZ Gamma-Ant3	C-Band	3700	320.0	1	0.0	320.0	118849	0	ERICSSON	SON AIR6449	0.0	60.0	135.0	Panel	2.8	23.55	11	270

The antenna Z-heights listed above are referenced to the Antenna Level, Upper Adjacent Roof, and Ground levels.

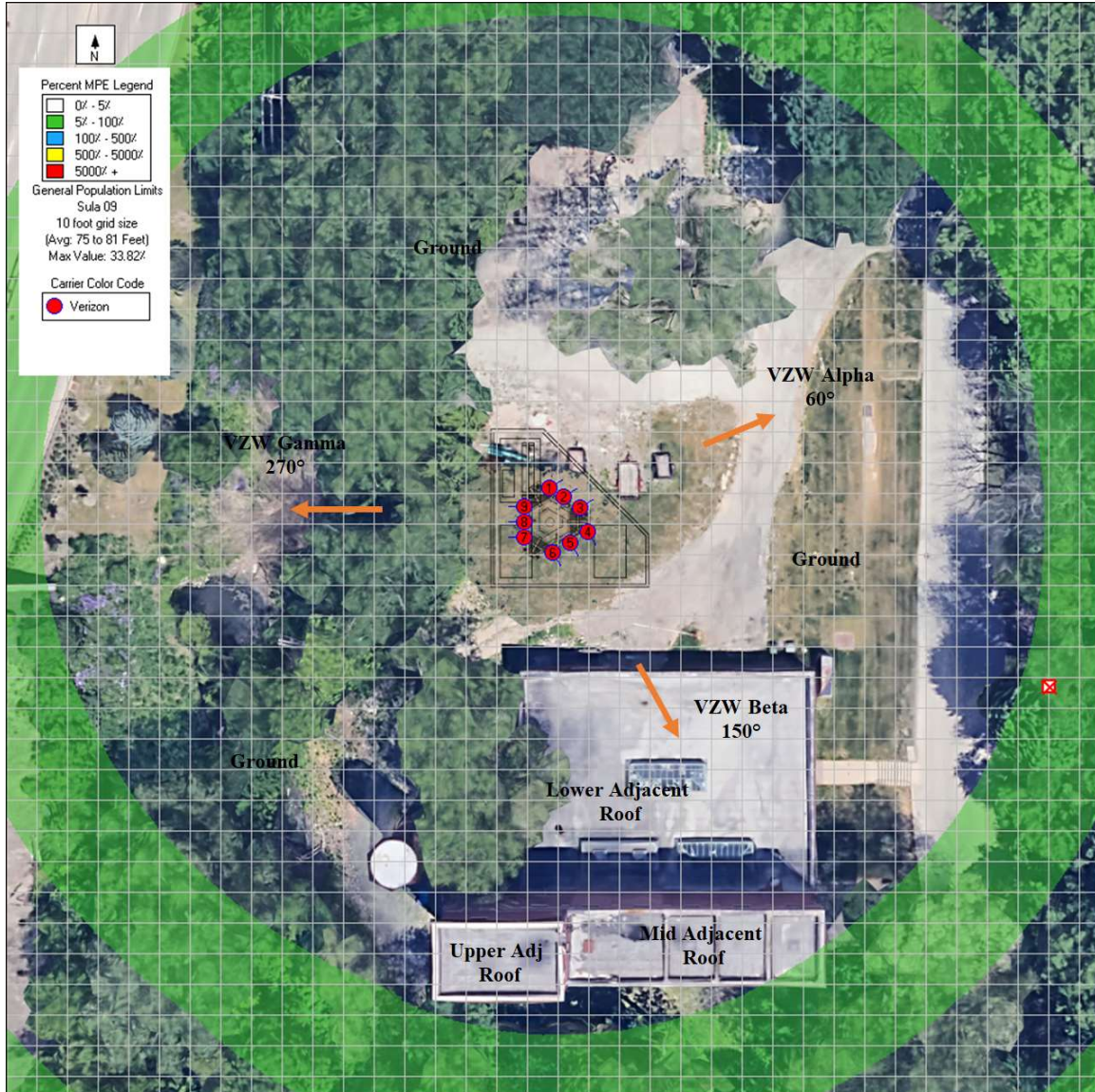
4.3 RF Emissions Diagram(s) - All Transmitters

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

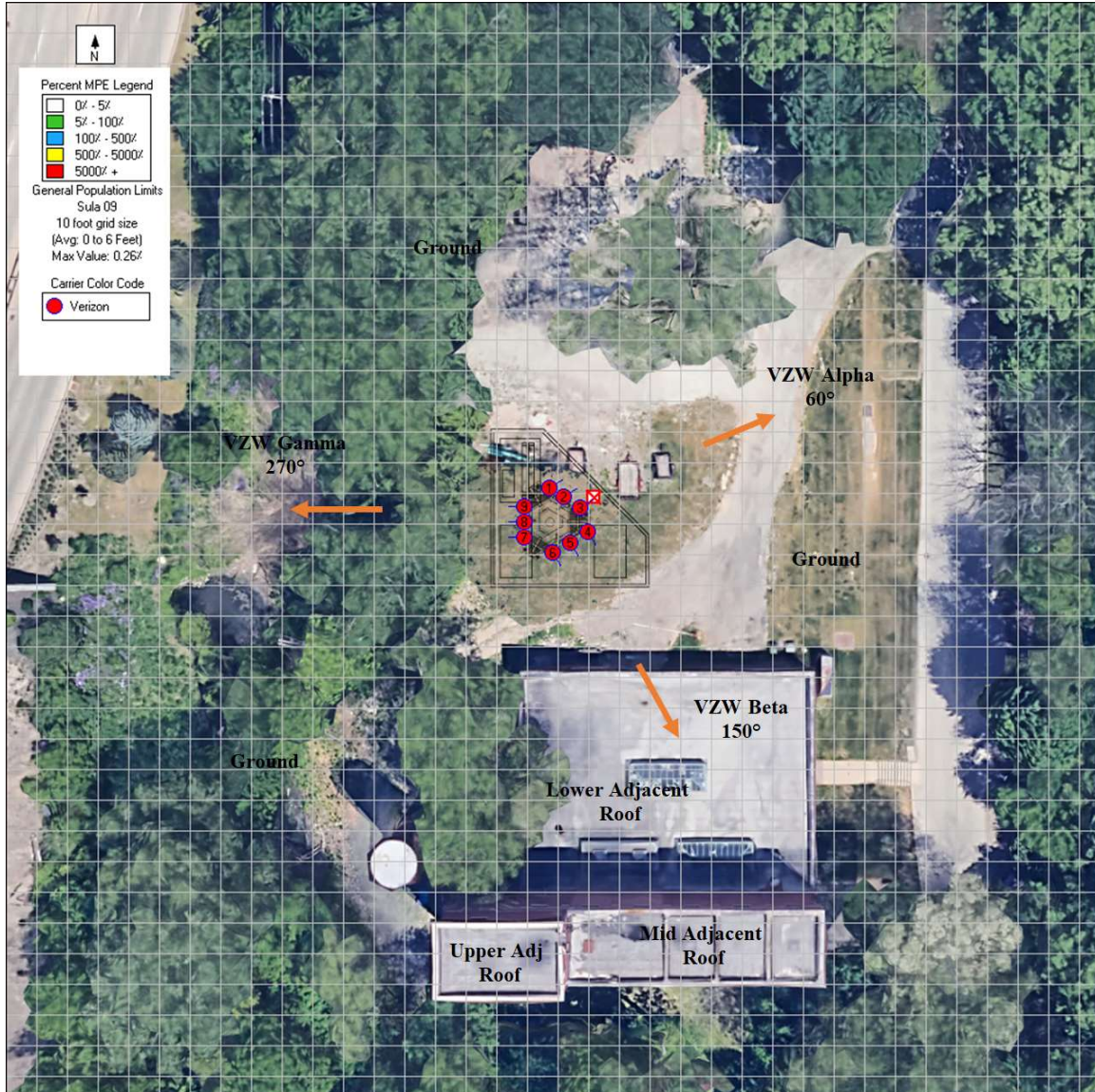
Reference Plane: Antenna Level



Reference Plane: Upper Adjacent Roof Level



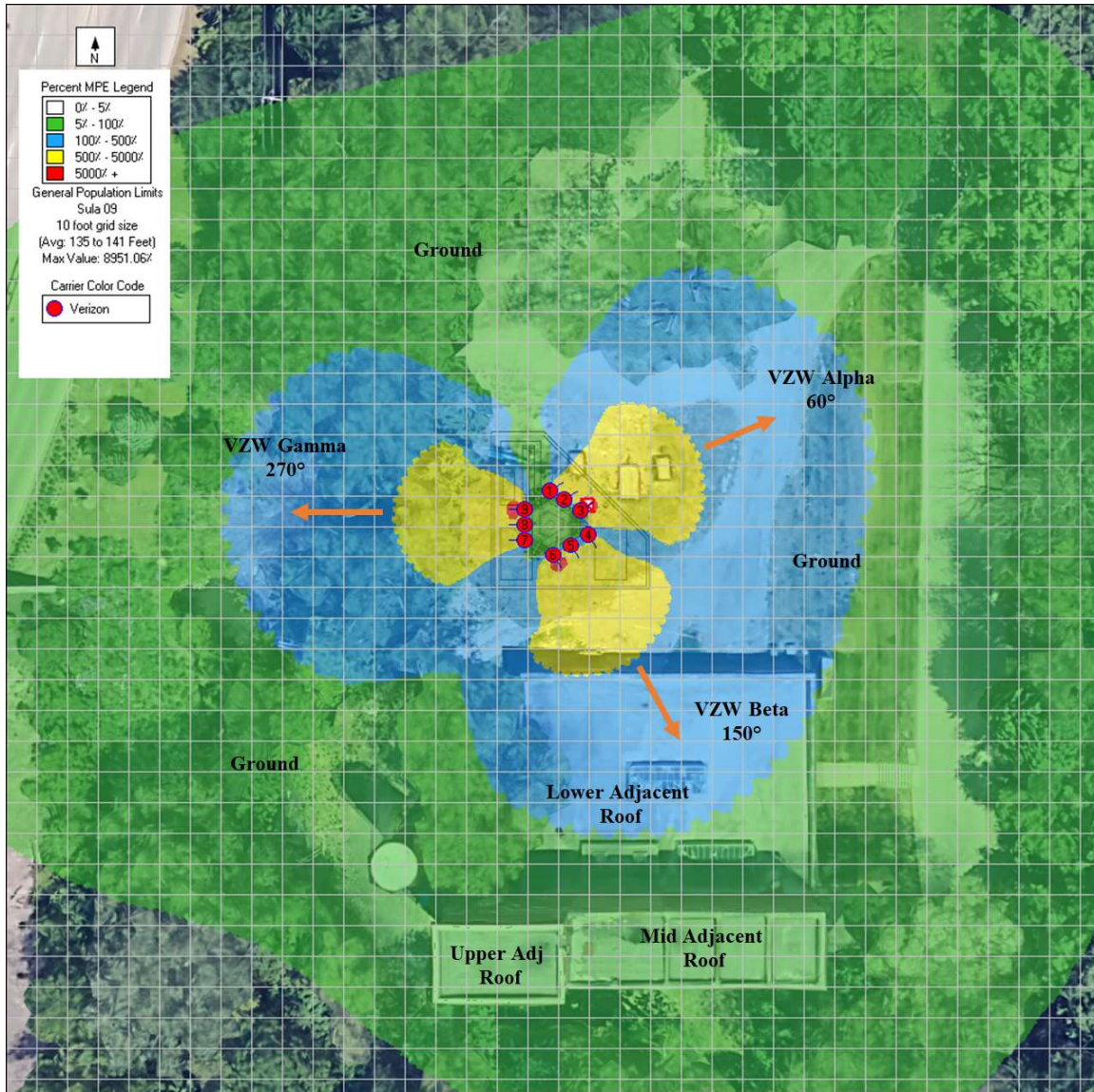
Reference Plane: Ground Level



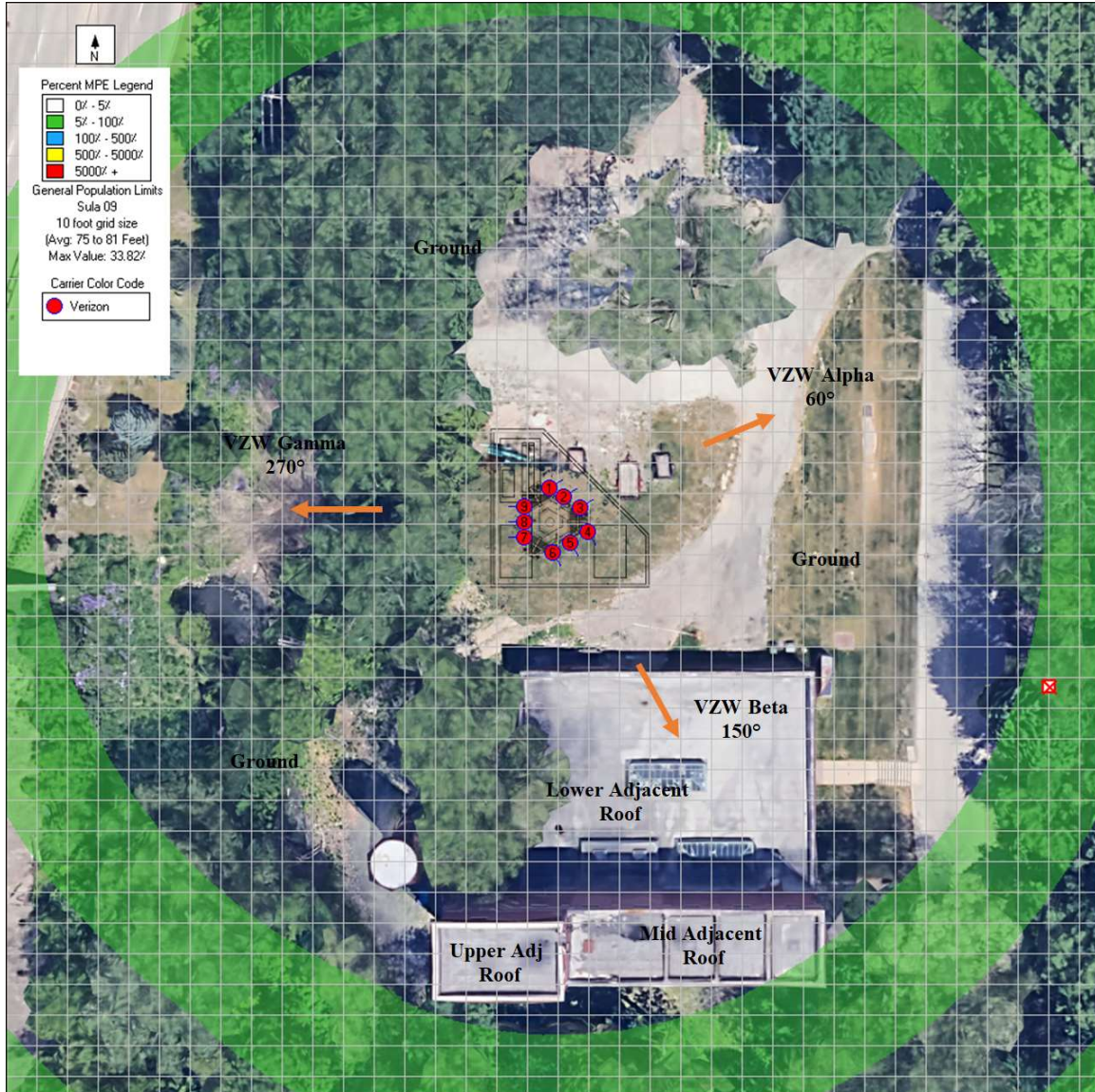
4.4 RF Emissions Diagram(s) - Verizon Transmitters *Only*

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

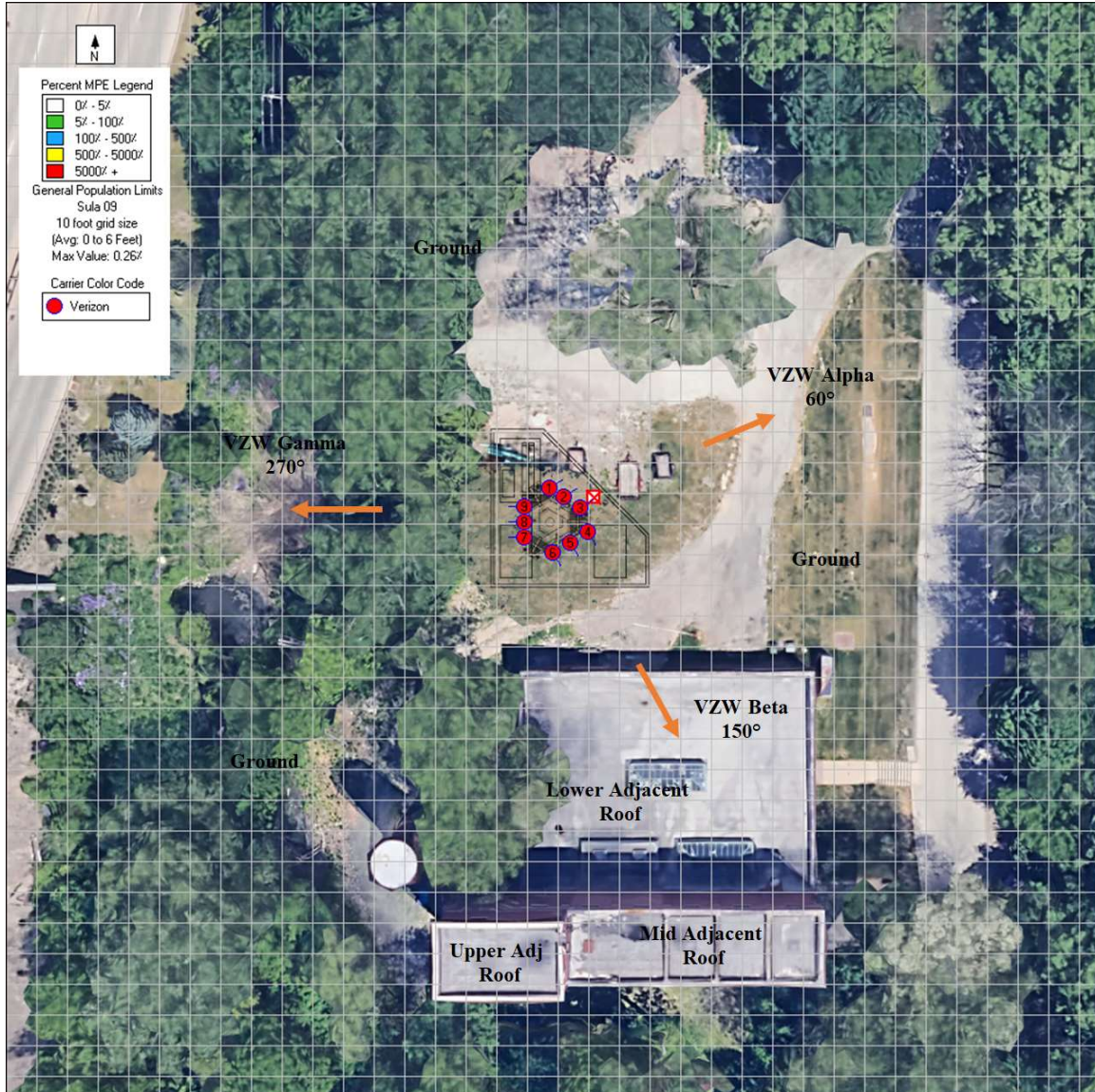
Reference Plane: Antenna Level



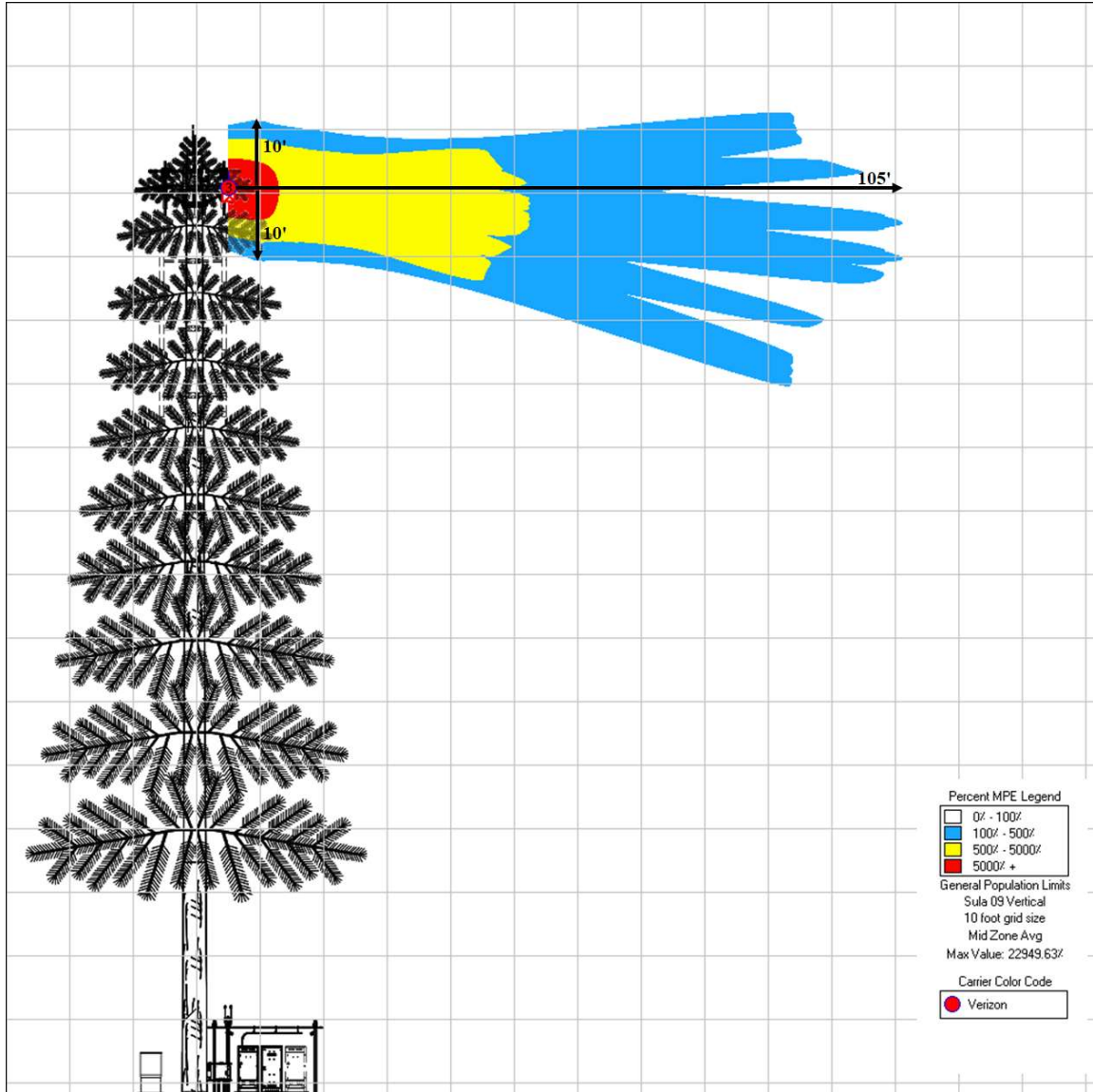
Reference Plane: Upper Adjacent Roof Level



Reference Plane: Ground Level



Reference Plane: Elevation Level



5 Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Alpha	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Beta	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []
Gamma	☐ []	☐ []	☐ []	☐ []	☐ []	☐ []

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram

No Mitigation is requierd

6 Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Elevation Level** will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Antenna Level** will not exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population and Occupational limits in front of the antennas which are not generally accessible areas.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Upper Adjacent Roof Level** will not exceed the FCC's MPE limit for General Population environments.
- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Ground Level** will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is **22949.63%** directly in front of the antenna beams at the **Elevation Level**.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

All MPE references are to the FCC Occupational limits.

8 Appendix B: Overview of RoofMaster® Functions and Assumptions

RoofMaster® is a RF Compliance software package designed to enable the analysis, assessment and mitigation of communications sites with respect to human exposure to radiofrequency electromagnetic fields.

RoofMaster® was developed in 2008 by Waterford Consultants to support compliance assessments performed at single and multi-operator wireless locations throughout North America and has been in service since 2008. Real-world experience in evaluating thousands of base station installations is reflected in the RoofMaster® design approach. This document provides a guide for creating simulations of RF hazard conditions through the characterization of antenna systems and site features and through FCC-specified computational analysis.

On any structure, one may encounter antennas installed by wireless service providers, public safety and other FCC-licensed and unlicensed operators. Siting constraints have resulted in diverse and complex environments accessible to people performing a variety of activities around these antennas. RoofMaster® supports the characterization of these locations to convey important information regarding RF sources and accessible areas necessary to evaluate the potential for human exposure to hazardous levels of RF energy.

RoofMaster® supports the depiction of communications sites through the display of construction drawing or aerial photography image files as well as providing line drawing tools. These representations are scalable to enable the modeling of any location.

RoofMaster® utilizes a three-dimensional spatial framework consisting of a 1000 x 1000 grid with unlimited vertical dimensions necessary for the positioning of antennas and modeling of RF conditions at each grid point throughout the space. Predictive analysis is performed on a study plane at a specified elevation. The subsequent sections of this guide provide the steps necessary to create a site representation and conduct these studies.

RoofMaster® employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65. This guideline utilizes several antenna and operational parameters in calculating the power density contributions from each emitter at specified points throughout the study space. RoofMaster® enables antennas to be fully defined in site specific aspects as well as through the use of a library of manufacturer data. The parameters include:

- § Antenna model
- § Radiation patterns
- § Aperture length
- § Gain
- § Beamwidth
- § Antenna radiation center
- § Azimuth
- § Mechanical downtilt
- § Location
- § Frequency
- § Power into antenna

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster® utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster® incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

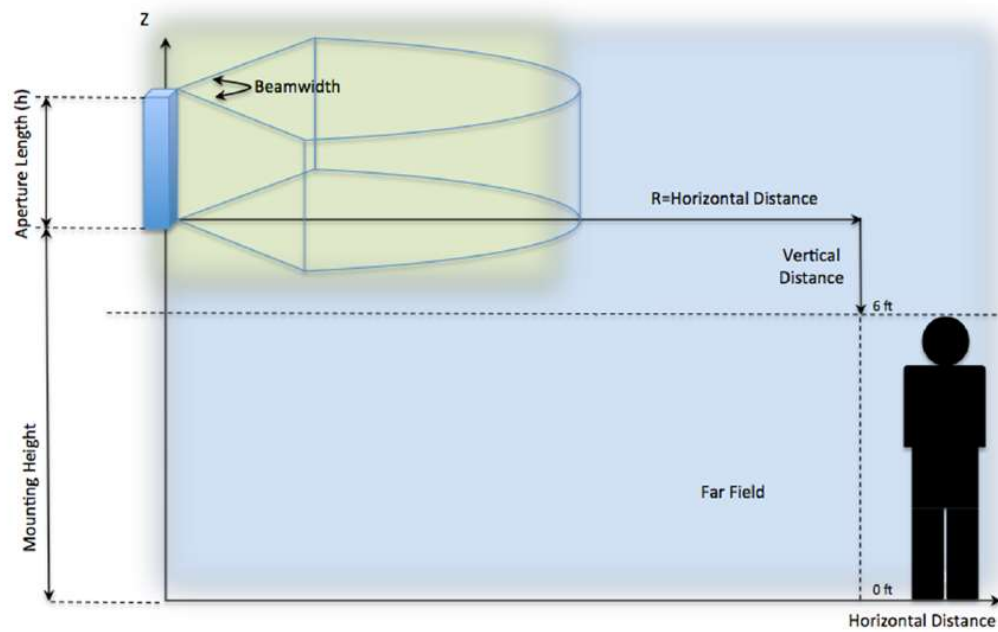
Power density is calculated as follows:

$$S = \left(\left(\frac{360}{\text{Beamwidth}} \right) \frac{P_{in} G_H H_r V_r}{2 \pi R h} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts

RoofMaster® Implementation:

- G_H is gain offset to study point as specified in manufacturer horizontal pattern
- P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft. vertical study zone
- H_r accounts for 1/R² Far Field roll off which starts at 2*h
- V_r accounts for 1/ (vertical distance)² roll off from antenna bottom to the top of the 0-6 ft. study zone (or antenna top to bottom of 0-6 ft. study zone)



9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Waterford Consultants, LLC (2008). RoofMaster® User Guide, Waterford Consultants, LLC.

10 Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

March 12, 2024

Margie Oliver
Project Manager
Dolan Realty Advisors, LLC/DRA Properties, LLC
343 S. Kirkwood Rd., Ste. #5, Box 220130
Kirkwood, MO 63122

RE: Proposed 140' Monopine for RT. 45 & 176 RELO, IL

Dear Ms. Oliver,

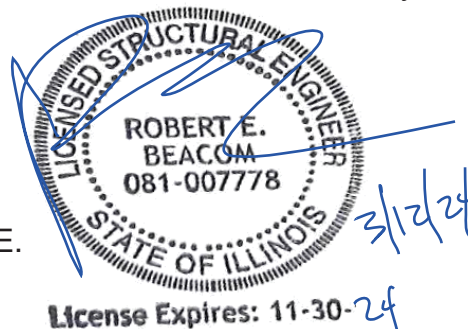
Upon receipt of order, we propose to design and supply the above-referenced monopine for a Basic Wind Speed of 107 mph without ice and 40 mph with 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures" to support three (3) wireless carriers.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopine will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopine designed and manufactured by Sabre Industries.* This would effectively result in a fall radius of less than 55' at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager



[Draft] Re: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Adjacent Property Owner Consent Proposed Monopine Tower

From

Draft saved Fri 5/2/2025 7:42 AM

To Michael Howley <howley@insite-inc.com>

Cc Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>

From: Michael Howley

Sent: Thursday, October 17, 2024 2:22 PM

To: Jessica Marvin

Cc: Colleen Malec; Erin Swanson

Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Adjacent Property Owner Consent Proposed Monopine Tower

Good afternoon,

Just wanted to provide a quick update.

About 3 weeks ago I spoke with Stephanie Decena from IDOT regarding the requested adjacent property owner consent. Stephanie said that IDOT would provide a written response within 2 weeks, but I have not yet received. Per e-mail below, I followed up with Stehanie yesterday. Over the course of the last few months Stephanie has requested documentation about the project and has been prompt in her e-mail responses to me. I suspect that we are waiting for a superior at IDOT to make the final decision.

Thanks,

Mike

From: Michael Howley

Sent: Wednesday, October 16, 2024 11:21 AM

To: Decena, Stephanie <Stephanie.Decena@Illinois.gov>

Subject: RE: [External] University of St. Mary of the Lake Chicago Archdiocese Cell Tower Development Mundelein, Illinois RE: Request for IDOT consent

Hi Stephanie,

Per our phone conversation on September 24, 2024, I was just following up on status of the IDOT letter regarding the proposed Chicago Archdiocese cell tower at University of St. Mary in Mundelein.

Thanks,

Mike

From: Michael Howley
Sent: Thursday, September 5, 2024 11:27 AM
To: Jessica Marvin <jmarvin@mundelein.org>
Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>
Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Proposed Monopine Tower

Thanks Jessica. For right now, I have gotten some traction with the IDOT reviewer. Will let you all know if anything changes.

Mike

Stephanie Decena
Bureau of Land Acquisition – Relocation
Illinois Department of Transportation
Phone: 847-705-4271
Email: stephanie.decena@illinois.gov

From: Jessica Marvin <jmarvin@mundelein.org>
Sent: Thursday, September 5, 2024 8:09 AM
To: Michael Howley <howley@insite-inc.com>
Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>
Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Proposed Monopine Tower

Michael,

That sounds good. Please let me know if you would still like me to contact staff internally to reach out to our contacts at IDOT.

Thank you,
Jessica Marvin

 **Description:** Description: Description: Description: village-of-mundelein
Jessica Marvin | Associate Planner
Community Development
300 Plaza Circle, Mundelein, IL 60060
P 847-949-3247 | F 847-949-0143
jmarvin@mundelein.org

From: Michael Howley <howley@insite-inc.com>
Sent: Tuesday, August 27, 2024 3:38 PM
To: Jessica Marvin <jmarvin@mundelein.org>
Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>
Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Proposed Monopine Tower

No problem Jessica. Just this morning I happened to reach a Stephanie Decena with IDOT and she agreed to review the matter. I sent her the materials and she even acknowledged receipt.

Mike

From: Jessica Marvin <jmarvin@mundelein.org>

Sent: Tuesday, August 27, 2024 3:26 PM

To: Michael Howley <howley@insite-inc.com>

Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>

Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Proposed Monopine Tower

Hello Michael,

I apologize for the delay and thank you for providing this information. I will work with Staff internally to contact our contacts at IDOT.

Thank you,
Jessica Marvin

 **Description:** Description: Description: Description: Description: Description: village-of-mundelein

Jessica Marvin | Associate Planner

Community Development

300 Plaza Circle, Mundelein, IL 60060

P 847-949-3247 | F 847-949-0143

jmarvin@mundelein.org

From: Michael Howley <howley@insite-inc.com>

Sent: Tuesday, August 20, 2024 1:34 PM

To: Jessica Marvin <jmarvin@mundelein.org>

Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>

Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Proposed Monopine Tower

Good afternoon,

I am pleased to report that Canadian National Railroad reviewed and approved rather promptly. See immediately below. However, after an initial promising response from IDOT that seemed to indicate that this would not be a concern, the IDOT representative that this matter was transferred to has been non-responsive. Per your request, our e-mail efforts are detailed below. We also have called numerous times.

We are at the point where we would welcome your highlighted offer below.

Thanks,

Mike

From: Kevin Donahue <Kevin.Donahue@cn.ca>

Sent: Monday, July 1, 2024 2:10 PM

To: Michael Howley <howley@insite-inc.com>

Subject: Re: Archdiocese of Chicago Zoning Request in Village of Mundelein, Illinois (University of St. Mary of the Lake, 300 Principal Avenue, Mundelein, Illinois 60060

Michael,

We take no exception with the planned cell tower.

Kevin

From: Michael Howley
Sent: Thursday, July 25, 2024 2:06 PM
To: mike.cullian@illinois.gov
Cc: Matthew Grant <grant@insite-inc.com>; chris.mueller@illinois.gov
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Good afternoon.

I am Matt Grant's supervisor and am just responding because Verizon is placing significant pressure on him to receive IDOT consent for this proposal. The only other adjacent property owner, the Canadian National Railway, already has reviewed and approved the tower proposal. IDOT consent is the only gating item needed to proceed with the zoning approval process in the Village of Mundelein.

As Matt mentioned, the need for consent is only due to a requirement in the village of Mundelein zoning code. The tower itself is engineered with a fall zone of 55' so it would have no impact on the adjacent IDOT property that is approximately 90' away from the proposed tower site. See visual below.

With the dismantling of the Archdiocese water tank, this proposed tower site is vitally important to the Chicago Archdiocese, Verizon and first responders because this tower is needed to provide wireless voice and data service to the entire St. Mary of the Lake University campus, conference and retreat centers and area surrounding the campus.

I acknowledge that this is an unusual request, but we are simply seeking consent for a project that will have no impact on IDOT property and will greatly benefit the university campus and surrounding community.

Thanks,

Mike Howley

From: Matthew Grant <grant@insite-inc.com>
Sent: Monday, July 22, 2024 3:33 PM
To: mike.cullian@illinois.gov
Cc: Michael Howley <howley@insite-inc.com>; chris.mueller@illinois.gov
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176
Importance: High

Good afternoon Mike,

Just a friendly follow up per the below emails and the voicemail that I left today. Also, adding Chris for reference as well per your out of office response last week. Please kindly advise if any update can be provided as the Village is pressing for feedback here. As mentioned, recently I spoke with Paul Pence to see if he knew where this stood but he said it is outside of his scope so was unsure. If anything further is needed please let me know and I will provide it right away:

DRA Properties, LLC (“DRA”) has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole (“Archdiocese of Chicago”) to construct a 145’ monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55’ so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90’ to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

 A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Friday, July 12, 2024 3:15 PM
To: mike.cullian@illinois.gov
Cc: Michael Howley <howley@insite-inc.com>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176
Importance: High

Hi Mike,

Pursuant to the voicemail that I left, any insight or status update on this would be greatly appreciated as we being pressed by the Village and the property owner for an update given that the IDOT approval is the last gating item. I spoke with Paul Pence to see if he knew where this stood but he said it is outside of his scope so was unsure. If anything further is needed please let me know and I will provide it right away:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55' so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90' to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

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Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Wednesday, July 10, 2024 8:17 AM
To: 'mike.cullian@illinois.gov' <mike.cullian@illinois.gov>
Cc: Michael Howley <howley@insite-inc.com>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176
Importance: High

Good morning Mike,

Please advise if any feedback can be provided or if we should reach out to a different IDOT point of contact. Any update for reporting purposes as this is on the 2024 build plan and the Village of Mundelein is inquiring accordingly would be most helpful:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55' so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90' to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

 A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant

Sent: Tuesday, July 2, 2024 2:02 PM

To: 'mike.cullian@illinois.gov' <mike.cullian@illinois.gov>

Cc: Michael Howley <howley@insite-inc.com>

Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Importance: High

Mike,

Quick follow up to the below emails – please be advised that we just received the Canadian National consent for the tower development, so all that is pending is the IDOT feedback. Can any status update be provided as it pertains to IDOT's review? The Village would like to wrap up our zoning and permitting approvals but cannot do so without IDOT feedback.

Any feedback is most appreciated.

Thanks!

Matt

Matt Grant

773-818-0718

grant@insite-inc.com

From: Matthew Grant

Sent: Friday, June 28, 2024 11:54 AM

To: mike.cullian@illinois.gov

Cc: Michael Howley <howley@insite-inc.com>

Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Importance: High

Hi Mike,

Pursuant to the voicemail that I left for you, I am following up to the below emails as Verizon has funding for their build plan tied to this project. Also, the Village is asking for updates so they can proceed with finalizing our zoning approval. Lastly, the other ROW that is impacted is with Canadian National railroad and they are near providing an approval to get their consent memorialized given that their ROW is impacted in the same manner.

We are available at any time to discuss further if needed but any feedback is most appreciated:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55' so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90' to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Thursday, June 20, 2024 8:29 AM

To: 'mike.cullian@illinois.gov' <mike.cullian@illinois.gov>

Cc: Michael Howley <howley@insite-inc.com>

Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Hi Mike,

Good morning – just a friendly follow up as we need to update the Village on our application. Any feedback or status update would be most appreciated per your review of the below emails & engineering documents:

DRA Properties, LLC (“DRA”) has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole (“Archdiocese of Chicago”) to construct a 145’ monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55’ so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90’ to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Monday, June 10, 2024 1:50 PM
To: mike.cullian@illinois.gov
Cc: Michael Howley <howley@insite-inc.com>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Good afternoon Mike,

Please kindly advise if any feedback can be provided per our recent conversation and the below emails. Resending below for reference and the attachments are included on this email as well. Any insight is most appreciated in order to keep this moving forward:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55' so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90' to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

 A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Thursday, May 30, 2024 2:28 PM
To: mike.cullian@illinois.gov
Cc: Michael Howley <howley@insite-inc.com>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Hi Mike,

Good afternoon – just a friendly follow up to the below email and our conversation last week to see if any feedback can be confirmed at the moment. If anything further is needed please let me know and I

will provide it right away:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

Nature of Request

The Archdiocese of Chicago is contacting IDOT because the Village of Mundelein Zoning Code requires notification to surrounding property owners regarding the proposal. In this case, the proposed tower will be engineered to have a fall zone of 55' so that in the case of a catastrophic event, this tower will not impact the IDOT ROW that is located approximately 90' to the west of the proposed tower location. Nevertheless, the Mundelein Village Code, Section 20.48.040(QQ)(3)(a), Fall Zone Setback, requires that we provide property owner notification and seek your consent since the Canadian National property lies within 125% of the height of the tower.

Attached is a copy of the fall zone engineering letter and site plans of the cell tower. Below is an aerial that identifies the IDOT ROW with a green arrow and a blue arrow closely approximating the location of the proposed cell tower.

If the location of the proposed cell tower is acceptable, the Archdiocese of Chicago would respectfully ask that you print this correspondence, sign and notarize below and then e-mail the approval back to me. I should note that signing and notarizing is required under the Village of Mundelein Zoning Code.

 A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Matthew Grant
Sent: Wednesday, May 22, 2024 3:06 PM
To: mike.cullian@illinois.gov
Cc: Michael Howley <howley@insite-inc.com>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Hi Mike,

Thank you again for your time this afternoon to discuss the proposed tower in Mundelein, IL. As discussed, please kindly see below for review and attached Tower Drawings & Certified Fall Letter. If any further information is needed please let me know and I will provide it right away:

DRA Properties, LLC ("DRA") has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole ("Archdiocese of Chicago") to construct a 145' monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

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 A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

Thanks!

Matt

Matt Grant
773-818-0718
grant@insite-inc.com

From: Pence, Paul L. <Paul.Pence@Illinois.gov>
Sent: Wednesday, May 22, 2024 11:15 AM
To: Matthew Grant <grant@insite-inc.com>
Cc: Michael Howley <howley@insite-inc.com>; Schilling, Jennifer L. <Jennifer.L.Schilling@illinois.gov>
Subject: RE: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Matt,
You are correct, this is unique alright. Interestingly enough, in my private engineering days, my engineering firm (Devery Engineering) designed and oversaw the construction of the sanitary sewer treatment plant and I believe even the water tower as well for the University.

This unique notification and approval is outside of my main line utilities responsibilities for the Department, and I believe this would fall under the Bureau of Land Acquisition. Mike Cullian manages all properties owned by the Department, please contact him and he would be able to give you better direction.

Michael Cullian
Relocation / Property Mgmt Section Chief
Illinois Department of Transportation
201 West Center Court
Schaumburg, IL 60196-1096
847 / 705-4280

847 / 705-4218 (fax)
mike.cullian@illinois.gov

I hope this helps,

Sincerely,

Paul L. Pence

**Area Utilities Coordinator
Lake and McHenry Counties
Illinois Department of Transportation
Region 1/District 1/ Bureau of Design
201 W. Center Ct.
Schaumburg, IL 60196
(O) 847-705-4436 (M) 847-721-1425
Paul.Pence@Illinois.gov**

 Please consider the environment before printing this email

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

From: Matthew Grant <grant@insite-inc.com>
Sent: Thursday, May 16, 2024 2:38 PM
To: Pence, Paul L. <Paul.Pence@Illinois.gov>
Cc: Michael Howley <howley@insite-inc.com>
Subject: [External] Tower Development Notification & Approval Letter - IDOT Adjacent Property Mundelein, IL - VZW: RT 45 & 176

Hi Paul,

Good afternoon – I reached out to Jen Schilling regarding a unique notification and approval that the Archdiocese of Chicago needs for a tower construction in Mundelein, IL. After speaking with Jen it was confirmed that this would be under your area coordination, please kindly see below and contact me with any questions or concerns:

DRA Properties, LLC (“DRA”) has entered a lease agreement with The Catholic Bishop of Chicago, an Illinois corporation sole (“Archdiocese of Chicago”) to construct a 145’ monopine style antenna facility tower to be located on the University of St. Mary of the Lake campus at 300 Principal Avenue, Mundelein, IL 60060. The purpose of the tower is to accommodate the relocation of Verizon Wireless antennas from the existing Archdiocese water tower that is in process of being torn down. A new tower is necessary for Verizon Wireless to locate its antennas so that it can continue providing Mundelein with cutting edge wireless voice and data service.

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A screenshot of a map Description automatically generated

Signature

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public

If any further information is needed please let me know and I will provide it right away.

Thanks!

Matt

Matt Grant

A close up of a logo Description automatically generated

WE MOVED! New Suite #, 308, as of 3/25/24.

1S660 Midwest Road

Suite 308
Oakbrook Terrace, IL 60181
Mobile: (773) 818-0718
Email: grant@insite-inc.com

From: Jessica Marvin <jmarvin@mundelein.org>
Sent: Tuesday, May 14, 2024 10:03 AM
To: Michael Howley <howley@insite-inc.com>
Cc: Colleen Malec <cmalec@mundelein.org>; Erin Swanson <eswanson@mundelein.org>; Jim Heinen <jheinen@USML.EDU>
Subject: RE: EXTERNAL -DRA Properties Permanent Tower at St. Mary of the Lake RE: Visual of Proposed Fence

Hello Mike,

I spoke with my director last week, and she said that the style and material of the proposed fence are permitted. Additionally, you will still need to adhere to the landscaping requirements (Section 20.48.040(QQ)(6)). In a previous phone call, you mentioned what if IDOT and CN don't respond to your emails or phone calls about the proposed wireless telecommunications facility and tower. Can you please provide your attempts to reach out to those companies? If you are not getting responses from those companies, I will work with the Director of Public Works and Engineering and reach out to our contacts at IDOT and CN. After multiple attempts to contact IDOT and CN with no response, staff would recommend applying for a variation to that specific section of the code. Please contact me with any further questions at (847) 949-3247.

Thank you,
Jessica Marvin

Jessica Marvin | Associate Planner
Community Development
300 Plaza Circle, Mundelein, IL 60060
P 847-949-3247 | F 847-949-0143
jmarvin@mundelein.org

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Eric Guenther, Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Amended and Restated Economic Development Assistance Agreement - JRM Park, LLC - 506 North Seymour Avenue

Financial Impact:

\$400,000 Total - \$50,000 BIG Program (Account No. 413-449-46599.000 Misc Property Services) - \$150,000 Property Acquisition Rebate (Account No. 413-449-49901.000 Contingent) - \$100,000 Gaming Revenue Sharing (Account No. N/A) - \$100,000 Sales Tax Sharing (Account No. N/A)

Attachments:

1. Bowes Economic Incentive Agreement with Attachments

Background:

While consulting the previously approved Economic Incentive Agreement to JRM Park, LLC for the rehabilitation of a restaurant at 506 North Seymour Avenue, it was determined that the language in the agreement did not clearly outline the reimbursement process for the incentive. It is staff's suggestion that the Board consider an amended and restated agreement. The land acquisition cost was extraordinary and the previous owner acquired the property as a distressed asset and was not improving the property.

The amount of the incentive has not changed, which is a maximum amount of \$400,000 over a seven-year period. This is broken up into \$200,000 reimbursed for certain construction costs through a combination of general fund and BIG Program and up to \$100,000 in sales tax sharing and \$100,000 in gaming tax sharing.

Recommendation:

Motion to adopt a Resolution Approving an Amended and Restated Economic Incentive Agreement between the Village of Mundelein and JRM Park, Inc. for the property located at 506 North Seymour Avenue.

I hereby certify that the attached is an original of

Resolution No. R-25-06-37

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-37

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED ECONOMIC INCENTIVE AGREEMENT (JRM PARK, LLC - 506 NORTH SEYMOUR AVENUE)

WHEREAS, the Village Board of Trustees has determined that it would be in the best interests of the Village of Mundelein to enter into an Amended and Restated Economic Incentive Agreement (JRM Park, LLC - 506 North Seymour Avenue), a copy of which is attached hereto and made a part hereof as **Exhibit A**.

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

SECTION I. The Amended and Restated Economic Incentive Agreement (JRM Park, LLC - 506 North Seymour Avenue) between the Village of Mundelein and JRM Park, LLC., a copy of which is attached hereto and made a part hereof as **Exhibit A**, is hereby approved.

SECTION II. The Mayor and Village Clerk are hereby authorized to execute said Agreement on behalf of the Village.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk

**AMENDED AND RESTATED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT
JRM PARK, LLC**

This AMENDED AND RESTATED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT (this “Agreement”) is entered into as of this _____ day of _____ 2025 (the “Effective Date”) by and between the Village of Mundelein, an Illinois home rule municipal corporation (the “Village”) and JRM Park, LLC, an Illinois limited liability company (“JRM”). The Village and JRM are hereinafter individually sometimes referred to as “Party” and together as “Parties”.

RECITALS

- A. JRM represents to the Village that it is the sole owner of record of the property commonly known as 506 North Seymour Avenue, Mundelein, Illinois which is legally described and depicted on **Exhibit A** attached hereto and made a part hereof and is improved with a building containing approximately 5,700 sq. Ft. Of non-residential space originally used as a shoe store and a health food and supplement store, Corner Health Foods, and a second-floor apartment unit (the “Subject Property”); and
- B. JRM and Village entered into an Economic Development Assistance Agreement approved on August 12, 2024, by the Village Board of Trustees as Resolution R-24-08-41, Resolution Approving and Authorizing the Execution of an Economic Incentive Agreement (JRM Park, LLC – 506 North Seymour Avenue).
- C. During administration of the August 12, 2024, Agreement, staff identified inconsistencies with the intentions outlined in the mutually agreed upon Term Sheet; however, total economic assistance remains the same. This Agreement is intended to supersede the August 12, 2024, document.
- D. JRM proposes to make certain improvements to the Subject Property (the “New Improvements”), which are described on section 8 of this agreement and made a part hereof, the cost of which is an estimated \$1.2 Million excluding land and human capital; and
- E. Building elevations, a site plan, and floor plans depicting the New Improvements (the “Plans”) are attached hereto and made a part hereof as **Exhibit B** and
- F. JRM has requested that the Village provide certain economic development assistance to offset the acquisition costs and the high costs to renovate and adapt the Subject Property for redevelopment with the New Improvements; and
- G. The requested economic assistance package includes a Business Incentive Grant, a portion of the Village’s sales taxes generated by the Subject Property, a portion of the gaming tax revenue generated from the Subject Property, and a property acquisition rebate according to the conditions and limitations as set forth herein; and
- H. The Village’s corporate authorities, after due and careful consideration, have concluded and found that
 - (i) The New Improvements are expected to create or retain job opportunities within the Village;

- (ii) The New Improvements will serve to further the development of adjacent areas;
- (iii) Without this Agreement, the New Improvements set forth in the Plans would not be possible;
- (iv) The New Improvements will enhance the tax base of the Village; and
- (v) This Agreement is in the best interest of the Village, but only if JRM first satisfies the conditions outlined in this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, the covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS. The recitals set forth above are accurate and are expressly incorporated into this Agreement by this reference thereto as if fully set forth in this SECTION 1.

SECTION 2. AUTHORITY. The Parties enter into this Agreement pursuant to: (i) applicable provisions of SECTION 7, Section 6 of the Illinois Constitution of 1970; (ii) the Village's authority as a home rule unit of local government; and (iii) all other applicable authority.

SECTION 3. DEFINITIONS.

- A. Acquisition Amount. The amount paid by JRM to purchase the Subject Property.
- B. Agreement. This term is defined in the first paragraph of this Agreement.
- C. Annual Payment Date. The date that is 25 days following (i) the Director's receipt of the Village's share of the Sales Taxes from the Department that were generated from retail sales from the Subject Property during the preceding Sales Tax Year and (ii) the Director's receipt of the Village's share of Gaming Taxes from the Illinois Comptroller that were generated from the Subject Property during the Gaming Revenue year.
- D. Approved Documents. Documents subject to review and approval by the Village relating to the New Improvements, including but not limited to, any building permit, demolition permit, grading plans, engineering, or similar approvals in accordance with the Plans and all of the agreements between the Village and JRM.
- E. Commencement Date. The commencement date to begin the *accrual* of the Sales Tax Reimbursement Amount and Gaming Revenue Maximum Amount, property acquisition rebate which is the first day of the first calendar month following the date on which (i) the Conditions Precedent have been satisfied, (ii) all New Improvements cost certifications have been approved or finally rejected by the Village and (iii) JRM has completed construction on the Subject Property a restaurant with a full-service bar with tables and chairs for seating a minimum of 100 patrons, and all of which shall be open to the public and conducting business no later than eighteen (18) months after the date of issuance of a permit for the New Improvements.
- F. Conditions Precedent. This term is defined in SECTION 4.B. of this Agreement.
- G. Corporate Authorities. The President and Trustees of the Village.

- H. Department. The Illinois Department of Revenue.
- I. Director. The Village's Director of Finance.
- J. Effective Date. The date first set forth above in the Agreement.
- K. Force Majeure. Fire or other casualty, condemnation, strike, lock-out, civil disorder, war, or acts of God, which has the effect of prohibiting construction.
- L. Gaming Revenue Year. The Gaming Revenue Year will be the twelve-month period that begins on the Commencement Date and each successive twelve-month period during the term of this Agreement, regardless of the date upon which the Village receives its share of the revenue from the Local Government Videogaming Distributive Fund.
- M. Gaming Revenue. The Village's revenues received from the State Comptroller from the Local Government Videogaming Distributive Fund pursuant to Section 75 of the Illinois Video Gaming Act, 230 ILCS 40/1 *et seq.*, that are generated solely from gaming generated and reported from the Subject Property, less any such amounts returned to the Department pursuant to Section 75 of the Illinois Video Gaming Act.
- N. Gaming Revenue Reimbursement Amount. Fifty percent (50%) of the "Gaming Revenue" as defined herein, otherwise payable to the Village for the Reimbursement Period.
- O. New Improvements. This term is defined in Recital B of this Agreement.
- P. Eligible New Improvement Costs. The amounts actually paid by JRM to contractors, subcontractors, and suppliers for labor, materials, equipment, and other work to demolition, conducting site preparation, and construction of and installation of the New Improvements, but excluding (i) permit fees, (ii) amounts paid to architectural, surveyor, or engineering firms for services in designing or planning the New Improvements, and (iii) any overhead or other expenses incurred by or related to the New Improvements, including but not limited to attorney's fees.
- Q. Party, Parties. These terms are defined in the first paragraph of this Agreement.
- R. Reimbursement Amount. The Reimbursement Amount consists of, and is limited to, to following:
- (i) A total of up to \$100,000 of the Sales Taxes (as hereinafter defined) (the "Maximum Sales Tax Reimbursement Amount") collected by the Village in an amount equal to fifty percent (50%) of the Sales Taxes from the businesses operating on the Subject Property, once the New Improvements are completed and New Improvement Costs are certified and provided the New Improvement Costs meet or exceed \$100,000 and in accordance with the requirements and conditions herein; and
 - (ii) A total of up to \$100,000 of the Gaming Revenue (previously defined) collected by the Village, in an amount equal to fifty percent (50%) of the Gaming Revenue from the businesses operating on the Subject Property, once the New Improvements are completed and Eligible New Improvement Costs are certified and provided the New Improvement Costs meet or exceed \$100,000 (the "Maximum Gaming Revenue Amount") and in accordance with the requirements and conditions herein; and

- (iii) Business Incentive Grant funds, which shall follow the formal Village process for allocation of Business Incentive Grant Reimbursement, unless modified herein; however, no reimbursement costs shall be duplicated with the above New Improvement Costs. Business Incentive Grant funds shall not exceed \$50,000; and
 - (iv) Property Acquisition Rebate funds are allocated from the Village's General Fund, when all conditions Precedent are met, as outlined in this Agreement, Section 4.B. Property Acquisition Rebate funds shall not exceed \$150,000 and in accordance with the requirements and conditions herein.
- S. Reimbursement Percentage. The percentage defined in this Agreement to be reimbursed for Sales Taxes, Gaming Revenue, and Business Incentive Grant from the Subject Property for the Reimbursement Period.
- T. Reimbursement Period. The period of time commencing on the Commencement Date until JRM receives the Maximum Sales Tax Reimbursement Amount, the Maximum Gaming Revenue Amount, the Maximum Business Incentive Amount, and the Maximum Property Acquisition Rebate, but not exceeding seven (7) years from the Effective Date, unless this Agreement is terminated prior to such time, in which case the Reimbursement Period shall terminate at the same time as this Agreement.
- U. Requirements of Law. All applicable federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, including regulations, as they may be adopted, amended, or changed from time to time, including all Village Laws.
- V. Sales Tax Year. The 12 consecutive months following the Commencement Date and each of the succeeding 12 consecutive month periods thereafter.
- W. Sales Taxes. The Village's share of sales taxes generated by the sales on the Subject Property and received by the Village during the Reimbursement Period (but excluding any tax revenue generated by an increase, after the Effective Date, of the Village's one percent (1%) home-rule retailers' service occupation tax multiplied by the Reimbursement Percentage.
- X. State. The State of Illinois.
- Y. Subject Property. This term is defined in Recital A of this Agreement.
- Z. Termination Date. The date which is the earliest of: (i) one year from the Effective Date if Plans are not approved by the Village for the Subject Property; (ii) the expiration of the Reimbursement Period; (iii) the date the Director has paid the Reimbursement Amount; (iv) a Condition Precedent Due Date for completion of a Condition Precedent if that Condition Precedent is not satisfied on or before that Condition Precedent Due Date; and (v) this Agreement is otherwise terminated per the terms of this Agreement.
- AA. Village. This term is defined in the first paragraph of this Agreement.
- BB. Village Laws. The Village Code of Ordinances, including the Zoning Ordinance, and all other applicable ordinances, codes, rules, and regulations of the Village as they exist as of the Effective Date as they may be amended from time to time thereafter.

SECTION 4. PURCHASE OF THE SUBJECT PROPERTY BY JRM.

- A. It is understood that JRM purchased the Subject Property. The parties agree that a condition precedent to this Agreement taking effect for the New Improvements to the Subject Property shall be JRM providing evidence that it has closed and taken title to the Subject Property and that JRM has the financing necessary to complete the New Improvements as set forth in the Plans, which shall be submitted to the Village for approval, which may be withheld in its sole judgement.
- B. As a condition precedent to JRM being eligible for and receiving sales tax sharing and gaming tax sharing payments from the Village, each of the following events (the “Conditions Precedent”) must occur notwithstanding any other provision to the contrary:
- (i) JRM has incurred at least \$400,000 of certified Eligible New Improvement Costs by December 31, 2024 (\$100,000 of expenditures for the Business Incentive Grant and an additional \$350,000 towards sales tax sharing, gaming revenue sharing, and property acquisition rebate on the terms set forth herein), time being of the essence; and
 - (ii) JRM has completed the New Improvements on the Subject Property, JRM has received a certificate of occupancy for same and JRM has constructed a restaurant with a full-service bar at the Subject Property with tables, subject to any governmental order, rule, regulation, or restrictions related to COVID-19 or other pandemic, epidemic, or outbreak of infectious disease or other public health crisis, and all of which shall be open to the public and conducting business no later than eighteen (18) months after the date of issuance of a building permit for the New Improvements in accordance with the Plans, time being of the essence. It shall be a condition precedent to the Village paying compensation of any kind to JRM, under this Agreement or any other agreement with JRM or any grant or award that such JRM be open to the public and conducting business from the Subject Property; and
 - (iii) JRM has delivered to the Village, no later than December 31, 2024, proof of acquisition of the Subject Property in the form of a recorded deed by the Purchaser.

If any Conditions Precedent have not occurred within the relevant time requirement, this Agreement shall automatically terminate.

No further compensation shall be paid to JRM by the Village upon its receiving \$400,000 from the Village through this Agreement for Eligible New Improvement Costs, along with any other agreement between the Parties and any grant or award from the Village to JRM as well as any other compensation from the Village to JRM, unless mutually agreed upon by both parties in their sole and unfettered discretion in writing.

SECTION 5. DEVELOPMENT OF THE SUBJECT PROPERTY BY JRM.

- A. **Additional Approvals.** JRM acknowledges and agrees that the approvals of this Agreement and the Plans, by themselves, do not authorize the New Improvements and that the New Improvements are not permitted on the Subject Property unless and until JRM obtains such other approvals as are required by this Agreement and Requirements of Law (i.e., building permits).
- B. **Approved Documents Control Development.** Notwithstanding any use or development right that may be otherwise applicable or available to the Subject Property, including without limitation rights pursuant to Village Laws and the provisions of the C-5 Downtown zoning district and the C-

5-MU Downtown Corridor zoning district of the Zoning Termination Date, be used and developed only as a restaurant with a full-service bar, as set forth herein, and pursuant to and in accordance with the terms and provisions of the Approved Documents.

- C. **Single Phase.** The New Improvements shall be constructed in a single phase. JRM shall complete the following within the timeframe set forth as follows:
- (i) JRM shall have submitted a building permit application for the New Improvements on the Subject Property within ninety (90) days of the Effective Date; and
 - (ii) JRM shall begin and diligently pursue demolition within forty-five (45) days of the date on which the Village issues to JRM the building permit application for the New Improvements on the Subject Property; and
 - (iii) JRM shall substantially complete the New Improvements within eighteen (18) months of the date on which the Village issues to JRM a building permit for the same; and
 - (iv) JRM shall obtain building occupancy for the Subject Property no later than eighteen (18) months after obtaining a building permit, time being of the essence.

If any of the deadlines set forth above are not met, this Agreement shall terminate automatically with the passing of such deadline.

- D. **Compliance with Laws.** In constructing the New Improvements, JRM shall be subject to and comply with all Requirements of Law, including Village Laws and including without limitation requirements for the payment of all fees, charges, expenses, and costs provided for therein. However, if a provision of an otherwise applicable Village Law conflicts with any provision of the Approved Documents, then such a provision of the Approved Documents shall be deemed to constitute a lawful and binding amendment to and shall supersede such inconsistent or conflicting provision of such Village Law, as it may relate to the construction of the New Improvements. If the Prevailing Wage Act applies to any aspect of the construction of the New Improvements, or any other improvements on the Subject Property, JRM shall be responsible for complying with same at its cost and shall indemnify and hold harmless the Village from any and all actions in connection with the same.

SECTION 6. CONSTRUCTION OF NEW IMPROVEMENTS.

- A. **Utilities (if applicable).** In connection with its construction of the New Improvements, JRM shall cause all utility companies to locate new utility lines (or, if there are none, to install new utility lines) within and under the Subject Property, including electricity, gas, telephone, and cable television, underground at locations identified on the Plans, or if not identified on such documents, in a location approved by the Village Engineer.
- B. **Inspection Approval.** All work on the New Improvements shall always be subject to inspection and approval by Village representatives. All the New Improvements shall be completed and made ready for inspection and approval by the Village.
- C. **Issuance of Certificates of Occupancy.** The Village shall have no obligation to issue certificates of occupancy for the New Improvements until JRM has completed the New Improvements, or, in

lieu of completing all the New Improvements, other arrangements that comply with Requirements of Law have been approved in writing by the Village Administrator, which approval may be granted or denied in his or her sole discretion. The issuance of any building permit or certificate of occupancy by the Village at any time prior to completion of all the New Improvements and approval thereof by the Village, shall not confer on JRM any right or entitlement to any other building permit or certificate of occupancy. Issuance of temporary occupancy approvals may be made but only to the extent authorized by the Requirements of Law.

- D. **Damage to Public Property.** JRM shall maintain the Subject Property and all streets, sidewalks, and other public property in and adjacent to the Subject Property in a good and clean condition at all times during development of the Subject Property and construction of the New Improvements. Further, JRM shall promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by JRM or any agent of or contractor hired by, or on behalf of, JRM; and shall repair any damage that may be caused by the activities of JRM, by restoring such property to its condition prior to such damage.

SECTION 7. IMPACT FEES AND DONATIONS; GENERAL VILLAGE FEES.

- A. **Village Impact Fees.** Impact fees and donations are not required as part of this redevelopment as the Subject Property already has existing a single residential use, however, applicable building permits, engineering review fees, water and sewer connection fees, or other charges may be applicable in accordance with Village Codes and Ordinances.
- B. **General Village Fees.** All other generally applicable fees payable under Village Laws as established, modified, increased, or decreased from time to time by the Village.

SECTION 8. ELIGIBLE ACQUISITION AND NEW IMPROVEMENT COSTS.

In order to offset the costs related to the construction of the New Improvements for the Subject Property, the Village agrees to provide Sales Taxes, Gaming Revenues, Business Incentive Grant Funds, and Property Acquisition Rebate funds in amounts not to exceed the Maximum Sales Tax Reimbursement Amount, the Maximum Gaming Revenue Amount, and the Maximum Business Incentive Amount, and the Maximum Property Acquisition Rebate amounts respectively, to pay for certain incurred costs ("Eligible New Improvement Costs"). The Village agrees to reimburse JRM for Eligible New Improvement Costs and the Parties agree that JRM will only be reimbursed for the actual, out of pocket costs and in accordance with Section 9, not to exceed the estimates set forth below:

Land Acquisition Costs	\$607,000.00
Demolition and Site Preparation Cost	
Demolition	\$40,000.00
Site Preparation	\$60,000.00
Construction	
Building	\$400,000.00
Utilities	\$50,000.00
Permanently Attached Fixtures	\$150,000.00
Kitchen Equipment	\$350,000.00

TOTAL **\$1,657,000.00**

Notwithstanding any other provision of this Agreement, JRM shall be entitled to be reimbursed for Eligible New Improvement Costs up to the respective components of the Reimbursement Amount only after (i) it actually incurs at least \$200,000 in Acquisition Costs and \$200,000 of such Eligible New Improvement Costs; (ii) such costs are expressly set forth in this Agreement as Eligible New Improvement Costs; and (iii) reimbursement is permitted pursuant to this Agreement.

SECTION 9. LIMITED REIMBURSEMENT OF ACQUISITION AND ELIBIBLE REDEVELOPMENT PROJECT COSTS.

- A. **Business Incentive Grant Program.** The Village agrees to consider all requests for funding under the Village's Business Incentive Grant Program ("BIG Program") by JRM, provided that such requests satisfy the Program requirements and subject to Program funding availability. JRM understands that it must expend \$100,000 in expenditures in order to qualify for such a program which cannot be duplicative of any portion of the \$200,000 in costs relating to the Sales Tax Sharing, Gaming Revenue Sharing Agreement, or Property Acquisition Rebate. The program provides for fifty percent (50%) match of expenditures up to \$50,000 for exterior building enhancements, hardscaping, and landscaping and/or interior improvements that stay with the property such as HVAC mechanicals and duct work, electrical lines, plumbing infrastructure, grease traps, sprinkler systems, ADA accessibility, demolition, etc. Reimbursement of BIG Program may not exceed \$50,000. A single progress payment may be made during the construction of the project in relation to the BIG Program, only after all documentation is submitted in accordance with the BIG Program and this Agreement.
- B. **Gaming Revenue Sharing.** Subject to the Conditions Precedent herein occurring, the Village agrees to remit 50% of the Gaming Revenue it receives from the State Comptroller that are generated solely from businesses operating on the Subject Property, up to a total of \$100,000 or the expiration of seven (7) years following the Commencement Date, whichever occurs first. JRM shall cooperate and execute all documents and deliver same to the Village as reasonably requested by the Village to verify Gaming Revenue from the Subject Property. No interest shall be paid by the Village on any Gaming Revenues.
- C. **Property Acquisition Rebate.** In order to qualify to receive the \$200,000 of Property Acquisition Rebate Funds, JRM agrees that it must expend \$200,000 in land acquisition expenditures and expend \$150,000 in new improvements to qualify for such program. JRM must provide proof of acquisition and provide proof of payment on Eligible New Improvement Costs and lien waivers which cannot be duplicative of any portion of the costs relating to the Sales Tax Sharing, Gaming Revenue Sharing, or Business Incentive Grant, to receive up to \$150,000 from the Village's General Fund.
- D. **Sales Tax Sharing.**
- (i) The Village shall pay 50% of the Sales Taxes within forty-five (45) days after the Village has received both the Sales Taxes for that Sales Tax Year from the Department and all

Sales Tax reports verifying the amount of Sales Taxes collected up to an amount of \$100,000 or the expiration of 7 years following the Commencement Date, whichever occurs first. The date of such payments may vary depending up on the date on which the Village receives such Sales Taxes and confirming reports from the State.

- (ii) Any Sales Tax Reimbursement Amounts due to JRM shall only be calculated on an annual Sales Tax Year basis.
- (iii) No interest shall be due on any portion of the Reimbursement amount.
- (iv) The Sales Tax Reimbursement Amount and the Gaming Revenue Reimbursement Amount are limited obligations of the Village payable solely from Sales Taxes and Gaming Revenues collected and remitted to the Village pursuant to the terms of this Agreement relative to Sales Taxes or Gaming Revenue is not and shall never constitute a general indebtedness of the Village within the meaning of any State of Illinois constitutional or statutory provision. The Village's obligations under this Agreement shall not give rise to any claim against the Village's general credit or taxing power.
- (v) If it is established at any time that the Village has overpaid JRM due to error or incorrect information (as distinguished from a prepayment which is identified as such), the amount of such overpayment shall be deducted from payments due to JRM, or if there are no further payments to be made, the amount of the overpayment shall be returned to the Village by JRM within 30 days of the Village making a demand therefore or at such times as JRM becomes aware of such overpayment.

E. Documentation of Sales.

- (i) At all times during the Terms of this Agreement, JRM shall obtain for the Village a power of attorney or other appropriate authority from JRM sufficient to allow the Village independently to obtain reports from the Department and/or to view documents submitted to the Department by JRM and all tenants of JRM on the Subject Property such as, by way of example, only the ST-1 and/or ST-2 and/or ST-556 reports, sufficient to permit the Village to determine the dollar amount of all retail sales from the Subject Property and Sales Taxes as well as video gaming taxes submitted by JRM and tenants to the Department for all such retail sales on the Subject Property. The Parties shall cooperate with each other and take all other reasonable actions to ensure accurate calculation of the Sales Taxes and Gaming Revenues generated from the Subject Property.
- (ii) During the term of this Agreement, JRM shall ensure that the Village will have reasonable access to the accounting records of JRM and tenants related to the Subject Property sufficient to allow the Village and/or its designated auditor to verify the sales figures of JRM and its tenants.

F. Prevailing Wage.

As of the Effective Date of this Agreement the Illinois Department of Labor has stated at <https://labor.illinois.gov/faqs/prevailing-wage-faq.html> that a sales tax rebate is not considered a bond, grant, loan, or other funding made available by or through the State or any of its political subdivisions, and does not make the project a public work subject to

the Prevailing Wage Act. In the event of any change in law, regulation, or Department of Labor interpretation, JRM shall be responsible for compliance with the Illinois Prevailing Wage Act for the New Improvements as required by the law, regulation, or Department of Labor interpretation at that time.

G. Procedure for Reimbursement Request.

- (i) All New Improvements eligible and intended for financial assistance must be inspected by the Village (whether an inspection is or is not required under the Building Code) and must pass said inspection to the satisfaction of the Village.
- (ii) JRM shall submit to the Village written invoices or other documentation evidencing JRM's expenditure of Eligible New Improvement Costs in an amount greater than \$100,000, and a statement certifying such submission, in the form attached hereto as **Exhibit C ("Form of Reimbursement Request")**. The Reimbursement Request shall be accompanied by (a) sworn statements and lien waivers for any material, fixtures, apparatus, machinery, services, or labor provided by any contractor, subcontractor, or other person included in the Eligible New Improvement Costs for which reimbursement is sought; (b) bills, contracts, and invoices relative to the Eligible New Improvement Costs; and (c) other documents or information that the Village shall reasonably require to evidence appropriate payment of Eligible New Improvement Costs.
- (iii) JRM shall submit to the Village (1) proof of acquisition of the Subject Property in the form of a recorded deed by the Purchaser, (2) a Building Permit issued for the renovation of the Subject Property for use as a full-service restaurant and bar, and (3) receipts for \$150,000 of materials and labor for construction of the Subject Property for a full-service restaurant and bar, and (4) applicable lien waivers for construction of the Subject Property for a full-service restaurant and bar, the Village will provide a \$150,000 Property Acquisition Rebate to the purchaser.
- (iv) The Village shall approve or disapprove the Reimbursement Request within forty-five (45) days after its receipt of all required documents. Such approval will be evidenced by the Village's adoption of a resolution approving such Reimbursement Request ("Sales Taxes Approval Resolution," As the case may be) identifying which Eligible New Improvement Costs identified in the Reimbursement Request have been approved for payment ("Approved New Improvement Costs"). Both Parties agree that Eligible New Improvement Costs shall consist of demolition and site preparation costs; build out materials and labor, mechanical/electrical/plumbing infrastructure (MEP), the installation of an elevator (if necessary), a kitchen hood, and an ANSUL system.
- (v) Costs reimbursed through Sales Tax must not be duplicative of costs covered under the BIG Program, Property Acquisition Rebate, or the Gaming Revenue incentive.
- (vi) If the Village finds an error or deficiency in any Reimbursement Request, the Village shall specify such errors or deficiency in reasonable detail within thirty (30) days after the date the Village receives the Reimbursement Request.

H. Annual Payments. After the passing of any Sales Tax Resolution, Gaming Tax Resolution, Property Acquisition Rebate Resolution, or Business Grant Incentive Resolution, as the case may be, on

each Annual Payment Date, the Director shall pay such amounts to JRM in accordance with this Agreement.

- I. **Assignment.** The Agreement is not assignable by JRM, unless such assignment is approved by the Village's Corporate Authorities as determined in their sole discretion.
- J. **Unpaid Principal.** Any unmet Reimbursement Amount not generated, or gaming tax not generated, and not due and owing to JRM, as of the Termination Date shall be deemed forever forgiven and waived by JRM.
- K. **Substitute Funds.** Notwithstanding anything to the contrary herein, the Village shall have the right in its sole discretion (but is not obligated to substitute funds from any source for all or a portion of the compensation payable to JRM on any Annual Payment Date.
- L. **Overpayment.** If the Director pays an amount to JRM that is greater than the amount due, the Director may deduct the amount of such overpayment (without interest) from the next payment or payments due to JRM or, if there are no further payments to be made, JRM shall repay the amount of the overpayment to the Village (without interest) upon the Village making a written demand therefor.

SECTION 10. DOCUMENTATION OF GAMING REVENUES FROM THE SUBJECT PROPERTY.

- A. **Gaming Forms and Certifications.** ON a monthly basis, JRM shall furnish to the Village (i) a copy of gaming tax reporting form, or any successor reporting forms, filed with the Department relating to the operations of JRM and (ii) a written certification (by an authorized officer of JRM that (a) such copy is a true and correct copy of the original filed with the Department, (b) the gaming revenues reported in such form was reported to the Department as having been made at JRM's location, and (c) each gaming activity located in the Subject Property has been included in such form as a gaming transaction made from a physical location within the Village of Mundelein, whether the order for such transaction was placed in person or by telephone, facsimile, the internet, or another form of communication, and whether or not the order was approved within the Village of Mundelein or some other location.

SECTION 11. TERM OF AGREEMENT AND TERMINATION.

The term of this Agreement shall be seven (7) years starting on the Commencement Date unless terminated sooner under the terms of this Agreement. On and after the Termination Date, (i) this Agreement and any other agreement shall become null and void and of no further effect whatsoever without further action by the Parties, (ii) any amounts remaining not due and owing to JRM as outlined in this Agreement may be transferred into the Village's general fund for use by the Village for general corporate purposes. However, if a default under this Agreement occurred prior to the Termination Date, the Party aggrieved by such default reserves all rights to seek all available remedies for such default.

The term of this Agreement may be extended by the Village's Board of Trustees, in its sole discretion, there are extenuating circumstances which negatively impact the amount of gaming tax and/or sales tax generated by the Subject Property through no fault of JRM.

During the term of this Agreement, JRM shall use the Subject Property solely for a restaurant with a full-service bar, with tables and chairs capable of seating 100 patrons, subject to any governmental order, rule, regulation, or restrictions related to COVID-19 or other pandemic, epidemic, or outbreak of

infectious disease or other public health crisis, and all of which shall be open to the public and conducting business no later than eighteen (18) months after the date of the issuance of a permit for the New Improvements or October 31, 2025.

SECTION 12. LIMITED OBLIGATIONS.

JRM SPECIFICALLY ACKNOWLEDGES THAT, WITH RESPECT TO THE MAXIMUM SALES TAX REIMBURSEMENT AMOUNT, AS WELL AS THE MAXIMUM GAMING REIMBURSEMENT AMOUNT, SUCH AMOUNTS DUE HEREUNDER SHALL BE PAYABLE SOLELY FROM THE SALES TAXES AND GAMING REVENUES FROM THE SUBJECT PROPERTY AND RECEIVED BY THE VILLAGE MULTIPLIED BY THE REIMBURSEMENT PERCENTAGE, RESPECTIVELY. JRM FURTHER ACKNOWLEDGES THAT SUCH OBLIGATIONS HEREUNDER SHALL CONSTITUTE LIMITED OBLIGATIONS OF THE VILLAGE AND THAT SAID OBLIGATIONS DO NOT NOW AND SHALL NEVER CONSTITUTE A GENERAL INDEBTEDNESS OF THE VILLAGE WITHIN THE MEANING OF ANY STATE OF ILLINOIS CONSTITUTIONAL OR STATUTORY PROVISION AND SHALL NOT CONSTITUTE OR GIVE RISE TO A PECUNIARY LIABILITY OF THE VILLAGE OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER.

SECTION 13. INDEMNIFICATION.

Except as otherwise provided herein, in the event that a claim, action or suit is made or filed against the Village by a third-party (other than JRM) arising from this Agreement or any undertaking by any Party pursuant to this Agreement, the Village shall promptly notify JRM thereof and JRM agrees to defend, hold harmless and indemnify the Village, its President, Trustees, representatives, employees, attorneys and agents in both their official and individual capacities, from and against any and all claims, actions, and suits of every kind and nature, including liabilities, damages, costs, expenses, and reasonable attorney's fees arising out of or alleged to have arisen out of any undertaking by JRM pursuant to this Agreement. The Village shall have no obligation to defend any such claim, suit or action or participate in any defense made by JRM unless the cost and expense thereof is paid by JRM, in which case the Village will defend such claim, suit, or action through counsel retained by JRM and approved by the Village (which approval will not be withheld unreasonably) and paid for by JRM.

SECTION 14. GOVERNING LAW; VENUE; WAIVER; NOTICES.

This Agreement shall be governed by the law of the State of Illinois (without regard to its conflict-of-interest rules) and the sole and exclusive venue for any disputes arising out of this Agreement shall be the Circuit Court of the 19th Judicial Circuit, Lake County, Illinois. A waiver of any part of this Agreement shall be limited to that specific event and shall not be a waiver of any other provision of this Agreement. Any notices required in this Agreement shall be effective when in writing sent to the other Party via certified mail, return receipt requested, or sent nationally recognized overnight courier, delivered in person to an officer of such Party to be notified at the following addresses, and sent by electronic mail to the following e-mail addresses:

All notices to the Village shall be sent to:

Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060-2495
Attn: Village Administrator
Fax: (847) 949-0143

Email address: eguenther@mundelein.org

With copy to:

Kelly Cahill

Zukowski, Rogers, Flood & McArdle

50 Virginia Street

Crystal Lake, Illinois 60014

Fax: (815) 459-9057

Email address: kcahill@zrfmlaw.com

All notices to JRM shall be sent to:

Jack Bowes, Manager and Registered Agent

Email: crossroadsofivanhoe@comcast.net

With copies to:

Churchill, Quinn, Hamilton & VanDonselaar

Attn: Mary Lee Berresheim

Email address: mberresheim@grayslakelaw.com

Or to such other addresses as a Party may designate for itself by notice given from time to time to the other Party in the manner provided herein. All notices shall be deemed effective as of the date of receipt or refusal, in the case of personal delivery; two days after deposit in the U.S. Mail, in the case of notice sent by certified or registered mail; and as of the date of receipt, if delivered by electronic mail or facsimile. Nothing in the Section is intended to invalidate or limit any written notice actually received by any Party.

SECTION 15. DEFAULT; REMEDIES.

If a party fails to comply with any term, condition, or provision of this Agreement, that Party is in default and the other Party may seek any appropriate and available remedy for such default, if the other Party has first given the defaulting Party written notice specifying the default and

- (i) The defaulting Party has failed to cure such default within thirty (30) days after receipt of such notice or, if the defaulting Party's performance within a shorter time period is necessary to reasonably protect the other Party's rights, within such shorter period of time, or
- (ii) If a cure cannot be reasonably completed within thirty (30) days after receipt of such notice, the defaulting party has either (a) failed to commence and diligently pursue action to cure such default within such 30-day period or (b) after such 30-day period, failed to cure the default within a reasonable time.

SECTION 16. MISCELLANEOUS.

- A. **Limitation of Damages.** The parties agree that any damages that the Village will be obligated to pay are limited to the amounts for economic incentives only due under this Agreement.

- B. **No Punitive Damages.** Notwithstanding anything to the contrary contained herein, under no circumstances shall any Party be liable to another other Party for any consequential or punitive damages as a result of a default by such Party under this Agreement.
- C. **Integration.** This Agreement contains the entire agreement of the Parties with respect to economic assistance based on Sales Tax and Gaming Taxes. All prior agreements, negotiations, and understandings related to such matters are expressly merged herein and superseded hereby. All exhibits to this Agreement are expressly incorporated herein by this reference.
- D. **Severability.** Each section of this Agreement, and each sentence, clause or phrase contained in such section, shall be considered severable and if, for any reason, any section, or any sentence, clause or phrase contained in such section, is determined to be invalid or unenforceable, such invalidity or unenforceability shall not impair the operation, effect enforceability or validity of the remaining portions of this Agreement.
- E. **Amendment.** This Agreement may be amended by, and only by, a written instrument signed by all Parties.
- F. **Construction.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.
- G. **Time Is of The Essence.** Time is of the essence of this Agreement and of each and every provision hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below their respective signatures, to be effective as of the Effective Date.

**VILLAGE OF MUNDELEIN, an
Illinois Home Rule Municipal Corporation**

**JRM Park, LLC
An Illinois Limited Liability Company**

By: _____
Mayor Robin Meier

By: _____
_____, one of its
Managers and Authorized Agents

ATTEST:

By: _____
_____, one of its
Managers and Authorized Agents

By: _____
Village Clerk Karen Walsh

Date of Signing: _____

List of Exhibits:

- Exhibit A: Legal Description and Depiction of the Subject Property
Exhibit B: The Plans
Exhibit C: Form of Reimbursement Request

EXHIBIT A

Legal Description and Depiction of the Subject Property

PARCEL 1: ALL THAT PART OF LOT 21 IN BLOCK 1 OF THE TOWN OF HOLCOMB, BEING A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 21; THENCE NORTH ON THE WEST LINE OF SAID LOT 21, 3 INCHES; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 21, 1 FOOT NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 1 FOOT TO THE SOUTHEAST CORNER OF LOT 21; THENCE WEST ON THE SOUTH LINE OF LOT 21 TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2: LOT 23 IN THE BLOCK 1 IN THE TOWN OF HOLCOMB, A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 19, 1886 IN BOOK "A" OF PLATS, PAGE 58, AS DOCUMENT 33999 IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

The Plans



**SURMAN
GROUP**

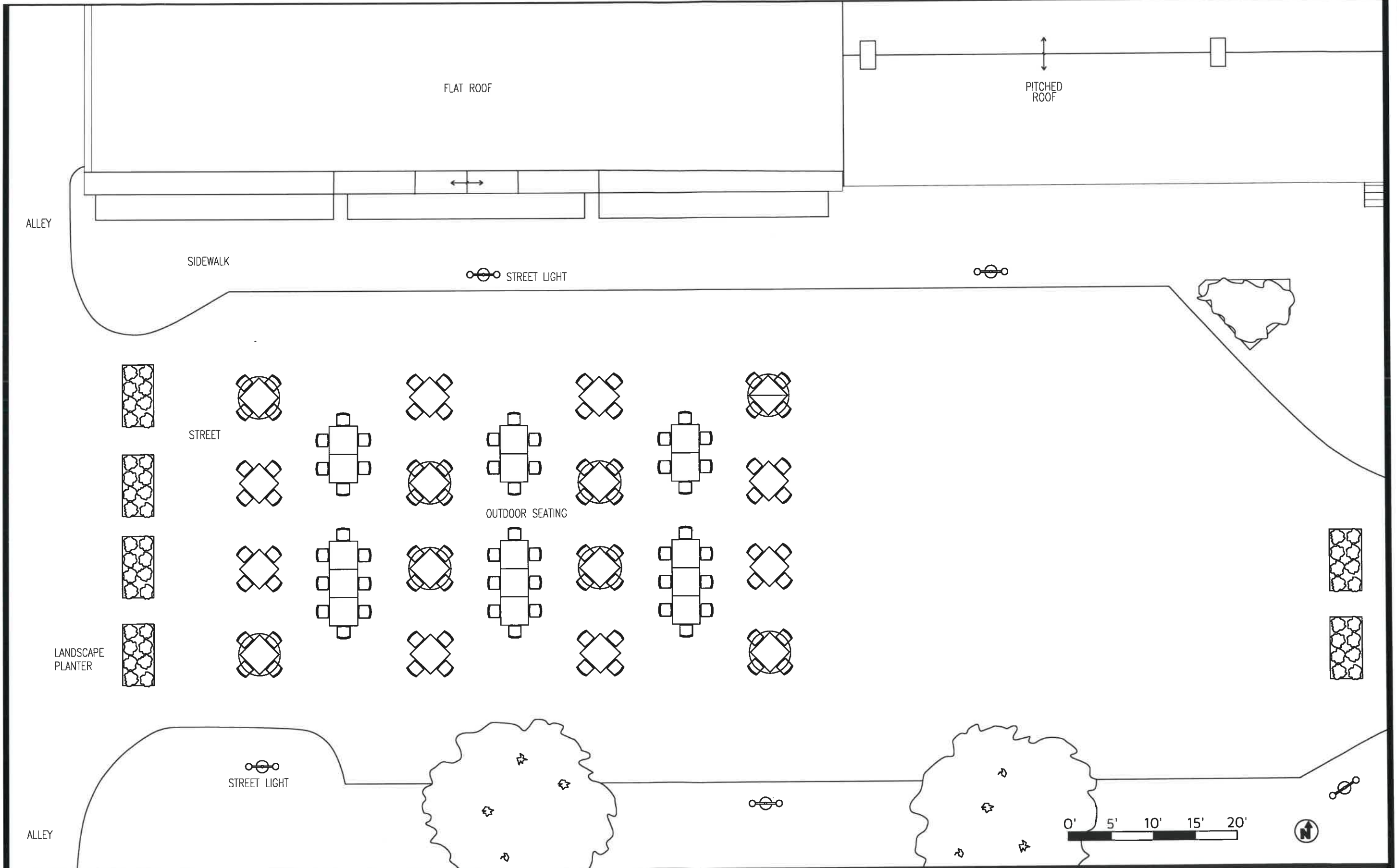
PLANNING
ARCHITECTURE
INTERIORS

ROBERT E. SURMAN
BOB@SURMANGROUP.COM
847-644-6443
SURMANGROUP.COM

Smoke House
Bar & Grill
32 EAST PARK
MUNDELEIN, IL 60060

PARK STREET
LOOKING NORTH
FEBRUARY 26, 2024

R-1



SURMAN
GROUP

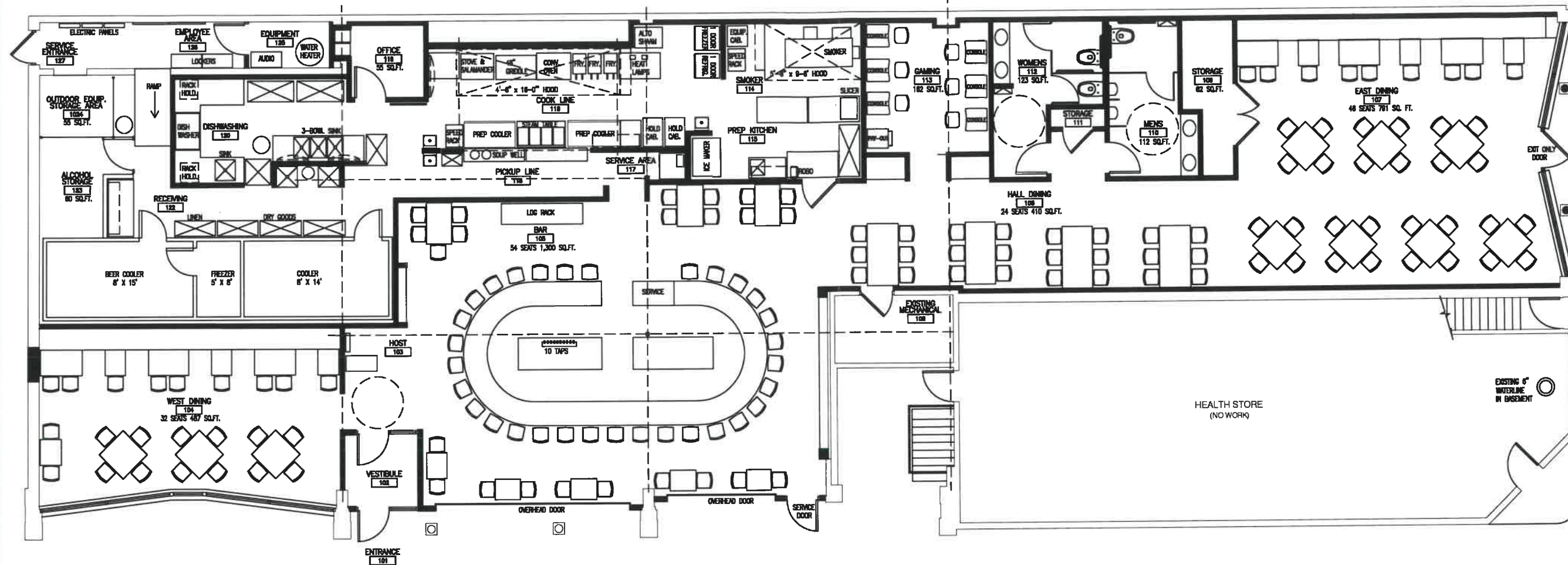
PLANNING
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INTERIORS

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BOB@SURMANGROUP.COM
847-644-6443
SURMANGROUP.COM

Smoke House
Bar & Grill
32 EAST PARK
MUNDELEIN, IL 60060

SCHEMATIC SITE PLAN
FEBRUARY 26, 2024

SITE-1

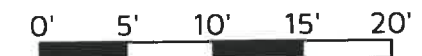


1 FLOOR PLAN
A-1 NOT TO SCALE



2 SOUTH ELEVATION
A-1 NOT TO SCALE

RESTAURANT SEATING:	BAR SEATING:
32 - WEST DINING AREA	31 - MAIN BAR
24 - HALL DINING	23 - HIGH TOPS
46 - EAST DINING AREA	54 TOTAL
102 - TOTAL	



**SURMAN
GROUP**

PLANNING
ARCHITECTURE
INTERIORS

ROBERT E. SURMAN
BOB@SURMANGROUP.COM
847-644-6443
SURMANGROUP.COM

Smoke House
Bar & Grill
32 EAST PARK
MUNDELEIN, IL 60060

**SCHEMATIC FLOOR PLAN &
NORTH ELEVATION**
FEBRUARY 26, 2024

A-1

EXHIBIT C

Form of Reimbursement Request

GRANT PAYMENT REQUEST FORM, AGREEMENT AND AFFIDAVIT

FOR COMMERCIAL BUILDING IMPROVEMENTS AND COMMERCIAL SIGN REPLACEMENTS UNDER THE MUNDELEIN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

I. APPLICANT'S SUBMITTAL FOR PAYMENT

Name of Applicant: _____
(PRINT)

Street Address of Subject Property: _____
(PRINT)

Eligible Costs for Completed New Sign(s) or Improvement(s): \$ _____

Payment Amount Requested: \$ _____

Attached hereto and submitted herewith are copies of the following documentation:

- Copies of paid invoices from contractors and receipts for labor, materials and equipment purchased
- Proof of payment
- Three photos of the completed new sign(s) or improvement(s)
- Lien waivers

This form and all required information and documentation must be delivered to Community Development at the Village Hall after the new sign(s) or improvement(s) have been completed.

II. APPLICANT'S REPRESENTATIONS, WARRANTIES AND AGREEMENT

For and in consideration of receiving payment of the amount requested above, the undersigned represents and warrants and agrees to the following:

A | I, the undersigned represent and warrant that the new sign(s) or improvement(s) have been completed and are in compliance with the requirements of the Program and the Rules implementing the Program and are in compliance with all other applicable Village ordinances, codes, rules and regulations.

B | I, the undersigned also represent and warrant that the eligible costs expended by the Applicant in completing the new sign(s) or improvement(s) are in the amount stated above and that the Applicant has not received funds to complete the new sign(s) or improvement(s) from any other public agency or program.

C | I, the undersigned further represent and warrant that the copies of lien waivers, paid invoices, receipts, cancelled checks and credit card statements submitted herewith represent the actual cost of labor, materials and equipment used in constructing and installing the new sign(s) or improvement(s).

D | I, the undersigned agree that the requested payment amount stated above accurately states the full amount to which the undersigned is entitled under the Program and, upon the receipt thereof, the undersigned agrees to release the Village of Mundelein and its officials, employees and agents from any further claims and/or liabilities with respect thereto and agrees to indemnify and hold the Village harmless from any claims by third parties regarding the project.

E | I, the undersigned further agree that, if the business located on the subject property closes or moves out of the Village of Mundelein within three (3) years after the date on which the Village issues its check for the payment amount, the undersigned shall repay the Village an amount equal to the percentage provided in the Program Payback Provision within ninety (90) days following the date on which said business closed or moved out of the Village. (If the Applicant is a tenant, the Owner of the Property must also agree to be jointly and severally liable for the Payback Obligation.

Applicant's Name: _____
(PRINT)

Applicant's Signature: _____

Date of Signing: _____, 20____.

The undersigned Property Owner agrees to be jointly and severally liable with the tenant for the above Payback Obligation.

Property Owner's Name: _____
(PRINT)

Property Owner's Signature: _____

Date of Signing: _____, 20____.

III. APPLICANT'S AFFIDAVIT

The undersigned, being first duly sworn under oath, states that the above information and the copies of paid invoices, receipts, cancelled checks and credit card statements submitted herewith are true, correct and complete to best of the undersigned's knowledge.

(APPLICANT'S SIGNATURE)

Subscribed and Sworn to before me this _____ day of _____, 20____.

Notary Public: _____
(NOTARY SIGNATURE)

My Commission Expires: _____

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 9, 2025

Subject: Wellington Avenue Drainage Analysis

Financial Impact:

N/A

Attachments:

1. Wellington memo w attachment

Background:

Staff investigated the Wellington Avenue neighborhood flooding concerns through a third-party drainage analysis. Similar investigations were conducted by in-house staff in 2010 and 2014. The 2014 report resulted in the buyout of the property at 101 Wellington and the relocation of the residence there through a partnership with Lake County Housing Authority. The current analysis of this area presents alternative flood reduction measures, which all exceed \$100,000 and do not completely mitigate the issue. The details of these alternative solutions are provided in the attached memo.

Recommendation:

Report presentation; no action necessary.

MEMORANDUM

To: Eric Guenther, Village Administrator

From: Adam M. Boeche, P.E., CFM, Director of Public Works and Engineering

Date: May 5, 2025

Re: Wellington Av. Flood Reduction Alternative Analysis

Issue: The Board directed staff to investigate the flood concerns on Wellington Avenue. The area is regularly inundated by moderate to heavy rainfall events. There is no structural flooding of which the Village is aware during the heavy events. However, several properties experience yard ponding during these events.

Analysis: The technical memorandum prepared by the Village's consultant, HR Green, Inc., describes some of the factors causing the flood issues. The undersized storm sewer system and the topography in the area are the central causes of the flood problems for the neighborhood. Unfortunately, to rectify the situation for this isolated area a substantial project would have to be completed that most likely involves land acquisition and significant capital cost. The alternative solutions presented in the technical memos are summarized below. Further detail can be found in the attached technical memos.

Wellington Avenue—The attached technical memorandum details various levels of structural protection. Alternative 1 utilizes land currently owned by the Village while alternatives 2-4 require additional land acquisition. Each alternative addresses up to the 20% chance event. None of the alternatives presented would eliminate surface ponding throughout the area as that would only be accomplished through a substantial, regional flood control project or property buyout. Alternative 1 provides the most cost effective approach to addressing the flood issues in the area. The scope of work includes 0.35 ac.-ft. of stormwater detention and additional, upsized storm sewer. The estimated total cost of this work is approximately \$133,000.

The proposed project has a modest impact on the flood reduction as noted in Exhibit 3. As indicated in the exhibit, there is a reduction in the footprint of the 10-year event but does not eliminate the standing water within the public right-of-way or on some of the private property in the immediate area. The existing flood elevations would be lowered by less than one foot for routine (50% chance event), moderate (20% chance event), and larger (10% chance event) critical duration rainfall events .

While alternative 1 does not eliminate standing water during most rain events, it is the most cost effective means to attempt to address flood mitigation for the area.

Technical Memorandum

Village of Mundelein Wellington Avenue Drainage Study

January 09, 2025

HR Green Project No: 2403389

Prepared for:

Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060



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Exhibits

1. Study Area – Existing Storm Sewer
2. Modeling Results - Existing Conditions
3. Alternative 1 – Existing Conditions & 10-year, 1-hr Storm
4. Alternative 2 – Existing Conditions & 10-year, 1-hr Storm
5. Alternative 3 – Existing Conditions & 10-year, 1-hr Storm

Appendix

- A. Engineer's Opinion of Probable Construction Costs (at Conceptual Level)

Introduction

HR Green, Inc. (HR Green) was contracted by the Village of Mundelein (Village) to complete a drainage study of residential flooding along Wellington Avenue, west of Illinois Route 45 (North Lake Street). The goal of this study is to evaluate feasible alternatives to reduce flood impacts. Exhibit 1 shows the map of the study area. This Technical Memorandum presents the hydrology and hydraulic analysis of the existing conditions, the alternatives evaluated, and the conceptual project costs for consideration by the Village.

The study area is located along Wellington Avenue, west of North Lake Street. Frequent yard and street flooding occurs at the low point on Wellington Avenue, adjacent to the private properties of 31 Wellington Avenue and 102 Wellington Avenue. The area is lower in elevation compared to the surrounding area and relies on storm sewers to drain. Per Lake County topography, the natural overland flow path leaving this depressional area is towards the south of 101 and 31 Wellington Avenue and then towards the eastern property line of 30 Park Street. The street flooding along Wellington Avenue reaches a depth of approximately 14 inches to drain overland. All of the structures below this elevation are prone to flooding if the storm sewer reaches its full capacity. Inundation spreads beyond the right-of-way and onto the adjacent parkway. The area has about 0.21 ac-ft of surface storage within the right of way and private properties, including 101 and 102 Wellington Avenue. Within the study area, ponding also occurs within a depression located along the north property line of 30 West Park Street. This area has about 0.6 ac-ft of surface storage on private property and is drained by a 4-inch drain into the storm sewer system. These surface volumes were accounted for within the hydraulic analysis.

Watershed Characteristics

The Wellington Avenue Study area is drained by a municipal separate storm sewer system which conveys drainage along Wellington Avenue, east to a storm sewer that run south through a private parking lot and then turns east and connects to the storm sewer system at North Lake Street. The State's storm sewer system drains south and is eventually tributary to Seavey Drainage Ditch in Kracklauer Park.

The watershed for Wellington Avenue Study Area is approximately 16 acres of developed area, consisting mainly of single-family residential land use. Figure 1 (right) shows the overall watersheds modeled.

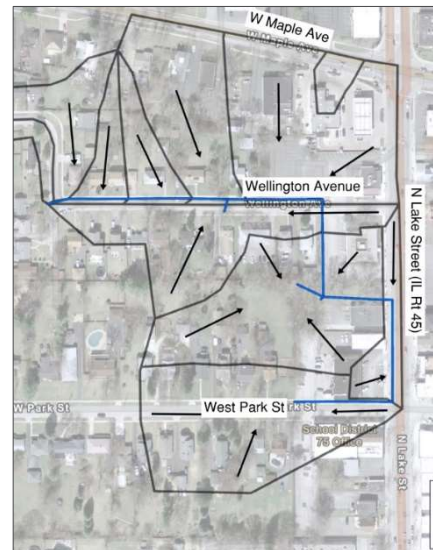


Figure 1. Overall Watershed Modeled.

Hydrology Methods

HR Green utilized the hydrologic and hydraulic modeling software XP SWMM (2023) to model the watershed tributary to the study area. XP SWMM uses the SCS Runoff Curve Number methodology and is a hydrograph-based routing method. The 16 acre study area was further delineated into sub-drainage areas tributary to the existing storm sewer system.

Rainfall Depth and Distribution

The rainfall data used in the model was referenced from the Illinois State Water Survey's Bulletin 75 – Table 7, NE Section. The Huff distribution rainfall distribution for different quartile storms was utilized.

Curve Number

The Curve Numbers (CN) used are based on Tables 2.2a through 2.2d from the TR-55 manual, Second Edition, June 1986. According to the Natural Resource Conservation Service (NRCS) Web Soil Survey, the soils within the

tributary area are generally silt loam, varying between hydrologic soil classes B and C. All drainage areas were hydrologic soil class B, which means the soil in both study areas drains moderately well. Hydrologic soil class B was used to determine curve numbers.

The land use consisted of a mixture of commercial and residential lots (1/3 acre, 1/4 acre, and 1/8 acre sizes), open space, and pavement for both study areas. The soils classification and land use were overlaid using Geographic Information System (GIS) software to determine a composite runoff curve number for each sub-catchment.

Time of Concentration

The time of concentration (T_c) was calculated using a TR-55 based methodology for sub-catchments. Given the small tributary areas for both study areas, a T_c of 5 minutes was conservatively used for all sub-catchments.

Storms Modeled

Multiple storm durations including the 30-min, 1, 2, 3, and 6 hours storms were modeled to determine the critical duration storm. A critical duration storm is roughly defined as the amount of time that rain is falling that will produce the greatest amount of runoff from a watershed. For large watersheds the critical duration can be on the scale of days where rainfall is not necessarily intense but falls over a long period of time.

For relatively small watersheds such as the areas tributary to the Wellington Avenue Study Area, the critical duration is normally a short and intense thunderstorm. The critical duration storm has been determined to be the 1-hour storm for both the existing and proposed conditions.

Storm frequency is often referred to as an X-year storm. For example, a 1-year storm statistically has a 100% chance of occurring in a given year and a 100-year storm has a 1% chance of occurring in a given year. These terms do not mean that a 100-year storm can only occur once every 100 years. It simply means that they are a rare event, but in reality, a 100 year storm could occur multiple times in one year. A 24-hour duration was modeled for the 100-year storm since a short duration 100-year storm is exceedingly rare with a statistical probability of much less than 1% of occurrence in a given year. Design storms for new residential storm sewers are a 10-year level of service with no flooding of private property in a 100-year event, Retrofitted projects such as the Wellington Avenue area often aim to reduce flooding over existing conditions.

Hydraulic Methods

Data Sources

HR Green utilized numerous data sources to model the existing storm sewer system in the study area. HR Green completed a survey of the storm sewer trunkline for the study area. Survey began at 133 Wellington Avenue and moved east along the streets before cutting through private property and eventually connecting to the existing system on North Lake Street.

The survey included structure locations, storm sewer locations, sewer diameters, invert elevations, and rim elevations, low entry elevations on select structures and designated overflow locations. See Exhibit 1 for existing storm sewer locations.

Model Type

The conveyance system was modeled using a two-dimensional (2D) XP SWMM model. A 2D model has two major components for hydraulics: one-dimensional (1D) pipe conveyance representing flow through the storm sewer pipes and two-dimensional (2D) overland flow representing flooding and/or flow on the ground surface. When flows exceed the capacity of the 1D pipe, water enters onto the 2D overland flow component based on the LiDAR surface. The 2D component is important because it represents conveyance, ponding, and overland flows experienced during

rainfall events. The results from this type of modeling can be represented with ponding depicted as contours or as shaded flooding inundations.

Boundary Conditions

Within the XP SWMM model, the outfall was assumed to be flowing full; therefore, the crown of the most downstream pipe was used as the starting tailwater elevation. This tailwater condition produced modeling results which reflected known flooding conditions for the modeled storm events in the study area. These assumptions were discussed with and confirmed by Village staff and were utilized for the existing and proposed conditions modeling.

Existing Conditions

Wellington Avenue experiences flooding issues related to undersized storm sewer. The storm sewer within the study area has capacity to handle up to the 6-month storm event. The storm sewer along North Lake Street is a 15-inch diameter storm sewer with limited available capacity due to its local watershed and high percentage of impervious area. The limited capacity of the receiving sewer within IDOT's right-of-way restricts the Village's ability to increase the conveyance capacity of the Wellington Avenue storm sewer. The storm sewers within the Wellington Avenue Study Area are surcharged during the majority of storm events. Runoff in the Wellington Avenue study area drains to the low point located in front of the 101 and 31 Wellington Avenue properties. The storm sewer leaving this low point is very shallow and flat. The combination of a shallow, flat and relatively small diameter pipe result in a limited capacity. When the storm system is overwhelmed, runoff is unable to be conveyed underground, and instead ponds on the street at a depth up to 14 inches. The area on Wellington Avenue has about 0.21 ac-ft of surface storage within the right of way and on private properties. The levels of ponding in various storm events are depicted below in Figure 2 and full size in Exhibit 2.

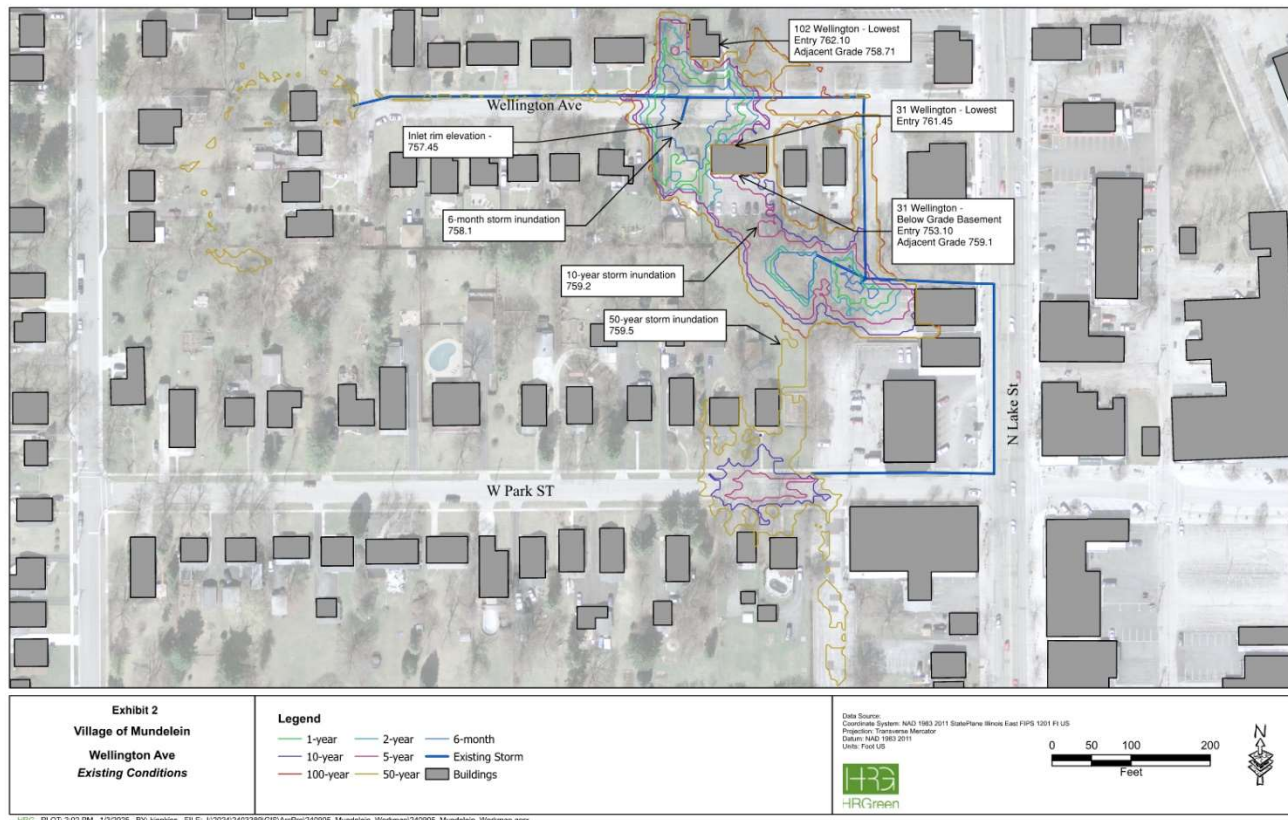


Figure 2 – Existing Conditions Flooding Limits

Additionally, there is roughly 0.6 ac-ft of existing above ground storage in the backyards of 30 and 36 W Park St, which functions as a detention basin. Water detained in this area is conveyed through a 4-inch pipe which connects to the existing storm system. This also acts as a relief pipe for when the system gets overwhelmed. Water can be temporarily stored within the basin and then drain back into the storm sewer. However, during high intensity rainfall events, this storage area overtops and impacts the 31 Wellington Avenue property and flooding in the rear parking lot of 524 N Lake St. occurs. During the 1-year event, ponding occurs at the street sag, impacting the 31 Wellington Avenue property. During the 5-year event, the ponding affects properties at 102 Wellington Avenue and 524 North Lake Street.

The modeling indicates that pipe capacity is the major contributor for the study areas.

Proposed Improvements

Two primary methods of managing stormwater within the study areas were considered, including detention and conveyance. Lift stations were determined not to be a viable alternative for the study area as the downstream storm sewers are assumed to be at full capacity, so these were not considered in the alternatives.

- **Detention.** Detention is the practice of collecting a volume of water and storing it until it can be drained out at a manageable rate. Detention can be provided either in ponds or in underground storage chambers.
- **Conveyance.** Conveyance improvements include installing larger sewers or overland flood routes to drain stormwater away quickly. Conveyance improvements need to take into consideration that the flooding occurring on the streets and private property is a form of detention. If the conveyance system were to be improved without considering this existing storage then downstream flows will be increased.

HR Green studied the effects of detention, conveyance improvements, and a combination of the two to determine appropriate improvements to the study area. HR Green identified and modeled several alternatives to reduce flooding.

Downstream Impacts. Any improvements to reduce flooding in the area must consider the downstream impact. Therefore, each proposed alternative includes an analysis of the downstream impact to this area.

Opinion of Probable Construction Cost. An engineer's opinion of probable construction cost (EOPC) was created for each alternative. Note that these concept-level EOPCs should be used for budgetary purposes only. Additional investigations such as construction feasibility and utility impacts will be necessary as the project is advanced to the design stage.

Design Criteria

Since this is a retrofit in an existing built-out area and the flooding problem occurs during frequent, short duration events, Village staff agreed that the following design criteria would be appropriate for this study:

- 10-year event does not flood any structures and largely remains in the street.
- 100-year storm event is provided with an overland flow path with no structural impacts.

Alternatives Investigated but Not Recommended

A conveyance only solution was investigated. However, due to the limited downstream capacity, conveyance only was not a viable solution to the drainage problems within the study area.

The private parking lot of Emil's Sports Bar & Pizzeria, north of Wellington Avenue, west of North Lake Street was considered as a possible location for below grade detention. This area was not included in the recommendations but it may be considered in the future, as an alternative location for detention. Underground detention is more costly than above ground storage. Underground detention can be achieved through chambers, arches or pipe systems and can be constructed under the existing parking lot. This is private property, coordination with the owner and easements would be required

Alternative 1 – “Relief” Detention with Overflow Route

Alternative 1 includes adding 0.35 ac-ft of detention at 101 Wellington Avenue. This alternative assumes the existing road profile and existing drainage patterns are maintained and surface storage associated with the low-lying areas is accounted for within the modeling. 101 Wellington Avenue is a Village-owned property, making it more cost effective than buying out a resident-owned property. For purposes of modeling and recommendations, it was assumed that the maximum available storage at 101 Wellington Avenue would be modeled.

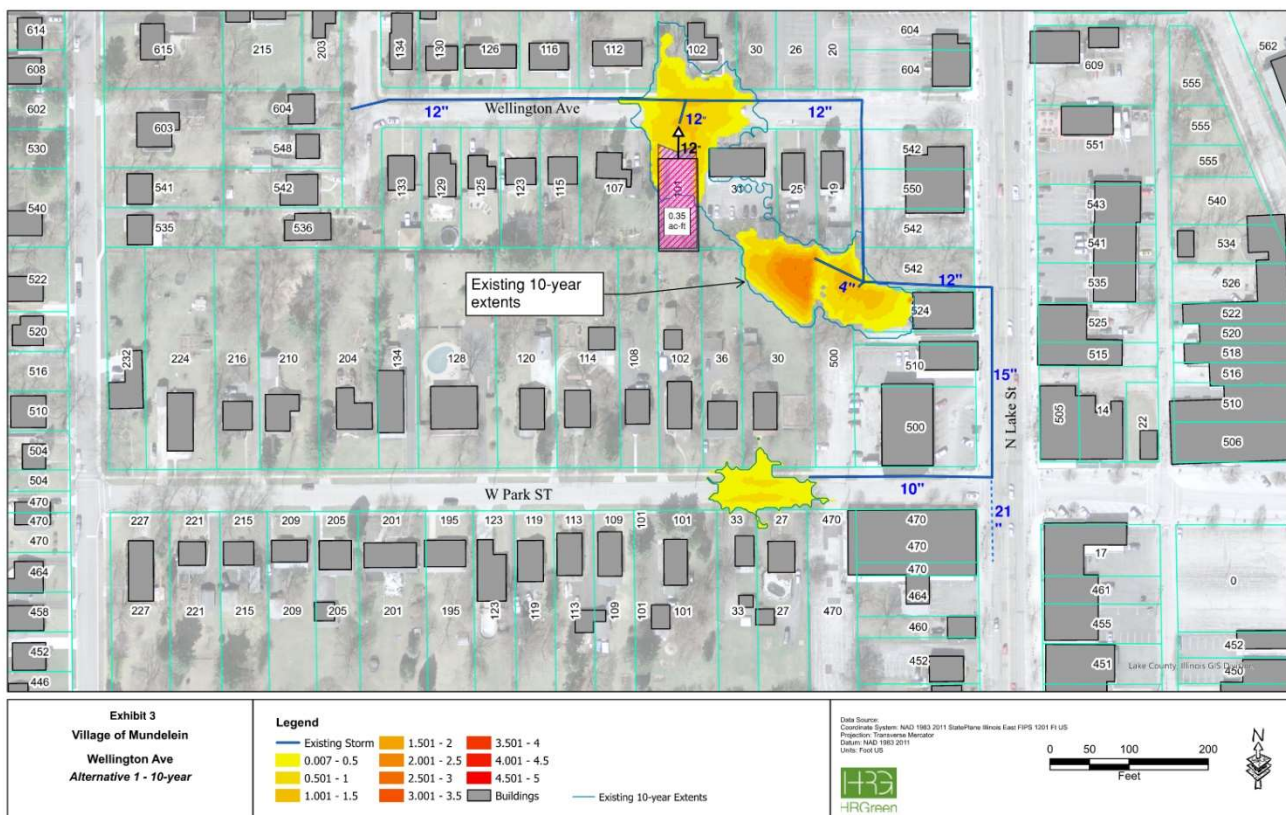


Figure 3. Alternative 1 improvements with the proposed 10-year inundation extents.

Figure 3 above (available as full size in Exhibit 3) shows the improvements and the benefit at the 10-year storm event. In summary, Alternative 1 includes the following improvements:

- 0.35 acre-feet of additional above ground storage at 101 Wellington Avenue
- About 250 feet of 12" pipe
- 3 Inlet/Outlet Storm Structures

The analysis found the improvements associated with this alternative will relieve structural impacts at 31 Wellington Avenue and 102 Wellington Avenue up to the 5-year event.

Due to topographical constraints, approximately 0.35 acre-feet is close to the maximum storage available for the detention pond. The connection pipe to the pond would also need to positively drain to the downstream connection point, limiting the invert elevation of the pond.

The EOPC for Alternative 1 at a conceptual level is approximately \$133,000. See Appendix A for a detailed cost estimate.

Downstream Impact. The effect on the downstream system was also considered. Because no modifications are recommended to the connection point at North Lake Street, no increases to downstream flows are associated with this recommendation.

Alternative 2 –Detention with Re-Directed Conveyance

This alternative is similar to Alternative 1, with the only change being the direction of the stormwater discharge. Instead of re-routing the stormwater directly back into the system, the stormwater is instead routed to the existing detention system at the backyards of 36 and 30 W Park St. As in Alternative 1, this alternative assumes the existing road profile and existing drainage patterns are maintained and surface storage associated with the low-lying areas is accounted for within the modeling.

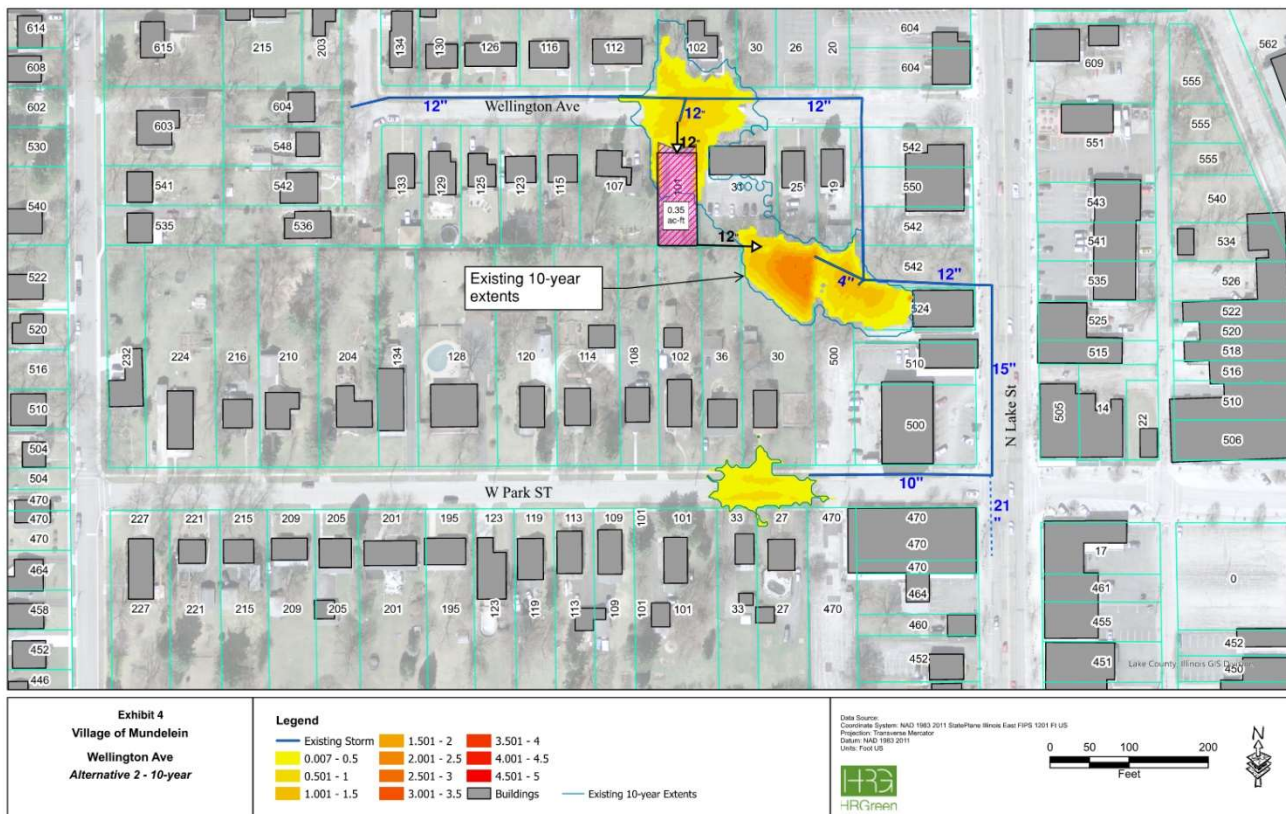


Figure 4. Alternative 2 improvements with 10-year inundation extents

Figure 4 above, and included full size as Exhibit 4 shows the improvements and the benefit at the 10-year storm event. In summary, Alternative 2 includes the following improvements:

- 0.35 acre-feet of additional above ground storage located at 101 Wellington Avenue
- About 275 feet of 12" pipe
- 3 inlet/outlet storm structures

The analysis found the improvements associated with this alternative will relieve structural impacts at 31 Wellington Avenue and 102 Wellington Avenue up to the 10-year event.

The improvements associated with Alternative 2 include permanent easement and temporary construction easement acquisition on private property at 36 and 30 W Park Street.

The EOPC for Alternative 2 at a conceptual level is approximately \$152,000 and does not include easement acquisition costs. See Appendix A for a detailed cost estimate.

Downstream Impact. The effect on the downstream system was also considered. Because no modifications are recommended to the connection point at North Lake Street, no increases to downstream flows are associated with this recommendation.

Alternative 3 – Detention with Re-Directed Conveyance

Alternative 3 includes adding 0.35 ac-ft of detention at 101 Wellington Avenue and routing the stormwater to the backyard of 30 W Park St. where an additional 0.45-ac-ft of detention is added within the existing detention footprint. This alternative includes a secondary overflow from the backyard detention basin to W Park St. As with other alternatives, this alternative assumes the existing road profile and existing drainage patterns are maintained and surface storage associated with the low-lying areas is accounted for within the modeling.

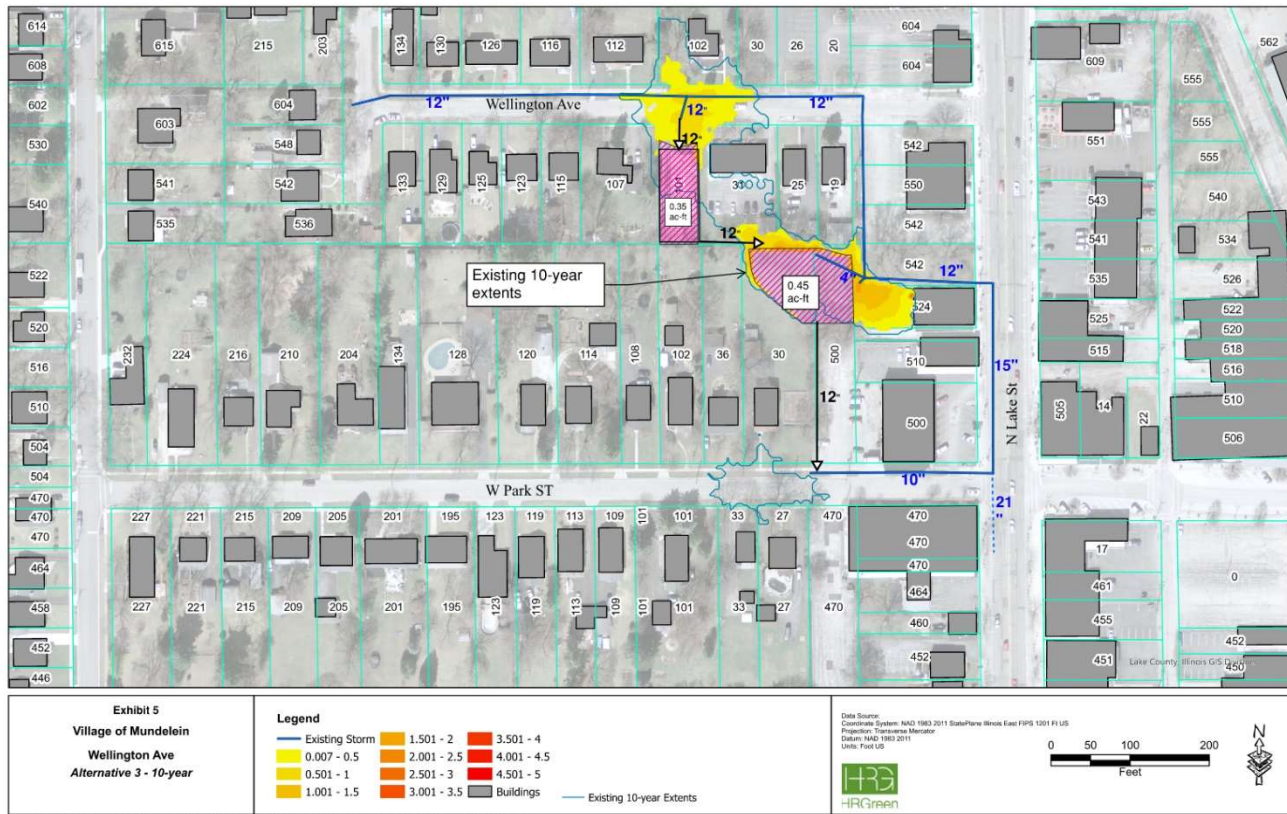


Figure 5. Alternative 3 improvements with 10-year inundation extents

Figure 5 above and included full size in Exhibit 5, shows the improvements and the benefit at the 10-year storm event. In summary, Alternative 3 includes the following improvements:

- 0.80 acre-feet of additional above ground storage at 101 Wellington Avenue and in backyard of 30 West Park Street
- About 565 feet of 12" to 24" pipe
- 6 inlet/outlet storm structures

The analysis found the improvements associated with this alternative will relieve structural impacts at 31 Wellington Avenue and 102 Wellington Avenue up to the 10-year event. At the 10-year storm event, the surface ponding at Wellington Avenue extends less into the ROW.

The improvements associated with Alternative 3 include permanent easements and temporary construction easement acquisition on private property at 30, 36, and 500 W Park Street.

The EOPC for Alternative 3 at a conceptual level is approximately \$271,000 and does not include easement acquisition costs. See Appendix A for a detailed cost estimate.

Downstream Impact. The effect on the downstream system was also considered. Because no modifications are recommended to the connection point at North Lake Street, no increases to downstream flows are associated with this recommendation.

Alternative 4 – Buyout of 31 & 102 Wellington Avenue

Property buyouts are another alternative which the Village can utilize to address flooding issues which cannot be cost effectively solved through pipe conveyance or detention solutions. The properties at 102 Wellington Avenue and at 31 Wellington Avenue are considerations for buy-outs because the modeling shows these properties experience the most impacts from flooding. The property at 31 Wellington Avenue is an apartment building and would be expensive and challenging to buy-out. As a result, if the Village wishes to purchase a parcel to construct additional detention, then it is recommended that 102 Wellington Avenue be a priority acquisition. These structures have lowest adjacent grade elevations that are prone to flooding but do not appear to have lowest openings below the 10-year flooding elevations. As a result, though the modeling shows surface waters to encroach on the foundation, the Village is not aware of residents complaining of flooding within the structure itself.

Per the real estate website Zillow, the approximate value of 102 Wellington is approximately \$306,000 where as the approximate value of 31 Wellington is \$634,000. It is recommended that 102 Wellington be considered for buy out if any property acquisition is to take place. Upon purchase, demolition would be required and construction of a stormwater detention basin could be completed. It is estimated that approximately 0.5ac-ft or more of volume could be constructed on the 0.32 acre lot.

Results Summary

Table 1 below summarizes the results from the various scenarios. Based on the table below, a 10-year level of service is achievable with each alternative.

Table 1: Results Summary

Scenario	2-Year Flood Elev.	5-Year Flood Elev.	10-Year Flood Elev.
Existing	758.8	759.1	759.2
Alternative 1	758.0	758.2	758.6
Alternative 2	758.0	758.1	758.6
Alternative 3	757.9	758.1	758.3

* Structural flooding of 31 Wellington Avenue occurs at an elevation of 759.10, if this elevation is crossed then the basement of the structure will flood.

** Lowest entry elevation of 102 Wellington Avenue occurs at an elevation of 762.10, lowest adjacent grade of 102 Wellington Avenue is 758.71.

Recommendations

Alternative 1 is the least expensive option and provides cost-effective benefits for the most frequent (less than 2-year) storm events. Additionally, Alternative 1 does not require easement acquisition on private property. Alternatives 2 and 3 will eliminate structural flooding up to and including the 10-year storm event. Alternative 3 results in less surface flooding outside of the ROW at the 10-year storm event, compared to Alternative 2.

If the Village wishes to address the 100-year flooding, Alternative 4, property buyouts, will need to be pursued.

HR Green's recommendation is Alternative 1 as it provides the best cost-benefit and does not require easement acquisition. This alternative can also be phased in with either Alternative 2, 3 or 4 as future improvements once private easements are able to be obtained.

Permitting

Proposed improvements will require permitting. Construction of any selected alternative will require a Lake County Watershed Development Permit. There are no floodplains, wetlands or waters within the project limits and therefore no approvals from the Army Corps or Illinois Department of Natural Resources – Office of Water Resources will be necessary. Coordination with private property owners and easements may be required for the recommended improvements.

Conclusion

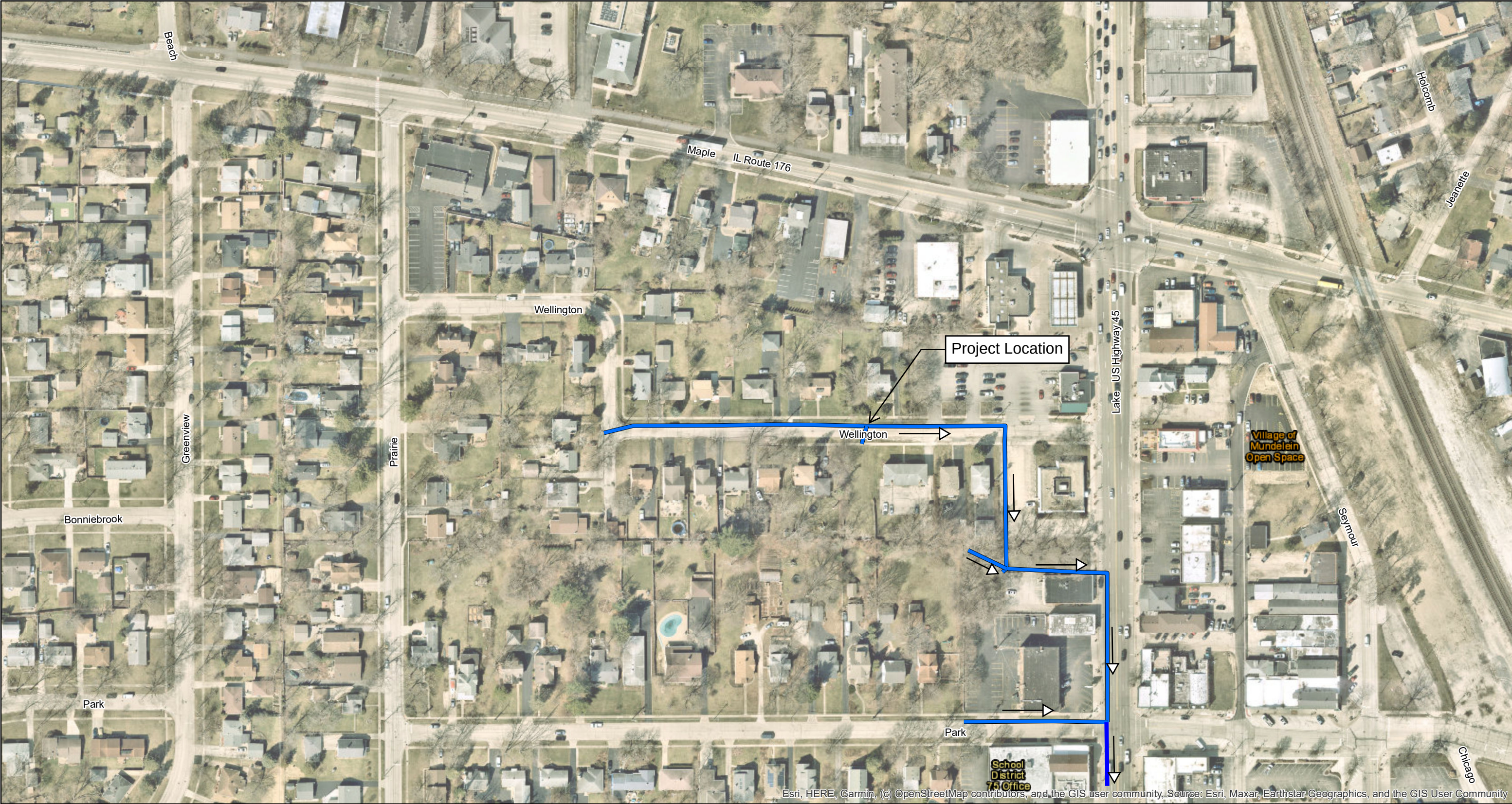
HR Green has completed this drainage study which will guide the Village of Mundelein in initiating key drainage improvements within the designated study area. This study is intended to reduce the frequency and severity of flooding at 31 Wellington Avenue.

This Technical Memorandum discussed the hydrology and hydraulics completed for drainage analysis and identified and analyzed the feasibility of four proposed improvement alternatives. Significant effort was made to find cost-effective improvements that would meet typical design criteria for new development, such as keeping the 10-year storm from surcharging to the ground. Unfortunately, since this is a highly urbanized area with shallow storm sewers, limited open space for detention, and restricted downstream capacity, improvements to design to the 10-year storm proved to be cost prohibitive.

Instead, we recommend improvements which will keep the 10-year storm from flooding nearby residential structures. The only residential structure that still may flood in the 10-year storm has ponding of 0.1' near the house for a short period of time. This appears to be in contact with the foundation and not entering the structure.

Utility conflicts including sanitary sewers, water mains, gas mains, service lines, communication lines, and other underground utilities will need to be further evaluated during the design phase of this project.

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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit 1 Village of Mundelein Wellington Ave Study Area - Existing Storm Sewer	Legend Existing Storm Sewer	Data Source: Village of Mundelein, Lake County, HRG Projected Coordinate System: IL State Plane East Author: S Kokoszka  0 50 100 200 Feet 
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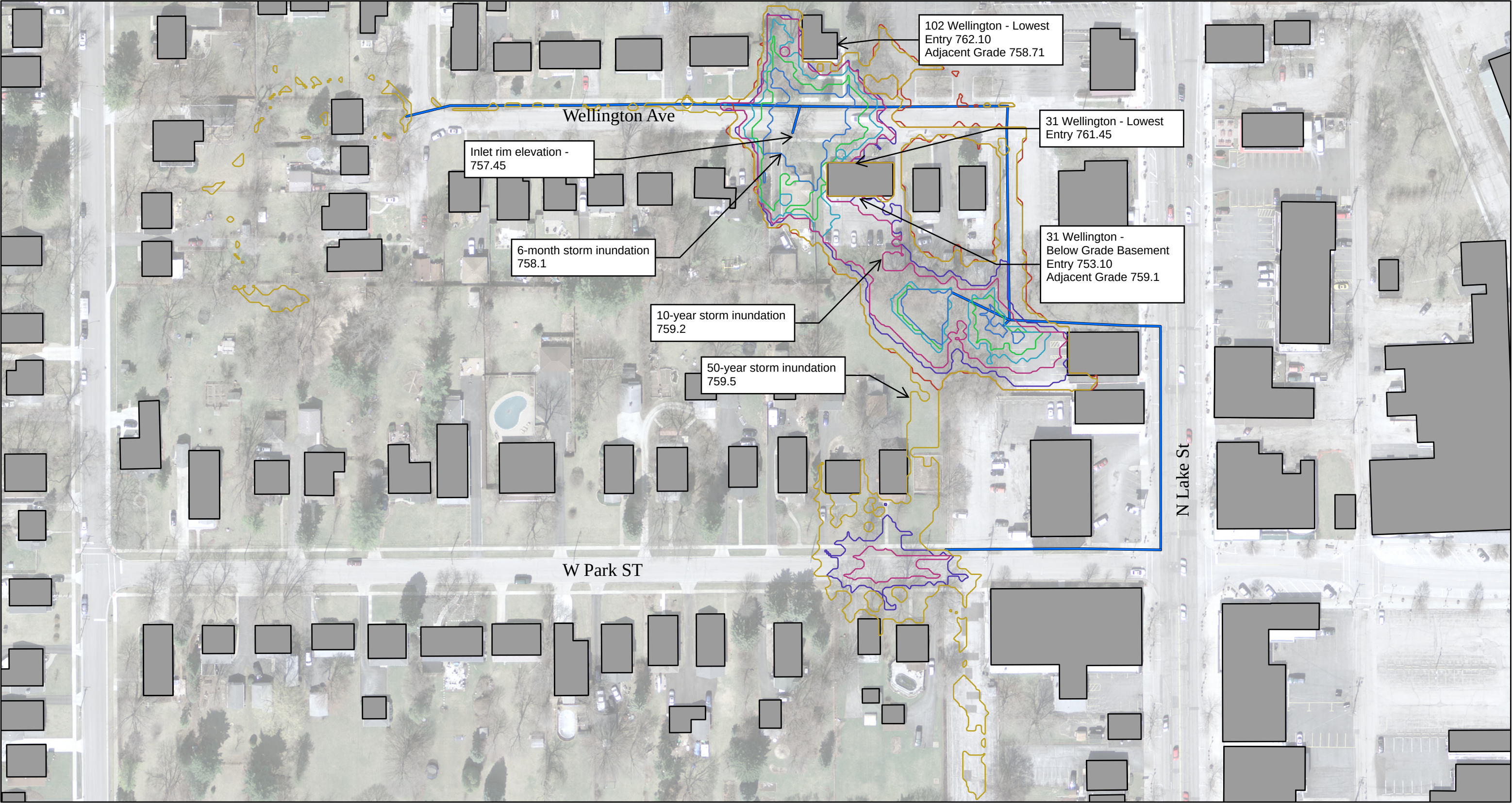
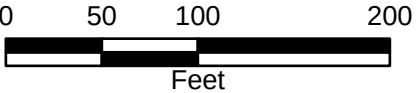


Exhibit 2
Village of Mundelein
Wellington Ave
Existing Conditions

- Legend**
- | | | |
|----------|---------|----------------|
| 1-year | 2-year | 6-month |
| 10-year | 5-year | Existing Storm |
| 100-year | 50-year | Buildings |

Data Source:
Coordinate System: NAD 1983 2011 StatePlane Illinois East FIPS 1201 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 2011
Units: Foot US



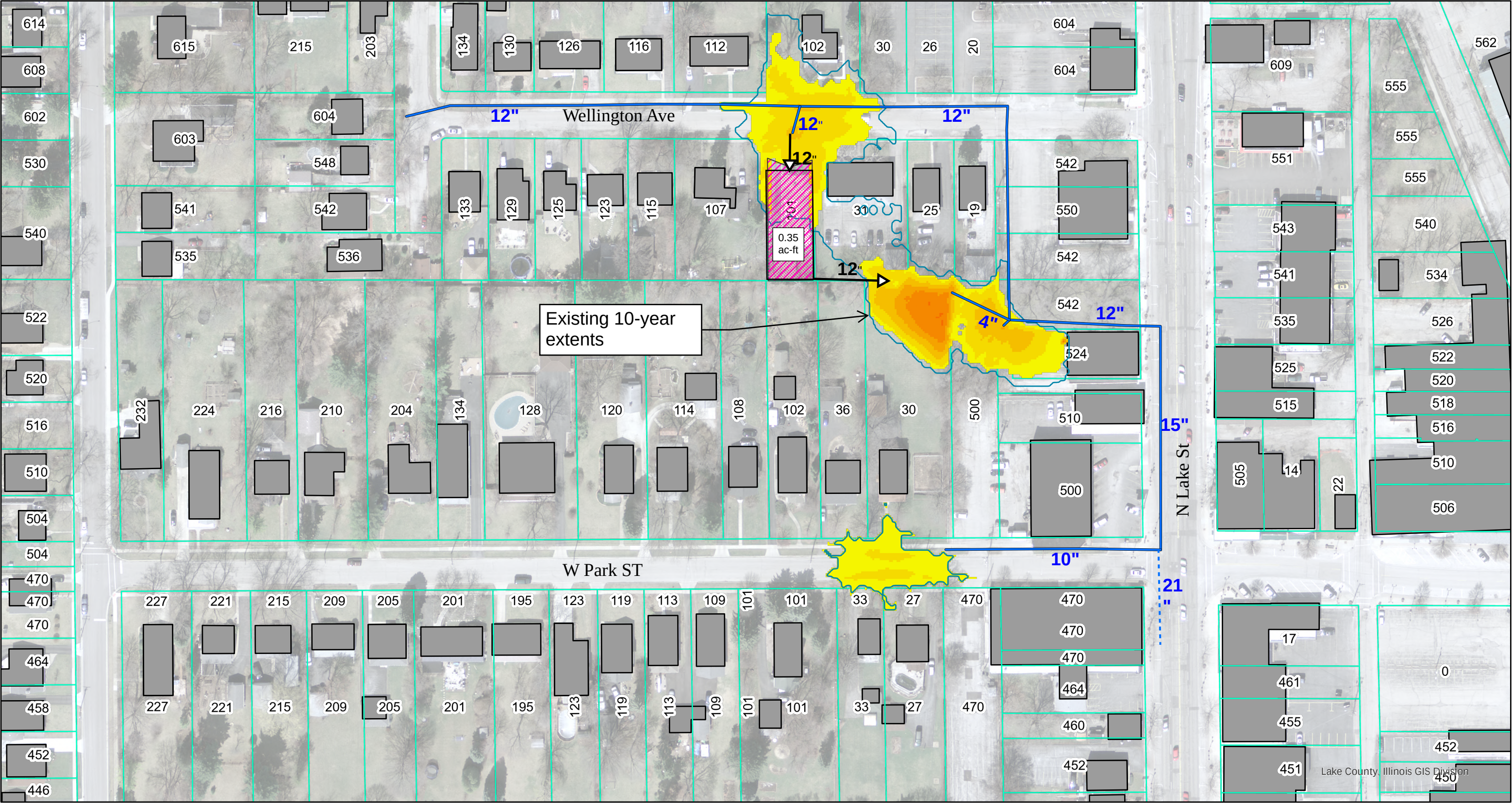


Exhibit 4

Village of Mundelein

Wellington Ave

Alternative 2 - 10-year

Legend

Existing Storm	1.501 - 2	3.501 - 4
0.007 - 0.5	2.001 - 2.5	4.001 - 4.5
0.501 - 1	2.501 - 3	4.501 - 5
1.001 - 1.5	3.001 - 3.5	Buildings

Existing 10-year Extents

Data Source:
Coordinate System: NAD 1983 2011 StatePlane Illinois East FIPS 1201 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 2011
Units: Foot US

HRGreen

0 50 100 200
Feet

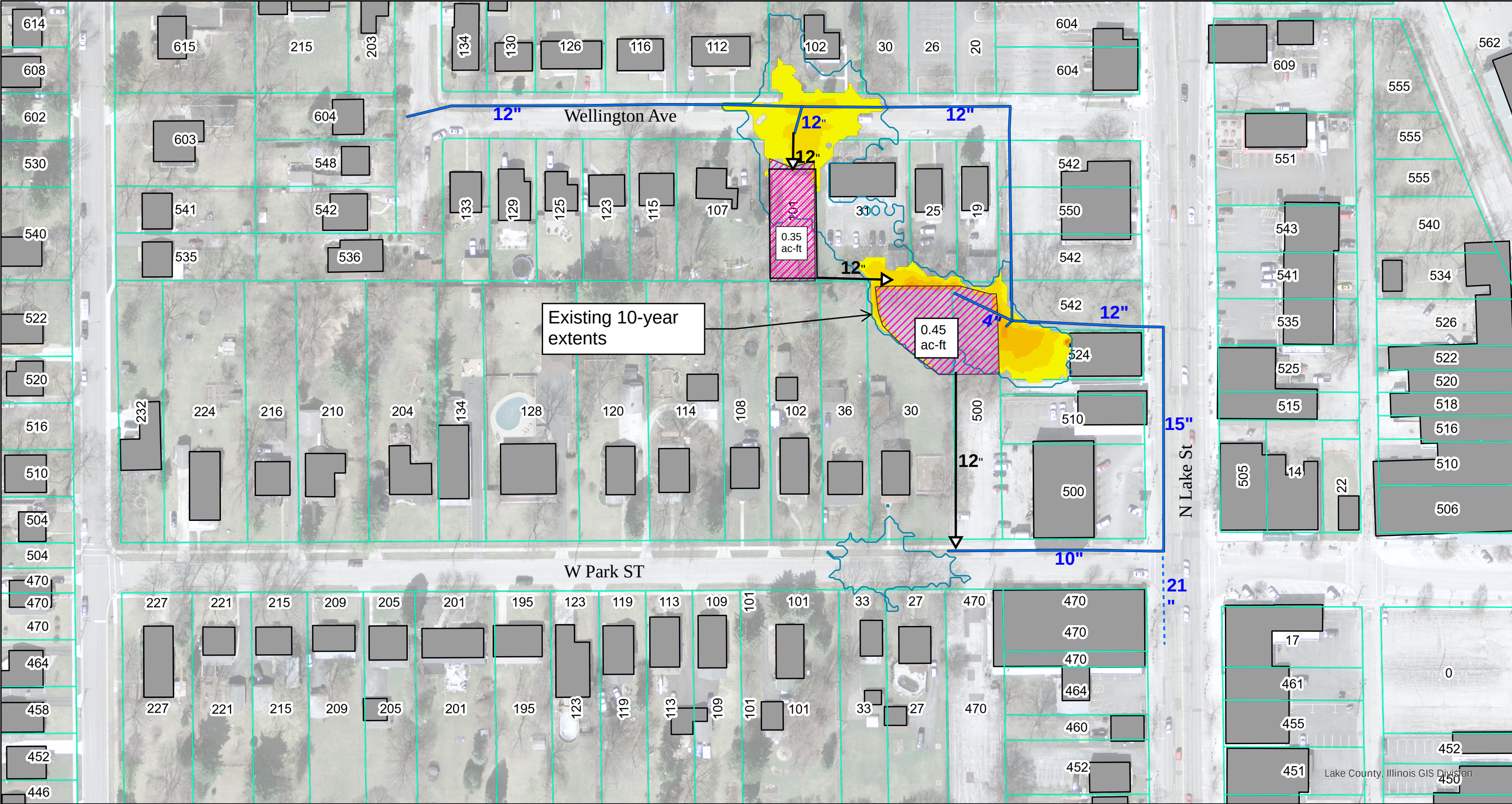


Exhibit 5

Village of Mundelein

Wellington Ave

Alternative 3 - 10-year

Legend

Existing Storm	1.501 - 2	3.501 - 4
0.007 - 0.5	2.001 - 2.5	4.001 - 4.5
0.501 - 1	2.501 - 3	4.501 - 5
1.001 - 1.5	3.001 - 3.5	Buildings

Existing 10-year Extents

Data Source:
Coordinate System: NAD 1983 2011 StatePlane Illinois East FIPS 1201 Ft US
Projection: Transverse Mercator
Datum: NAD 1983 2011
Units: Foot US

HRGreen

0 50 100 200
Feet

Appendix A

Engineer's Opinion of Probable Costs (at Conceptual Level)

MUNDELEIN WELLINGTON AVENUE DRAINAGE STUDY ALTERNATIVE 1
CONCEPT ENGINEER'S OPINION OF PROBABLE COSTS (EOPCC)

HR Green Job # 2403389

Prepared date: 01/03/2025

Prepared by: Kyle Jenkins

Checked by: Andrea Pracht



ITEM NO	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT COST	TOTAL COST
1	STORM SEWERS, CLASS A, TYPE 1, 12" RCP	250	LF	\$ 120.00	\$ 30,000.00
3	FLARED END SECTION, 12"	3	EA	\$ 2,400.00	\$ 7,200.00
4	CONSTRUCTION LAYOUT	1	LS	\$ 5,000.00	\$ 5,000.00
5	EARTH EXCAVATION	450	CY	\$ 45.00	\$ 20,250.00
6	TOPSOIL, FURNISH AND PLACE, 6"	689	SY	\$ 25.00	\$ 17,225.00
7	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	1	EA	\$ 2,000.00	\$ 2,000.00
8	CURB AND GUTTER, REMOVAL AND REPLACEMENT, LESS THAN OR EQUAL TO 10 FT	10	LF	\$ 110.00	\$ 1,100.00
9	RESTORATION COMPLETE	1	LS	\$ 7,500.00	\$ 7,500.00
10	PAVEMENT PATCHING, TYPE I, 12 INCH	5	SY	\$ 1,500.00	\$ 7,500.00
11	MOBILIZATION	1	LS	\$ 4,500.00	\$ 4,500.00
Subtotal					\$ 102,275.00
Contingency 30%					\$ 30,682.50
Total					\$ 132,957.50

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG's rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG's opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG's opinion of probable construction cost.

MUNDELEIN WELLINGTON AVENUE DRAINAGE STUDY ALTERNATIVE 2
CONCEPT ENGINEER'S OPINION OF PROBABLE COSTS (EOPCC)

HR Green Job # 2403389

Prepared date: 01/03/2025

Prepared by: Kyle Jenkins

Checked by: Andrea Pracht



ITEM NO	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT COST	TOTAL COST
1	STORM SEWERS, CLASS A, TYPE 1, 12" RCP	275	LF	\$ 120.00	\$ 33,000.00
3	FLARED END SECTION, 12"	3	EA	\$ 2,400.00	\$ 7,200.00
4	CONSTRUCTION LAYOUT	1	LS	\$ 5,000.00	\$ 5,000.00
5	EARTH EXCAVATION	450	CY	\$ 45.00	\$ 20,250.00
6	TOPSOIL, FURNISH AND PLACE, 6"	689	SY	\$ 25.00	\$ 17,225.00
7	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	1	EA	\$ 2,000.00	\$ 2,000.00
8	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	1	EA	\$ 3,000.00	\$ 3,000.00
9	CURB AND GUTTER, REMOVAL AND REPLACEMENT, LESS THAN OR EQUAL TO 10 FT	10	LF	\$ 110.00	\$ 1,100.00
10	RESTORATION COMPLETE	1	LS	\$ 7,500.00	\$ 7,500.00
11	PAVEMENT PATCHING, TYPE I, 12 INCH	10	SY	\$ 1,500.00	\$ 15,000.00
12	MOBILIZATION	1	LS	\$ 5,563.75	\$ 5,563.75
				Subtotal	\$ 116,838.75
				Contingency 30%	\$ 35,051.63
				Total	\$ 151,890.38

Does not include easement acquisition.

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG's rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG's opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG's opinion of probable construction cost.

**MUNDELEIN WELLINGTON AVENUE DRAINAGE STUDY ALTERNATIVE 3
CONCEPT ENGINEER'S OPINION OF PROBABLE COSTS (EOPCC)**

HR Green Job # 2403389

Prepared date: 01/03/2025

Prepared by: Kyle Jenkins

Checked by: Andrea Pracht



ITEM NO	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT COST	TOTAL COST
1	STORM SEWERS, CLASS A, TYPE 1, 12" RCP	75	LF	\$ 120.00	\$ 9,000.00
2	STORM SEWERS, CLASS A, TYPE 1, 24" RCP	510	LF	\$ 140.00	\$ 71,400.00
3	FLARED END SECTION, 12"	2	EA	\$ 2,400.00	\$ 4,800.00
4	FLARED END SECTION, 24"	2	EA	\$ 3,200.00	\$ 6,400.00
5	CONSTRUCTION LAYOUT	1	LS	\$ 5,000.00	\$ 5,000.00
6	EARTH EXCAVATION	448	CY	\$ 45.00	\$ 20,160.00
7	TOPSOIL, FURNISH AND PLACE, 6"	1813	SY	\$ 25.00	\$ 45,325.00
8	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	1	EA	\$ 2,000.00	\$ 2,000.00
9	INLETS, TYPE A, TYPE 1 FRAME, OPEN LID	2	EA	\$ 3,000.00	\$ 6,000.00
10	RESTORATION COMPLETE	1	LS	\$ 12,500.00	\$ 12,500.00
11	CURB AND GUTTER, REMOVAL AND REPLACEMENT, LESS THAN OR EQUAL TO 10 FT	10	LF	\$ 110.00	\$ 1,100.00
12	PAVEMENT PATCHING, TYPE I, 12 INCH	10	SY	\$ 1,500.00	\$ 15,000.00
13	MOBILIZATION	1	LS	\$ 9,934.25	\$ 9,934.25
				Subtotal	\$ 208,619.25
				Contingency 30%	\$ 62,585.78
				Total	\$ 271,205.03

Does not include easement acquisition.

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG's rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG's opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG's opinion of probable construction cost.

**MUNDELEIN WELLINGTON AVENUE DRAINAGE STUDY ALTERNATIVE 4
CONCEPT ENGINEER'S OPINION OF PROBABLE COSTS (EOPCC)**

HR Green Job # 2403389

Prepared date: 01/03/2025

Prepared by: Kyle Jenkins

Checked by: Andrea Pracht



ITEM NO	ITEM DESCRIPTION	TOTAL QUANTITY	UNIT	UNIT COST	TOTAL COST
1	STORM SEWERS, CLASS A, TYPE 1, 12" RCP	250	LF	\$ 120.00	\$ 30,000.00
2	FLARED END SECTION, 12"	3	EA	\$ 2,400.00	\$ 7,200.00
3	CONSTRUCTION LAYOUT	1	LS	\$ 5,000.00	\$ 5,000.00
4	EARTH EXCAVATION	1222	CY	\$ 45.00	\$ 54,990.00
5	TOPSOIL, FURNISH AND PLACE, 6"	900	SY	\$ 25.00	\$ 22,500.00
6	PROPOSED STORM SEWER CONNECTION TO EXISTING MANHOLE	1	EA	\$ 2,000.00	\$ 2,000.00
7	CURB AND GUTTER, REMOVAL AND REPLACEMENT, LESS THAN OR EQUAL TO 10 FT	10	LF	\$ 110.00	\$ 1,100.00
8	RESTORATION COMPLETE	1	LS	\$ 12,500.00	\$ 12,500.00
9	PAVEMENT PATCHING, TYPE I, 12 INCH	5	SY	\$ 1,500.00	\$ 7,500.00
10	MOBILIZATION	1	LS	\$ 7,000.00	\$ 7,000.00
11	ACQUISITIONS	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
Subtotal					\$ 1,149,790.00
Contingency 30%					\$ 344,937.00
Total					\$ 1,494,727.00

Project Assumptions/Notes/Comments:

HRG is not a construction cost estimator or construction contractor, nor should HRG's rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. HRG's opinion will be based solely upon his or her own experience with construction. This requires HRG to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which HRG has no control. Given the assumptions which must be made, HRG cannot guarantee the accuracy of his or her opinions of cost, and in recognition of that fact, the CLIENT waives any claim against HRG relative to the accuracy of HRG's opinion of probable construction cost.

To: Mayor and Board of Trustees

From: Margarita OROZCO, PT Office Clerk

For: Village Board Meeting of June 9, 2025

Subject: Resolution - Water Resource Recovery Facility - Phosphorus Removal Chemical

Financial Impact:

\$130,000 - 500-453-47051 - Tertiary Treatment

Attachments:

1. R-25-06-38 - Exhibit A - Chemtrade Quote Dated 05.13.25

Background:

The Water Resource Recovery Facility treats approximately 2.5 million gallons of wastewater per day, on average. Treating wastewater includes removing phosphorus, mandated by the IEPA to reduce algae blooms and improve water quality. Aluminum chloride hydroxide sulfate is added mid-treatment to remove phosphorus before the cleaned water is discharged into the Des Plaines River.

Chemtrade Chemicals US LLC. has provided a proposal for a form of aluminum chloride hydroxide sulfate, at \$0.32/lb. Over 400,000 lbs. of HYPER+ION 5800 is needed annually to treat Mundelein's wastewater. Staff prefer to use HYPER+ION 5800 because it has shown the most consistent and best results for phosphorus removal at Mundelein's treatment plant. Therefore, staff recommend waiving bids and accepting the proposal from Chemtrade Chemicals US LLC. to provide HYPER+ION 5800.

Recommendation:

Motion to adopt a Resolution waiving bids, accepting a proposal from Chemtrade Chemicals US LLC. from Detroit, MI, for phosphorus removal chemicals, and approving the purchase order number 26-00272 in the amount of \$130,000.00.

I hereby certify that the attached is an original of

Resolution No. R-25-06-38

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-38

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM CHEMTRADE CHEMICALS US LLC., OF DETROIT, MI, FOR PHOSPHORUS REMOVAL CHEMICALS, AND APPROVING THE PURCHASE ORDER 26-00272 IN THE AMOUNT OF \$130,000.00

WHEREAS, Illinois Compiled Statutes 65 ILCS 5/8-9-1 provides that a contract in which the expense to be incurred by a municipality exceeds \$25,000 shall be competitively bid, except that such contract may be entered into by the proper municipal officers without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, the wastewater treatment process includes removing phosphorus; and

WHEREAS, the IEPA requires the removal of phosphorus; and

WHEREAS, Mundelein utilizes HYPER+ION 5800, a form of aluminum chloride hydroxide sulfate, to remove phosphorus from its wastewater; and

WHEREAS, over 400,000 lbs of HYPER+ION 5800 are used annually to remove phosphorus from Mundelein's wastewater; and

WHEREAS, Chemtrade Chemicals US LLC. is the preferred vendor because they are the only company that supplies HYPER+ION 5800, which has provided the best results for phosphorus removal at Mundelein's wastewater treatment plant.

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

SECTION I: The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for the supply of the phosphorus removal chemical HYPER+ION 5800.

SECTION II: The proposal submitted by Chemtrade Chemicals US LLC., for HYPER+ION 5800 at \$0.32/lb, a copy of which is attached hereto as **Exhibit A**, is accepted.

SECTION III: A purchase order in the amount of \$130,000.00 is hereby approved.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None

NAYS: None

ABSTAIN: None

ABSTAIN: None

President

Monday, June 9, 2025

Monday, June 9, 2025

Village Clerk



90 East Halsey Road, Suite 200
Parsippany, NJ 07054

May 13, 2025

Paul Cacioppo
Village of Mundelein Wastewater Treatment Plant
1610 S. Milwaukee Avenue
Village of Mundelein, IL 60048

Dear Paul,

Chemtrade appreciates the opportunity to supply the Village of Mundelein's phosphorus removal chemical requirements. Below is Chemtrade twelve month supply offer for bulk trucks of HI 5800 to the Village of Mundelein.

Chemtrade Water Chemicals Price Quote

Customer/Ship-To:	Village of Mundelein, WI
Product:	Hyper+lon 5800 Bulk (14100)
Price:	\$0.32/Lb (Liq As-Is)
Freight Surcharge:	N/A - Municipality
Validity:	5/15/25 - 5/31/26
Shipment Quantity:	Full Truckload - 44,000+ Lbs
Estimated Volume:	160 Tons
Supply Plant:	East St. Louis, IL (2222)
Lead Time:	5-10 Days
Freight Terms:	Delivered to Mundelein, WI (ZLB TT)
Payment Terms:	Net 30 days – Chemtrade Terms & Conditions apply to any resulting order www.chemtradelogistics.com/main/products/chemtrade-terms-and-conditions/
Price Notification:	All past quotations for the product quoted to the ship-to location are void upon the effective date of the included price.
Quote Validity:	Quote valid for 30 days. Quote validity dates are not a guarantee of price firmness, and pricing may be adjusted at any time with notice.

Greatly appreciate your continued support.

Cory Krobot
Account Manager
847-910-3547
ckrobot@chemtradelogistics.com
Chemtrade Logistics, LLC.

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Fiscal Year 2024 Audited Financial Reports

Financial Impact:

N/A

Attachments:

None

Background:

Recommendation:

Motion to accept the Fiscal Year 2024 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Governing Body

Financial Impact:

\$3,386,983.84

Attachments:

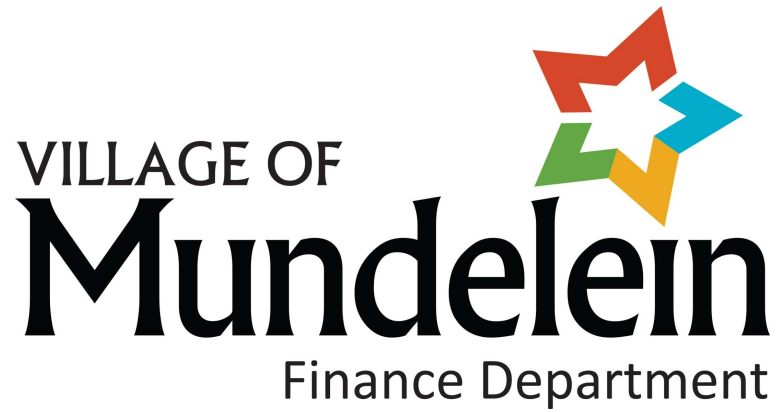
1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between May 13, 2025 and ending June 9, 2025 in the amount of \$3,386,983.84.



GOVERNING BODY

DISBURSEMENTS REPORT

JUNE 9, 2025

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank ONMFT OLD NATIONAL-MFT					
05/27/2025	11005	857	GEWALT HAMILTON ASSOC INC	DESIGN ENGINEERING SERVICES AGREEMENT 2 2025 MFT JOINT RESURFACING DOCUMENTATIO	322.50 2,150.00 <u>2,472.50</u>
05/27/2025	11006	1793	PETER BAKER & SON CO.	CONTRACT WITH PETER BAKER & SON CO. FOR	<u>91,457.38</u>
ONMFT TOTALS:					
Total of 2 Checks:					93,929.88
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					<u>93,929.88</u>
Bank POOL MUNDELEIN COMMUNITY BANK					
05/16/2025	28(E)	227	BANKCARD PROCESSING CTR	APRIL 2025 CREDIT CARD	16,378.45
05/29/2025	29(E)	8305	HOME DEPOT CREDIT SVCS.	JANITORIAL SUPPLIES	65.85
05/29/2025	30(E)	8305	HOME DEPOT CREDIT SVCS.	MATERIAL FOR PAINTING SHELVING IN METRA POWER SUPPLY FOR DESK IN SHOP LUMBER FOR CONCRETE FORMING MATERIALS AND PARTS FOR STAGE REHAB GRINDING DISCS MATERIAL FOR PD LUMBER FOR FORMING CONCRETE BATTERIES POTTING SOIL FOR UPTOWN FLOWER POTS REPLACEMENT SOFFIT FIRE BRUSHLESS MOTOR DRIVERS NAILS FOR CONCRETE FORMING IMPACT WRENCH FOR TRUCK #102 CUT OFF SAW TOOLS FY25 WWTP SUPPLIES WWTP SUPPLIES FY 2025 REPLACEMENT DRILL BATTERIES AN WIRE FOR STREETLIGHTS TRANSFER PUMP TOOL ONLY FY25 RETURN	33.96 61.71 102.00 535.29 23.65 6.72 122.40 10.87 239.64 33.14 435.99 4.46 429.00 769.00 33.94 6.98 28.84 480.30 119.00 229.00 (12.98) <u>3,692.91</u>
05/30/2025	31(E)	8305	HOME DEPOT CREDIT SVCS.	SEALANT FOR MANHOLE FRAMES FY25 PREP SUPPLIES	131.76 13.96 <u>145.72</u>
05/29/2025	32(E)	1263	LAKE COUNTY COLLECTOR	LAKE CO FY24 TAX BILLS	718.34
05/29/2025	33(E)	8762	IL DEPT OF EMPLOYMENT SECURIT	UNEMPLOYMENT INSURANCE PAYMENT Q1 2025	14,680.00
05/29/2025	34(E)	1120	IRMA	MARCH 2025 DEDUCTIBLE CREDIT MEMO - MARCH 2025 DEDUCTIBLE	18,972.56 (16.43) <u>18,956.13</u>

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
05/29/2025	35(E)	126	AMALGAMATED BANK OF CHGO	DEBT SERVICE PRINCIPAL AND INTEREST FOR DEBT SERVICE PRINCIPAL AND INTEREST FOR	65,700.00 547,415.63
					<u>613,115.63</u>
06/02/2025	36(E)	14237	INTERGOVERNMENTAL PERSONNEL	IPBC INSURANCE PAYMENT JUNE 2025	354,899.10
06/04/2025	37(E)	495	CHICAGO TITLE COMPANY	PURCHASE OF 437 NORTH CHICAGO AVENUE	740,000.00
05/16/2025	21016	2253	U.S. POSTAL SERVICE	MAILING OFWATER CCR REPORT	2,700.00
05/27/2025	21017	0000014385	A+ POWER SPORTS & TRAILER SAL UTV		18,716.99
05/27/2025	21018	105	ACE HARDWARE OF LIBERTYVILLE	SUPPLIES TRUCK 438 SANDPAPER SANDPAPER WALL PLATE FOR PW CONFERENCE ROOM YARD WASTE BAGS FOR A-MAY-ZING MUNDELEI YARD WASTE BAGS FOR A-MAY-ZING MUNDELEI	8.09 5.93 18.15 1.25 134.55 26.91
					<u>194.88</u>
05/27/2025	21019	2413	AL WARREN OIL CO., INC	Blanket purchase order to cover FY25 bu Blanket purchase order to cover FY25 bu	6,626.16 14,681.70
					<u>21,307.86</u>
05/27/2025	21020	142	AMERICAN NATL SPRINKLER & LIG	IRRIGATION REPAIRS AT VH IRRIGATION MAINT AT COURTLAND COMMONS	525.15 146.95
					<u>672.10</u>
05/27/2025	21021	13395	AMERICAN RESPONSE VEHICLES IN	CS A21 COMPARTMENT SWITCH	36.35
05/27/2025	21022	0000014383	ASSESSMENT FIRST LLC	DATA MINING PHASE 2 FOR SECURITY EVENT	54,924.62
05/27/2025	21023	7652	AT&T	LAST BILL FOR PD T1 LINE	2,720.47
05/27/2025	21024	6631	AT&T LONG DISTANCE	LONG DISTANCE VILLAGE WIDE	471.34
05/27/2025	21025	768	AT&T MOBILITY	TABLET AND FLEET CHARGES CELL SERVICE VILLAGE WIDE	2,512.28 6,147.51
					<u>8,659.79</u>
05/27/2025	21026	1756	ATLAS CAR WASH	APRIL 2025 CAR WASH	8.00
05/27/2025	21027	0000014409	AZTEC FENCE COMPANY, INC	FENCE AT PW FOR SEIZED VEHICLES	6,800.00
05/27/2025	21028	265	BADGER METER, INC.	APRIL HOSTING	717.10
05/27/2025	21029	0000014407	BENDPAK, INC	1500 LB CAPACITY CAR DOLLIES	840.00
05/27/2025	21030	0000014394	BERG-JOHNSON ASSOCIATES, INC.	REPAIR/REPLACEMENT OF MAG METERS FOR WI	19,929.00
05/27/2025	21031	315	BLACKBURN MFG. CO.	JULIE FLAGS	371.43
05/27/2025	21032	0000014365	BLUE FORCE GEAR, INC	MICRO NANO TRAUMA KIT NANO	809.32
05/27/2025	21033	331	BONNELL INDUSTRIES, INC.	FY25 PLOW BLADES	1,073.40
05/27/2025	21034	14249	BS&A INTERMEDIATE LLC		562.00

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
				APRIL 25 UB ACH/DEBIT CARD FEES	370.50
					932.50
05/27/2025	21035	8213	BURKE, WARREN, MACKAY & SERRI	LEGAL FEES - MARCH 2025 - FLAHERTY & CO	40,516.00
				LEGAL FEES - MARCH 2025 - CONCEPT #2021	1,695.00
				LEGAL FEES - MARCH 2025 - IVANHOE VILLA	7,530.00
					49,741.00
05/27/2025	21036	450	CENTRAL LAKE COUNTY JAWA	FEB TO APRIL LABS JAWA	144.00
05/27/2025	21037	2778	CERTIFIED POWER INC.	FY25 427 VALVE HARNESS	639.12
05/27/2025	21038	4219	CHRISTOPHER B BURKE ENGINEERI	PROFESSIONAL DESIGN ENGINEERING SERVICE	16,607.50
				PROF ENG SVCS RELATED TO IEPA PUBLIC WA	1,331.56
					17,939.06
05/27/2025	21039	535	COMED	ENERGY CHARGES APRIL 2025-3811 MELODY S	63.09
				ENERGY CHARGES APRIL 2025-3332 EPSTEIN	63.09
				ENERGY CHARGES APRIL 2025-22 E PARK ST	33.43
				ENERGY CHARGES APRIL 2025-99 HAMMOND	246.89
				ENERGY CHARGES MARCH 2025-301 ARCHER AV	1,152.48
				ENERGY CHARGES APRIL 2025-301 ARCHER AV	1,400.69
					2,959.67
05/27/2025	21040	542	CONCENTRIC INTEGRATION	WATER PHASE 2 CONTROL UPGRADES TO THREE	8,900.00
				REPLACEMENT OF THE WASTEWATER PLC SYSTE	7,482.00
				REPLACEMENT OF THE WASTEWATER PLC SYSTE	46,388.40
				WATER PHASE 2 CONTROL UPGRADES TO THREE	13,350.00
					76,120.40
05/27/2025	21041	9495	CONSTELLATION NEWENERGY	ENERGY CHARGES MARCH 2025	3,809.65
05/27/2025	21042	8166	CULLIGAN OF WHEELING	WWTP SUPPLIES	371.00
05/27/2025	21043	205	CUTLER WORKWEAR	B LOWRY BOOTS	116.98
05/27/2025	21044	14280	CYBERCLAN-LISLE EXECUTIVE CNT	MANAGED DETECTION SIEM - MARCH AND APRI	40,865.00
05/27/2025	21045	617	DELL MARKETING L.P.	COMPUTER FOR SGTS AREA	844.93
05/27/2025	21046	3994	DIRECT FITNESS SOLUTIONS, LLC	REPAIR TO BELT ON FITNESS EQUIPMENT	50.00
				FITNESS EQUIPMENT PREVENTATIVE MAINT -	520.00
					570.00
05/27/2025	21047	14269	DOTY & SONS CONCRETE PRODUCTS	PLANTERS FOR COURTLAND COMMONS	1,676.00
05/27/2025	21048	99997	FERNANDO & JESSICA LORENZO		500.00
05/27/2025	21049	4982	FREMONT PUBLIC LIBRARY	TIF REIMBURSEMENT-CARDINAL SQUARE AND F	15,578.71
05/27/2025	21050	857	GEWALT HAMILTON ASSOC INC	ENGINEERING DESIGN	810.00
				CONTRACT FOR FY25 ON-CALL ENGINEERING S	2,000.00

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
				CONTRACT FOR FY25 ON-CALL ENGINEERING S	3,392.50
				ENGINEERING SERVICE AGREEMENT FOR THE E	7,396.00
				PROFESSIONAL DESIGN ENGINEERING SERVICE	10,320.00
				2025 (FY26) DESIGN ENGINEERING SERVICES	2,384.75
					<u>26,303.25</u>
05/27/2025	21051	910	HACH COMPANY, INC.	DO PROBE WITH LUMINESCENT DISSOLVED OXY	9,714.00
05/27/2025	21052	2098	HR GREEN COMPANY	UPDATE THE VILLAGE WATER MODEL AND PREP	463.50
05/27/2025	21053	0000014378	IDENTITY THEFT GUARD SOLUTION	MARCH 2025 ENROLLMENTS	155.88
05/27/2025	21054	14184	IGS ENERGY	GAS CHARGES-APRIL 2025	5,093.27
05/27/2025	21055	9032	IMPACT NETWORKING LLC	PRINTER SERVICE	220.86
05/27/2025	21056	10310	J.G. UNIFORMS, INC	OFFICER CHRABOT PANTS	178.00
05/27/2025	21057	7300	KEITH R. ELMS		25.00
05/27/2025	21058	14038	KEVIN WALSH EXCAVATING, INC	SAND WWTP FY 25	1,964.60
05/27/2025	21059	10432	KIMLEY-HORN & ASSOCIATES INC.	PROFESSIONAL CONSULTING SERVICES - BEEL	8,700.00
05/27/2025	21060	5851	LAKE COUNTY DOOR CO.	REPLACE TWO NEW COMMERCIAL OVERHEAD DOO	5,200.00
05/27/2025	21061	7575	LALUZERNE & SMITH, LTD.	LEGAL FEES - APRIL 2025	1,165.00
05/27/2025	21062	12525	LAUTERBACH & AMEN, LLP	FY24 AUDIT FINAL & TIF REPORTS	2,530.00
05/27/2025	21063	6445	LIBERTYVILLE LINCOLN SALES IN	SQUAD 4 FUEL FILLER NECK	268.00
05/27/2025	21064	14339	LINDE GAS & EQUIPMENT INC	C02 TANK REGULAR AND HOSE REPLACEMENT	89.64
05/27/2025	21065	4798	MASTER CLEANERS	DRY CLEANING APRIL 2025	427.65
05/27/2025	21066	14303	MCDONALD HOPKINS LLC	FOR PROFESSIONAL SERVICES RENDERED THRO	7,644.00
05/27/2025	21067	14022	MCDONALD'S #4532	PRISONER MEALS APRIL 2025	28.08
05/27/2025	21068	8442	MENARD, INC	SHOP MAINT MATERIAL	19.59
				FY25 TARP HOOKS	9.90
				FY25 BUFFING COMPUND	71.46
					<u>100.95</u>
05/27/2025	21069	1456	MIDWEST HOSE AND FITTINGS INC	HYDRANT HOSE	9.80
05/27/2025	21070	10402	MIDWEST SNOW SOLUTIONS, INC.	SNOW AND ICE CONTROL SERVICES - ZONE 7.	1,085.00
05/27/2025	21071	0000014416	MILWAUKEE INSTITUTE OF ART &	MAC SCHOLARSHIP 2025 - MATTEO - MIAD	1,000.00
05/27/2025	21072	8769	MNJ TECHNOLOGIES DIRECT	TONER FOR WATSON AND HOUSE PRINTERS	1,916.00
05/27/2025	21073	6198	MOTOROLA SOLUTIONS STARCOM21	SPARE BATTERY PACK & ADD'L MIC'S FOR PO	1,299.66
05/27/2025	21074	789	MUNICIPAL GIS PARTNERS, INC	GIS STAFFING SERVICES. BOARD APPROVED	12,022.24
05/27/2025	21075	4778	NAPA LIBERTYVILLE	MC FY25 POWER PROBE	208.04
				PINTLE HOOK	309.71
				CAR 901 BRAKES	150.99
				PINTLE HITCHES	619.42
				CAR 901 ROTORS	111.00
				SHOP TOWELS	7.58
				OIL FILTER	45.90
				BACKHOE 144 PM FILTERS	102.45
				AMB 342 BRAKE FLUID	37.28
				CS A21 OIL FILTER	18.44
				RETURN 901	(111.00)
					<u>1,499.81</u>

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
05/27/2025	21076	10270	NICOR GAS COMPANY	GAS CHARGES APRIL 2025-2810 W RT 60	58.22
				GAS CHARGES - APRIL 2025 - 3716 CANTON	57.58
				GAS CHARGES-APRIIL 2025-3585 GRAND DOM	58.58
					174.38
05/27/2025	21077	8282	NORTH AMERICAN SAFETY	FY 2025 TRAFFIC SAFETY CONES ACCOUNT B	1,926.44
05/27/2025	21078	1670	NORTH SHORE GAS	GAS CHARGES APRIL 2025 - 801 E ALLANSON	63.23
				GAS CHARGES APRIL 2025-300 PLAZA CR	2,287.54
				GAS CHARGES APRIL 2025-301 N ARCHER	540.66
				GAS CHARGES APRIL 2025-22 E PARK ST	72.70
					2,964.13
05/27/2025	21079	14036	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES - VILLAGE HALL	77.28
				OFFICE SUPPLIES - VILLAGE HALL	6.67
				TRAINING ROOM SUPPLIES	125.24
				TRAINING ROOM OFFICE SUPPLIES	159.92
				RECORDS OFFICE SUPPLIES	274.48
				RECORDS OFFICE SUPPLIES	12.89
				RECORDS OFFICE SUPPLIES	55.38
					711.86
05/27/2025	21080	7985	OTTOSEN DINOLFO HASENBALG & C MUNDELEIN F&PC RETAINER		1,000.00
					850.00
					1,850.00
05/27/2025	21081	1810	PACE ANALYTICAL SERVICES	APRIL SAMPLES	530.00
05/27/2025	21082	5344	PAGE'S HEALTHY PAWS	DOG FOOD FOR MILLIE	29.86
05/27/2025	21083	1793	PETER BAKER & SON CO.	FY 2025 ASPHALT FOR ROAD PATCHING	566.69
05/27/2025	21084	6794	PROMOTIONAL PRODUCTS CO-OP LL	FY25 HATS	328.80
05/27/2025	21085	1850	PROSAFETY INC.	SAFETY VESTS	218.55
05/27/2025	21086	12265	QUICKET SOLUTIONS	6 MONTH SUBSCRIPTION FOR QUICKET PLATFO	12,720.00
05/27/2025	21087	0000014404	RAISING CHICAGOS CONCRETE INC	EMERGENCY REPAIR AT FIRE STATION #1 TO	5,287.00
05/27/2025	21088	1921	RAY O'HERRON CO.	NIPAS UNIFORM AND EQUIPMENT ORDER OFFIC	3,900.00
				UNITED SHIELD MOLLE VEST/ARMOR - OFFICE	1,576.00
					5,476.00
05/27/2025	21089	14278	RYAN, LLC	IVANHOE VILLAGE FINANCIAL REVIEW CONSUL	7,930.00
05/27/2025	21090	5631	STREICHER'S INC	NIPAS UNIFORM AND EQUIPMENT ORDER FOR O	7,776.29
				NEW NIPAS OFFICER UNIFORM/EQUIPMENT ORD	132.97
					7,909.26
05/27/2025	21091	5632	STRYKER SALES LLC	PART TO FIX COT	27.32
05/27/2025	21092	11925	TERMINAL SUPPLY CO.	ELECTRICAL TERMINAL REFILLS	130.71
05/27/2025	21093	6095	THOMSON REUTERS	2024 - 2025 BACKGROUND CHECKS	299.73

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

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Bank POOL MUNDELEIN COMMUNITY BANK					
05/27/2025	21094	8705	TRANE U.S. INC.	FILTERS ABC BULDING	629.38
05/27/2025	21095	2241	TRANS UNION LLC	2024 - 2025 FINANCIAL BACKGROUND CHECKS	148.92
05/27/2025	21096	2342	VILLAGE OF LIBERTYVILLE	WWTP WATER SUPPLY	42.45
				WATER SERVICE SUPPLY	32.94
					<u>75.39</u>
05/27/2025	21097	2704	VILLAGE OF MUNDELEIN	PETTY CASH REIMBURSEMENT	65.00
05/27/2025	21098	0000014403	WATERLY, INC	DATA STORAGE SOFTWARE FOR WATER & WASTE	15,740.00
05/27/2025	21099	14216	YELLOWSTONE LANDSCAPE, INC.	SNOW AND ICE CONTROL SERVICES - ZONE 8	714.00
05/27/2025	21100	105	ACE HARDWARE OF LIBERTYVILLE	FASTENERS FOR STREETLIGHTS	5.16
				COMMAND HOOKS FOR KEYS	12.59
				VAC 549 ADHESIVE	10.78
				COMPACTOR TUBING	5.35
				STAPLES	6.83
				FY 2026 SPRAY PUMP FOR ASPHALT RELEASE	30.99
				FY 2026 REPLACEMENT HOSE NOZZLE FOR WA	14.39
				SUPPLIES FOR BANNER MAINT	67.48
				SHOP SUPPLIES FM	86.08
				DRILL BIT EXTENSION	15.29
				SQUAD 32 WEATHERSTRIPPING	16.19
				ENGINE 319 HARDWARE	11.92
				FY 2026 CONCRETE PATCH FOR CURBS	26.98
				PROPANE FOR FLOOR SRUBBER	41.77
				CARPET TAPE OPEN HOUSE	15.82
				SUPPLIES TO CLEAN GROUT IN BRICK	12.58
				FY 2026 POTTING SOIL FOR UPTOWN FLOWER	152.91
					<u>533.11</u>
05/27/2025	21101	14202	AMAZON CAPITAL SERVICES, INC.	MAGNET MOUNTS	24.68
				COFFEE CREAMER	19.98
				SUGAR	35.99
				POP UP TENTS FOR EVENTS	263.92
				POPCORN BAGS	12.99
				SUPPLIES EYE SAFETY GLASS CLEANER	32.37
				OPEN HOUES GIVEAWAYS	176.38
				WWTP SUPPLIES	56.30
				PARTS FOR FAKE FIRE PIT , OPEN HOUSE	16.99
				GIFTS OPEN HOUSE	28.99
				KIDS GIFTS OPEN HOUSE	54.97
					<u>723.56</u>
05/27/2025	21102	142	AMERICAN NATL SPRINKLER & LIG	IRRIGATION START UP AT 176 STATION	100.00
				IRRIGATION START UP VH	400.00
				IRRIGATION START UP COURTLAND COMMONS	450.00
					<u>950.00</u>

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Bank POOL MUNDELEIN COMMUNITY BANK					
05/27/2025	21103	0000014415	APWA-CHICAGO METRO CHAPTER	ROADEO COMPETITION	340.00
05/27/2025	21104	14030	AZTECA SYSTEMS HOLDINGS, LLC	CITYWORKS ASSET MANAGEMENT SOFTWARE. YE	72,450.00
05/27/2025	21105	10855	BATTERIES PLUS LLC	BATTERY FOR UPS AT LS#10	21.95
05/27/2025	21106	11295	BLACK BOX NETWORK SERVICES	ANNUAL SUPPORT FOR PD SHORTEL PHONE SYS	5,410.00
05/27/2025	21107	14076	BRAD MANNING FORD INC	SQUAD 4 EVAP REPAIR	738.95
05/27/2025	21108	446	CENTRAL POLYGRAPH SERVICE	BFPC FIRE APPLICANT POLYGRAPHS	840.00
05/27/2025	21109	495	CHICAGO TITLE COMPANY	EARNST MONEY FOR THE PURCHASE OF 437 N	10,000.00
05/27/2025	21110	14080	CIVICPLUS, LLC	ANNUAL RENEWAL FOR NEXTREQUEST FOIA SOF	9,247.77
05/27/2025	21111	11620	COMLABS GOVERNMENT SYSTEMS	ANNUAL LICENSE FOR EMNET	879.00
05/27/2025	21112	14051	COMMERCIAL TIRE SERVICE, INC	SQUAD TIRES	891.00
05/27/2025	21113	542	CONCENTRIC INTEGRATION	GE SUPPORT RENEWAL	7,439.39
				SCADA CONSULTING	200.00
					7,639.39
05/27/2025	21114	4007	CONSERV FS, INC	RESTORATION MATERIAL	166.40
05/27/2025	21115	205	CUTLER WORKWEAR	FY 2026 BOOTS FOR UTILITIES DIVISION SE	143.95
				BRIAN JEANS	67.47
				JASON JEANS	161.96
				JEANS FOR DAKOTA	22.49
				KYLE BOOTS	225.00
				BOOTS 606	161.95
				BOOTS AND PANTS 607	305.92
				NG CLOTHING ALLOWANCE	224.92
					1,313.66
05/27/2025	21116	7410	DAHME ENTERPRISES INC.	SLUDGE HAULING	16,366.00
05/27/2025	21117	7552	DAVID A. DINASO	SPRING INTO SUMMER EVENT	500.00
05/27/2025	21118	5785	FBI-LEEDA	FBI-LEEDA TRAINING REGISTRATION COMMAND	795.00
05/27/2025	21119	4561	FIRE SERVICE INC	ENG 311 SIREN PEDALS	353.75
				CREDIT	(114.19)
				CREDIT	(15.34)
					224.22
05/27/2025	21120	14156	FORCE AMERICA DISTRIBUTING LL	TRUCK 435 FLOWMETER	631.66
05/27/2025	21121	14121	GENERAL COMMUNICATIONS, INC	SALLY PORT DOOR MAINTENANCE	275.00
05/27/2025	21122	6484	GFL ENVIRONMENTAL SERVICES US	OIL FILTERS DISPOSAL	43.73
05/27/2025	21123	3215	GRAINGER	SQUAD 32 TANK MOUNTS	123.52
				WWTP TOOLS	585.75
					709.27
05/27/2025	21124	13135	GRIMCO, INC	FY 2026 INK FOR SIGN SHOP PRINTER	715.70
				FY 2026 CREDIT FOR OVERPAYMENT	(6.93)
					708.77
05/27/2025	21125	910	HACH COMPANY, INC.	PHOSPHAX SERVICE AGREEMENT	12,557.00

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Bank POOL MUNDELEIN COMMUNITY BANK					
05/27/2025	21126	1025	HYDRAULIC SERVICES	3 TON HYDRAULIC FITTINGS	232.34
05/27/2025	21127	6677	I-PAC	IPAC MEMBERSHIP DUES	100.00
05/27/2025	21128	7720	ID NETWORKS INC.	ANNUAL SERVICE MAINTENANCE FEE FOR THE GUARDIAN CLEANING AND SILOCONE SUPPLY K	4,900.00 192.00
					<u>5,092.00</u>
05/27/2025	21129	1035	ILCMA	JOB POSTING: PWE UTILITIES SUPERINTENDE	50.00
05/27/2025	21130	5837	ILLINOIS LEAP	ILLEAP CONFERENCE WATSON	339.00
05/27/2025	21131	11745	IMAGING ESSENTIALS INC	LARGE COPIER/SCANNER	250.00
05/27/2025	21132	14102	INFOSEND, INC.	POSTAGE/PRINTING CHARGES FOR UTILITY BI	3,979.18
05/27/2025	21133	10310	J.G. UNIFORMS, INC	OFFICER GOPAR GLOVES TACTICAL RESPONSE TEAM PATCHES CREDIT MEMO - OFFICER CALLAS RETURNED U	49.90 156.25 (152.00)
					<u>54.15</u>
05/27/2025	21134	10628	JAMES P. TAN	CONCERTS IN THE PARK BAND	1,800.00
05/27/2025	21135	1160	JAY-R'S STEEL & WELDING INC		930.00
05/27/2025	21136	13505	JESSICA SEXTON	J. SEXTON TUITION REIMBURSEMENT PSPA699	1,065.42
05/27/2025	21137	4288	JOAN VASQUEZ		225.00
05/27/2025	21138	99997	JOHN & ERICA YOUNG		500.00
05/27/2025	21139	14066	JOHN ROGERS	JR ASE T7 REIMBURSEMENT	93.00
05/27/2025	21140	99998	KATHLEEN WOLL	CHIEF APPROVED REFUND CLERICAL ERROR FR	500.00
05/27/2025	21141	12245	L.E.A DATA TECHNOLOGIES	L.E.A. DATA TECH SOFTWARE UPDATE	105.00
05/27/2025	21142	1278	LAKE CO MAJOR CRIMES TASK FOR	2025 ASSESSMENT	2,050.00
05/27/2025	21143	1285	LAKE COUNTY MUNICIPAL LEAGUE	2025/2026 LCML ANNUAL DUES	2,466.35
05/27/2025	21144	3326	LAKELAND/LARSEN ELEVATOR CORP	QUARTERLY ELEVATOR MAINTENANCE AND ANNU	466.00
05/27/2025	21145	13340	LANDCARE USA LLC	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 CONTRACTUAL LANDSCAPE SERVICES - YEAR 2	2,499.25 22,458.00
					<u>24,957.25</u>
05/27/2025	21146	13655	LAWSON PRODUCTS, INC.	OIL PADS CS E19 CONNECTORS HAND CLEANER AMB 345 CABLE TIES TRUCK 450 HOSE CLAMPS	59.92 54.62 52.89 63.12 35.60
					<u>266.15</u>
05/27/2025	21147	8838	LEGACY FIRE APPARATUS	ENG 334 MARKER LIGHTS	255.83
05/27/2025	21148	6445	LIBERTYVILLE LINCOLN SALES IN	SQUAD 5 BELTS SQUAD 5 ORING KIT	77.73 20.30
					<u>98.03</u>
05/27/2025	21149	3540	M. E. SIMPSON CO. INC.	TESTING WATER METERS	935.00
05/27/2025	21150	5457	MABAS DIVISIONS 4	2025 MABAS & SRT DUES	10,113.00
05/27/2025	21151	14276	MATTHEW KERR	CONCERTS IN THE PARK BAND	1,500.00

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05/27/2025	21152	5833	MCAT	MEMBERSHIP FEE 2025 - 2026	500.00
05/27/2025	21153	1410	MCMaster CARR SUPPLY CO	ENG 319 HARDWARE	16.18
05/27/2025	21154	7980	MEADE, INC.	REPAIRS TO TRAFFIC SIGNAL	1,692.18
05/27/2025	21155	8442	MENARD, INC	WWTP SUPPLIES	72.37
				WWTP SUPPLIES	6.99
				WWTP SUPPLIES	26.02
					<u>105.38</u>
05/27/2025	21156	1385	MGN LOCK-KEY & SAFES INC.	KEY DUPLICATE	7.70
05/27/2025	21157	1089	MID AMERICAN WATER OF WAUCOND	8" HYMAX COUPLINGS REPLACE STOCK	2,312.00
05/27/2025	21158	1456	MIDWEST HOSE AND FITTINGS INC	TRACTOR 144 SUCTION HOSE	18.83
05/27/2025	21159	8769	MNJ TECHNOLOGIES DIRECT	MAINTENANCE KIT FOR FINANCE5 PRINTER	290.00
05/27/2025	21160	6198	MOTOROLA SOLUTIONS STARCOM21	STARCOM RADIO MONTHLY FEES	1,996.00
				STARCOM21 USER AGREEMENT	3,128.00
					<u>5,124.00</u>
05/27/2025	21161	3160	MUNDELEIN COMMUNITY CONNECTIO	2025/2026 ANNUAL CONTRIBUTION	20,000.00
05/27/2025	21162	8122	NAC SUPPLY, INC	MCD 2025 - LATH FOR SIGNS	166.50
05/27/2025	21163	4778	NAPA LIBERTYVILLE	SHOP RAGS	104.94
				BACKHOE 144 HYDRAULIC FILTER	53.91
				SQUAD 33 BATTERY	197.99
				ENG 317 BACKUP ALARM	42.25
				ENG 317 OIL FILTER	45.90
				ENG 311 HEADLIGHTS	32.38
				ENG 319 SPLIT LOOM	44.50
				LG TAHOE 5501 PM PARTS	160.97
				SQUAD OIL FILTERS	10.66
				TRUCK 430 OIL FILTER	5.33
				SQUAD OIL FILTERS	10.66
				TRUCK 428 OIL FILTER	5.33
				AMB 345 BRAKE PADS	118.92
				TRUCK 121 PM FILTERS	523.36
				TRUCK 102 FLOOR MATS	171.99
				CORE CREDIT 33	(18.00)
					<u>1,511.09</u>
05/27/2025	21164	10222	NORTH AMERICAN CORPORATION	CASCADE DISH WASHER PACKS (4 CASES)	301.88
05/27/2025	21165	1665	NORTH EAST MULTI-REGIONAL TRA	2025 - 2026 MEMBERSHIP FEES - 56 SWORN	5,320.00
				TRAINING - EVOC - OFFICER BURNHAM	350.00
					<u>5,670.00</u>
05/27/2025	21166	1705	NORTHEASTERN IL REGIONAL CRIM	MEMBERSHIP ASSESSMENT FYE26	49,078.00
05/27/2025	21167	1712	NORTHWESTERN UNIVERSITY	SCHOOL OF POLICE STAFF AND COMMAND - AU	4,600.00
05/27/2025	21168	0000014418	OUT OF THIS WORLD EMBROIDERY	OLD # 1 BIRTHDAY CELEBRATION	780.00
05/27/2025	21169	3174	PARTNERS & PAWS VET SRVCS, LL	K9 MILLIE EXAM AND MEDICATIONS	845.29

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05/27/2025	21170	1793	PETER BAKER & SON CO.	FY 2026 ASPHALT FOR ROAD PATCHING	735.66
				FY 2026 ASPHALT FOR ROAD PATCHING	1,081.46
					<u>1,817.12</u>
05/27/2025	21171	2846	PETERSEN EXCAVATING	GRAVEL	208.00
05/27/2025	21172	13422	POLICE LAW INSTITUTE	ANNUAL BLOODBORNE AND HAZMAT TRAINING	1,050.00
05/27/2025	21173	1922	RAY SCHRAMER & CO.		475.20
05/27/2025	21174	9713	RUSSO POWER EQUIPMENT	FY 2026 GAS FOR SMALL EQUIPMENT	99.99
05/27/2025	21175	2522	SAYERS	NETMOTION SUBSCRIPTION RENEWAL	2,280.00
05/27/2025	21176	9232	SCHANERS WASTE WATER	WWTP SUPPLIES	1,748.50
05/27/2025	21177	14072	SENTINEL EMERGENCY SOLUTIONS	CS E12 LIGHTS AND SWITCH	260.38
05/27/2025	21178	9786	SIGNARAMA LIBERTYVILLE	BLVD BANNERS	810.00
05/27/2025	21179	7309	SIMSUSHARE	ANNUAL SUBSCRIPTION - COMMAND TRAINING	495.00
05/27/2025	21180	2101	SMITHEREEN PEST MANAGEMNT	REGULARLY SCHEDULED PC SERVICE	584.00
05/27/2025	21181	12520	TARGET SOLUTIONS LEARNING	ANNUAL VECTOR SCHEDULING PROGRAM & MAIN	3,634.03
05/27/2025	21182	10233	TEKLAB, INC-ACCTS REC	CHEMICAL ANALYSIS	889.60
05/27/2025	21183	3910	TERMINIX ANDERSON	PEST CONTROL VH	66.95
				PEST CONTROL @ ST 1	79.80
				PEST CONTROL @ ST 2	50.70
					<u>197.45</u>
05/27/2025	21184	3763	THE PRINTING FACTORY	BUSINESS CARDS - MEIER, ARP & LYTTLE	210.00
05/27/2025	21185	2210	THOMPSON ELEVATOR INSPECTION		200.00
					<u>86.00</u>
					286.00
05/27/2025	21186	14275	TRUE NORTH SOFTWARE LLC	SYSTEM RECOVERY AND DATA ACCESS SUPPORT	5,000.00
05/27/2025	21187	3113	U.S. POSTAL SERVICE	REPLENISH INVENTORY OF STAMPED WINDOW E	2,103.90
05/27/2025	21188	7135	USABBLUEBOOK	LAB SUPPLIES	205.65
				LAB SUPPLIES	644.66
					<u>850.31</u>
05/27/2025	21189	1800	VCNA PRAIRIE LLC	FY 2026 SIDEWALK RESTORATION	1,062.88
05/27/2025	21190	14270	VERSATERM PUBLIC SAFETY US IN	BLUE TEAM AND IAPRO NEXGEN ANNUAL MAINT	2,866.45
05/27/2025	21191	11230	VISUAL COMPUTER SOLUTIONS	SAAS RENEWAL SERVICES - 2025 - 2026	8,640.72
05/27/2025	21192	9639	WATEROUS COMPANY	CS E01 TRANSFER VALVE ACTUATOR REPLACEM	2,388.00
05/27/2025	21193	2469	WEST SIDE TRACTOR SALES	BACKHOE 144 PINS	402.99
				BACKHOE 144 STABILIZER PINS	177.66
				LOADER 451 OM FILTERS	370.15
					<u>950.80</u>
05/27/2025	21194	10960	WILLOW ELECTRICAL SUPPLY	STREET LIGHTING BREAKERS	1,050.00
06/09/2025	21196	7444	ADVOCATE HEALTH-HOSPITALS COR	NEW HIRE SCREENING	66.00
06/09/2025	21197	7652	AT&T	EOC LINES AT FIRE 1	647.00

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06/09/2025	21198	14076	BRAD MANNING FORD INC	SQUAD 4 BOOT	62.28
				SQUAD 12 SHOCKS	197.38
				SQUAD 1 O2 SENSOR	128.05
				TRUCK 603 STEERING WHEEL	251.97
				CS A712 FILTERS	123.99
				CS A172 GEARBOX	1,484.88
				CS A12 FILTERS	57.04
				SQUAD 9 SHOCKS	242.19
				SQUAD 5 BRAKES	238.13
				SQUAD 9 BRAKES	297.29
				CS A171 HOSES	160.50
				TRUCK 103 TPMS SENSOR	234.12
				CS A171 GASKET	37.88
				CS A171 BRAKE CAP	7.45
				CAR 62 RADIATOR FANS	315.64
				SQUAD 42 FILTER	59.16
				SQUAD 7 REVERSE SENSOR REPAIR	575.10
				SQUAD 9 BEARING	43.24
				LG A56 FILTERS	57.04
				SQUAD 4 EVAP CANISTER	169.27
				SQUAD 22 PM PARTS	666.47
				SQUAD 5 AC COMPRESSOR	654.70
				WIPER BLADES	77.96
				WIPER BLADES	666.64
				SQUAD 5 BELTS	64.34
				RETURN	(15.50)
					<u>6,857.21</u>
06/09/2025	21199	2780	CERTIFIED SERVICES INC.	PAYMENT TO CERTIFIED SERVICES	108.81
06/09/2025	21200	0000014386	CHEMTRADE CHEMICALS US	PHOSPHORUS REMOVAL CHEMICAL AT WWTP (TE	13,552.30
06/09/2025	21201	14281	EPR SYSTEMS USA INC	CAD INTERFACE FOR FIRE DEPARTMENT	500.00
06/09/2025	21202	878	GROOT, INC	YARD WASTE & REFUSE STICKERS	2,114.00
06/09/2025	21203	5651	HAVEY COMMUNICATIONS INC.	CAR 396 LIGHT	89.00
06/09/2025	21204	14184	IGS ENERGY	ENERGY CHARGES APRIL 2025	31,153.71
06/09/2025	21205	5380	IL STATE POLICE BUREAU OF IDE	REPLENISH FINGERPRINT BACKGROUND CHECK	270.00
06/09/2025	21206	1106	IL WATER ENVIRONMENT ASSN	2025 IWPC CONFERENCE	450.00
06/09/2025	21207	6733	JMB & ASSOCIATES, LLC	CO2 Testing & Calibration Contract	1,075.00
06/09/2025	21208	3326	LAKELAND/LARSEN ELEVATOR CORP	QUARTERLY MAINTENANCE ON ELEVATOR	594.00
06/09/2025	21209	7575	LALUZERNE & SMITH, LTD.	LEGAL BILL APRIL 2025	8,803.00
06/09/2025	21210	4798	MASTER CLEANERS	FD - APRIL 2025 DRY CLEANING	97.85
06/09/2025	21211	14303	MCDONALD HOPKINS LLC	PROFESSIONAL SERVICES RENDERED THROUGH	3,178.00
06/09/2025	21212	1428	METROPOLITAN IND. INC.	FREIGHT	51.77
06/09/2025	21213	6198	MOTOROLA SOLUTIONS STARCOM21	ADDITIONAL STARCOM PORTABLE RADIOS LESS	22,858.24
06/09/2025	21214	1670	NORTH SHORE GAS	GAS CHARGES APRIL 2025 - 937 NW HOLCOMB	92.51
				GAS CHARGES APRIL 2025-165 N ARCHER	784.93
					<u>877.44</u>
06/09/2025	21215	14036	ODP BUSINESS SOLUTIONS, LLC	BASKETS TO HOLD BATTERIES AT BOTH STATI	64.74
06/09/2025	21216	14295	PARAMEDIC BILLING SERVICES	MARCH & APRIL 2025 - PAYMENT OF 4% COMM	9,333.19
06/09/2025	21217	0000014422	PATRICK GOODMAN	FY 2025 REIMBURSEMENT FOR PATRICK GOOD	335.99

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06/09/2025	21218	99997	PAUL & MARI MACDONALD	UTILITY SERVICE REIMBURSEMENT	4,000.00
06/09/2025	21219	6855	PRIORITY DISPATCH CORP.	TRAINING FOR TC RIECHERS	425.00
06/09/2025	21220	6794	PROMOTIONAL PRODUCTS CO-OP LL		60.85
					59.50
					120.35
06/09/2025	21221	12265	QUICKET SOLUTIONS	QUICKET MONTHLY SUBSCRIPTION - JANUARY	2,120.00
				QUICKET MONTHLY SUBSCRIPTION - JANUARY	2,120.00
				QUICKET MONTHLY SUBSCRIPTION - JANUARY	2,120.00
				QUICKET MONTHLY SUBSCRIPTION - JANUARY	2,120.00
					8,480.00
06/09/2025	21222	14033	RITTER GIS INC	FY25 ASSET MANAGEMENT/CITYWORKS SUPPORT	2,460.00
06/09/2025	21223	14268	SAUCEDO TOOLS INC	METER FUSES	85.29
				GAUGE	31.88
					117.17
06/09/2025	21224	9786	SIGNARAMA LIBERTYVILLE		336.00
06/09/2025	21225	2175	T.O.P.S. IN DOG TRAINING	TRAINING FOR K9 RANGER AND GROOMING FOR	935.00
06/09/2025	21226	6166	TECHNOLOGY MGMT REV FUND	LEADS Connection	316.70
06/09/2025	21227	11010	ZUKOWSKI ROGERS FLOOD MCARDLE	LEGAL FEES - APRIL 2025 - CONCEPT #2025	600.00
				LEGAL FEES - APRIL 2025 - 446 MORRIS AV	325.00
				LEGAL FEES - APRIL 2025 - BANK TRIANGLE	2,700.00
				LEGAL FEES - APRIL 2025 - 516 NORTH SEY	900.00
				LEGAL FEES - APRIL 2025 - LABOR / PERSO	3,550.00
				LEGAL FEES - APRIL 2025 - BEELOW LITIGA	50.00
				LEGAL FEES - APRIL 2025 - 169 NORTH SEY	350.00
				LEGAL FEES - APRIL 2025 - GENERAL CORPO	9,250.00
					17,725.00
06/09/2025	21228	235	1ST AYD CORPORATION	WWTP SUPPLIES	319.94
				WWTP SUPPLIES	50.97
					370.91
06/09/2025	21229	5642	3M COMPANY	FY 2026 MATERIAL FOR SIGN MAKING	546.00
				FY 2026 MATERIAL FOR MAKING SIGNS	564.00
					1,110.00
06/09/2025	21230	105	ACE HARDWARE OF LIBERTYVILLE	BATTERIES	21.99
				CS E01 THREADED ROD	5.39
				TRUCK 102 TAPE	10.79
				BAKING SODA FOR VH REFRIGERATOR	30.21

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
					(8.09)
					(31.49)
					(26.09)
					<u>2.71</u>
06/09/2025	21231	14202	AMAZON CAPITAL SERVICES, INC.	FLASH DRIVES FOR VILLAGE WIDE USE	52.76
				FLASH DRIVES FOR VILLAGE WIDE USE	26.88
				MEMORIAL DAY PARADE HANDOUTS	45.58
				CRAFT SUPPLIES FOR OPEN HOUSE	20.37
				TRUCK 603 RUNNING BOARDS	179.99
				TRUCK 102 MAGNETIC MIC	44.95
				TRUCK 102 MIC HOLDER	6.98
				OPEN HOUSE GIVEAWAYS	81.12
				WWTP SUPPLIES	144.93
				WORKSTATION FOR SUMMER HELP	54.98
				REPLACEMENT BATTERY	35.14
				DESK MATS	74.97
				VACUUM CLEANER	239.89
				CARDSTOCK FOR PRINTING MCD 2025	22.99
				COFFEE	86.70
					<u>1,118.23</u>
06/09/2025	21232	13395	AMERICAN RESPONSE VEHICLES IN	CS LIGHT	42.70
				CS A21 DOOR SWITCH	36.60
					<u>79.30</u>
06/09/2025	21233	8040	ASCAP	ANNUAL ASCAP LICENSE FEE	22.46
06/09/2025	21234	7652	AT&T	PHONE SERVICE FOR PD DEPARTMENT	1,381.41
06/09/2025	21235	14001	AUTO GLASS SHOP	SQUAD 9 WINDSHIELD REPLACEMENT	500.00
06/09/2025	21236	6538	BATTERY JUNCTION WHOLESALE	BATTERIES ORDERED BY SGT. BRIGANO	209.07
06/09/2025	21237	5008	BEST QUALITY FACILITY SRV, LL	VILLAGE WIDE CUSTODIAL SERVICES - ONE Y	5,951.25
06/09/2025	21238	10905	BESTCO UA	RETIREE BENISTAR INSURANCE JUNE 2025	12,111.74
06/09/2025	21239	9758	BIOTRIAD ENVIRONMENTAL	WWTP CHEMICAL SUPPLIES	2,078.84
06/09/2025	21240	11295	BLACK BOX NETWORK SERVICES	REMOTE SUPPORT TO IMPLEMENT 800 SERVICE	337.50
06/09/2025	21241	323	BOB STADLMAN	OLD NUMBER ONE EXPENSES	831.63
06/09/2025	21242	14290	BRECHBUHLER SCALES, INC.	SCALES FOR WLS RECERTIFICATION	257.20
06/09/2025	21243	14080	CIVICPLUS, LLC	ANNUAL CODIFICATION - 06.01.25 - 05.31.	8,753.35
06/09/2025	21244	180	CLARKE ENVIRONMENTAL	2025 MOSQUITO ABATEMENT PROGRAM INVOICE	14,354.50
				2025 MOSQUITO ABATEMENT PROGRAM	14,354.50
					<u>28,709.00</u>
06/09/2025	21245	11005	COMCAST		11,052.68
06/09/2025	21246	8731	COMCAST	PW POTS AND TV SERVICES	32.18
				WIFI SERVICES AT VILLAGE HALL	114.90
					<u></u>

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
					147.08
06/09/2025	21247	542	CONCENTRIC INTEGRATION	SERVICE CALL FOR WIN 911	550.00
				FORTINET FORTICARE AND GE GLOBALCARE SU	7,197.59
				WWTP WIN 911 SOFTWARE SUPPORT	870.00
					8,617.59
06/09/2025	21248	6664	CONVERGINT TECHNOLOGIES	CARD READER REPAIRS AT ABC BULDING	498.00
06/09/2025	21249	205	CUTLER WORKWEAR	FY 2026 BOOTS FOR MOISES SEASONAL WORK	152.95
				PC CLOTHING ALLOWANCE	175.44
				BOOTS AND PANTS 604	229.42
				MC CLOTHING ALLOWANCE	299.62
				LB CLOTHING ALLOWANCE	215.95
				BOOTS 605	161.95
				SUMMER HELP CLOTHING ALLOWANCE	130.45
				SUMMER HELP CLOTHING ALLOWANCE	120.57
					1,486.35
06/09/2025	21250	6098	DE LAGE LANDEN FINCL SVCS INC	COPIER LEASE - POLICE DEPARTMENT	347.00
06/09/2025	21251	MISC UB	DONNA VAN AMAN	UB refund for account: 005-0000692-011	22.90
06/09/2025	21252	660	DONNA'S CUSTOM FLOWERS	FLOWERS FOR OUTGOING MUNDELEIN QUEENS	225.00
06/09/2025	21253	7180	EJ EQUIPMENT INC.	UPFITTING FOR THE UTILITY BODY AND GENE	91,770.00
06/09/2025	21254	13410	EL-COR INDUSTRIES, INC.	NUTS AND BOLTS STOCK	554.14
06/09/2025	21255	14035	FLOOD'S ROYAL FLUSH INC	CONCERTS IN THE PARK RENTED TOILET	250.00
06/09/2025	21256	8020	FRIENDLY FARMS LTD	MCD 2025 PONY RIDES AND PETTING ZOO	1,800.00
06/09/2025	21257	3215	GRAINGER	TRUCK 102 INVERTER	897.18
				SOAP PUMP	9.60
					906.78
06/09/2025	21258	5651	HAVEY COMMUNICATIONS INC.	CS E19 TANK STATUS LIGHT	524.80
				UTV - LIGHT BAR, SIREN, SPEAKER, WINDSH	1,234.30
					1,759.10
06/09/2025	21259	985	HINCKLEY SPRINGS	WWTP SUPPLIES	62.86
06/09/2025	21260	8742	IL DEPT OF AGRICULTURE	ANNUAL TRUCK SCALE RECERTIFICATION	1,200.00
06/09/2025	21261	1035	ILCMA/NORTHERN IL UNIVERSITY	ANNUAL DUES - GUENTHER	492.91
06/09/2025	21262	0000014411	INTAPOL INDUSTRIES, INC.		347.97
06/09/2025	21263	10310	J.G. UNIFORMS, INC	UNIFORM ALTERATIONS CSO CARDENAS	115.00
06/09/2025	21264	0000014424	JRM PARK LLC	BOWES - ACQUISITION REBATE - ECONOMIC A	150,000.00
				BIG GRANT REIMBURSEMENT - BOWES SMOKEHO	50,000.00
					200,000.00

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

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- CHECK SOURCE: COMPUTER GENERATED CHECKS

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Bank POOL MUNDELEIN COMMUNITY BANK					
06/09/2025	21265	10785	JS COMMUNICATIONS TECHNOLOGIE	SERVICE CALL FOR WINCHESTER ROAD TORNAD 1ST 40% DUE - REPLACEMENT TORNADO SIREN 50% DUE WITH ORDER OF AUTOMATIC NAT'L W	185.00 21,848.00 14,019.00 36,052.00
06/09/2025	21266	11775	JUDSON M BROWN	CONCERTS IN THE PARK BAND	800.00
06/09/2025	21267	8085	KUSSMAUL ELECTRONICS CO.	ENGINE 319 CHARGER ENGINE 319 AIR COMPRESSOR	920.44 781.71 1,702.15
06/09/2025	21268	800	LAKE COUNTY CLERK	CONCEPT #2025-003 - BOLT ANNEXATION - R RECORDING DOCUMENTS - CARDINAL SQUARE A CONCEPT #2025-002 - 540 N SEYMOUR - REC RECORDING FEES -	262.00 100.00 50.00 12.00 424.00
06/09/2025	21269	5855	LAKE COUNTY FIRE CHIEFS ASSOC	2025 DUES FOR CHIEF, DEPUTY CHIEF AND N	275.00
06/09/2025	21270	3326	LAKELAND/LARSEN ELEVATOR CORP	ANNUAL PRESSURE TEST ON MFD ELEVATOR	750.00
06/09/2025	21271	13340	LANDCARE USA LLC	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 CONTRACTUAL LANDSCAPE SERVICES - YEAR 2	2,400.00 16,100.00 18,500.00
06/09/2025	21272	13655	LAWSON PRODUCTS, INC.	TRUCK 102 AIR FITTING TRUCK 102 COUPLING AMB 342 WIRING	10.48 22.10 78.56 111.14
06/09/2025	21273	1330	LESTER'S MATERIAL SERVICE	SAND FOR OPEN HOUSE	63.00
06/09/2025	21274	13180	MACQUEEN EQUIPMENT LLC	CS E19 DRIVER MODULE CS E12 SUCTION SWIVEL FITTING	764.93 1,678.29 2,443.22
06/09/2025	21275	1410	MCMASTER CARR SUPPLY CO	TRUCK 425 PLUGS TRUCK 102 AIR FITTINGS TRUCK 425 FAB MATERIALS BOARD 498 MATERIAL	13.23 25.80 229.00 39.10 307.13
06/09/2025	21276	8442	MENARD, INC	WWTP SUPPLIES WWTP SUPPLIES	25.78 25.78 258.60

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

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- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
				WWTP SUPPLIES	78.15
					<u>388.31</u>
06/09/2025	21277	1422	METRO PARAMEDIC SERVICES	MAY 2025 PAYMENT - 2025 CONTRACT FIREFI	44,607.93
06/09/2025	21278	1435	MICHAEL FLYNN	REIMBURSEMENT FOR GIFT CARDS USED AS PR	100.00
06/09/2025	21279	4501	MICHAEL HASSEBROEK	CDL REIMBURSEMENT FOR MIKE HASSEBROEK	30.00
06/09/2025	21280	1456	MIDWEST HOSE AND FITTINGS INC	HYDRAULIC HOSE	51.09
06/09/2025	21281	8769	MNJ TECHNOLOGIES DIRECT	FINANCE TONER	169.00
06/09/2025	21282	4778	NAPA AUTO PARTS	OIL FILTERS	10.66
				TRUCK 700 BRAKES	190.35
				AMB 349 OIL FILTER	18.44
				SQUAD 23 BATTERY	197.99
				AMB 349 BULBS	18.80
				CS E01 BRUSHES	18.99
				TRUCK 121 CABIN AIR FILTER	15.94
				SUV 397 BATTERIES	197.99
				TRUCK 121 PM FILTERS AND BATTERIES	689.06
				CREDIT	(18.00)
				CREDIT	(81.00)
					<u>1,259.22</u>
06/09/2025	21283	4778	NAPA LIBERTYVILLE	TRUCK 102 APPLICATOR	3.59
06/09/2025	21284	3678	NIPSTA	COMPANY FIRE OFFICER CLASSES IN JULY/AU	3,190.00
06/09/2025	21285	3250	NORTHERN IL POLICE ALARM SYS	NIPAS MEMBERSHIP 2025 - 2026	7,085.00
06/09/2025	21286	14036	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES - NEW MAYOR	23.09
				OFFICE SUPPLIES - NEW MAYOR	28.15
				OFFICE SUPPLIES - NEW MAYOR	45.72
				OFFICE SUPPLIES - VILLAGE HALL	59.32
				OFFICE SUPPLY CREDIT - VILLAGE HALL	(45.72)
					<u>110.56</u>
06/09/2025	21287	14120	PAUL HEFNER	OLD # 1 BIRTHDAY CELEBRATION - HISTORIC	800.00
06/09/2025	21288	1793	PETER BAKER & SON CO.	FY 2026 ASPHALT FOR ROAD PATCHING	456.89
				ASPHALT FOR ROAD PATCHING	60.39
					<u>517.28</u>
06/09/2025	21289	4441	POLYDYNE INC.	POLYMER FOR SLUDGE PRESS AT WWTP	3,927.94
06/09/2025	21290	6855	PRIORITY DISPATCH CORP.	TRAINING FOR TC WADIN	99.00
06/09/2025	21291	6794	PROMOTIONAL PRODUCTS CO-OP LL	MCDC SHIRTS	367.80
				MCD SPONSOR GIFT	975.00
					<u>1,342.80</u>
06/09/2025	21292	MISC UB	PULTE GROUP - 1008	UB refund for account: 040-0000614-000	68.70

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Bank POOL MUNDELEIN COMMUNITY BANK					
					206.10
06/09/2025	21293	1947	RILCO, INC.	BULK ANTIFREEZE	385.00
06/09/2025	21294	1965	ROGAN SHOES INC.	SEASONAL WORKER BOOTS	102.00
06/09/2025	21295	14268	SAUCEDO TOOLS INC	REPLACEMENT HEAD	25.24
06/09/2025	21296	14045	SHARON LIPPERT	FACE PAINTING FOR NNO	300.00
06/09/2025	21297	2075	SIGNS NOW MUNDELEIN	NAME PLATE FOR TRUSTEE UGASTE	25.00
06/09/2025	21298	9000	STAPLES ADVANTAGE	OFFICE SUPPLIES	204.22
06/09/2025	21299	4586	STENSTROM PETROLEUM SRVCS	FUEL TANK FAULT REPAIR	281.70
06/09/2025	21300	5282	STEVEN KROLL	KROLL TUITION REIMBURSEMENT	1,065.42
06/09/2025	21301	5631	STREICHER'S INC	MARKING ROUNDS	1,695.00
06/09/2025	21302	MISC UB	SUSAN ROBERTS	UB refund for account: 020-0000156-000	67.80
06/09/2025	21303	3910	TERMINIX ANDERSON	PEST CONTROL PW	250.22
06/09/2025	21304	3763	THE PRINTING FACTORY	BUILDING DEPARTMENT BUSINESS CARDS	210.00
06/09/2025	21305	0000014368	THE STINGRAYS-FRANK ROWLEY	CONCERTS IN THE PARK BAND	1,100.00
06/09/2025	21306	13625	THOMAS JOSEPH MORRIS III	AMMO - 9MM AND 5.56 MM	9,930.00
06/09/2025	21307	2210	THOMPSON ELEVATOR INSPECTION		100.00
					86.00
					186.00
06/09/2025	21308	2253	U.S. POSTAL SERVICE	BULK MAIL ORDER FOR SUMMER 2025 EDITION	2,400.00
06/09/2025	21309	8927	ULINE	SUPPLIES GATORADE	251.13
				DOOR HANGER BAGS	131.89
				TRASH LINERS FOR UPTOWN CANS	61.41
					444.43
06/09/2025	21310	2270	UMBDENSTOCK ELECTRIC INC.	PURCHASED ELECTRICAL MATERIALS FOR STOC	800.00
				TOOLS FOR FM	800.00
					1,600.00
06/09/2025	21311	2322	VILLAGE OF BUFFALO GROVE	ANNUAL CPR INSTRUCTOR DUES	260.00
06/09/2025	21312	2298	VULCAN CONSTR MATLS, LLC	GRAVEL	1,409.41
06/09/2025	21313	14247	VULCAN INC	SIGN BLANKS	604.78
06/09/2025	21314	2385	W.S. DARLEY & CO	TURNOUT GEAR REPAIR	24.00
06/09/2025	21315	2469	WEST SIDE TRACTOR SALES	REPLACEMENT STABILIZER CYLINDER FOR BAC	2,867.94
06/09/2025	21316	0000014375	WM. J. CASSIDY TIRE & AUTO SU	TIRES FOR SKID STEER	2,377.00
06/09/2025	21317	11010	ZUKOWSKI ROGERS FLOOD MCARDLE	LEGAL FEES - MAY 2025 - CONCEPT #2022-0	8,125.00
POOL TOTALS:					
Total of 311 Checks:					3,293,053.96
Less 0 Void Checks:					0.00
Total of 311 Disbursements:					3,293,053.96
REPORT TOTALS:					
Total of 313 Checks:					3,386,983.84
Less 0 Void Checks:					0.00

CHECK REGISTER FOR VILLAGE OF MUNDELEIN

CHECK DATE 05/13/2025 - 06/09/2025

- CHECK SOURCE: COMPUTER GENERATED CHECKS

Check Date	Check	Vendor	Vendor Name	Description	Amount
Total of 313 Disbursements:					3,386,983.84

To: Mayor and Board of Trustees

From: Bill Lark, Chief
Jennifer Rogers, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Budget Amendment - Extrication Tools

Financial Impact:

Requesting an increase of \$41,745.00 in account number 272-335-48599 - Other Equipment

Attachments:

1. Budget Amendment Memo - Extrication Tools

Background:

We are requesting approval to perform a budget amendment to GL 272-335-48599 in the amount of \$41,745.

In the FYE26 CIP, we are approved for the purchase of one set of battery-operated extrication tools in the amount of \$48,945. In FYE27 CIP, we have requested similar funding for a second set of extrication tools to replace our aging and no longer supported hydraulic extrication tools.

We were recently advised by the Office of the State Fire Marshall (OSFM) that we have received a Small Tools Grant in the amount of \$26,000 for the purchase of battery-operated extrication tools. In lieu of using the grant funds to offset the cost of this year's purchase, we propose to also purchase the planned FYE27 extrication tools this year. By purchasing these two sets together, at a cost of \$90,690, we would realize a cost saving of approximately \$12,000 and a guarantee of no additional increases due to tariffs.

Although we are requesting a budget amendment increase of \$41,745 to GL 272-335-48599, there is no additional cost to the Village. The increase of \$41,745 would be covered by the OSFM Small Tools Grant as well as the Foreign Fire Tax Board.

FYE26 CIP - \$48,945
OSFM Grant - \$26,000

Foreign Fire Tax Board - \$15,745

Total - \$90,690

Recommendation:

Motion to approve a FY2026 budget amendment of account number 272-335-48599 in the amount of \$41,745.00 to purchase extrication tools which will be offset by the awarded Office of the State Fire Marshall (OSFM) Small Tools Grant and a donation from Foreign Fire.



MEMORANDUM

To: Mayor and Board of Trustees

From: Bill Lark, Fire Chief

Date: May 27, 2025

Re: FYE26 Budget Amendment – GL 272-335-48599

Background:

We are requesting approval to perform a budget amendment to GL 272-335-48599 in the amount of \$41,745.

In the FYE26 CIP, we are approved for the purchase of one set of battery-operated extrication tools in the amount of \$48,945. In FYE27 CIP, we have requested similar funding for a second set of extrication tools to replace our ageing and no longer supported hydraulic extrication tools.

We were recently advised by the Office of the State Fire Marshall (OSFM) that we have received a Small Tools Grant in the amount of \$26,000 for the purchase of battery-operated extrication tools. In lieu of using the grant funds to offset the cost of this year's purchase, we propose to also purchase the planned FYE27 extrication tools this year. By purchasing these two sets together, at a cost of \$90,690, we would realize a cost saving of approximately \$12,000 and a guarantee of no additional increases due to tariffs.

Although we are requesting a budget amendment increase of \$41,745 to GL 272-335-48599, there is no additional cost to the Village. The increase of \$41,745 would be covered by the OSFM Small Tools Grant as well as the Foreign Fire Tax Board.

FYE26 CIP	\$48,945
OSFM Grant	\$26,000
Foreign Fire Tax Board	<u>\$15,745</u>
Total	\$90,690

Recommendation:

It is my recommendation that we move forward with the requested FYE26 budget amendment as outlined above.

To: Mayor and Board of Trustees

From: Bill Lark, Chief
Jennifer Rogers, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Purchase of Extrication Equipment

Financial Impact:

\$90,690.00 Total

\$90,690.00 272-335-48599 - Other Equipment

Funding Sources for 2nd Extrication Tool:

\$26,000 - from the Office of the State Fire Marshal's Small Tools Grant

\$15,745.00 - from Foreign Fire Tax Funds.

Attachments:

1. FYE26 Extrication Tools VOM Board Memo

Background:

In FYE26 CIP, funds were approved to purchase one set of battery-operated extrication tools in the amount of \$48,945 with a second set put into the FYE27 CIP. When it was announced that the Department received a Small Tools Grant from the Office of the State Fire Marshal, for \$26,000 we would like to propose that in lieu of putting the \$26,000 toward offsetting the cost of one set, that the planned second set, currently in FYE27 CIP, be purchased this year. By purchasing the two sets together for a total cost of \$90,690.00 we would realize a cost savings of approximately \$12,000 and a guarantee of no additional increases due to tariffs.

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00312 in the amount of \$90,690.00 for two full sets of Extrication Equipment.



MEMORANDUM

To: Mayor and Board of Trustees

From: Bill Lark, Fire Chief

Date: May 19, 2025

Re: Extrication Equipment

In the FYE26 CIP, we are approved for the purchase of one set of battery-operated extrication tools in the amount of \$48,945. In the FYE27 CIP, we have requested a second set of extrication tools.

We were recently advised by the Office of the State Fire Marshall that we have received a Small Tools Grant in the amount of \$26,000 for the purchase of battery-operated extrication tools. In lieu of using the grant funds to offset the cost of this year's purchase, we propose to also purchase the planned FYE27 extrication tools this year. By purchasing these two sets together, at a cost of \$90,690, we would realize a cost saving of approximately \$12,000 and a guarantee of no additional increases due to tariffs. This can be done at no additional cost to the Village.

FYE26 CIP	\$48,945
Grant	\$26,000
Foreign Fire	<u>\$15,745</u>
Total	\$90,690

It is my recommendation that we move forward with this purchase as outlined above.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of June 9, 2025

Subject: Budget Amendment - Annual Flock LPR Service Subscription

Financial Impact:

Requesting an increase of \$25,000 in account number 100-305-47011.000 - Software

Attachments:

None

Background:

On March 14, 2022, the Board of Trustees adopted Resolution 22-03-17 authorizing the execution of a service agreement for license plate reader cameras (LPR's) between the Village of Mundelein and Flock Ground, Incorporated. The ten cameras were installed and our first annual payment of \$25,000.00 was made in June of 2024. It was offset by Senator Johnson's Violence Prevention Grant.

On September 6, 2024, the department was awarded the Illinois Attorney General's Organized Retail Theft Grant for FY2025 in the amount of \$28,100.00 and earmarked those funds to cover the cost of the Flock LPR cameras. The department has again applied for the FYE2026 grant to continue to fund our LPR camera program.

Recommendation:

Motion to approve a FYE2026 budget amendment of account number 100-35-47011 in the amount of \$25,000.00 for Flock LPR camera service subscription, which will be offset by the awarded Illinois Attorney General's Organized Retail Theft Grant.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of June 9, 2025

Subject: Purchase of Annual Flock LPR Service Subscription

Financial Impact:

\$25,000 - 100-305-47011.000 - Software

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested for the annual Flock LPR camera services subscription, which will be offset by the awarded Illinois Attorney General's Organized Retail Theft Grant.

Recommendation:

Motion to approve purchase order number 26-00317 and payment to Flock Safety in the amount of \$25,000.00 for the annual LPR camera services subscription.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of June 9, 2025

Subject: District 75 Police Services Agreement

Financial Impact:

Annual payment from District 75 for the School Resource Officer shall not exceed \$53,200.00 for the 2025-2026 school year, and \$54,260.00 for the 2026-2027 school year.

Attachments:

1. Police Services Agreement - District 75 (PDF)

Background:

The District 75 Police Liaison Agreement needs to be renewed. This agreement will be in effect for the next two school years. A police officer shall be provided to the District three and one half (3 ½) days per week, as department workload and manpower permit, on the regular school days of Monday, Tuesday, Thursday, and Friday, when students are present during the 2025-2026 and 2026-2027 school years between the hours of 7:30 AM and 11:30 AM on Mondays and between the hours of 7:30 AM and 3:30 PM on Tuesday, Thursday, and Friday. The agreement will remain in full force until the school year ends in May 2027.

Recommendation:

Motion to authorize the Mayor and the clerk to sign the District 75 Police Services Agreement.

POLICE SERVICES AGREEMENT

The Police Services Agreement (the "Agreement") is entered into this ____ day of ____ 2025, between the Village of Mundelein, Lake County, Illinois (the "Village") and Mundelein Elementary School District 75, Lake County, Illinois (the "District") for the purpose of setting forth the terms and conditions under which the Village agrees to provide, and the District utilize the services of the Village Police Department.

I. Authority: This Agreement is entered into pursuant to Section 10 of Article VII of the Constitution of the State of Illinois, subsection (a), which provides, in pertinent part:

Units of local government and school districts may contract or otherwise associate among themselves...to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or by ordinance.

and enabled pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/3, which provides in pertinent part:

Any power or powers, privileges, functions, or authority exercised, or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State...

II. Term: A Village police officer shall be provided to the District three and one half (3 ½) days per week, as department workload and manpower permit, on the regular school days of Monday, Tuesday, Thursday, and Friday, when students are present during the 2025-2026 and 2026-2027 school years between the hours of 7:30 a.m. and 11:30 a.m. on Mondays and between the hours of 7:30 a.m. and 3:30 p.m. on Tuesday, Thursday, and Friday. This Agreement shall remain in full force for the two-year period of time herein described.

Either party may terminate this Agreement at any time during the Term by providing the other party ninety (90) days prior written notice of such termination.

III. Selection Duties: The police officer assigned to the school shall be selected by the Village after review and consultation with the District. In making such selection, the Village shall give due regard to the job goals and qualifications as set forth in Exhibit A attached hereto.

The police officer so selected shall perform the major duties, undertake the Exhibit B: reporting procedures and otherwise comply with the provisions of Exhibit B to the extent the provisions of Exhibit B are consistent with Illinois law. The police officer shall be assigned duties from the Village police department on non-regular school days and outside the hours described in Section II – Term.

IV. Emergencies/Sick Leave: The Village shall endeavor when possible to provide the police officer as stated herein but reserves the right during emergencies, other departmental needs, or arising out of the inability of the assigned police officer to attend to their duties due to sickness or injury to temporarily withhold police services in order to address any of these issues. The Village shall, for any such period, provide as much prior notice as is possible to the superintendent reciting the particular circumstances giving rise to the withholding of services, and indicating the probable date that the services shall resume. If services are withheld for more than one week, the District shall be given a prorated credit for its share of the cost of the police officer for the period in question.

V. Costs: The District agrees to share the costs of providing the aforementioned police services by the District paying the Village \$53,200 for the 2025-2026 school year and \$54,260 for the 2026-2027 school year.. Payments due the Village under the terms of this Agreement shall be paid in equal amounts of one-third each, due on the 15th day of November, February and June. Upon termination of this Agreement as herein above provided final payment if any then due shall be made within 15 days of date of termination. Supervision at school events beyond the hours identified in section II. Term or beyond those specified in this Agreement and attached Exhibit A to be performed by the assigned police officer, or any other police officers, will be billed at an agreed upon rate consistent with the village and police policy.

VI. Insurance: The parties agree to maintain liability insurance in an amount to be agreed upon and naming each other as additional insured. The Village shall maintain its customary insurance for police officers.

VII. Indemnification:

The Parties shall mutually indemnify, hold harmless and defend with counsel of the indemnified party's own choosing, the other party, its officials, officers, employees, including their past, present, and future board members, elected officials and agents from and against all liability, third party claims, suits, causes of action, demands, proceedings, set-offs, liens, attachments, debts, expenses, judgments, or other liabilities including costs, reasonable fees and expense of defense, arising from any loss, damage, injury, death, or loss or damage to property, of whatsoever kind or nature as well as for any breach of this Agreement, to the extent such claims result from the performance of this Agreement by the indemnifying party or those claims are due to any act or omission, neglect, willful acts, errors, omissions or misconduct of such indemnifying party in its performance under this Agreement. However, the Parties shall not indemnify the other for any liabilities, damages, costs or expense resulting from the other party's own willful misconduct or negligence. Nothing herein is intended to waive or forfeit any rights, defenses or immunities held by the Village and District by reason of common law or the Local Governmental and Governmental Employees Tort Immunity Act.

VIII. Evaluation:

To provide adequate information about the performance of their duties, the SRO shall file annual reports with the Superintendent, the principal, and police administration. At least once a year, the superintendent, and the police chief or his/her designate shall evaluate the program, according to the following guidelines:

1. Student body acceptance

2. School staff and administration opinions of effectiveness
3. The officer's reports and recommendations
4. Police department judgment of effectiveness
5. Community acceptance

IX. Reciprocal Reporting and Student Records

A. Reciprocal Reporting

The Village and the District shall share information as obligated and/or restricted by law, including without limitation Sections 10-20.14 (105 ILCS 5/10-20.14) and 22-20 (105 ILCS 5/22-20) of the School Code of Illinois, as amended, and Sections 1-7 (705 ILCS 405/1-7) and 5- 905 (705 ILCS 405/5-905) of the Juvenile Court Act of 1987, as amended, and as set forth in the Agreement for Reciprocal Reporting and Cooperation between the District and the Village.

B. Student Records

For purposes of the Illinois School Student Records Act, 105 ILCS 10/2, and the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. 1232(g), the SRO shall be considered a school official and agent of the District. As such, the SRO shall have access to student records only as necessary for the fulfillment of his/her duties as prescribed in this Agreement. The SRO shall keep all student records confidential. The SRO shall disclose student records only in circumstances and in a manner authorized by State and federal law.

Consistent with Section 10/2(d) of the Illinois School Student Records Act, reports of the SRO shall be deemed the reports of a law enforcement professional and shall not be considered a student record. 105 ILCS 10/2(d). For purposes of the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. 1232(g), the SRO designated to work with the District pursuant to this Agreement shall be considered a law enforcement unit of the school such that the records created by the SRO for the purpose of law enforcement shall not be considered educational records.

X. Notice: All notices shall be sent to the parties as follows:

Village	District
Village of Mundelein	Mundelein Elementary District 75
300 Plaza Circle	470 North Lake Street
Mundelein, IL 60060	Mundelein, IL 60060
Attention: Chief of Police	Attention: Superintendent

XI. General Provisions:

- A. Amendment or Modification to the Agreement. Any terms or conditions of this Agreement may be deleted or altered only by written amendment or modification to this Agreement, duly executed by the Village and the District.

- B. Severability. If any provision of this Agreement shall be held or deemed to be, or shall in fact be inoperative or unenforceable in any particular case or in all cases for any reason, this shall not render the provision in question inoperative or unenforceable in any other case or circumstances, or render any other provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in the Agreement shall not affect the remaining portions of the Agreement or any part thereof.
- C. Assignment. Neither party hereto may assign its respective rights or duties hereunder.
- D. No Third Party Beneficiaries. No other person or party shall be or be deemed to be a third-party beneficiary to this Agreement.
- E. Waiver of Breach. If either party waives a breach of any provision of this Agreement by the other party, that waiver will not operate or be construed as a waiver of any subsequent breach by either party nor shall it prevent either party from enforcing such provisions.
- F. Merger Clause – Integration. This Agreement sets forth the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, express or implied, oral or written. No subsequent amendment or modification of the Agreement shall be effective unless reduced to writing and executed by the parties in accordance with paragraph A herein.
- G. Compliance with all Laws. The Village and the District shall at all times observe and comply with the laws, ordinances, regulations and codes of Federal, State, County and other local governments and agencies, which may in any manner affect the performance of this Agreement.
- H. Governing Law – Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and applicable federal law. Venue shall only be proper in a court of competent jurisdiction located within the County of Lake, Illinois.
- I. Corporate Authority. Each party represents and warrants that the person whose name appears on the signature page below has of has been delegated the lawful and corporate authority to enter into this Agreement on behalf of that party.

IN WITNESS WHEREOF, the Village and District have entered into this Agreement all as of the date first above written

Village

Village of Mundelein

By: _____

Mayor

Attest: _____

Clerk

District

Mundelein Elementary School District 75

By: _____

President

Attest: _____

Secretary

EXHIBIT A: JOB DESCRIPTION

MUNDELEIN ELEMENTARY SCHOOL DISTRICT 75

JOB TITLE:	Carl Sandburg Middle School - School Resource Officer (SRO)
REPORT TO:	School Principal/Assistant Principal
HOURS OF DUTY:	Monday 7:30 a.m. through 11:30 a.m. and Tuesday, Thursday, Friday 7:30 a.m. through 3:30 p.m. as department workload and manpower permit. Additionally, hours may fluctuate depending on the school activities of a specified day (i.e., exam and assembly schedules).
JOB GOAL:	This position has been instituted by the Board of Education, in cooperation with local law enforcement village agencies, in recognition of the following needs: 1. A closer, more personal relationship between law enforcement agents and students in the middle school is needed. 2. An officer in close contact with students is needed to deal more effectively with juvenile offenses and issues. 3. A member of the police department is needed to assist in preparation of educational programs concerning social problems in which violations of the law are involved. 4. An officer on duty in the schools is needed to protect students and the school from theft, vandalism, trespassing and other violations of the law.
QUALIFICATIONS:	The officer chosen for this task should possess the following qualifications: 1. Have a satisfactory rating as a police officer. 2. Have an interest in, and an understanding of, young people and their problems. 3. Be willing to pursue training specifically related to youth, youth problems, and delinquency. 4. Have a personality which would dispel, rather than reinforce, common junior-high age stereotypes of the police. 5. Have sufficient educational background to enable him to work closely with staff members on a professional level.
MAJOR DUTIES:	Among a wide range of duties implied by the role, the SRO shall:

1. Serve as a counselor for students with serious problems in which violations of the law are involved.
2. Work closely with the school officials and the guidance department. The officer will not enforce school discipline but will refer violations to the principal or dean and work closely with them. The SRO shall have the authority to make arrests for violations of law which occur on school property or at school-related functions off of school property.
3. Assist the administration in the solution of problems
4. Work with parents on runaway, truancy, and other problems.
5. Be available for talks on law and law enforcement issues, safety and good citizenship and help plan preventive programs in the areas of drugs and gang activities. The SRO shall be responsible for teaching the Drug Abuse Resistance Education (D.A.R.E) curriculum. This responsibility may be shared with the department's other D.A.R.E instructors
6. Be involved in all police action involving students.
7. Assist with daily problem of outsiders attempting to trespass on school property or otherwise gain unlawful entry into school facilities, including vandalizing the school, and students leaving school without authorization during the school day.
8. Serve as director of crowd and vehicle control at special events or arrange for suitable replacements including arranging for sufficient police officers to assist with such duties as may be necessary.
9. Represent the school Appear in court for cases action involving students, including arranging for the necessary witnesses to appear to testify.
10. Supervise extra-curricular and special events as needed (for additional pay at the agreed upon hourly rate).
11. Other duties as assigned by principal.

REPORTING
PROCEDURES:

Since the school resource officer is a member of two organizations, there may be situations in which proper jurisdiction becomes a question. In general, such questions will be resolved as follows:

1. Persons committing crimes on school property or at school-related events off school property which constitute felonies shall be arrested and the cases referred to the Lake County State's Attorney's Office for prosecution in the Circuit Court of Lake County. If a student is alleged to have committed an offense which constitutes a felony the case shall be referred to the Juvenile Division of the Lake County State's Attorney's Office. The Superintendent will be notified of any such arrests.
2. Traffic violators of license age shall be referred to Traffic Court. Persons committing violations of the Illinois Vehicle Code or the Village of Mundelein traffic ordinances on school property shall be ticketed, or arrested if warranted, and the cases referred to the Village prosecutor for prosecution in the Circuit Court of Lake County. The Superintendent will be notified of any such arrests.
3. Persons committing crimes on school property or at school-related events off school property which constitute a misdemeanor shall be referred to the principal and Superintendent, who in consultation with the SRO, and Village prosecutor or Lake County State's Attorney's office, if necessary, shall determine whether the person shall be:
 - a. Disciplined under school policies and procedures, or
 - b. Prosecuted in the Circuit Court of Lake County by the Village prosecutor as an ordinance violation or a criminal misdemeanor by the Lake County State's Attorney. If a student is alleged to have committed an offense which constitutes a misdemeanor, and the decision is made not to charge the student with an ordinance violation, the case shall be referred to the Juvenile Division of the Lake County State's Attorney's Office.
4. Violators of school rules will be referred to the principal or dean.
5. Where questions of jurisdiction arise and when time permits, the SRO in consultation with the Police Chief and the Superintendent will use their best professional judgment based on a thorough examination of the individual and the situation.

In cases within the officer's jurisdiction, the officer shall provide the appropriate police department and school administration with a record of offenders,

offenses, and incidents as may be permitted by the Juvenile Court Act of 1987 or the School Code.

These reports and files are confidential and may be viewed by authorized school or police officials only as may be permitted by the Juvenile Court Act of 1987 or the School Code.

The form of reports, the method of filing them or the length of time they remain on file shall conform to the regulations of the school or police department where they are kept.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: IRMA - April 2025 Deductible

Financial Impact:

\$66,446.27 - 100-231-46502.000 - IRMA Deductible

Attachments:

1. IRMA - APR 25 DED

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00303 in the amount of \$66,446.27 to IRMA for the FY25 April 2025 Deductible.

25-00303

INTERGOVERNMENTAL RISK MANAGEMENT AGENCY

999 OAKMONT PLAZA DRIVE, SUITE 310

WESTMONT IL 60559

Phone: (708) 562-0300

INVOICE

Date	Inv Number	Page
04/30/2025	301087	1

Bill To: Mundelein
300 Plaza Circle
Mundelein IL 60060

Customer: 214

Terms: Net 30 days

Quantity	Description	Net Amount
1	April 2025 Deductible	18,573.29
1	April 2025 Deductible	29,800.11
1	April 2025 Deductible	4,014.32
1	April 2025 Deductible	14,158.55
Fire 1205.29 Police 46491.54 PW 18749.44 100 - 231 - 46502 * 000 FY 25 April 2025 Deductible includes Credit Memo 3687		

Amount	66,546.27
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REMIT TO:
INTERGOVERNMENTAL RISK MANAGEMENT AGENCY
999 OAKMONT PLAZA DRIVE, SUITE 310
WESTMONT IL 60559

Balance Due	<u>66,546.27</u>
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Please include Customer Name and Invoice Number with remittance.

INTERGOVERNMENTAL RISK MANAGEMENT AGENCY

999 OAKMONT PLAZA DRIVE, SUITE 310

WESTMONT IL 60559

Phone: (708)562-0300

CREDIT MEMO

Date	Number	Page
04/30/2025	3687	1

Bill To: Village of Mundelein
300 Plaza Circle
Mundelein IL 60060

Customer No. 214

Quantity	Description	Unit Price	Net Amount
-1	April 2025 Deductible	100.00	100.00 CR
		Amount	100.00 CR
		Balance Due	<u>100.00 CR</u>

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 9, 2025

Subject: Contractual Pavement Rejuvenation Program

Financial Impact:

\$60,000 - 100-441-46670 - MT ALL STREETS

Attachments:

None

Background:

Corrective Asphalt provides pavement rejuvenation services for the Village and is entering the second year of a three-year contract. This contract was approved by the Board on August 26, 2024. The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00298 in the amount of \$60,000 to Corrective Asphalt for the contractual pavement rejuvenation program.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: NICASA - Deflection Grant 12/23/2024 - 03/16/2025

Financial Impact:

\$40,113.00 - 100-301-47956.000 - Grant Deflection

Attachments:

1. Nicasa 25101

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00319 in the amount of \$40,113.00 to NICASA for the Deflection Grant 12/23/2024 - 03/16/2025.



INVOICE

31979 N. Fish Lake Rd.
Round Lake, IL 60073
Phone: 847-546-6450
Fax: 847-546-0484

Date	Number
3/31/2025	25101

Please include invoice number with remittance.

BILL TO:

Mundelein Police Department
221 N Lake St
Mundelein, IL 60060
awatson@mundelein.org

DESCRIPTION		AMOUNT
Mundelein ICJIA 12/23/24-03/16/25		
Andrea Usry, Deflection Coordinator	Salary	
	460.5 @ 26.26	\$ 12,092.73
	Supplemental Benefit	\$ 450.00
Fringe Benefits:		
	Employer Taxes	\$ 1,316.99
	Workman's Comp	\$ 122.49
	Life Insurance	\$ 35.16
Aleksandar Stojanovic, Peer Services Specialist	Salary	
	480 @ 21.22	\$ 10,185.60
	Supplemental Benefit	\$ 300.00
Fringe Benefits:		
	Employer Taxes	\$ 1,101.00
	Workman's Comp	\$ 102.40
	Life Insurance	\$ 28.74
Melvin Hampton, Peer Services Specialist	Salary	
	27.25 @ 20	\$ 545.00
	Supplemental Benefit	\$ -
Fringe Benefits:		
	Employer Taxes	\$ 57.24
	Workman's Comp	\$ 5.32
	Contractual Services	\$ 7,084.82
	Total Services	\$ 33,427.50
	Indirect Costs 20%	\$ 6,685.50
PLEASE REMIT TO ABOVE ADDRESS		
TOTAL		\$40,113.00

To: Mayor and Board of Trustees

From: Bill Lark, Chief
Jennifer Rogers, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Purchase of Lucas Automatic Chest Compression System

Financial Impact:

\$27,722.70 - 272-335-48599 - Other Equipment

Attachments:

1. Lucas CIP FYE26 Memo
2. LUCAS Quote Mundelein FD

Background:

In the FYE26 CIP, we are approved to purchase an automatic chest compression system to replace a Zoll Auto Pulse that is no longer serviceable. Due to the increasing operating cost of the Zoll Auto-Pulse system, we are moving to the Lucas v3.1 chest compression system. As an example of the higher operating costs of the Zoll Auto-Pulse, each single-use chest band is \$135. Whereas a Lucas, a single-use chest compression device, is \$35 each.

The Lucas chest compression system provides many benefits over the Zoll Auto Pulse. It is more affordable, less costly to use, and easier to deploy on the patient.

It is my recommendation that we move forward with the purchase of the Lucas v3.1 chest compression system in the amount of \$27,722.70. This also includes a 5-year service plan that covers all maintenance and repairs. This purchase is \$4,277.30 under budget.

Recommendation:

MOTION to approve purchase order number 26-00339 to Stryker Sales LLC. to purchase the Lucas v3.1 chest compression system in the amount of \$27,722.70. This also includes a 5-year service plan that covers all maintenance and repairs.



MEMORANDUM

To: Mayor and Board of Trustees

From: Bill Lark, Fire Chief

Date: May 28, 2025

Re: Automatic CPR Machine – GL 272-335-48599

Background:

In the FYE26 CIP, we are approved to purchase an automatic chest compression system to replace a Zoll Auto Pulse, that is no longer serviceable. Due to the increasing operating cost of the Zoll Auto-Pulse system, we are moving to the Lucas v3.1 chest compression system. As an example of the higher operating costs of the Zoll Auto-Pulse, each single use chest band is \$135. Whereas a Lucas, single use chest compression device, is \$35 each.

The Lucas chest compression system provides many benefits over the Zoll Auto Pulse. It is more affordable, less costly to use, and easier to deploy on the patient.

Recommendation:

It is my recommendation that we move forward with the purchase of the Lucas v3.1 chest compression system in the amount of \$27,722.70. This also includes a 5-year service plan that covers all maintenance and repairs. This purchase is \$4,277.30 under budget.



Lucas

Quote Number:11074536

Version:1

Prepared For:MUNDELEIN FIRE DEPT

Attn:

Remit to:Stryker Sales, LLC

21343 NETWORK PLACE

CHICAGO IL 60673-1213

USA

Rep:Savannah Johnson

Email:savannah.johnson1@stryker.com

Phone Number:

Quote Date:03/06/2025

Expiration Date:08/17/2025

Contract Start:05/19/2025

Contract End:05/19/2026

Delivery Address		Sold To - Shipping		Bill To Account	
Name:	MUNDELEIN FIRE DEPT	Name:	MUNDELEIN FIRE DEPT	Name:	MUNDELEIN FIRE DEPT
Account #:	20192599	Account #:	20192599	Account #:	20192599
Address:	1000 N MIDLOTHIAN	Address:	1000 N MIDLOTHIAN	Address:	
	MUNDELEIN		MUNDELEIN		
	Illinois 60060-1235		Illinois 60060-1235		

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	99576-000063	LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2) Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device	1	\$19,680.20	\$19,680.20
2.0	11576-000060	LUCAS Desk-Top Battery Charger	1	\$965.40	\$965.40
3.0	11576-000071	LUCAS External Power Supply	1	\$305.40	\$305.40
4.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	1	\$574.20	\$574.20
5.0	11576-000047	LUCAS Disposable Suction Cup (12 pack)	1	\$411.00	\$411.00
Equipment Total:					\$21,936.20

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-ZAP-LUC3	TRADE-IN-ZOLL AUTOPULSE TOWARDS PURCHASE OF LUCAS 3.1	1	-\$3,000.00	-\$3,000.00

ProCare Products:

#	Product	Description	Qty	Sell Price	Total
7.1	LUCAS-FLD-PROCARE	LUCAS 3, 3.1 for LUCAS 3, v3.1 Chest Compression System, Includes Hard Shell Case, Slim Back Plate, (2) Patient Straps, (1) Stabilization Strap, (2)	1	\$8,450.25	\$8,450.25



Lucas

Quote Number: 11074536

Version: 1

Prepared For: MUNDELEIN FIRE DEPT

Attn:

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Rep: Savannah Johnson

Email: savannah.johnson1@stryker.com

Phone Number:

Quote Date: 03/06/2025

Expiration Date: 08/17/2025

Contract Start: 05/19/2025

Contract End: 05/19/2026

#	Product	Description	Qty	Sell Price	Total
		Suction Cups, (1) Rechargeable Battery and Instructions for use With Each Device			
		03/07/2025 - 03/06/2030			
		✓ Parts, Labor, Travel ✓ Preventative Maintenance ✓ Batteries Service			
ProCare Total:					\$8,450.25

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$336.25
Grand Total:	\$27,722.70

Prices: In effect for 30 days

Terms: Net 30 Days

Terms and Conditions:
Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms_Conditions/index.html.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Daniel Beelow - Sales Tax Rebates FY2025

Financial Impact:

\$100,000.00 - 330-263-49402.000 - Tax Rebates

Attachments:

1. 25-00342 DANIEL BEELOW

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00342 in the amount of \$100,000.00 to Daniel Beelow for Sales Tax Rebates FY2025.

Purchase Requisition

Purchase Requisition No 25-00342

Requested Date 04/30/2025
Required Date
Ordered By VANNA JANKOWSKI
Department FINANCE

Preferred Vendor 14110
DANIEL BEELOW
Address 21402 W HIGHWAY 60

Req. Description TAX REBATES - FY2025

Quantity	Units	Description	Unit Price	Amount
1	EA	TAX REBATES 330-263-49402.000100,000.00	100,000.00	100,000.00
			Total:	100,000.00

Notes

Approved By _____ Date _____

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Mundelein School D75-TIF 2024

Financial Impact:

\$33,327.22 - 340-264-49901.000 - Contingent TIF Downtown 2

Attachments:

1. 25-00343 MUND D75 TIF 2024

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00343 in the amount of \$33,327.22 to Mundelein School District 75 for TIF 2024 Fiscal Year 2025.

Purchase Requisition

Purchase Requisition No 25-00343

Requested Date 04/30/2025
Required Date
Ordered By VANNA JANKOWSKI
Department FINANCE

Preferred Vendor 6380
MUNDELEIN SCHOOL DIST #75
Address 470 N LAKE ST

Req. Description TIF 2024

Quantity	Units	Description	Unit Price	Amount
1	EA	CONTIGENT 340-264-49901.000	33,327.22	33,327.22
			Total:	33,327.22

Notes

Approved By _____ Date _____

**VILLAGE OF MUNDELEIN
CHECK REQUEST FORM**

DATE: 05/28/2025

TO: FINANCE DEPARTMENT

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2025

DATE ORDERED: n/a DATE RECEIVED: n/a

INVOICE NUMBER: TIF 2024 P.O. NUMBER: 25-00343

VENDOR NUMBER: 6380

PAYABLE TO: Mundelein School District #75

470 N Lake Street

Mundelein, IL 60060

DESCRIPTION OF PURCHASE OR SERVICE: _____

TIF 2024 (2023-24 School Year requested 9/10/24 for Tax Year 2022)

AMOUNT OF PURCHASE: \$33,327.22

ACCOUNT NUMBER: 340-49901-264 340-264-49901.000



Please mail check



Please return check to me

Department Head Approval: *Linda Miller*

**FY25 Mundelein Elementary School District #75 TIF Payment
TIF 2 Reimbursement**

Student	Address	Apt	Amount Due
14580	300 Anthony	300	\$ 8,560.83
358675070	300 Anthony	300	\$ 8,560.83
814913990	300 Anthony	211	\$ 8,560.83

Address	TIF Tax Amount	Reimb %	Amount Due
407 E Hawley	\$ 43,312.18	17%	\$ 7,363.07

Address	TIF Tax Amount	Reimb %	Amount Due
Morris Station-TIF 2	\$ 1,043.18	27%	\$ 281.66

Total	<u>\$ 33,327.22</u>
--------------	----------------------------

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Mundelein High School TIF 2024

Financial Impact:

\$45,377.14 - 340-264-49901.000 - Contingent TIF Downtown 2

Attachments:

1. 25-00344 MUND High TIF 2024

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00344 in the amount of \$45,377.14 to Mundelein High School for TIF 2024 Fiscal Year 2025.

Purchase Requisition

Purchase Requisition No 25-00344

Requested Date 04/30/2025

Required Date

Ordered By VANNA JANKOWSKI

Department FINANCE

Preferred Vendor 1500

MUNDELEIN HIGH SCHOOL

Address 1350 W HAWLEY ST

Req. Description TIF 2024 (2023-24 SCHOOL YEAR REQUESTED 09/10/24 FOR T

Quantity	Units	Description	Unit Price	Amount
1	EA	CONTIGENT 340-264-49901.000	45,377.14	45,377.14
			Total:	45,377.14

Notes

Approved By

Date

**VILLAGE OF MUNDELEIN
CHECK REQUEST FORM**

DATE: 05/29/2025

TO: **FINANCE DEPARTMENT**

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2025

DATE ORDERED: n/a

DATE RECEIVED: n/a

INVOICE NUMBER: TIF 2024

P.O. NUMBER: 25-00344

VENDOR NUMBER: 1500

PAYABLE TO: Mundelein High School

1350 W Hawley Street

Mundelein, IL 60060

DESCRIPTION OF PURCHASE OR SERVICE: _____

TIF 2024 (2023-24 School Year requested 9/10/24 for Tax Year 2022)

AMOUNT OF PURCHASE: \$45,377.14

ACCOUNT NUMBER: 340-49901-264 340-264-49901.000



Please mail check



Please return check to me

Department Head Approval: 

**FY25 Mundelein High School #120 TIF Payment
TIF 2 Reimbursement**

Student	Address	Apt	Amount Due
250100	250 Anthony		\$ 19,805.47
260350	300 Anthony		\$ 19,805.47

Address	TIF Tax Amount	Reimb %	Amount Due
407 E Hawley	\$ 43,312.18	13%	\$ 5,630.58

Address	TIF Tax Amount	Reimb %	Amount Due
Morris Station-TIF 2	\$ 1,043.18	13%	\$ 135.61

Total	<u>\$ 45,377.14</u>
--------------	----------------------------

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of June 9, 2025

Subject: Morris Station TIF 2 Note

Financial Impact:

\$21,046.66 - 340-264-49403.000 - TIF 2 Note

Attachments:

1. 25-00345 MORRIS STATION

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00345 in the amount of \$21,046.66 to Morris Station LLC for TIF 2 Note Payment Fiscal Year 2025.

Purchase Requisition

Purchase Requisition No 25-00345

Requested Date 04/30/2025
Required Date
Ordered By VANNA JANKOWSKI
Department FINANCE

Preferred Vendor 0000014423
MORRIS STATION LLC
Address 2027 W DIVISION ST, STE 244

Req. Description FY2025 TIF 2 NOTE PAYMENT (ACCOUNTING DATE 12/1/24)

Quantity	Units	Description	Unit Price	Amount
1	EA	NOTE 340-264-49403.000	21,046.66	21,046.66
			Total:	21,046.66

Notes

Approved By _____ Date _____



VILLAGE OF MUNDELEIN CHECK REQUEST FORM

DATE: 05/29/2025

TO: FINANCE DEPARTMENT

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2025

DATE ORDERED: n/a DATE RECEIVED: n/a

INVOICE NUMBER: FY25 TIF 2 Note Pmt P.O. NUMBER: 25-00345

VENDOR NUMBER: 14423

PAYABLE TO: Morris Station LLC

DESCRIPTION OF PURCHASE OR SERVICE: _____

FY2025 TIF 2 Note Payment (Accounting Date 12/1/24)

AMOUNT OF PURCHASE: \$21,046.66

ACCOUNT NUMBER: ~~340-264-49901~~ 340-264-49403.000



Please mail check



Please return check to me

Department Head Approval: _____

Linda Miller

TIF 2 PROPERTY TAX INCREMENT

TIF 2 EASEMENT

Due Morris Station LLC

TIF 3 PROPERTY TAX INCREMENT INCENTIVE

Due Morris Station LLC

$$= 21046.66$$

To: Mayor and Board of Trustees

From: Kelsey Langelier, Business Services Manager
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of June 9, 2025

Subject: Pavement Marking Program

Financial Impact:

\$30,000 - 100-441-46670 - MT ALL STREETS

Attachments:

None

Background:

The FY26 budget provides for contractual pavement marking on roadways throughout the Village. Pavement markings are one of the most important aspects of safe and efficient roadway maintenance. Uniform markings delineate the roadway path and traffic lanes and provide guidance and information for roadway users.

In 2024, the Lake County Municipal League joint bid pavement marking services. Highstar Traffic, formerly known as Superior Road Striping, was awarded a four-year contract. The unit price for pavement marking varies depending on the width of the line or letters and symbols. A 4" line, which is the most common, is \$0.70 per linear foot. Letters and symbols are \$4.75 per square foot. Based on the unit prices, the total cost for the pavement service during FY26 is proposed to be \$30,000.

Recommendation:

Motion to approve purchase order number 26-00351 for contractual road striping services by Highstar Traffic in the amount of \$30,000.00.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Purchase of 437 North Chicago Avenue

Financial Impact:

\$740,000 - 341-265-49901 - Contingent

Attachments:

None

Background:

The Board approved the purchase of 437 North Lake Street at the May 12, 2025 Board Meeting with Ordinance Number 25-05-30. The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00358 for \$740,000 to Chicago Title Company for the purchase of 437 North Chicago Avenue.

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: Economic Incentive Reimbursement - JRM Park LLC

Financial Impact:

\$150,000.00 - 413-449-49901.000 - Contingent

Attachments:

1. Bowes - 32 E Park - Reimbursement Request - Redacted

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000.00. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00353 and payment in the amount of \$150,000.00 for the Economic Incentive Agreement Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

DATE: 05/29/2025

TO: **FINANCE DEPARTMENT**

FROM: ERIN SWANSON

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: 5/29/2025

DATE RECEIVED: 5/29/2025

INVOICE NUMBER: _____

P.O. NUMBER: _____

VENDOR NUMBER: 14424

PAYABLE TO: JRM PARK, LLC

32 E PARK STREET

MUNDELEIN, ILLINOIS 60060

DESCRIPTION OF PURCHASE OR SERVICE: _____

B.I.G. PROGRAM REIMBURSEMENT PER ECONOMIC DEVELOPMENT AGREEMENT

RESOLUTION NO. R-24-08-41 APPROVED BY THE VILLAGE BOARD ON AUGUST 12, 2024

IN THE AMOUNT NOT TO EXCEED \$50,000

AMOUNT OF PURCHASE: \$50,000

ACCOUNT NUMBER: 413-449-46599.000

☐

Please mail check



Please return check to me

Department Head Approval: _____

DATE: 05/29/2025

TO: **FINANCE DEPARTMENT**

FROM: ERIN SWANSON

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: 5/29/2025

DATE RECEIVED: 5/29/2025

INVOICE NUMBER: _____

P.O. NUMBER: _____

VENDOR NUMBER: 14424

PAYABLE TO: JRM PARK, LLC

32 E PARK STREET

MUNDELEIN, ILLINOIS 60060

DESCRIPTION OF PURCHASE OR SERVICE: _____

REIMBURSEMENT PER ECONOMIC DEVELOPMENT AGREEMENT RESOLUTION NO. R-24-08-41

APPROVED BY THE VILLAGE BOARD ON AUGUST 12, 2024 IN THE AMOUNT NOT TO EXCEED \$150,000

AMOUNT OF PURCHASE: \$150,000

ACCOUNT NUMBER: 413-449-49901.000

☐ Please mail check

☒ Please return check to me

Department Head Approval: _____

GRANT PAYMENT REQUEST FORM, AGREEMENT AND AFFIDAVIT

FOR NON-RESIDENTIAL BUILDING IMPROVEMENTS AND NON-RESIDENTIAL SIGN REPLACEMENTS UNDER THE MUNDELEIN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

I. APPLICANT'S SUBMITTAL FOR PAYMENT

Name of Applicant: Smokin Jacks BBQ (PRINT)

Street Address of Subject Property: 32 E Park St., Mundelein (PRINT)

Eligible Costs for Completed New Sign(s) or Improvement(s): \$ 100,000

Payment Amount Requested: \$ \$100,000

Attached hereto and submitted herewith are copies of the following documentation:

- Copies of paid invoices from contractors and receipts for labor, materials and equipment purchased
- Proof of payment
- Three photos of the completed new sign(s) or improvement(s)
- Lien waivers

This form and all required information and documentation must be delivered to Community Development at the Village Hall after the new sign(s) or improvement(s) have been completed.

II. APPLICANT'S REPRESENTATIONS, WARRANTIES AND AGREEMENT

For and in consideration of receiving payment of the amount requested above, the undersigned represents and warrants and agrees to the following:

A | I, the undersigned represent and warrant that the new sign(s) or improvement(s) have been completed and are in compliance with the requirements of the Program and the Rules implementing the Program and are in compliance with all other applicable Village ordinances, codes, rules and regulations.

B | I, the undersigned also represent and warrant that the eligible costs expended by the Applicant in completing the new sign(s) or improvement(s) are in the amount stated above and that the Applicant has not received funds to complete the new sign(s) or improvement(s) from any other public agency or program.

C | I, the undersigned further represent and warrant that the copies of lien waivers, paid invoices, receipts, cancelled checks and credit card statements submitted herewith represent the actual cost of labor, materials and equipment used in constructing and installing the new sign(s) or improvement(s).

D | I, the undersigned agree that the requested payment amount stated above accurately states the full amount to which the undersigned is entitled under the Program and, upon the receipt thereof, the undersigned agrees to release the Village of Mundelein and its officials, employees and agents from any further claims and/or liabilities with respect thereto and agrees to indemnify and hold the Village harmless from any claims by third parties regarding the project.

E | I, the undersigned further agree that, if the business located on the subject property closes or moves out of the Village of Mundelein within three (3) years after the date on which the Village issues its check for the payment amount, the undersigned shall repay the Village an amount equal to the percentage provided in the Program Payback Provision within ninety (90) days following the date on which said business closed or moved out of the Village. (If the Applicant is a tenant, the Owner of the Property must also agree to be jointly and severally liable for the Payback Obligation.

Applicant's Name: John J Bowes

(PRINT)

Applicant's Signature: J Bowes

Date of Signing: April 10, 2025, 20 .

The undersigned Property Owner agrees to be jointly and severally liable with the tenant for the above Payback Obligation.

Property Owner's Name: JRM Park LLC

(PRINT)

Property Owner's Signature: J Bowes

Date of Signing: , 20 .

III. APPLICANT'S AFFIDAVIT

The undersigned, being first duly sworn under oath, states that the above information and the copies of paid invoices, receipts, cancelled checks and credit card statements submitted herewith are true, correct and complete to best of the undersigned's knowledge.

J Bowes
(APPLICANT'S SIGNATURE)

Subscribed and Sworn to before me this 11th day of April, 2025.

Notary Public: Carrie Anne Costa

(NOTARY SIGNATURE)

My Commission Expires: 7/18/2028



REVISED 2023

Paragon North Ltd.

Invoice

1150 Brown Street
Suite I
Wauconda, IL 60084
Phone 847-436-6703

DATE February 7, 2025
Invoice# 25223A
Customer ID JRM

Bill To:
JRM LLC
Jack Bowes
32 E. Park
Mundelein, IL

Terms: Net 15
Prepared by: kk

Comments or special instructions: Concrete Repairs

Description	Amount
General Contracting 32 E. Park Buildout:	\$ 538,897.70
Progress Payment Work To Date On:	\$ (70,000.00)
Demolition	
Steel	
Concrete Footings	
Framing	
PAID 2/14/25	
Please make checks payable to Paragon North. Thank You.	\$ 468,897.70

Paragon North Ltd.

Invoice

1150 Brown Street
Suite I
Wauconda, IL 60084
Phone 847-436-6703

DATE February 28, 2025
Invoice# 25223B
Customer ID JRM

Bill To:
JRM LLC
Jack Bowes
32 E. Park
Mundelein, IL

Terms: Net 15
Prepared by: kk

Comments or special instructions: Concrete Repairs

Description	Amount
General Contracting 32 E. Park Buildout:	\$ 538,897.70
2/7/2025 Payment	\$ (70,000.00)
Progress Payment Work To Date On:	\$ (50,000.00)
Concrete Floor Leveling	
Joist Repairs	
Framing	
PAID OK # 104	
Balance Due:	\$ 418,897.70

Paragon North Ltd.

1150 Brown Street
Suite I
Wauconda, IL 60084
Phone 847-436-6703

DATE April 1, 2025
Invoice# 25223
Customer ID JRM

Bill To:
JRM LLC
Jack Bowes
32 E. Park
Mundelein, IL

Terms: Net 15
Prepared by: kk

Comments or special instructions: Concrete Repairs

Description	Amount
General Contracting 32 E. Park Buildout:	\$ 538,897.70
Progress Payment Work To Date On:	\$ (100,000.00)
Demolition	
Steel	
Concrete Footings	
Framing	
Please make checks payable to Paragon North. Thank You.	\$ 438,897.70

WAIVER OF LIEN TO DATE

STATE OF (Illinois) } S.S.
County Of (Cook) }

Gty # _____
Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by JRM Park, LLC
to furnish General Contracting
for the premises known as 32 E. Park Street
of which JRM Park, LLC is the owner.

The undersigned, for and in consideration of **Seventy Thousand and 00/100 Dollars **
(\$ 700,000.00) Dollars, and of other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release
any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described
premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds, or other considerations
due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be
furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS. *

DATE 04/17/2025 COMPANY NAME Paragon North Inc.
ADDRESS 1150 Brown Street Suite I Wauconda, IL 60084
SIGNATURE AND TITLE [Signature]

Kenneth Kijak, Vice-President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF (Illinois) } S.S.
County Of (Cook) }

To Whom It May Concern:

THE UNDERSIGNED, Kenneth Kijak

BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS

(POSITION) Vice President OF Paragon North

WHO IS THE CONTRACTOR FURNISHING

Concrete Renovations

WORK ON THE BUILDING LOCATED AT

32 E. Park Street Mundelein, IL

OWNED BY JRM Park, LLC

That the total amount of the contract including extras is \$ \$70,000.00 of which he has received
This payment. That all waivers are true, correct, and genuine and delivered unconditionally and that
equitable to defeat the validity of said waivers. That the following are the names of all parties who have fi
for said work and all parties having contracts or subcontracts for specific portions of said work or for mat
thereof and the amount due or become due to each, and that the items mentioned include all labor and
work according to plans and specifications.

Names	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
All materials taken from fully paid stock	General Contracting	\$538,897.70	\$0.00	\$70,000.00	\$468,897.70

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor,
or other work of any kind done or to be done upon or in connection with said work other than above listed.

DATE: 04/17/2025 Signature: [Signature]

Subscribed and sworn to before me this April Seventeenth day of April, 20 25.



Rose Marie Scalise
Notary Public

WAIVER OF LIEN TO DATE

STATE OF (Illinois) } S.S.
County Of (Cook) }

Gty # _____
Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by JRM Park, LLC
to furnish General Contracting
for the premises known as 32 E. Park Street
of which JRM Park, LLC is the owner.

The undersigned, for and in consideration of **Fifty Thousand and 00/100 Dollars **
(\$ 700,000.00) Dollars, and of other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release
any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described
premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds, or other considerations
due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be
furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS. *

DATE 04/17/2025 COMPANY NAME Paragon North Inc.
SIGNATURE AND TITLE [Signature] ADDRESS 1150 Brown Street Suite I Wauconda, IL 60084
Kenneth Kijak, Vice-President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF (Illinois) } S.S.
County Of (Cook) }

To Whom It May Concern:

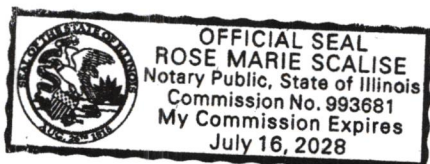
THE UNDERSIGNED, Kenneth Kijak BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS
(POSITION) Vice President OF Paragon North WHO IS THE CONTRACTOR FURNISHING
Concrete Renovations WORK ON THE BUILDING LOCATED AT
32 E. Park Street Mundelein, IL OWNED BY JRM Park, LLC

That the total amount of the contract including extras is \$ \$50,000.00 of which he has received
This payment. That all waivers are true, correct, and genuine and delivered unconditionally and that
equitable to defeat the validity of said waivers. That the following are the names of all parties who have fi
for said work and all parties having contracts or subcontracts for specific portions of said work or for mat
thereof and the amount due or become due to each, and that the items mentioned include all labor and
work according to plans and specifications.

Names	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
All materials taken from fully paid stock	General Contracting	\$538,897.70	\$70,000.00	\$50,000.00	\$418,897.70

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor,
or other work of any kind done or to be done upon or in connection with said work other than above listed.

DATE: 04/17/2025 Signature: [Signature]
Subscribed and sworn to before me this seventeenth day of April, 20 25.



Rose Marie Scalise
Notary Public

WAIVER OF LIEN TO DATE

STATE OF (Illinois) } S.S.
County Of (Cook) }

Gty # _____
Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by JRM Park, LLC
to furnish General Contracting
for the premises known as 32 E. Park Street
of which JRM Park, LLC is the owner.

The undersigned, for and in consideration of **One Hundred Thousand and 00/100 Dollars **
(\$ 100,000.00) Dollars, and of other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release
any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described
premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds, or other considerations
due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be
furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS. *

DATE 04/07/2025 COMPANY NAME Paragon North Inc.
SIGNATURE AND TITLE [Signature] ADDRESS 1150 Brown Street Suite I Wauconda, IL 60084
Kenneth Kijak, Vice-President

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

STATE OF (Illinois) } S.S.
County Of (Cook) }

To Whom It May Concern:

THE UNDERSIGNED, Kenneth Kijak BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS
(POSITION) Vice President OF Paragon North WHO IS THE CONTRACTOR FURNISHING
Concrete Renovations WORK ON THE BUILDING LOCATED AT
4108 W 52nd Pl, 4043 W 52nd Pl Chicago, IL OWNED BY RLF III Central, LLC

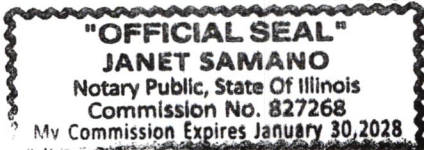
That the total amount of the contract including extras is \$ \$100,000.00 of which he has received
This payment. That all waivers are true, correct, and genuine and delivered unconditionally and the
equitable to defeat the validity of said waivers. That the following are the names of all parties who have
for said work and all parties having contracts or subcontracts for specific portions of said work or for ma
thereof and the amount due or become due to each, and that the items mentioned include all labor and
work according to plans and specifications.

Names	What for	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
All materials taken from fully paid stock	General Contracting	\$538,897.70	\$0.00	\$100,000.00	\$438,897.70

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor,
or other work of any kind done or to be done upon or in connection with said work other than above listed.

DATE: APRIL 8th 2025 Signature: [Signature]

Subscribed and sworn to before me this 8 day of April, 20 25.



[Signature]
Notary Public



Date	Description	Amount	Account
02/10/2025	Check 47785	\$70,000.00	[REDACTED]

This is an image of a check, [substitute check](#), or deposit ticket. Refer to your posted transactions to verify the status of the item. For more information about image delivery [click here](#) or to speak with a representative call: 1-888-PNC-BANK (1-888-762-2265) Monday - Friday: 8 a.m. - 9 p.m. ET, Saturday & Sunday: 8 a.m. - 5 p.m. ET.

CROSSROADS OF IVANHOE 06-85 **47785**

DATE 2-7-25

PAY TO THE ORDER OF Pargyue North \$ 70,000.00

Seventy Thousand and 00/100 DOLLARS

PNC BANK
PNC Bank, N.A. 071

FOR [REDACTED]

J. Bowry



Security Features exceed industry standards and include:

- ImageMatch™: Matching account and check number on back (Patent No. 8,246,543)
- MobileMark™: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Weave™ pattern on back designed to deter fraud
- Microprint (GFI) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit™ icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fluorescent ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

ENDORSE HERE

☐ CHECK BOX FOR MOBILE/REMOTE DEPOSIT

WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE



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Date	Description	Amount	Account
03/03/2025	Check 104	\$50,000.00	[REDACTED]

This is an image of a check, [substitute check](#), or deposit ticket. Refer to your posted transactions to verify the status of the item. For more information about image delivery [click here](#) or to speak with a representative call: 1-888-PNC-BANK (1-888-762-2265) Monday - Friday: 8 a.m. - 9 p.m. ET, Saturday & Sunday: 8 a.m. - 5 p.m. ET.

JRM PARK LLC 03-23
[REDACTED]
Date 2-28-25 104
71-1/883
Pay to the Order of F. F. H. THOUSAND \$50,000-
Dollars
OLD NATIONAL BANK
oldnational.com
For [REDACTED] [Signature]

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Image Report



ABA Number
Account Number
Serial Number 109
Amount \$60,000.00
Paid Date 03/26/2025

Front

JRM PARK LLC 03-23		109	
		3-25-25 Date	
Pay to the Order of <u>Superior Refrigeration</u>		\$ 60,000.00	
<u>Sixty thousand and 00/100</u>		Dollars	
		Photo Safe Deposit Details on back	
OLD NATIONAL BANK oldnational.com		<u>Mike Brown</u> MP	
For			

Back

Image Report



ABA Number [REDACTED]
Account Number [REDACTED]
Serial Number 116
Amount \$25,000.00
Paid Date 04/29/2025

Front

JRM PARK LLC 03-23 [REDACTED]		116 71-1/853	
Pay to the Order of <i>Estate of Hastings</i>		<i>4-28-25</i> Date	
<i>Twenty Five Thousand & no/100</i>		\$25,000 ⁰⁰	
OLD NATIONAL BANK oldnational.com		Dollars Photo Safe Deposit	
For [REDACTED]		<i>[Signature]</i> MP	

Back

[REDACTED]

ONPointe[™]
Old National Bank

JRM PARK LLC 03-23
WEST
 Date 3-6-25
 Pay to the Order of Estate Hastings \$ 65,000.00
Sixty Five Thousand & 00 Dollars
 **OLD NATIONAL BANK**
 oldnational.com
 For [Signature] MP
 [Redacted MICR line]

[REDACTED]

ABA Number	[REDACTED]
Account Number	[REDACTED]
Serial Number	113
Amount	\$50,000.00
Paid Date	04/29/2025

JRM PARK LLC **03-23**

113
71-1/863

4-25-25

Date _____

Pay to the
Order of _____

Perrigon North

\$60,000⁰⁰

₹ 1 Thousand & 00

Dollars



**Photo
Safe
Deposit®**
Details on page 10



OLD NATIONAL BANK
oldnational.com

For

055 3000 1 2

004431

LLC 13-23

Security features exceed industry standards and include

- Security Features: Exposed industry standards and features
- Ink® Match®: Matching account and check number on back (Patent No. 9,240,668)
- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security Veil®: pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit®: Icon visible on front and back

Do not cash it:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

☐ CHECK BOX FOR MOBILE, REMOTE DEPOSIT
WRITE NAME OF FINANCIAL INSTITUTION ON LINE ABOVE

Image Report



ABA Number [REDACTED]
Account Number [REDACTED]
Serial Number 108
Amount \$50,000.00
Paid Date 03/24/2025

Front

JRM PARK LLC 03-23 108
71-1/863

3-21-25 Date

Pay to the Order of Paragon North \$ 50,000.00
Fifty Thousand and 00/100 Dollars

OLD NATIONAL BANK
oldnational.com

For [Signature]

[REDACTED]

Back

[REDACTED]

Security Features exceed industry standards and include:

- 100% Cotton Paper
- 100% Recycled Paper
- 100% Recycled Paper
- 100% Recycled Paper
- 100% Recycled Paper
- 100% Recycled Paper
- 100% Recycled Paper
- 100% Recycled Paper

For more information, visit oldnational.com

☐ CHECK BOX FOR MOBILE/REMOTE DEPOSIT
WITH E-STATE OF FINANCIAL INSTITUTION ON LINE ABOVE

[REDACTED]

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: BIG Reimbursement Request - JRM Park LLC

Financial Impact:

\$50,000 - 413-449-46599.000 - Misc Property Services

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000.00. Please review the attachment on the *Economic Incentive Reimbursement - Bowes* agenda item. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00348 and payment in the amount of \$50,000.00 for the Business Incentive Grant Reimbursement for JRM Park, LLC that was approved at the August 12, 2024, Board Meeting, Resolution No. R-24-08-41.

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: BIG Reimbursement Request - Revel Taste

Financial Impact:

\$25,000.00 - 413-449-46599.000 - Misc Property Services

Attachments:

1. BIG REIMBURSEMENT REQUEST - REVEL TASTE - 05.28.2025

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000.00. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00336 and payment in the amount of \$25,000.00 for the Business Incentive Grant Reimbursement for Revel Taste, Resolution No. R-24-07-35.

**VILLAGE OF MUNDELEIN
CHECK REQUEST FORM**

DATE: 5/28/2025

TO: **FINANCE DEPARTMENT**

FROM: Erin Swanson

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: 5/28/2025

DATE RECEIVED: 5/28/2025

INVOICE NUMBER: _____

P.O. NUMBER: _____

VENDOR NUMBER: 14302

PAYABLE TO: REVEL TASTE LLC

1355 ARMOUR BOULEVARD

MUNDELEIN, ILLINOIS 60060

DESCRIPTION OF PURCHASE OR SERVICE: _____

B.I.G. PROGRAM REIMBURSEMENT - RESOLUTION NO. R-24-07-35 APPROVED BY THE VILLAGE
BOARD ON JULY 8, 2024 IN THE AMOUNT NOT TO EXCEED \$25,000

AMOUNT OF PURCHASE: \$25,000.00

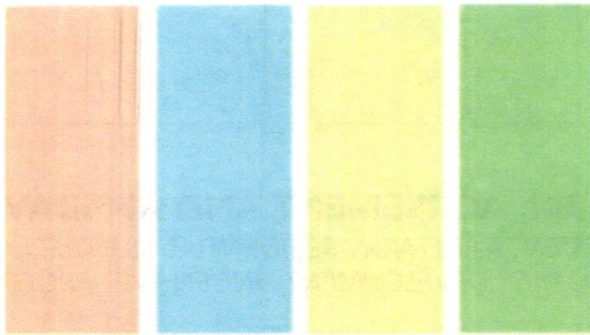
ACCOUNT NUMBER: 413-449-46599.000

☐ Please mail check

☒ Please return check to me

Department Head Approval: _____

Resolution No.	R-24-07-035			
Village Participation	\$ 25,000.00	JH Plumbing Solutions	Lien Waivers	
Paid by Applicant	\$ 61,000.00	AC/DC Electric	Underground Plumbing	\$ 53,000.00
			Electrical Service Panel	\$ 8,000.00
		Proof of Payment		
		JH Plumbing	Check No. 155	\$ 8,000.00
		JH Plumbing	Check No. 159	\$ 15,000.00
		ACDC Electric	Check No. 153	\$ 8,000.00
		JH Plumbing	Wire Transer	\$ 30,000.00



**BUSINESS
INCENTIVE
GRANT (BIG)
PROGRAM &
APPLICATION**

I. APPLICANT'S BACKGROUND INFORMATION

Name: Marina Drakovich Home Phone: _____
Home Address: 807 Beechwood Rd Cell Phone: [REDACTED]
City: Buffalo Grove State: IL Zip Code: 60089 Email: [REDACTED]
Business Name: Revel Taste LLC Business Phone: 847.208.0556
Business Address: 1355 Armour Blvd Business Email: dmprosale@gmail.com
☐ Business License # or ☒ Tax ID: [REDACTED] (Please indicate which one)

Applicant is: ☒ Owner ☐ Tenant

Preferred Contact: (Please check one)

☐ Home Phone ☒ Home Cell ☐ Home Email ☒ Business Phone ☒ Business Email

How many jobs will be created? from 5-15 Retained? _____

How did you hear about the program? ☐ Economic Development Commission ☐ Newsletter
☐ Newspaper ☐ Staff ☒ Other

II. DESCRIPTION OF PROPOSED NEW SIGN(S) OR IMPROVEMENT(S)

Plum renovation: 9 Linear drains, 5 Geezer traps

Electricity renovation. Electric panel 208-240V/200Amp (3phase)

III. ITEMIZED ACTIVITY DESCRIPTION Eligible Costs

Plumbing renovation

PROJECTED COST

\$53000.00

Electricity renovation

\$8000.00

IV. TOTAL ELIGIBLE COSTS:

\$ 61000.00

TOTAL OVERALL PROJECT COSTS:

\$ 61000.00

**All itemized costs and the total project cost are subject to review for eligibility under the Program guidelines and policy. Completion of this form does not guarantee funding.*

GRANT PAYMENT REQUEST FORM, AGREEMENT AND AFFIDAVIT
FOR NON-RESIDENTIAL BUILDING IMPROVEMENTS AND NON-RESIDENTIAL SIGN REPLACEMENTS UNDER THE MUNDELEIN ECONOMIC DEVELOPMENT INCENTIVE PROGRAM

I. APPLICANT'S SUBMITTAL FOR PAYMENT

Name of Applicant: Revel Taste LLC

Street Address of Subject Property: 1355 Armour Blvd^(PRINT)

Eligible Costs for Completed New Sign(s) or Improvement(s): \$61000.00^(PRINT)

Payment Amount Requested: \$ 25000.00

Attached hereto and submitted herewith are copies of the following documentation:

- Copies of paid invoices from contractors and receipts for labor, materials and equipment purchased
- Proof of payment
- Three photos of the completed new sign(s) or improvement(s)
- Lien waivers

This form and all required information and documentation must be delivered to Community Development at the Village Hall after the new sign(s) or improvement(s) have been completed.

II. APPLICANT'S REPRESENTATIONS, WARRANTIES AND AGREEMENT

For and in consideration of receiving payment of the amount requested above, the undersigned represents and warrants and agrees to the following:

A | I, the undersigned represent and warrant that the new sign(s) or improvement(s) have been completed and are in compliance with the requirements of the Program and the Rules implementing the Program and are in compliance with all other applicable Village ordinances, codes, rules and regulations.

B | I, the undersigned also represent and warrant that the eligible costs expended by the Applicant in completing the new sign(s) or improvement(s) are in the amount stated above and that the Applicant has not received funds to complete the new sign(s) or improvement(s) from any other public agency or program.

C | I, the undersigned further represent and warrant that the copies of lien waivers, paid invoices, receipts, cancelled checks and credit card statements submitted herewith represent the actual cost of labor, materials and equipment used in constructing and installing the new sign(s) or improvement(s).

D | I, the undersigned agree that the requested payment amount stated above accurately states the full amount to which the undersigned is entitled under the Program and, upon the receipt thereof, the undersigned agrees to release the Village of Mundelein and its officials, employees and agents from any further claims and/or liabilities with respect thereto and agrees to indemnify and hold the Village harmless from any claims by third parties regarding the project.

APPLICANT'S AGREEMENT

By signing below, the Applicant acknowledges that he has received and read the Program Description and Requirements and has received and read the Rules Implementing the Program.

The Applicant states that the information contained in this Application is true, correct and complete and agrees to comply with all Village requirements applicable to the Program and the Rules Implementing the Program. The Applicant agrees that in the event of his breach of any condition or provision of the Program or the Rules Implementing the Program or, if any of the information submitted to the Village by the Applicant is found to be false, the Village has the right to terminate the Applicant's participation in the Program.

The Applicant further understands that, after the proposed new sign(s) or improvement(s) have been completed, he must submit a Grant Payment Request Form, Agreement and Affidavit, (on the Form provided by the Village) and detailed cost documentation such as copies of lien waivers, paid invoices, receipts, cancelled checks and credit card statements, in order to receive payment.

The Applicant authorizes the Village to use his name, likeness, photos and/or information about the Project for promotional purposes.

12/16/24

Date

Applicant Signature

CONSENT FROM PROPERTY OWNER (REQUIRED IF APPLICANT IS A TENANT)

By signing below, the Owner of the subject property authorizes the Applicant to complete the proposed new sign(s) or improvement(s) described in this Grant Application. The Owner also acknowledges that he is jointly and severally liable with the Applicant (tenant) on the Payback Obligation as described in the Program Description and Requirements.

12/16/24

Date

Property Owner Name (Print)

Property Owner Signature

Phone

OFFICE USE ONLY	
	Date of Submission
	Projected Amount of Reimbursement

E | I, the undersigned further agree that, if the business located on the subject property closes or moves out of the Village of Mundelein within three (3) years after the date on which the Village issues its check for the payment amount, the undersigned shall repay the Village an amount equal to the percentage provided in the Program Payback Provision within ninety (90) days following the date on which said business closed or moved out of the Village. (If the Applicant is a tenant, the Owner of the Property must also agree to be jointly and severally liable for the Payback Obligation.

Applicant's Name: Marina Drakovich

Applicant's Signature:  (PRINT)

Date of Signing: 12/16, 2024

The undersigned Property Owner agrees to be jointly and severally liable with the tenant for the above Payback Obligation.

Property Owner's Name: Frank A. Dziadosz

Property Owner's Signature:  (PRINT)

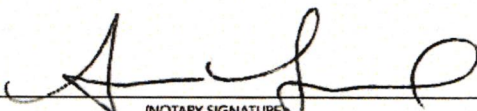
Date of Signing: 12/16/, 2024

III. APPLICANT'S AFFIDAVIT

The undersigned, being first duly sworn under oath, states that the above information and the copies of paid invoices, receipts, cancelled checks and credit card statements submitted herewith are true, correct and complete to best of the undersigned's knowledge.


(APPLICANT'S SIGNATURE)

Subscribed and Sworn to before me this 23 day of December, 2024.

Notary Public: 
(NOTARY SIGNATURE)

My Commission Expires: _____



REVISED 2/20



JH PLUMBING SOLUTIONS, INC

Project Name/Contractor: Revel Taste, LLC
Project Location: 1355 Armour Blvd, Mundelein, IL 60060

Payment Amount: \$53,000
Date of Payment: October 4, 2024

Contractor: JH Plumbing Solutions, Inc
Address: 4523 Pulaski Ave, Lyons, IL 60534

Client: Revel Taste LLC.
Address: 1355 Armour Blvd, Mundelein, IL 60060

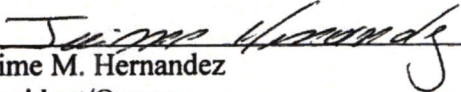
Scope of Work: Underground plumbing

Acknowledgment of Payment: JH Plumbing Solutions, Inc. ("Contractor"), hereby acknowledges receipt of payment in the amount of Fifty-three thousand Dollars (\$53,000.00) from Revel Taste LLC. ("Client") as full and final payment for all labor, materials, equipment, and services provided in connection with the underground plumbing at the above project location.

Waiver and Release of Lien Rights: In consideration of the payment described above, Contractor hereby waives and releases any and all lien rights, claims, or demands that Contractor has or may have against the property, the Client, or any party acting on behalf of the Client in relation to the services provided for the above project. This waiver applies to all work performed, materials supplied, and equipment used or furnished in connection with the specified project up to and including the date of payment.

Affirmation: Contractor affirms that all subcontractors, suppliers, and any other parties under Contractor's direction involved in this project have been fully paid or will be paid in full of the proceeds of this payment, and no outstanding claims will arise from their work related to this project.

Signed and Acknowledged By:


Jaime M. Hernandez
President/Owner
Plumbing Contractor
State of Illinois License #055-043978
City of Chicago License #BC205039

12-16-24
Date

AC/DC ELECTRIC OF GLENVIEW, INC

626 Cobblestone circle, Unit # E, Glenview, IL 60025

(847) 612-8384 olegvashylo@gmail.com

Project Name: Electrical Service Panel for 200A, 3 phase Installation with grounding.

Project Location: 1355 Armour Blvd, Mundelein, IL 60060

Payment Amount: \$8,000.00

Date of Payment: 9/10/2024

Contractor: AC / DC Electric of Glenview Inc.

Address: 626 Cobblestone Circle, Unit # E, Glenview IL 60025

Client: Revel Taste LLC.

Address: 1355 Armour Blvd, Mundelein, IL 60060

Scope of Work: Electrical Service Panel for 200A, 3 phase Installation with grounding

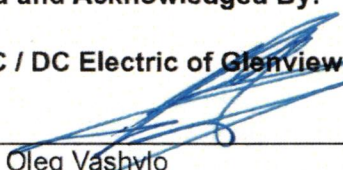
Acknowledgment of Payment: AC / DC Electric of Glenview Inc. ("Contractor"), hereby acknowledges receipt of payment in the amount of Eight Thousand Dollars (\$8,000.00) from Revel Taste LLC. ("Client") as full and final payment for all labor, materials, equipment, and services provided in connection with the electrical meter installation at the above project location.

Waiver and Release of Lien Rights: In consideration of the payment described above, Contractor hereby waives and releases any and all lien rights, claims, or demands that Contractor has or may have against the property, the Client, or any party acting on behalf of the Client in relation to the services provided for the above project. This waiver applies to all work performed, materials supplied, and equipment used or furnished in connection with the specified project up to and including the date of payment.

Affirmation: Contractor affirms that all subcontractors, suppliers, and any other parties under Contractor's direction involved in this project have been fully paid or will be paid in full of the proceeds of this payment, and no outstanding claims will arise from their work related to this project.

Signed and Acknowledged By:

For AC / DC Electric of Glenview Inc

By: 

Name: Oleg Vashylo

Title: President

Date: 12/16/2024

For Revel Taste LLC

By: _____

Name: Marina Drakovich

Title: President

Date: 12/16/2024

Revel Taste LLC

155

25-2/440

9/11/2024
Date

Pay to the
Order of

JM Plumbing

\$8000.00

Eight Thousand 00/100

Dollars



Photo
Safe
Deposit®
Details on back

Huntington

For

[Redacted]

[Signature]

MP

[Redacted]

[Redacted]

Revel Taste LLC

159

25-2/440

9/18/24

Date

Pay to the
Order of

JH Plumbing Solution
Fifteen Thousand ⁰⁰/₁₀₀

\$15000.00

Dollars



Photo
Safe
Deposit
Details on back

Huntington

For

MP

Revel Taste LLC

153

28-2/440

09/09/24

Date

Pay to the Order of

Ac Dc Electric of Anytown

\$ 8000.00

Eighty hundred and 00/100

Dollars



Photo Safe Deposit® Details on back

Huntington

For

[Signature]

MP

090900024

11/09/2024

11/09/2024

Security features include:
 - Microprint
 - Watermark
 - Color-shifting ink
 - Security thread
 - UV features
 - Digital watermark
 - Security features are visible from both sides of the check.

For more information, visit <https://www.huntington.com>

© 2024



DRAW REQUEST FORM

Date: 9/27/24
Borrower: Revel Taste LLC
Requestor: Marina Drakovich
Phone: [REDACTED]
Email: DMPROSALE@GMAIL.COM

Purpose of Draw Request:
Wire Transfer paid invoices

FROM

☐ Transfer funds from Deposit Account # _____ Amount* _____
☒ Transfer funds from Loan/LOC # _____ Amount* \$30,000.00
*Amount totals in the "From" section must equal the amount totals in the "To" section

TO

☐ Internal Transfer funds to Deposit Account # _____ Amount* _____
☐ Internal Transfer funds to Loan/LOC # _____ Amount* _____
☒ External Wire Transfer Acknowledgment of wiring disclaimer below: ☒ MD
INITIALS

Amount* \$30,000.00

Payee/Receiver of Funds: JH Plumbing Solutions, Inc

Wire Notes:

Wire Transfer invoices # [REDACTED]

Bank Name: FIFTH THIRD BANK

Wire Routing Number: [REDACTED]

Account Number: [REDACTED]

Authorization:

Authorized signer (please print): Marina Drakovich

Authorized signer (signature):

☒
SIGNATURE

SIGN HERE

Electronic signatures are not accepted.

Please send completed request to [REDACTED] via fax # or email [REDACTED]

BANK USE: Request reviewed and verified by _____, date _____
SIGNATURE

Name of Authorized Signer called: _____

Phone Number called: _____

Date and time of recorded call back: _____

Wiring Disclaimer: Huntington Bank does not recommend acceptance of payment instructions including wiring information via email from a vendor. Confirmation of payment instructions should be made verbally through a verified phone number. Huntington Bank is not responsible for incorrect wiring instructions supplied by our borrowers or for the verification of third party information.

CS Comments:

rev. 10/6/2021

From: [REDACTED]
Sent: Monday, October 7, 2024 8:04 AM
To: DMPROSALE@GMAIL.COM
Subject: Draw Confirmation- Revel Taste LLC

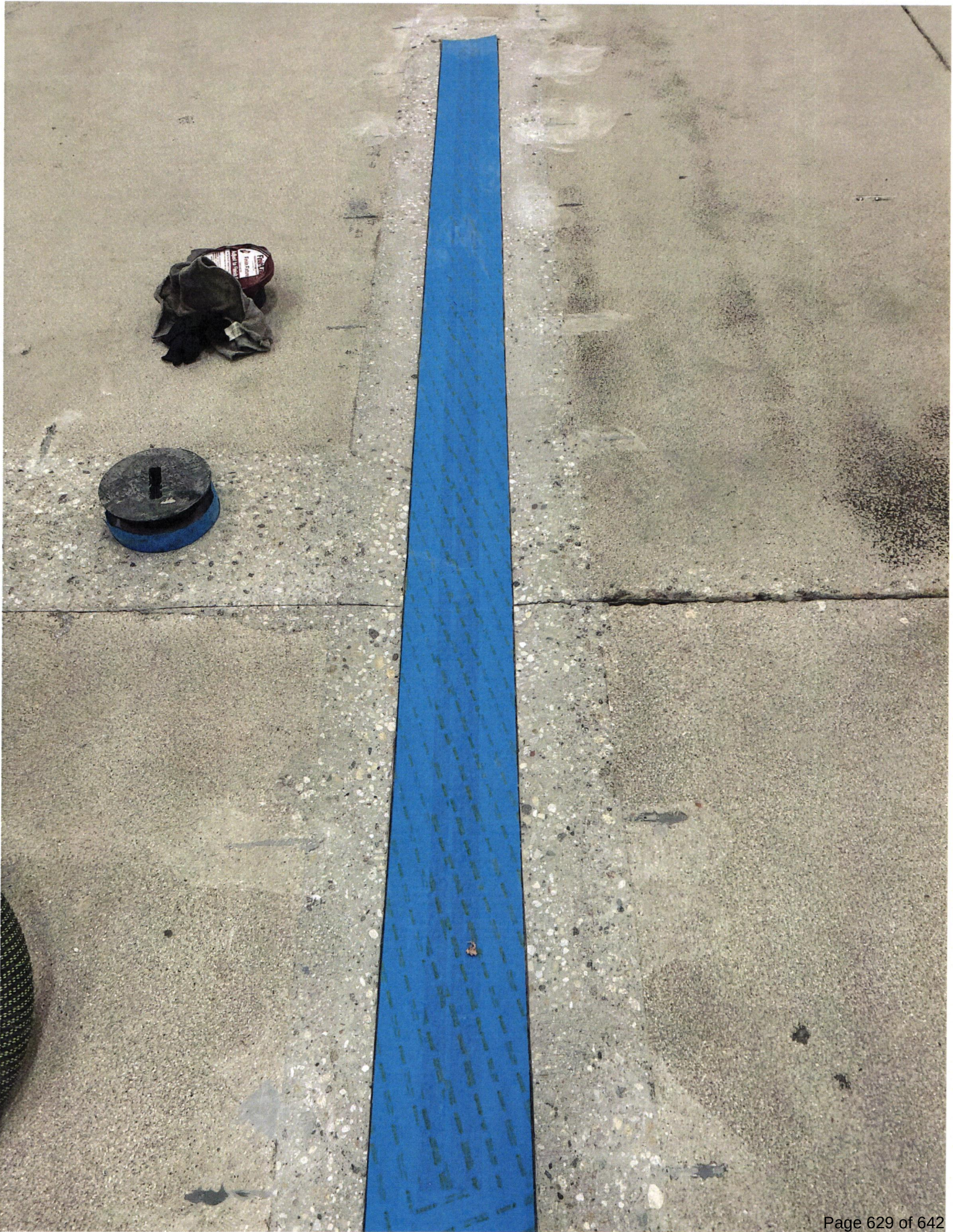
Your draw for \$30,000 has been completed and wired to JH Plumbing Solutions Inc. [REDACTED]
[REDACTED]
Please see records below:

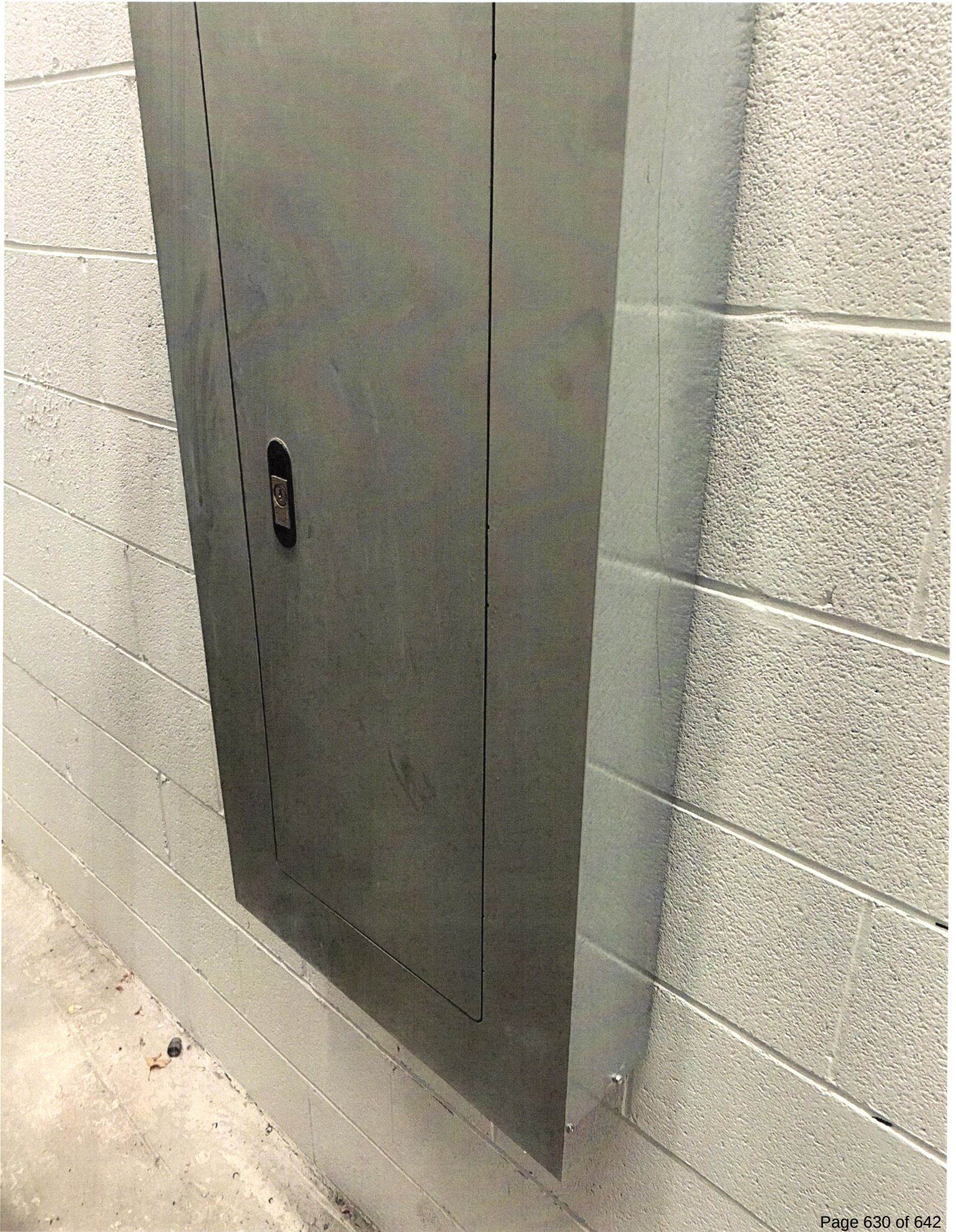
Loan Disbursements	Disbursement Date:	New/Used M & E	Construction/ Leasehold Improvements	DOW
Budgeted Breakdown by Category:		\$17,048.00	\$164,600.00	
Paid at Closing: fees [REDACTED]	9/3/2024			
Draw 1: \$ [REDACTED] [REDACTED]	9/17/2024			
Draw 2: \$15000 for plumbing	9/26/2024		\$15,000.00	
Draw 3: \$30,000 wire to JH Plumbing Solutions, INC for undergorund plumbing	10/3/2024		\$30,000.00	
Total Disbursed		\$0.00	\$45,000.00	
Funds Remaining		[REDACTED]	[REDACTED]	











To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of June 9, 2025

Subject: Administrative Consulting Specialists, LLC (ACS) - Consulting Services

Financial Impact:

\$20,000 - 100-201-46410 - Consulting Services

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00355 in the amount of \$20,000 to Administrative Consulting Services, LLC. (ACS) for grant writing services.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Cyberclan - Disaster Recovery

Financial Impact:

\$76,800 - 100-260-48410 - Computer Equipment

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Cyber Clan provides VEEAM- DRaaS (Disaster Recovery as a Service) that provides backup solutions with instant recovery and protection, including on-premises and cloud infrastructure.

Recommendation:

Motion to approve purchase order number 26-00321 in the amount of \$76,800 for the purchase of VEEAM-DRaaS (Disaster Recovery as a Service).

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Cyberclan - Insurance Reimbursable

Financial Impact:

\$49,050 - 100-000-34670 - Ins Reimbursable

\$90,268.75 - 100-000-34670 - Ins. Reimbursable

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00360 in the amount of \$49,050 and purchase order number 25-00631 in the amount of \$90,268.75 costs to be covered from Insurance.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of June 9, 2025

Subject: Resolution - MGP - Microsoft 365 Application Configuration, Development, and Maintenance

Financial Impact:

\$30,000 - 100-202-4641.000 - Consulting Service

Attachments:

1. Exhibit A - MGP - Supplemental Statement of Work - 06.02.25 - 12.31.25

Background:

Recommendation:

Motion to adopt a resolution and allow the Assistant Village Administrator to sign the Supplemental Statement of Work with Municipal GIS Partners (MGP) for Governance, Implementation and Training on Microsoft 365 and approve purchase order number 26-00346 in the amount of \$30,000.

I hereby certify that the attached is an original of

Resolution No. R-25-06-35

that said Resolution was adopted on **June 9, 2025**,
that it was posted in the Village Hall commencing on
6/10/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-06-35

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM D&B POWER ASSOCIATES, INC., OF ST. CHARLES, IL, FOR THE REPLACEMENT OF THE SERVER ROOM UPS SYSTEM, AND APPROVING PURCHASE ORDER NUMBER 26-00237 IN THE AMOUNT OF \$55,400.

WHEREAS, the consultant (Municipal GIS Partners - MGP) will perform all or part of the Village of Mundelein's Microsoft business application configuration, development, and maintenance as directed by the Village; and

WHEREAS, the administration department has budgeted \$30,000 in the FY26 budget for MPG Consulting services; and

WHEREAS, the Supplemental Statement of Work for such services is attached hereto as **Exhibit A**; and

WHEREAS, the Mundelein Village Board has determined that it is in the best interest of the Village to purchase the services as proposed.

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

SECTION I: The Supplemental Statement of Work submitted by Municipal GIS Partners (MGP) in the amount of \$17,266.69 for a period of June 2, 2025, through December 31, 2025, a copy of which is attached hereto as **Exhibit A**, is accepted.

SECTION II: Purchase order number 26-00346 in the amount of \$30,000 is approved.

XXXX this 9th day of June 2025 by roll call vote.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, June 9, 2025

APPROVED: Monday, June 9, 2025

ATTEST: _____

Village Clerk



Supplemental Statement of Work

Pursuant to and in accordance with Sections 1.2 of that certain GIS Consortium Service Provider Contract dated January 1, 2023 (the "Contract") between the Village of Mundelein, an Illinois municipal corporation (the "Municipality") and Municipal GIS Partners, Incorporated (the "Consultant"), the parties hereby agree to the following SUPPLEMENTAL STATEMENT OF WORK, effective June 2, 2025 ("SSOW"):

In consideration of the mutual covenants and agreements hereinafter set forth the Municipality and the Consultant agree to:

General Purpose

The Consultant will perform all or part of the Village of Mundelein (the Municipality) Microsoft™ business application configuration, development, and maintenance as directed by the Municipality. In addition to supporting the business applications, the Consultant will identify opportunities for business process improvement.

Terms

Agreement Period

June 2, 2025, through December 31, 2025

Fees

The fee for the staffing allocation set forth above is \$2,466.67 per month. The total contract value for the agreement period is \$17,266.69. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services

This section identifies the outcomes and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Services consist of the following:

1. Staffing
2. Quarterly goals and reporting
3. Training and support

Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality Microsoft™ business applications including:

- Business Analysts that consult and improve business processes.
- Technical professionals that develop, maintain, and support process improvements.

Team Access During Normal Working Hours

The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Municipality Representative

The Municipality agrees to designate a Representative who will serve as the primary point of contact. The Representative shall be part of the administration function and possess influence and visibility of all organization operations.

Quarterly goals and reporting

The Consultant agrees to set, deliver, and report on quarterly goals during the term of this Agreement. Each quarter will focus on enhancing the Municipality's business processes and supporting these enhancements within the Microsoft 365 environment as prioritized by the Municipality.

Quarterly Goal Planning

At the start of each quarter, the Consultant and the Municipality will agree on a set of measurable outcomes aimed at improving specific business processes. The outcomes will include:

- Identified business process enhancements.
- Configurations or customizations required in Microsoft 365 to support these enhancements.
- Delivery and implementation deadlines.
- Training and documentation.

Quarterly Goal Execution

During the quarter, the Consultant will:

- Analyze the business process identified in the outcome plan.
- Develop and configure Microsoft 365 features to support the business process enhancement.
- Test and deploy the configurations within the Municipality's Microsoft 365 environment.
- Provide necessary training to personnel to use the new features effectively.
- Report progress as directed by the Municipality.

Quarterly Goal Review

At the end of each quarter:

Signature Page to Supplemental Statement of Work

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of

ATTEST:

By: _____
Name: _____
Its: _____

VILLAGE OF MUNDELEIN

By: Lynne T. Monroe
Name: Lynne T. Monroe
Its: Assistant Village Administrator

ATTEST:

CONSULTANT:

MUNICIPAL GIS PARTNERS, INCORPORATED

By: Donna J. Thomey
Name: Donna Thomey
Its: Management Support Specialist

By: Thomas A. Thomey
Name: Thomas A. Thomey
Its: President and General Manager

- The Consultant will present a report summarizing the accomplishments, including business process improvements and the corresponding Microsoft 365 enhancements.
- The Municipality will review the work and accept delivery based on identified measurable outcomes.

Training and Support

Training will occur when significant changes are made to the Microsoft 365 environment or when new functionalities are introduced. The Consultant will provide ongoing support as needed.

Training

Upon completion of each quarterly outcome, the Consultant will provide training and support materials to the Municipality.

Support

The Consultant will remain current and to the best of their ability prevent issues or bugs with Microsoft™ business applications.

Additional Out-of-Scope Services

MGP can provide services that are beyond the scope of this agreement as requested by the Municipality. Add-on services include but are not limited to:

Data Management

- The Consultant will not migrate, create, or manage data intended for the business applications.

Full System Development

- The Consultant will deliver a separate Supplemental Statement of Work for a full system design, development, and implementation.

MGP will provide a scope of services including cost proposal based on the work requested.

Additional Services Rate: \$185.00 per hour

SIGNATURE PAGE FOLLOWS

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of June 9, 2025

Subject: Purchase Order for Burke, Warren, MacKay, & Serritella

Financial Impact:

\$25,639.00 - 630-000-27770.000 - Flaherty & Collins Escrow Account - Concept #2022-001

Attachments:

None

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000.00. Attached is a Departmental Purchase Request exceeding the \$20,000.00 limitation. Community Development received an invoice to be charged to Flaherty & Collins Escrow Account with the Village from Burke, Warren, MacKay & Serritella in regards to discussions and negotiations for the closing of the property. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 25-00370 and payment in the amount of \$25,639.00 for legal fees regarding the Flaherty & Collins development to be charged to their escrow account with the Village.