

AGENDA
VILLAGE BOARD MEETING NO. 3326
August 11, 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. **Motion** to approve the Board of Trustees Regular meeting minutes from July 28, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Recess into a Public Hearing for the Comcast Franchise Ordinance

Motion to recess into a Public Hearing to discuss the Comcast Franchise Ordinance.

- B. Reconvene the Village Board Meeting

Motion to reconvene the Village Board Meeting.

- C. Attendance

VIII. MAYOR'S REPORT

- A. **MEETING CALL** - Committee of the Whole Meeting on August 25, 2025 at 6:00 PM to discuss the Grocery Tax.

- B. Proclamation - Miss Mundelein

C. Bird City USA Designation

Motion to adopt a resolution for Bird City USA Designation.

D. Comcast Franchise Agreement

Motion to pass an Ordinance authorizing the Village of Mundelein to enter into a Cable Television Franchise Agreement with Comcast of Illinois XIII, LP.

E. 2025 Village Administrator Employment Agreement

Motion to pass an Ordinance approving and authorizing the execution of the continued employment agreement with the Village Administrator.

IX. TRUSTEE REPORTS

A. Community Happenings Committee (Grieco, Juarez, Lambert)

1. Community Happenings Report from Trustee Grieco

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

1. Text Amendment submitted by Yadira Reyes - Home Day Cares

Motion to pass an Ordinance denying the Text Amendment submitted by Yadira Reyes requesting an increase in the maximum number of children permitted in a home day care from six (6) children from outside households to sixteen (16).

2. S.T.A.R. Grant Application - Smokin BBQ on 45

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior lighting improvements for Smokin BBQ on 45, for the property located at 428 North Lake Street, Mundelein, Illinois.

3. Variance - 900 Tower Road - PZ2025-0022

Motion to authorize staff to prepare an ordinance approving a variation from Section 20.48.040(AA) of the Zoning Ordinance for the property located at 900 Tower Road, subject to the recommended conditions.

C. Public Works & Engineering Committee (Lambert, Krinski, Juarez)

1. 2026 (FY27) Design Engineering Services - Infrastructure

Motion to authorize the Director of Public Works and Engineering to sign the proposal for design engineering services agreement for the 2026 Street and Infrastructure Improvement Project and approve purchase order number 26-00499 for Gewalt Hamilton Associates, Inc. for the amount of \$156,737.00.

2. Concrete Sidewalk Program

Motion to adopt a Resolution waiving bids, accepting a proposal from Schroeder &

Schroeder Inc, Skokie, IL, for sidewalk repair services, and approving purchase order number 26-00506 in the amount of \$260,000.

3. Downtown Brick Paver Replacement

Motion to adopt a Resolution waiving bids, accepting a proposal from LandCare USA LLC, Park City, IL, for brick paver replacement services, and approving purchase order number 26-00511 in the amount of \$73,600.

4. Water Reclamation PLC System Replacement

Motion to adopt a Resolution to waive bids, authorize an agreement with Concentric Integration, LLC to complete the replacement of the wastewater PLC system, and ratify the purchase order 26-00516 in the amount of \$249,700.00 for said service.

5. Brick Paver Purchase

Motion to approve purchase order number 26-00510 for Northfield Block Company for \$21,737.00

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between July 29, 2025 and ending August 11, 2025 in the amount of \$1,276,487.16.

2. Opening of An Additional Bank Account and Signatories for Village Bank Deposit Funds

Motion to pass an Ordinance authorizing the Opening of an additional bank account and signatories for Village Bank Deposit Funds.

E. Public Safety Committee (Ugaste, Lambert, Krinski)

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

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 3325th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on July 28, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier 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 Krinski, Trustee Lambert, Trustee Ugaste

ABSENT: Trustee Grieco, Trustee Schwenk

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

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from July 14, 2025.

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

PUBLIC COMMENTARY

Bob Stadlman and Gary Gunther gave an update on the 1925 fire truck. A memento created for this 100th Anniversary of this fire truck, a "challenge coin". One was presented to each Board member.

Jack McKay spoke representing State Representative Martin McLaughlin regarding the many state of Illinois Department issues his office can help with--FOID and CCL card

renewals, state unemployment benefits. Please bring any other issues to their office for help.

Milen Aguilar spoke saying her group attended the previous Board meeting but were unaware that they had the opportunity to speak during public commentary. They realize that there has been no decision regarding the at-home daycare center (they are amending the amount of children from 16 to 8)

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

None

MAYOR'S REPORT

Budget Amendment - IT Security and Infrastructure

Motion to approve a FYE2026 budget amendment for account number 100-260-48410 - Computer Equipment in the amount of \$220,000 for IT network security and infrastructure improvements.

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

EV Charging and NSF Fees

Motion to pass an Ordinance authorizing fees associated with returned checks and for electric vehicle charging at the Village provided electric vehicle charging stations.

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

Fee Schedule Amendment

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

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Lambert

AYES:	Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Tighthead Lease Agreement - 165 North Archer Avenue

Motion to adopt a Resolution approving and authorizing execution of a Lease Amendment between the Village of Mundelein, Landlord, and Tighthead Brewing Company (Tenant) at 165 North Archer Avenue.

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

Board Policy - Social Media

Motion to approve the Social Media Board Policy number VB-17-19.

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

Trustee Juarez asked about the policy regarding "comments". There was a discussion with Board members as how to turn on comments. Staff will research what it would take to monitor & turn on and off comments, i.e. cost, staffing, etc.

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Juarez spoke thanking the Volunteers that worked the ChicagoGrit bike race and also that the new location (Courtland Commons) was a success. The Old Number 1 golf outing is coming up and still has openings. The Antique Firetruck show is coming up at Tighthead Brewery on August 9. The Farmers Market this Saturday (August 2) will be Community Pride day with various organizations in attendance. August 5 is National Night Out at the Park District with the free swim starting at 5 PM and the movie Wicked playing on the big screen at 8 PM. Coffee with Mayor at Crossroad on August 2. National Bowling Day will be celebrated at Lakeside Recreation with a free open house.

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

None

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

Sanitary Manhole Rehabilitation Project

Motion to adopt a Resolution waiving bids, accepting a proposal from Hydro Klean Solutions, LLC from Des Moines, IA and, approve purchase order number 26-00463 for \$79,954.00.

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

Professional Services Proposal - Utility Services

Motion to authorize the Director of Public Works and Engineering to sign a proposal for staffing assistance in the amount of \$16,600 per month with Baxter and Woodman Consulting Engineers, Inc., for general engineering services and approve purchase order number 26-00490 not to exceed \$130,600.

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

Park Street Gateway Arch - Contract Award

Motion to adopt a Resolution accepting proposals for the Park Street Gateway Arch, Award a Contract to Doyle Signs, Inc, and approve purchase order number 26-00491 in the amount of \$99,960.00 for the fabrication and installation of the gateway arch on East Park Street.

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

Energy Efficiency Project - LED Streetlights Phase 6

Motion to authorize staff to sign a performance contract and execute purchase order number 26-00488 in the amount of \$99,490.00 with Veregy, LLC, for the purpose of continuing work on the Village-wide LED Street Light Retrofit Energy Efficiency Project.

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

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between July 15, 2025 and ending July 28, 2025 in the amount of \$479,983.03.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

None

Building Committee (Krinski, Ugaste, Schwenk)

None

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

None

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

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 4, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Motion to reconvene Village Board Meeting

Reconvene

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

Reconvened at 8:02 PM.

Attendance

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

Board Attendance

PRESENT: Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Ugaste

ABSENT: Trustee Grieco, Trustee Schwenk

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe,

Action from Executive Session

None

OTHER BUSINESS**ADJOURNMENT**

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

Motion to Adjourn the Regular Board Meeting

Village Clerk

Mayoral Proclamation

MAYOR PROCLAMATION RECOGNIZING HAILEY CAMPOS AS MISS MUNDELEIN 2025

WHEREAS, the Miss Mundelein Pageant was held at Mundelein High School in Mundelein, Illinois on June 29, 2025; and

WHEREAS, the Miss Mundelein Pageant is a traditional part of Mundelein Community Days, the annual community celebration of our nation's Independence; and

WHEREAS, Miss Mundelein contestants are judged on personality, poise, public speaking and confidence following a full day of competition; and

WHEREAS, Hailey Campos has successfully met the challenges of the Miss Mundelein competition and proven that she has the personal qualities and determination to be Miss Mundelein 2025; and

NOW THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS that Hailey Campos is hereby recognized as Miss Mundelein 2025 and be afforded the rights and responsibilities attendant with this title; and

BE IT FURTHER PROCLAIMED that Hailey Campos be entered as Mundelein's representative in the Lake County Illinois State Pageant to be held in April 2026, with best wishes from the Village Board and the citizens of Mundelein.

PROCLAIMED, signed and sealed this 11th day of August 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 August 11, 2025

Subject: Bird City USA Designation

Financial Impact:

N/A

Attachments:

None

Background:

The Beautification Committee is seeking an official Bird City USA designation for the Village of Mundelein. The committee recognizes the profound ecological, environmental, and aesthetic benefits provided by native bird populations within our urban and surrounding landscapes. Birds are essential components of healthy ecosystems, contributing significantly to natural pest control, pollination, seed dispersal, and the overall biodiversity of our community. The presence and conservation of diverse bird species enhances the quality of life for our residents, offering valuable opportunities for education, recreation, and a deeper connection to nature.

The Bird City USA program provides a framework for communities to implement effective bird conservation strategies, including habitat protection and restoration, threat reduction, public education, and community engagement. The Beautification Committee has made this program part of its goals in its steadfast commitment to raising awareness of avian conservation through various initiatives, encouraging responsible land management practices, and public awareness campaigns. Through this resolution, to be renewed every three years, the Village of Mundelein hereby officially endorses and commits to the principles and practices of the Bird City USA program, affirming our dedication to bird conservation. The Beautification Committee will commit to several other initiatives and programs as part of the designation.

Recommendation:

Motion to adopt a resolution for Bird City USA Designation.

I hereby certify that the attached is an original of

Resolution No.

that said Resolution was adopted on **August 11, 2025**,

that it was posted in the Village Hall commencing on

8/12/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO.

RESOLUTION FOR BIRD CITY USA DESIGNATION

WHEREAS, the Village of Mundelein recognizes the profound ecological, environmental, and aesthetic benefits provided by native bird populations within our urban and surrounding landscapes; and

WHEREAS, birds are essential components of healthy ecosystems, contributing significantly to natural pest control, pollination, seed dispersal, and the overall biodiversity of our community; and

WHEREAS, the presence and conservation of diverse bird species enhances the quality of life for our residents, offering valuable opportunities for education, recreation, and a deeper connection to nature; and

WHEREAS, bird populations globally face increasing threats, including habitat degradation, climate change impacts, and other human-related pressures, underscoring the urgent need for local and collaborative conservation efforts; and

WHEREAS, the Bird City USA program provides a framework for communities to implement effective bird conservation strategies, including habitat protection and restoration, threat reduction, public education, and community engagement; and

WHEREAS, the citizens, organizations, and municipal departments of the Village of Mundelein have demonstrated a steadfast commitment to avian conservation through various initiatives, responsible land management practices, and public awareness campaigns;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF THE VILLAGE OF MUNDELEIN, that:

SECTION 1. The Village of Mundelein hereby officially endorses and commits to the principles and practices of the Bird City USA program, affirming our dedication to bird conservation.

SECTION 2. The Village encourages all residents, businesses, schools, and community organizations to actively participate in bird-friendly practices, including but not limited to:

- Creating and maintaining native plant habitats that provide food, water, and shelter for birds.
- Minimizing the use of harmful pesticides and chemicals.
- Implementing measures to reduce threats such as window collisions and outdoor cat impacts.
- Engaging in citizen science initiatives to monitor and protect bird populations.
- Promoting public awareness and education regarding bird conservation.

SECTION 3. The Village will continue to seek and implement opportunities to integrate bird conservation into urban planning, park management, and public education efforts, striving to make Mundelein a model community for avian stewardship.

SECTION 4. This Resolution shall take effect immediately upon its passage and adoption.

xxx this 11th day of August 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, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of August 11, 2025

Subject: Comcast Franchise Agreement

Financial Impact:

Attachments:

1. O-25-08-56 - Exhibit A - Comcast Franchise Agreement

Background:

This franchise agreement is a 5-year renewal of the agreement with Comcast to install and operate cable services within the Village. As part of the agreement for the privilege of operating in the Village's rights of way, the Village continues to receive a franchise fee in an amount equal to five percent (5%) of annual gross revenues received from the operation of the cable system, paid to the Village on a quarterly basis.

Recommendation:

Motion to pass an Ordinance authorizing the Village of Mundelein to enter into a Cable Television Franchise Agreement with Comcast of Illinois XIII, LP.

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 August 11, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-08-56
which is entitled

Comcast Franchise Agreement

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 8/12/2025, 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 8/12/2025.

Village Clerk

ORDINANCE NO. O-25-08-56

AN ORDINANCE AUTHORIZING THE VILLAGE OF MUNDELEIN TO ENTER INTO A CABLE TELEVISION FRANCHISE AGREEMENT WITH COMCAST OF ILLINOIS XIII, LP

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

WHEREAS, it would be in the best interests of the Village to enter into the Agreement with Comcast of Illinois XIII, LP.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, that:

SECTION I: That the Agreement attached hereto as **Exhibit A** is hereby approved, and the Mayor is authorized to execute the same on behalf of the Village and the Village Clerk is authorized to attest such signature applying the Village seal to the same.

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 a judgement 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 upon its passage, approval, and publication in pamphlet form (which publication is hereby authorized) as provided by law.

XXXX this 11th day of August 2025 by a roll call vote as follows:

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk

EXHIBIT A

CABLE TELEVISION FRANCHISE AGREEMENT

BY AND BETWEEN THE VILLAGE OF MUNDELEIN, ILLINOIS

AND

COMCAST OF ILLINOIS XIII, L.P.

THIS FRANCHISE AGREEMENT (hereinafter, the "Agreement" or "Franchise Agreement") is made between the Village of Mundelein, Illinois (hereinafter, the "Village"), an Illinois municipal corporation and Comcast of Illinois, XIII, L.P. (hereinafter, "Grantee"), this ____ day of _____, 2025 (the "Effective Date").

The Village, having determined that the financial, legal and technical abilities of the Grantee are reasonably sufficient to provide the services, facilities, and equipment necessary to meet the future cable-related needs of the Village, desires to enter into this Franchise Agreement with the Grantee for the construction, operation and maintenance of a Cable System on the terms and conditions set forth herein.

This Agreement is entered into by and between the parties under the authority and shall be governed by the Cable Communications Policy Act of 1984, as amended from time to time, 47 U.S.C. Sections 521 *et seq*, and the Illinois Municipal Code, as amended from time to time; provided that any provisions of the Illinois Municipal Code that are inconsistent with Cable Act shall be deemed to be preempted and superseded.

Article I – Franchise Hereby Granted

a. The Village hereby agrees to permit the Grantee to construct, operate and maintain a cable system in the Village subject to the terms and provisions of the Village's generally applicable ordinances governing the streets and rights of way of the Village.

b. The Village hereby agrees that, provided the Grantee is in compliance with all generally applicable Village codes and ordinances, this Franchise Agreement shall be effective for a period of five (5) years from and after the Effective Date.

Article II – Operations within the Village's Rights of Way

a. The Grantee hereby agrees to occupy the rights of way in accordance with the terms and provisions of Illinois State law and the Village's generally applicable ordinances governing the streets and rights of way of the Village including, but not limited to, the provisions of Chapter 14.43 of the Mundelein Village Code governing Construction of Utility Facilities in the Rights of Way, as currently in effect and as may be subsequently amended.

b. The Grantee shall at all times maintain insurance and shall provide the Village with certificates of insurance in accordance with the provisions of Chapter 14.43 of the

EXHIBIT A

Mundelein Village Code governing Construction of Utility Facilities in the Rights of Way, as currently in effect and as may be subsequently amended. Said certificates of insurance shall name the Village and its elected and appointed officers, officials, agents and employees as an additional insured.

Article III – Franchise Fee

a. The Grantee shall pay a franchise fee to the Village for the privilege of operating in the Village's rights of way in a manner consistent with the provisions of the Cable Communications Policy Act of 1984, as now in effect and as may be subsequently amended from time to time. The franchise fee shall be in an amount equal to five percent (5%) of annual Gross Revenues received from the operation of the cable system to provide cable service in the Village, and shall be made on a quarterly basis, and shall be due forty-five (45) days after the close of each calendar quarter. If mailed, the Franchise Fee shall be considered paid on the date it is postmarked. The Village hereby agrees that the total franchise fee, as interpreted under the Cable Communications Policy Act of 1984, shall not exceed the greater of the percentage of fees any other video service provider, under state authorization or otherwise, providing service in the Franchise Area pays to the Village.

b. As used in this agreement, gross revenue means the cable service revenue derived by the Grantee from the operation of the cable system in the Village's Rights of Way to provide cable services, calculated in accordance with generally accepted accounting principles. Gross revenues shall also include such revenue sources from the provision of cable service as may now exist or hereafter develop from or in connection with the operation of the cable system within the Village, provided that such revenues, fees, receipts, or charges may lawfully be included in the gross revenue base for purposes of computing the Village's permissible franchise fee under the Cable Communications Policy Act of 1984, as may be amended from time to time.

c. The Village and Grantee acknowledge that the audit standards are set forth in the Illinois Municipal Code at 65 ILCS 5/11-42-11.05 (Municipal Franchise Fee Review; Requests For Information). Any audit shall be conducted in accordance with generally applicable auditing standards.

d. In accordance with 65 ILCS 5/11-42-11.05 (k), the Village shall provide on an annual basis, a complete list of addresses within the corporate limits of the Village. If an address is not included in the list or if no list is provided, the Grantee shall be held harmless for any franchise fee underpayments (including penalty and interest) from situsing errors.

Article IV – Cable Communications Policy Act of 1984

Nothing in this Agreement shall be construed to limit, in any way, the Grantee's rights or responsibilities under the Cable Communication Policy Act of 1984, as amended and the renewal of this Agreement shall be governed by that Act.

EXHIBIT A

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below, as of the date set forth below:

For the Village of Mundelein, Illinois:

For Comcast of Illinois XIII, L.P.

By _____

By: _____

Name: _____

Name: _____

Title _____

Title: _____

Date: _____

Date: _____

To: Mayor and Board of Trustees

From: Tameika Jones, Director of Human Resources

For: Village Board Meeting of August 11, 2025

Subject: 2025 Village Administrator Employment Agreement

Financial Impact:

\$9,145 (increase) - 100-45101-201- Wages

Attachments:

1. Exhibit A- 2025 Village Administrator Employment Agreement

Background:

Village Administrator's continued employment agreement.

Recommendation:

Motion to pass an Ordinance approving and authorizing the execution of the continued employment agreement with the Village Administrator.

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 August 11, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-08-57
which is entitled

2025 Village Administrator Employment Agreement

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 8/12/2025, 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 8/12/2025.

Village Clerk

ORDINANCE NO. O-25-08-57

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF THE EMPLOYMENT AGREEMENT WITH THE VILLAGE ADMINISTRATOR

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

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the Village to approve an Employment Agreement with the Village Administrator, a copy of which is attached hereto as **EXHIBIT A**.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, pursuant to its home rule authority, as follows:

SECTION I: The foregoing recitals shall be and are hereby incorporated herewith.

SECTION II: The Employment Agreement with the Village Administrator, a copy of which is attached hereto as **Exhibit A** is hereby approved. The Mayor and Village Clerk are hereby authorized to execute, and attest to same, on behalf of the Village an Employment Agreement with the Village Administrator.

SECTION III: 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 a judgement shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

Monday, August 11, 2025

Monday, August 11, 2025

Village Clerk

EXHIBIT A

EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into this 11th day of August, 2025 between the VILLAGE OF MUNDELEIN, State of Illinois, a municipal corporation, hereinafter called "EMPLOYER" or "VILLAGE" and Eric Guenther, [REDACTED], hereinafter called "EMPLOYEE", both of whom agree as follows:

WITNESSETH:

WHEREAS, EMPLOYER desires to continue the employment of EMPLOYEE as VILLAGE ADMINISTRATOR of the Village of Mundelein under the additional terms and conditions as described herein; and

WHEREAS, EMPLOYEE desires to remain employed as VILLAGE ADMINISTRATOR of the Village of Mundelein, County of Lake and State of Illinois; and

WHEREAS, the EMPLOYEE represents that he remains fully qualified and able to perform the duties of the VILLAGE ADMINISTRATOR; and

WHEREAS, the EMPLOYEE acknowledges that he will continue to faithfully, timely and diligently perform the responsibilities of VILLAGE ADMINISTRATOR; and

WHEREAS, the VILLAGE seeks to (1) provide inducement for EMPLOYEE to remain in such employment, and (2) provide certain benefits, establish certain conditions of employment and to set working conditions of said EMPLOYEE, and (3) make possible full work productivity by assuring EMPLOYEE'S morale and peace of mind with respect to future security; and

WHEREAS, the VILLAGE is a home rule municipality as contemplated under Article VII, Section 6, of the constitution of the State of Illinois, and is entering into this Employment Agreement as an exercise of its home rule powers and functions as granted in the Constitution of the State of Illinois.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section I
Agreement

The representations and commitments of the EMPLOYEE as outlined in the preamble are material inducements to the VILLAGE to enter into this Agreement. The VILLAGE has relied on the EMPLOYEE'S representations in entering into this Agreement. The language

of the preamble clauses is expressly incorporated into this Agreement and the terms of this Agreement shall supersede Village Code Section 2.10.030, relating to severance pay following the removal of the Village Administrator.

Section II
Term of Agreement

- A. This Agreement shall be effective beginning August 11, 2025 and will remain in effect until either the VILLAGE or the EMPLOYEE terminates. Either the VILLAGE or the EMPLOYEE may terminate this Agreement at any time for any reason or for no reason at all, it being acknowledged that Employee is an at-will employee of the VILLAGE. A party wishing to terminate this Agreement shall provide the other party with at least ninety (90) days written notice of their intent to terminate this Agreement.
- B. The employment offered to EMPLOYEE by the VILLAGE shall be the EMPLOYEE'S exclusive employment, and the EMPLOYEE shall devote his full energies and efforts to the performance of his duties. EMPLOYEE agrees to remain in the exclusive employ of EMPLOYER while this Agreement is in effect and neither to accept other employment nor to become employed by any other EMPLOYER during the term hereof. Residency within the VILLAGE shall not be required and the EMPLOYEE'S home in [REDACTED] shall be considered within the "area" of the VILLAGE, as referenced in Village Code Section 2.1 0.1 0.

Section III
Duties

EMPLOYEE shall be responsible for and will perform all those tasks required to manage, direct and supervise the duties assigned to the role of VILLAGE ADMINISTRATOR, including those reference in 2.10.040 of the Municipal Code, Mundelein, Illinois.

Section IV
Hours of Work

The EMPLOYEE acknowledges that his employment is not limited to scheduled or regular hours and that he is an "exempt employee" for purposes of the Fair Labor Standards Act. The EMPLOYEE will, in addition to the day-to-day activities, attend and conduct meetings and perform other functions as directed. The EMPLOYEE also understands that he must be on call at all times.

Section V
Salary

The VILLAGE agrees to pay EMPLOYEE for his services rendered pursuant hereto an annual base salary of \$253,666.00, payable in bi-weekly installments at the same time as other Village employees are paid. In addition, EMPLOYER agrees to increase said base salary and/or other benefits of EMPLOYEE in such amounts and to such extent as the VILLAGE may determine that it is desirable to do so on the basis of any initial or annual salary review of said EMPLOYEE made at the time of the performance evaluation specified in Section IX. This Agreement shall be deemed to be automatically amended to reflect any such salary and/or benefit adjustments at the time of said salary/benefit adjustments.

Section VI
Retirement Benefit

EMPLOYEE and the VILLAGE shall participate in the Illinois Municipal Retirement Fund Program. In addition to the EMPLOYEE'S salary, the VILLAGE agrees to contribute \$300.00 per month to an IRS 457 plan on behalf of EMPLOYEE. In addition, because the EMPLOYEE is subject to an IMRF Tier 2 wage cap contribution, the VILLAGE agrees to pay its annual contribution rate for any amount above the wage cap, up to the EMPLOYEE's annual salary. This amount will be calculated and deposited annually into the 457 plan beginning the first year the wage cap is reached.

Section VII
Personnel Rules

Unless otherwise provided herein, the VILLAGE'S personnel rules contained in the VILLAGE'S EMPLOYEE REFERENCE MANUAL, as in effect from time to time, shall apply to the employment of EMPLOYEE.

Section VIII
Termination and Severance Pay

- A. In the event that EMPLOYEE is terminated without cause, as defined below, the EMPLOYEE shall be entitled to severance pay. In that case only, the VILLAGE agrees to pay the EMPLOYEE six (6) full months of salary and benefits as severance pay. Said salary payments shall be made in the following manner as determined by the VILLAGE (i) six equal monthly payments paid on the first pay period of each month (following termination) as other employees of the VILLAGE, or (ii) lump sum payment within 30 days of termination date. The VILLAGE shall permit the EMPLOYEE to remain on the VILLAGE'S health insurance plan for six (6) months with the premium cost to be paid by the VILLAGE, except for that portion that is customarily paid by all employees for the type and level of coverage selected by the EMPLOYEE.
- B. In the event that EMPLOYEE is terminated for cause, there shall be no severance pay. "Cause" shall include, but shall not be limited to the following:
- a. The conviction of a crime which substantially affects his ability to continue to serve in the capacity of VILLAGE ADMINISTRATOR or, in the VILLAGE's opinion, brings the VILLAGE into disrepute; or
 - b. Malfeasance, willful breach of the terms of this Agreement, neglect of duty, defalcation, or any other conduct in derogation of the rights of the VILLAGE as the EMPLOYER
- C. In the event EMPLOYEE resigns from his position as VILLAGE ADMINISTRATOR, other than in circumstances wherein his removal is being sought, or is subject to being sought, pursuant to the provisions next above, then he shall not be entitled to any severance compensation. In such event, EMPLOYEE shall be entitled to pay out of sick leave benefits as it applies to the EMPLOYEE in the same manner as other employees who are otherwise retiring. EMPLOYEE will also be entitled to any accrued but unused vacation days.
- D. If EMPLOYEE should become permanently disabled or is otherwise unable to perform his duty because of sickness, accident, injury or mental incapacity for a period of four (4) successive months or ten (10) successive weeks beyond any accrued sick leave, whichever is longer, the VILLAGE shall have the option to terminate this Agreement and the termination shall be subject to the severance compensation requirement of this paragraph.

Section IX
Performance Evaluation

- A. The Mayor, with input from the Village Board, shall review and evaluate the performance of the EMPLOYEE at least once annually, on or near his employment anniversary date. Said review and evaluation shall be in accordance with specific performance and similar criteria developed jointly by EMPLOYER and EMPLOYEE.

Said criteria may be added to or deleted from as the Village Board may from time to time determine, in consultation with the EMPLOYEE.

- B. Annually, the Mayor, with input from the Village Board, and EMPLOYEE shall define such goals and performance objectives which they determine necessary for the proper operation of the Village of Mundelein, and in attainment of the Board's policy objectives and shall further establish a relative priority among those various goals and objectives, said goals and objectives to be reduced to writing by EMPLOYEE and presented to the Board within a reasonable time after their establishment. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

Section X
Vacation and Sick Leave

The EMPLOYEE shall be credited five (5) weeks vacation per year each year in January and maintain any unused vacation time from his previous position with the VILLAGE. In addition, all of the Village of Mundelein personnel rules regarding the accrual, retention and use of vacation and sick leave benefits for management employees shall apply to the EMPLOYEE in the same manner as other employees of this class, with the exception that the

EMPLOYEE shall have the ability to carry over up to two (2) weeks of vacation into the next calendar year for use by no later than June 30th. In the event the EMPLOYEE does not use the carried over days by June 30 they will be forfeited. Further, notwithstanding any provisions of the VILLAGE'S EMPLOYEE REFERENCE MANUAL, the EMPLOYEE shall be entitled to 4 personal days per year.

Section XI
Insurance

The EMPLOYEE shall receive the standard medical and related insurance benefits received by all Village management employees. EMPLOYEE shall be provided family coverage for

health insurance, subject to the terms, premium contributions and co-pays applicable to other employees.

The EMPLOYEE shall receive the same life insurance benefit provided to Department Heads, at one times the annual salary with a maximum of \$175,000, as well as spousal coverage of \$1000.

Section XII

Dues and Subscriptions

The VILLAGE agrees to budget for the professional dues and subscriptions of EMPLOYEE necessary for his continuation of participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, as VILLAGE ADMINISTRATOR and for the good of the VILLAGE. The total stipend shall be subject to the VILLAGE'S budget process.

Section XIII

Professional Development

The VILLAGE agrees to budget for and to pay the travel and subsistence expenses of EMPLOYEE for professional and official travel, meetings and occasions adequate to continue the professional development of EMPLOYEE and to adequately pursue necessary official and other functions for the VILLAGE in accordance with the Village Travel Reimbursement Policy.

EMPLOYEE shall secure approval from the Mayor prior to scheduling any extended, (more than one work day) absences from the office.

Section XIV

Automobile Allowance

The EMPLOYEE is required to be on call for twenty-four (24) hours services, so therefore, must have access to a vehicle for VILLAGE business and private use. The VILLAGE shall pay the EMPLOYEE \$500 per month for an automobile allowance.

Section XV
Other Terms and Conditions of Employment

- A. The Village Board, in consultation with the VILLAGE ADMINISTRATOR, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of EMPLOYEE, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the Village Code and personnel policies or any other law.
- B. All provisions of the Village Code, and regulations and rules of the VILLAGE relating to retirement and pension system contributions, holidays and other fringe benefits and working conditions as they now exist or hereafter may be amended, also shall apply to EMPLOYEE as they would to other employees of the VILLAGE, in addition to said benefits enumerated specifically for the benefit of EMPLOYEE, unless the Village Code's provisions conflict with express provisions of this contract, in which case the provisions of this contract will prevail.

Section XVI
Notices

Notices pursuant to this Agreement shall be deposited in the custody of the United States Postal Service, postage prepaid, addressed as follows:

EMPLOYEE: Eric Guenther
[REDACTED]
[REDACTED]

EMPLOYER: Mayor Robin Meier
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

Alternatively, notices required pursuant to this Agreement may be personally served. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Services. The addresses as recited may be changed by the parties from time to time by sending notice thereof to the other party.

Section XVII
Duty to Perform

In the event EMPLOYEE becomes aware of any facts and circumstances which would render him unable to fully perform his duties he will immediately inform the Mayor in writing. Examples of such conditions include but are not limited to loss or suspension of driving privileges or any event which would present the Village of Mundelein in an unfavorable light.

Section XVIII
General Provisions

- A. The text herein shall constitute the entire Agreement between the parties.
- B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of EMPLOYEE.
- C. If any provision or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement or a portion thereof, shall be deemed severable, shall not be affected and shall remain in force and effect.
- D. On the effective termination of this Agreement, the EMPLOYEE will surrender to the VILLAGE the possession of his office and any other equipment owned by the VILLAGE. The EMPLOYEE will not be entitled to office services from and after such termination date.
- E. This Agreement has been executed in Illinois, and shall be governed in accordance with the laws of the State of Illinois in every respect.
- F. Paragraph headings and numbers have been inserted for convenience of reference only, and if there shall be any conflict between such headings or numbers and the text of this Agreement, the text shall control.
- G. This Agreement may be executed in one or more counterparts, each of which shall be considered the original, and all of which together shall be considered one and the same instrument.
- H. The failure of the VILLAGE to insist on strict compliance of any provision, term or covenant of this Agreement shall not be deemed a waiver or relinquishment.
- I. In the event there is a conflict between the terms of any VILLAGE policy, ordinance or other enactment and the terms of this Agreement, the Agreement shall control.

- J. This Agreement contains all the terms agreed upon by the parties with respect to the subject matter of this Agreement and supersedes all prior agreements, arrangements and communications between the parties concerning such subject matter, whether oral or written.

IN WITNESS WHEREOF, the Village of Mundelein has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its Village Clerk and the EMPLOYEE has signed and executed this Agreement, both in duplicate the day and year first above.

EMPLOYEE:

ERIC GUENTHER

EMPLOYER:

ROBIN MEIER, Mayor
Village of Mundelein

ATTEST:

KAREN WALSH, Village Clerk

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of August 11, 2025

Subject: Text Amendment submitted by Yadira Reyes - Home Day Cares

Financial Impact:

N/A

Attachments:

None

Background:

On July 14, 2025, the Village Board reviewed a text amendment request submitted by Yadira Reyes regarding home daycares in the Zoning Ordinance. The Village Board denied the proposed text amendment but expressed a willingness to consider revisions during the ongoing text amendment initiative by the Community Development Department. The Board authorized staff to prepare an ordinance to deny the requested amendment.

Recommendation:

Motion to pass an Ordinance denying the Text Amendment submitted by Yadira Reyes requesting an increase in the maximum number of children permitted in a home day care from six (6) children from outside households to sixteen (16).

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 August 11, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-08-58
which is entitled

Text Amendment submitted by Yadira Reyes - Home Day Cares

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 8/12/2025, 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 8/12/2025.

Village Clerk

ORDINANCE NO. O-25-08-58

AN ORDINANCE DENYING A TEXT AMENDMENT REQUEST REGARDING THE MAXIMUM NUMBER OF CHILDREN PERMITTED IN A HOME DAY CARE

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

WHEREAS, Yadira Reyes (“Petitioner”) filed a petition with the Village of Mundelein (“Village”) requesting a text amendment to the Mundelein Zoning Ordinance to Section 20.68.040 to increase the maximum number of children permitted in a home day care from six children from outside households to 16; and

WHEREAS, on June 18, 2025, a public hearing was held by the Mundelein Planning & Zoning Commission, after due notice in the manner provided by law, and reviewed the petition; and

WHEREAS, after deliberation the Mundelein Planning & Zoning Commission has made a report to the President and Board of Trustees of the Village, recommending denial of Petitioner’s proposed Text Amendment; and

WHEREAS, the President and Board of Trustees have considered the Report of the Mundelein Planning and Zoning Commission; and

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

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

SECTION II: The report and recommendations of the Mundelein Planning and Zoning Commission are hereby accepted.

SECTION III: Text Amendment request to increase the maximum number of children permitted in a home day care from six (6) children from outside households to sixteen (16) submitted by the Petitioner is hereby denied.

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

SECTION VI: This Ordinance shall be in full force and effect upon its passage, approval and publication in

pamphlet form (which publication is hereby authorized) as provided by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of August 11, 2025

Subject: S.T.A.R. Grant Application - Smokin BBQ on 45

Financial Impact:

\$1,500.00 - 413-449-46599.000 - Misc Property Services

Attachments:

1. R-25-08-32 - Grant Application
2. R-25-08-32 - Findings of Fact

Background:

In 2021, Smokin BBQ on 45 received a BIG Grant from the Village, which enabled the business to expand into an adjacent unit, adding a new dining room and ADA-compliant restrooms. Prior to this expansion, the business primarily operated as a take-out establishment. While the BIG Grant helped cover part of the expansion costs, the remodeling budget was fully allocated, leaving no funds available to update the dining room's lighting. The current lighting system, a holdover from the previous tenant, is not well-suited to the restaurant's atmosphere or needs.

Mrs. Ward now seeks to modernize and enhance the lighting to improve the customer experience and overall ambiance. Customers have commented on the outdated lighting, indicating that it affects their dining experience. The proposed improvements are expected to positively impact the restaurant's appeal and potentially increase local tax revenue.

The project includes the installation of updated lighting fixtures, with some materials sourced from Home Depot. The contractor selected for the job is local. The total estimated cost of the project is \$2,834.95, with a grant request of \$1,417.47, representing 50% of the total project cost.

The Economic Development Commission (EDC) reviewed this request on July 24, 2025, and unanimously approved the grant. The EDC recommended rounding the grant amount up to \$1,500, supporting a project budget of up to \$3,000. However, the total amount reimbursed will still represent no more than 50% of the actual project cost.

Recommendation:

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior lighting improvements for Smokin BBQ on 45, for the property located at 428 North Lake Street, Mundelein, Illinois.

I hereby certify that the attached is an original of
Resolution No. R-25-08-52
that said Resolution was adopted on **August 11, 2025**,
that it was posted in the Village Hall commencing on
8/11/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-08-52

RESOLUTION APPROVING A S.T.A.R. GRANT FOR SMOKIN BBQ ON 45 AT 428 NORTH LAKE STREET, MUNDELEIN, ILLINOIS, IN AN AMOUNT NOT TO EXCEED \$1,500

WHEREAS, Danita Ward has applied for a Village of Mundelein Grant for new equipment under the S.T.A.R. Business Pilot Grant Program for the property at 428 North Lake Street, Mundelein, Illinois (the “Grant Application”) and has submitted cost proposals for the following improvements:

Lighting System	\$2,834.95
Total	\$2,834.95
Anticipated Village Participation	\$1,417.47

WHEREAS, Danita Ward, the business owner, of Smokin BBQ on 45 at 428 North Lake Street, Mundelein, Illinois, has signed the Grant Application; and

WHEREAS, the Village’s Economic Development Commission met on July 24, 2025, to consider the Grant Application, and provided its findings and made a recommendation to the Village Board of Trustees that the Grant Application be approved for a 50% matching grant under the Village of S.T.A.R. Business Pilot Grant Program, not to exceed the amount of \$1,500.00 for an updated lighting system; and

WHEREAS, Ordinance No. 22-05-27 allows the Village Board of Trustees to review each request on a case-by-case basis. Approved projects would be awarded no more than 50% of the project cost up to a maximum of \$3,000, which may be increased at the discretion of the Village Board of Trustees; and

WHEREAS, the Village Board of Trustees has determined it would be in best interests of the Village to award the Grant Application for an updated lighting system as provided herein.

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 Grant Application for a 50% matching grant in an amount not to exceed \$1,500.00 for the lighting system shown on the application attached hereto and made a part hereof as EXHIBIT A, is hereby approved as provided herein. Reimbursement shall be made in multiple payments once the expenses have been incurred by the applicant.

SECTION II: This approval is subject to the Applicant’s compliance with all terms and conditions in the Village of Mundelein S.T.A.R. Business Pilot Grant Program.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None

ABSTAIN: None

President

ADOPTED: Monday, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____
Village Clerk

PROGRAM GUIDELINES, POLICY, AND APPLICATION

PURPOSE: The purpose of the S.T.A.R. Business Grant Program is to: (1) **STIMULATE** the growth of the local economy, (2) support local businesses in workforce development through additional **TRAINING**, (3) **ASSIST** local small businesses so they can thrive in a competitive environment, and (4) help businesses **RECOVER** from the COVID-19 global pandemic and respond with the necessary changes to their operations. As a pilot program for the 2022 fiscal year, a total of \$50,000 has been allocated to fund this program and individual proposals are capped at a maximum request of \$5,000 per business, with funds being available on a first-come, first-serve basis and dependent on approval of each proposal by the Mundelein Village Board. Because the needs of each business are unique, this program allows businesses to propose projects tailored to their specific needs.

ELIGIBILITY: To be eligible under this grant program the local business must meet all of the following requirements:

1. The applicant must be an authorized representative of, and the proposal must be for, a business operating within the corporate limits of the Village of Mundelein, Illinois.
2. The local business must be in a state of good standing with the Village of Mundelein.
3. The local business must have an active Business Registration on file with the Village (*excludes home occupations*).
4. Costs must be new expenses.
5. Business must be for-profit. Public and private schools, home-based businesses (*except those relocating to a commercial space*), political activities, and civic organizations are not eligible.
6. Recipients of other Village assistance (e.g. utility grants, Business Incentive Grants, prior agreements) are eligible provided that the request is for services, expansions, or other business operations not previously incorporated into prior grant awards.

PROPOSAL GUIDELINES:

1. Total requested relief must not exceed 50% of the total project cost.
2. Total requested relief should not exceed \$5,000, however, the Village Board may consider additional amounts.
3. Project must comply with all federal, state, and local laws and regulations.

IDEAL PROJECTS: Besides the guidelines included in this application packet, there are no specific project types or parameters, and the program is intentionally broad to enable businesses to propose projects which are specific to their business' needs or plans. Proposals should be accompanied with sufficient documentation and exhibits to fully explain the project scope and costs. Ideal proposals will provide clear evidence to demonstrate that the project will: **(1) stimulate the local economy, (2) further develop the local workforce, (3) support the business through a particular hardship, or (4) assist the business with adapting to, or recovering from, the COVID-19 Global Pandemic and the resulting market conditions.** Applications which do not demonstrate a specific need for assistance or do not provide an obvious benefit to the community (meaning the general public, the Village of Mundelein, business employees, or customers/clients) are strongly discouraged. The strongest proposals will show a significant investment by the business in addition to the assistance requested and will clearly demonstrate the potential return on investment, either financially or in its value to the community.

REQUIRED ATTACHMENTS

- ☐ Completed Application
 - ☐ Prior year ST-1 or ST-2 form, if applicable
 - ☐ Quote or equivalent of project cost estimate
 - ☐ Additional documentation to sufficiently detail the project scope and its benefit to the business and/or community
-

Applicant Information	Business Legal Name:	Business Address:
	Dg Kitchen LLC	428 N Lake St
	Business DBA Name:	Federal Tax ID#/EIN#:
	Smokin BBQ on 45	
	Applicant (Business Owner or Authorized Agent)	
	Name: Danita Ward	
	Title: owner	
	Phone: 847-363-5441	
	Email: WSCOOK4U@daKitchenLLC.com	
	Mailing Address: 428 N Lake St Mundelein, IL 60060	
Property Information	Address of Property Applicable to the Grant	432 N Lake St
	Project:	
	Property Owner	
	Name: Lake Hawley Mundelein, LLC	
	Title: 40 Property Solutions Group	
	Phone:	
	Email:	
	Mailing Address: 900 S Frontage Rd St #100 Woodridge, IL 60517	

PROCESS:**1. Application Proposal Review**

Proposals reviewed for completion and accuracy. Staff and/or an Economic Development Commission member may contact applicants to provide initial feedback or request additional information.

2. Economic Development Commission (EDC) Recommendation

All proposals will be presented to the EDC in a public meeting. Applicants will be required to explain the proposed project and justify their need for the requested assistance through a combination of verbal, visual, and/or written documentation. After review, the EDC will make a recommendation to the Village Board to approve or deny the request. The EDC may place conditions on their approval such as requiring additional documentation or a consultation with the College of Lake County and the Small Business Development Center.

3. Village Board Approval

Applications and the recommendation of the EDC will be presented to the Mundelein Village Board of Trustees for their final determination. Only applications approved by the Village Board will be guaranteed funding.

4. Implementation

Business starts and completes the project. Once the expenses for the approved project have been paid, business may submit a reimbursement request form to the Village.

Please provide thorough written responses to each of the following items. A separate sheet may be attached if additional space is needed. Applications which fail to adequately respond to these items will be considered incomplete.	
PROJECT TYPE:	☒ Building Improvement ☐ Workforce Development ☐ Equipment Purchase ☐ Overhead Costs ☐ Marketing/Branding ☐ Professional Services (e.g. architect, engineering) ☐ Other (short description): _____
PROJECT OVERVIEW (Scope of Work) Provide a written description of the proposed project. Be sure to include as many details as possible.	Update and Modernize the lighting system on the Dining Room side of the restaurant.
HARDSHIP If the project is the result of a particular hardship, describe this hardship in detail. Additional exhibits may be attached for reference or in support of this hardship.	When we added the Dining room, we depleted our remodeling funds and was unable to update the lighting system and fixtures.
BENEFIT TO THE VILLAGE Describe how the Village stands to benefit from the proposed project. (e.g. how it will increase sales tax revenue, improve aesthetics of an area, provide a service to the community, provide jobs, or improve workforce skills)	We are using a Mundelein contractor, which benefits a fellow business owner and increases tax revenue.
Total Project Budget (Include all costs for the project as a whole) Attach any estimates,	

quotes, contracts, or other written documentation to verify project costs.	\$ <u>2834.95</u>
Total Grant Amount Requested (maximum request of \$5,000) Grant request may not exceed 50% of the total project budget.	\$ <u>1417.47</u>
Number of jobs created (if applicable):	<u>0</u>
Number of jobs retained (if applicable):	<u>3</u>
Estimated Project Completion Date or Timeline (project must be completed within 6 months):	<u>June 2025</u>

REQUIRED SIGNATURES

The Applicant states under oath that he/she/they have authorization from the property owner to perform any improvements on the subject property and acknowledges that the Village is not responsible for any decisions which may require owner approval. Furthermore, the undersigned acknowledges that: (1) completion of this application proposal form does not obligate the Village to approve of the application request, (2) the proposed assistance is not being funded or reimbursed by any other federal, state, or local grant programs, (3) I affirm that any assistance received will be used for only for those costs demonstrated by this application proposal, (4) the Village may request additional financial documentation as needed to substantiate the statements contained in this application, and (5) the Village may deny reimbursement for any violation of the terms of the STAR Grant Program.

Additionally, by signing below, the Applicant acknowledges that they have 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 improvement(s) have been completed, they must submit a Reimbursement Request Form (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 their name, likeness, photos and/or information about the Project for promotional purposes.

Signature (PROPERTY OWNER)*: _____

Date: _____

Printed Name: _____

Title: _____

**Not required for projects which do not alter, modify, or otherwise affect the real property where the business is located*

Signature (APPLICANT): Danita Ward

Date: 3-26-25

Printed Name: Danita Ward

Title: owner



Quote

scott@ilelectrician.com, 847-732-7028

Date: 3/7/25
INVOICE #10306

Benita Ward
Smokin' BBQ
428 N. Lake St.
Mundelein, IL. 60060
wecook4u@dakitchenllc.com
847-363-5461

Salesperson	Job Location	Payment Terms	Due Date
Scott	428 N. Lake St., Mundelein, IL. 60060	C.O.D.	N/A

Qty	Work Description	Unit Price	Line Total
6	Furnish & install 2x4 LED flat panels in dining area.	\$195.00	\$1170.00
1	Connect 2 new flat panels to night light circuit.		\$195.00
2	Furnish & install wiring w/ owner supplied wall sconces in dining area.	\$155.00	\$310.00
1	Furnish & install wiring w/ 4'-6' white track, 3 heads in band area.		\$595.00
1	Furnish & install wall switch opening for new track lighting.		\$215.00

*Prices do not include any drywall repairs.

Subtotal	
Other	
Total	\$2485.00

Quotation prepared by: Scott Nelson x_____

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of :

dollars \$ _____

Proposal good for 60 days.

To accept this quotation, sign here and return: _____

1803 Industrial Dr., Libertyville, IL. 60048

Thank you for the opportunity of submitting this quotation.



Mundelein **10PM** 60060 What c...



Mundelein **10PM** 60060

Shop All Services

DIY

Log In

CART (5)

Share

[Remove All Items](#)

Pickup

Mundelein (1 item)



Golden Lighting

Winslett 4.875 in. 1-Light Matte Black Sconce

Fixture Color/Finish: **Matte Black with Ribbed Clear Glass**

Fixture Width (in.): **5 in.**

Number of Lights: **1**

\$349.95

(\$69.99/item)

[Item Details](#)

-	5	+
---	---	---

Feedback

Recently Viewed



Golden Lighting
Winslett 4.875 in. 1-Light Matte Black Sconce

★★★★★ (4.8 / 5)

\$69⁹⁹

Add to Cart

Customers Also Purchased...

Best Seller



Felt Electric
60-Watt Equivalent
ST19 Dimmable
Straight Filament Clear
Glass E26 Vintage
Edison LED Light Bul...

★★★★★ (4.2 / 2304)

\$21⁹⁷ /package
(\$5.49 /bulb)

Add to Cart



Globe Electric
60 Watt ST19
Dimmable Cage
Filament Vintage
Edison Incandescent
Light Bulb, Warm...

★★★★★ (4.2 / 395)

\$6⁷⁹

Add to Cart

Exclusive



Hampton Bay
Elmcraft 7.63 in. 1-
Light Matte Black
Farmhouse Wall
Sconce with Metal
Shade

★★★★★ (4.7 / 126)

\$49⁹⁷

Add to Cart



Globe Electric
Tristan 4.8 in. Matte
Black Plug-In or
Hardwire Sconce with
Faux Walnut Accent,
Black Fabric Cord

★★★★★ (4.6 / 34)

\$24⁹⁵

Add to Cart

Best Seller



Hampton Bay
1-Light Black
Warehouse Pendant
Hanging Light with
Metal Shade

★★★★★ (4.6 / 556)

\$39⁹⁷

Add to Cart



aiwen
WS 1-Light 5.31 in.
Brass and Black Matte
Finish Wall Sconce
Vintage Industrial with
Swing Arm Adjustable

★★★★★ (4.6 / 9)

\$39⁹⁹ /carton

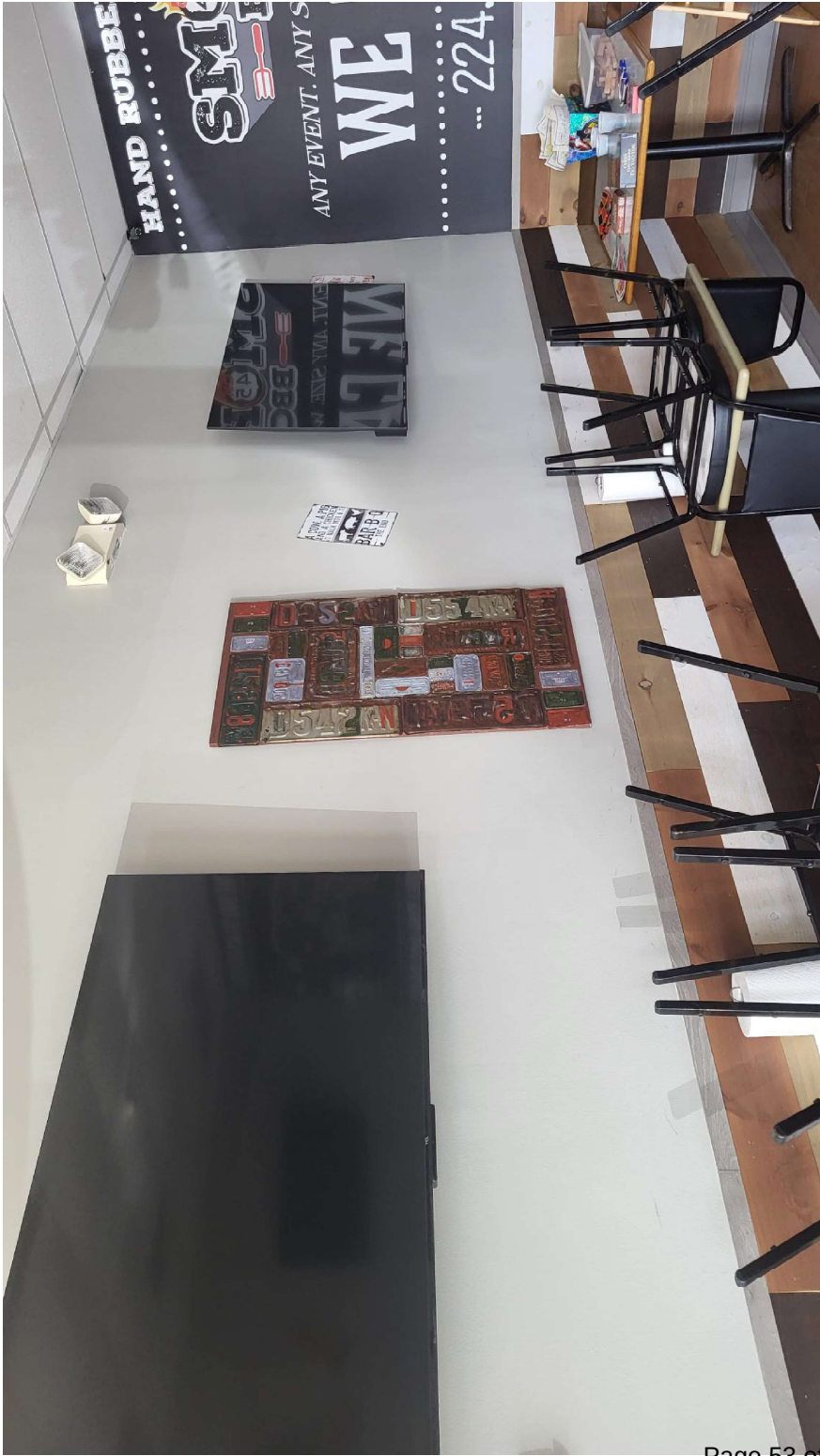
Add to Cart

Feedback

< 1/4 >

Loading Recommendations

Your Order	
Subtotal	\$349.95
Pickup	FREE
Estimated Sales Tax*	---
Total	\$349.95



FINDINGS – EDC STAR BUSINESS GRANT PROGRAM

BUSINESS NAME	Smokin BBQ on 45	BUSINESS ADDRESS	428 North Lake Street
PROJECT NAME/DESCRIPTION	Dining Room Lighting	EDC MEETING DATE	July 24, 2025
PROJECT COSTS	\$ 2834.95 (Improvement Costs)	\$ 1,417.47 (Grant Request)	\$ 1417.48 (Total Private Participation)

FINDINGS:

The Economic Development Commission considered the proposal for assistance, referenced above, through the Village of Mundelein's S.T.A.R. Business Grant Program. Projects are considered on a case-by-case basis. The findings below are intended to document the Commission's recommendation and the reasons for which this determination was made. ¹

The requested assistance brings value to the Village and/or community:

yes

The requested assistance is due to a clearly demonstrated need of the business:

yes

The proposal for assistance provides sufficient details to fully explain where the funds requested will be utilized:

yes

The proposal for assistance satisfactorily demonstrated that the requested relief does not exceed 50% of the total cost of the project:

yes

The proposal for assistance complies with all criteria and requirements of the S.T.A.R. Business Grant Program, in addition to all Federal, State, and Local laws and regulations:

yes

Project will be completed within 6 months:

yes

Other:

RECOMMENDATION:

After careful consideration of the proposal for assistance mentioned above, the Commission makes the following recommendation:

APPROVAL \$ 1500 _____

DENIAL

APPROVAL WITH CONDITIONS \$ _____

SUBJECT TO THE FOLLOWING CONDITIONS (IF APPLICABLE):

1.

2.

3.

¹ Recommendations for denial by a 2/3 majority vote of the Economic Development Commission shall not proceed to the Village Board for their consideration. All other recommendations will be placed on the next available Village Board Meeting Agenda.

To: Mayor and Board of Trustees

From: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of August 11, 2025

Subject: Variance - 900 Tower Road - PZ2025-0022

Financial Impact:

N/A

Attachments:

1. Findings of Fact
2. Petitioner's Packet
3. PZC Minutes - 07-16-2025

Background:

The Community Development Department received a variance application from Andy Samovsky of Toy Barn Inc., proposing the establishment of an auto repair and sales business at 900 Tower Road. The property is located within the M-1 General Manufacturing Zoning District, which currently prohibits the sale of vehicles undergoing repair. Due to the unique nature of the proposed operation, the applicant is requesting a variance to allow the sale of such vehicles and to extend the allowable duration for vehicle storage on the premises.

The Petitioner is currently operating in Bensenville, Illinois, but seeks a location that supports its long-term growth strategy. The Petitioner identified 900 Tower Road, a property formerly occupied by Advantage Material Handling. Given its history of similar industrial and commercial uses, the site is well-suited to accommodate Toy Barn Inc.'s operations. The property includes a 10,000-square-foot building with a loading dock, outdoor parking, and an outdoor storage area.

Toy Barn Inc. specializes in acquiring vehicles at auction, refurbishing them, and reselling them through various online platforms. Unlike a traditional dealership, vehicles are not displayed outdoors for public viewing or test drives. Instead, all inventory is marketed and sold online, with vehicles typically shipped to the buyer. However, there may be occasional instances in which a buyer would prefer to pick up a vehicle directly from the facility.

Variances Requested

Section 20.48.040 (AA) regulates Motor Vehicle Service and Repair, Major and Minor, and Motor Vehicle Aftermarket Enhancements with the following standards:

1. Minor motor vehicle service and repair shops and motor vehicle aftermarket enhancement establishments may not store the same vehicles outdoors on the site for longer than seventy-two hours. Major motor vehicle service and repair shops may not store the same vehicles outdoors on the site for longer than fifteen days. No required off-street parking may be used for vehicle storage.
2. All driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
3. All operations must be fully enclosed. Only vehicles being serviced at the establishment may be stored outdoors. Wrecked or junked vehicles may not be stored on-site. Where the property abuts a residential use, the facility must install an opaque fence at least six feet high on the property line to buffer the residential use.
4. Minor motor vehicle service and repair shops may also include gas stations as an accessory use. All gas stations that are part of such an establishment must comply with the regulations of this title.
5. The sale of used or new automobiles is not permitted.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.
7. All equipment and parts must be stored indoors.

The Petitioner is requesting a variance from standard number 1 to allow vehicle storage for more than 15 days and from standard number 5 to permit online vehicle sales.

Comprehensive Plan

The Comprehensive Plan's Future Land Use Plan envisions the Subject Property as Business Park Land Use. The following economic development policies from the Comprehensive Plan are generally applicable to the proposed development:

- Promote the appropriate mix and intensity of non-residential uses in the various districts throughout the Village.
- Strengthen the role, function, and "uniqueness" of each development to maximize its competitive edge and market viability.
- Support and encourage an appropriate mix of retail, office, service commercial, and industrial activities to be organized by use and concentrated within or near areas of complementary uses.
- Ensure that designated industrial areas are prioritized for appropriate industrial and business uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.
- Continue to support the improvement and rehabilitation of older commercial and industrial buildings and areas which are, or are becoming, functionally obsolete including. This may include improvements to loading docks, access, building facades, signage, streetscaping, landscaping, and parking areas to accommodate more appropriate and market viable uses.

- Market the Village's industrial areas as centers of green technology and light industrial.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing on July 16, 2025, to review the proposed variance. Following the hearing, the Commission recommended approval of the variance with the following conditions:

- a. No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- b. There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- c. No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- d. Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- e. A building permit shall be obtained for any new signage or enhancements to the property.
- f. A business registration shall be obtained from the Village of Mundelein.

The Commission noted that these conditions would help ensure the business operates as proposed.

Analysis

The Petitioner's request for a variance is consistent with the Village's Comprehensive Plan. The proposed facility represents a reasonable and appropriate use of an otherwise vacant property. The primary structure on the site was previously used for storage, repair, and sale of mechanical equipment. The new use is similar, with the key difference being the type of vehicles sold. The previous owner constructed an enclosed storage area where the future user can store vehicles out of public view.

No major improvements to the building are required. While the proposed use does not fully meet the standard parking requirements, the Petitioner has reserved interior space for potential overflow parking. Given that vehicle sales will occur online and the building will not be open to the general public, the existing outdoor parking spaces should be sufficient.

Recommendation:

Motion to authorize staff to prepare an ordinance approving a variation from Section 20.48.040(AA) of the Zoning Ordinance for the property located at 900 Tower Road, subject to the recommended conditions.

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0022
PUBLIC HEARING DATE	July 16, 2025
VARIATION	Variation from Section 20.48.040 (AA) to allow vehicle storage for more than 15 days and to permit online vehicle sales for Motor Vehicle Service and Repair use in the M-1 General Manufacturing Zoning District.
DRAFT MOTION	Motion to recommend approval of a variation request from Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration with conditions within the M-1 General Manufacturing zoning district at 900 Tower Road.
On July 16, 2025, the Planning and Zoning Commission voted 6-0 for approval of a variation to Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration with conditions within the M-1 General Manufacturing zoning district at 900 Tower Road.	
<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;	
DRAFT APPROVAL	The strict application of the terms of this Ordinance would result in an undue hardship for the Petitioner, as the Subject Property is an existing structure built for service, repair, and sales. The property has historically been used for similar purposes, including operations involving heavy equipment. The proposed use will not increase the intensity or scale of activity on the site.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The property is subject to unique circumstances, as the Zoning Ordinance does not anticipate for all unique uses and is due to factors outside of the control of the Petitioner and property owner. The property has previously supported a similar use involving different types of vehicles, demonstrating a longstanding functional suitability for the proposed activity.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The requested variation will not alter the essential character of the locality, as the proposed use is consistent with the industrial nature of surrounding businesses. The building has historically been occupied by similar service, repair, and sales users, further supporting its compatibility with the area.
<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.	
DRAFT APPROVAL	The shape and size of the specific Subject Property and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations is to be carried out.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
DRAFT APPROVAL	The alleged difficulty has not been created by the Petitioner or property owner; the previous tenants used the property for a similar use.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
DRAFT APPROVAL	The requested variation will not be detrimental to the public welfare, as it will increase occupancy within an existing industrial area. The proposed use is not expected to generate additional foot traffic compared to the previous user, as all sales are conducted exclusively online.
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.	
DRAFT APPROVAL	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.

5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The proposed variation is consistent with the spirit and intent of this Ordinance and the Village's land use policies, as the Comprehensive Plan's Future Land Use Map envisions the Subject Property as business park which support and encourage an appropriate mix of retail, office, service commercial, and industrial activities.
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.	
<i>DRAFT APPROVAL</i>	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 district in which it is located.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 900 Tower Rd
Property Index Numbers (PIN) 1131204001

Size of Property 1.25 Acres (sq. ft./acres)
Size of Building Space 10,000 (sq. ft.)
Size of Space Utilized Entire Property

ZONING

Current Zoning M-1 Manufacturing
Proposed Zoning M-1 Manufacturing
Current Use Forklift Sales/Service
Proposed Use Motor Vehicle Service/Sales

PETITIONER INFORMATION

Business/Org. Name Toy Barn Inc
Name Andy Samovsky
Title President
Address 1081 Entry Drive
City, State, Zip Bensenville, IL 60106
Phone 847-873-9649
Email toybarnsales@gmail.com

PROPERTY OWNER INFORMATION

Business/Org. Name Yandyland LLC
Name Andy Samovsky
Title President
Address 1143 Garfield Ave
City, State, Zip Libertyville, IL 60048/
Phone 8478739649
Email toybarnsales@gmail.com

Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.48.040

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)*

Please see attached

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- 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 further 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*):

- 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.

Andy Samovsky
Toy Barn Inc
900 Tower Rd
Mundelein, Illinois

My parents came here in the 80s as first generation immigrants. I watched them struggle their entire life working tough jobs, longer hours, and positions that had lower pay. Even while pushing through the position they were in, their hard work allowed me to grow up in Buffalo Grove. While I was going to Buffalo Grove High School, in 2004 that is when my passion for cars started. It started with some introduction Automotive Shop classes that BGHS had offered. For the most part of my academic career, I always did well in classes and testing, however I couldn't stand it most of the time. While I was in high school I picked up a full time time at a body shop in Palatine. That body shop did exactly what my current business Toy Barn does. Purchased cars to repair them, and then sell them. However, the automotive classes that were offered at the High School, I always looked forward to the most. I was positive I was going to be an Auto Tech and was set on going to a trade school right out of high school. However, my mother really wanted me to go to college, and I did. After High School I attended Northeastern Illinois University where I graduated with a bachelors in Finance.

I have been self employed my entire life and in 2018 I opened Toy Barn, a small dealership that started out selling motorcycles, jet ski's and some cars. My current company is located in Bensenville, Illinois. Why did I choose Bensenville? Well, there is no other reason then cost. When I started this company I didn't have a lot of money, (and I still don't have a lot, ha) in 2018, I was about to secure 3800 sqft warehouse for \$2200/month, which was extremely affordable. About a year ago I began telling myself I have to move into a better location that fits what I do. My current space is good, but I starting looking for a space that I could secure that I could grow into in the next 10 years.

When I started looking for my next building I was looking in Bensenville, Schiller Park, Addison, Melrose Park, Franklin Park, Elk Grove, Schaumburg. I was on the hunt looking everyday. Checking loopnet, checking facebook, driving around commercial parks. It felt like a full time job looking for a building that I could move to next. Moving to Mundelein wasn't on my radar at all. One day, just for fun, I checked Lake County on Loopnet and bam. The single one listing I looked at on the website was 900 Tower Rd, and from the single picture that I saw. I knew that I had to move to this building. Why did I choose Mundelein? Just like my wife, we met on accident. Some accidents have to be destiny. I had to fight to be able to buy 900 Tower Rd, I had to offer the seller the ability to stay in the building until his construction was finished in his other location that is also in Mundelein. Going back to "why did I choose Bensenville", this dream property at 900 Tower Rd that I purchased cost me double what my planned budget was for and it's by far the only property in Lake County that I could even consider to "afford". The crazy part is how all of this has come together, from my agent telling me to call Advia Credit Union to when my family was at the Mundelein Tree Lighting during the holidays and I hear on the speaker that Advia Credit Union is a main sponsor. It all was an accident, but it was all coming together.

While purchasing this building is for the purpose of growing the company, I'm looking forward to more then just that. I'm looking forward to being 5 minutes from my house, 5 minutes from my sons daycare. I would love to get involved with the High School Automotive Department, and bringing my company to my neighborhood would give me a chance to give back more to the local community. Growing a business is fun, sometimes, painful most of the time. But it growing a business in your local community where you reside and where your son goes to school would feel better.

DESCRIPTION OF PROPOSED ZONING VARIATION:

Toy Factory operates as an auto repair shop, however we have a slight unique business model. We do not work on public vehicles. We purchase vehicles from auctions, we repair them, and we sell them back at auctions. We are not seeking for a variance or a special use, but asking for a waiver to be able to sell the vehicles that we purchase and we are asking for a waiver on the 15 day storage limit. We do not operate like a traditional “dealership” that gets units in and out quickly. Our inventory turns “slower” than a normal dealership. Because of this our operation is “quieter” behind closed doors. There is much less in and out traffic from our model as well. Auto repair is currently an approved use for the space. 900 Tower Rd is 10,000 sqft, has 15 parking spaces, and an additional 4,000 sqft fenced and screened yard. Our company currently only has 3 employees, myself and 2 technicians. Because we do not work on public cars, our model allows us to control the amount of vehicles that are on the property. In 2024 we sold a total of 70 vehicles, or less than 6 cars per month. We do not put our vehicles on “display” and we are only available to the “public” by appointment only. All of our vehicles will be stored in the building or in the additional side storage lot that is fenced and screened from public view.

STANDARDS FOR GRANTING A WAIVER

a. If this waiver will not be granted it will be force us to sell the property and try to find a different location. We are not looking to make any physical changes to the property. In order for us to become the new owner of 900 Tower Rd our purchase agreement has very unique offerings to the seller Advantage Material Handling. Because of how we structured out purchase, it has continued to allow them to operate in the space while they move to their new location that is still within Mundelein.

b. The plight of the owner is due to unique circumstances. Our business model is unique. Our day to day operations would look like any auto repair shop, however we are different because we do not work on or offer services to the public. We work on our own vehicles before we sell them.

c. The waiver, if granted, will not alter the essential character of the locality. The character of the local area will not be changed. There are several automotive niche based business on Tower Rd, other that are in equipment sales and service as well. We are not looking to make any physical changes to the property, inside or outside. All of our work would be done inside and all of our vehicles would be stored inside, or they would be stored in the 4,000sqft fenced and screened storage lot that is on the property. Our company currently operates with 3 total people, myself and 2 employees. It will take us 5-10 years to fully grow into the space. Our current operations are in a 3500 sqft building on less than ¼ acre, or to be exact we have only (7) outdoor parking spaces currently. 900 Tower Rd provides 10,000 sqft, 14 outdoor parking spaces, and a 4,000 sqft screened and fenced storage lot.

a. We are not looking to make any physical changes to the building. The property is perfectly setup for what our business needs. There will be zero changes made inside or outside the building. The prior business had a similar business model in the location.

b. The hardship has not been created by anybody interested in the property.

c. Granting this waiver will not be detrimental to the public, or the neighborhood. The building is located in M-1 zoning. Auto repair is an approved use for the zoning. The only difference is we are asking for us to have permission to buy vehicles at auction, fix them, and sell them at auction/through wholesale channels.

d. We are not looking to make any physical changes. The waiver would not impair air or light supply to the neighboring property or increase congestion in the public streets. We are a small company of 3 total employees. Because we work on cars that we own its very easy for us to control the “work flow” our operation gets. As opposed to a traditional auto repair shop, you never know when customers to pick up cars or drop them off. In 2024, which was our biggest year. We transacted 70 vehicles, which is less than 6

cars a month. Our public traffic is to a minimum, on a **monthly** basis, maybe we have 4-8 walk-ins stop by. Most of those walk ins are coming in out of curiosity because of the nice cars we have on our google page. Typically they will walk in to ask if we can fix their car and because we do not work on public vehicles we turn them away. Every now and then, maybe 1 or 2 a month will come pick up a car that they purchased online in person. It will not increase the danger of fire, public safety, or values within the commercial area.

e. This waiver in this location is consistent with the spirit and intent of the ordinance and village land use policies. All of our operations will be inside the building. Nothing will be stored outside in the public view. This property offers a 4,000 sqft fenced and screened side storage lot. This entire area is larger then our current building (3600sqft). If we do need outside storage, we will store in the fenced and screened area only. The other side of the building has a parking lot with 14 parking spaces. Our current staff is a total of 3 (including me). Customer “walk-ins” are near non existent for us, everything is online based.

f. I do not believe the value of the property would be affected. However it would shut down our entire business model, and a result would force us to sell the property and look elsewhere to move to. Moving our company to 900 Tower Rd is much more then moving a business that's growing. This is a homecoming for me, I live 6 minutes from the property, my son goes to daycare down the street. And the thought of being able to see him on a lunch break has been a major driver. Initially when I was looking for a property I was focused on Dupage County, sorted through several properties before I decided to check what was available in my local community. When I found 900 Tower for sale, I had to secure it. Everything about the building was exactly what we were looking for. We opted to accommodate some extreme requests from the seller, Advantage Material Handling. When my family went to the recent Mundelein Tree Lighting, as the sponsors were being announced over the speaker. I had heard “Advia Credit Union”, it was almost a sign that I was at the right place. Advia Credit Union is the bank that had financed this property for us. I want my company to be part of the community, this isn't just about moving a business. If Mundelein High School has an auto repair program, in 2026 I would like for us to link up with the High School and see if we can offer a paid summer internship program for students who might show interest in the automotive industry. If anybody has any questions please feel free to call me anytime, 847-873-9649

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
STATE OF ILLINOIS)

I, Andy Samorsky, under oath, state that I am
X the sole)
an) owner of the property
an authorized officer of the)

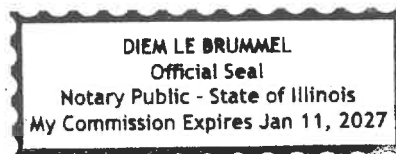
commonly described as (Address) 900 Tower Rd Mundelein and that such property is owned by
(Printed Name) Andy Samorsky as of this date. As owner of the property, I do
hereby authorize Not applicable (Printed Name or Not Applicable) to represent me in the following
Planning and Zoning Commission/Village Board matter, zoning variance
(Action).

Alley
Signature

Subscribed and sworn to before me

this 27th day of May, 2025.

Diem Le Brummel
Notary Public Signature



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) 900 Tower Rd Mundelein, IL

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:**

Ally 5-27-25
Signature of Owner Date

By Andy Samorsky

Owner
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

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: Andy Samorsky

Date: 5-25-25
Title: owner

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.

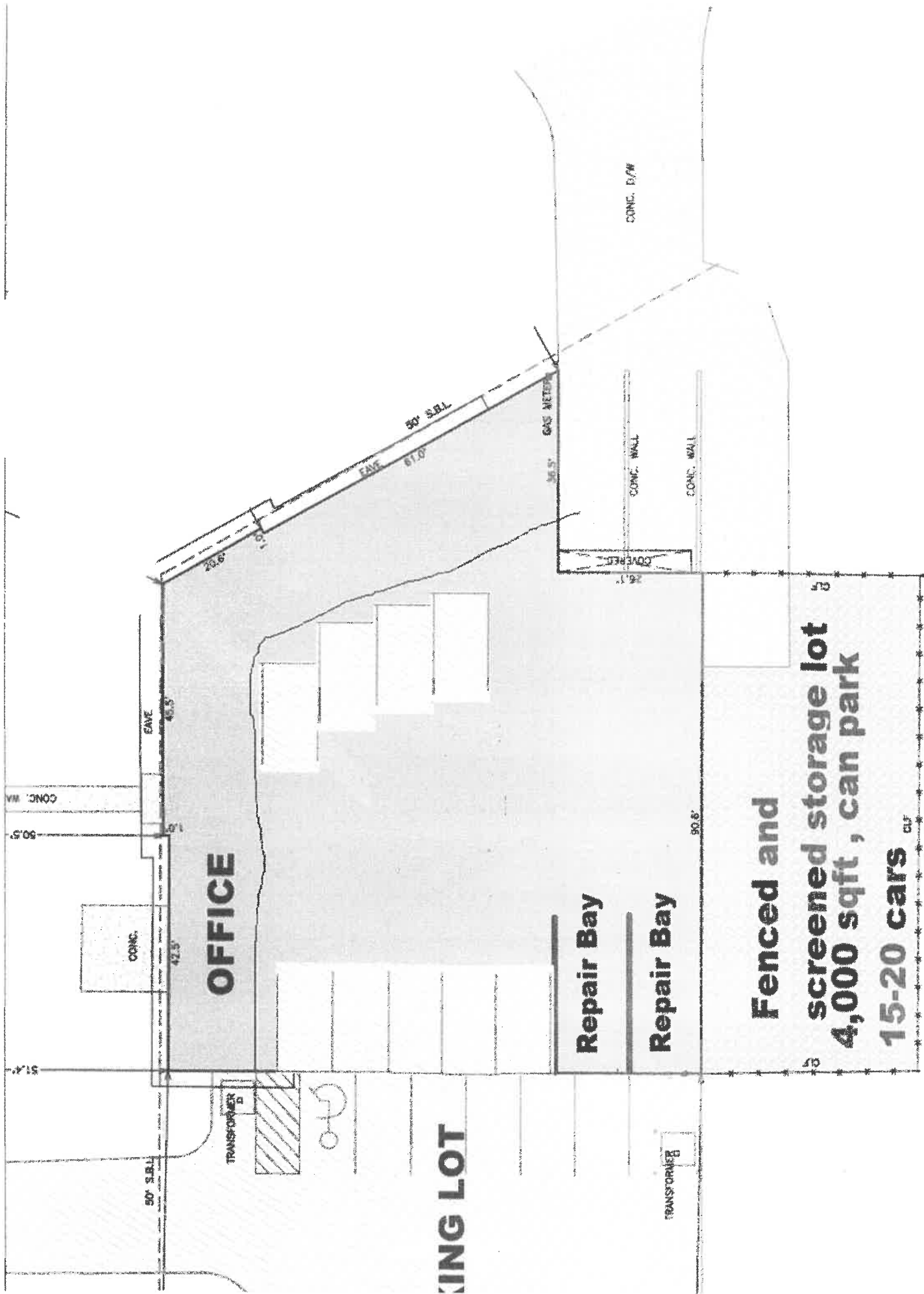
Signature Contract Purchaser: _____
Printed Name: _____

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: _____

Date: _____
Title: _____



**Planning and Zoning Commission Meeting
Minutes**

July 16, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on July 16, 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

Chair Roswick took the roll call. It indicated as follows:

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, T. Roswick, K. Teehan, T. Wilson

ABSENT: S. Petti

Village Attendance

PRESENT: Director of Community Development A. Orenchuk, Senior Planner C. Malec, Senior Planner I. Guadarrama, and Recording Secretary E. Swanson

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from June 18, 2025

J. Holden moved, seconded by K. Anderson, a **Motion** to approve the Planning and Zoning Commission meeting minutes from June 18, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PUBLIC HEARING - PZ2025-0022 - 900 Tower Road

Open Public Hearing

J. Holden moved, seconded by K. Anderson a **Motion** to Open Public Hearing PZ2025-0022

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama gave the attached presentation and gave an overview of the business.

Commissioner K. Garesche inquired to the process of car delivery.

Petitioner Presentation

The petitioner, Andy Samovsky was sworn in. Mr. Samovsky stated that the business is currently located out of Bensonville, but is attempting to relocate to Mundelein. The premise of the business is to purchase damaged cars, repair them, and sell them exclusively online. Their repairs are not open to the general public.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

T. Wilson felt that this was a good location for this type of business.

K. Anderson asked as to how the storage of vehicles would be handled. Petitioner replied that the cars would be stored either inside or within a fenced yard. There is no intention to use the parking lot for storage of vehicles.

J. Holden asked about the average length of time required to repair vehicles for sale. Petitioner stated that the average length of repair would be around 30 days and that a vehicle could be sold anywhere from 5 days to 3 months or more from repair date.

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of a variance request from Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration within the M-1 General Manufacturing zoning district at 900 Tower Road included following conditions and approving the Findings of Fact as presented.

- No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- A building permit shall be obtained for any new signage or enhancements to the property.
- A business registration shall be obtained from the Village of Mundelein.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to close Public Hearing PZ2025-

0022

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0020 - SW Corner of Route 83 and Winchester Road Map Amendment

Open Public Hearing

K. Anderson moved, seconded by J. Holden a **Motion** to open Public Hearing PZ2025-0020

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama began giving an overview of the property located at the SW Corner of Route 83 and Winchester Road. During this presentation, it became apparent that both public hearings PZ2025-0020 and PZ2025-0021 should be opened and discussed simultaneously.

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Open Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to Open Public Hearing PZ2025-0021

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

MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

I. Guadarrama reviewed the attached PowerPoint presentation and gave an overview of the case.

Petitioner Presentation

Russ Whittaker, attorney on behalf of Pulte Homes was sworn in. Mr. Whittaker presented the attached PowerPoint and spoke of the history of Pulte homes, the Mundelein Comprehensive Plan, as well as the Lake County housing analysis showing a large deficit in available housing. He reviewed the Sheldon Woods development and gave a site overview of the proposed new development location.

Chairman T. Roswick asked if the proposed park would be a public park. He also asked if this would be a phased development. Mr. Whittaker stated that they have already reached out to the Mundelein Parks and Rec district and intend for this to be a public park. They intend this development to be a single-phase build.

K. Garesche asked if the homes would have basement or slab foundations. Mr. Whittaker stated that they would all have basements.

K. Anderson asked if the houses backing up to Route 83 could be made key lots with upgraded landscaping to enhance the look of the subdivision from the right of way. Mr. Whittaker stated that there is a plan to make a public space between the lots and Route 83 to improve the view from Route 83.

K. Teehan shared concerns with there being a single entrance point to the subdivision and asked if there could be secondary access point. Mr. Whittaker stated that IDOT is resistant to multiple entrances. Community Development Director, Amanda Orenchuk mirrored this statement that IDOT is resistant to multiple access points to subdivisions on their roads.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Doug Hoselton of 29538 N Illinois Route 83 was sworn in. Mr. Hoselton stated he would

not like R-3 zoning to the parcel located to the West of his property. He also added that he had concerns regarding added traffic along Route 83.

Shelley Hoselton of 29538 N Illinois Route 83 was sworn in. Mrs. Hoselton also did not approve of the R-3 zoning to the west parcel and had concerns with the wildlife that currently inhabits the area. She asked if there are plans for this west parcel to be developed since they are asking for R-3 zoning. She also inquired as to if the residences next to these annexations would be forced to annex in.

I. Guadarrama stated that there are no plans currently to develop the western parcel. A. Orenchuk stated that the Village is not forcing the annexation of these parcels. The petitioners are doing it voluntarily. She also added that the western lot in particular has a significant amount of wetlands that would be challenging for wall to wall development.

Commissioner K. Garesche also added that the annexation for the western parcel is being done to create a link to allow for the triangular parcel along Winchester Road to be annexed in.

Mr. Whittaker stated that they are satisfying the legal requirement and any existing wetlands are governed by Lake County.

Pete Soznovero of 29516 N Illinois Route 83 was sworn in. Mr. Soznovero would like to see how the small parcel south of their properties would be annexed in.

Ms. Hoselton further asked what financial benefits the western property has to being annexed into the Village.

Jim Morton of 29530 N IL Route 83 was sworn in. Mr. Morton expressed concern with the western annexation parcel and why it would be zoned R-3 which allows for more dense residential development than R-1. Mr. Morton further inquired about the requested exemption to the tree removal requirement.

Mr. Whittaker spoke on the requested tree exemption. Pulte is keeping 71% of the trees on site. The majority of the trees being removed are non-viable.

Chairman T. Roswick asked staff if there were any other public commentary received prior to the meeting. Senior Planner, I. Guadarrama stated there were no concerns received, but staff had clarified to some residents about the parcels being requested to be annexed.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

Commissioner K. Anderson asked if someone from Pulte would available to elaborate on the financial analysis and the cost benefit analysis to the Village.

Matt Broley of Pulte was sworn in. He stated that at completed buildout, the Pulte development is projected to provide \$756,000 in tax benefits annually to the Village.

Senior Planner I. Guadarrama stated that annexing of the parcels is not required to be accepted by the Village. The commission can reflect on if this product being proposed by Pulte would be acceptable by the Village. Chairman T. Roswick expanded further asking the commission to reflect on if they are pleased with the product, or if they would like to request something higher end from Pulte. Chairman Roswick also gave examples of higher end developments by Pulte provided in surrounding communities.

Commissioner T. Wilson expressed concerns with housing affordability if a higher end product is requested. Mr. Broley stated that the Sheldon woods average cost of homes was in the \$587,000 - \$675,000 range. With the projected designs as is, this new development would push up the price point to be \$50,000 more than the Sheldon Woods development.

Commissioner J. Holden reflected on the location of the parcel being a gateway to the community. She inquired as to if Pulte may be open to improving the landscaping on the corner by Winchester Road.

Chairman T. Roswick requested to give staff flexibility to refine the designs of the elevations.

Commissioner K. Garesche expressed concerns with annexing the western parcel at R-3 zoning.

Commissioner J. Holden stated that she would like more time to reflect on the quality of the product. Commissioner K. Garesche agreed and Commissioner K. Teehan stated that he felt it was a good overall product would would like more time to review.

Continue Public Hearing

K. Teehan moved, seconded by K. Garesche, a **Motion** to continue Public Hearings PZ2025-0020 and PZ2025-0021 to the August 6, 2025 Planning and Zoning Commission Meeting held at 7PM at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Teehan
SECONDER:	Commissioner K. Garesche

AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0027 - Text Amendments – Various Topics

Open Public Hearing

J. Holden moved, seconded by K. Garesche a **Motion** to Open Public Hearing PZ2025-0027

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Car Washes

Staff Presentation

Senior Planner C. Malec and Director of Community Development A. Orenchuk reviewed the attached PowerPoint and reviewed the history of the proposed text amendment changes. There are text amendments being proposed for Car Washes located in the downtown, Murals, and Truck Stops.

A. Orenchuk stated that there is a sizable backlog of text amendments that are in need of being addressed. The Village plan is to roll them out in small amounts to review. The idea is to discuss them with the Plan Commission before staff works on the final language for approval.

There have been numerous car wash requests that have come forward in recent years. Car Washes are currently listed as special uses. The Village has been working on de-industrializing the downtown and the current thought is reviewing the walkability of the downtown area and how car washes may contribute or detract from this focus. The text amendment proposal is to remove them as a use in the downtown. Staff compared the zoning ordinances of 30 local communities.

C. Malec stated that Village legal has stated that special uses by nature acknowledge

that the use is allowed. Denying a special use would be tricky as the code acknowledges that it is allowed in the zoning district.

Public Commentary

Chairman T. Roswick opened the floor to public commentary

Lawrence Freedman representing Dream Clean Car Wash was sworn in. He stated that the zoning ordinance as it is written is a special use in the commercial zoning districts. This allows car washes to be allowed at a specific location upon meeting the standards. The zoning commission would still be able to propose any conditions they see fit when the item is allowed as a special use.

Chairman T. Roswick closed the floor to public commentary

Commission Discussion

K. Garesche stated that there are plenty of fine carwashes available. Limiting future car washes would not be a detriment to the Village.

The commissioners agreed to move towards not allowing car washes in the downtown area.

J. Holden inquired if there could be more specific language to allow for less variation in applications.

Murals

Staff Presentation

C. Malec reviewed the history of murals within the Village. The mural regulations were first established in 2018 and were allowed as a special use in the Downtown Zoning District only. At the time it was an experimental pilot program in a small controlled area before allowing to be throughout the Village. There have been 3 murals installed so far, and there have been no complaints to date. The first proposed change in this text amendment is to allow for the expansion in allowed districts.

The proposed change in the text amendment is to create a streamlined approval process. The idea is to keep the larger murals as a special use, and smaller (under 100 square feet) murals would only need a building permit. It is the intent to steer clear of judging the content of murals.

Public Commentary

Chairman T. Roswick opened the floor to public commentary

There was no public commentary

Chairman T. Roswick closed the floor to public commentary

Commission Discussion

T. Roswick asked if there would be a concern that something could be constructed that would be offensive. C. Malec stated that there are limits to free speech. The exceptions would be things like threats, something inappropriate. K. Garesche is that freedom of speech has subjective standards and would hate if this was opened to all commercial buildings and what someone finds artful, others would find offensive.

A. Orenchuk stated that the murals would only be allowed in business districts and would not be allowed in residential.

T. Roswick asked about the cost of a permit for a small mural. A. Orenchuk stated that a sign permit is \$75, so the small murals would likely be under \$100. C. Malec further reviewed the requirements for a mural to go through the special use process and the boundaries to businesses that have expressed interest. He further asked if criteria can be changed at a later date.

K. Teehan asked if there could be criteria for proof of funds to finalize mural so that it does not leave room for half completed murals. Also, would this be solely vertical murals? Or would murals on sidewalks be acceptable?

Truck Stops

Staff Presentation

C. Malec stated that staff is not proposing to allow truck stops. The State of Illinois permits gaming terminals within truck stops and not gas stations in their gaming legislation. Concerns have been brought up asking if gas stations can purchase available land to meet the requirement to classify as a truck stop. There has been some public confusion that gas stations could possibly pursue this as a technicality. The Village Board has the authority to deny video gaming licensing regardless of whether they are eligible with the State of Illinois. The Mundelein Village Board has had a long history of not supporting video gaming at gas stations within the Village. Staff would like to make it clear in the code that truck stops are not permitted in any districts.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

The commission discussed the possible definitions of what would classify a truck stop. Possibilities of truck fueling stations, dedicated parking, shower facilities, and restaurant facilities.

Commissioner K. Garesche asked if we could add location language to restrict from residential.

T. Wilson stated that the definition may want to include both intrastate licensing that does not need a medical card and interstate licensing that does require medical. There are probably half a dozen stations within the Village that allow truck fueling without being a truck stop. We would not want to halter the current gas stations from allowing the fueling of trucks in general.

Incubator Programs

Staff Presentation

A. Orenchuk stated that more research is needed to fully move forward with this item - but the Archer Business Center and other locations have potential for providing business incubator programs. The Village does not have a good definition or use category for this. We would want some control to prevent full-scale manufacturing type business, but have the flexibility to allow for something more on the industrial side.

C. Malec added that this would be distinctly different from a manufacturing facility that would be permitted in our industrial districts as the idea is that the incubator use would be allowed in more districts than just industrial. The intent is for these incubators to be on a small scale.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

T. Roswick asked if research of other local municipality's codes on incubators was completed. A. Orenchuk stated that research on this had not yet been completed.

K. Anderson asked if this is similar to what Lake County did with the Lowes in Gurnee. A. Orenchuk confirmed that is a similar project, but a closer use is the mHUB.

Use Variations
Staff Presentation

C. Malec stated that staff wanted to discuss the process of use variations within our code. The Village's legal council should specifically grant use variations if we have a process to apply for them. There are communities that do not allow use variations at all.

A. Orenchuk stated that historically, the Village has allowed for use of variations. The point of the variation is that the situation being applied for is unique that may not apply to all other locations in the zoning district.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chariman T. Roswick closed the floor to public commentary.

Commission Discussion

The commission stated that this clarification made sense and would follow the recommendation of legal counsel.

Continue Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to continue Public Hearing PZ2025-0027 to the August 6, 2025 Planning and Zoning Commission Meeting held at 7PM at the Mundelein Village Hall at 300 Plaza Circle, Mundelein, Illinois

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None

ABSTAIN:	None
-----------------	------

QUESTIONS AND COMMENTS

There were no further questions and comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

K. Anderson moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission meeting of July 16, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Meeting was adjourned at 11:41 PM

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: PETER SONZA-VOVERA	29516 N Hwy 83	Phone: 847-533-8328
Company:		Email: PSONZA50@GMAIL.COM
Name: DOW HOSTETON	29538 N. RT. 83	Phone: 847 207-5958
Company:		Email:
Name: Shelley Hostetton	29538 N. RT. 83	Phone: 847-702-8277
Company:		Email:
Name: JIM MORTON	29530 N. IL RT 83	Phone: (847) 363-5958
Company:		Email:
Name: Lawrence	95 Revere Dr	Phone: 312346-1390
Company: Friedman	Norfolkbrook	Email:
Name: Antonio S Zagals	1850 W. Winchester	Phone: 847-367-6707
Company: Pearson Brown		Email:
Name: John Cerber	" " "	Phone: " " "
Company: Pearson Brown		Email:
Name: MATT NELSON	333 E BUTTERFIELD Rd St600 Lombard	Phone: 630-589-7253
Company: Manhard Consults		Email:
Name: Scott J. Brejcha	7325 James Ave	Phone: 630-675-8584
Company: V3 Companies	Woodridge, IL 60517	Email: Sbrejcha@v3co.com
Name: Andy Samarsky	1193 Garfield Ave	Phone: 847-873-9649
Company: Toy Burn Inc	Libertyville, IL 60048	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: <u>Ross Whitaker</u>	<u>445 Jackson Ave, #200</u>	Phone: <u>630-355-4600</u>
Company: <u>Roseland & Whitaker Naperville IL</u>		Email:
Name: <u>Andrew Bowen</u>	<u>4575 Higgins Road Rosemont, IL</u>	Phone: <u>734-649-9354</u>
Company: <u>KLOA, Inc.</u>		Email:
Name: <u>Nelly Rosenberg</u>	<u>106 Gala Dr</u>	Phone: <u>(847) 322-5597</u>
Company: <u>Gould & Ratner</u>	<u>Mundelein, IL</u>	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

900 Tower Road

PZ2025-0022

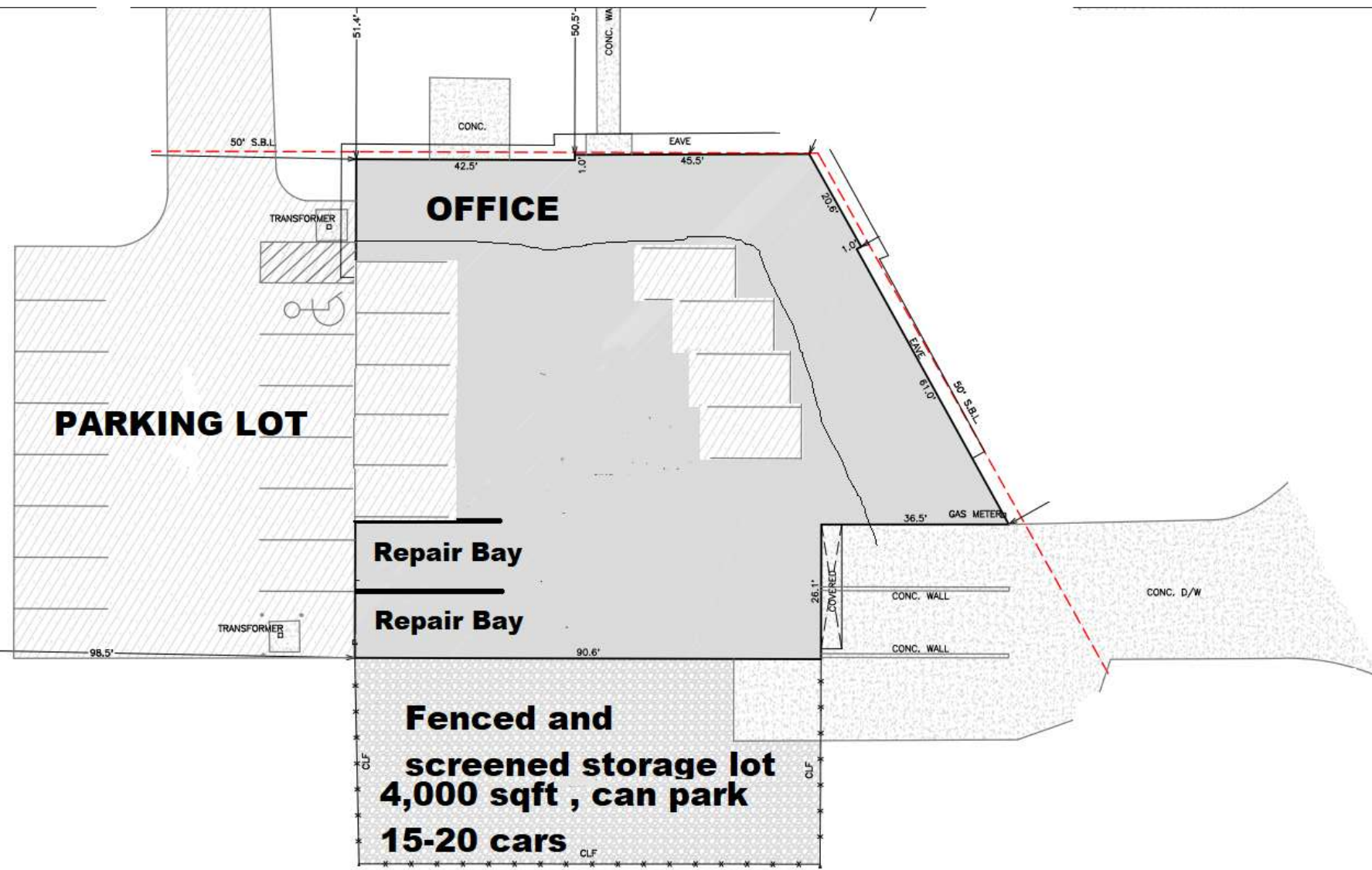


Application

Applicant: Andy Smovsky, Toy Barn Inc

Variation: Section 20.48.040

Use: Automotive Repair with Sales and Longer Storage



Conditions:

- No vehicles or equipment associated with the business shall be stored or displayed outside where they are visible from any public right-of-way.
- There shall be no storage of vehicles, equipment, or materials unrelated to the business on this property.
- No other entities or businesses, whether on-site or off-site, shall utilize either building for business or storage purposes other than the applicant.
- Vehicle and equipment repair, enhancements, and maintenance shall take place within the confines of the buildings. No repair of vehicles or equipment is permitted outdoors.
- A building permit shall be obtained for any new signage or enhancements to the property.
- A business registration shall be obtained from the Village of Mundelein.

FINDINGS OF FACT – VARIATION

CASE NUMBER	PZ2025-0022
PUBLIC HEARING DATE	July 16, 2025
VARIATION	Variation from Section 20.48.040 (AA) to allow vehicle storage for more than 15 days and to permit online vehicle sales for Motor Vehicle Service and Repair use in the M-1 General Manufacturing Zoning District.
DRAFT MOTION	Motion to recommend approval of a variation request from Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration with conditions within the M-1 General Manufacturing zoning district at 900 Tower Road.
On July 16, 2025, the Planning and Zoning Commission voted 6-0 for approval of a variation to Section 20.48.040 (AA) of the Zoning Ordinance to allow the sale of automobiles undergoing repair and to extend the allowable storage duration with conditions within the M-1 General Manufacturing zoning district at 900 Tower Road.	
<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;	
DRAFT APPROVAL	The strict application of the terms of this Ordinance would result in an undue hardship for the Petitioner, as the Subject Property is an existing structure built for service, repair, and sales. The property has historically been used for similar purposes, including operations involving heavy equipment. The proposed use will not increase the intensity or scale of activity on the site.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The property is subject to unique circumstances, as the Zoning Ordinance does not anticipate for all unique uses and is due to factors outside of the control of the Petitioner and property owner. The property has previously supported a similar use involving different types of vehicles, demonstrating a longstanding functional suitability for the proposed activity.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The requested variation will not alter the essential character of the locality, as the proposed use is consistent with the industrial nature of surrounding businesses. The building has historically been occupied by similar service, repair, and sales users, further supporting its compatibility with the area.
<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.	
DRAFT APPROVAL	The shape and size of the specific Subject Property and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations is to be carried out.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
DRAFT APPROVAL	The alleged difficulty has not been created by the Petitioner or property owner; the previous tenants used the property for a similar use.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
DRAFT APPROVAL	The requested variation will not be detrimental to the public welfare, as it will increase occupancy within an existing industrial area. The proposed use is not expected to generate additional foot traffic compared to the previous user, as all sales are conducted exclusively online.
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.	
DRAFT APPROVAL	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.

5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The proposed variation is consistent with the spirit and intent of this Ordinance and the Village's land use policies, as the Comprehensive Plan's Future Land Use Map envisions the Subject Property as business park which support and encourage an appropriate mix of retail, office, service commercial, and industrial activities.
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.	
<i>DRAFT APPROVAL</i>	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 district in which it is located.

An aerial photograph of a residential subdivision. The image shows a large, curved road that forms a loop, with numerous houses built along its inner curve. To the left of the road loop, there is a golf course with several green fairways and sand traps. To the right, there is a larger commercial or industrial area with parking lots and larger buildings. The overall scene is a mix of residential, recreational, and commercial land use.

Public Hearing: Walnut Ridge Subdivision

PZ2025-0020 and PZ2025-0021

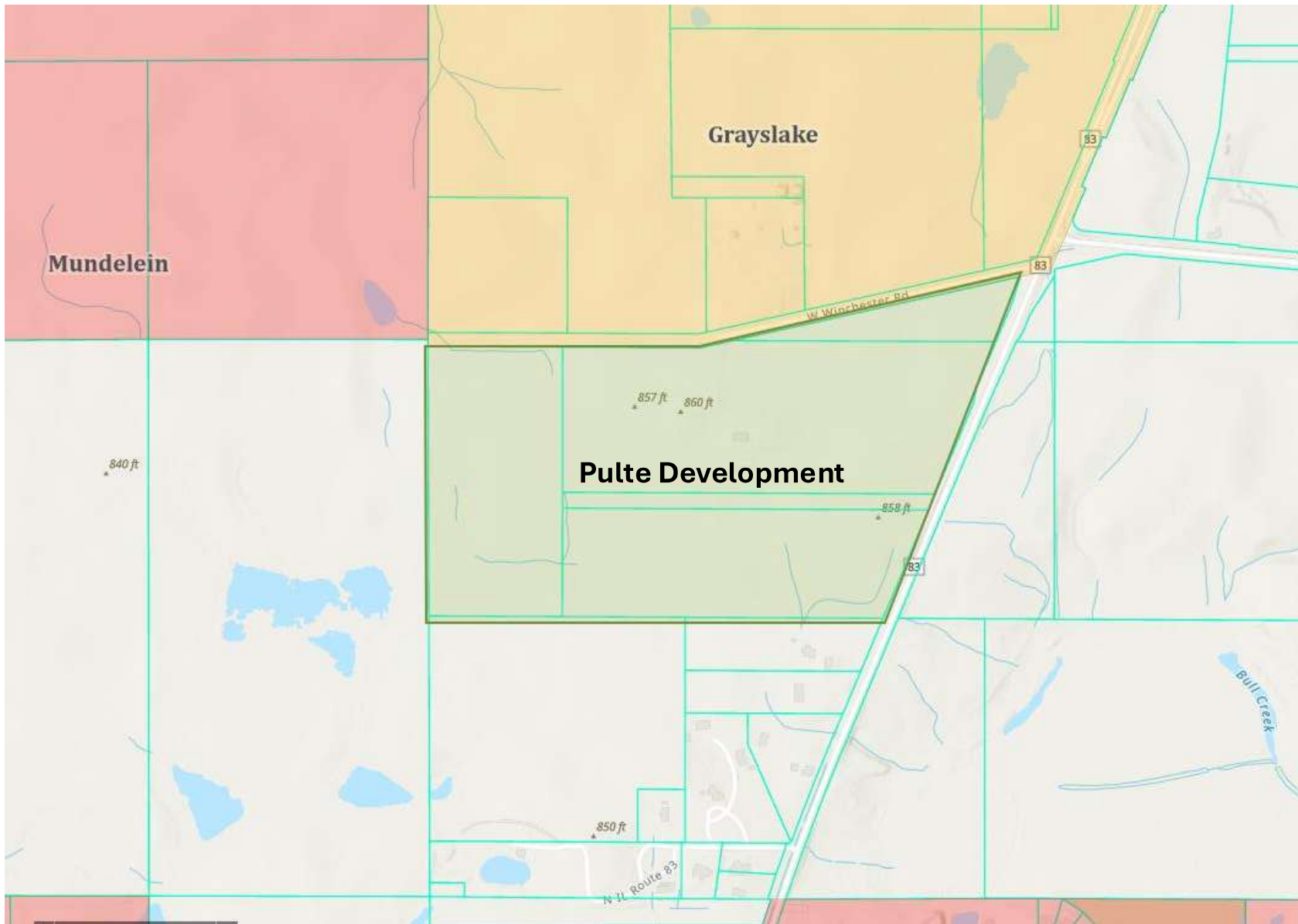
PZ2025-0020 and PZ2025-0021

SW Corner of Route 83 & Winchester Road

- Annexation
- Map Amendment

Walnut Ridge Subdivision

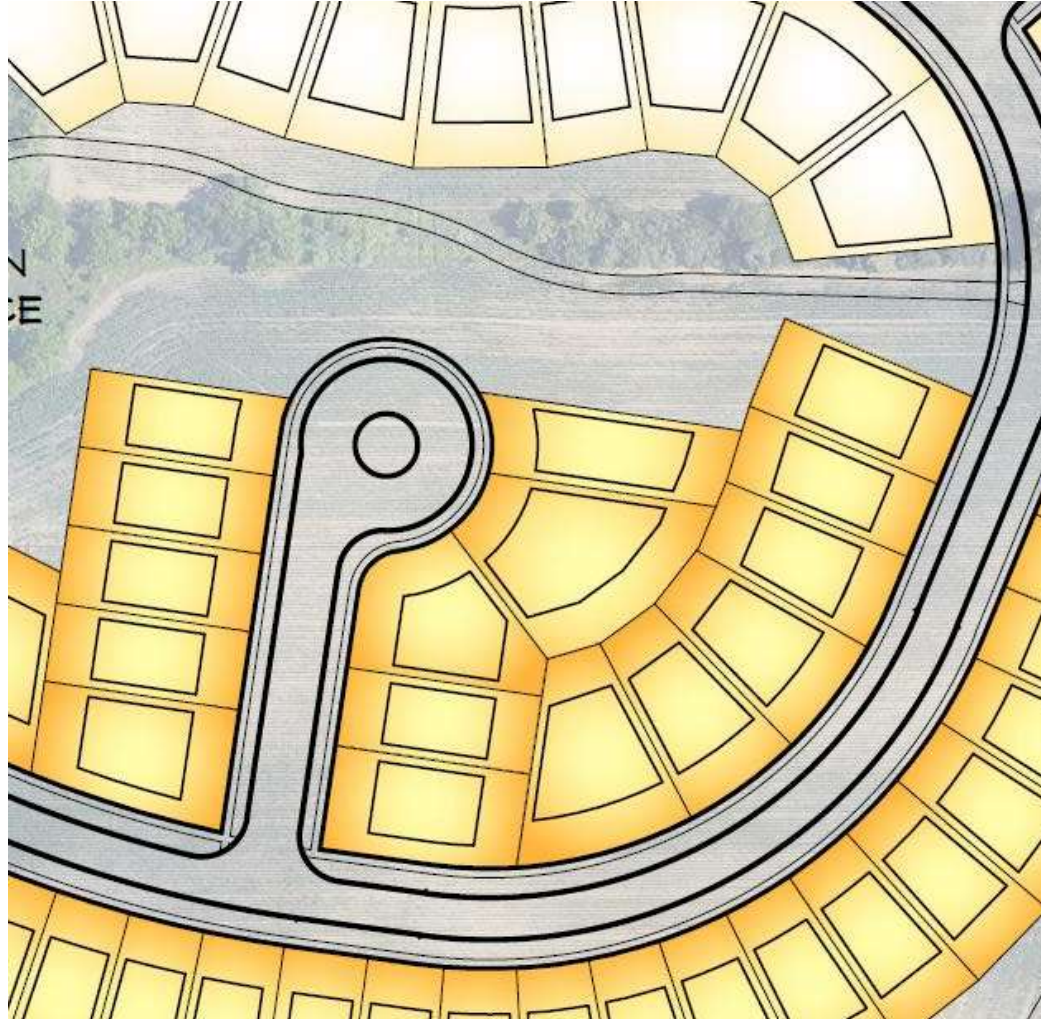
- Annexation
- Map Amendment
- Special Use
- Planned Unit Development
- Preliminary Plat

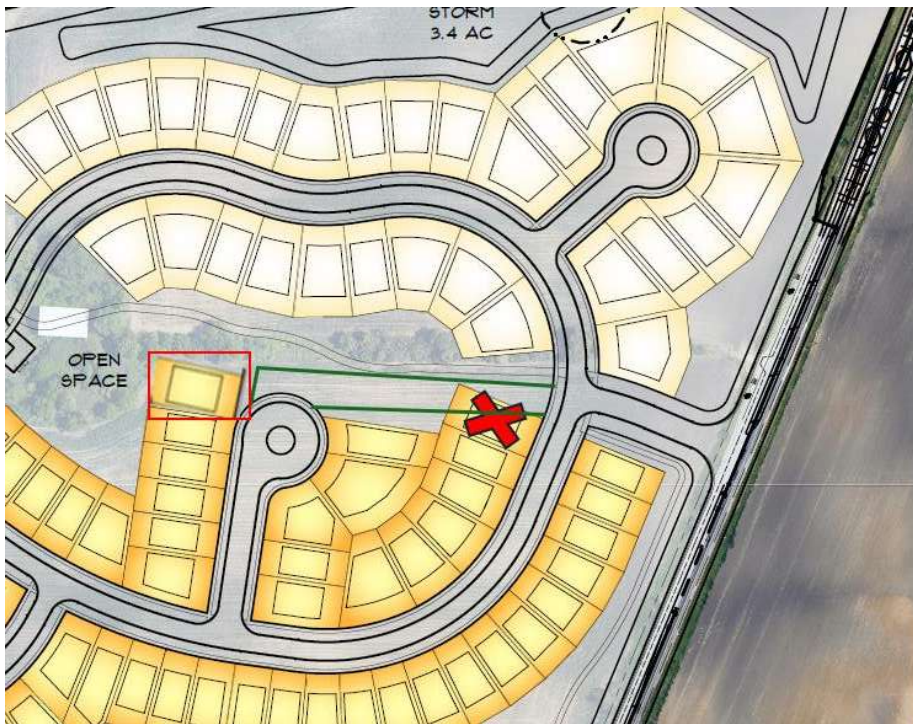


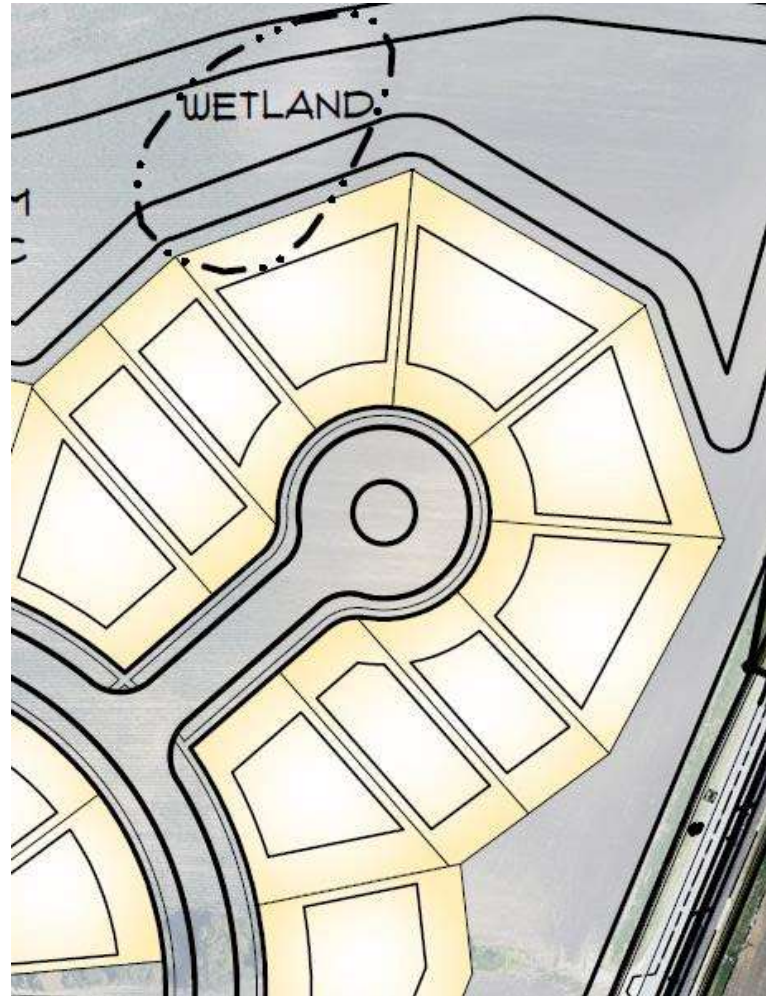


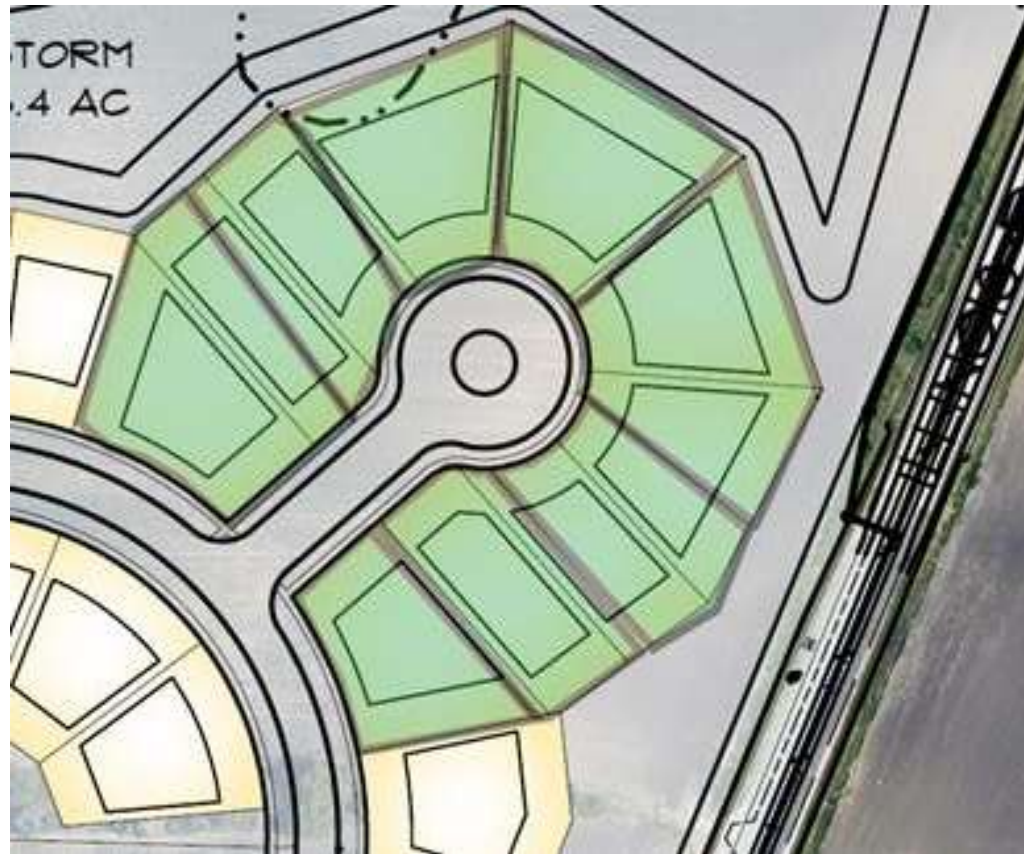












Actionable Options

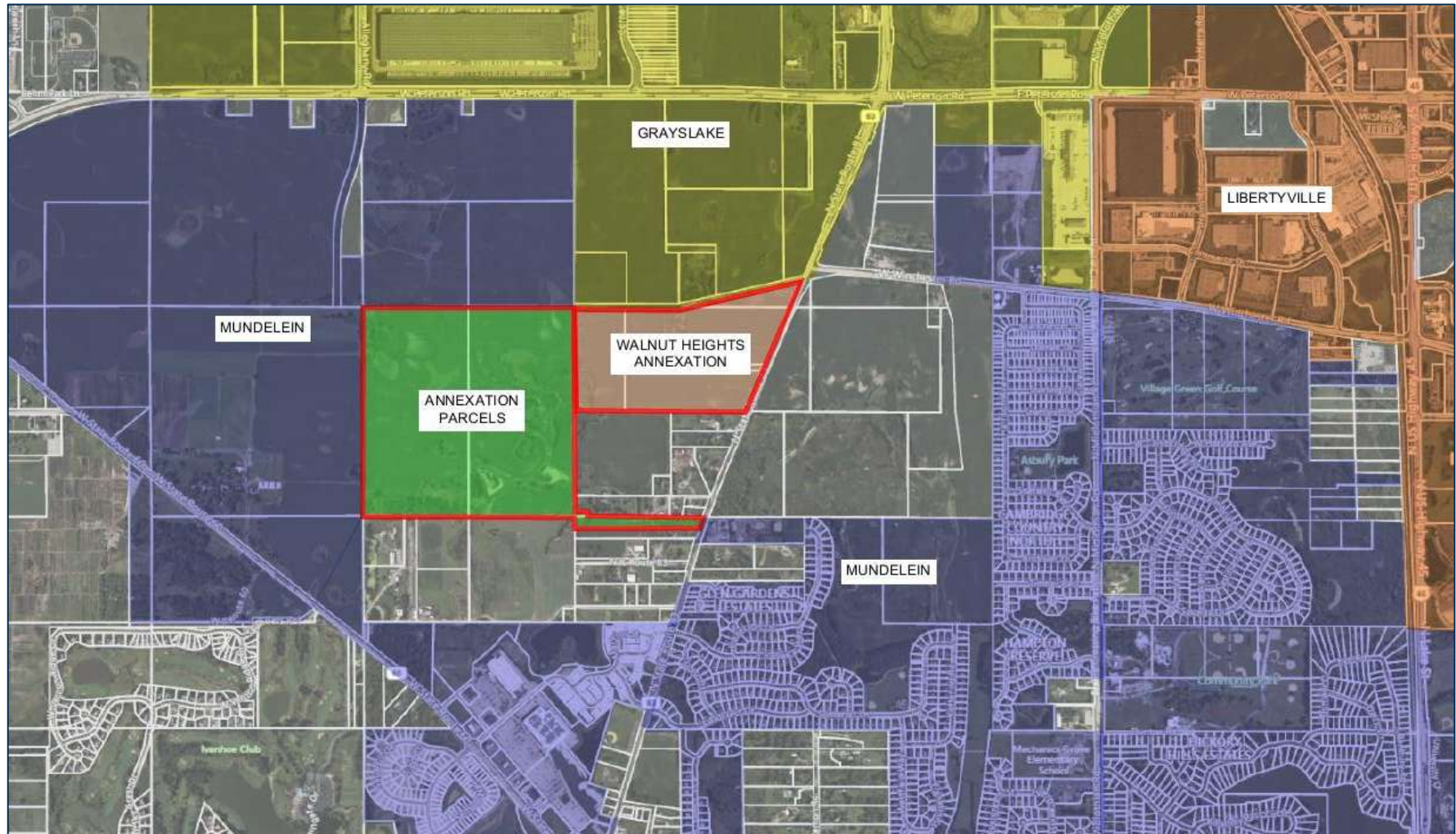
1. Recommend approval of the plan as submitted.
2. Recommend approval of the plan with conditions.
3. Recommend denial of the proposed plan.
4. Hold the item until the Village determines that the layout meets its standards.

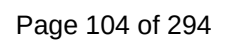


Winchester Annexation

Matt Brolley – Pulte Group
Russ Whitaker – Rosanova & Whitaker, Ltd.

ANNEXATION

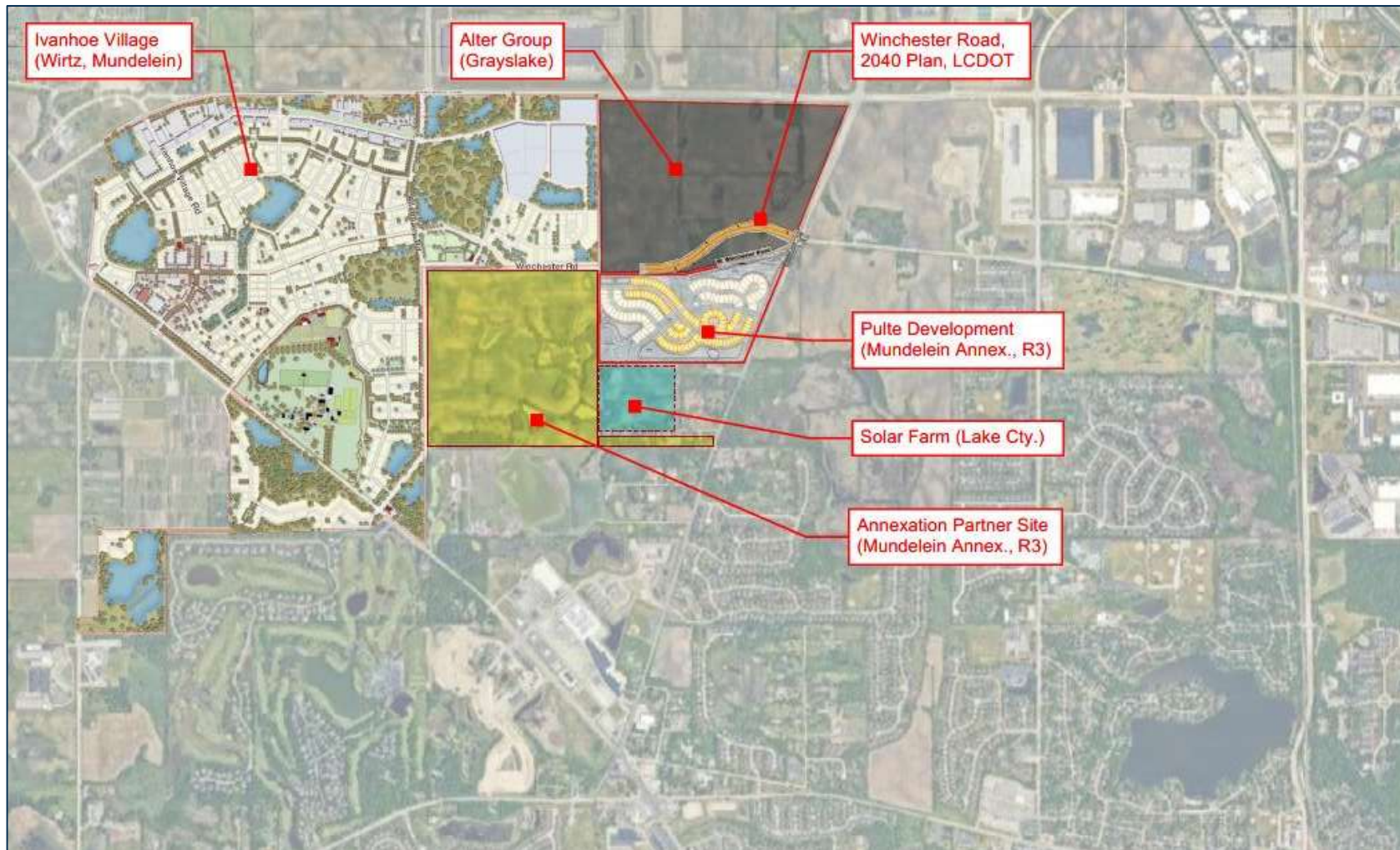




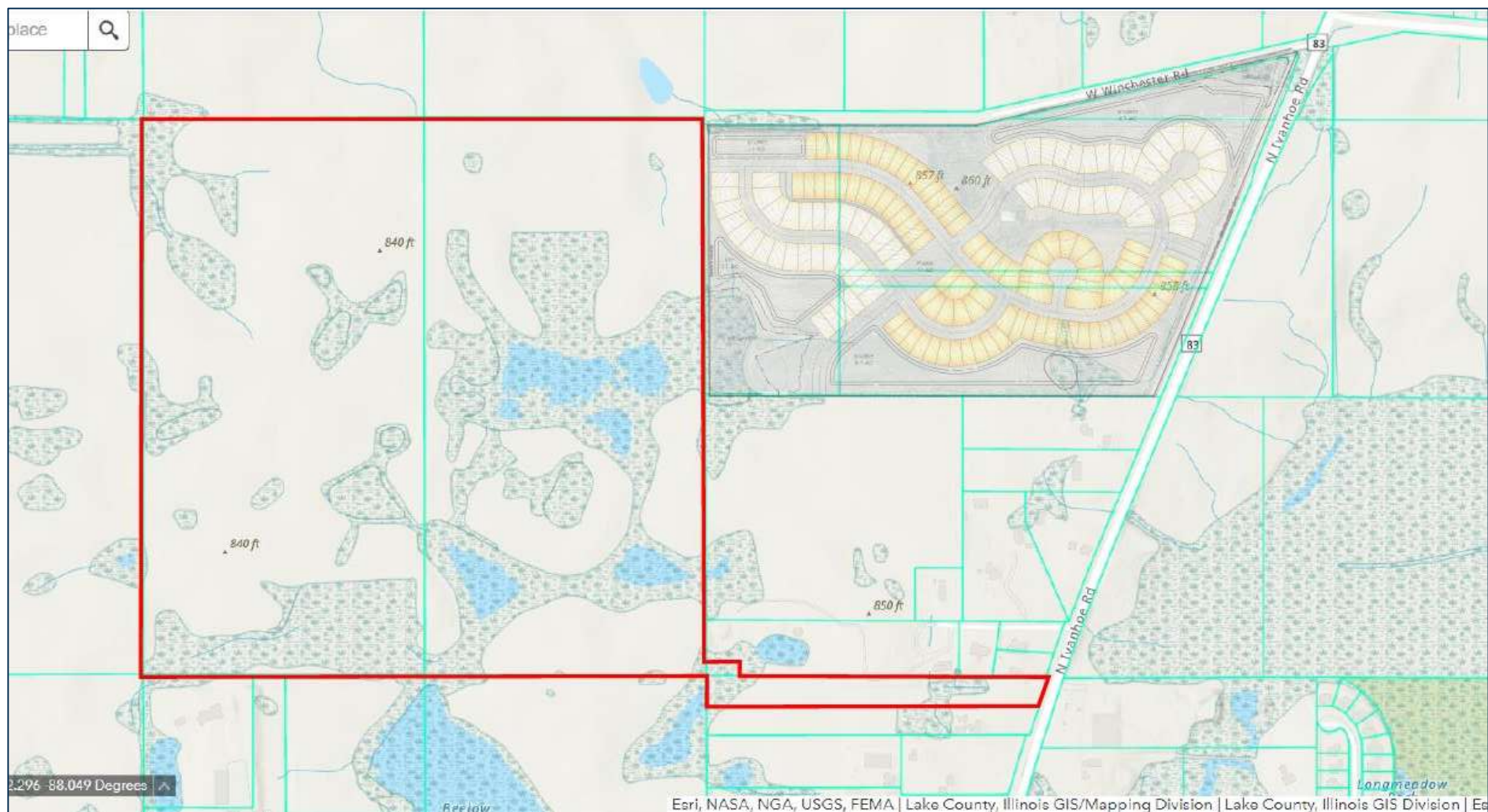


Thank You

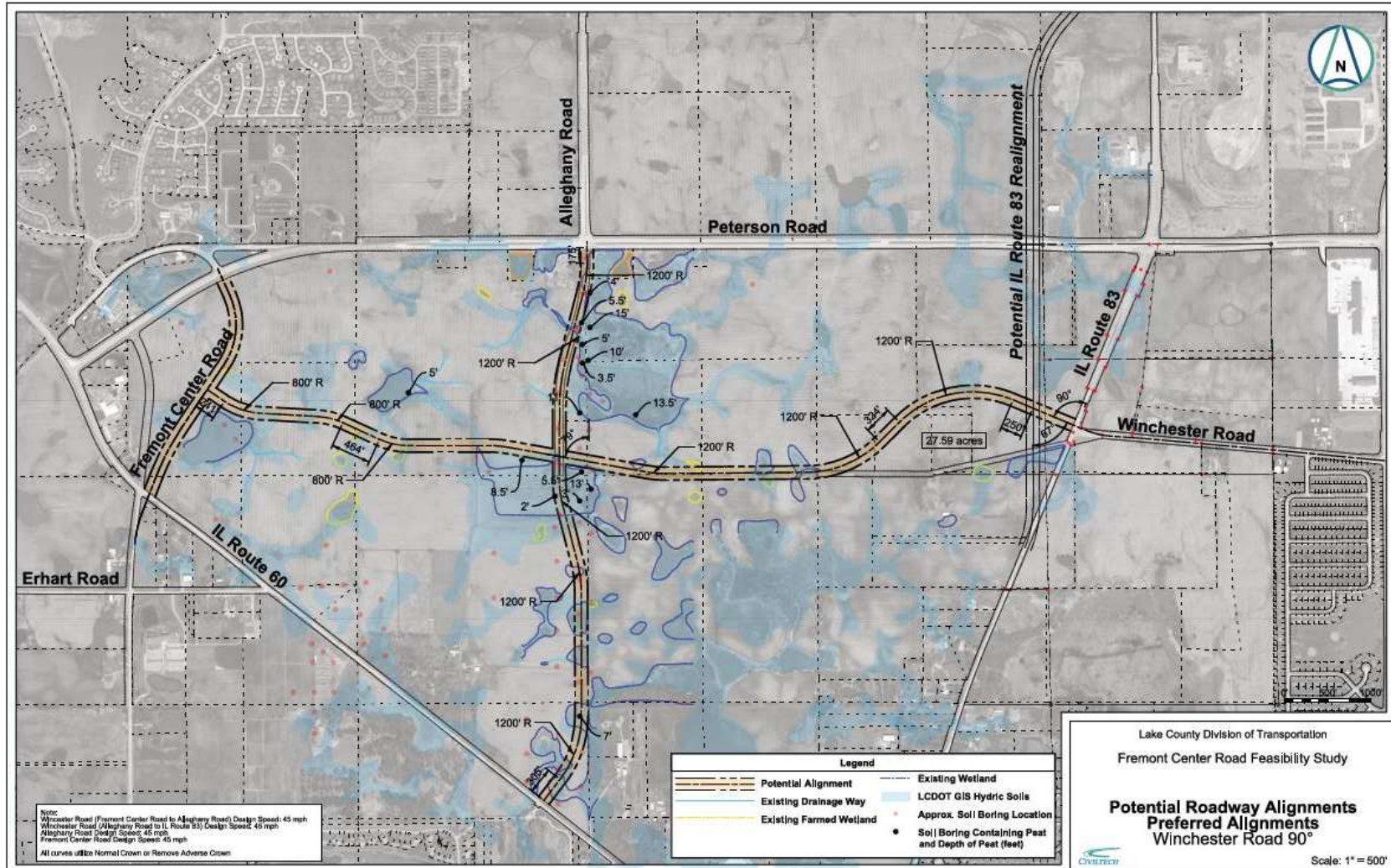
MUNDELEIN PLANNING



WETLANDS



WINCHESTER ROAD EXTENSION





Walnut Ridge

Matt Brolley – Pulte Group
Anthony Zografos – Pearson Brown
Matt Nelson – Manhard Consulting Ltd.
Scott Brejcha – V3 Companies
Andrew Bolin – KLOA
Russ Whitaker – Rosanova & Whitaker, Ltd.

PULTE GROUP



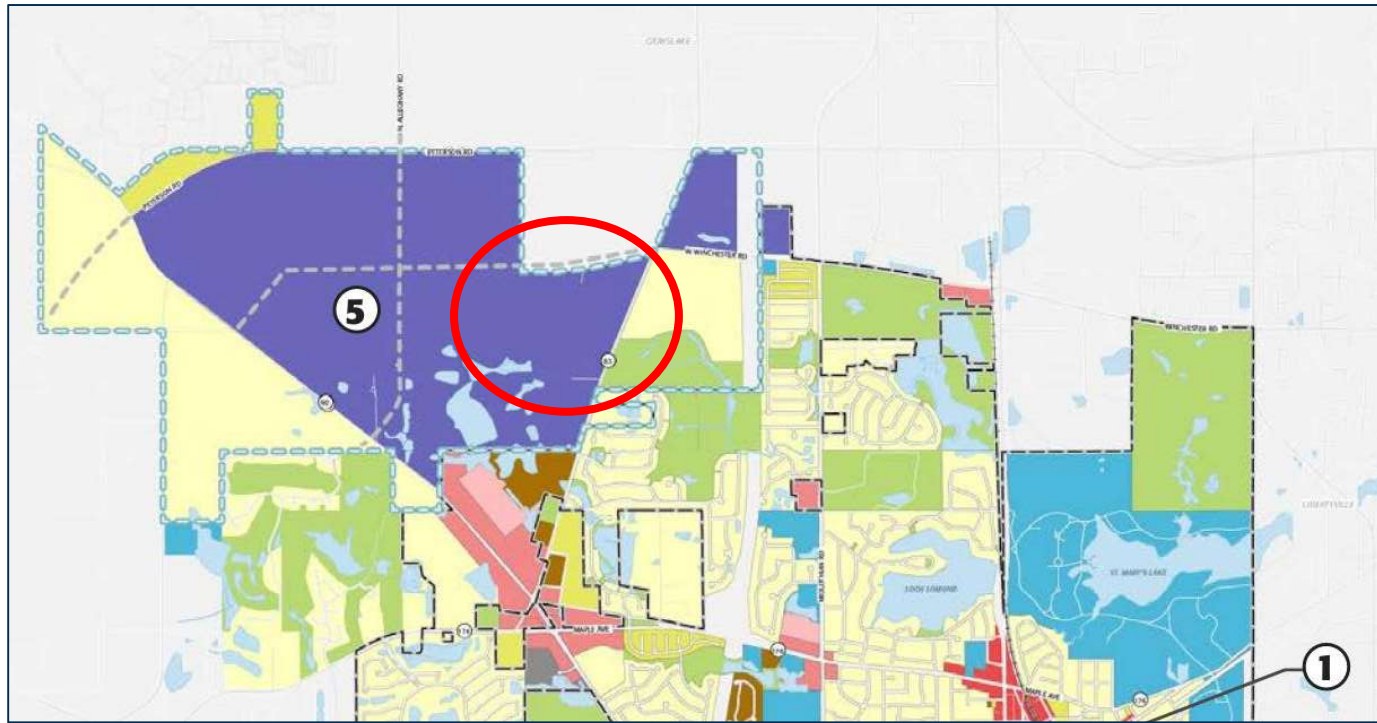
- Publicly Traded Homebuilding Company (PHM)
- Third Largest Builder in US and Chicago
- Building homes in Chicagoland since the early 1960's
- Sold over 930 homes in 2024
- Actively selling in 17 different communities throughout Chicagoland
- Top selling community in Illinois 4 years running



SUBJECT PROPERTY



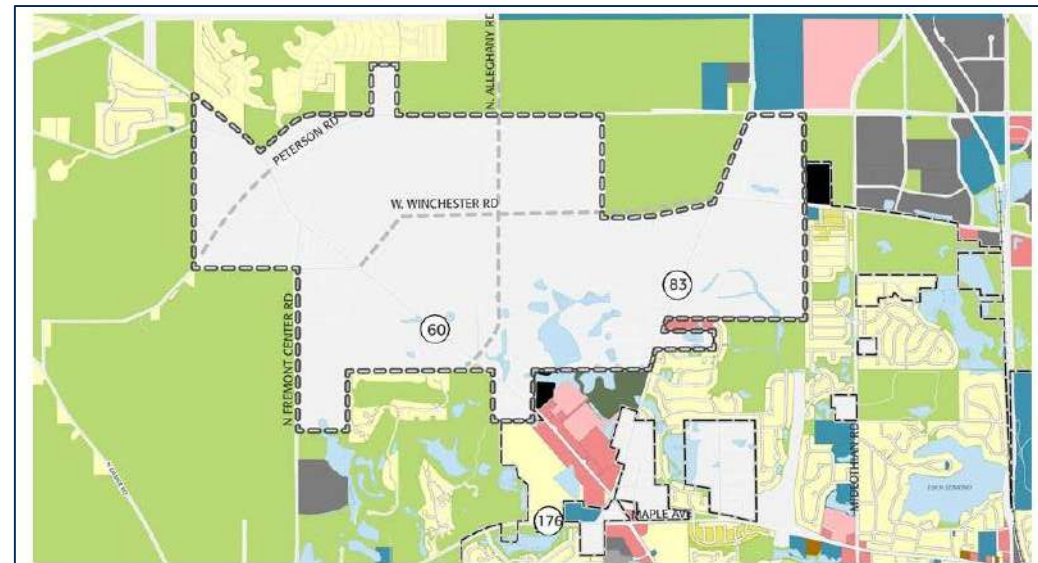
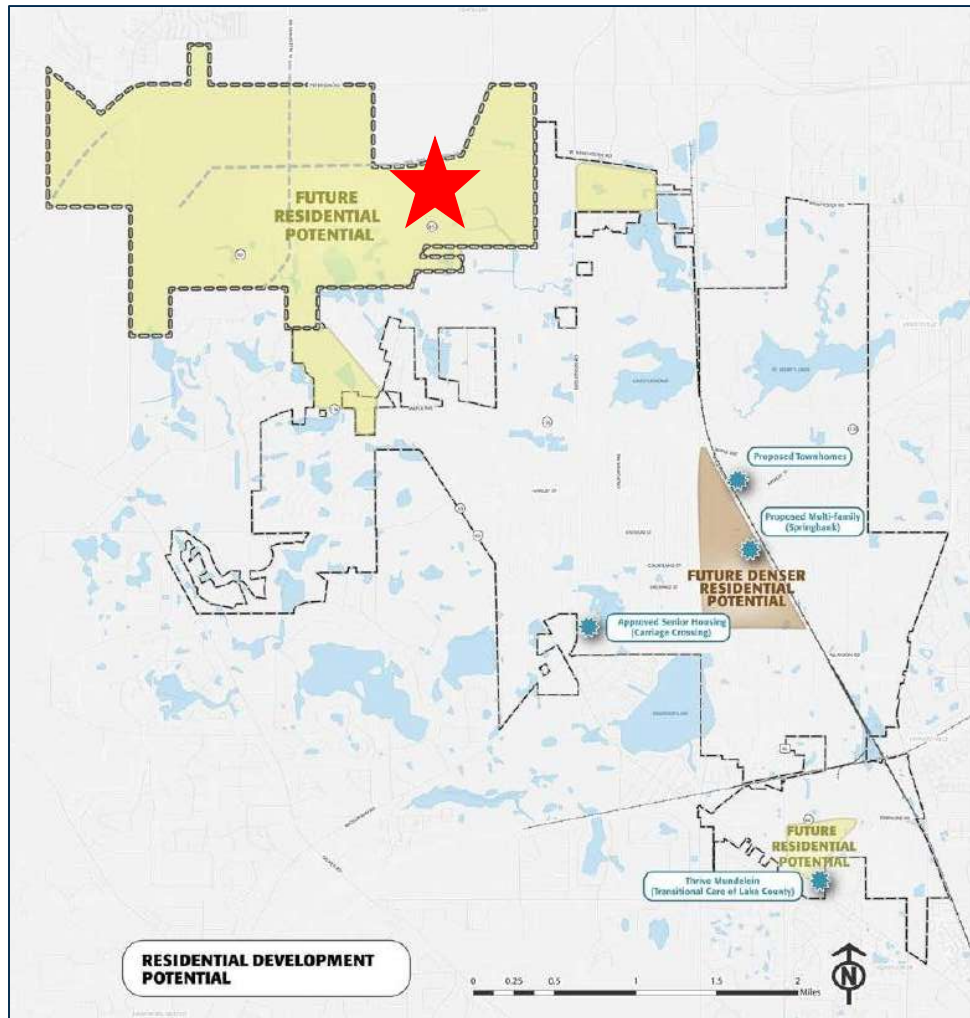
COMPREHENSIVE PLAN – FUTURE LAND USE



FUTURE LAND USE LEGEND

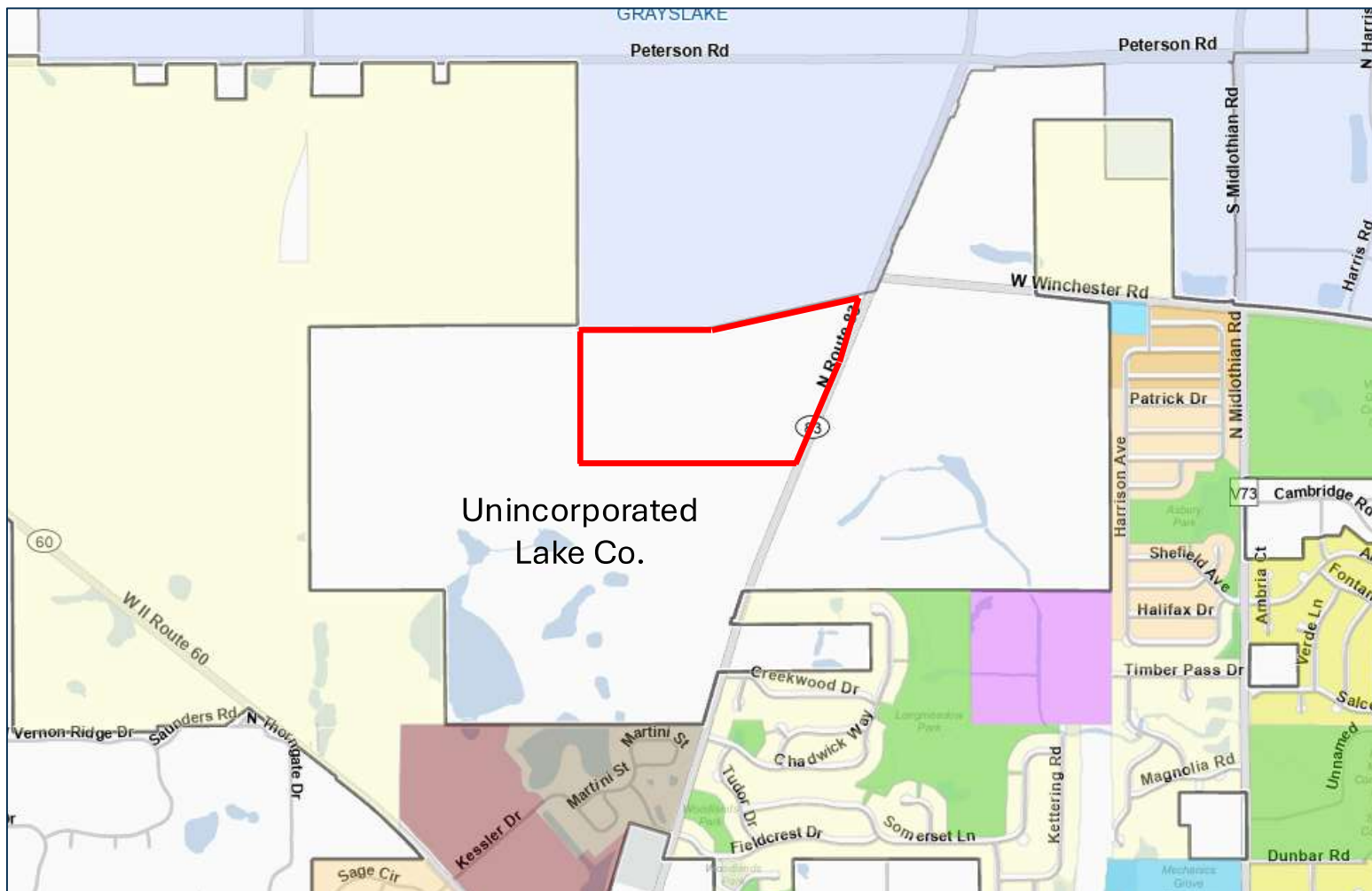
- Growth Area
- LCDOT Route Extension
- Single-Family Detached Residential
- Single-Family Attached Residential
- Multi-Family Residential
- Big Box Retail
- Auto-Oriented Small- to Mid-Size Retail
- Urban Mix
- Flexible Use
- Public/Semi-Public/Utilities
- Office/Business Park
- Parks, Open Space, and Recreation

COMPREHENSIVE PLAN – FUTURE GROWTH



▲ Figure 24: Growth Areas Location

ZONING



Zoning

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Heavy Commercial
- C-4 Shopping Center
- C5-C, Corridor
- C5-MU, Mixed-Use
- C5-R, Residential
- C5-VC
- I Institutional
- L-MU Lakefront Mixed-Use
- M-1 General Manufacturing
- M-MU Manufacturing Mixed-Use
- O-R Office-Research
- OS Open Space
- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Single-Family Residential
- R-4 Two-Family Residential
- R-5 Multi-Family Residential

LAKE COUNTY HOUSING ANALYSIS

Lake County Housing Analysis

For Lake County Partners

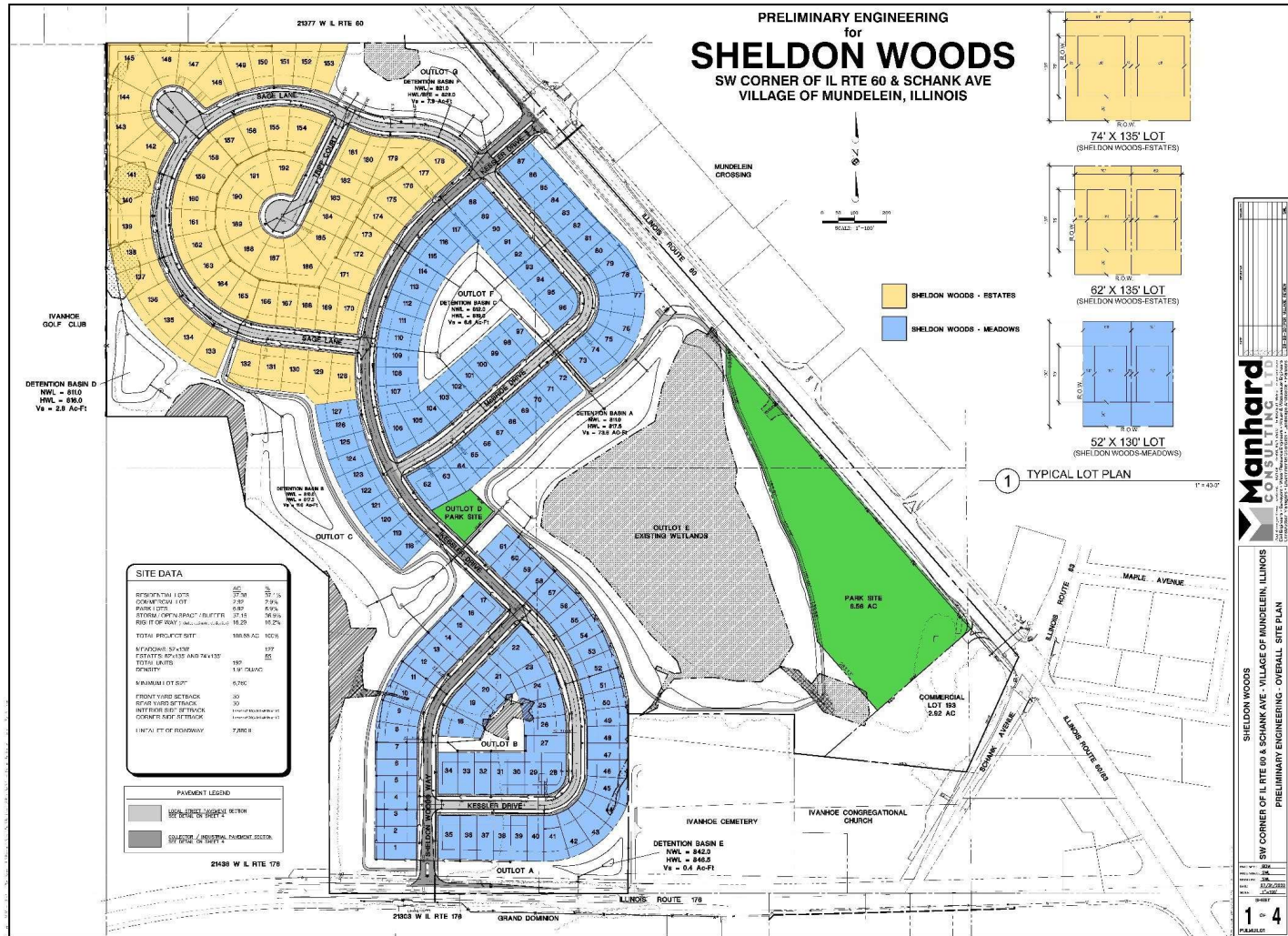
October 2023

- Supply constraints are leading to price increases.
- Median single family Home prices increased 37%, or over \$100,000 in the three-year period between 2019 and 2022.
- Countywide building permits averaged 1,244 annually between 2018 and 2022. This pace is well below ESRI's projected 5-year household growth and CMAP's long-term 2050 projection, resulting in a shortage in both the near and longer term.
- If the current rate of construction continues, there could be a shortage of 11,400 units countywide by 2027.
- The lack of housing will limit the county's ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.
- In order for lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different stages, ages, incomes, and sizes.

807 Davis Street #2004
Evanston, IL 60201
vsk@kretchmerassociates.com
rholmes@kretchmerassociates.com
847-864-8895



SHELDON WOODS



WALNUT RIDGE



SITE DATA

	AC	%
ESTATES LOTS	15.0	18.8%
MEADOWS LOTS	16.0	20.0%
STORM / OPEN SPACE	33.9	42.6%
RIGHT OF WAY	14.8	18.6%
TOTAL PROJECT SITE	79.7 AC	100%
ESTATES LOTS	64	(41%)
MEADOWS LOTS	91	(59%)
TOTAL UNITS	155	
DENSITY	1.94 DU/AC	
TYPICAL LOT DIMENSIONS	52'x130' (Meadows)	
	62'x135' (Estates)	
FRONT YARD SETBACK	30'	
REAR YARD SETBACK	30'	
INTERIOR SIDE SETBACK	6' (MEAD.) 7' (EST.)	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	7,338	

- MEADOWS LOTS
- ESTATES LOTS

PRODUCT MATRIX



MEADOWS SERIES

	Square Footage	Bedrooms	Bathrooms	Garage	Elevations
Abbeyville	1,683 – 2,445	2 - 4	2 - 3	2	6
Newberry	2,390 – 2,571	3 - 4	2.5	2	7
Mercer	2,508 – 2,628	3 - 5	2.5 - 4	2	7
Continental	3,008 – 3,187	4 - 5	2.5 - 3	2	7
Waverly (*)	3,290 – 3,471	4 - 6	2.5 - 4	2	5

(*) Additional post-Sheldon Woods

ESTATES SERIES

	Square Footage	Bedrooms	Bathrooms	Garage	Elevations
Hilltop	2,889 – 3,104	4 - 5	2.5 - 4	3 (T)	6
Riverton	3,126 – 3,335	4	2.5 - 3.5	3 (T)	6
Westchester	3,330 – 3,496	4 - 6	2.5 - 3	3	6
Woodside	3,277	4 - 5	2.5 - 4	2 (3 Opt)	5
Castleton	3,366 – 3,568	4-5	2.5 - 4	2 (3 Opt)	5

MEADOW SERIES ELEVATIONS

ABBEEVILLE



NEWBERRY



MERCER



CONTINENTAL



WAVERLY



ESTATE SERIES ELEVATIONS

HILLTOP



RIVERTON



WESTCHESTER



WOODSIDE



CASTLETON



SINGLE-FAMILY ANTI-MONOTONY

Pulte Group Monotony - Village of Mundelein - Sheldon Woods

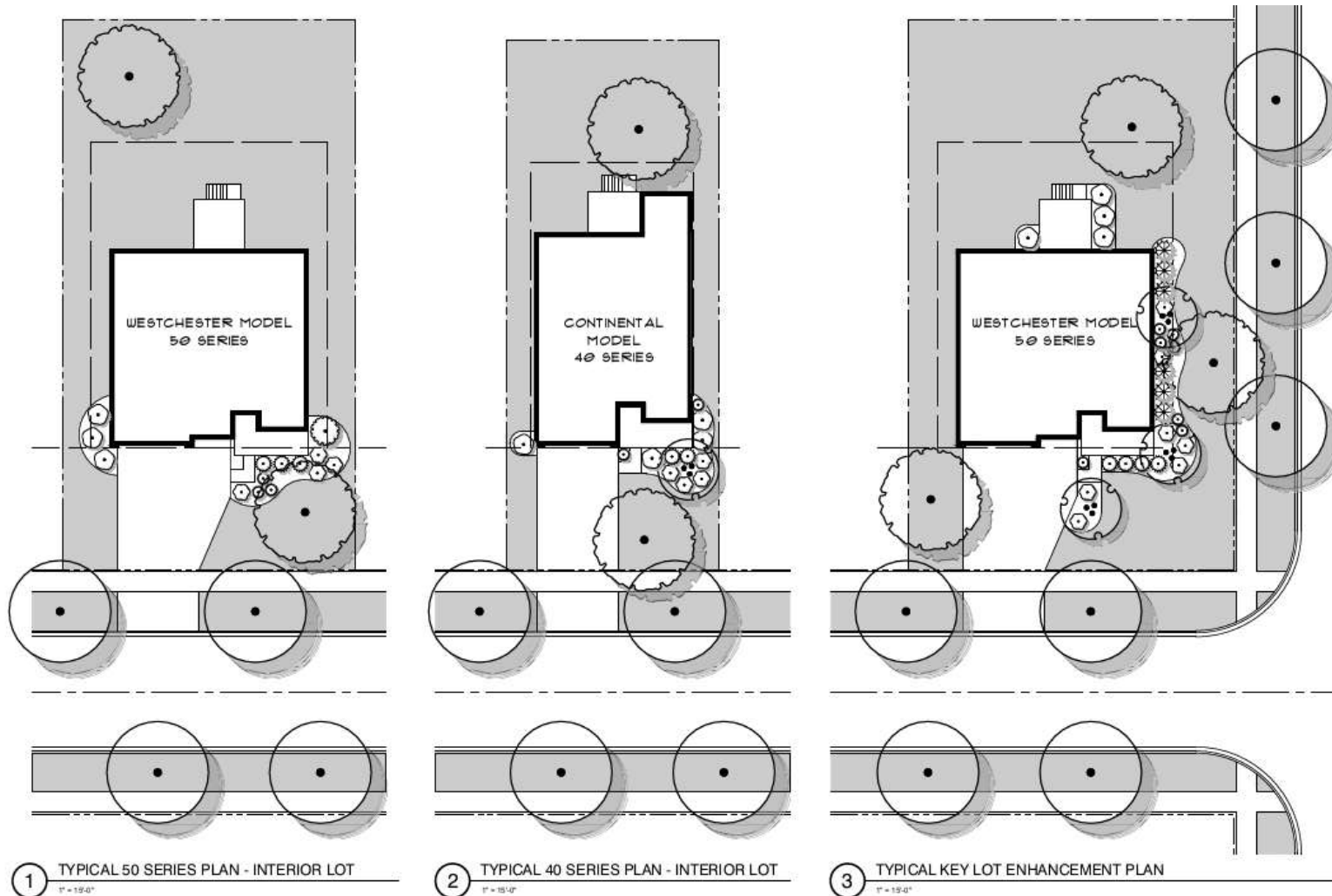
			X			
X	X	X	Sold Home Elevation or Color Package	X	X	X



KEY LOT SIDE ELEVATIONS



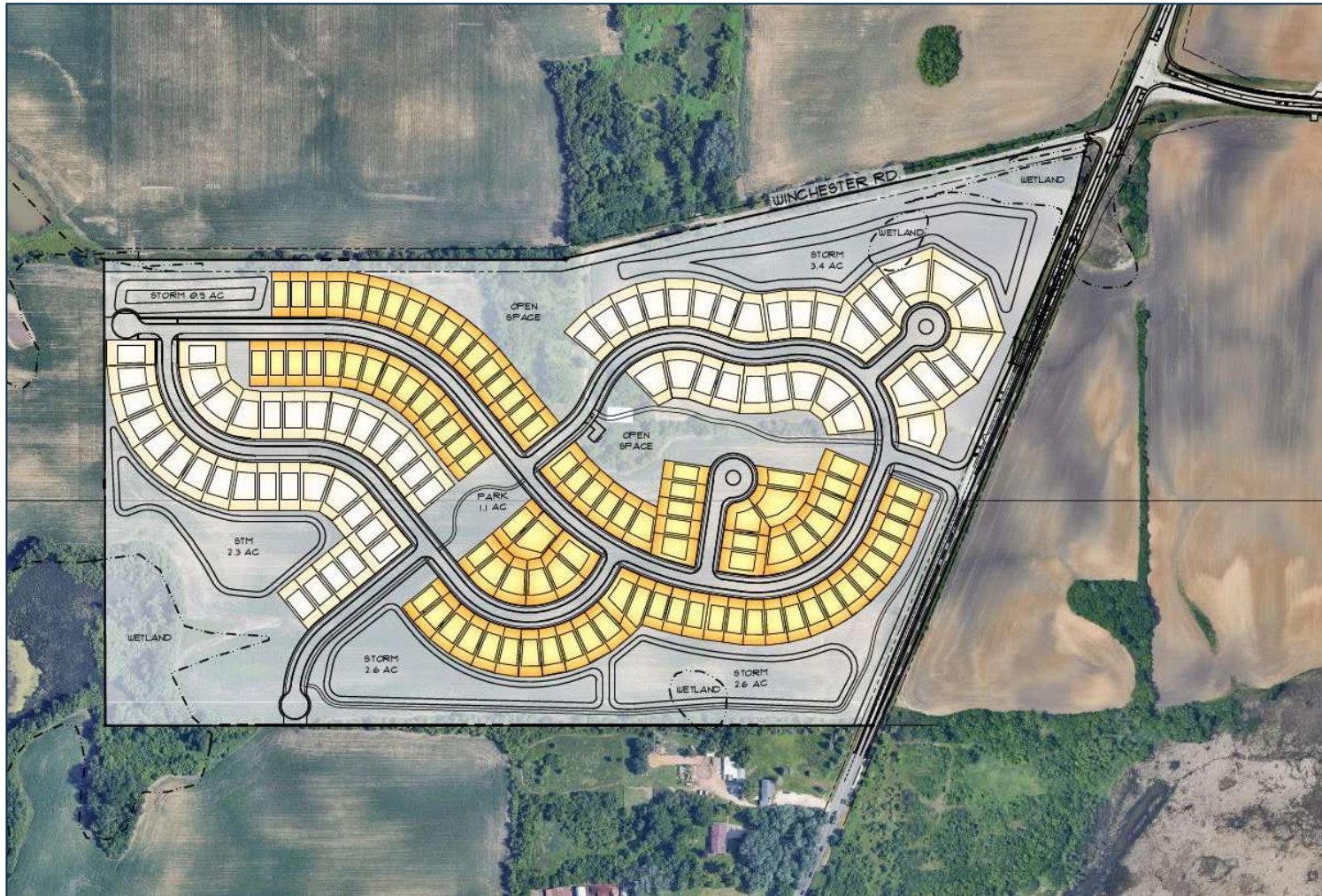
LANDSCAPE LOT DETAIL





Thank You

SITE PLAN



SITE DATA

	AC	%
ESTATES LOTS	15.0	18.8%
MEADOWS LOTS	16.0	20.0%
STORM / OPEN SPACE	33.9	42.6%
RIGHT OF WAY	14.8	18.6%
TOTAL PROJECT SITE	79.7 AC	100%
ESTATES LOTS	64	(41%)
MEADOWS LOTS	91	(59%)
TOTAL UNITS	155	
DENSITY	1.94 DU/AC	
TYPICAL LOT DIMENSIONS	52'x130' (Meadows) 62'x135' (Estates)	
FRONT YARD SETBACK	30'	
REAR YARD SETBACK	30'	
INTERIOR SIDE SETBACK	6' (MEAD.) 7' (EST.)	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	7,338	



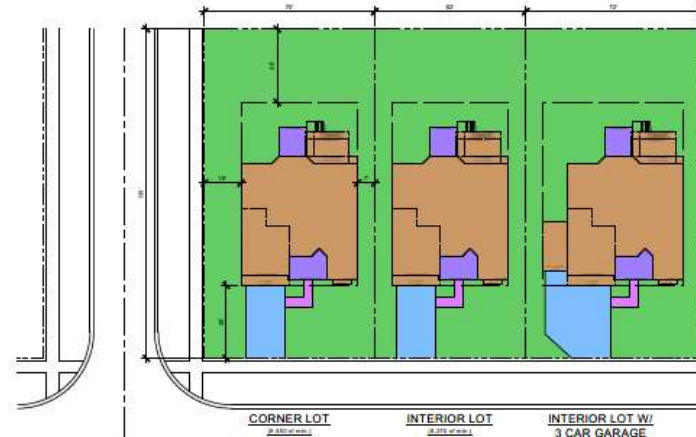
MEADOWS LOTS

ESTATES LOTS

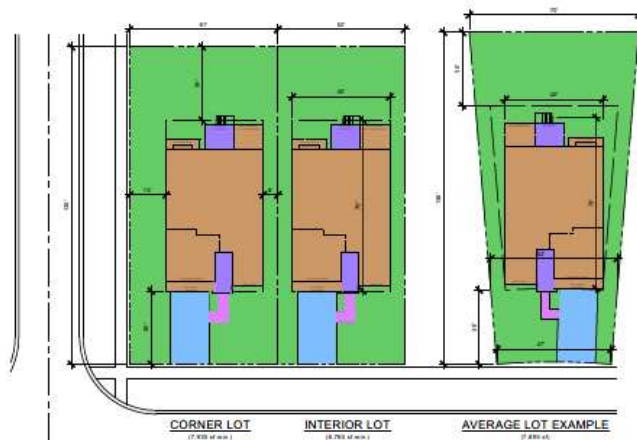
LOT FIT AND COVERAGE



1 WAVERLY LOT FIT - LARGEST 2- STORY MEADOWS SERIES FOOTPRINT
1" = 20'0"



3 CASTLETON LOT FIT - LARGEST ESTATE SERIES FOOTPRINT
1" = 20'0"



2 ABBEYVILLE LOT FIT - RANGE MEADOWS SERIES FOOTPRINT
1" = 20'0"

WAVERLY SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,317 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	283 SF
TYP. WALK	54 SF
MIN. LOT AREA	7,300 SF
TOTAL IMPERVIOUS	3,134 SF (39.5%)
TOTAL OPEN SPACE	4,796 SF (60.5%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	1,624 SF

WAVERLY SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,317 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	283 SF
TYP. WALK	54 SF
MIN. LOT AREA	6,760 SF
TOTAL IMPERVIOUS	3,134 SF (46.4%)
TOTAL OPEN SPACE	3,626 SF (53.6%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	584 SF

LEGEND

BUILDING	
DRIVEWAY	
PORCH / PATIO	
WALK	
OPEN SPACE / LANDSCAPE	

ABBEYVILLE SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
MIN. LOT AREA	7,300 SF
TOTAL IMPERVIOUS	3,218 SF (40.8%)
TOTAL OPEN SPACE	4,712 SF (59.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	1,540 SF

ABBEYVILLE SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
MIN. LOT AREA	6,760 SF
TOTAL IMPERVIOUS	3,218 SF (47.6%)
TOTAL OPEN SPACE	3,542 SF (52.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	500 SF

ABBEYVILLE SUMMARY - AVERAGE LOT

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
LOT AREA	7,880 SF
TOTAL IMPERVIOUS	3,142 SF (39.8%)
TOTAL OPEN SPACE	4,733 SF (60.2%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	1,200 SF

CASTLETON SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,473 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	9,450 SF
TOTAL IMPERVIOUS	3,330 SF (35.1%)
TOTAL OPEN SPACE	6,130 SF (64.9%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	2,350 SF

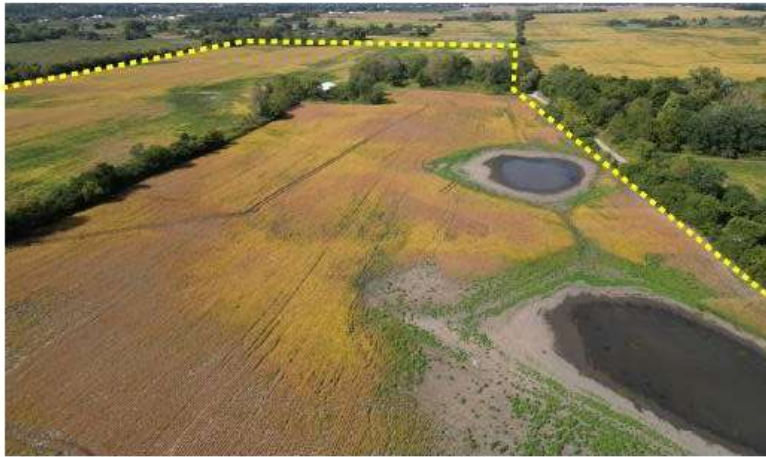
CASTLETON SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,473 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	8,370 SF
TOTAL IMPERVIOUS	3,330 SF (39.7%)
TOTAL OPEN SPACE	5,040 SF (60.3%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	885 SF

CASTLETON SUMMARY - INTERIOR 3-CAR

MAX. BUILDING STRUCTURE	2,873 SF
TYP. DRIVEWAY	800 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	9,730 SF
TOTAL IMPERVIOUS	3,940 SF (39.6%)
TOTAL OPEN SPACE	5,871 SF (60.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	1,011 SF

CURRENT CONDITIONS



Above Rt 83, looking west, along Winchester



Wetlands, SW corner, looking west

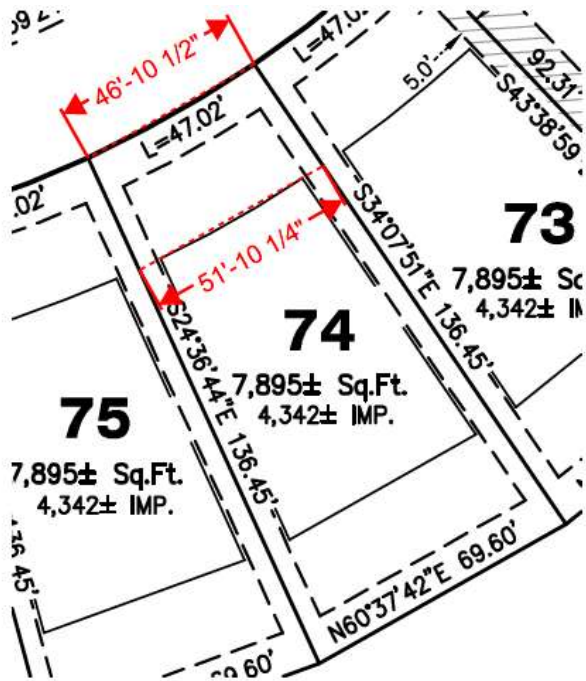


North edge, mid-site, looking east to Rt 83



Winchester Rd, looking east, development to right

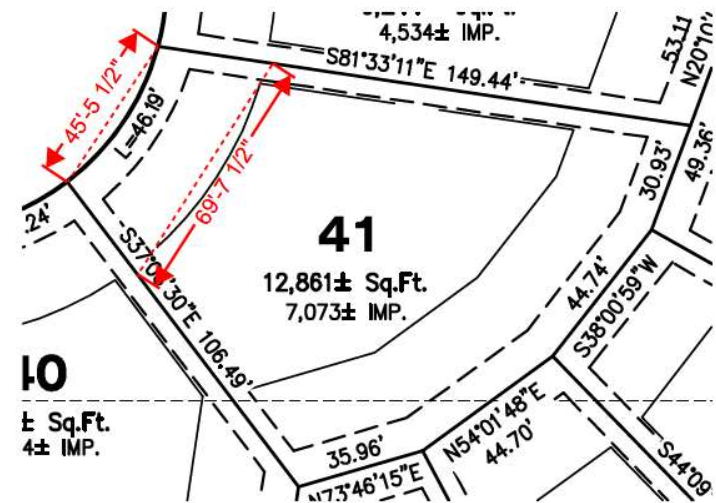
LOT WIDTH



Lot 74:
Front Lot Line, along arc - 47.02'
Front Lot Line, straight line - 46'-10.5"
@ Building Line, straight line - 51'-10.25"



Lot 148:
Front Lot Line, along arc - 49.23'
Front Lot Line, straight line - 49'-0.75"
@ Building Line, straight line - 51'-9.5"

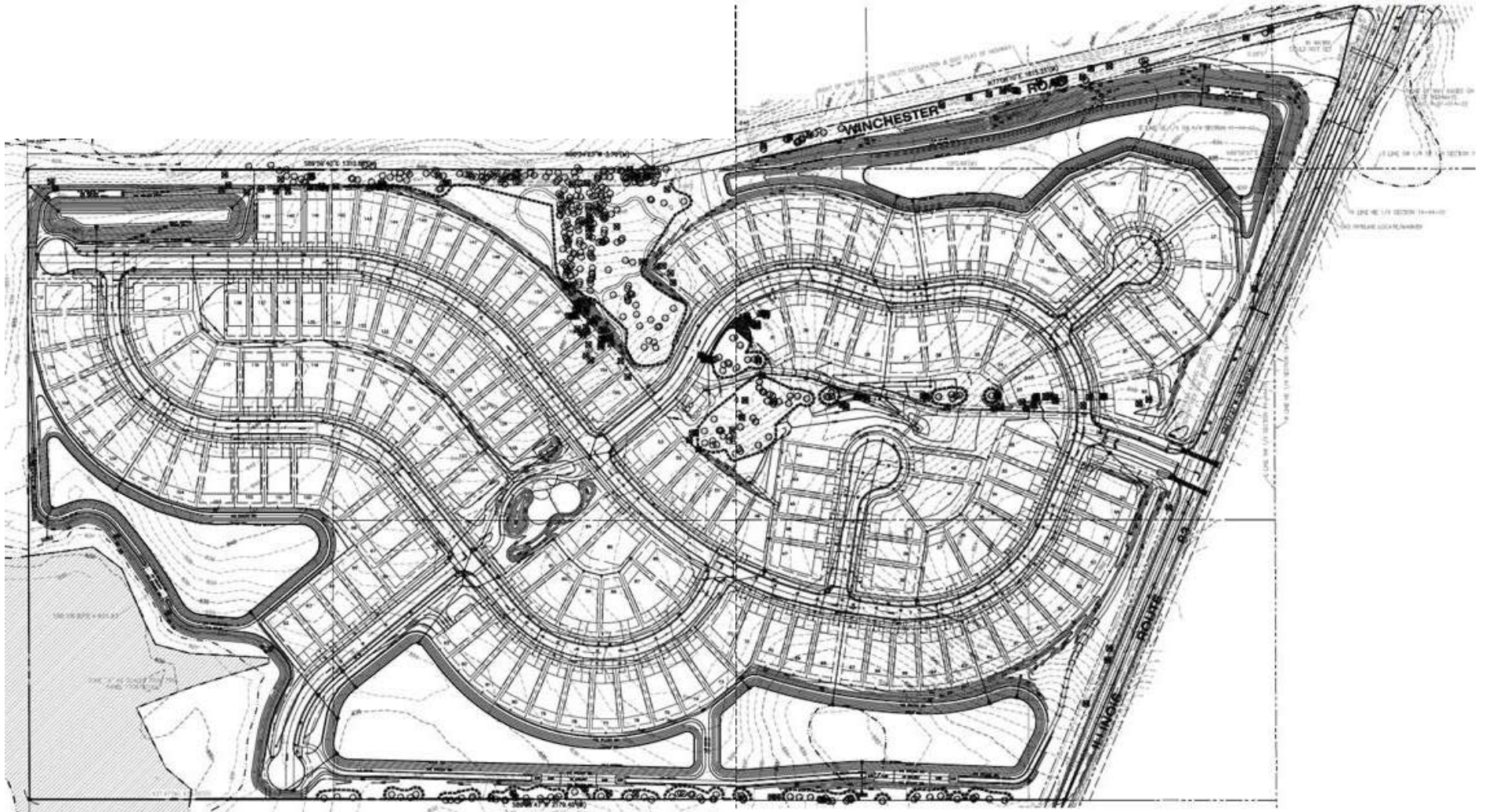


Lot 41:
Front Lot Line, along arc - 46.19'
Front Lot Line, straight line - 45'-5.5"
@ Building Line, straight line - 69'-7.5"

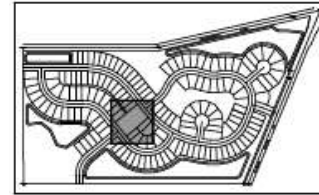
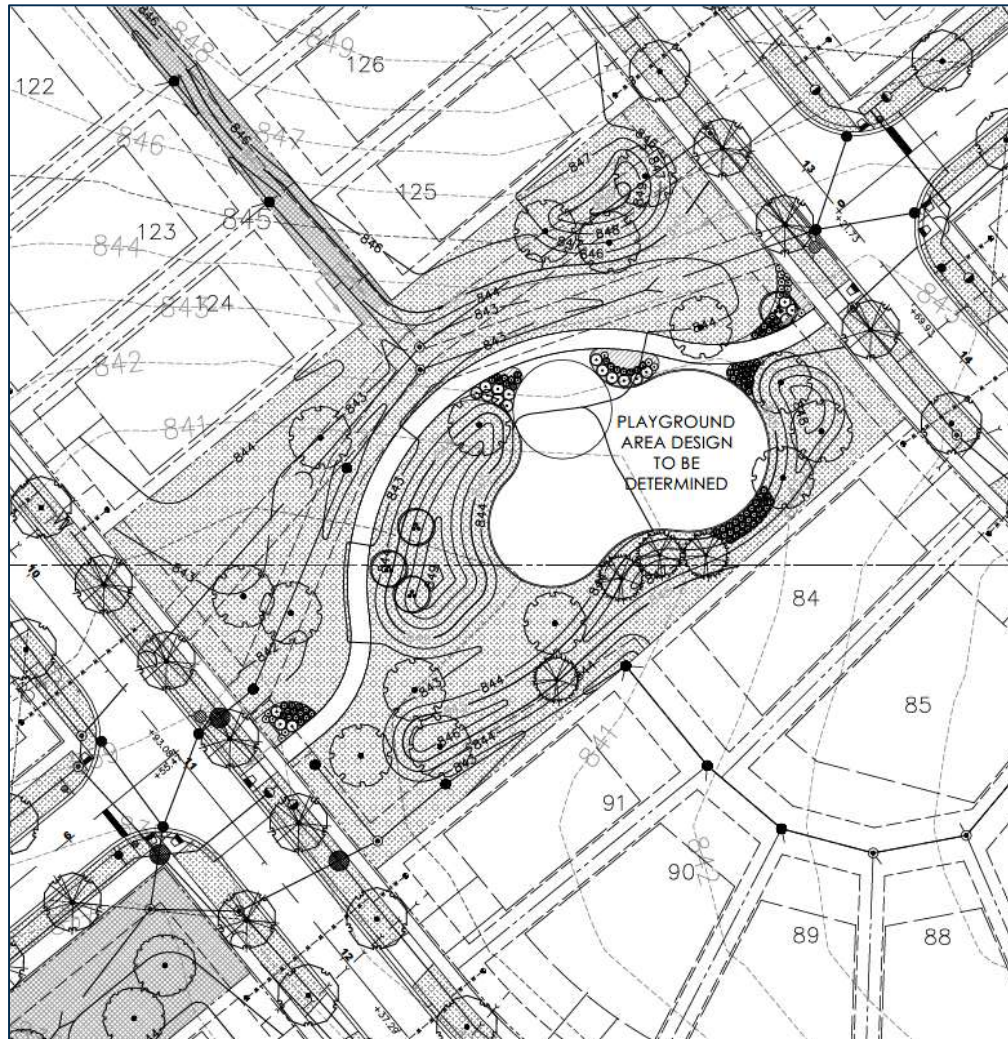
KEY LOT SIDE ELEVATIONS



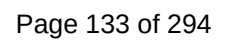
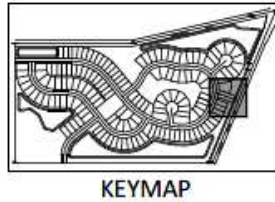
OVERALL LANDSCAPE



PARK DETAIL



KEYMAP



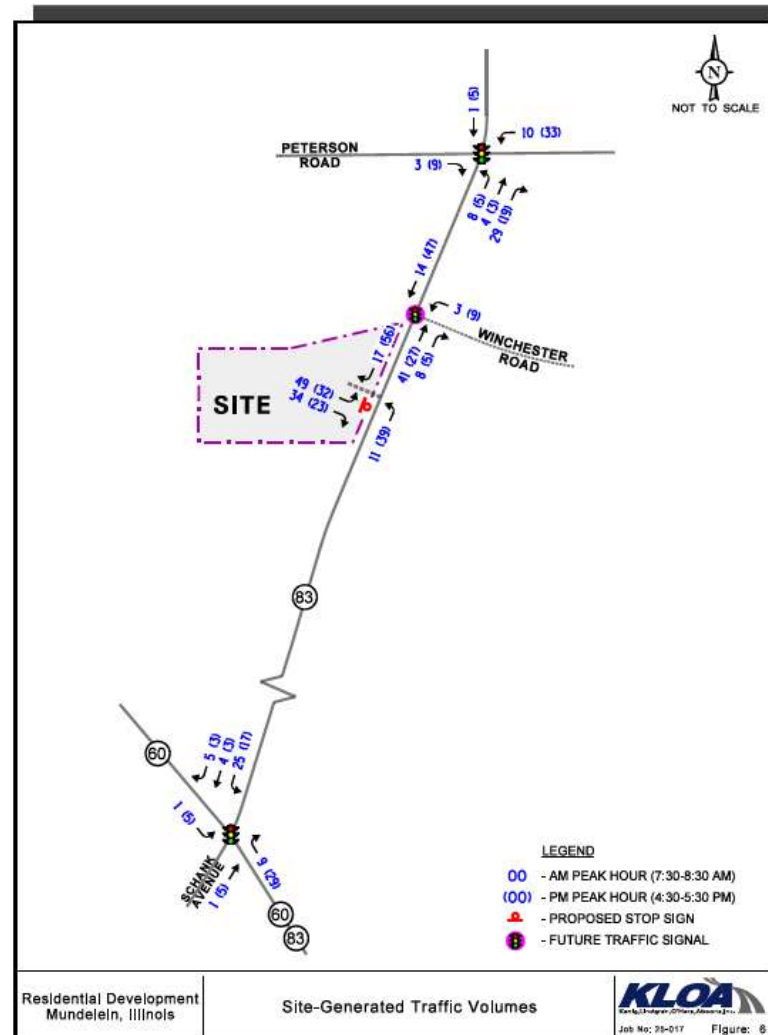
TRAFFIC

TRAFFIC

Table 4
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

ITE Land- Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
210	Single-Family Detached Housing (155 units)	28	83	111	95	55	150

TRAFFIC



ENGINEERING

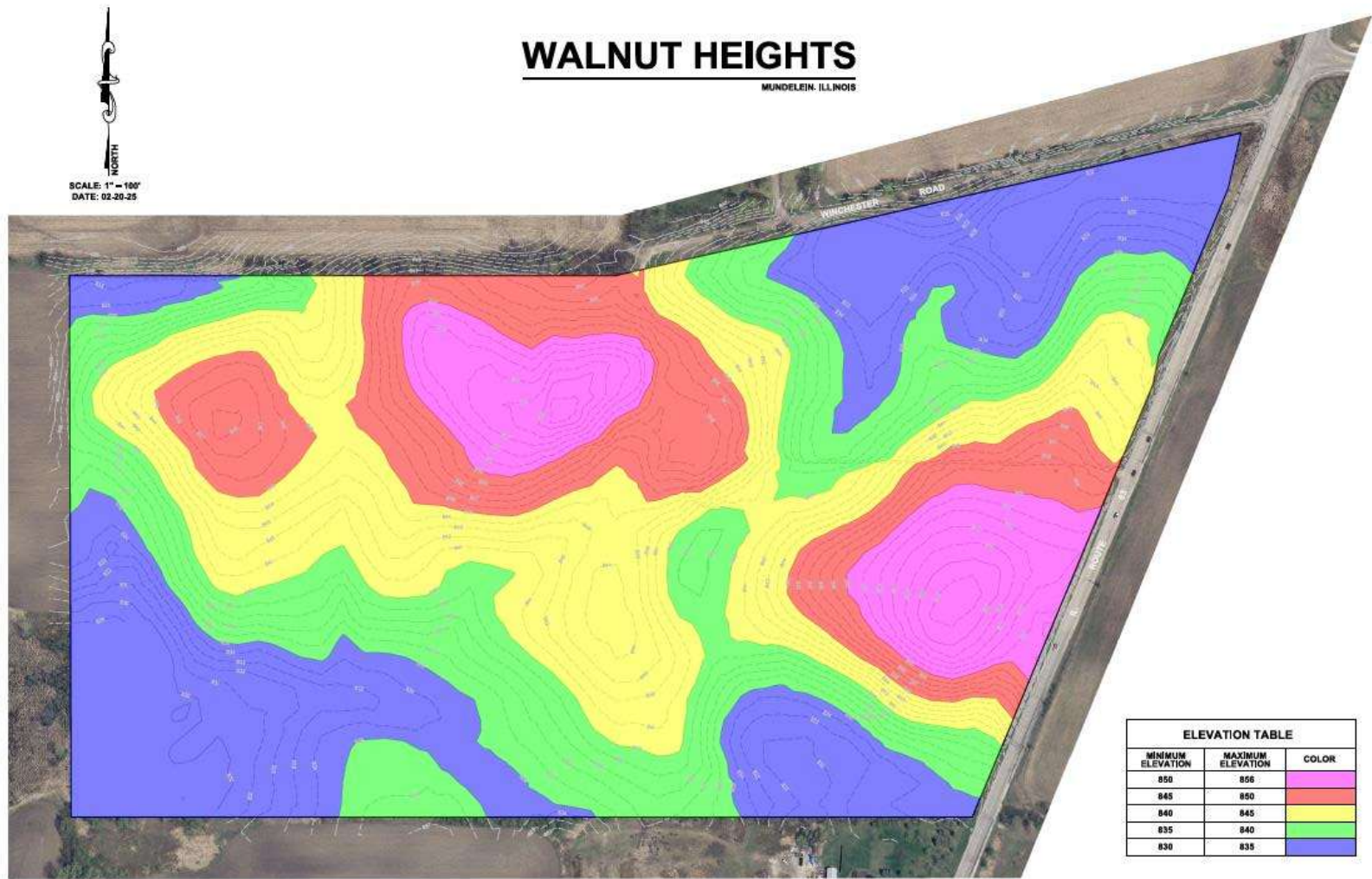
PLAT OF ANNEXATION

[illegible]

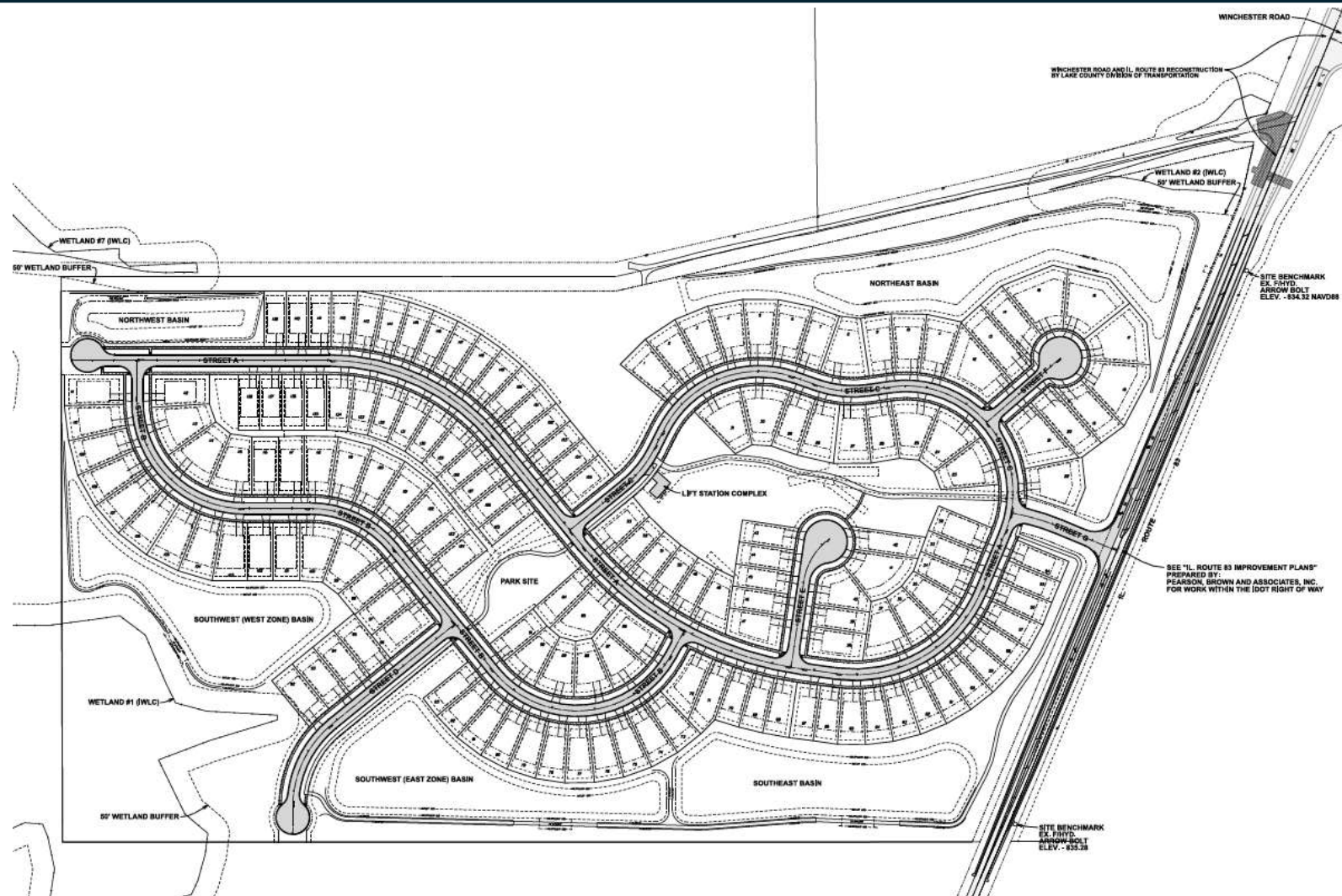
PLAT OF SUBDIVISION



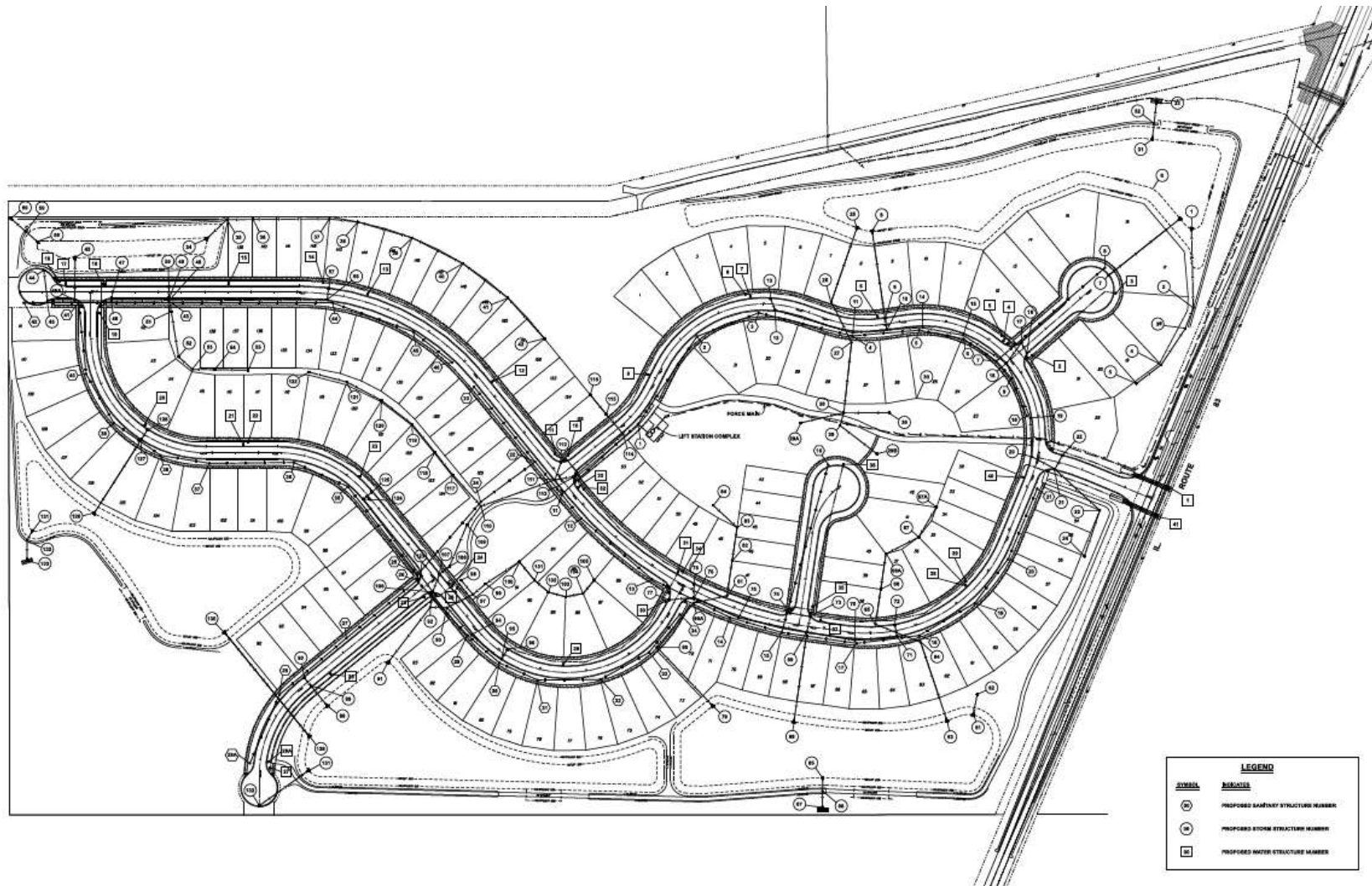
TOPO HEAT MAP



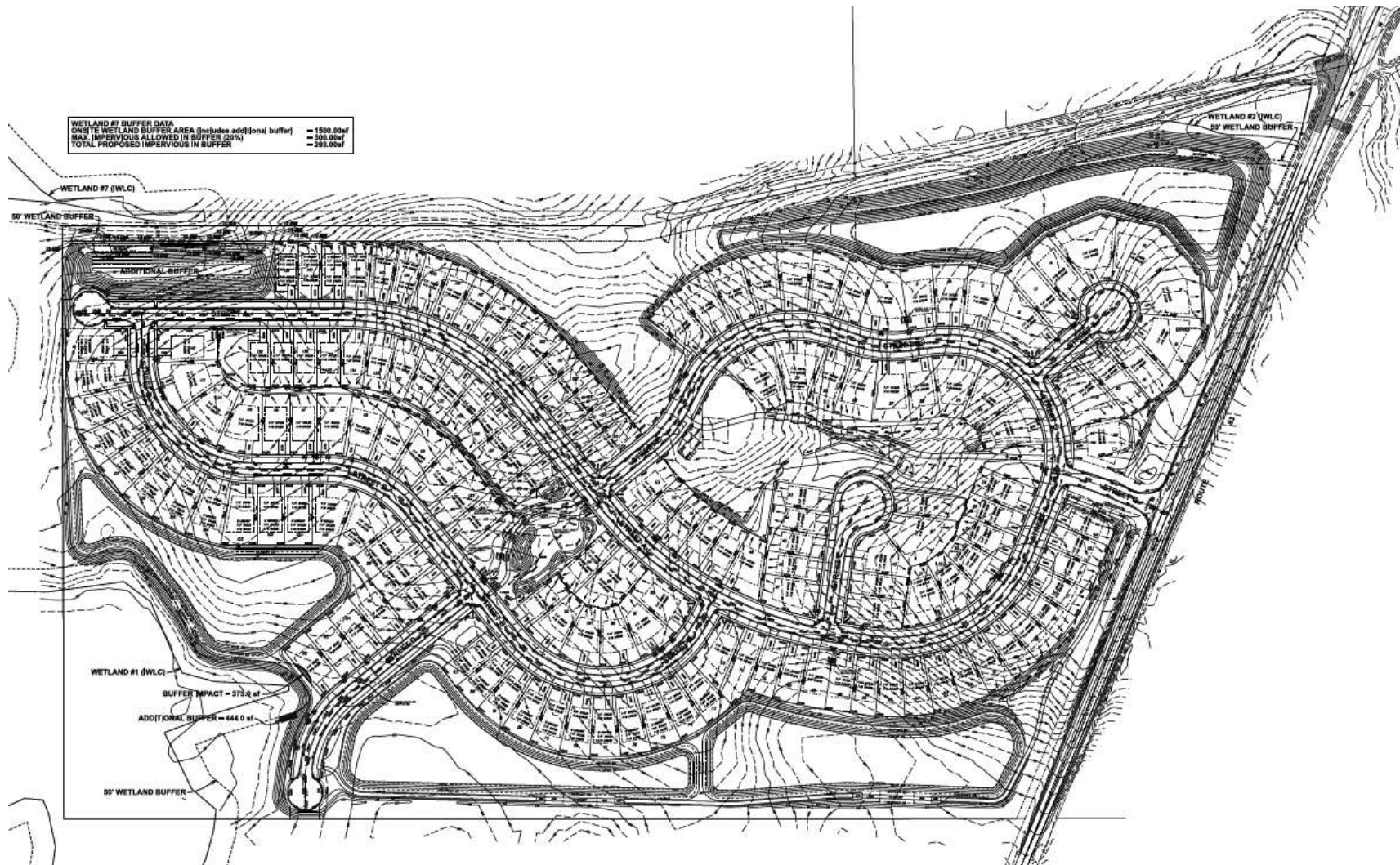
OVERALL SITE PLAN

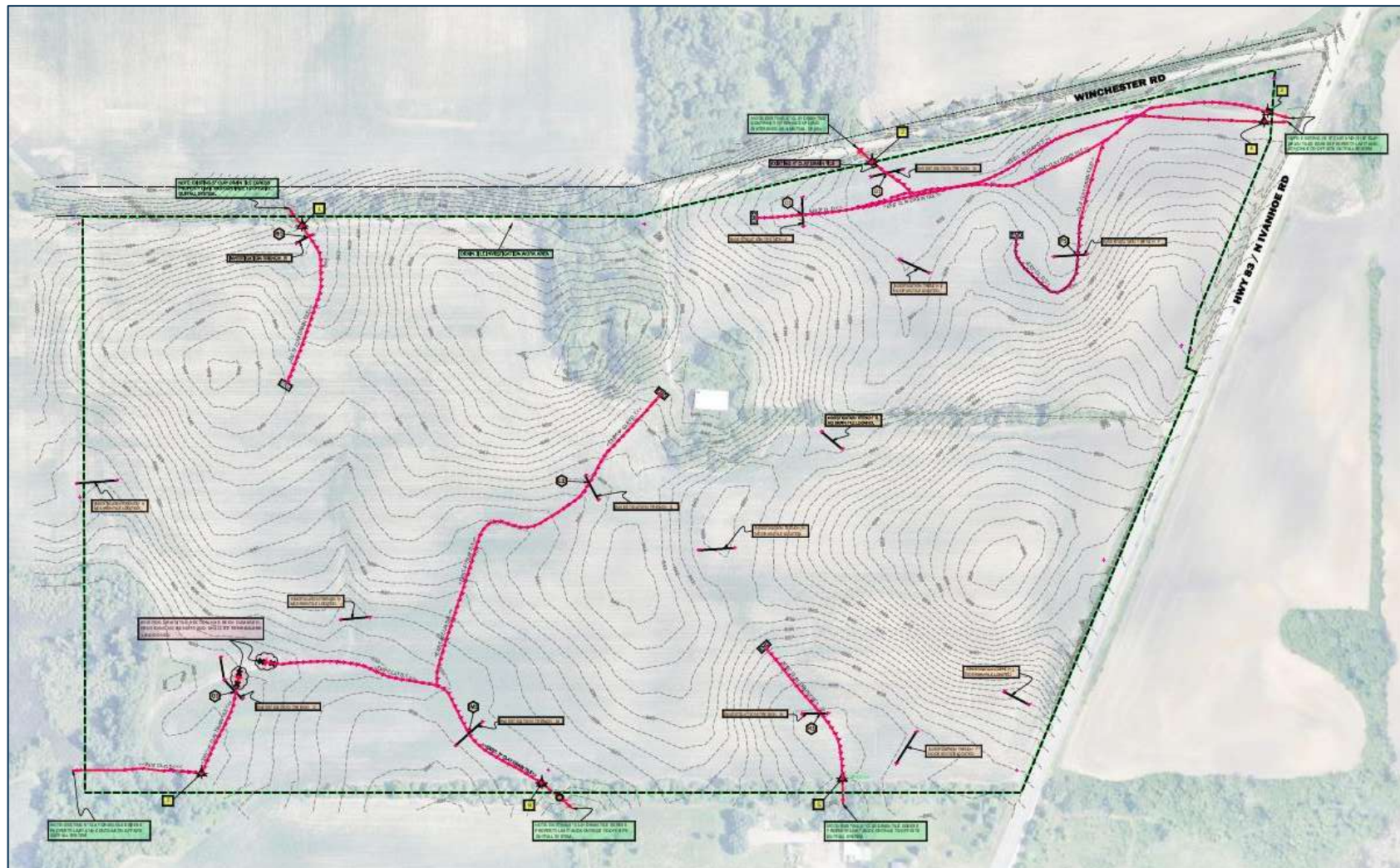


UTILITY PLAN



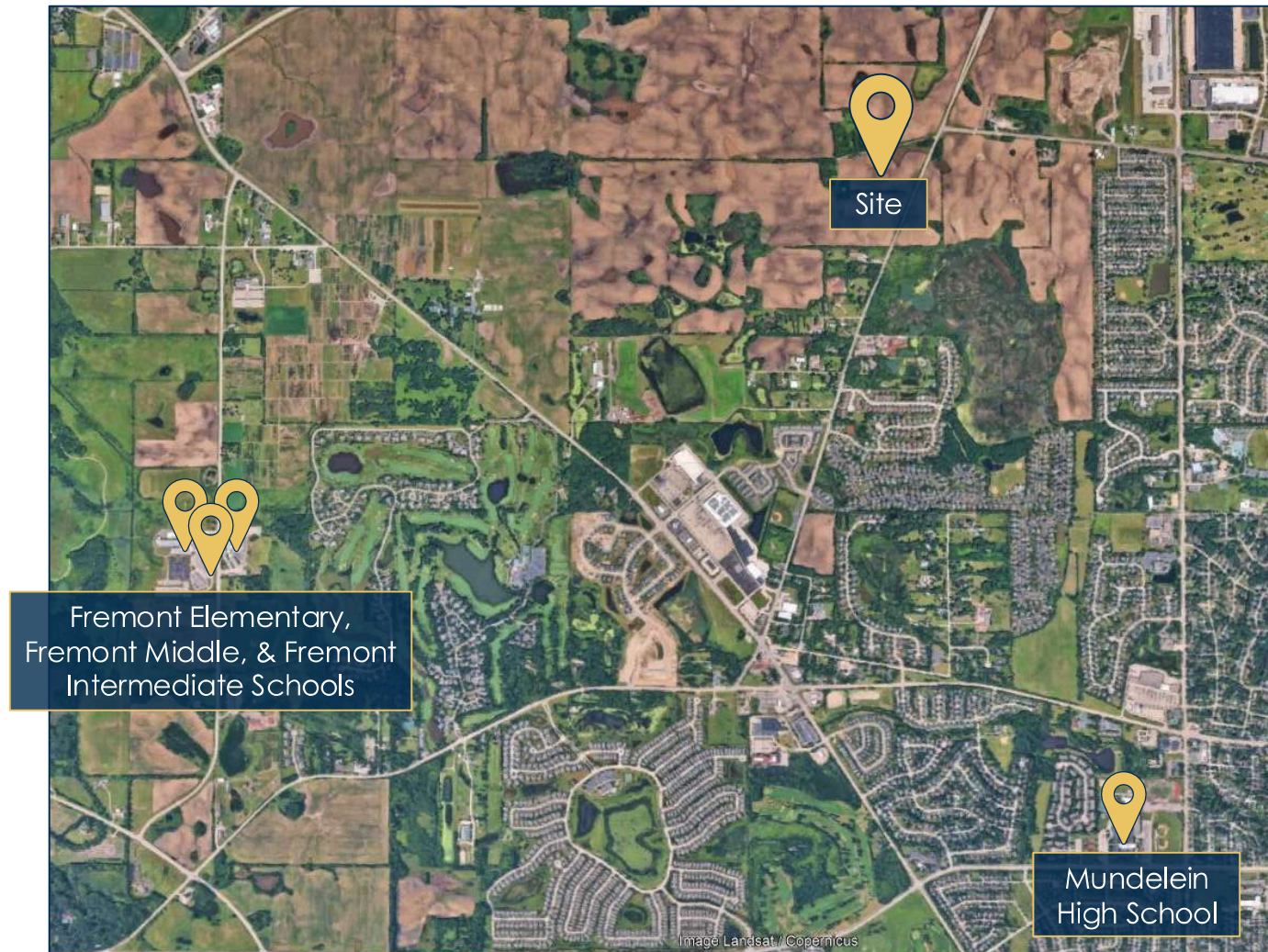
WETLAND BUFFER





SCHOOLS

ASSIGNED SCHOOLS



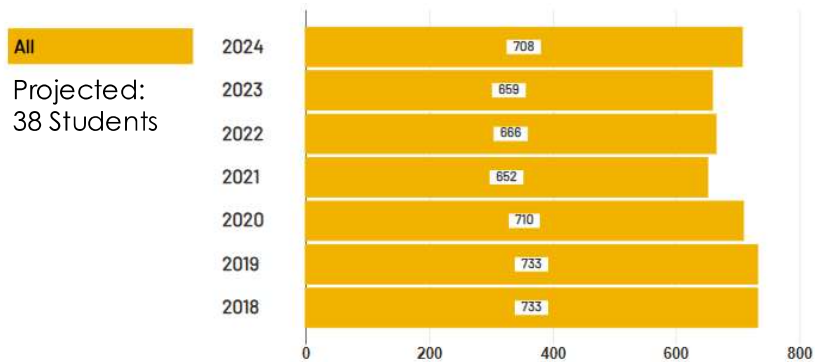
DISTRICT ENROLLMENT TRENDS

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	Total Grades K-8	Total High School Grades 9-12	Adults 18-up	Total per Unit
Detached Single-family							
0-1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.700	1.700
2-bedroom	0.113	0.000	0.136	0.048	0.020	1.700	2.017
14 3-bedroom	0.292	4.088	0.369	5.166	0.173	2.576	26.334
119 4-bedroom	0.418	49.742	0.530	63.070	0.298	42.840	256.802
22 5-bedroom	0.283	6.226	0.345	7.590	0.248	6.600	57.068
Duplex, Stacked Flat, Attached Single-Family							
0-1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.000	0.088	0.048	0.038	1.752	1.697
3 Bedroom	0.212	0.000	0.234	0.058	0.059	1.829	2.374
4 Bedroom	0.323	0.000	0.322	0.154	0.173	2.173	2.767
Apartment Units							
0 Bedrooms	0.000	0.000	0.000	0.000	0.000	1.193	1.193
1 Bedroom	0.000	0.000	0.002	0.001	0.001	1.754	1.710
2 Bedroom	0.047	0.000	0.086	0.042	0.046	1.693	2.007
3 Bedroom	0.052	0.000	0.234	0.123	0.118	2.526	2.475
People Produced		60.056	75.826	43.340		52.016	340.204
					171.182		572.870

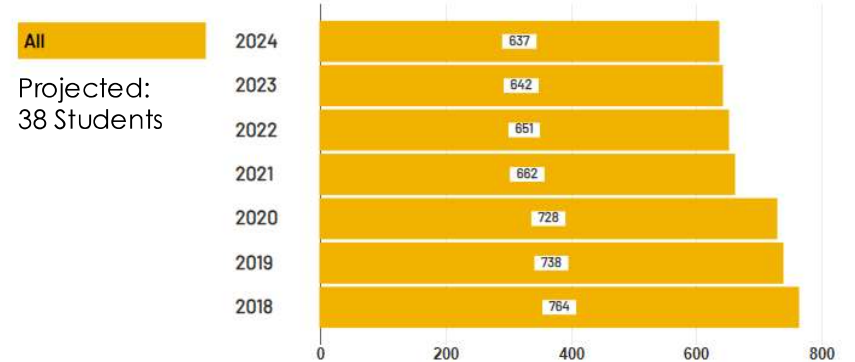
171 PROJECTED STUDENTS

SCHOOL ENROLLMENT TRENDS

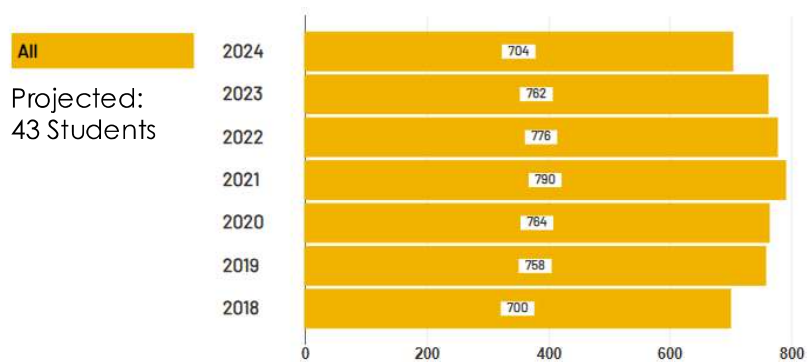
Fremont Elementary School (K-2)



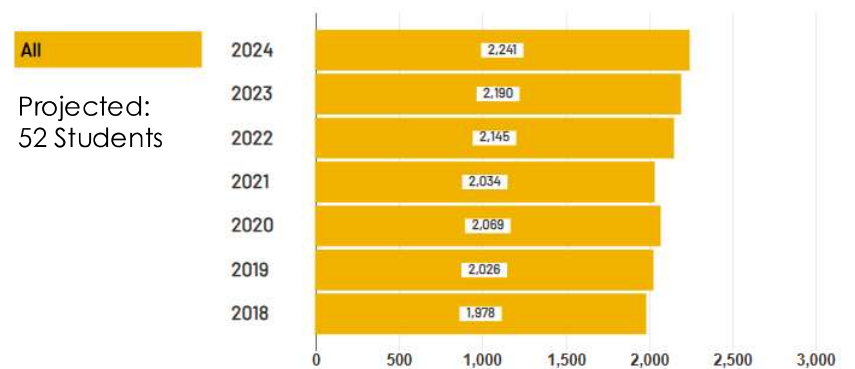
Fremont Intermediate School (3-5)



Fremont Jr High/Middle School (6-8)



Mundelein High School (9-12)



DISTRICT ENROLLMENT TRENDS

Fremont SD 79



Mundelein High SD 120



FISCAL IMPACT

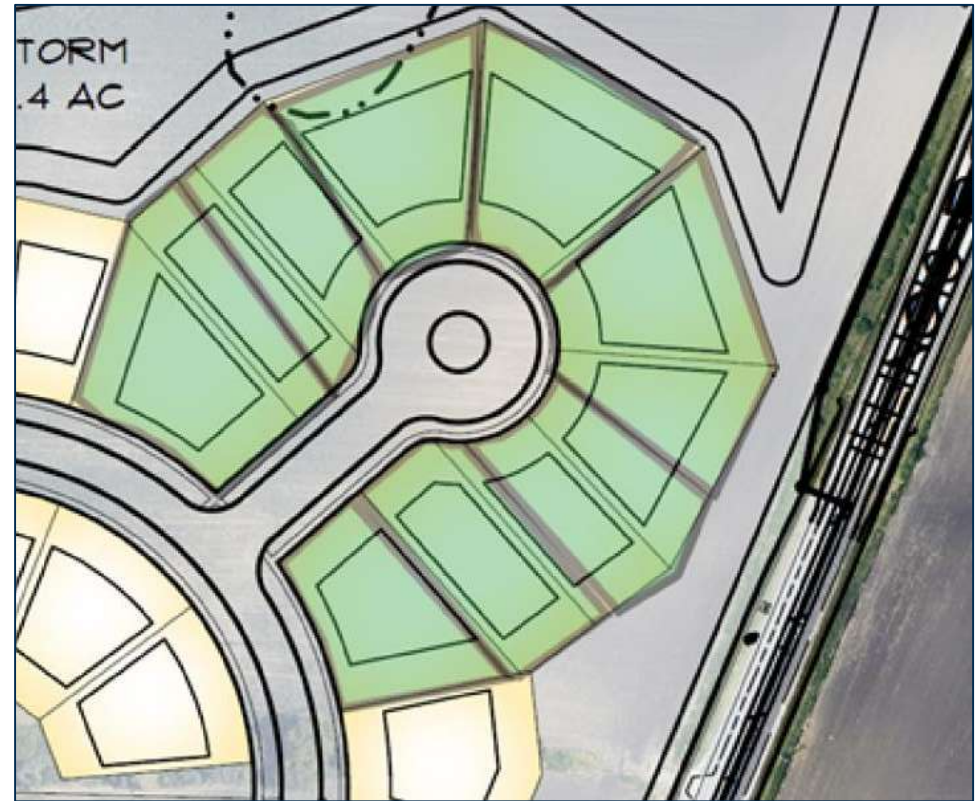
TABLE A-1

**Total Annual Property Tax Revenue Estimated by Taxing District
Assuming the Walnut Ridge Development is Annexed to Village of Mundelein**

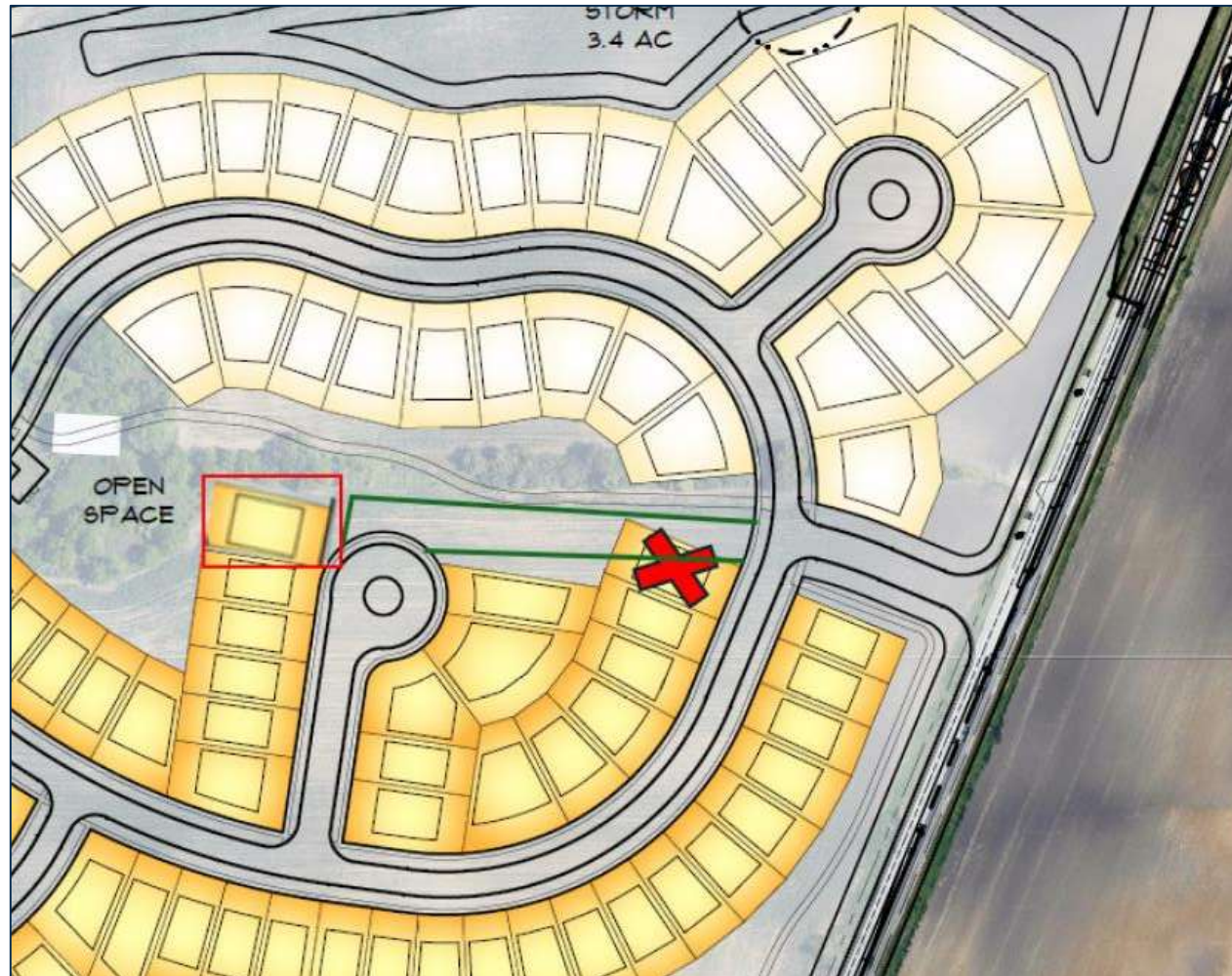
Taxing District	Total Development \$
College of Lake County #532	98,033
Village of Mundelein Bonds Ser 2010-2013	4
Village of Mundelein	490,281
County of Lake	195,320
Forest Preserve	55,959
Fremont Elementary School District #79	1,011,481
Fremont Public Library District	117,474
Mundelein High School District #120	828,254
Road And Bridge-Fremont	47,442
Township of Fremont	32,693
Mundelein Park & Recreation District	155,438
TOTAL PROPERTY TAXES¹	3,032,380
¹ Based on 2023 property tax rate for Village Mundelein and 2023 property tax rate for other taxing districts.	
Sources: Lake County Treasurer; Gruen Gruen + Associates.	

CUL-DE-SAC DESIGN

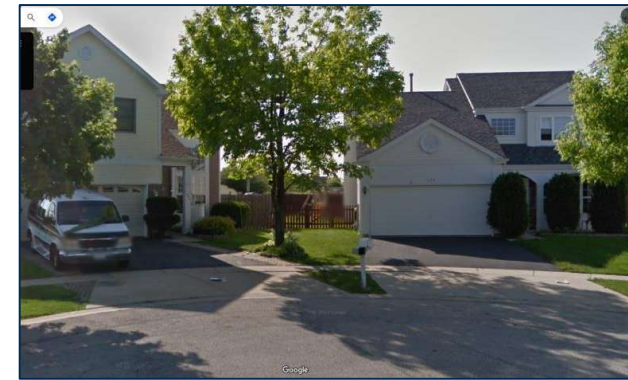
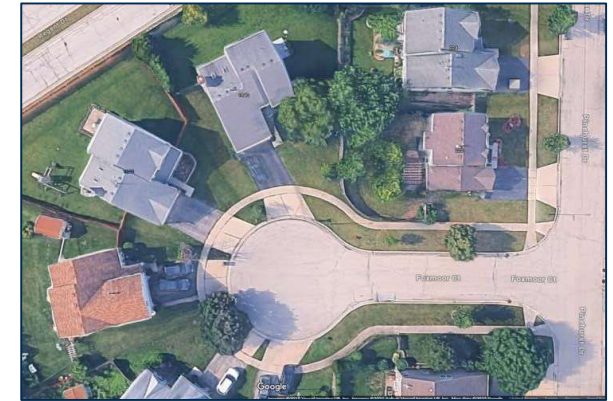
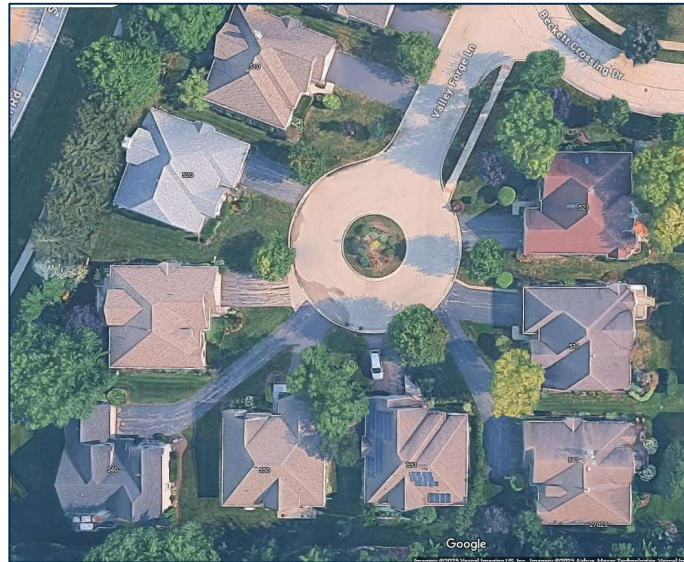
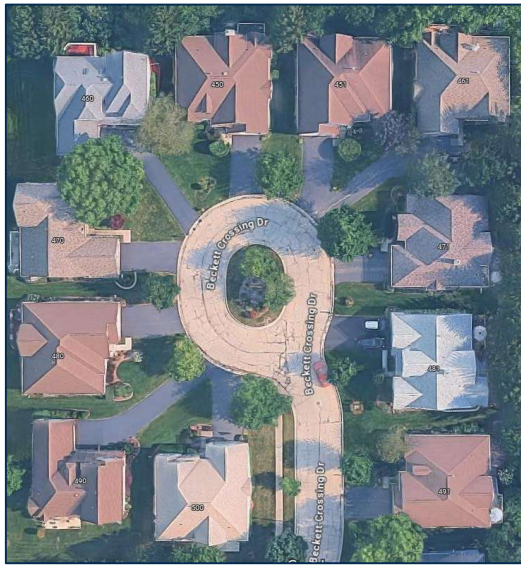
STAFF REPORT – ALT CUL-DE-SAC



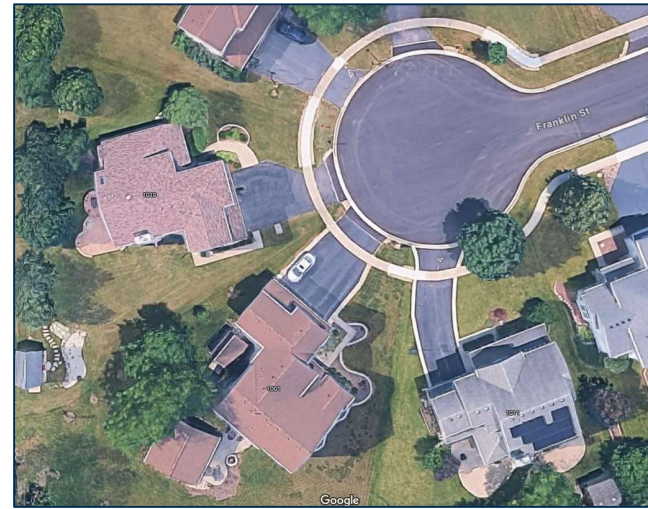
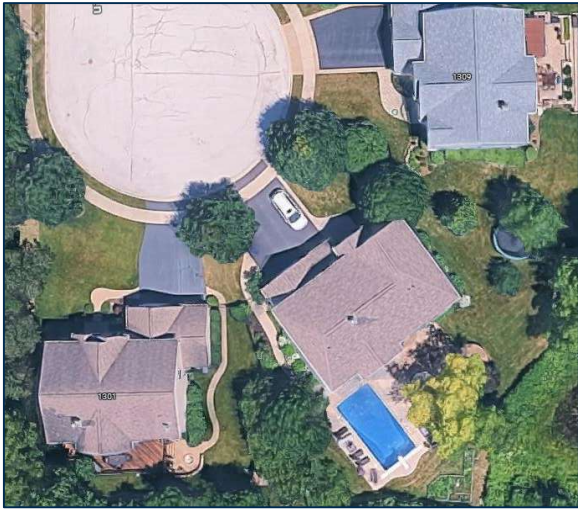
STAFF REPORT – ALT ROAD

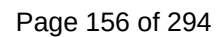


CUL-DE-SACS IN MUNDELEIN



CUL-DE-SACS IN MUNDELEIN





SHELDON WOODS



SHELDON WOODS



SHELDON WOODS



ALTERNATE SITE PLAN



**157 lots (shown)
vs.
155 lots (proposed)**

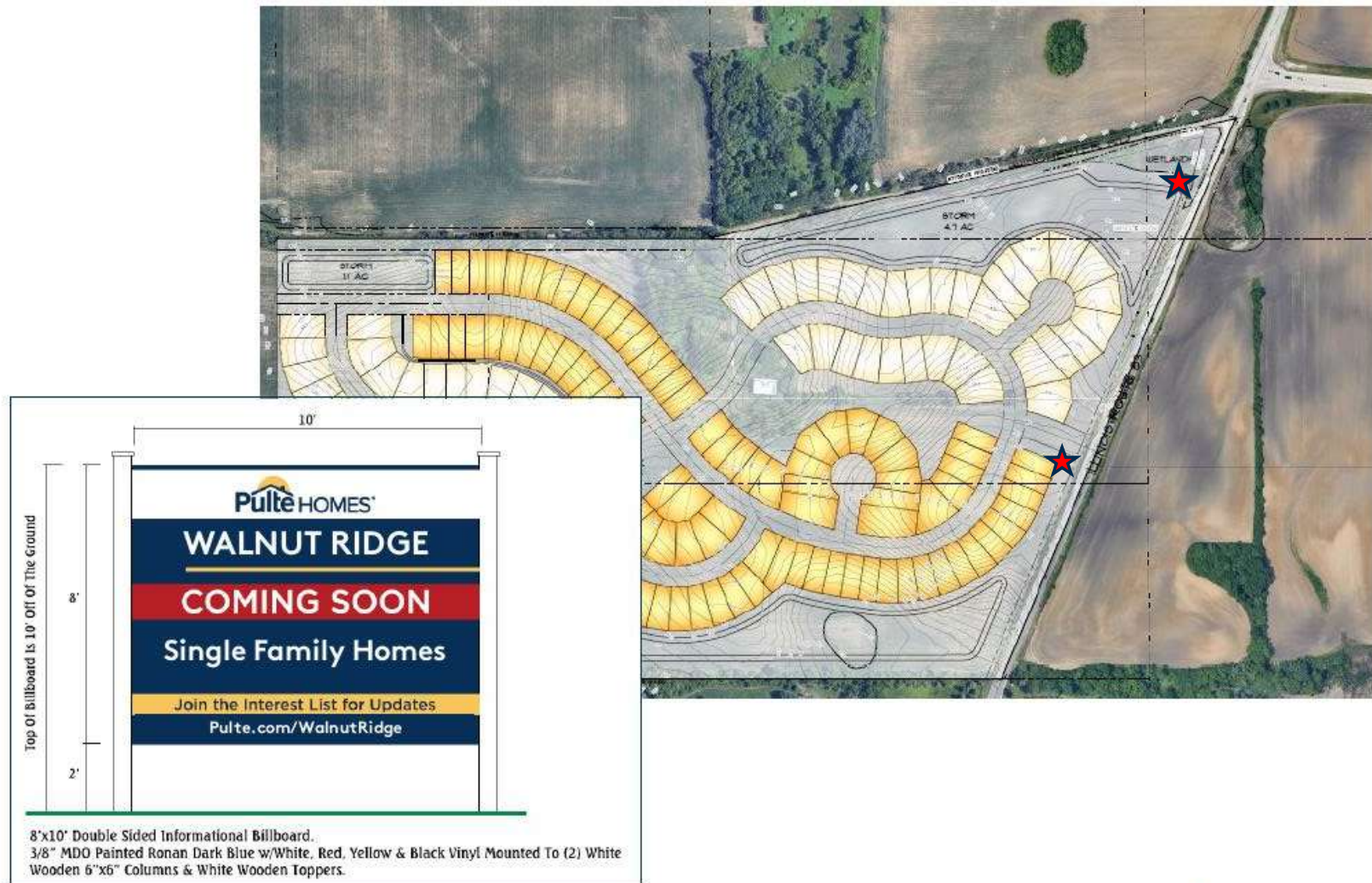
(-1) Estates
(+3) Meadows

Proposed:
64 Estates + 91 Meadows

Alternate:
63 Estates + 94 Meadows

SIGNAGE

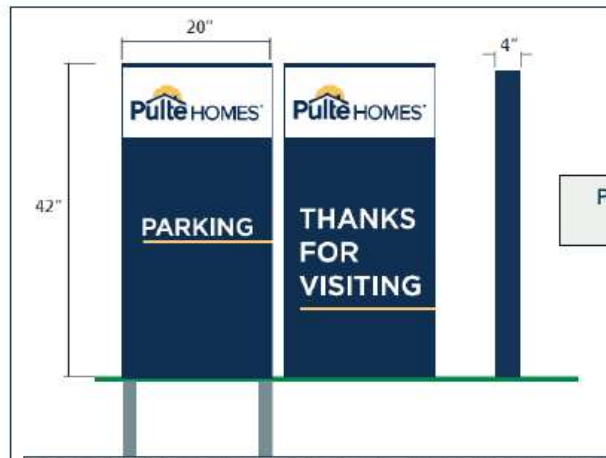
TEMPORARY SIGNAGE



TEMPORARY SIGNAGE

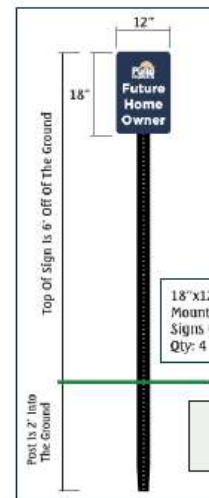


TEMPORARY SIGNAGE



42"x20" Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front & Back Of Sign.
Qty: 1

Parking Sign: to be installed at entrance to parking area

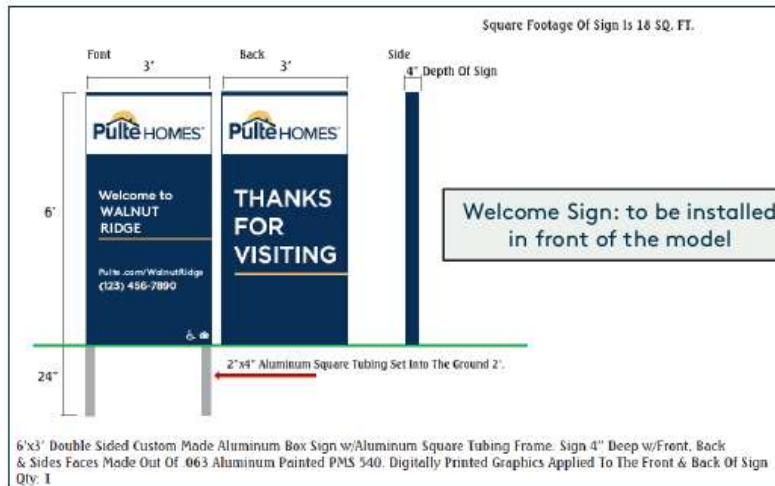
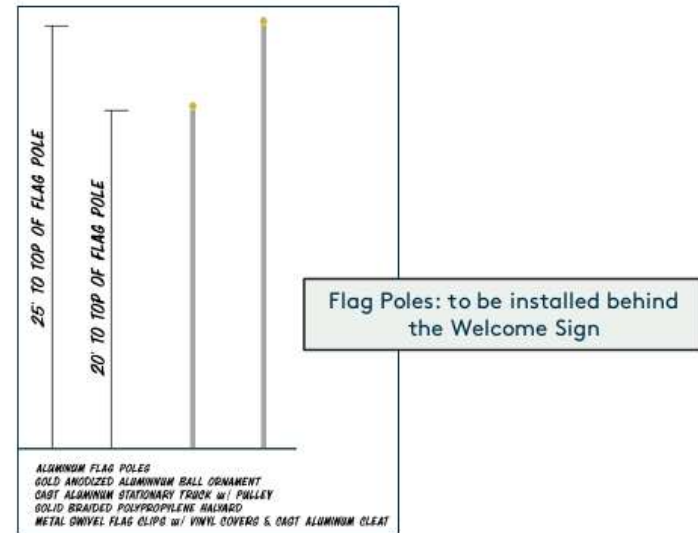
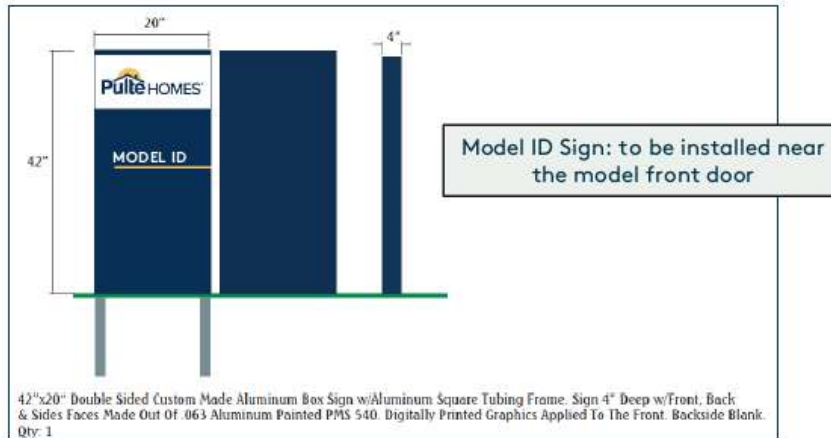


18"x12" Single Sided .080 Aluminum w/Digitally Printed Faces To Match Pulte's Colors & Laminated. Mounted To 8' Black U-channel Post. (2 Feet Of The Post Will Be In The Ground To Make The Signs 6' Off Of The Ground.)
Qty: 4

Future Homeowner Parking Signs: to be installed in the first 4 parking spaces

Confidential and Proprietary

TEMPORARY SIGNAGE



Confidential and Proprietary

ELEVATIONS

Meadows Series Elevations

MEADOW SERIES ELEVATIONS

ABBEEVILLE



NEWBERRY



MERCER



CONTINENTAL



WAVERLY



Abbeyville



Example Only - Proprietary and Confidential



Abbeyville



Higher Roof Line w/ Optional Loft



Example Only - Proprietary and Confidential



Newberry



Example Only - Proprietary and Confidential

Newberry



Right Elevation



Left Elevation



Rear Elevation



Example Only - Proprietary and Confidential

Mercer



Example Only - Proprietary and Confidential

Mercer



Right Elevation



Left Elevation



Rear Elevation



Example Only - Proprietary and Confidential

Continental



Example Only - Proprietary and Confidential

Continental



Right Elevation



Left Elevation



Rear Elevation

Waverly



Example Only - Proprietary and Confidential

Waverly



Right Elevation



Left Elevation



Rear Elevation

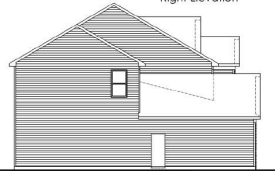
Estate Series Elevations

ESTATE SERIES ELEVATIONS

HILLTOP



Right Elevation



Left Elevation

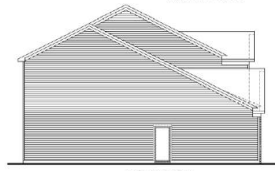


Rear Elevation

RIVERTON



Right Elevation



Left Elevation



Rear Elevation

WESTCHESTER



Right Elevation



Left Elevation



Rear Elevation

WOODSIDE



Right Elevation

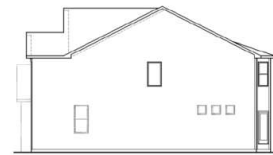


Left Elevation

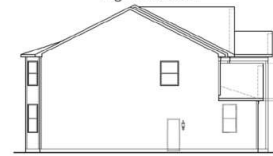


Rear Elevation

CASTLETON



Right Elevation



Left Elevation



Rear Elevation

Hilltop



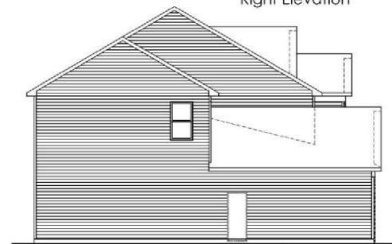
Example Only - Proprietary and Confidential



Hilltop



Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Riverton



Example Only - Proprietary and Confidential



Riverton



Right Elevation



Left Elevation



Rear Elevation

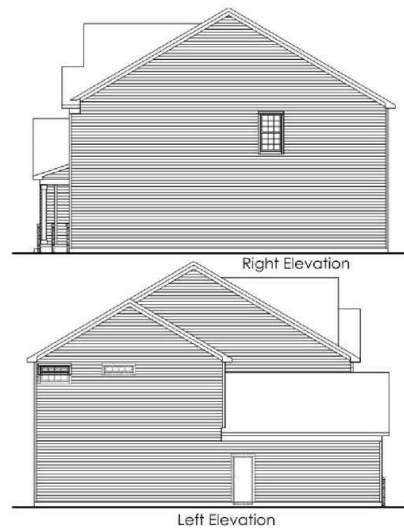
Example Only - Proprietary and Confidential

Westchester



Example Only - Proprietary and Confidential

Westchester



Example Only - Proprietary and Confidential

Woodside



Example Only - Proprietary and Confidential



Woodside

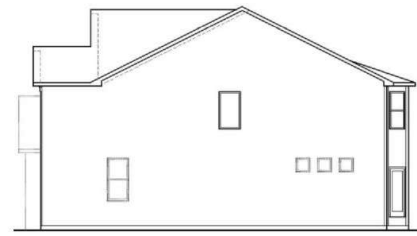


Castleton

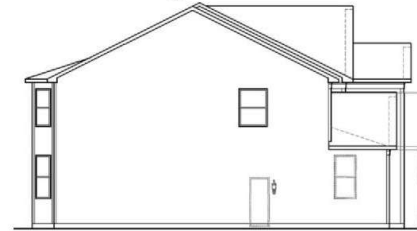


Example Only - Proprietary and Confidential

Castleton



Right Elevation



Left Elevation



Rear Elevation

Base Architectural Requirements

All Homesites shall feature:

1. Vinyl siding of upgraded thickness of 0.42"
2. Architectural shingles
3. 12" roof overhang (rake) on all four sides
4. All window trim (as shown herein or required below) shall be 3" minimum width
5. All J-Channel surrounding windows to be Pulte standard integral to minimize visibility

Meadows Series Homesites shall feature:

1. 32 panel garage door upgraded with top row of windows as standard
2. Upgraded garage doors (beyond #1 above) will be offered as an option
3. Band board on all four sides

Estates Series Homesites shall feature:

1. Vinyl trim around windows and doors on all four sides

Key Lot Homesites shall feature:

1. Upgraded landscape package on key side
2. Masonry wainscot (30" height) on key side elevation
3. One additional window (with trim) on key side elevation

Sound Attenuation

For homes along the north and east property lines, sound attenuating windows with enhanced STC ratings shall be provided on those elevations facing the respective property line.

* In the event submitted renderings differ from the above list, the above list shall govern.

KEY LOT SIDE ELEVATIONS





Text Amendments

July 16, 2025

Staff Presentation for Discussion
PZ2025-0027



Murals

Permitted Locations and Process

Background

- Mural regulations established in 2018:
 - ✓ Special Use in the Downtown Zoning District only
 - ✓ Use Standards adopted
- Pilot program – evaluating impact of murals in a controlled area before broader implementation.
- Three murals completed without issue, so Staff is proposing broader implementation.





Proposed Changes

1. Expansion of Allowed Districts

- Staff's view is that Murals can be perfectly appropriate outside of the Downtown. Any space that attracts public activity, employees, etc. can benefit from public art.
- One of the three murals received a variation to locate in the Open Space (OS) zoning district.
- Recommendation: Permit murals in all zoning districts except residential:
 - ✓ Commercial districts
 - ✓ Industrial districts
 - ✓ Open space district
 - ✓ Lakefront mixed use district
 - ✓ Institutional district



Proposed Changes

2. Streamlined Approval Process

- To encourage public art (particularly by private property owners), Staff suggests reducing barriers for smaller murals.
- Currently, all murals require a Special Use Permit, which can discourage a small project with good intentions due to:
 - ✓ Application fees (\$450)
 - ✓ Cost of certified mailings (\$150-\$500)
 - ✓ 6-12 week delay
 - ✓ Uncertainty until final ordinance is approved
- Proposal: Only require SUP for murals exceeding 100 SF.
- Murals under 100 SF would secure a building permit and the application will be reviewed administratively for compliance with the standards.

Large Murals (>100 SF)



Small Murals (≤ 100 SF)





Car Washes

In the Downtown Zoning District

Background

- Rising interest in new car washes in the last 5-7 years.
- Noticeable increase in investor interest:
 - ✓ Generally automated and minimally staffing
 - ✓ Low overhead
 - ✓ Consistent revenue from subscriptions
- Review of the Zoning Ordinance relating to car washes and their standards is warranted.



Research

- Mundelein has 13 car washes:
 - 4 automatic car washes
 - 6 gas stations with car washes
 - 3 hand car washes
- Researched almost 30 communities, and nearly all do not permit car washes within downtowns. Typically limited to industrial areas or major highway commercial locations.
- Communities that do not allow car washes in downtowns:

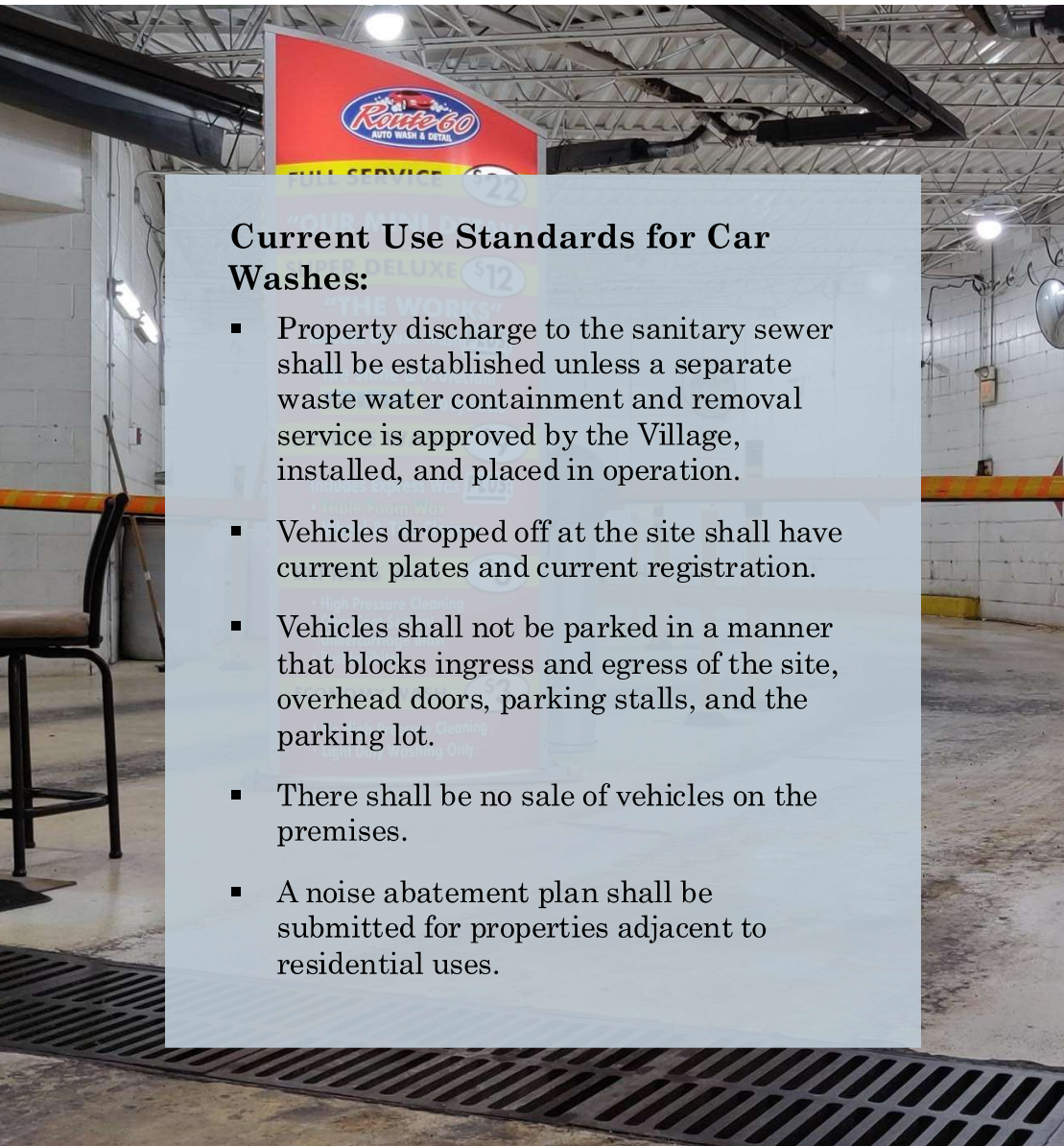
■ Libertyville	■ Libertyville
■ Buffalo Grove	■ Buffalo Grove
■ Highland Park	■ Highland Park
■ McHenry	■ McHenry
■ Algonquin	■ Algonquin
■ Oswego	■ Oswego
■ Arlington Heights	■ Arlington Heights
■ Des Plaines	■ Des Plaines
■ Northbrook	■ Northbrook





Proposed Changes

1. **Prohibit Car Washes in Downtown Zoning District**
2. **Standalone, Automated Car Washes**
 - Only allow as a Special Use in:
 - ✓ General Commercial (C-2)
 - ✓ Heavy Commercial (C-3)
 - ✓ M-MU (Manufacturing Mixed-Use)
3. **Car Washes Accessory to Gas Station**
 - Allow as a Permitted Use in:
 - ✓ General Commercial (C-2)
 - ✓ Heavy Commercial (C-3)
 - ✓ Shopping Center (C-4)



Current Use Standards for Car Washes:

- Property discharge to the sanitary sewer shall be established unless a separate waste water containment and removal service is approved by the Village, installed, and placed in operation.
- Vehicles dropped off at the site shall have current plates and current registration.
- Vehicles shall not be parked in a manner that blocks ingress and egress of the site, overhead doors, parking stalls, and the parking lot.
- There shall be no sale of vehicles on the premises.
- A noise abatement plan shall be submitted for properties adjacent to residential uses.

Proposed Changes

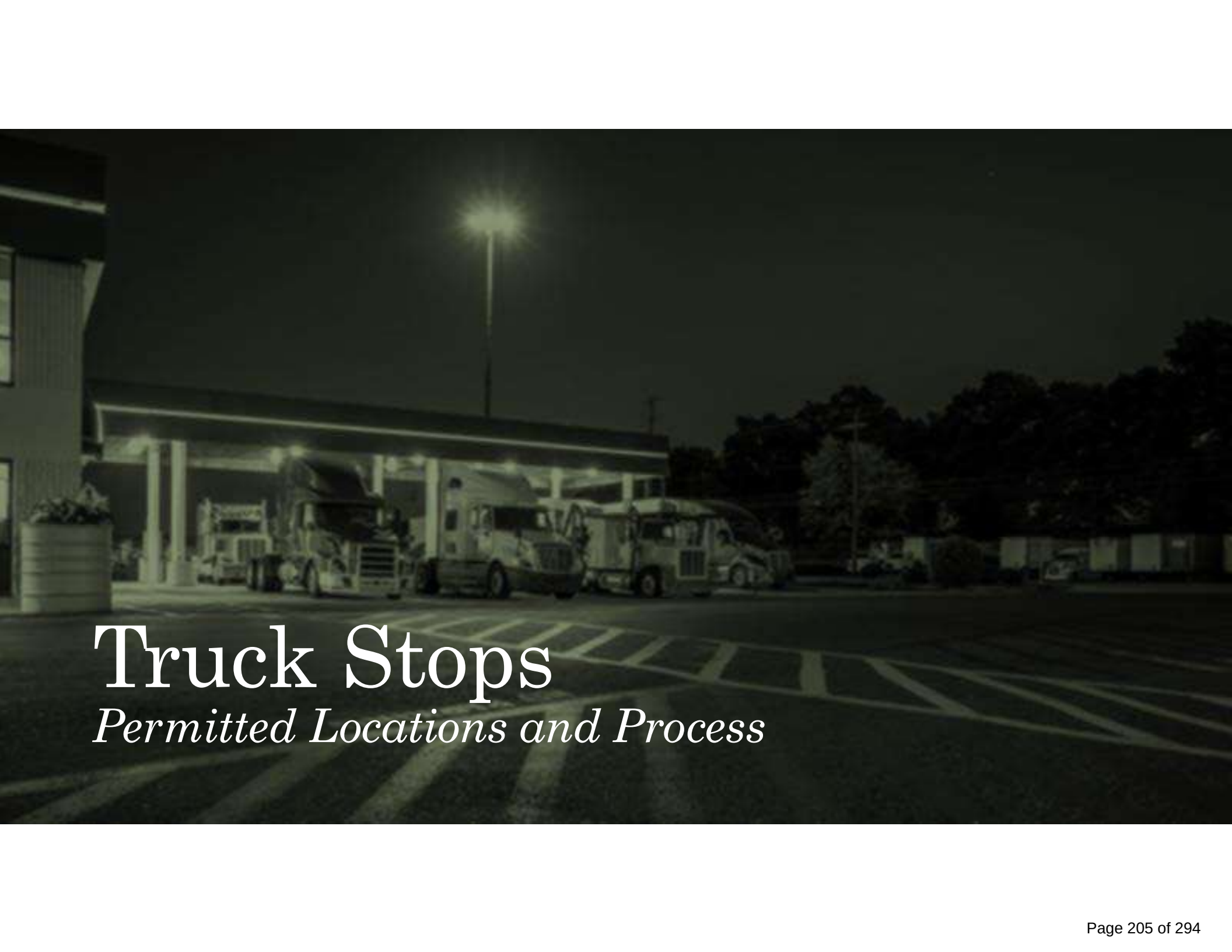
4. Clarify Definitions

Separate car wash definition into three categories:

- ✓ Car Wash, Automated
- ✓ Car Wash, Hand
- ✓ Gas Station, with Car Wash

5. Additional Use Standards

- Require a **separation of at least 3,000 feet** for all standalone, automated car washes.
- Require enhanced architectural design with at least **75% of the facade material to be brick or stone**. EIFS, vinyl siding, corrugated metal panels are prohibited.
- Utilize a **recycled water system**.



Truck Stops

Permitted Locations and Process

Background

- Recurring concerns from public related to State of Illinois' classification of "*truck stops*" for video gaming purposes.
- Illinois law **only permits video gaming terminals for "*truck stops*",** and not "*gas stations*".
- Under state gaming regulations, gas stations located on 3+ acres may be considered a "truck stop". Other required criteria:
 - ✓ **3+ acres of land (owned or leased)**
 - ✓ Convenience store
 - ✓ Separate commercial vehicle diesel islands
 - ✓ Monthly fuel sales 10,000+ gallons
 - ✓ Parking for commercial vehicles
- Public confusion and concern that gas stations on large parcels could qualify for video gaming licenses through a technicality.



Background

- Regardless, the **local municipality has authority to deny** regardless of eligibility in State of Illinois.
- The Mundelein Village Board has maintained a long-held policy to not permit video gaming terminals at gas stations.
- Staff evaluates the operational use of the land rather than its size when categorizing the use.
- Proposing to add a distinct definition for “*Truck Stop*” in the Zoning Ordinance and explicitly prohibit the use in all zoning districts.
- Goal is to ensure that truck stops are regulated separately from gas stations (and are determined by actual the use) to ease public concern.





Proposed Changes

1. New Definition:

“Truck Stop” means a facility primarily designed and intended to accommodate the **fueling, servicing, and temporary rest of heavy-duty trucks and tractor-trailers engaged in interstate or long-haul travel**. A truck stop might include amenities such as dedicated truck fueling stations, truck parking areas, overnight accommodations or showers for drivers, and convenience retail or restaurants. This use is distinct from a “Gas Station”.

Would not be listed in permitted use tables for any district.



Proposed Changes

Optional Language:

The presence of truck fueling infrastructure or dedicated long-haul truck parking shall be considered indicative of a truck stop.

- Would effectively prohibit dedicated truck fueling stations or truck parking.
- If too restrictive and omitted, facility would need to have additional truck-oriented services to classify (e.g. showers, overnight stay, repair, restaurant, etc.)

The background image is a blurred photograph of a smart manufacturing laboratory. In the foreground, a white robotic arm is positioned over a workbench. In the background, two workers are seated at a workstation, and another robotic arm is visible. The wall in the background has the text "Industry Smart Manufacturing Lab" written on it. The overall scene is dimly lit, with a focus on the industrial technology.

Business Incubators / Advanced Technology Hubs

New Land Use Category

Background

- **Archer Business Center** - Village-owned and leased to a varied mix of tenants.
- Difficult to classify and regulate due to a growing variety of businesses within the space.
- Building is gravitating towards a business-incubator or advanced technology use, but there is no use category in the Zoning Ordinance to properly address this.
- Regional examples in Chicago, IL:
 - **mHub** – Business incubator with hands-on product development, entrepreneurship education, and prototyping resources
 - **1871** – Nonprofit digital startup incubator offering office space, networking events, workshops, co-working spaces

Archer Business Center



Staff requests to defer this item to a future meeting to allow for additional research.



Use Variations

Clarification to Procedures

Background

- Legal counsel advised that it is best practice to explicitly address and allow Use Variations.
 - ✓ Use Variations are variations to allow a land use not otherwise allowed in a particular zoning district.
- The current Zoning Ordinance does not distinguish between Use Variations and other types of variations.
- Because some communities do not permit Use Variations at all, it is important to clarify that such requests are allowed.
- Amendment language to address this is currently being drafted by legal counsel.



To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of August 11, 2025

Subject: 2026 (FY27) Design Engineering Services - Infrastructure

Financial Impact:

\$156,737.00 - 210-442-48740 - Streets

Attachments:

1. 2025.M045 Mundelein 2026 Roadway Reconstruction Design Improvements

Background:

The proposed 2026 design engineering service agreement includes street and utility reconstruction. The design will include pavement reconstruction, drainage enhancements and utility replacements within the Loch Lomond subdivision.

Recommendation:

Motion to authorize the Director of Public Works and Engineering to sign the proposal for design engineering services agreement for the 2026 Street and Infrastructure Improvement Project and approve purchase order number 26-00499 for Gewalt Hamilton Associates, Inc. for the amount of \$156,737.00.

July 23, 2025

Mr. Adam Boeche, P.E.
Director of Public Works and Engineering
Village of Mundelein
801 Allanson Road
Mundelein, IL 60060

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: Design Engineering Services Agreement
2026 Roadway Reconstruction
Mundelein, Illinois
GHA Proposal No. 2025.M045

Dear Mr. Boeche:

On behalf of Gewalt Hamilton Associates, Inc. (GHA), we thank you for the opportunity to again submit a proposal to assist the Village with implementation of a portion of their Roadway Improvement Program. Members of our staff have enjoyed long-term professional relationships with the Village and have assisted in the completion of many similar roadway improvement projects within the Village. This prior experience provides us unique insight and an ability to use this historical knowledge to the Village's advantage.

We trust that our proposal will meet with your favorable review. We look forward to further discussing our qualifications and ideas for implementation with you and your staff in greater detail. Thank you again for your continued consideration.

Sincerely,
Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.
Senior Engineer

jbriggs@gha-engineers.com

Encl.: GHA Proposal No. 2025.M045

Design Engineering Scope of Services
2026 Roadway Reconstruction
Mundelein, Illinois
GHA Proposal No. 2025.M045

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Village of Mundelein (Client), 300 Plaza Circle, Mundelein, IL 60060, and Gewalt Hamilton Associates, Inc. (GHA), 625 Forest Edge Drive, Vernon Hills, IL 60061, agree and contract as follows:

I. Project Understanding

The Village of Mundelein plans to upgrade its roadway infrastructure by improving portions of the system located along various routes within the Village. The current effort will focus on the rehabilitation / reconstruction of approximately 8,865 FT of roadway (see attached *List of Streets*). Planned reconstruction work generally includes new curb and gutter installation throughout the project limits, watermain installation, sanitary sewer repairs, storm sewer and drainage improvements, roadway reconstruction and/or milling, pulverizing and paving improvements, and site restoration. The existing pavement sections generally consist of aggregate base course with asphalt overlays of various thicknesses throughout of the project limits.

The design approach for this project will be like that of previous efforts undertaken by the Village. As most of the project will need to have watermain replacement, storm sewer improvements, and new roadway profile/reconstruction designs completed along their routes, full plan and profile documents with cross-sections at 50 Ft intervals, intersections and driveways have been planned to be prepared for the majority of this project. Unit items necessary for construction will be generated and included in a contract specification booklet as part of the bid documents.

Completed bidding documentation will be submitted to the Village and Illinois Environmental Protection Agency (IEPA) as needed. Permitting for the sanitary sewer will only be required if any new sewer alignment changes in slope, location or sizing. As it is anticipated to be replaced in-kind and only as needed, there should be no need for submittal to IEPA for this work. The new watermain alignments will require permitting through the IEPA, and GHA will prepare the necessary permit documents for Village execution.

Several of the roadway segments terminate at the Lake County Division of Transportation (LCDOT) right-of-way of Midlothian Road. The roadway was improved several years ago, and new pavement was placed around the intersections up to (and beyond) the right-of-way line. Efforts to remain outside of their jurisdiction will be made to prevent permitting requirements from their organization. There is a possibility it cannot be avoided and will be addressed as needed later in the design planning.

It is our current understanding that MFT (Motor Fuel Tax) revenue will NOT be utilized for this work and submittal to IDOT will not be required. We anticipate still following the IDOT MFT contract preparation process, which will be handled by GHA. Bidding will be locally let and will also be handled by GHA.

The following project approach is based on our discussions with the Client and our experience with similar projects completed for the Village. As such, GHA proposes to provide civil engineering services to include the following:

II. Scope of Services

A. Project Initiation, Coordination, and Data Collection

Coordination with Village Staff and stakeholders to discuss all specific areas of concern will be key to implementing a successful project. The following tasks are anticipated during this phase of the project.

1. Representatives from GHA will attend a kick-off meeting with Village staff prior to commencing field data collection services.
2. GHA will collect and review all available data provided by the Village and others, for possible inclusion into the current design effort.
3. GHA will prepare an existing conditions topographic survey and ROW survey for the project limits in accordance with the Village of Mundelein and IDOT standards. Horizontal coordinates shall be referenced to the State Plane Coordinate System, Illinois East Zone, NAD83 adjustment. Vertical elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD88). All units shall be U.S. Survey feet and decimal parts thereof.

Topographic and ROW survey limits will encompass approximately 8,865 lineal feet of roadway along various routes within the Village (*See List of Streets*). The survey will extend approximately 50 feet beyond the far side of intersections at all roadway termini, and 10-15 feet past the existing ROW along the entire project limits.

Our topographic survey will include the following tasks:

- Coordinate with private utility companies to obtain the most recent copies of available atlases for inclusion into our survey and to confirm JULIE locations.
- Include the location, size and inverts of all visible drainage structures, cross culverts, drive and street culvert structures with flow directions.
- Identify all visible/substantial site improvements including pavement, pavement markings, driveways, fences, walls, buildings, sidewalks, traffic signals, etc.
- Identify the location and size of vegetation and landscaping elements, including locating all trees 6" and greater caliber.
- Identify the visible utilities, sanitary and storm manholes, catch basins, inlets and water valves (Design JULIE) in the project area.
- Obtain existing, available plats.
- Locate and survey sufficient property monumentation in the project area to reasonably confirm the position of the property lines within the project limits.

B. Pre-Final Plans and Specifications

1. Following our data review and repair assessments, GHA will begin the development of the preliminary contract documents and project specifications. GHA will prepare preliminary engineering documents that will be submitted to the Village of for review. The drawings shall be full size (22" x 34"), fully legible when reduced to 1/4 size (11" x 17"), and will generally contain the following information:
 - Existing conditions.
 - Geometrics of proposed road layout.
 - Existing right-of-way and individual lot property lines.

- Approximate location of existing and design location of proposed utilities.
- Proposed road profile and typical road pavement sections based on IDOT standards and applicable Village standard details.

Plan and profiles, along with cross-sections at all driveways, intersections, and 50-foot station intervals, will be prepared for the anticipated sanitary, watermain, storm sewer and roadway improvements. It is anticipated that any existing storm sewer trunk system will be utilized in the drainage improvements and supplemented as necessary to provide for the roadway system drainage. Based on our knowledge of this portion of the neighborhood, more extensive storm sewer installations likely will be required, but will be only added as needed for overall system functionality.

2. Typical cross-sections, details, and summary tables will be created as needed to provide the contractor with sufficient information for bidding. We will prepare the necessary documents utilizing our standard IDOT Motor Fuel Tax (MFT) format, and submit to the Village for review.
3. As part of this work, preliminary costs will be prepared to assist in final design decisions.

C. Final Document Preparation and Cost Estimating

1. GHA will submit the approximate 75% complete set to the Village for review, and will incorporate comments received after meeting with the Village. The completion of the final contract documents will generally include plan and profile/cross-sections, typical pavement sections, estimated quantities, limits of pavement resurfacing, vegetation removal, etc.
2. The specification and contract bidding booklet will be prepared for all work items in accordance with the IDOT Standard Specifications for Road and Bridge Construction, as well as the Village's requirements.
3. Based on the final contract documents and project specifications, GHA will develop a final construction budget/EOPC (Engineer Opinion of Probable Cost) utilizing the estimated quantities, our internal database of unit rates from similar recent projects, market conditions, and other factors. This budget will be submitted to the Village for review.

D. Project Management, Permitting and Design Meetings

1. Representatives from GHA will attend progress meetings with Village staff at the conceptual layout stage, as well as the 75% and 100% completion submittals (3 meetings).
2. Representatives from GHA will coordinate submittals and review comments with regulatory agencies. We currently anticipate having to submit to the IEPA for the watermain work.
3. When the project has been approved by the Engineering Department it will be advertised for bid through the local newspaper, along with Village and GHA websites. GHA will prepare and distribute contract documents from our office and will manage and respond to all technical inquiries regarding the project. A GHA representative will attend the public bid opening and will provide assistance to the Engineering Department.
4. GHA will tabulate the bids and summarize the information for a preliminary verbal response within 24 hours, notifying the Village of the lowest responsible bidder.
5. As necessary, we will confirm contractor references and evaluate any bidding discrepancies. A written recommendation will then be prepared and submitted for approval by the Village Board.

E. Material Testing Services

GHA will coordinate with the geotechnical engineer (as necessary) and Village staff to complete the soil and pavement evaluation. It is currently anticipated that 15-20 soil borings and pavement cores will be obtained throughout the project limits. The planned depth of boring will be approximately 3-5 FT. This depth allows for a good understanding of the underlying soil conditions to be obtained, which allows for proper design considerations to be made.

GHA has included an estimated allowance of \$6,000.00 for soil boring/pavement coring services, and will retain a qualified firm directly.

F. CCDD Investigation

GHA will coordinate with the Environmental CCDD Soils Consultant (as necessary) and Village staff to coordinate the evaluation of compliance to the IEPA Clean Construction & Demolition Debris (CCDD) Requirements.

In general, the CCDD Compliance work will include:

- An area-wide Preliminary Environmental Site Assessment, including environmental records search and site walk;
- Collection of soil samples throughout the project limits. More frequent sampling allows for tighter control of unknown materials, should they be encountered;
- Analysis of soil samples for VOC, SVOCs and PNAs (as deemed necessary);
- Preparation of a summary report (documentation of assessment and soil sampling for LPC-663 form);
- Preparation and execution of the necessary LPC-662 or -663 forms.

Due to the nature of the improvements and the residential setting, it is anticipated there will be no significant issues discovered during this work. However, we believe it is prudent to engage in this activity during the design phase, when potential issues may still be addressed and/or incorporated into the final contract.

GHA has included an estimated allowance of \$5,500.00 for Clean Construction Demolition Debris (CCDD) compliance assessment/testing will retain a qualified firm directly.

III. Compensation for Services

The following is an estimated breakdown of the proposed services and associated fees. Please note that these are estimates only and may be subject to change once work has commenced:

Task	Estimated Hours	Estimated Fee
A. Project Initiation, Coordination, & Data Collection/Survey	248	\$36,448.00
B. Pre-Final Plans and Specifications	481	\$79,071.00
C. Final Document Preparation and Cost Estimating	90	\$16,140.00
D. Project Management, Permitting and Design Meetings	66	\$11,958.00
Not-to-Exceed (NTE) Fee	885	\$143,617.00
Material Testing Services		\$11,500.00
Estimated Reimbursable Expenses		\$1,620.00
Total NTE Fee + Reimbursables		\$156,737.00

Additional services for this project, requested and authorized by the Village, will be billed in accordance with the hourly rates in use at the time of service completion.

Reimbursable expenses, including items such as printing, messenger service, mileage, etc., have been included in the above fee as noted and will be billed directly to the Client.

Statements of GHA charges made against a project are submitted to clients every four weeks. This permits the client to review the status of the work in progress and the charges incurred.

IV. Notes, Clarifications and Assumptions

1. Only those meetings identified are included. Additional meetings will be billed on time-and-materials (T&M) basis.
2. This proposal does not include wetland delineations or permitting.
3. Our construction specifications will reference the "Standard Specifications for Road and Bridge Construction", latest edition, adopted by the Illinois Department of Transportation.
4. All work will be performed on a time and material basis, in accordance with the total estimated fees as detailed above.
5. Our estimated fees assume that all street improvements will be designed between Fall 2025 and Winter 2026 under a single engineering contract. An increase or reduction to the scope of the project may require adjustments to our fees.
6. We assume the Client will supply GHA with all available copies of previous surveys and property boundary information to confirm our field data collection efforts. Our survey tasks do not include Plat of Survey work. All work will be completed within existing rights-of-way.
7. The Client will be responsible for all bid advertising costs.
8. Plan sheets shall be 22" x 34".

9. No construction layout or construction engineering services are included.
10. Any permitting or application fees associated with the proposed work will be paid for by the Client, and are not included in our fees.
11. Any services requested by the Client but not expressly identified within *II. Scope of Services* will be provided for an additional fee or under a separate proposal.

V. General Conditions of this Agreement

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

GHA, Inc. shall not have control of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for job site safety measures. Such control is the sole responsibility of the Client's contractor.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Professional Services Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below, you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.
Senior Engineer

Village of Mundelein



Name: _____

Title: _____

Date: _____

Encl.: Attachment A
List of Streets

**ATTACHMENT A TO GEWALT HAMILTON ASSOCIATES, INC.
PROFESSIONAL SERVICES AGREEMENT**

1. Standard of Care. The services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be reasonably performed consistent with the generally accepted standard of care for the Scope of Basic Services called for herein at the time when and the place where the services are provided. GHA will use reasonable care to comply with applicable codes and laws in effect at the time its services are provided.

2. Duration of Proposal. The terms of this Agreement are subject to renegotiation if not accepted within 60 calendar days of the date indicated on this Agreement. Requests for extension beyond 60 calendar days shall be made in writing prior to the expiration date. The fees and terms of this Agreement shall remain in full force and effect for one year from the date of acceptance of this Agreement, and shall be subject to revision at that time, or any time thereafter if GHA gives written notice to the other party at least 60 calendar days prior to the requested date of revision. In the event that the parties fail to agree on the new rates or other revisions, either party may terminate this Agreement as provided for herein.

3. Client Information. Client shall provide GHA with all project criteria and full information for its Scope of Basic Services. GHA may rely, without liability, on the accuracy and completeness of the information Client provides, including that of its other consultants, contractors and subcontractors, without independently verifying that information.

4. Payment. Payments are due within 30 calendar days after a statement is rendered. Statements not paid within 60 calendar days of the end of the calendar month when the statement is rendered will bear interest at the rate of one percent (1.0%) per month until paid. The provision for the payment of interest shall not be construed as authorization to pay late. Failure of the Client to make payments when due shall, in GHA's sole discretion, be cause for suspension of services without breach or termination of this agreement. Upon notification by GHA of suspension of services, Client shall pay in full all outstanding invoices within 7 calendar days. Client's failure to make such payment to GHA shall constitute a material breach of the Agreement and shall be cause for termination by GHA. GHA shall be entitled to reimbursement of all costs actually incurred by GHA in collecting overdue accounts under this Agreement, including, without limitations, attorney's fees and costs. GHA shall have no liability for any claims or damages arising from either suspension or termination of this Agreement due to Client's breach. The Client's obligation to pay for GHA's services is in no way dependent upon the Client's ability to obtain financing, rezoning, payment from a third party, approval of governmental or regulatory agencies or the Client's completion of the project.

5. Instruments of Service. The Client acknowledges GHA's plans and specifications, including field data, notes, calculations, and all documents or electronic data, are instruments of service. GHA shall retain ownership rights over all original documents and instruments of service. All instruments of service provided by GHA shall be reviewed by Client within 10 calendar days of receipt. Any deficiencies, errors, or omissions the Client discovers during this period will be reported to GHA and will be corrected as part of GHA's Basic Services. Failure to provide such notice shall constitute a waiver. The Client shall not reuse or make, or permit to be made, any modifications to the instruments of service without the prior written authorization of GHA. The Client waives all claims against GHA arising from any reuse or modification of the instruments of service not authorized by GHA. The Client agrees, to the fullest extent permitted by law, to defend and indemnify and hold GHA harmless from any liability, damage, or cost, including attorneys' fees, arising from the unauthorized reuse or modification of the instruments of service by any person or entity. The parties agree that if elements of the Scope of Basic Services identified in this Agreement are reduced and/or eliminated by Client, then Client waives, releases and holds GHA harmless from all claims and damages arising from those reduced and/or eliminated services. If GHA's Scope of Basic Services does not include construction administration phase services, Client assumes responsibility for interpretation of the instruments of service and construction observation, and waives all claims against GHA for any act, omission or event connected thereto. Unless included in GHA's Scope of Basic Services, GHA shall not be liable for coordination with of the services of Client's other design professionals.

6. Electronic Files. The Client acknowledges that differences may exist between the electronic files delivered and the printed instruments of service. In the event of a conflict between the signed / sealed printed instruments of service prepared by GHA and the electronic files, the signed / sealed instruments of service shall control. GHA's electronic files shall be prepared in the current software GHA uses and will follow GHA's standard formatting unless the Scope of Basic Services requires otherwise. Client accepts that GHA makes no warranty that its software will be compatible with other systems or software.

7. Applicable Codes. The Client acknowledges that applicable laws, codes and regulations may be subject to various, and possibly contradictory, interpretations. Client accepts that GHA does not warrant or guarantee that the Client's project will comply with interpretations of applicable laws, codes, and regulations as they may be interpreted to the project. Client agrees that GHA shall not be responsible for added project costs, delay damages, or schedule changes arising from unreasonable or unexpected interpretations of the laws, codes, or regulations applied to the project, nor for changes required by the permitting authorities due to changes in the law that became effective after completion of GHA's instruments of service. Client shall compensate GHA for additional fees required to revise the instruments of service to comply with such interpretations. Client shall also compensate GHA for additional fees required to revise the instruments of service if Client changes the project scope after GHA's completes its instruments of service.

8. Utilities and Soils. When the instruments of service include information pertaining to the location of underground utility facilities or soils, such information represents only the opinion of the engineer as to the possible locations. This information may be obtained from visible surface evidence, utility company records or soil borings performed by others, and is not represented to be the exact location or nature of these utilities or soils in the field. Client agrees that GHA may reasonably rely on the accuracy and completeness of information furnished by third parties respecting utilities, underground conditions and soils without performing any independent verification. Contractor is solely responsible for utility locations, their markings in the field and their placement on the plans based on information they provided. Client agrees GHA is not liable for damages resulting from utility conflicts, mistaken utility locates, unfavorable soils, and concealed or unforeseen conditions, including but not limited to added construction costs and/or project delays. If the Client wishes to obtain the services of a contractor to provide test holes and exact utility locations, GHA may incorporate that information into the design and reasonably rely upon it. If not included in the Scope of Basic Services, such work will be compensated as additional services.

9. Opinion of Probable Construction Costs. GHA's Scope of Basic Services may include the preparation of an opinion of probable construction costs. Client acknowledges that GHA has no control over the costs of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs, shall be made on the basis of experience and qualifications applied to the project scope contemplated by this Agreement as well as information provided by Client (the accuracy and completeness of which GHA may rely upon), and represent GHA's reasonable judgment. Client accepts that GHA does not guarantee or warrant that proposals, bids, or the actual construction costs will not vary from opinions of probable cost prepared for the Client. GHA shall not be liable for cost differentials between the bid and/or actual costs and GHA's opinion of probable construction costs. Client agrees it shall employ an independent cost estimator if, based on its sole determination, it wants more certainty respecting construction costs,

10. Contractor's Work. Client agrees that GHA does not have control or charge of and is not responsible for construction means, methods, techniques, sequences or procedures, or for site or worker safety measures and programs including enforcement of Federal, State and local safety requirements, in connection with construction work performed by the Client or the Client's construction contractors. GHA is not responsible for the supervision and coordination of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators, suppliers, or any of their employees, agents and representatives of such workers, or responsible for any machinery, construction equipment, or tools used and employed by contractors and subcontractors. GHA has no authority or right to stop the work. GHA may not direct or instruct the construction work in any regard. In no event shall GHA be liable for the acts or omissions of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators or suppliers, or any persons or entities performing any of the work, or for failure of any of them to carry out their work as called for by the Construction Documents. The Client agrees that the Contractor is solely responsible for jobsite and worker safety and warrants that this intent shall be included in the Client's agreement with all prime contractors. The Client agrees that GHA and GHA's personnel and consultants (if any) shall be defended/indemnified by the Contractor for all claims asserted against GHA which arise out of the Contractor's or its subcontractors' negligence, errors or omissions in the performance of their work, and shall also be named as an additional insured on the Contractor's and subcontractors' general liability insurance policy. Client warrants that this intent shall be included in the Client's agreement with all prime contractors. If the responsible prime contractor's agreement fails to comply with the Client's intent then the Client agrees to assume the duty to defend and indemnify GHA for claims arising out of the Contractor's or subcontractors' negligence, errors or omissions in the performance of their work.

11. Contractor Submittals. Shop drawing and submittal reviews by GHA shall apply only to the items in the submissions that concern GHA's scope of Basic Services and only for the purpose of assessing if, upon successful incorporation in the project, they are generally consistent with the GHA's Instruments of Service. Client agrees that the Contractor is solely responsible for the submissions and for compliance with the Instruments of Service. Owner agrees that GHA's review and action in relation to the submissions does not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to jobsite or worker safety. GHA's consideration of a component does not constitute acceptance of an assembled item.

12. Hazardous Materials. Client agrees that GHA has no responsibility or liability for any hazardous or toxic materials, contaminants or pollutants.

13. Record Drawings. If required by the Scope of Basic Services, record drawings will be prepared which may include unverified information compiled and furnished by others, the accuracy and completeness of which GHA may reasonably rely upon. Client accepts that GHA shall not verify the information provided to it and agrees GHA will not be responsible for any errors or omissions in the record drawings due to incorrect or incomplete information furnished by others to GHA.

14. Disputes. Client agrees to limit GHA's total aggregate liability to the Client for GHA's alleged acts, errors or omissions to \$50,000 or the amount of GHA's paid fees for its services on the project, whichever is greater. GHA's liability to Client shall be limited to twelve months from the last invoice submitted to Client by GHA, regardless of payment by Client. GHA makes no guarantees or warranties, either expressed or implied, including any warranty of habitability or fitness for a particular purpose. The parties agree to waive all claims against the other for any and all consequential damages, including attorneys' fees. The parties agree to waive against each other all rights and claims otherwise covered by property insurance, by builder's risk insurance or by all risk insurance, including but not limited to subrogation rights regardless of whether the claims arise during or post-construction and regardless of final payment to GHA.

All disputes arising out of or relating to this Agreement shall first be negotiated between the parties. If unresolved, the dispute shall be submitted to mediation as a condition precedent to litigation. Mediation shall take place in Chicago, Illinois unless the Client and GHA mutually agree otherwise. The fees and costs of the mediator shall be apportioned equally between the parties. If mediation is unsuccessful, litigation shall be the form of dispute resolution and shall be filed in the jurisdiction where the project was pending. The controlling law shall be the law of the jurisdiction where the project was located. Client agrees that all causes of action under this Agreement shall be deemed to have accrued and all statutory limitations periods shall commence no later than the date of GHA's services being substantially completed. Client agrees that any claim against GHA arising out of this Agreement shall be asserted only against the entity and not against GHA's owners, officers, directors, shareholders, or employees, none of whom shall bear any liability and may not be subject to any claim.

15. Miscellaneous. Either Client or GHA may terminate this Agreement without penalty at any time with or without cause by giving the other party ten (10) calendar days prior written notice. The Client shall, within thirty (30) calendar days of termination pay GHA for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions of this Agreement. Client shall not assign this Agreement without GHA's prior written consent. There are no third-party beneficiaries to this Agreement.

Mundelein 2026 Reconstruction LIST OF STREETS

Name	Limits	Approximate Length
Dunbar Road	N Midlothian Road to East Termini	1,175 FT
Killarney Pass Drive	N Midlothian Road to Lomond Drive	1,410 FT
Killarney Pass Circle	Lomond Drive to Killarney Pass Circle	2,175 FT
Aberdeen Lane	Highland Road to Killarney Pass Drive	945 FT
Highland Road	Dublin Drive to Killarney Pass Drive	2,200 FT
Braeburn Road	N Midlothian Road to Highland Road	465 FT
Dublin Drive	N Midlothian Road to Highland Road	495 FT
Total		8,865 FT

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 August 11, 2025

Subject: Concrete Sidewalk Program

Financial Impact:

\$60,000 - 100-441-46673 - Maintenance Sidewalks
\$200,000 - 210-442-48742 - Sidewalks

Attachments:

1. R-25-08-53 - Exhibit A - Proposal

Background:

The FY26 budget provides for contractual services related to concrete repair of various sidewalks throughout the Village. These repairs are reactive maintenance that improves pedestrian accessibility. Sidewalk repairs will occur in the Bonniebrook and Tullamore subdivisions. Approximately 700 squares of sidewalk will be removed and replaced, and an additional 600 squares will be mud jacked (raised).

Schroeder & Schroeder Inc. has provided sidewalk repair services for the last two years. They originally submitted a bid and were awarded a three-year contract in 2023. They resubmitted their proposal for FY26 services with updated pricing that is less than their original 2023 bid prices. Thus, staff recommends waiving bids and accepting the included proposal from Schroeder & Schroeder Inc.

Recommendation:

Motion to adopt a Resolution waiving bids, accepting a proposal from Schroeder & Schroeder Inc, Skokie, IL, for sidewalk repair services, and approving purchase order number 26-00506 in the amount of \$260,000.

I hereby certify that the attached is an original of

Resolution No. R-25-08-53

that said Resolution was adopted on **August 11, 2025**,

that it was posted in the Village Hall commencing on

8/12/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-08-53

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM SCHROEDER & SCHROEDER, INC, SKOKIE, IL, FOR SIDEWALK REPAIR SERVICES, AND APPROVING PURCHASE ORDER NUMBER 26-00506 IN THE AMOUNT OF \$260,000.00

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, FY26 funds are budgeted for sidewalk repair services; and

WHEREAS, Schroeder & Schroeder Inc. has submitted a proposal, attached hereto, to provide concrete repair services; and

WHEREAS, after comparative analysis, the pricing provided is favorable.

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 contractual concrete repair services.

SECTION II: The proposal submitted by Schroeder & Schroeder Inc, a copy of which is attached hereto as **Exhibit A**, is accepted.

SECTION III: Purchase order number 26-00506 in the amount of \$260,000.00 is hereby approved.

XXX this 11th day of August 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, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk



Schroeder & Schroeder Inc.



CONCRETE CONTRACTORS
7306 CENTRAL PARK - SKOKIE, ILLINOIS 60076
PHONE 847-933-0526 • FAX 847-933-0528

VILLAGE OF MUNDELEIN SIDEWALK & CURB
REPLACEMENT PROGRAM - PROPOSED 2025 CONTRACT
UNIT PRICES

DATE: 11/15/2024

ITEM #	DESCRIPTION	UNIT	2024 CONTRACT UNIT PRICE	2025 CONTRACT UNIT PRICE (3% INCREASE)
1	C&G REPLACEMENT, DEPRESSED	LF	\$ 52.00	\$ 53.56
2	C&G REPLACEMENT, OTHER	LF	\$ 52.00	\$ 53.56
3	PCC SW R&R, 4"	SF	\$ 13.78	\$ 14.19
4	PCC SW R&R, 6"	SF	\$ 13.78	\$ 14.19
5	PCC SIDEWALK INSTALL, 4"	SF	\$ 18.72	\$ 19.28
6	ADA PANEL	EA	\$ 572.00	\$ 589.16
7	SIDEWALK MUDJACKING	SF	\$ 4.68	\$ 4.82

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 August 11, 2025

Subject: Downtown Brick Paver Replacement

Financial Impact:

\$73,600 - 210-442-48742 - Sidewalks

Attachments:

1. R-25-08-53 - Exhibit A - Brick Pavers Installation

Background:

The FY26 budget provides for contractual brick paver removal and replacement throughout downtown. In October 2024, downtown brick paver removal replacement was bid and LandCare USA LLC was the lowest responsive bidder. Recently, LandCare provided a proposal for remove and replace pavers for this year's project. LandCare's proposed pricing is \$1.33 per square foot lower than the price last year when they were the lower bidder. Given LandCare's prior work and competitive pricing, staff recommend waiving bids and accepting the proposal from LandCare.

Recommendation:

Motion to adopt a Resolution waiving bids, accepting a proposal from LandCare USA LLC, Park City, IL, for brick paver replacement services, and approving purchase order number 26-00511 in the amount of \$73,600.

I hereby certify that the attached is an original of

Resolution No. R-25-08-54

that said Resolution was adopted on **August 11, 2025**,

that it was posted in the Village Hall commencing on

8/12/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-08-54

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM LANDCARE USA LLC, PARK CITY, IL, FOR BRICK PAVER REPLACEMENT SERVICES, AND APPROVING PURCHASE ORDER NUMBER 26-00511 IN THE AMOUNT OF \$73,600.

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, FY26 funds are budgeted for brick replacment services; and

WHEREAS, LandCare USA LLC has submitted a proposal, attached hereto, to provide brick paver Replacment services; and

WHEREAS, after comparative analysis, the pricing provided is favorable.

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 contractual concrete repair services.

SECTION II: The proposal submitted by LandCare USA LLC, a copy of which is attached hereto as **Exhibit A**, is accepted.

SECTION III: Purchase order number 26-00511 in the amount of \$73,600.00 is hereby approved.

XXX this 11th day of August 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, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk

Village of Mundelein
801 Allanson Road
Mundelein, IL 60060
(O)
(C)
jcarrier@mundelein.org

Manuel Mercado
manuel.mercado@landcare.com
CO # 3634145
July 30, 2025

Authorization for Extra Work - Downtown Brick Paver Replacement Project 2025

LandCare hereby submits specifications and estimates for the following work:

Authorization of work to remove and Replacement of approximately 5,250 SQ FT of Existing brick paves and complete installation of

updated pavers (Belgard Dimensions 6" paver to be Provided by the Village.

Landcare shall be Responsible for providing all Additional Material Including but limited to:

Polymeric sand

All Required bedding and base Material

Compost

Perennial for Planting beds

Landcare will remove and transport old brick pavers to the Mundelein Publick works Concrete Disposal site located at 801 Allanson Road.

<u>Qty</u>	<u>UOM</u>	<u>Description</u>
130.00	bag	Sand - Polymeric Gator Sand - 50 lb. bag
25.00	cy	Gravel - Grade 9
20.00	cy	Gravel - Limestone Screenings
4.00	cy	Compost - Bed Prep
16.00	1 Gal. Cnt	Calamagrostis acutiflora 'Karl Foerster'





16.00	1 Gal. Cnt	Allium 'Windy City'		
6.00	ea	Edging - Plastic Snap Edge (8' lengths)		
			SubTotal	\$73,600.00
			Tax	\$0.00
			Total	\$73,600.00

Warranty:

All new woody plant material will carry a one year material and labor warranty. This warranty will be honored only if the plant material is watered, fertilized and maintained to defined standards. This warranty is limited to a one time replacement. This warranty is subject to payment of the original invoice being made within the terms of the sale and account being current. Notwithstanding anything to the contrary contained herein, LandCare shall not be liable and the warranty shall be void for or from acts or events beyond its reasonable control including, without limitation, acts of God, natural catastrophes, or unforeseen weather events.

Pricing:

Except as noted in the Proposal, all prices are valid for thirty (30) days after the date of this Proposal; provided, however, that all prices are subject to change due to seasonal growth rates, fluctuating material and/or labor prices or other unforeseen factors.

Payment Terms:

Payment terms are Due Upon Receipt. A service charge of 1.5% per month will be added to all balances not paid within thirty (30) days of invoice date. This represents an annual rate of 18%. In addition to all service charges there shall also be paid the reasonable costs of collection including attorney's fees and court costs.

By Manuel Mercado
Manuel Mercado

By _____

Date 7/30/2025
LandCare

Date _____
Village of Mundelein

To: Mayor and Board of Trustees

From: Margarita OROZCO, PT Office Clerk
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of August 11, 2025

Subject: Water Reclamation PLC System Replacement

Financial Impact:

\$249,700.00 - 520-457-48770 - Sewer Plant

Attachments:

1. R-25-08-55 - Exhibit A - Water reclamation PLC System Replacement

Background:

The remote control panels for the Water Reclamation Facility are more than 10 years old and have reached the end of their useful life. The smaller remote series equipment is more than 15 years old, which is beyond the life cycle end typically. The staff have researched possible replacement options. The Allen-Bradley CompactLogix platform, which is Ethernet capable, provides optimal functionality and reliability into the future. There is a sole source purchase due to the complexity and specific nature of this product.

Recommendation:

Motion to adopt a Resolution to waive bids, authorize an agreement with Concentric Integration, LLC to complete the replacement of the wastewater PLC system, and ratify the purchase order 26-00516 in the amount of \$249,700.00 for said service.

I hereby certify that the attached is an original of
Resolution No. R-25-08-55
that said Resolution was adopted on **August 11, 2025**,
that it was posted in the Village Hall commencing on
8/12/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-08-55

A RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM CONCENTRIC INTEGRATION, LLC TO COMPLETE THE REPLACEMENT OF THE WASTEWATER PLC SYSTEM, AND APPROVE A PURCHASE ORDER IN THE AMOUNT OF \$74,820.00.

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 remote control panels for the Water Reclamation Facility are more than 10 years old and have reached the end of their useful life; and

WHEREAS, in order to ensure optimal functionality and reliability into the future; and

WHEREAS, The Allen-Bradley CompactLogix Platform, which is Ethernet capable, provides optimal functionality and reliability into the future; and

WHEREAS, Concentric Integration, LLC is able to complete the replacement of the wastewater PLC system: and

WHEREAS, awarding a contract to Concentric Integration, LLC for this work provides the most effective and cost-efficient project.

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 replacement of the wastewater PLC system.

SECTION II. The agreement submitted by Concentric Integration, LLC for the project in the cumulative amount of \$249,700.00, a copy of which is attached hereto as **Exhibit A**, is accepted.

SECTION III. A purchase order in the amount of \$249,700.00 is hereby approved.

XXX this 11th day of August 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, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST:

Village Clerk



Project Proposal

August 4, 2025

Mr. Paul Cacioppo
Utilities Superintendent
Village of Mundelein, IL
801 Allanson Road
Mundelein, IL 60060

Subject: 2025 SCADA Upgrades

Concentric Project Number: 2501088.00

Dear Mr. Cacioppo:

The Village of Mundelein conducted a SCADA assessment in 2024 and wants to begin some of the recommendations made within the assessment. In summary, the SCADA assessment recommended the following:

1. Replace the existing GE PLC control hardware with Rockwell Automation's Allen-Bradley CompactLogix Platform.
2. Replace the existing GE OIT QuickPanel OITs with Rockwell Automation's Allen-Bradley PanelView Plus Platform.
3. Upgrade the SCADA server hardware with new hardware.
4. Migrate SCADA software and alarm software to the new hardware and to their newest software versions.

The 1st phase of SCADA improvements will begin replacing some of the GE PLC control hardware and OIT QuickPanels with Allen-Bradley variants within the following SCADA Control Panels (SCPs):

1. SCP-3
2. SCP-4
3. SCP-5

Concentric Integration recommends Allen-Bradley PLCs because they are widely used in the water/wastewater industry with spare parts readily available and supported by just about every Integrator, and also have good local support from the manufacturer. In addition to replacing the PLC and OIT equipment above, Concentric recommends replacing the Fortinet FortiGate SCADA Firewalls at Public Works and the WWTP. The existing firewalls are now considered End-of-Life by Fortinet; therefore, will no longer be supported soon.





Scope of Services

Equipment

Concentric will provide the following equipment:

1. Digester Building (SCP-4)

Equipment	Quantity
Allen-Bradley 1769-L33ER CompactLogix PLC Processor	1
Allen-Bradley 1769-AENTR CompactLogix Network Adaptor	1
Allen-Bradley 1769-PA4 CompactLogix PLC Power Supply	2
Allen-Bradley 1769-IA8I 8 Point 120 VAC Individually Isolated Input Module	8
Allen-Bradley 1769-OW8I 8 Point VAC/VDC Individually Isolated Relay Output Module	2
Allen-Bradley 1769-IF8 8 Channel Analog Current/Voltage Input Module	2
Allen-Bradley 2711P-T7C22D9P PanelView Plus 7 OIT (7")	1
Allen-Bradley 1783-USP2SG8TG Stratix 2100, 8 1Gb copper, 2 1Gb SFP Slot with SFPs	1

2. Screen & Grit Building (SCP-3)

Equipment	Quantity
Allen-Bradley 1769-L36ERM CompactLogix PLC Processor	1
Allen-Bradley 1769-AENTR CompactLogix Network Adaptor	1
Allen-Bradley 1769-PA4 CompactLogix PLC Power Supply	3
Allen-Bradley 1769-IA8I 8 Point 120 VAC Individually Isolated Input Module	16
Allen-Bradley 1769-OW8I 8 Point VAC/VDC Individually Isolated Relay Output Module	6
Allen-Bradley 1769-IF8 8 Channel Analog Current/Voltage Input Module	1
Allen-Bradley 1769-OF4CI 4 Channel Analog Current Isolated Output Module	1
Allen-Bradley 2711P-T7C22D9P PanelView Plus 7 OIT (7")	1
Allen-Bradley 1783-USP2SG8TG Stratix 2100, 8 1Gb copper, 2 1Gb SFP Slot with SFPs	1

3. Screen & Grit Building (SCP-5)

Equipment	Quantity
Allen-Bradley 1769-L33ER CompactLogix PLC Processor	1
Allen-Bradley 1769-PA4 CompactLogix PLC Power Supply	2
Allen-Bradley 1769-IA16 16 Point 120 VAC Input Module	2
Allen-Bradley 1769-OW8I 8 Point VAC/VDC Individually Isolated Relay Output Module	1
Allen-Bradley 1769-IF8 8 Channel Analog Current/Voltage Input Module	1
Allen-Bradley 1769-OF4CI 4 Channel Analog Current Isolated Output Module	1





4. Firewall Replacement

Equipment	Quantity
Fortinet FG-71F-BDL-809-60 FortiGate-71F with 5 Years of Enterprise Protection	2
Fortinet FC-10-0071F-211-02-60 FortiGate-71F 3 Year 4-Hour Hardware Delivery Priority RMA Service	2
Fortinet FC-10-0071F-159-02-60 OT Security Bundle	2

5. Power Monitor Replacement

Equipment	Quantity
Allen-Bradley 1408-EM3A-ENT Power Monitor	3
Allen-Bradley Power Monitor Protective Connection Kit	3
Allen-Bradley Current Transformers	9
Allen-Bradley 1426-DM Power Monitor Display	3

Labor

Project Management

1. Plan, schedule, and coordinate the activities required to complete the Project.
2. Coordinate an onsite project kickoff meeting at the WWTP before commencement of work.
3. Provide project status updates via email at the frequency agreed upon during the kickoff meeting.
4. Manage a punch list upon the last task of the Project.

Design

1. Provide “For Construction” control panel wiring diagrams detailing the hardwire I/O connections to the new PLC equipment. Full panel and enclosure layout diagrams are not included within this Scope of Services.

PLC and OIT Modernizations

1. Replace existing PLC equipment with the new Allen-Bradley PLC equipment in the following control panels:
 - a. SCP-3
 - b. SCP-4
 - c. SCP-5





2. Develop new PLC programs for the Allen-Bradley PLCs. The Allen-Bradley PLCs will mimic the existing functionality currently programmed within the GE PLCs.
3. Replace the existing OIT equipment with the Allen-Bradley OIT equipment on the following SCADA control panels:
 - a. SCP-3
 - b. SCP-4
4. Develop new OIT applications for the Allen-Bradley OITs. The Allen-Bradley OITs will mimic the existing monitoring and control capabilities currently programmed within the GE OITs.
5. Integrate the existing Automation Direct Digester Flare PLC into SCADA.
6. Confirm successful migration through testing of status and control signals. Document results using a Field Device Report checkout form.

SCADA Modifications

1. Add the necessary device connections within SCADA to connect to the new PLCs installed.
2. The PLC system modifications will not change the function of the Plant. Therefore, modifications to HMI graphics are not included in this proposal.

Firewall Replacement

1. Provision the new firewalls according to Concentric SOP Standards and industry best practices:
 - a. The firewall will be updated and patched to the latest available version.
 - b. Existing Fortinet configurations will be downloaded and reviewed.
 - c. Configuration will be built on the new Fortinet firewall to current security standards and best practices.
2. Remove the old hardware and provide them to the Village for proper disposal
3. Install the new devices in the locations at Public Works and the WWTP.
4. Confirm SCADA communications are functioning after installation.
5. Confirm all network cable connections from the firewall are labeled.

Power Monitor Replacement

1. Replace the existing Power Monitors with the new Allen-Bradley Power Monitors at the following locations:
 - a. Main Building





- b. Digestor Building
 - c. Screen and Grit Building
2. Integrate the new Power Monitors within SCADA. Provide the same power monitoring capabilities as the existing power monitors.

Documentation

1. Provide via USB flash drive or secure electronic file-share using Microsoft OneDrive, or similar, electronic copies of the following:
 - a. Signed Field Device Checkout Forms signed by both parties.
 - b. Updated network diagram detailing the new Firewalls.
 - c. Upgraded PLC and OIT Programs.

Fee

Our fee for the above scope is a lump sum of \$249,700.

This proposal is valid for 90 days from the date issued.

Concentric Assumptions / Customer Responsibilities

1. The customer will assign an initial project manager at the project kickoff meeting.
2. The customer will provide site access for installation, programming, and startup during Customer's normal business hours. Work outside of Customer's normal business hours can be agreed upon as needed, provided Concentric can secure the site(s) upon departure.
3. The customer understands that all the existing equipment to remain is assumed to be in good working order. In the event that any other equipment does not perform as-expected, Concentric will work with the Customer to repair, as-needed, under a separate contract.
4. The customer will dispose of/recycle any removed equipment.

Project Schedule

Concentric is available to begin work upon notice to proceed.





Warranty

The warranty listed in the Standard Terms and Conditions (Paragraph 12.2):

- ☒ DOES apply
- ☐ DOES NOT apply

Standard Terms and Conditions References

Effective Date: The Effective Date of this Proposal and the associated Standard Terms and Conditions shall be the date this Proposal is accepted as shown by Customer's dated signature below.

Third Party Materials (See Standard Terms and Conditions Paragraphs 3.2 & 8.3):

- ☒ DOES apply
- ☐ DOES NOT apply

Notices: Notices required to be provided to Customer in accordance with Paragraph 16.3 of the Standard Terms and Conditions shall be delivered to the individual and address given above, unless Customer provides updated notification information to Concentric in writing

Standard Terms and Conditions

Concentric Integration, LLC's Standard Terms and Conditions, Version 10.2 (V10.2), located at <http://goconcentric.com/standard-terms/> are hereby incorporated into this Project Proposal as though fully attached hereto. By signing below, each of the undersigned represents and warrants that Concentric Integration, LLC's Standard Terms & Conditions are legal, valid and binding obligations upon the parties for which they are the authorized representative.





Acceptance

If this proposal is acceptable, please sign one copy and return it to us. Feel free to contact me if you have any questions.

Sincerely,

CONCENTRIC INTEGRATION, LLC

Michael D. Klein, PE
President
MDK/RRO



CUSTOMER:
VILLAGE OF MUNDELEIN, IL

ACCEPTED BY: _____

TITLE: _____

DATE: _____

P:\MUNDV\2501088-2025 SCADA UPGRADES\CONTRACT\WORK\2501088-2025SCADAUPGRADES-PROPOSAL.DOCX



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 August 11, 2025

Subject: Brick Paver Purchase

Financial Impact:

\$21,737.00 - 210-442-48740 - Sidewalks

Attachments:

1. Exhibit A - Brick Pavers

Background:

Purchase of 4,080,000 square feet of brick pavers from Northfield Block Company for use in the downtown paver replacement project. This is a sole source purchase due to the style of brick that the Village uses throughout the downtown and cannot be purchased from any other vendor.

Recommendation:

Motion to approve purchase order number 26-00510 for Northfield Block Company for \$21,737.00



560 APG Great Lakes
 501 Morris, IL
 3400 East Bungalow Rd
 Morris, IL 60450-8945
 Phone:

Ship To
 mundelein parks
 801 Allanson Rd
 mundelein, IL 60060
 US

Quote #: Q-196702-1
Date: 7/28/2025, 1:05 PM
Expires On: 8/27/2025
Delivery Terms: FOB Origin/Picked Up Pricing
Payment Method: Net 30 Days

Sales Rep: Joe Baert
Phone: 2244562661
Email: joe.baert@oldcastle.com

Sold To
 Village of Mundelein - Public Works 196057
 440 E Crystal St
 Mundelein, IL 60060-2258 US

Primary Contact:

560 APG Great Lakes ("Seller") offers to furnish the equipment, labor, materials and/or services described below to Village of Mundelein - Public Works ("Buyer") in connection with construction of improvements at the following project: mundelein parks ("Project"). The Project is being performed on property owned by ("Property Owner / General Contractor").

QTY	UOM	CODE	DESCRIPTION	WHS	UNIT PRICE	EXTENDED
4,080.00	SFT	127000560	Dimensions 6 60mm Ashbury Haze DF (120/ PAL)	501-CLD	USD 4.9000	USD 19,992.00
34.00	EA	99050130	Pallet Charge	501-CLD	USD 5.0000	USD 170.00
3.00	EA	99050020	Delivery Charge	501-CLD	USD 525.0000	USD 1,575.00
TOTAL:						USD 21,737.00

Subtotal	USD 21,737.00
Sales Tax	USD 0.00
Grand Total	USD 21,737.00

Unloading Note: Contractor is responsible for unloading.

Special Order Product: The material above is a non-stocked special-order product (SPO). SPO products cannot be cancelled after production is started. No returns allowed for SPO products. All SPO products will be invoiced as delivered. Any undelivered units in the yard will be billed to purchaser at full price at the end of the project. We will hold for a maximum of 60 (sixty) days, after billing & at which time the material will be disposed of or you can make arrangements to take delivery. No credit will be issued for disposed material or material returned.

This is an estimate. The Contractor is responsible for final quantities by style and ordering of material. If actual quantities by style vary (either plus or minus) the square foot, number of deliveries and total price may also vary. Quantities will be rounded up to the nearest full pallet. Contractor is responsible for unloading.

Upon being awarded this project, please forward a signed copy of this quote form to confirm the availability of material and ensure prices to Joe Baert, joe.baert@oldcastle.com

Complete these fields if applicable:

Purchase Order Number

Notes to appear on Ship Ticket

Upload/Attach Documents

The person signing below represents that he/she is authorized to enter into this Contract on behalf of the Buyer and has received the Seller's Standard Terms & Conditions, which are incorporated by reference herein. These terms and conditions control over any conflicting terms. This Contract and the Standard Terms & Conditions are accepted by the following:

Signature:

Effective Date:

Name (Print):

Title:

THANK YOU FOR YOUR BUSINESS!

STANDARD TERMS AND CONDITIONS

1. Pricing. Prices are good for 30 days unless specifically extended by notation on this quote form:
Expiration Date: 8/27/2025.
 - a. All pricing is subject to additional surcharges in order to address the current volatility of input costs, including cement, energy, fuel, and transportation.
 - b. Resale items are net pricing. Pricing on these items is subject to current market pricing and may vary.
 - c. Unless the words "Lump Sum" appear next to an item of work, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices for actual quantities provided by Seller.
 - d. Prices may be adjusted to account for any decrease or increase in taxes, tariffs, and permit fees after the date of Seller's quote.
2. **Delivery.** Lead times begin on the date a signed sales order is received. Instructions to start shipments must be given in writing by the Buyer within one month of due date and must permit completion of shipments within four months of initial order unless specially agreed otherwise in writing. Shipments after four months are subject to escalation.
 - a. All rushed orders will be shipped immediately upon completion.
 - b. Orders of stock product that are not picked up within 60 days may be subject to cancellation without notice.
 - c. Buyer agrees to take delivery of and shall be invoiced for the total quantity ordered. Buyer will be invoiced for all special order quantities not shipped within 14 calendar days after job completion. Seller shall have the right to dispose of any materials left at Seller's facility for more than 30 calendar days after job completion. No credit will be issued for disposed material.
 - d. The parties will establish a mutually agreeable delivery schedule for the products ordered. Additional charges may be assessed for deliveries and/or loading of trucks outside of regular hours or on holidays.
 - e. When Seller arranges freight for Buyer, all freight rates are subject to current market pricing and may change.
 - f. The Buyer agrees to provide suitable roadways or approaches to points of delivery. Seller reserves the right to cease deliveries if Seller concludes, in its sole opinion, that the roadways or approaches are unsatisfactory.
 - g. When pricing is FOB jobsite, it is based on full loads and any partial loads will incur a higher price. In the event Buyer contracts delivery beyond curb line, Buyer assumes liability for damages to sidewalks, driveways or other property, loss and expense incurred as a result of such deliveries to the maximum extent allowed by law.
3. **Warranty.** Seller warrants that the materials and/or services herein will conform to the specifications provided to Seller prior to manufacture of the materials and/or Seller's performance of the services. Seller's obligation to meet the applicable specifications supersedes any and all other warranties. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THOSE OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSES.
 - a. Buyer shall verify that Seller's materials comply with the plans and specifications prior to installation. If Buyer requires product that exceeds standard ASTM or CSA specifications, Buyer must annotate that requirement in writing when requesting quote. Changes to the plans and specifications shall be made by written change order and Seller shall be entitled to an equitable price adjustment for such changes.
 - b. The express limited warranty set forth herein shall be void if Buyer fails to pay Seller in full for the materials provided by Seller pursuant to this Contract.
 - c. Seller makes no representations or warranties regarding the color, texture or aesthetic result of the product and Seller is solely responsible for advising owner or end-user regarding the same. Color variations are inherent in the manufacturing process and should be expected between runs. Weather, wear patterns and sealants can affect color. Color variations will occur on solid color products. Buyer acknowledges that Seller is not liable for such variations. It is highly recommended that a mock up panel be constructed for final color approval by Buyer.

Panel has been constructed and approved:

Yes

No

(Buyer initials)

- d. Efflorescence may result from the naturally occurring chemical reaction between a cementitious product and its environment. Seller is not responsible for variations in appearance due to efflorescence.

- e. All dimensions and weights are nominal and will vary within accepted standards for concrete products. Coverage quantities vary from shape to shape and are calculated using mold manufacturer drawings with an allowance for sand or mortar.
 - f. Buyer acknowledges that Seller accepts no responsibility for the installation or placement of any materials furnished by Seller, unless those materials are installed by Seller personnel pursuant to a written agreement. Seller shall have no liability for any defect in project design or installation, and any misuse or failure to properly maintain any installation of Seller's materials voids any and all warranties (express or implied) by Seller, except warranty of title.
4. **Refunds / Returns.** Buyer shall be deemed to have accepted all materials delivered unless Buyer rejects such materials in writing to Seller within 5 days of delivery. Rejected materials shall be made available for inspection before Buyer may be entitled to any adjustment or credit.
- a. Seller does not refund special orders or bagged items
 - b. Seller may authorize refunds of purchase price (excluding freight) less a restocking fee of **100 %** of the purchase price for unopened, undamaged cubes or packages of standard items (unless waived by Seller representative). Buyer shall pay return freight.
 - c. For purchases in Quebec, Buyer waives its right to terminate this Contract pursuant to Section 2125 of the Civil Code of Québec.
5. **CAUTION:** Sawing or grinding of concrete products may result in the release of respirable dust and/or respirable silica. Please ensure all applicable OSHA or MSHA guidelines are followed as appropriate.
6. **Indemnity and Limitation.** To the maximum extent permitted by applicable law, Buyer shall defend, indemnify and hold Seller, its officers, employees, agents, insurers, sureties, and affiliates, harmless from any and all losses, damages, expenses (including attorneys' fees), claims, suits, liabilities, fines and remedial or clean-up costs arising out of or in any way related to: (i) Buyer's breach of this Agreement; or (ii) any act or omission by or on behalf of Buyer, its employees, contractors and/or agents.
- a. **IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES WITH REGARD TO ANY CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT.**
 - b. It is further understood that Seller shall not be responsible for any damage to or deterioration of any of its work, whether completed or in process, resulting from any cause or causes beyond its reasonable control, including but not limited to design, failure of subgrade or other subsurface conditions, or failure or inadequacy of any labor or materials not furnished and installed by Seller, whether or not such failure or inadequacy was or could have been known at the time its work was undertaken, or for any work performed under adverse weather conditions
 - c. Seller's liability for any damages related to this Contract shall be limited to, at Seller's option, (a) replacement of defective materials or, at Seller's option, (b) a refund of any payments made by Buyer for defective materials
7. **MANDATORY BINDING ARBITRATION IN THE UNITED STATES OF AMERICA. ALL CLAIMS OR CONTROVERSIES ARISING OUT OF OR RELATED TO THIS CONTRACT, SHALL BE SUBMITTED TO AND RESOLVED BY BINDING ARBITRATION BY A SINGLE ARBITRATOR IN A COUNTY AND STATE OF THE SELLER'S CHOOSING. THE AMERICAN ARBITRATION ASSOCIATION ("AAA") SHALL CONDUCT THE ARBITRATION AND THE COSTS OF THE ARBITRATION SHALL BE BORNE EQUALLY BY THE PARTIES.**
8. Dispute resolution in Canada: In Canada, the hearing of any claim issuing from the interpretation, the application, the execution, the entry into force, the validity and the effects of this Agreement shall be referred to the appropriate courts.
9. Applicable Law: The laws of the state or province where a project is located shall govern any dispute.
10. **Force Majeure.** If Seller agrees to deliver the materials, Seller shall make reasonable efforts to deliver the materials by the specified delivery date and shall provide notice to Buyer of any expected delays in delivery. Seller is not responsible for failure to supply materials due to labor disputes, repairs to machinery, fire, flood, adverse weather conditions, inability to obtain transportation, fuel, electric power, or operating materials or machinery at reasonable cost; or by reason of any other cause beyond its control, including the inability to produce materials meeting any applicable specification or requirement. In the event any such contingency should occur, Seller reserves the right to determine the order of priority of delivering to its purchasers.

To: Mayor and Board of Trustees

From: Ryan Peterson, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of August 11, 2025

Subject: Governing Body

Financial Impact:

\$1,276,487.16

Attachments:

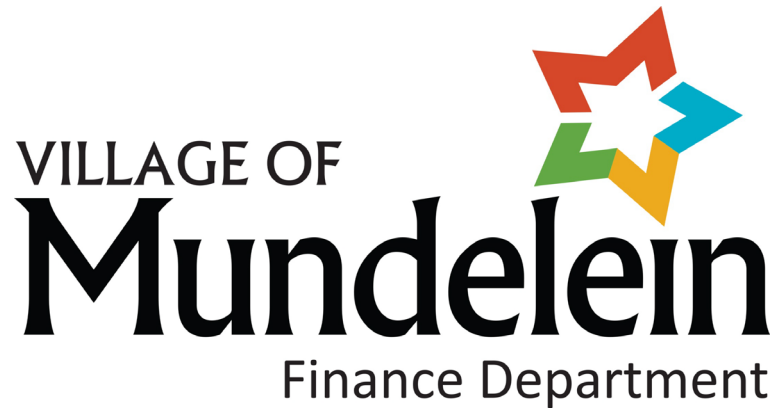
1. Governing Body

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 July 29, 2025 and ending August 11, 2025 in the amount of \$1,276,487.16.



GOVERNING BODY

DISBURSEMENTS REPORT

AUGUST 11, 2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer CONCRETE PATCH FOR CURB REPAIRS							
5191063							
0000024141	HOME DEPOT CREDIT SVCS. CONCRETE PATCH FOR CURB REPAIRS 100-441-47555.000	06/05/2025 VJANKOWSKI MT MTLS CURBS		(45.37) (45.37)	0.00	Paid	Y 07/29/2025
3011701							
0000024142	HOME DEPOT CREDIT SVCS. LUMBER FOR BARRICADE REPAIRS 100-420-47510.000	05/28/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		130.93 130.93	0.00	Paid	Y 07/29/2025
3011703							
0000024143	HOME DEPOT CREDIT SVCS. COMPRESSOR FOR RANGE 100-301-47510.000	05/28/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		196.98 196.98	0.00	Paid	Y 07/29/2025
3021261							
0000024144	HOME DEPOT CREDIT SVCS. TOOLS FOR NEW EMPLOYEE 100-420-47070.000	05/28/2025 VJANKOWSKI TOOLS/SUPPLIES		228.70 228.70	0.00	Paid	Y 07/29/2025
3021266							
0000024145	HOME DEPOT CREDIT SVCS. MATERIAL FOR CONDUIT RUN AT PD 100-301-47510.000	05/28/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		8.76 8.76	0.00	Paid	Y 07/29/2025
2973466							
0000024146	HOME DEPOT CREDIT SVCS. MCD ELECTRIC SUPPLIES 100-103-47070.000	05/29/2025 VJANKOWSKI TOOLS/SUPPLIES		346.08 346.08	0.00	Paid	Y 07/29/2025
8012005							
0000024147	HOME DEPOT CREDIT SVCS. MATERIALS FOR ABC 294-294-46620.000	06/02/2025 VJANKOWSKI MT BUILDING & GROUNDS		277.36 277.36	0.00	Paid	Y 07/29/2025
8012006							
0000024148	HOME DEPOT CREDIT SVCS. MCD ZIP TIES 100-103-47070.000	06/02/2025 VJANKOWSKI TOOLS/SUPPLIES		297.30 297.30	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer MCD ELECTRIC SUPPLIES							
8012019 0000024149	HOME DEPOT CREDIT SVCS. MCD ELECTRIC SUPPLIES 100-103-47070.000	06/02/2025 VJANKOWSKI TOOLS/SUPPLIES		7.12 7.12	0.00	Paid	Y 07/29/2025
7012070 0000024150	HOME DEPOT CREDIT SVCS. TOOLS 500-462-47070.000	06/03/2025 VJANKOWSKI TOOLS/SUPPLIES		20.96 20.96	0.00	Paid	Y 07/29/2025
7012083 0000024151	HOME DEPOT CREDIT SVCS. POWEREDGE WOOD DIGGING 500-453-47510.000	06/03/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		37.98 37.98	0.00	Paid	Y 07/29/2025
7012089 0000024152	HOME DEPOT CREDIT SVCS. MATERIAL FOR NEW WALL AT ABC BUIDING 294-294-46620.000	06/03/2025 VJANKOWSKI MT BUILDING & GROUNDS		397.54 397.54	0.00	Paid	Y 07/29/2025
7012091 0000024153	HOME DEPOT CREDIT SVCS. MATERIAL FOR MUNCH 100-420-46899.000	06/03/2025 VJANKOWSKI MISC COMMUNITY SERVICE		42.94 42.94	0.00	Paid	Y 07/29/2025
7012112 0000024154	HOME DEPOT CREDIT SVCS. SWITHCES FOR ABC BUILDING 294-294-46620.000	06/03/2025 VJANKOWSKI MT BUILDING & GROUNDS		10.58 10.58	0.00	Paid	Y 07/29/2025
6021411 0000024155	HOME DEPOT CREDIT SVCS. NUTS BOLTS 500-462-47070.000	06/04/2025 VJANKOWSKI TOOLS/SUPPLIES		22.07 22.07	0.00	Paid	Y 07/29/2025
5012242 0000024156	HOME DEPOT CREDIT SVCS. CONCRETE PATCH FOR CURB REPAIRS 100-441-47555.000	06/05/2025 VJANKOWSKI MT MTLS CURBS		45.37 45.37	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer CONCRETE PATCH FOR CURB REPAIRS							
5191064 0000024157	HOME DEPOT CREDIT SVCS. CONCRETE PATCH FOR CURB REPAIRS 100-441-47555.000	06/05/2025 VJANKOWSKI MT MTLS CURBS		41.91 41.91	0.00	Paid	Y 07/29/2025
4012357 0000024158	HOME DEPOT CREDIT SVCS. CONCRETE PATCH FOR CURB REPAIRS 100-441-47555.000	06/06/2025 VJANKOWSKI MT MTLS CURBS		79.82 79.82	0.00	Paid	Y 07/29/2025
4021436 0000024159	HOME DEPOT CREDIT SVCS. SHOP SUPPLIES 100-420-47510.000	06/06/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		162.64 162.64	0.00	Paid	Y 07/29/2025
2213333 0000024641	HOME DEPOT CREDIT SVCS. RETURN OF ITEM FROM HOME DEPOT 100-323-47070.000	06/18/2025 VJANKOWSKI TOOLS/SUPPLIES		(29.98) (29.98)	0.00	Paid	Y 07/29/2025
2521921 0000024642	HOME DEPOT CREDIT SVCS. TOOLS/SUPPLIES 100-323-47070.000	06/18/2025 VJANKOWSKI TOOLS/SUPPLIES		204.25 204.25	0.00	Paid	Y 07/29/2025
1012529 0000024644	HOME DEPOT CREDIT SVCS. WW SUPPLIES 500-452-47510.000	06/09/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		62.91 62.91	0.00	Paid	Y 07/29/2025
21473 0000024645	HOME DEPOT CREDIT SVCS. INSTALL NEW OUTLET IN GARAGE 100-420-47510.000	06/10/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		32.16 32.16	0.00	Paid	Y 07/29/2025
9012651 0000024646	HOME DEPOT CREDIT SVCS. MAINTENANCE MATERIAL FOR PUMP STATIONS 500-462-47565.000	06/11/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		8.82 8.82	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer MATERIAL FOR GARBAGE CAN REMOVAL							
9012664 0000024647	HOME DEPOT CREDIT SVCS. MATERIAL FOR GARBAGE CAN REMOVAL 100-420-47510.000	06/11/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		52.92 52.92	0.00	Paid	Y 07/29/2025
9012665 0000024648	HOME DEPOT CREDIT SVCS. SAND PAPER 100-103-47070.000	06/11/2025 VJANKOWSKI TOOLS/SUPPLIES		63.88 63.88	0.00	Paid	Y 07/29/2025
9012680 0000024649	HOME DEPOT CREDIT SVCS. PARTS FOR ICE MAKER AT THE PD 100-301-47510.000	06/11/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		94.98 94.98	0.00	Paid	Y 07/29/2025
8012733 0000024650	HOME DEPOT CREDIT SVCS. TRAILER 651 BOARDS 100-430-47525.000	06/12/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		23.49 23.49	0.00	Paid	Y 07/29/2025
7021518 0000024651	HOME DEPOT CREDIT SVCS. CASE OF MESQUITO SPRAY 500-462-47070.000	06/13/2025 VJANKOWSKI TOOLS/SUPPLIES		59.64 59.64	0.00	Paid	Y 07/29/2025
4021528 0000024652	HOME DEPOT CREDIT SVCS. MOLD REMOVAL FOR RESERVOIRS 500-462-47565.000	06/16/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		172.31 172.31	0.00	Paid	Y 07/29/2025
4021529 0000024653	HOME DEPOT CREDIT SVCS. PRESSURE WASHER LANCE 100-420-47510.000	06/16/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		60.47 60.47	0.00	Paid	Y 07/29/2025
4021532 0000024654	HOME DEPOT CREDIT SVCS. MATERIAL FOR BEER FEST 100-420-46899.000	06/16/2025 VJANKOWSKI MISC COMMUNITY SERVICE		46.98 46.98	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer MATERIAL FOR KIDS STAGE TRAILER							
4021533 0000024655	HOME DEPOT CREDIT SVCS. MATERIAL FOR KIDS STAGE TRAILER 100-420-46899.000	06/16/2025 VJANKOWSKI MISC COMMUNITY SERVICE		1,123.04 1,123.04	0.00	Paid	Y 07/29/2025
4021539 0000024656	HOME DEPOT CREDIT SVCS. FLAT BAR TOOL 500-462-47070.000	06/16/2025 VJANKOWSKI TOOLS/SUPPLIES		24.00 24.00	0.00	Paid	Y 07/29/2025
3021544 0000024657	HOME DEPOT CREDIT SVCS. BATTERIES FOR PAPER TOWEL DISPENSOR 100-420-47510.000	06/17/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		67.48 67.48	0.00	Paid	Y 07/29/2025
2013139 0000024658	HOME DEPOT CREDIT SVCS. MCD SUPPLIES 100-103-47070.000	06/18/2025 VJANKOWSKI TOOLS/SUPPLIES		320.80 320.80	0.00	Paid	Y 07/29/2025
2901166 0000024659	HOME DEPOT CREDIT SVCS. FOOD VENDOR LIGHTING 100-103-47510.000	06/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		399.92 399.92	0.00	Paid	Y 07/29/2025
1013257 0000024660	HOME DEPOT CREDIT SVCS. MCD PAINT 100-103-47070.000	06/19/2025 VJANKOWSKI TOOLS/SUPPLIES		77.96 77.96	0.00	Paid	Y 07/29/2025
1021551 0000024661	HOME DEPOT CREDIT SVCS. MATERIAL FOR FIRE 1 100-420-47510.000	06/19/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		39.92 39.92	0.00	Paid	Y 07/29/2025
1021552 0000024662	HOME DEPOT CREDIT SVCS. MCD SUPPLIES 100-103-47070.000	06/19/2025 VJANKOWSKI TOOLS/SUPPLIES		25.47 25.47	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer MOLD SPRAY FOR RESERVOIRS							
1903467 0000024663	HOME DEPOT CREDIT SVCS. MOLD SPRAY FOR RESERVOIRS 500-462-47565.000	06/19/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		159.84 159.84	0.00	Paid	Y 07/29/2025
7021586 0000024664	HOME DEPOT CREDIT SVCS. PARTS FOR MUNCH WATER 100-103-47070.000	06/23/2025 VJANKOWSKI TOOLS/SUPPLIES		24.11 24.11	0.00	Paid	Y 07/29/2025
6013495 0000024665	HOME DEPOT CREDIT SVCS. WW SUPPLIES 500-452-47510.000	06/24/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		20.97 20.97	0.00	Paid	Y 07/29/2025
6013524 0000024666	HOME DEPOT CREDIT SVCS. PARTS FOR PD 100-420-47510.000	06/24/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		10.97 10.97	0.00	Paid	Y 07/29/2025
6013525 0000024667	HOME DEPOT CREDIT SVCS. MCD SUPPLIES 100-103-47070.000	06/24/2025 VJANKOWSKI TOOLS/SUPPLIES		21.02 21.02	0.00	Paid	Y 07/29/2025
5013579 0000024668	HOME DEPOT CREDIT SVCS. SPEAKER FOR EVENTS 100-420-47510.000	06/25/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		39.98 39.98	0.00	Paid	Y 07/29/2025
5013606 0000024669	HOME DEPOT CREDIT SVCS. T STAT BATTERIES 100-420-47510.000	06/25/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		19.87 19.87	0.00	Paid	Y 07/29/2025
5013616 0000024670	HOME DEPOT CREDIT SVCS. PARTS FOR CAMERA TRUCK 100-420-47510.000	06/25/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		6.98 6.98	0.00	Paid	Y 07/29/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	---------------------	-----------

Pay By Check Type: EFT Transfer PD ICE MAKER

4013661 0000024671	HOME DEPOT CREDIT SVCS. PD ICE MAKER 100-301-47510.000	06/26/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		110.53 110.53	0.00	Paid	Y 07/29/2025	
-----------------------	--	---	--	------------------	------	------	-----------------	--

08012025 0000024990	INTERGOVERNMENTAL PERSONNEL IPBC INSURANCE PAYMENT JULY 2025 100-000-26080.000	07/25/2025 VJANKOWSKI HEALTH INSURANCE PAYABLE		346,728.21 346,728.21	0.00	Paid	Y 08/01/2025	26-00220
------------------------	--	--	--	--------------------------	------	------	-----------------	----------

301222 0000025216	IRMA JUNE 2025 DEDUCTIBLE 100-231-46502.000 100-231-46502.000	06/30/2025 RPETERSON IRMA DEDUCTIBLE-POLICE IRMA DEDUCTIBLE-PW		19,533.73 13,065.90 6,467.83	0.00	Paid	Y 08/06/2025	26-00477
----------------------	--	---	--	------------------------------------	------	------	-----------------	----------

3717 0000025217	IRMA JUNE 2025 DEDUCTIBLE CREDIT MEMO 100-231-46502.000	06/30/2025 RPETERSON IRMA DEDUCTIBLE - POLICE		(100.00) (100.00)	0.00	Paid	Y 08/06/2025	
--------------------	---	---	--	----------------------	------	------	-----------------	--

301247 0000025218	IRMA JUNE 2025 LIQUOR LIABILITY COVERAGE 100-102-46999.000	06/30/2025 RPETERSON MISC OTHER SERVICES		125.00 125.00	0.00	Paid	Y 08/06/2025	
----------------------	--	--	--	------------------	------	------	-----------------	--

Total Pay By Check Type EFT Transfer:

371,942.30	0.00
------------	------

Pay By Check Type: Paper Check REPLACE BROKEN EXTERIOR LIGHTING AT THE MAPLE AVENUE PUMPING STATION

S2536416.001 0000024235	WILLOW ELECTRICAL SUPPLY REPLACE BROKEN EXTERIOR LIGHTING AT THE 500-462-46691.000	06/11/2025 VJANKOWSKI MT PUMP STATIONS		2,251.80 2,251.80	0.00	Paid	Y 08/11/2025	26-00465
----------------------------	--	--	--	----------------------	------	------	-----------------	----------

S2536406.001 0000024236	WILLOW ELECTRICAL SUPPLY LIGHTING FOR PUMP STATION 500-462-46691.000	06/11/2025 VJANKOWSKI MT PUMP STATIONS		688.80 688.80	0.00	Paid	Y 08/11/2025	
----------------------------	--	--	--	------------------	------	------	-----------------	--

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check GARBAGE CANS AND BIKE RACKS FOR POLICE DEPARTMENT								
194308201 0000024286	ULINE GARBAGE CANS AND BIKE RACKS FOR POLICE D VJANKOWSKI 100-301-47510.000 100-420-47510.000	06/18/2025		5,150.00	0.00	Paid	Y 08/11/2025	26-00466
		MT MTLS BLDGS & GROUNDS		4,660.00				
		MT MTLS BLDGS & GROUNDS		490.00				
INV-55256 0000024467	SIGNS NOW MUNDELEIN BANNERS 100-201-46899.001	06/27/2025		974.72	0.00	Paid	Y 08/11/2025	
		VJANKOWSKI						
		OLD FIRE #1 100 YR CELEBRATION		974.72				
391643 0000024496	BURKE, WARREN, MACKAY & SERRITELLA, 06/30/2025 LEGAL FEES - MAY 2025 - CONCEPT #2022-00 VJANKOWSKI 630-000-27775.000			5,815.00	0.00	Paid	Y 08/11/2025	26-00485
		CONC 2022-006 WIRTZ		5,815.00				
034435 0000024505	D&B POWER ASSOCIATES, INC REPLACE FEEDER CABLES AT VILLAGE HALL FO VJANKOWSKI 100-260-48299.000	06/27/2025		5,500.00	0.00	Paid	Y 08/11/2025	26-00437
		OTHER BLDG/FACILITIES		5,500.00				
CKREQ-BIG0625 0000024572	TROPICAL MANAGEMENT IL46, LLC BIG GRANT REIMBURSEMENT - TROPICAL SMOOT VJANKOWSKI 413-449-46599.000	07/02/2025		7,925.00	0.00	Paid	Y 08/11/2025	26-00484
		BIG GRANT REIMBURSEMENT		7,925.00				
80182891 0000024614	TERMINIX ANDERSON PEST CONTROL VH 100-420-46599.000	07/06/2025		72.98	0.00	Paid	Y 08/11/2025	
		VJANKOWSKI						
		MISC PROPERTY SERVICES		72.98				
P01403 0000024624	EJ EQUIPMENT INC. CABLE ASSY FOR CAMERA TRUCK 500-452-47570.000	07/08/2025		270.89	0.00	Paid	Y 08/11/2025	
		VJANKOWSKI						
		MT MTLS SANITARY SEWERS		270.89				
S2541000.001 0000024688	WILLOW ELECTRICAL SUPPLY MATERIALS TO REPLACE DRIVERS AND ARRAYS VJANKOWSKI 100-420-47549.000	07/07/2025		9,720.00	0.00	Paid	Y 08/11/2025	26-00467
		MT MTLS STREET LITES		9,720.00				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check MATERIALS TO REPLACE DRIVERS AND ARRAYS ON STERNBERG LIGHTS ON MCCORMIC DRIVE								
S2541001.001 0000024689	WILLOW ELECTRICAL SUPPLY MATERIALS TO REPLACE DRIVERS AND ARRAYS 100-420-47549.000	07/07/2025 VJANKOWSKI MT MTLS STREET LITES		5,400.00 5,400.00	0.00	Paid	Y 08/11/2025	26-00468
3532953 0000024717	IMPACT NETWORKING LLC SHIPPING FOR TONER FOR COPIERS 100-201-47013.000	07/09/2025 VJANKOWSKI COPIER SUPPLIES		19.50 19.50	0.00	Paid	Y 08/11/2025	
087229/6 0000024747	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR VH HOSE 100-420-47510.000	07/11/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		23.38 23.38	0.00	Paid	Y 08/11/2025	
214928 0000024751	ELECTRICAL OPTIONS, LLC REPAIRS TO THE ELECTRICAL SYSTEM AT THE 294-294-46620.000	06/05/2025 VJANKOWSKI MT BUILDING & GROUNDS		2,995.34 2,995.34	0.00	Paid	Y 08/11/2025	26-00469
214927 0000024752	ELECTRICAL OPTIONS, LLC NEW POWER INSTALLATION FOR NEW SERVER RO 100-260-48299.000	06/05/2025 VJANKOWSKI OTHER BLDG/FACILITIES		6,322.79 6,322.79	0.00	Paid	Y 08/11/2025	26-00470
35708 0000024756	MENARD, INC MATERIAL FOR PD ICE MACHINE 100-301-47510.000	07/10/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		14.55 14.55	0.00	Paid	Y 08/11/2025	
35677 0000024757	MENARD, INC PARTS FOR ICE MACHCINE AT PD 100-301-47510.000	07/09/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		41.72 41.72	0.00	Paid	Y 08/11/2025	
087244/6 0000024760	ACE HARDWARE OF LIBERTYVILLE HOSE ADAPTOR FOR VH 100-420-47510.000	07/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		25.18 25.18	0.00	Paid	Y 08/11/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check HOSE FOR VH							
087245/6 0000024761	ACE HARDWARE OF LIBERTYVILLE HOSE FOR VH 100-420-47510.000	07/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		89.99 89.99	0.00	Paid	Y 08/11/2025
087248/6 0000024764	ACE HARDWARE OF LIBERTYVILLE PARTS FOR PRESURE WASHING THE VH 100-420-47510.000	07/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		121.46 121.46	0.00	Paid	Y 08/11/2025
87249/6 0000024765	ACE HARDWARE OF LIBERTYVILLE PARTS FOR VH MAYOR DESK 100-420-47510.000	07/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		4.49 4.49	0.00	Paid	Y 08/11/2025
1046-F155912 0000024766	U.S. ALLIANCE FIRE PROTECTION, INC. REPAIRS TO FIRE SUPPRESSION SYSTEM 100-420-46620.000	07/14/2025 VJANKOWSKI MT BUILDING & GROUNDS		1,295.00 1,295.00	0.00	Paid	Y 08/11/2025
993906 0000024774	NAPA AUTO PARTS TRUCK 413 TRACK BAR 100-430-47528.000	07/14/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		172.46 172.46	0.00	Paid	Y 08/11/2025
993975 0000024775	NAPA AUTO PARTS CS A21 FILTERS 100-430-47535.000	07/14/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		87.90 87.90	0.00	Paid	Y 08/11/2025
48722429 0000024776	MCMASTER CARR SUPPLY CO AIR FILTERS 500-453-47510.000	07/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		87.22 87.22	0.00	Paid	Y 08/11/2025
10243350 0000024779	KLOSS DISTRIBUTING MCD 2025 BEER 100-103-47099.000	07/02/2025 VJANKOWSKI MISC SUPPLIES		13,160.17 13,160.17	0.00	Paid	Y 26-00474 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check EDC CHAMBER GRANT RECIPIENT - THREE BIRDS YARN STUDIO								
EDCGRNT-063025 0000024786	THREE BIRDS YARN STUDIO EDC CHAMBER GRANT RECIPIENT - THREE BIRD VJANKOWSKI 100-102-46999.000	06/30/2025		200.00	0.00	Paid	Y 08/11/2025	
				200.00				
79024779 0000024793	AMERICAN NATL SPRINKLER & LIGHTING CC IRRIGATION REPAIR AFTER MUNCH 100-420-46620.000	07/08/2025	VJANKOWSKI MT BUILDING & GROUNDS	291.70 291.70	0.00	Paid	Y 08/11/2025	
GEMTFY25Q123172 0000024797	HFS BUREAU FISCAL OP-GEMT PAYMENT OF 50% OF GEMT FUNDS COLLECTED F VJANKOWSKI 100-000-32205.000 100-000-32205.000	06/27/2025	AMBULANCE SERVICE FEES AMBULANCE SERVICE FEES	342,959.96 205,849.15 137,110.81	0.00	Paid	Y 08/11/2025	26-00459
87265/6 0000024799	ACE HARDWARE OF LIBERTYVILLE PARTS FOR VH DESK 100-420-47510.000	07/15/2025	VJANKOWSKI MT MTLS BLDGS & GROUNDS	5.75 5.75	0.00	Paid	Y 08/11/2025	
087271-6 0000024800	ACE HARDWARE OF LIBERTYVILLE TAPE FOR WATER HOSE 100-441-47070.000	07/15/2025	VJANKOWSKI TOOLS/SUPPLIES	17.98 17.98	0.00	Paid	Y 08/11/2025	
087273/6 0000024803	ACE HARDWARE OF LIBERTYVILLE PAINT FOR METRA GROUND BOX 100-427-47510.000	07/15/2025	VJANKOWSKI MT MTLS BLDGS & GROUNDS	14.38 14.38	0.00	Paid	Y 08/11/2025	
YTORRES 070125 0000024808	YAZMIN TORRES EXPENSE REIMBURSEMENT - TRAINING 100-201-46340.000	07/01/2025	VJANKOWSKI CONV/SCHOOLS/MTGS	81.20 81.20	0.00	Paid	Y 08/11/2025	
01-331034-05 0000024811	LAKE STREET RENTAL OLD #1 B-DAY SUPPLY RENTAL 100-201-46899.001	07/07/2025	VJANKOWSKI OLD FIRE #1 100 YR CELEBRATION	259.00 259.00	0.00	Paid	Y 08/11/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TIRE LUBE							
9573073633 0000024815	GRAINGER TIRE LUBE 100-430-47070.000	07/15/2025 VJANKOWSKI TOOLS/SUPPLIES		24.49 24.49	0.00	Paid	Y 08/11/2025
7134252 0000024821	HAWKINS, INC SODIUM THIOSULFATE 500-453-47051.000	07/15/2025 VJANKOWSKI TERTIARY TREATMENT		1,429.65 1,429.65	0.00	Paid	Y 08/11/2025
994108 0000024822	NAPA AUTO PARTS CS A 21 TIE RODS 100-430-47535.000	07/15/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		159.02 159.02	0.00	Paid	Y 08/11/2025
994118 0000024823	NAPA AUTO PARTS CAR 904 SWAY BAR LINKS 100-430-47528.000	07/15/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		90.70 90.70	0.00	Paid	Y 08/11/2025
994136 0000024824	NAPA AUTO PARTS TRUCK 438 EXTINGUISHER AND TRIANGLES 100-430-47526.000	07/15/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		98.67 98.67	0.00	Paid	Y 08/11/2025
994192 0000024825	NAPA AUTO PARTS CAR 62 FILTERS 100-430-47521.000	07/15/2025 VJANKOWSKI MT MTLS INSP VEHICLES		36.84 36.84	0.00	Paid	Y 08/11/2025
994199 0000024826	NAPA AUTO PARTS TRUCK 512 BATTERY 500-452-47528.000	07/15/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		220.08 220.08	0.00	Paid	Y 08/11/2025
994230 0000024827	NAPA AUTO PARTS CREDIT 500-452-47528.000	07/15/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		(18.00) (18.00)	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 700 FRONT BRAKES								
994237								
0000024828	NAPA AUTO PARTS	07/15/2025		150.99	0.00	Paid	Y	
	TRUCK 700 FRONT BRAKES	VJANKOWSKI					08/11/2025	
	100-430-47528.000	MT MTLS PICK-UP TRUCK		150.99				
34300439-01								
0000024829	GRIMCO, INC	07/15/2025		392.50	0.00	Paid	Y	
	MCD SIGN MATERIALS	VJANKOWSKI					08/11/2025	
	100-103-47510.000	MT MTLS BLDGS & GROUNDS		392.50				
1554360								
0000024830	MONROE TRUCK EQUIPMNT INC	06/19/2025		161,531.00	0.00	Paid	Y	26-00422
	PO FOR UPFITTING ON NEW 3-TON DUMP TRUCK	VJANKOWSKI					08/11/2025	
	272-445-48370.000	DUMP TRUCKS		161,531.00				
217588								
0000024831	SUPERIOR INDUSTRY SUPPLY	07/15/2025		1,965.60	0.00	Paid	Y	
	CAN LINERS FOR VILLAGE FACILITIES	VJANKOWSKI					08/11/2025	
	100-420-47030.000	JANITORIAL SUPPLIES		1,965.60				
S2552510.001								
0000024832	WILLOW ELECTRICAL SUPPLY	07/14/2025		57.99	0.00	Paid	Y	
	ELECTRICAL BOX FOR METRA	VJANKOWSKI					08/11/2025	
	100-427-47510.000	MT MTLS BLDGS & GROUNDS		57.99				
INV00767011								
0000024833	USABBLUEBOOK	07/15/2025		54.27	0.00	Paid	Y	
	LAB SUPPLIES	VJANKOWSKI					08/11/2025	
	500-453-47050.000	LABORATORY SUPPLIES		54.27				
1943264								
0000024834	POLYDYNE INC.	07/08/2025		3,927.94	0.00	Paid	Y	26-00269
	POLYMER FOR SLUDGE PRESS AT WWTP	VJANKOWSKI					08/11/2025	
	500-453-47080.000	CLARIFLOC SUPPLY		3,927.94				
87275/6								
0000024836	ACE HARDWARE OF LIBERTYVILLE	07/16/2025		17.79	0.00	Paid	Y	
	BATTERIES FOR LOCATOR	VJANKOWSKI					08/11/2025	
	100-420-47090.000	JULIE LOCATING SUPPLIES		17.79				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check PROVIDE AND INSTALL DMP INTRUSION ALARM & ACCESS CONTROL SYSTEM AT ABC BLDG SUITE 175								
IN00322697/3302 0000024838	CONVERGINT TECHNOLOGIES PROVIDE AND INSTALL DMP INTRUSION ALARM 294-294-48299.000	05/01/2025 VJANKOWSKI OTHER BLDG/FACILITIES		8,978.00 8,978.00	0.00	Paid	Y 08/11/2025	26-00476
IN00322773/3302 0000024839	CONVERGINT TECHNOLOGIES PROVIDE AND INSTALL INTERFACE MODULE AND 294-294-48299.000	05/01/2025 VJANKOWSKI OTHER BLDG/FACILITIES		9,768.00 9,768.00	0.00	Paid	Y 08/11/2025	26-00475
IN00353249 0000024841	CONVERGINT TECHNOLOGIES INSTALL AWID DOOR READERS ON SALLY PORT 100-420-46620.000	06/18/2025 VJANKOWSKI MT BUILDING & GROUNDS		12,568.00 12,568.00	0.00	Paid	Y 08/11/2025	26-00333
087283/6 0000024843	ACE HARDWARE OF LIBERTYVILLE CLEANING SUPPLIES FOR BRICK AT VH 100-420-47510.000	07/16/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		41.90 41.90	0.00	Paid	Y 08/11/2025	
087285/6 0000024844	ACE HARDWARE OF LIBERTYVILLE HARDWARE FOR SIGNS 100-441-47547.000	07/16/2025 VJANKOWSKI MT MTLS SIGNS		36.88 36.88	0.00	Paid	Y 08/11/2025	
002804 0000024845	LAKE COUNTY DOOR CO. OVERHEAD DOOR REPAIRS IN VEHICLE MAINT 100-420-46620.000	07/16/2025 VJANKOWSKI MT BUILDING & GROUNDS		695.00 695.00	0.00	Paid	Y 08/11/2025	
6660027457 0000024846	COMMERCIAL TIRE SERVICE, INC CS A21 FRONT TIRES 100-430-47535.000	07/16/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		727.48 727.48	0.00	Paid	Y 08/11/2025	
994270 0000024847	NAPA AUTO PARTS TRUCK 512 TIE ROD ENDS 500-452-47528.000	07/16/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		124.38 124.38	0.00	Paid	Y 08/11/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check ENGINE 311 BRAKE VALVE							
994271 0000024848	NAPA AUTO PARTS ENGINE 311 BRAKE VALVE 100-430-47523.000	07/16/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		65.59 65.59	0.00	Paid	Y 08/11/2025
994311 0000024849	NAPA AUTO PARTS ENGINE 311 PM FILTERS 100-430-47523.000	07/16/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		100.37 100.37	0.00	Paid	Y 08/11/2025
994327 0000024850	NAPA AUTO PARTS TRUCK 412 PM PARTS 100-430-47528.000	07/16/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		219.80 219.80	0.00	Paid	Y 08/11/2025
994346 0000024851	NAPA AUTO PARTS TRUCK 412 BRAKES 100-430-47528.000	07/16/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		162.40 162.40	0.00	Paid	Y 08/11/2025
994347 0000024852	NAPA AUTO PARTS CREDIT 100-430-47528.000	07/16/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		(18.00) (18.00)	0.00	Paid	Y 08/11/2025
06-16-25G 0000024854	Q & A REPORTING, LLC MAP ARBITRATION FMCS #251226-02270 100-240-46401.000	07/02/2025 VJANKOWSKI CORPORATE COUNSEL		940.00 940.00	0.00	Paid	Y 08/11/2025
87289/6 0000024855	ACE HARDWARE OF LIBERTYVILLE LOCATING PAINT 100-420-47090.000	07/17/2025 VJANKOWSKI JULIE LOCATING SUPPLIES		26.97 26.97	0.00	Paid	Y 08/11/2025
87291/6 0000024856	ACE HARDWARE OF LIBERTYVILLE LOCATE PAINT 100-420-47090.000	07/17/2025 VJANKOWSKI JULIE LOCATING SUPPLIES		17.98 17.98	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TOOLS FOR TRUCK 602							
1RPP-FTQF-FHLR							
0000024857	AMAZON CAPITAL SERVICES, INC.	07/17/2025		42.02	0.00	Paid	Y
	TOOLS FOR TRUCK 602	VJANKOWSKI					08/11/2025
	100-420-47070.000	TOOLS/SUPPLIES		42.02			
223731							
0000024860	AIR ONE EQUIPMENT INC	07/17/2025		200.00	0.00	Paid	Y
	COMPRESSOR BREATHING AIR TEST	VJANKOWSKI					08/11/2025
	100-323-46630.000	MT HAZARDOUS MATERIAL		200.00			
6310846							
0000024861	MGN LOCK-KEY & SAFES INC.	07/17/2025		10.00	0.00	Paid	Y
	FOR JUVENILE INTERVIEW ROOM	VJANKOWSKI					08/11/2025
	100-301-47510.000	MT MTLs BLDGS & GROUNDS		10.00			
GRANDPRIX25							
0000024862	BECCA MERKAU	06/20/2025		400.00	0.00	Paid	Y
	2025 MUNDELEIN GRAND PRIX - CONSULTANT F	VJANKOWSKI					08/11/2025
	630-000-27840.000	BIKE RACE SPONSORSHIP		400.00			
25-1056							
0000024864	THOMPSON ELEVATOR INSPECTION SERV.	05/09/2025		860.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-281-46511.000	ELEVATOR INSPECTION		860.00			
25-1098							
0000024865	THOMPSON ELEVATOR INSPECTION SERV.	05/15/2025		430.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-281-46511.000	ELEVATOR INSPECTION		430.00			
25-1216							
0000024866	THOMPSON ELEVATOR INSPECTION SERV.	05/29/2025		300.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-281-46511.000	ELEVATOR INSPECTION		300.00			
246069851							
0000024867	COMCAST	07/15/2025		10,981.07	0.00	Paid	Y
	COMCAST INTERNET SERVICE VILLAGE WIDE	VJANKOWSKI					08/11/2025
	100-202-47310.000	AMERITECH CHARGES		10,981.07			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check AIR COMPRESSOR MAINT PW

WO-03355

0000024868	STANDARD IND & AUTO EQUIP INC.	06/23/2025		1,106.83	0.00	Paid	Y
	AIR COMPRESSOR MAINT PW	VJANKOWSKI					08/11/2025
	100-420-46620.000	MT BUILDING & GROUNDS		1,106.83			

291036

0000024869	INFOSEND, INC.	07/12/2025		354.38	0.00	Paid	Y 26-00244
	POSTAGE AND PRINTING CHARGES FOR UTILITY VJANKOWSKI						08/11/2025
	500-463-47016.000	POSTAGE		275.92			
	500-463-46441.000	PRINTING SERVICES		78.46			

25-1398

0000024870	THOMPSON ELEVATOR INSPECTION SERV.	06/19/2025		43.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-281-46511.000	ELEVATOR INSPECTION		43.00			

8479709606-0725

0000024871	AT&T	07/01/2025		640.92	0.00	Paid	Y
	POTS LINES AT FIRE DEPARTMENT	VJANKOWSKI					08/11/2025
	100-202-47310.000	AMERITECH CHARGES		640.92			

071725-001

0000024872	GLENKIRK	07/17/2025		26.24	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-100-32120.000	BUSINESS LICENSES OTHER		26.24			

822347657-1-062

0000024874	AT&T LONG DISTANCE	06/22/2025		305.64	0.00	Paid	Y
	LONG DISTANCE CALLS FOR PD	VJANKOWSKI					08/11/2025
	100-202-47310.000	AMERITECH CHARGES		305.64			

70886665001

0000024875	CONSTELLATION NEWENERGY	06/30/2025		2,104.91	0.00	Paid	Y
	STREET LIGHTS MAY 2025	VJANKOWSKI					08/11/2025
	100-441-47420.000	ELECTRIC LIGHT/POWER		2,104.91			

3034202111-0625

0000024876	COMED	07/02/2025		64.43	0.00	Paid	Y
	3811 MELODY ST SIGN-JUNE 2025	VJANKOWSKI					08/11/2025
	100-441-47420.000	ELECTRIC LIGHT/POWER		64.43			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check 22 E PARK-JUNE 2025							
1557812000-0625 0000024877	COMED 22 E PARK-JUNE 2025 100-441-47420.000	07/02/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		36.81 36.81	0.00	Paid	Y 08/11/2025
8120233000-0625 0000024878	COMED 3332 EPSTEIN CR SIGN-JUNE 2025 100-441-47420.000	07/02/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		64.43 64.43	0.00	Paid	Y 08/11/2025
994529 0000024879	NAPA AUTO PARTS TRUCK 604 OIL FILTER 100-430-47528.000	07/17/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		5.45 5.45	0.00	Paid	Y 08/11/2025
994530 0000024880	NAPA AUTO PARTS ROLLER 478 FILTERS 100-430-47525.000	07/17/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		18.59 18.59	0.00	Paid	Y 08/11/2025
994574 0000024881	NAPA AUTO PARTS GLOVES 100-430-47070.000	07/17/2025 VJANKOWSKI TOOLS/SUPPLIES		45.98 45.98	0.00	Paid	Y 08/11/2025
994589 0000024882	NAPA AUTO PARTS ENG 334 GRAPHITE GREASE 100-430-47523.000	07/17/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		111.96 111.96	0.00	Paid	Y 08/11/2025
P34765 0000024884	MACQUEEN EQUIPMENT LLC ENG 311 PRIMER REBUILD KIT 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		63.77 63.77	0.00	Paid	Y 08/11/2025
87299/6 0000024885	ACE HARDWARE OF LIBERTYVILLE PAINT SUPPLIES FOR CURBS, AND CROSSWALKS 100-441-47070.000	07/18/2025 VJANKOWSKI TOOLS/SUPPLIES		17.79 17.79	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check REGULAR SUPPORT FOR WATER SCADA								
0274330 0000024886	CONCENTRIC INTEGRATION REGULAR SUPPORT FOR WATER SCADA 500-461-46410.000	07/18/2025 VJANKOWSKI CONSULTING SERVICES		425.00 425.00	0.00	Paid	Y 08/11/2025	
0274328 0000024887	CONCENTRIC INTEGRATION SCADA EIM ACTUATOR SWITCH REPLACED 500-453-47530.000	07/18/2025 VJANKOWSKI SCADA EIM REPLACEMENT		3,088.97 3,088.97	0.00	Paid	Y 08/11/2025	26-00481
087300/6 0000024888	ACE HARDWARE OF LIBERTYVILLE ENGINE 334 SCRAPER 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		31.49 31.49	0.00	Paid	Y 08/11/2025	
217658 0000024889	SUPERIOR INDUSTRY SUPPLY CLEANING GLOVES PW 100-420-47030.000	07/17/2025 VJANKOWSKI JANITORIAL SUPPLIES		165.80 165.80	0.00	Paid	Y 08/11/2025	
087302/6 0000024890	ACE HARDWARE OF LIBERTYVILLE PARTS FOR CC CANS 100-420-47510.000	07/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		1.40 1.40	0.00	Paid	Y 08/11/2025	
W33553 0000024891	WEST SIDE TRACTOR SALES LOADER 472 PM FILTERS 100-430-47525.000	07/18/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		406.95 406.95	0.00	Paid	Y 08/11/2025	
4489117014 0000024892	AT&T IP FLEX VOIP FOR PD PHONES 100-202-47310.000	07/07/2025 VJANKOWSKI AMERITECH CHARGES		1,382.04 1,382.04	0.00	Paid	Y 08/11/2025	
087303/6 0000024893	ACE HARDWARE OF LIBERTYVILLE PARTS FOR CC CANS 100-420-47510.000	07/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		1.32 1.32	0.00	Paid	Y 08/11/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check WATERCON							
200096102 0000024894	IL SECTION AWWA WATERCON 500-452-46340.000 500-462-46340.000	05/01/2025 VJANKOWSKI CONV/SCHOOLS/MTGS CONV/SCHOOLS/MTGS		1,800.00 900.00 900.00	0.00	Paid	Y 08/11/2025
223830 0000024895	AIR ONE EQUIPMENT INC CALIBRATION SYSTEM FOR NEW HAZ-MAT MONIT 100-323-46612.000 100-321-46911.000	07/18/2025 VJANKOWSKI MT LABRATORY EQUIPMENT UPS CHARGES		2,286.00 2,275.00 11.00	0.00	Paid	Y 26-00479 08/11/2025
P34790 0000024896	MACQUEEN EQUIPMENT LLC ENGINE 311 PRIMER SWITCH 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		114.93 114.93	0.00	Paid	Y 08/11/2025
43996 0000024898	CLOWNING AROUND ENTERTAINMENT INC. OBSTACLE COURSE, MOON WALK, SLIDE AND MO 100-303-46372.000 100-303-46372.000	07/18/2025 VJANKOWSKI PREVENTION EDUCATION MTLS PREVENTION EDUCATION MTLS		2,019.00 2,000.00 19.00	0.00	Paid	Y 26-00307 08/11/2025
087297/6 0000024899	ACE HARDWARE OF LIBERTYVILLE SCRUBBER 651 PROPANE REFILL 100-430-47440.000	07/17/2025 VJANKOWSKI GASOLINE		36.38 36.38	0.00	Paid	Y 08/11/2025
9833 0000024900	LEATHERS 4U II SEW PATCHES ON TURNOUT GEAR 100-323-47110.000	05/24/2025 VJANKOWSKI GLOVES/BOOTS/COATS		15.00 15.00	0.00	Paid	Y 08/11/2025
149894 0000024901	J.G. UNIFORMS, INC BALOGH PROMOTION TO SERGEANT 100-305-47120.000	07/17/2025 VJANKOWSKI CLOTHING ALLOWANCE		165.50 165.50	0.00	Paid	Y 08/11/2025
9577221261 0000024902	GRAINGER LED DRIVER FOR PD 100-301-47510.000	07/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		122.08 122.08	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check ROOF DRAIN DOME FOR VH							
9576934146 0000024903	GRAINGER ROOF DRAIN DOME FOR VH 100-420-47510.000	07/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		102.88 102.88	0.00	Paid	Y 08/11/2025
9576934138 0000024904	GRAINGER ENG 334 LUBE 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		106.04 106.04	0.00	Paid	Y 08/11/2025
9577221253 0000024905	GRAINGER MATERIAL FOR STREETLIGHT REPAIRS 100-420-47549.000	07/18/2025 VJANKOWSKI MT MTLS STREET LITES		100.18 100.18	0.00	Paid	Y 08/11/2025
9312654391 0000024906	LAWSON PRODUCTS, INC. VAN 11 TIRE PATCHES 500-462-47527.000	07/18/2025 VJANKOWSKI MT MTLS UTILITY VANS		63.84 63.84	0.00	Paid	Y 08/11/2025
9312654392 0000024907	LAWSON PRODUCTS, INC. SHOP WIRING SUPPLIES 100-430-47070.000	07/18/2025 VJANKOWSKI TOOLS/SUPPLIES		248.53 248.53	0.00	Paid	Y 08/11/2025
994623 0000024908	NAPA AUTO PARTS ENGINE 311 HYDRAULIC FILTER 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		92.19 92.19	0.00	Paid	Y 08/11/2025
994691 0000024909	NAPA AUTO PARTS TRUCK 548 GENERATOR FILTERS 500-452-47525.000	07/18/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		23.73 23.73	0.00	Paid	Y 08/11/2025
591075278 0000024910	DE LAGE LANDEN FINCL SVCS INC COPIER LEASE - FD & VOM 100-201-46613.000	09/01/2025 VJANKOWSKI MT COPIERS		559.99 559.99	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check AED PADS AND BATTERIES								
25-007-6406 0000024911	SECOND CHANCE CARDIAC SOLUTIONS, IN AED PADS AND BATTERIES 100-305-47999.000	07/11/2025 VJANKOWSKI OTHER COMMODITIES		1,187.12 1,187.12	0.00	Paid	Y 08/11/2025	
54601 0000024912	BEST QUALITY FACILITY SRV, LLC VILLAGE WIDE CUSTODIAL SERVICES - ONE YE 100-420-46510.000 100-427-46510.000	07/20/2025 VJANKOWSKI CUSTODIAL SERVICE CUSTODIAL SERVICE		5,951.25 5,251.25 700.00	0.00	Paid	Y 08/11/2025	26-00224
51873 0000024913	PETER BAKER & SON CO. ASPHALT FOR ROAD PATCHING 100-441-47543.000	07/21/2025 VJANKOWSKI MT MTLS BITUMINOUS PATCH		522.77 522.77	0.00	Paid	Y 08/11/2025	
25-1639 0000024914	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	07/21/2025 VJANKOWSKI ELEVATOR INSPECTION		200.00 200.00	0.00	Paid	Y 08/11/2025	
142122 0000024915	THE LOCKER SHOP 100-321-47120.000 100-321-47140.000	07/21/2025 VJANKOWSKI CLOTHING ALLOWANCE SAFETY SHOES & GLASSES		203.00 44.00 159.00	0.00	Paid	Y 08/11/2025	
HD-71925 0000024916	WILLIAM LARK REIMB EMERGENCY PURCHASE OF SUPPLIES FOR 100-325-47070.000	07/21/2025 VJANKOWSKI TOOLS/SUPPLIES		276.04 276.04	0.00	Paid	Y 08/11/2025	
25-286154 0000024917	METRO PARAMEDIC SERVICES 2025 CONTRACT FIREFIGHTER/PARAMEDICS 100-323-46417.000	07/08/2025 VJANKOWSKI CONTRACTUAL FF/PARAMEDICS		44,607.93 44,607.93	0.00	Paid	Y 08/11/2025	26-00281
JBURNHAM 072025 0000024918	JESSICA BURNHAM BIKE PATROL SHORTS FOR OFFICER BURNHAM 100-305-47120.000 100-301-46910.000	07/20/2025 VJANKOWSKI CLOTHING ALLOWANCE FREIGHT		126.21 106.26 19.95	0.00	Paid	Y 08/11/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check OFFICE SUPPLIES							
1GR1-N34F-7D7D							
0000024919	AMAZON CAPITAL SERVICES, INC.	07/21/2025		28.47	0.00	Paid	Y
	OFFICE SUPPLIES	VJANKOWSKI					08/11/2025
	100-410-47015.000	OFFICE SUPPLIES		28.47			
1XQ9-WG6P-7PJH							
0000024920	AMAZON CAPITAL SERVICES, INC.	07/21/2025		128.85	0.00	Paid	Y
	HVAC RELAY FOR METRA	VJANKOWSKI					08/11/2025
	100-427-47510.000	MT MTLS BLDGS & GROUNDS		128.85			
25-1633							
0000024922	THOMPSON ELEVATOR INSPECTION SERV.	07/18/2025		43.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-281-46511.000	ELEVATOR INSPECTION		43.00			
0030027S							
0000024923	NFPA	07/21/2025		1,725.00	0.00	Paid	Y
	ANNUAL SUBSCRIPTION	VJANKOWSKI					08/11/2025
	100-322-47010.000	BOOKS/PUBLICATIONS		1,725.00			
280326							
0000024924	ENVIRONMENTAL PRODUCTS & ACCESS., L	06/19/2025		166.14	0.00	Paid	Y
	VACTOR SUPPLIES	VJANKOWSKI					08/11/2025
	500-452-47525.000	MT MTLS HEAVY EQUIPMENT		166.14			
9074283							
0000024925	SERVICE SANITATION INC	07/21/2025		444.00	0.00	Paid	Y
	PORTABLE RESTROOM AND SANITIZER FOR FISH	VJANKOWSKI					08/11/2025
	100-303-46520.000	EQUIPMENT RENTAL		444.00			
17225							
0000024926	NATIONAL PELRA	05/01/2025		325.00	0.00	Paid	Y
	TRAINING - WENDY WHITAKER - MAY 2025	VJANKOWSKI					08/11/2025
	100-201-46340.000	CONV/SCHOOLS/MTGS		325.00			
994872							
0000024927	NAPA AUTO PARTS	07/21/2025		17.20	0.00	Paid	Y
	VAC 553 CABIN AIR FILTER	VJANKOWSKI					08/11/2025
	500-452-47525.000	MT MTLS HEAVY EQUIPMENT		17.20			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check HITCH BALL								
994873								
0000024928	NAPA AUTO PARTS	07/21/2025		55.06	0.00	Paid	Y	
	HITCH BALL	VJANKOWSKI					08/11/2025	
	100-430-47528.000	MT MTLs PICK-UP TRUCK		55.06				
34324484-01								
0000024929	GRIMCO, INC	07/21/2025		(93.00)	0.00	Paid	Y	
	MCD SIGN MATERIAL RETURN/CREDIT	VJANKOWSKI					08/11/2025	
	100-103-47510.000	MT MTLs BLDGS & GROUNDS		(93.00)				
21967								
0000024930	TKG ENVIRONMENTAL SRVCS GRP LLC	07/22/2025		8,414.55	0.00	Paid	Y	26-00248
	VILLAGE WIDE STREET SWEEPING (6 CYCLES), VJANKOWSKI						08/11/2025	
	100-441-46670.000	MT ALL STREETS		8,414.55				
15738								
0000024931	NORTHERN IL POLICE ALARM SYS	07/16/2025		2,049.13	0.00	Paid	Y	26-00482
	NIPAS HEADSET FOR OFFICER SANCHEZ	VJANKOWSKI					08/11/2025	
	100-305-47120.000	CLOTHING ALLOWANCE		2,049.13				
000891627								
0000024932	AMERICAN PUBLIC WORKS ASSOC	07/22/2025		1,228.00	0.00	Paid	Y	
	APWA DUES	VJANKOWSKI					08/11/2025	
	100-440-46305.000	PROFESSIONAL DUES		204.66				
	100-410-46305.000	PROFESSIONAL DUES		614.02				
	500-461-46305.000	PROFESSIONAL DUES		204.66				
	100-430-46305.000	PROFESSIONAL DUES		204.66				
BO 2471807								
0000024933	SWANK MOTION PICTURES	08/01/2025		850.00	0.00	Paid	Y	26-00483
	WICKED MOVIE LICENSING	VJANKOWSKI					08/11/2025	
	100-303-46372.000	PREVENTION EDUCATION MTLs		850.00				
IN00365782								
0000024934	CONVERGINT TECHNOLOGIES	07/22/2025		592.00	0.00	Paid	Y	
	SECURITY MONITORING PW	VJANKOWSKI					08/11/2025	
	100-420-46620.000	MT BUILDING & GROUNDS		592.00				
1558744								
0000024935	MCDONALD HOPKINS LLC	07/21/2025		2,660.00	0.00	Paid	Y	26-00498
	PROFESSIONAL SERVICES RENDERED THROUGH J VJANKOWSKI						08/11/2025	
	100-000-34670.000	INS REIMBURSEMENTS		2,660.00				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check UTV 48 LENS TINT							
6965516159374 0000024936	ADVANCE AUTO PARTS UTV 48 LENS TINT 100-430-47524.000	06/10/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		22.42 22.42	0.00	Paid	Y 08/11/2025
6965516739375 0000024937	ADVANCE AUTO PARTS TRAILER 643 PAINT 100-430-47525.000	06/16/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		15.99 15.99	0.00	Paid	Y 08/11/2025
6965517139620 0000024938	ADVANCE AUTO PARTS LUG SOCKETS 100-430-47070.000	06/20/2025 VJANKOWSKI TOOLS/SUPPLIES		19.99 19.99	0.00	Paid	Y 08/11/2025
INV-55299 0000024939	SIGNS NOW MUNDELEIN PZC NAME PLATE - TIM WILSON 100-104-46999.000	07/22/2025 VJANKOWSKI MISC OTHER SERVICES		25.00 25.00	0.00	Paid	Y 08/11/2025
INV-55355 0000024940	SIGNS NOW MUNDELEIN GRAND PRIX SIGNS 630-000-27840.000	07/18/2025 VJANKOWSKI BIKE RACE SPONSORSHIP		46.70 46.70	0.00	Paid	Y 08/11/2025
087332/6 0000024941	ACE HARDWARE OF LIBERTYVILLE COVER FOR ELECTRICAL BOX AT CC 100-420-47510.000	07/22/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		2.69 2.69	0.00	Paid	Y 08/11/2025
PD-AHO 072225 0000024942	JOAN VASQUEZ AHO SERVICES - 07-22-25 100-301-46499.000	07/22/2025 VJANKOWSKI PROFESSIONAL SERVICES		150.00 150.00	0.00	Paid	Y 08/11/2025
67244 0000024943	DJS SCUBA LOCKER HOSE FOR SCUBA EQUIPMENT 100-324-47130.000	07/16/2025 VJANKOWSKI SCUBA EQUIPEMNT		130.00 130.00	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TRUCK 603 AC VALVE KIT							
995106 0000024944	NAPA AUTO PARTS TRUCK 603 AC VALVE KIT 100-430-47528.000	07/22/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		23.39 23.39	0.00	Paid	Y 08/11/2025
995187 0000024945	NAPA AUTO PARTS SKID 479 OIL 100-430-47080.000	07/22/2025 VJANKOWSKI CHEMICAL SUPPLIES		149.94 149.94	0.00	Paid	Y 08/11/2025
995198 0000024946	NAPA AUTO PARTS LIFT STATION 7 HEATER HOSE 500-462-47565.000	07/22/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		215.95 215.95	0.00	Paid	Y 08/11/2025
51024500 0000024947	LINDE GAS & EQUIPMENT INC O2 TANK RENTALS - ST 2 100-324-47040.000	07/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		40.16 40.16	0.00	Paid	Y 08/11/2025
51024499 0000024948	LINDE GAS & EQUIPMENT INC O2 TANK RENTAL - ST 1 100-324-47040.000	07/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		110.63 110.63	0.00	Paid	Y 08/11/2025
34300439-02 0000024949	GRIMCO, INC MCD SIGN MATERIALS 100-103-47510.000	07/22/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		196.00 196.00	0.00	Paid	Y 08/11/2025
169338 0000024950	RAY SCHRAMER & CO. WYE FOR STORM REPAIR ON BRAEMAR 100-441-47551.000	07/21/2025 VJANKOWSKI MT MTLS STORM SEWERS		119.20 119.20	0.00	Paid	Y 08/11/2025
401711 0000024951	HYDRAULIC SERVICES 476 VALVE REBUILD 100-430-46645.000	07/23/2025 VJANKOWSKI MT HEAVY EQUIP VEHICLES		679.30 679.30	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check ADDITIONAL MATERIAL FOR METRA STRIPING								
3027 0000024954	PATRIOT PAVEMENT MAINTENANCE ADDITIONAL MATERIAL FOR METRA STRIPING 100-427-47510.000	05/27/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		1,500.00 1,500.00	0.00	Paid	Y 08/11/2025	
SSN7H6NRK9S 0000024955	IL PUBLIC PENSION FUND ASSOC 2025 EMPLOYEE BENEFITS CONFERENCE FOR CM VJANKOWSKI 100-301-46340.000	07/22/2025 CONV/SCHOOLS/MTGS		50.00 50.00	0.00	Paid	Y 08/11/2025	
2670 0000024956	CYBERCLAN-LISLE EXECUTIVE CNTR ANNUAL RENEWAL FOR DASHLANE PASSWORD SEC VJANKOWSKI 100-202-46415.000	07/22/2025 COMPUTER SOFTWARE SUPPORT		8,913.90 8,913.90	0.00	Paid	Y 08/11/2025	26-00497
2665 0000024957	CYBERCLAN-LISLE EXECUTIVE CNTR VEEAM BACKUP AND ONSITE STORAGE AS PART VJANKOWSKI 100-260-48410.000	07/22/2025 COMPUTER EQUIPMENT		76,800.00 76,800.00	0.00	Paid	Y 08/11/2025	26-00321
087340/6 0000024958	ACE HARDWARE OF LIBERTYVILLE PARTS FOR METRA UP LIGHTING FOR FLAG VJANKOWSKI 100-427-47510.000	07/23/2025 MT MTLS BLDGS & GROUNDS		8.99 8.99	0.00	Paid	Y 08/11/2025	
5618 0000024959	INFOSENSE, INC SL RAT BATTERY 500-452-47570.000	07/23/2025 VJANKOWSKI MT MTLS SANITARY SEWERS		360.50 360.50	0.00	Paid	Y 08/11/2025	
177091 0000024962	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JUNE 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27794.000	06/30/2025 CONC 2025-003 - BOLT ANNEXATION		162.50 162.50	0.00	Paid	Y 08/11/2025	
177093 0000024963	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JUNE 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27793.000	07/23/2025 CONC 2025-002 - 540 N SEYMOUR		3,575.00 3,575.00	0.00	Paid	Y 08/11/2025	26-00502

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check LEGAL FEES - JUNE 2025 - CONCEPT #2025-001 - TERRABIS							
177095 0000024964	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JUNE 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27792.000	07/23/2025		731.25 731.25	0.00	Paid	Y 08/11/2025
177092 0000024965	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JUNE 2025 - CONCEPT #2025-0 VJANKOWSKI 630-000-27795.000	07/23/2025		1,056.25 1,056.25	0.00	Paid	Y 08/11/2025
131 0000024967	MABAS DIVISIONS 4 & 5 USE OF MABAS SPECIALIZED RESPONSE TEAM VJANKOWSKI 100-325-47070.000	07/22/2025		500.00 500.00	0.00	Paid	Y 08/11/2025
995337 0000024968	NAPA AUTO PARTS CAR 391 AC COMPRESSOR 100-430-47521.000	07/23/2025		432.43 432.43	0.00	Paid	Y 08/11/2025
995409 0000024969	NAPA AUTO PARTS TRUCK 400 CAP AND VALVE 100-430-47526.000	07/23/2025		23.39 23.39	0.00	Paid	Y 08/11/2025
177088 0000024971	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - JUNE 2025 - CONCEPT #2022-0 VJANKOWSKI 630-000-27775.000	07/23/2025		2,762.50 2,762.50	0.00	Paid	Y 08/11/2025
464470 0000024976	IGS ENERGY GAS CHARGES JUNE 2025 500-453-47430.000 294-294-47430.000 500-452-47430.000	07/28/2025		1,034.66 991.12 42.47 1.07	0.00	Paid	Y 08/11/2025
34625 0000024977	SUPER AGGREGATES INC GRAVEL 500-462-47544.000	07/19/2025		1,275.38 1,275.38	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check UPDATE THE VILLAGE WATER MODEL AND PREPARE A WATER SYSTEM MASTER PLAN							
190107 0000024979	HR GREEN COMPANY UPDATE THE VILLAGE WATER MODEL AND PREPA VJANKOWSKI 500-461-46410.000	07/16/2025		5,462.50	0.00	Paid	Y 26-00500 08/11/2025
				5,462.50			
2316 0000024980	INFRARED ROOFING TECHNOLOGIES, LLC ROOF INSPECTION ABC 294-294-46620.000	07/02/2025	VJANKOWSKI MT BUILDING & GROUNDS	1,800.00	0.00	Paid	Y 08/11/2025
				1,800.00			
35454 0000024981	THE PRINTING FACTORY BUSINESS CARDS - TIM WILSON PZC - DAVID 100-102-46999.000 100-104-46999.000	07/24/2025	VJANKOWSKI MISC OTHER SERVICES - EDC MISC OTHER SERVICES - PZC	140.00 70.00 70.00	0.00	Paid	Y 08/11/2025
01-330572-03 0000024984	LAKE STREET RENTAL 100-303-46520.000	07/19/2025	VJANKOWSKI EQUIPMENT RENTAL - FISHING DERBY	275.00 275.00	0.00	Paid	Y 08/11/2025
995522 0000024986	NAPA AUTO PARTS LOADER 472 DEF FILTER 100-430-47525.000	07/24/2025	VJANKOWSKI MT MTLS HEAVY EQUIPMENT	54.91 54.91	0.00	Paid	Y 08/11/2025
995542 0000024987	NAPA AUTO PARTS AC COUPLERS 100-430-47070.000	07/24/2025	VJANKOWSKI TOOLS/SUPPLIES	143.98 143.98	0.00	Paid	Y 08/11/2025
X408434 0000024988	CORE & MAIN LP STOCK MATERIAL 500-462-47563.000	07/24/2025	VJANKOWSKI MT MTLS WATERMAINS	821.75 821.75	0.00	Paid	Y 08/11/2025
4HN33M7CW44 0000024991	IL PUBLIC PENSION FUND ASSOC 100-301-46340.000	07/22/2025	VJANKOWSKI IPPPA CONFERENCE - DC POYNOR	50.00 50.00	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check AC FITTINGS							
INV16873247 0000024992	ZORO TOOLS AC FITTINGS 100-430-47070.000	07/25/2025 VJANKOWSKI TOOLS/SUPPLIES		194.04 194.04	0.00	Paid	Y 08/11/2025
284049 0000024993	INFOSEND, INC. POSTAGE AND PRINTING CHARGES FOR UTILITY VJANKOWSKI 500-463-47016.000 500-463-46441.000	05/01/2025 POSTAGE PRINTING SERVICES		4,032.94 3,074.43 958.51	0.00	Paid	Y 26-00244 08/11/2025
INV00777199 0000024995	USABUEBOOK TEST GAUGES FOR PUMP STATIONS 500-462-47565.000	07/24/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		415.84 415.84	0.00	Paid	Y 08/11/2025
JHEMMERLING 25- 0000024996	JERRY HEMMERLING REIMBURSE GAS PURCHASE FOR OLD #1 ENGINE VJANKOWSKI 630-000-27810.000	07/28/2025 OLD #1 FIRE ENGINE		35.96 35.96	0.00	Paid	Y 08/11/2025
GGUNTHER 25-1 0000024997	GARY GUNTHER REIMBURSE PURCHASE OF BLUETOOTH SPEAKER VJANKOWSKI 630-000-27810.000	07/28/2025 OLD #1 FIRE ENGINE		81.88 81.88	0.00	Paid	Y 08/11/2025
BSTADLMAN 25-2 0000024998	BOB STADLMAN REIMBURSE PURCHASE OF ANNIVERSARY CARDS/ VJANKOWSKI 100-201-46899.001	07/28/2025 OLD FIRE #1 100 YR CELEBRATION		171.00 171.00	0.00	Paid	Y 08/11/2025
BSTADLMAN 25-1 0000024999	BOB STADLMAN REIMBURSE PURCHASE OF MISC PRINTING & SU VJANKOWSKI 630-000-27810.000	07/28/2025 OLD #1 FIRE ENGINE		484.73 484.73	0.00	Paid	Y 08/11/2025
087354/6 0000025000	ACE HARDWARE OF LIBERTYVILLE PW KIT AND SHOP 100-420-47510.000	07/25/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		35.96 35.96	0.00	Paid	Y 08/11/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check SKID 479 FITTINGS							
<u>244674</u>							
0000025001	MIDWEST HOSE AND FITTINGS INC	07/24/2025		9.76	0.00	Paid	Y
	SKID 479 FITTINGS	VJANKOWSKI					08/11/2025
	100-430-47525.000	MT MTLs HEAVY EQUIPMENT		9.76			
<u>25431</u>							
0000025005	ASSOCIATED GRAPHICS GROUP	07/25/2025		200.00	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-301-46441.000	BUSINESS CARDS - MANCILLA		50.00			
	100-301-46441.000	BUSINESS CARDS - KORINEK		50.00			
	100-301-46441.000	BUSINESS CARDS - MCCOURT (INV)		50.00			
	100-301-46441.000	BUSINESS CARDS - BALOGH (SGT)		50.00			
<u>36355</u>							
0000025008	MENARD, INC	07/24/2025		53.38	0.00	Paid	Y
	WWTP SUPPLIES	VJANKOWSKI					08/11/2025
	500-453-47510.000	MT MTLs BLDGS & GROUNDS		53.38			
<u>304</u>							
0000025009	ROBYN MICHELLE KAUFMAN	07/23/2025		20.00	0.00	Paid	Y
	PAGEANT QUEEN PRIZE	VJANKOWSKI					08/11/2025
	100-103-47070.000	TOOLS/SUPPLIES		20.00			
<u>BHURMIS0725</u>							
0000025010	BETTY HURMIS	07/28/2025		104.95	0.00	Paid	Y
	QUEEN SASH AND TIARA	VJANKOWSKI					08/11/2025
	100-103-47070.000	TOOLS/SUPPLIES		104.95			
<u>87365/6</u>							
0000025011	ACE HARDWARE OF LIBERTYVILLE	07/28/2025		152.95	0.00	Paid	Y
	MATERIAL FOR GRASS RESTORATION AT CC	VJANKOWSKI					08/11/2025
	100-420-47510.000	MT MTLs BLDGS & GROUNDS		152.95			
<u>401736</u>							
0000025012	HYDRAULIC SERVICES	07/28/2025		1,262.99	0.00	Paid	Y
	ENG 334 OUTRIGGER CYLINDER REBUILD	VJANKOWSKI					08/11/2025
	100-430-46643.000	MT FIRE APPARATUS		1,262.99			
<u>012382</u>							
0000025015	ROGAN SHOES INC.	07/12/2025		178.50	0.00	Paid	Y
		VJANKOWSKI					08/11/2025
	100-305-47120.000	BOOTS - RODRIGUEZ, WALTER		178.50			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check							
2423803							
0000025016	RAY O'HERRON CO.	07/23/2025		267.99	0.00	Paid	Y 08/11/2025
	100-305-47122.000	VJANKOWSKI					
	100-301-46910.000	GOLD 'POLICE' BACK PATCHES FOR VESTS		259.00			
		FREIGHT		8.99			
W33798							
0000025017	WEST SIDE TRACTOR SALES	07/28/2025		303.70	0.00	Paid	Y 08/11/2025
	SKID 556 HARNESS	VJANKOWSKI					
	500-453-47525.000	MT MTLS HEAVY EQUIPMENT		303.70			
I51252							
0000025018	FLOOD'S ROYAL FLUSH INC	07/14/2025		200.00	0.00	Paid	Y 08/11/2025
	CONCERTS TOILET RENTAL	VJANKOWSKI					
	100-103-46520.000	EQUIPMENT RENTAL		200.00			
034463							
0000025019	D&B POWER ASSOCIATES, INC	07/23/2025		19,811.00	0.00	Paid	Y 13765 08/11/2025
	FIRE STATION #1 GENERATOR REPLACEMENT	VJANKOWSKI					
	100-260-48299.000	OTHER BLDG/FACILITIES		19,811.00			
28018							
0000025021	T.O.P.S. IN DOG TRAINING	07/01/2025		685.00	0.00	Paid	Y 08/11/2025
	100-305-47099.000	VJANKOWSKI					
	100-305-47099.000	GROOMING FOR MILLIE		85.00			
	100-305-47099.000	PATROL CERTIFICATION FOR FREESE/RANGER		200.00			
	100-305-47099.000	K-9 MAINTENANCE FOR RANGER		400.00			
1CWD-FXXG-C79R							
0000025022	AMAZON CAPITAL SERVICES, INC.	07/28/2025		169.26	0.00	Paid	Y 08/11/2025
	100-305-47120.000	VJANKOWSKI					
	100-303-46372.000	MOURNING BADGES FOR PATROL		9.69			
		DYE/APRONS/WIPES - NNO SUPPLIES		159.57			
001037622							
0000025023	CLARKE ENVIRONMENTAL MOSQUITO MGMT.	07/28/2025		14,354.50	0.00	Paid	Y 26-00227 08/11/2025
	2025 MOSQUITO ABATEMENT PROGRAM	VJANKOWSKI					
	100-410-46410.000	CONSULTING SERVICES		14,354.50			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	---------------------------------------	----------------------------	----------	----------------	------------	--------	-------------------------------

Pay By Check Type: Paper Check CS A172 BATTERIES

995675

0000025025	NAPA AUTO PARTS	07/25/2025		395.98	0.00	Paid	Y
	CS A172 BATTERIES	VJANKOWSKI					08/11/2025
	100-430-47535.000	CONTRACTUAL FIRE PARTS		395.98			

995726

0000025026	NAPA AUTO PARTS	07/25/2025		(36.00)	0.00	Paid	Y
	CREDIT	VJANKOWSKI					08/11/2025
	100-430-47535.000	CONTRACTUAL FIRE PARTS		(36.00)			

07/31/2025

0000025028	WILLIAM DOLL	07/31/2025		55.00	0.00	Paid	Y
	UB refund for account: 027-0000084-003	DFERRER					08/11/2025
	500-000-25000.000	Overpayment		55.00			

250729092114113

0000025037	IGS ENERGY	07/29/2025		30,065.53	0.00	Paid	Y
	ENERGY CHARGES JUNE 2025	VJANKOWSKI					08/11/2025
	100-103-47420.000	ELECTRIC LIGHT/POWER		197.56			
	100-441-47420.000	ELECTRIC LIGHT/POWER		155.52			
	100-427-47420.000	ELECTRIC LIGHT/POWER		410.19			
	294-294-47420.000	ELECTRIC LIGHT/POWER		7,155.59			
	500-452-47420.000	ELECTRIC LIGHT/POWER		1,356.58			
	500-453-47420.000	ELECTRIC LIGHT/POWER		14,525.11			
	500-462-47420.000	ELECTRIC LIGHT/POWER		6,264.98			

07/31/2025

0000025075	BEHM ENTERPRISES INC.	07/31/2025		1,000.00	0.00	Paid	Y
	Check Request For Bond: ROW2025-00001	LMILLER					08/11/2025
	630-000-11840.000	ROW2025-00001 - J2025-0223		1,000.00			

Total Pay By Check Type Paper Check:

904,544.86	0.00
------------	------

of Invoices: 252 # Due: 0
of Credit Memos: 7 # Due: 0
Net of Invoices and Credit Memos:

Totals:	1,276,827.51	0.00
Totals:	(340.35)	0.00
	1,276,487.16	0.00

--- TOTALS BY GL BANK ---

POOL

TOTAL

1,276,487.16

08/05/2025 11:16 AM

Page: 33/37

Page 286 of 294

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
-----------	--	----------------------------	----------	----------------	------------	--------	-------------------------------

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-26080.000	346,728.21
100-000-32205.000	342,959.96
100-000-34670.000	2,660.00
100-100-32120.000	26.24
100-102-46999.000	395.00
100-103-46520.000	200.00
100-103-47070.000	1,308.69
100-103-47099.000	13,160.17
100-103-47420.000	197.56
100-103-47510.000	895.42
100-104-46999.000	95.00
100-201-46340.000	406.20
100-201-46613.000	559.99
100-201-46899.001	1,404.72
100-201-47013.000	19.50
100-202-46415.000	8,913.90
100-202-47310.000	13,309.67
100-231-46502.000	19,433.73
100-240-46401.000	940.00
100-260-48299.000	31,633.79
100-260-48410.000	76,800.00
100-281-46511.000	1,876.00
100-301-46340.000	100.00
100-301-46441.000	200.00
100-301-46499.000	150.00
100-301-46910.000	28.94
100-301-47510.000	5,259.60
100-303-46372.000	3,028.57
100-303-46520.000	719.00
100-305-47099.000	685.00
100-305-47120.000	2,509.08
100-305-47122.000	259.00
100-305-47999.000	1,187.12
100-321-46911.000	11.00
100-321-47120.000	44.00
100-321-47140.000	159.00
100-322-47010.000	1,725.00
100-323-46417.000	44,607.93
100-323-46612.000	2,275.00
100-323-46630.000	200.00
100-323-47070.000	174.27
100-323-47110.000	15.00
100-324-47040.000	150.79
100-324-47130.000	130.00
100-325-47070.000	776.04
100-410-46305.000	614.02
100-410-46410.000	14,354.50

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-410-47015.000			28.47			
	100-420-46510.000			5,251.25			
	100-420-46599.000			72.98			
	100-420-46620.000			16,548.53			
	100-420-46899.000			1,212.96			
	100-420-47030.000			2,131.40			
	100-420-47070.000			270.72			
	100-420-47090.000			62.74			
	100-420-47510.000			1,723.67			
	100-420-47549.000			15,220.18			
	100-427-46510.000			700.00			
	100-427-47420.000			410.19			
	100-427-47510.000			1,710.21			
	100-430-46305.000			204.66			
	100-430-46643.000			1,262.99			
	100-430-46645.000			679.30			
	100-430-47070.000			677.01			
	100-430-47080.000			149.94			
	100-430-47440.000			36.38			
	100-430-47521.000			469.27			
	100-430-47523.000			686.34			
	100-430-47524.000			22.42			
	100-430-47525.000			529.69			
	100-430-47526.000			122.06			
	100-430-47528.000			862.25			
	100-430-47535.000			1,334.38			
	100-440-46305.000			204.66			
	100-441-46670.000			8,414.55			
	100-441-47070.000			35.77			
	100-441-47420.000			2,426.10			
	100-441-47543.000			522.77			
	100-441-47547.000			36.88			
	100-441-47551.000			119.20			
	100-441-47555.000			121.73			
	272-445-48370.000			161,531.00			
	294-294-46620.000			5,480.82			
	294-294-47420.000			7,155.59			
	294-294-47430.000			42.47			
	294-294-48299.000			18,746.00			
	413-449-46599.000			7,925.00			
	500-000-25000.000			55.00			
	500-452-46340.000			900.00			
	500-452-47420.000			1,356.58			
	500-452-47430.000			1.07			
	500-452-47510.000			83.88			
	500-452-47525.000			207.07			
	500-452-47528.000			326.46			
	500-452-47570.000			631.39			
	500-453-47050.000			54.27			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	500-453-47051.000			1,429.65			
	500-453-47080.000			3,927.94			
	500-453-47420.000			14,525.11			
	500-453-47430.000			991.12			
	500-453-47510.000			178.58			
	500-453-47525.000			303.70			
	500-453-47530.000			3,088.97			
	500-461-46305.000			204.66			
	500-461-46410.000			5,887.50			
	500-462-46340.000			900.00			
	500-462-46691.000			2,940.60			
	500-462-47070.000			126.67			
	500-462-47420.000			6,264.98			
	500-462-47527.000			63.84			
	500-462-47544.000			1,275.38			
	500-462-47563.000			821.75			
	500-462-47565.000			972.76			
	500-463-46441.000			1,036.97			
	500-463-47016.000			3,350.35			
	630-000-11840.000			1,000.00			
	630-000-27775.000			8,577.50			
	630-000-27792.000			731.25			
	630-000-27793.000			3,575.00			
	630-000-27794.000			162.50			
	630-000-27795.000			1,056.25			
	630-000-27810.000			602.57			
	630-000-27840.000			446.70			
--- TOTALS BY FUND ---							
	100 CORPORATE			1,007,548.26	0.00		
	272 EQUIPMENT			161,531.00	0.00		
	294 ARCHER BUSINESS CTR			31,424.88	0.00		
	413 COM DEVELOPMENT BLOCK GRT			7,925.00	0.00		
	500 WATERWORKS & SEWERAGE			51,906.25	0.00		
	630 ESCROW DEPOSITS			16,151.77	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 NON DEPARTMENTAL			708,554.94	0.00		
	100 GENERAL			26.24	0.00		
	102 BUSINESS DEVELOPMENT			395.00	0.00		
	103 FOURTH OF JULY COMMISSION			15,761.84	0.00		
	104 PLAN COMMISSION			95.00	0.00		
	201 ADMINISTRATIVE			2,390.41	0.00		
	202 ADMIN SERVICES			22,223.57	0.00		
	231 FINANCE - ADMINISTRATION			19,433.73	0.00		
	240 LEGAL			940.00	0.00		
	260 CAPITAL PROJECTS			108,433.79	0.00		
	281 BUILDING - ADMINISTRATION			1,876.00	0.00		

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 07/29/2025 - 08/11/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	294 ARCHER BUSINESS CENTER			31,424.88	0.00		
	301 POLICE - ADMINISTRATION			5,738.54	0.00		
	303 POLICE - COMMUNITY SERV.			3,747.57	0.00		
	305 POLICE - PATROL			4,640.20	0.00		
	321 FIRE - ADMINISTRATION			214.00	0.00		
	322 FIRE - PREVENTION			1,725.00	0.00		
	323 FIRE - FIRE OPERATIONS			47,272.20	0.00		
	324 FIRE - RESQUE OPERATIONS			280.79	0.00		
	325 FIRE - EMERGENCY DISASTER			776.04	0.00		
	410 PUBLIC WORKS ADMIN			14,996.99	0.00		
	420 FACILITY MAINTENANCE			42,494.43	0.00		
	427 BLDG/GRDS - TRAIN PARK			2,820.40	0.00		
	430 VEHICLE MAINTENANCE			7,036.69	0.00		
	440 STREET - ADMINISTRATION			204.66	0.00		
	441 STREET - MAINTENANCE			11,677.00	0.00		
	445 ARPA SPENDING			161,531.00	0.00		
	449 COMMUNITY DEVLPMNT INCENTIVES			7,925.00	0.00		
	452 SEWER - UPTOWN			3,506.45	0.00		
	453 SEWER -TREATMENT PLANTS			24,499.34	0.00		
	461 WATER - ADMINISTRATION			6,092.16	0.00		
	462 WATER - MAINTENANCE			13,365.98	0.00		
	463 WATER - METER READING			4,387.32	0.00		

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of August 11, 2025

Subject: Opening of An Additional Bank Account and Signatories for Village Bank Deposit Funds

Financial Impact:

N/A

Attachments:

None

Background:

The attached ordinance authorizes the creation of a new Money Market bank account at Old National Bank and establishes the Village Mayor, Village Clerk, Village Administrator, Village Treasurer/Finance Director and Assistant Finance Director as signatories for the Village Bank Deposit Funds. This account will allow us to earn higher interest earnings on unspent Motor Fuel Tax funds.

Recommendation:

Motion to pass an Ordinance authorizing the Opening of an additional bank account and signatories for Village Bank Deposit Funds.

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 August 11, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No.
which is entitled

Opening of An Additional Bank Account and Signatories for Village Bank Deposit Funds

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 8/12/2025, 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 8/12/2025.

Village Clerk

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE OPENING OF AN ADDITIONAL BANK ACCOUNT AND SIGNATORIES FOR VILLAGE BANK DEPOSIT FUNDS

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

WHEREAS, the Village Board wishes to designate an additional bank to be authorized as a depository for keeping the funds and money of the Village.

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

SECTION I: The Village authorizes establishing a Money Market Account at Old National Bank which bank shall serve as an authorized depository for keeping funds and money of the Village.

SECTION II: The Village authorizes the persons holding the following offices to be an authorized signatory on this new Money Market Account: Village Mayor, Village Clerk, Village Administrator, Village Treasurer/Finance Director, and Village Assistant Finance Director. The Village authorized depositories are authorized to update their documentation for all existing account signers on all bank accounts when a new individual fills any of those offices. As a minimum, two (2) of the authorized signatories shall be required on each check or electronic transfer of funds.

SECTION III: The individuals named below presently hold the office appearing next to his/her name and a specimen of each individual signature, appearing next to his/her title, is genuine:

Robin D. Meier,
Village Mayor _____

Karen Walsh,
Village Clerk _____

Eric Guenther,
Village Administrator _____

Linda M. Miller
Village Treasurer/Finance Director _____

Limperios ("Lee") Limperatos,
Village Assistant Finance Director _____

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

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

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, August 11, 2025

APPROVED: Monday, August 11, 2025

ATTEST: _____

Village Clerk