

AGENDA
VILLAGE BOARD MEETING NO. NO. 3297
April 8, 2024 - 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 March 25, 2024.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

A. Proclamation - National Public Safety Telecommunications Week

B. Proclamation - Mayoral Monarch Pledge

C. Proclamation - Recognizing April 26, 2024, as Arbor Day in the Village of Mundelein

D. Resolution - North Central O'Gaugers Model Railroad Club Lease Agreement

Motion to Adopt a Resolution Authorizing the Village of Mundelein to Enter into and allow the Village Administrator to sign a Lease Agreement for Use of Public Property.

IX. TRUSTEE REPORTS

A. Community and Economic Development Committee (Wilson, Schwenk, Meier)

1. Ordinance - Tattoo Shop Variation - 143 North Seymour Avenue

Motion to Pass an Ordinance granting a use variation to permit a tattoo shop in the C-5-R zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

2. Ordinance - Springs at Mundelein - Continental Properties

Motion to Pass an Ordinance Approving an Amendment to the Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive).

B. Public Works Committee (Ross, Meier, Lambert)

1. Ordinance - Member Admission to CLCJAWA

Motion to Pass an Ordinance consenting to the admission of an additional member, Lake Zurich, pursuant to an admissions' agreement, to the Central Lake County Joint Action Water Agency.

2. Ordinance - Landscape Code Update

Motion to Pass an Ordinance approving amendments to section 16.23 of the Village Code.

C. Finance Committee (Schwenk, Juarez, Ross)

1. Governing Body

Motion to approve the payment of bills as indicated in the Governing Body Report for the period between March 26, 2024, and ending April 8, 2024, in the amount of \$1,322,929.57.

2. Water/Sewer Rate Increase

Motion to Pass to increase by 11% the rates and charges for Water Service and Sanitary Sewer Service in the Village of Mundelein, Lake County, Illinois.

3. FY25 Annual Budget and 5 Year Capital Improvement Plan

Motion to Adopt the Fiscal 2025 Annual Budget and Five-Year Capital Improvement Plan of \$73,688,393.

D. Public Safety Committee (Lambert, Wilson, Juarez)

E. Building Committee (Juarez, Ross, Wilson)

1. Ordinance Amendment to Chapter 5.110 Related to Food Trucks Only

Motion to Pass an Ordinance Amending Chapter 5.110.050 of the Mundelein Municipal code, regarding outdoor dining specifically related to food truck fees and registration.

- F. Transportation & Infrastructure Committee (Meier, Lambert, 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 land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5) 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 3296th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on March 25, 2024 at 300 Plaza Circle, Mundelein. Mayor Lentz called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustees Ross, Meier, Wilson, Lambert, Juarez, Mayor Lentz

ABSENT: Trustee Schwenk

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Community

Development Director Orenchuk, Public Works and Engineering Director Boeche

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from March 11, 2024

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Lisa Yaffe spoke about the value of the Tool Library to the Village. It started small serving the Village and now is serving all of Lake County. She said it helps to attract entrepreneurs to the Village and urged the Village not to be penny-wise yet pound foolish and try to find

a way to keep the Tool Library.

PRESENTATIONS / AWARDS

Proclamation - Child Abuse Awareness Month

Mayor Lentz read the Proclamation proclaiming April 2024 as Child Abuse Prevention month.

Blue Kids Lake County was created in 2011 and the Village of Mundelein thanks them for helping create a safe environment for children. The residents will see blue signs shaped like a child around town to remind residents of Child Abuse Prevention month.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Commission Appointment - Rachel Yim - Mundelein Arts Commission

Motion to approve a commission appointment of Rachel Yim to the Mundelein Arts Commission.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Confirm the appointment of George Sellas as the Director of Building

Motion to Adopt a Resolution Appointing George Sellas as the Village of Mundelein Director of Building effective April 1, 2024.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community and Economic Development Committee (Wilson, Schwenk, Meier)

2024 Village Zoning Map

Motion to pass an Ordinance Granting Approval of the Official Zoning Map for the Village of Mundelein, Illinois.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Tim Wilson
SECONDER:	Trustee Robin Meier
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

There is an EDC Meeting this coming Thursday. And thank you to everyone that participated at the GLMC Block Party. Also, Mundelein will be featured on WGN's My Hometown Day this Thursday, March 28, 2024. Mayor Lentz will be featured in an interview and some of the Village businesses will be highlighted.

Public Works Committee (Ross, Meier, Lambert)

Certificate of Authority for Salt Bid

Motion to grant the Director of Public Works and Engineering the authority to enter into the State of Illinois rock salt joint purchasing program as stated in the attached certificate of authority.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Jenny Berman Ross
SECONDER:	Trustee Daniel Juarez
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Juarez, Ross)

Home Rule Sales Tax Increase

Motion to pass an Ordinance Increasing the Village of Mundelein Home Rule Sales Tax .25% effective July 1, 2024, changing the Home Rule sales tax rate from 1.0 to 1.25 and

as a result changing the total Mundelein sales tax rate from the current rate of 8.00% to 8.25%.

RESULT:	[Yes 4, No 1, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Jenny Berman Ross, Tim Wilson, Steve Lentz
NAYS:	Robin Meier
ABSTAIN:	None

Mayor Lentz stated that this motion was discussed at the recent Village Finance Meeting and is a result of the anticipated removal of the state's 1% grocery tax that has been discussed by Governor Pritzker. This tax is given to all the municipalities in Illinois and the estimated impact on the Village would be a loss of at least \$500,000 per year to the Village, which is very significant. The Village cannot apply its own 1% grocery tax legally because that grocery tax is part of a usage tax at the state level and home rule municipalities cannot impose usage taxes. That money goes straight to our general fund, which amounts to several jobs within police, fire, public works, etc. Raising the sales tax by .25% is the smallest way to recoup the anticipated loss from the state since no one wants their property taxes to go up. Should the Governor's decision to eliminate the grocery tax go through, it would be effective July 1, 2024. Passing this motion would put this increase in place also on July 1. If this grocery tax removal by the state does not happen, the Board would visit this again and discuss removing the .25%.

Trustee Wilson spoke saying that there was a lot of discussion regarding this increase at the recent Finance Meeting; if we want the police and fire to show up when needed, we need the funds. The possible removal of the grocery tax amounts to \$320M being taken away from Illinois communities.

Trustee Meier pointed out that this increase will provide more than double the amount that stands to be lost with the elimination of the grocery tax. Ms. Meier has never seen a government remove a tax--once it's there, it seems to stay (we still have the gas tax). The Board talks about removing them, but it doesn't seem to happen, so she is a strong "no". Ms. Meier stated that emphasizing the effect of this revenue amount on Fire, Police & water over all that this money can be used for (since it goes into a general fund) is kind of a scare tactic..She feels other revenue sources should be explored to find the \$500,000.

Trustee Ross spoke saying the reason we are here is because the State put on the 1% grocery tax and is now possibly removing it. We do not have the option to do a 1 for 1 replacement hence the .25% increase--we are limited as to what we can do.

Trustee Lambert said the Board had discussed this issue at the Finance Meeting and her

view is that this is just a shell game. She pointed out that since the Governor has chosen to possibly cut this large source of revenue from our Village, it is good to be proactive now with the .25% increase. She feels the \$500,000 amount that we predict will be lost is pretty conservative--other communities are poised to lose more than that even.

Trustee Juarez said this puts us in a bad situation either way but feels being proactive with this increase is good. The Board can revisit this issue if the Grocery Tax ultimately is not removed.

Mayor Lentz stated that he was disappointed in Trustee Meier's actions with this issue. At the last meeting Ms. Meier was very definite that the option of removing .25% tax--if the Grocery Tax stayed--and this info was put in the packet. Mr. Lentz asked what options Ms. Meier had explored for covering the loss--she had time to come up with alternative suggestions, instead she had no new ideas to present to the Board and blindsided them this evening. Ms. Meier said she was emphatic that the motion be worded to say that this .25% tax increase would be revisited if the Grocery Tax removal didn't happen, and though it was in the packet that is part of the agenda and available to the public, most don't typically read it.

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 03/25/2024.

<u>Dated</u>	<u>Vendor Name</u>	<u>Invoices Totaling</u>
03/25/2024	AT&T	\$2,252.11

RESULT:	Passed [Yes 4, No 0, Abstained 1]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	Robin Meier

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 12, 2024 and ending March 25, 2024 in the amount of \$1,005,707.54.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Lambert, Wilson, Juarez)

Invoice payment approval for GEMT to Illinois Department of Healthcare / Family Services

Motion to approve purchase order # 13336 and invoice in the amount of \$352,459.24 to the Illinois Department of Health Care and Family Services.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Trustee Lambert asked Fire Chief Lark why this was such a large number, and he explained: a few years ago we adopted GEMT and GEMT gives us the opportunity to garner more money with Medicaid transports and to do that, half the money goes back to the state.

Memorandum of Understanding Law Enforcement Records Management System

Motion to Authorize the Village Administrator to sign the Memorandum of Understanding regarding Data Access to the Law Enforcement Records Management System by Tyler Technologies.

RESULT:	[Yes 5, No 0, Abstained 0]
MOVER:	Trustee Kara Lambert
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Police Chief Seeley stated that a new Citizens Police Academy will be starting on April 3. And the police eligibility list has been exhausted, so anyone interested in becoming a police officer, please visit the police website and fill out an application.

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

2024 (FY25) Road Rehabilitation Program--Construction Contract Award

Motion to Adopt a Resoution to waive bids and authorize the Director of Public Works and Engineering to sign a contract and execute a purchase order with A Lamp Road Builders in an amount not to exceed \$5,198,899.65.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Robin Meier
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

Dell Marketing Purchase Order Approval for Microsoft Support

Motion to approve the purchase order # 13323 and payment to Dell Marketing L.P. for the annual Microsoft licenses.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Moetivations Purchase Order Approval for Dispatch Services

Motion to approve the Purchase Order # 13308 and payment in the amount of \$39,253.71 to Moetivations Incorporated for contract dispatch services.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jenny Berman Ross
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None

ABSTAIN: None

Mundelein Community Days and Tree Lighting Fireworks Displays

Motion to approve a contract extension with Mad Bomber Fireworks Productions, LaPorte, IN, for the 2024 Mundelein Community Days and Tree Lighting Fireworks Displays.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Jenny Berman Ross

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson

NAYS: None

ABSTAIN: None

Sidewalk Repair and Replacement

Motion to approve purchase order #13361 in the amount of \$77,500 to Schroeder & Schroeder, Inc.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Jenny Berman Ross

AYES: Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson

NAYS: None

ABSTAIN: None

VILLAGE STAFF REPORTS

Village Administrator

No report but there will be an Executive Session.

Village Attorney

No report.

Village Clerk

No report.

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss contracts under 5 ILCS 120, Section 2(c)(8).

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tim Wilson
AYES:	Daniel Juarez, Kara Lambert, Robin Meier, Jenny Berman Ross, Tim Wilson
NAYS:	None
ABSTAIN:	None

Motion to reconvene Village Board Meeting

Attendance

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

Board Attendance

PRESENT: Trustee Ross, Meier, Wilson, Juarez, Lambert, Mayor Lentz

ABSENT: Trustee Schwenk

Village Attendance

Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe

Action from Executive Session

No action taken.

OTHER BUSINESS

None.

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 8:27 PM.

Village Clerk

MAYORAL PROCLAMATION

PROCLAIMING APRIL 14 – APRIL 20, 2024 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK

WHEREAS, emergencies can occur at any time that require police, fire, or emergency medical services; and

WHEREAS, when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Mundelein police-fire communications center; and

WHEREAS, Public safety dispatchers are the first and most critical contact our citizens have with emergency services; and

WHEREAS, Public safety dispatchers are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and

WHEREAS, Public safety dispatchers of the Mundelein Police Department have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW THEREFORE, BE IT PROCLAIMED by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, the week of April 14 through 20, 2024, to be National Public Safety Telecommunications Week in Mundelein, Illinois, in honor of the men and women whose diligence and professionalism keep our Village and citizens safe.

PROCLAIMED, signed, and sealed this 8th day of April 2024, in the Village of Mundelein, Lake County, Illinois.

MAYORAL PROCLAMATION

MAYOR'S MONARCH PLEDGE PROCLAMATION

WHEREAS, the monarch butterfly is an iconic North American species whose multi-generational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies annually migrated across North America, but populations of this iconic species have declined by 90% in the last two decades; and

WHEREAS, cities, towns and counties have a critical role to play in helping save the monarch butterfly; and

WHEREAS, the Village of Mundelein has taken the National Wildlife Federation's Mayors' Monarch Pledge to demonstrate the Village's commitment to creating a habitat and educating citizens about how they can make a difference at home; and

WHEREAS, every resident of Mundelein can make a difference for the monarch and the beauty of our community by planting native milkweed and nectar plants as habitat for the monarch and pollinators in locations where people live, work, and play.

NOW THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS do hereby proclaim June 1, 2024, as "MAYORS' MONARCH PLEDGE DAY" in the Village of Mundelein and encourage residents and Village staff to take steps to increase the planting of native plantings to preserve and strengthen the monarch butterfly population.

PROCLAIMED, signed and sealed this 8th day of April 2024 in the Village of Mundelein, Lake County, Illinois.

MAYORAL PROCLAMATION

RECOGNIZING APRIL 26, 2024, AS ARBOR DAY

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource, giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS the day of April 26, 2024, as Arbor Day in the Village of Mundelein and encourage all residents to celebrate Arbor Day, support efforts to protect our trees and woodlands, and urge residents to plant and care for trees to promote the well-being of this and future generations.

PROCLAIMED, signed and sealed this 8th day of April 2024, in the Village of Mundelein, Lake County, Illinois.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 8, 2024

Subject: Resolution - North Central O'Gaugers Model Railroad Club Lease Agreement

Financial Impact:

N/A

Attachments:

1. Exhibit A - Archer Lease.railroadclub (002)

Background:

The North Central O Gaugers Model Railroad Club currently occupies a portion of the building at 428 N Chicago, and we have ended their lease at that location effective July 31, 2024. The Village-owned Archer Business Center has adequate vacant office space at the primary entrance. The space will work well for their activities and is offered to them on a month-to-month basis at no cost. They plan to move as soon as possible.

Recommendation:

Motion to Adopt a Resolution Authorizing the Village of Mundelein to Enter into and allow the Village Administrator to sign a Lease Agreement for Use of Public Property.

RESOLUTION NO. 24.04.15

**RESOLUTION AUTHORIZING THE VILLAGE OF MUNDELEIN TO ENTER INTO A LEASE AGREEMENT
FOR USE OF PUBLIC PROPERTY**

WHEREAS, the Village of Mundelein is an Illinois municipal corporation (the "Village") with home rule authority and the adoption of this resolution is being done through its home rule powers; and

WHEREAS, the Village is the owner of public property in the Village of Mundelein located at 161-165 North Archer Avenue; and

WHEREAS, the Village is willing to lease certain office space as defined in the lease attached hereto to **Exhibit A**, to the North Central O Gaugers Model Railroad Club on a month-to-month basis; and

WHEREAS, the Village is willing to enter into the Lease with the North Central O Gaugers Model Railroad Club, subject to the North Central O Gaugers Model Railroad Club submitting a certificate of insurance as required under the Lease attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION I: The Lease attached hereto as **Exhibit A** is hereby approved.

SECTION II: The Village Administrator, or his designer, is authorized to sign the Lease with the North Central O Gaugers Model Railroad Club, and the Village Clerk is authorized to attest such signature, on behalf of the Village, upon the condition that the North Central O Gaugers Model Railroad club submits a certificate of insurance as required under the lease.

LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT
April 8, 2024	BEGINNING	ENDING	N/A
	April 12, 2024	Month to month*	
<u>Location of Premises:</u> The property commonly known as 161-165 N. Archer Avenue, Mundelein, Illinois (the “Premises”). The portion of the property leased is depicted in Exhibit A.			
*Lease is month to month, terminable at will by either party with 30 days written notice.			

LESSEE

North Central O Gaugers Model Railroad Club,
an Illinois Not-For-Profit Corporation

LESSOR

Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the Premises designated above for the above Term.

RENT

1. None.

CONDITION AND UPKEEP OF PREMISES

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed and that Lessee expressly acknowledges that Lessee takes the Premises in an "AS-IS" condition. Lessee shall keep the Premises including all appurtenances, in good maintenance and repair and will yield up the Premises to Lessor in the same condition as exists today (ordinary wear and tear excepted) with all fixtures and improvements installed by Lessee removed, at Lessee's expense, unless otherwise instructed in writing by Lessor.

PERMITTED USE; NO SUBLET OR ASSIGNMENT

3. Lessee is permitted to occupy the space for purposes related to its model railroad club. Lessee will not allow the Premises to be used for any other purpose and shall not permit more than 49 persons to occupy the space at any one time. Lessee agrees to comply with all applicable state and federal laws and municipal ordinances. Lessee will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign nor encumber this lease or any portion of Lessee's interest hereunder without in each case the written consent of the Lessor first had, and Lessee will not permit any transfer of the interest in the Premises acquired through this lease without the written consent of Lessor, and will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or unreasonably disturb the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten (10) consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon without the prior approval of Lessor, nor permit any alteration of or addition to any part of the Premises, except in each case with the prior written consent of Lessor which consent shall not be unreasonable withheld, it being acknowledged that the existing improvements and all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

MECHANIC'S LIEN

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or the Building (as defined below) or improvement thereon during the term hereof, and in case of the filing of any such lien Lessee will promptly discharge the lien by payment or bond satisfactory to Lessee, failing which Lessor upon 30 days' notice to Lessee shall have the right and privilege at Lessor's option, and in addition to all other rights and remedies available to Lessor hereunder by reason of Lessee's default, of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and

shall be repaid to Lessor.

**INDEMNITY
FOR
ACCIDENTS**

5. Except for the negligent or willful acts of Lessor, its employees, or contractors, Lessee covenants and agrees that it will protect and save and keep the Lessor (and all persons claiming by, through or under Lessor) forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor (and all persons claiming by, through or under Lessor) against and from any and all loss, cost, damage or expense, to the proportional extent arising out of or from or in any way related to the use and occupancy of the Premises by Lessee or anyone claiming by, through or under Lessee, or any accident or other occurrence on or about the Premises causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor (and all persons claiming by, through or under Lessor) against and from any and all claims and against and from any and all loss, cost, damage or expense to the proportional extent arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

**NON-
LIABILITY
OF LESSOR**

6. Lessor shall not be liable for any damage occasioned by Lessee's failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in, above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, ceiling or otherwise, nor for any damages arising from acts or neglect of any owners or occupants of adjacent or contiguous property.

UTILITIES

7. Lessor shall pay for utilities: electric, heat, water, and sewer.

**KEEP
PREMISES
IN REPAIR**

8. Unless otherwise provided herein, Lessor shall not be obliged to incur any expense for repairing any improvements in or upon the Premises or connected therewith. and Lessee shall pay 100% of the amount of maintenance and repair costs to any improvements made in respect to the Premises.

**ACCESS TO
PREMISES**

9. Upon reasonable prior notice, Lessee will allow Lessor access to the Premises for the purpose of examining or exhibiting the same, or to make any needful repairs, of which Lessor may see fit to make. Lessor shall be permitted to post a "For Rent" sign in the Premises upon non-renewal notice or notice of termination of this lease.

**ABANDONMENT
AND RELETING**

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's default hereunder as provided below, or any other reason, the same may be re-let by Lessor.

**HOLDING
OVER**

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor.

**EXTRA
FIRE
HAZARD**

12. There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the normal course of business of the Lessee, and in all events Lessee shall obtain the prior written consent of Lessor to the use of any such liquids or materials, and in such case, any such substances shall be delivered and stored in amount, and used, in accordance with the applicable statutes and ordinances now or hereafter in force.

**PAYMENT
OF COSTS**

13. The prevailing party will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by the other party in enforcing or defending any action in connection with this Lease.

**RIGHTS
CUMULATIVE**

14. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise nor use of any right or remedy by Lessor waive any other right or remedy.

**FIRE AND
CASUALTY**

15. In case of the Premises shall be rendered untenable during the term of this lease by fire or other casualty, Lessor or Lessee at his option may terminate the lease immediately. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of

such fire or casualty

BINDING	16. This Lease shall be binding on and inure to the benefit of Lessor and Lessee.
ADDRESSES	17. All notices to the Lessor shall be sent or delivered to 300 Plaza Circle, Mundelein, IL 60060 unless otherwise directed by the Lessor in writing. All notices to the Lessee shall be sent or delivered to the Premises.
MAINTENANCE AND REPAIR	18. At all times during the term of this Lease, Lessee shall keep all garbage and trash in closed, sanitary containers in areas satisfactory to the Lessor. All of Lessee's improvements to the Premises, shall be deemed to be part of the Premises and the property of Lessor.
LIABILITY INSURANCE	19. Lessee, at its expense, shall maintain at all times during the term the following insurance policies: (a) fire insurance, including extended coverage, vandalism, malicious mischief, sprinkler leakage and water damage coverage and demolition and debris removal, insuring eighty (80%) of all improvements, alterations or additions to the Premises made at Lessee's expense, and all other property owned or used by Lessee and located in the Premises; (b) commercial general liability insurance, contractual liability insurance and property damage insurance with respect to the Building and the Premises, with limits to be reasonably set by Lessor from time to time but in any event not less than \$1,000,000 combined single limit for personal injury, sickness or death or for damage to or destruction of property for any one occurrence; (c) worker's compensation insurance in an amount not less than minimum statutory limits; (d) insurance against such other risks and in such other amounts as Lessor may reasonably from time to time require. The form of all such policies and deductibles thereunder shall be subject to Lessor's prior approval. All such policies shall be issued by insurers reasonably acceptable to Lessor and licensed to do business in the State of Illinois and shall contain a waiver of any rights of subrogation thereunder. In addition, except for worker's compensation insurance, the policies shall name Lessor and any other parties designated by Lessor as additional insureds and shall require at least thirty days' prior written notice to Lessor of termination or modification (except for non-payment of premiums, in which 10 days notice shall be given). Lessee shall promptly following the execution of this Lease and at least ten (10) days prior to the expiration of each such policy, deliver to Lessor certificates evidencing the foregoing insurance or renewal thereof, as the case may be.
ENTIRE LEASE	20. This Lease constitutes the entire understanding between Lessor and Lessee and all promises, agreements and conditions not stated in this Lease are null and void. The captions in the left-hand margin in this Lease are for convenience only and do not limit or modify any language in any paragraph of this Lease. Lessee, at Lessee's cost and expense, shall promptly comply with all requirements and/or recommendations of any lawful authority and/or insurance company which are applicable to the Premises or Lessee's use of the Premises.
SIGNAGE	21. Lessee shall be allowed to have signage acceptable by the Lessor and Lessor's acceptance shall not be unreasonably withheld.
CONDEMNATION	22. If the Premises or any part thereof is taken in any proceeding by public authority by condemnation or otherwise or is acquired by public authority for public or quasi-public purposes, each of Lessee or Lessor shall have the right to terminate this Lease as of the date of such taking or acquisition by such public authority and any unearned rent shall be refunded to Lessee.
TERMINABLE AT WILL	23. While the term of the Lease is one year, the building is currently listed for sale. As well, the Village is considering other uses for the Leased space. Thus, the Lease is month to month, terminable at will by either party with a 30-day written notice.
REMEDIES UPON OCCURRENCE OF AN EVENT OF DEFAULT	24. (a) Upon the occurrence of an Event of Default, Lessor may, in addition to all other rights and remedies it may have, terminate this Lease by giving written notice to Lessee. Either before or after such termination of this Lease, Lessor may reenter the Premises, with or without process of law, to remove all persons, fixtures and chattels therefrom and at Lessor's option to store the same at Lessee's expense. Additionally, Lessee shall be responsible for all attorney fees and costs associated with the Lessor's attempts to remedy the default or enforce the Lease.
EMERGENCY ACCESS	25. In the event of any emergency, Lessor shall be entitled to enter upon the Premises, including the right to forcibly enter the Premises, and Lessor shall not incur any liability to Lessee by

reason of such entry.

RECORDING

26. Lessee shall not record this Lease nor any memorandum of this Lease or any other instrument in the nature of a memorandum of lease.

**RULES AND
REGULATIONS**

27. Lessee shall comply with all reasonable rules and regulations of building as they may be adopted and modified from time to time.

**EXCULPA-
TORY
PROVISIONS**

28. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, warranties, covenants, undertakings and agreements herein made on the part of Lessor are made and intended for the purpose only of subjecting Lessor's interest in the Building and the Premises to the terms of this Lease and for no other purpose whatsoever, and Lessee's sole recourse hereunder shall be to the interest of Lessor in the Building and the Premises.

CONSENTS

29. Unless expressly provided otherwise, any consent required by Lessor hereunder shall not be unreasonably withheld or delayed. The foregoing shall not be applicable to any consents required hereunder to be made on Lessor's sole discretion.

**LESSEE NOT
LIABLE**

30. Lessee shall not be liable for the following: (a) wages, salaries, fees and fringe benefits paid to Lessor and its employees, agents or representatives; (b) costs and expenses for which Lessor is reimbursed by Lessee's insurance carrier; (c) any expense arising solely by reason of the negligence or other tortious conduct of Lessor's employees, agents or representatives; (d) any fines or penalties incurred as a result of a violation by Lessor of any law, order, rule or regulation of any governmental authority; (e) nor any capital expenditures or costs related to the repair and/or replacement of the foundation, roof, structure, and components servicing Lessor's Property other than the Premises unless otherwise stated herein.

IN WITNESS WHEREOF, Lessor and Lessee have signed this Lease of this ____ day of _____, 2024.

LESSOR:

LESSEE:

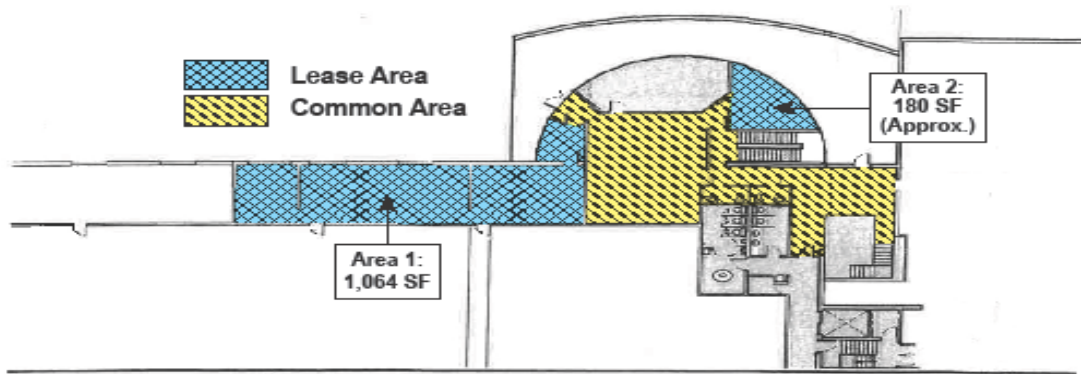
VILLAGE OF MUNDELEIN

North Central O'Gaugers Model Railroad Club

By: _____

By: _____

EXHIBIT A



To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of April 8, 2024

Subject: Ordinance - Tattoo Shop Variation - 143 North Seymour Avenue

Financial Impact:

N/A

Attachments:

1. Exhibit A - Legal Description
2. Exhibit B - Floor Plan
3. Findings of Fact - 143 North Seymour Avenue - PZC-02-2024
4. 3.20.24 - PZC Minutes
5. Petitioners Packet - 143 North Seymour Avenue - Hidden Door Tattoo Studio
6. Location Map - 143 North Seymour Avenue

Background:

143 North Seymour Avenue is a commercial unit in the *Mundelein Shopping Center*, which is currently occupied by the Carpets in the Park carpet showroom. Neighboring units are occupied by Just for Fun Roller Rink, Rogan's Shoes, North Shore Classics, Morrison's Laundry and Cleaners, Faded Best Barber, and the American Legion Post 867. The building is under multiple ownership, with five individual property owners across the shopping center. The owner of 143 North Seymour Avenue, A & O Syros LLC, owns all units east of Rogan's Shoes.



The economic vitality of the shopping center has declined in the last few decades due to poor visibility, a changing demand for brick-and-mortar retail, and challenges posed by separate ownership. The underperformance of a shopping center can indicate that the “highest and best use” of a property is no longer commercial due to either site-specific conditions or changes to the economy and consumer behavior. Because the site is close to Downtown amenities such as the Metra Station and parks, but lacks visibility and accessibility, Village planning documents envision that the property will ultimately transition to a residential use.

In 2012, the Village undertook a complete overhaul of the Zoning Ordinance, which included a new structuring of zoning districts (including the creation of the Downtown zoning district). Under the prior Zoning Ordinance, this property was zoned as C-2 Commercial. In 2012, the Village assigned this property the C-5-R (Downtown Residential) classification because, at the time, there was a renewed interest in redevelopment of the property. The new zoning designation anticipated the expected future residential use of the property. However, while there is still interest in redevelopment, a project is yet to be seen as of 2024.

Because the C-5-R (Downtown Residential) zoning district does not permit commercial uses, all existing businesses were grandfathered in upon the 2012 rezoning. However, a space loses its grandfathered status when a unit is vacant for an extended period or if the use of the unit changes. Any new businesses must obtain use variations to operate in this zoning district. This particular unit (143 North Seymour Avenue) is currently occupied by Carpets in the Park, a carpet showroom. The property owner would like to rent the unit out to a new tattoo shop tenant, Hidden Door Tattoo Studio.

Four other tenants of the shopping center have received use variations since 2012:

- 2014 – Epic Healthy Living – Community Center (No longer in operation)
- 2014 – Carpets in the Park – Retail carpet sales
- 2015 – North Shore Classics – Indoor classic car dealership
- 2022 – Faded Best – Barbershop
- 2023 – TLC Massage and Spa – Nail Salon

Variation

The Petitioner is requesting a use variation to operate a tattoo shop in the C-5-R Downtown Residential Zoning District, which is categorized as a “Personal Services Establishment”. Permitted uses in the C-5-R district are limited to residential uses and therefore a variation is required for any commercial business to occupy the space.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing to consider the variation on March 20, 2024, and voted 4-0 to recommend approval. There were no public comments.

Analysis

The Planning & Zoning Commission recommends approval of the requested use variation due to the unique hardship that the Zoning Ordinance imposes upon the owners and tenants of this shopping center, which was a result of a rezoning that the Village undertook in 2012. The rezoning was consented by the shopping center owners, but not caused by the actions of any owners nor tenants.

While the future use of this land is envisioned as residential, there is not currently a developer actively engaged in acquiring these parcels for a project. In the meantime, it benefits both the community and property owners to permit the shopping center to continue to operate rather than forcing the center to remain vacant until a redevelopment is proposed. Three other businesses in the shopping center that have opened since 2012 obtained variations from the Village Board. The proposed use as a tattoo shop is in line with the retail and service-oriented nature of other businesses in the vicinity.

Recommendation:

Motion to Pass an Ordinance granting a use variation to permit a tattoo shop in the C-5-R zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

ORDINANCE NO. 24.04.15

AN ORDINANCE GRANTING A USE VARIATION TO PERMIT A TATTOO SHOP IN THE C-5-R ZONING DISTRICT AT 143 NORTH SEYMOUR AVENUE, MUNDELEIN, ILLINOIS

WHEREAS, the Village of Mundelein, Lake County, Illinois, is a home-ruled 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, an application has been filed by Jose Motta on behalf of Hidden Door Tattoo Studio, ("Petitioner") requesting a use variation from Table 20.36-1 of Section 20.36.020 be granted to permit a tattoo shop in the C-5-R Downtown Residential Zoning District at 143 North Seymour Avenue, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property"); and

WHEREAS, the business proposes to occupy a portion of the building on the lot legally described, which is illustrated in **Exhibit B** (the "Floorplan"), attached hereto and made a part hereof; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on March 20, 2024, by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and recommended that said variation be approved by the Village Board of Trustees; and

WHEREAS, at the Village Board meeting on April 8, 2024, the Mundelein Village Board of Trustees accepted the findings of fact and determined that it was in the best interests of the Village to grant the above variation.

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

SECTION I: A variation is hereby granted to Jose Motta of Hidden Door Tattoo Studio for the property at 143 North Seymour Avenue, Mundelein, Illinois to permit a tattoo shop in the C-5-R Downtown Residential zoning district.

SECTION II: That all requirements set forth in the Zoning Ordinance of the Village of Mundelein would be required by any owner of property zoned in the same manner as the subject property shall be complied with, except as otherwise provided in this Ordinance.

SECTION III: The report, recommendations, and findings of fact of the Planning and Zoning Commission on the question of granting the requested zoning relief for the Subject Property are hereby accepted.

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.

Exhibit A – Legal Description

Commonly Known As: 143 North Seymour Avenue

PIN: 11-30-109-005

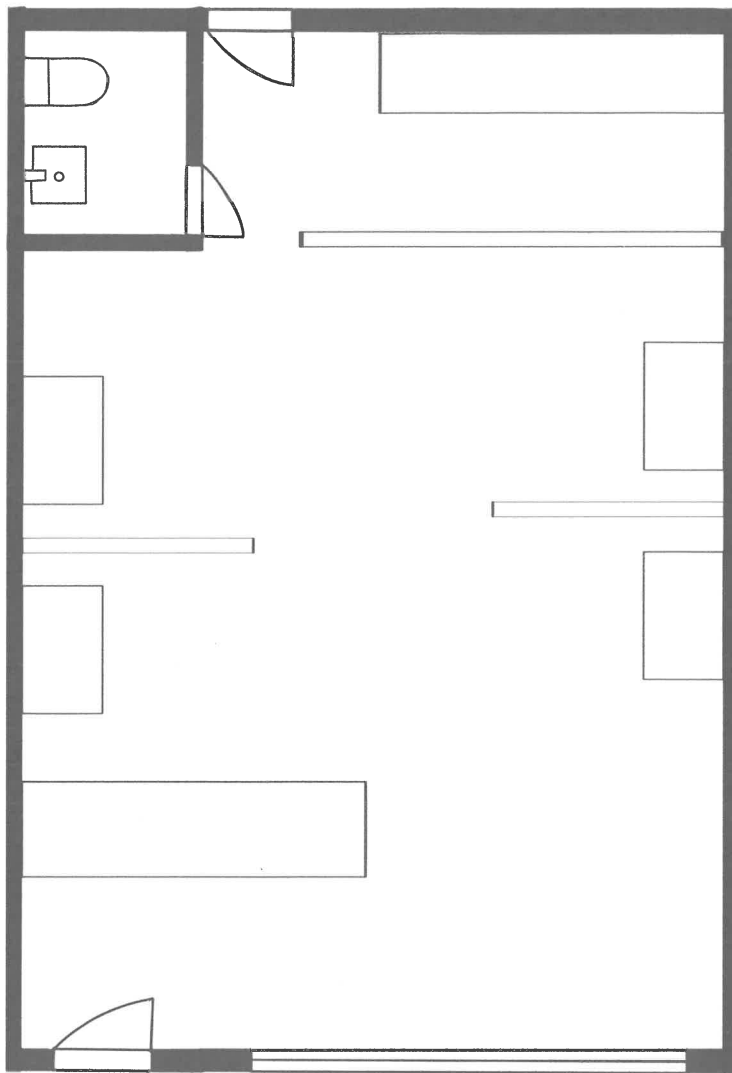
Legal Description:

PARCEL 1:

THE EAST 80.00 FEET OF LOT 1 OF PIGGLY WIGGLY SUBDIVISION, BEING A SUBDIVSIION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1959 AS DOCUMENT 1033981, IN BOOK 34 OF PLATS, PAGE 122, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN PIGGLY WIGGLY SUBDIVISION, FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1961 AS DOCUMENT 1133412, IN BOOK 38 OF PLATS, PAGE 21, IN LAKE COUNTY, ILLINOIS.



FINDINGS OF FACT – 143 N. SEYMOUR AVENUE

CASE NUMBER	PZC-02-2024
PUBLIC HEARING DATE	March 20, 2024
VARIATION	Variation from Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district.
MOTION	Motion to recommend Approval of a variation to Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district at 143 N. Seymour Avenue.
On March 20, the Planning and Zoning Commission voted 4-0 for approval of a variation to Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district at 143 N. Seymour Avenue.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in undue hardship for the Petitioner, as the property in question is constructed as a commercial space and is part of a shopping center with other active commercial users. The strict application of the Ordinance would require the unit to remain vacant, as the space is unsuited for a residential use despite the current zoning district designation.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the rezoning in 2012 to Downtown Residential was done in anticipation of a redevelopment that has not yet occurred due to factors outside of the control of the Petitioner and property owner. Despite the current zoning designation, the shopping center still remains with active commercial tenants.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as a tattoo shop is consistent with the retail and service-oriented nature of other businesses found in the shopping center and in the larger Downtown Mundelein area. This particular unit has been occupied by commercial users in the past, including the current use of a carpet showroom.	
<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.	
The commercial nature of the shopping center and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are to be carried out. The strict application of the Zoning Ordinance would ultimately cause this particular unit to remain vacant indefinitely, despite other active commercial units operating out of the same building.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The alleged difficulty has not been created by the Petitioner or property owner, as the rezoning to Downtown Residential in 2012 was a Village-initiated undertaking and was anticipating redevelopment that did not ultimately occur.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare, as it will increase occupancy and foot traffic to an existing commercial shopping center.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impairs property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, with the exception that the ordinance and Comprehensive Plan envision that this property will ultimately transition to a residential use. However, that redevelopment has yet to occur.	

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the properties in question will be substantially reduced if permitted to be used only under the existing zoning classification, as the unit is not suitable for residential use.

March 20, 2024

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on March 20, 2024, at 300 Plaza Circle, Mundelein. Chair Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chair Roswick led the Pledge of Allegiance

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, S. Petti, T. Roswick, S. Schneckloth

ABSENT: K. Garesche, J. Holden, K. Teehan

Village Attendance

A. Orenchuk, Director of Community Development, T. Verbeke, Senior Planner, and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from February 7, 2024

Approve the Planning and Zoning Commission Regular Meeting Minutes from February 7, 2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Kevin Anderson

SECONDER:	Planning and Zoning Commission Sophia Schneckloth
AYES:	Kevin Anderson, Terry Roswick, Sophia Schneckloth, Steven Petti
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None

OLD BUSINESS

None

NEW BUSINESS

PUBLIC HEARING - PZC-02-2024 - 143 N Seymour Avenue - Hidden Door Tattoo Studio

Motion to recommend **approval/denial** of a use variation to **Table 20.36-1 of Section 20.36.020** to permit a tattoo shop in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

T. Verbeke reviewed the attached presentation and gave an overview of the incoming business and the history of the property. The petitioner is requesting the approval of a variation to Table 20.36.020 to permit a tattoo studio in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

Commission members questioned the petitioners as to their background in the tattoo industry and the format of the business. Petitioners stated that they had a combined 6 years in the tattoo industry and presented a portfolio of work. They intend to have general operating hours from 12 PM - 10 PM, but will not be offering walk-ins. They plan to only do tattoos by appointment. Further questions were addressed on screening for shielding tattoo sessions and what local or state bodies oversee licensing.

Motion to recommend Approval of a use variation to Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district at

143 North Seymour Avenue with the findings of fact as presented.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Kevin Anderson
SECONDER:	Planning and Zoning Commission Sophia Schneckloth
AYES:	Kevin Anderson, Terry Roswick, Sophia Schneckloth, Steven Petti
NAYS:	None
ABSTAIN:	None

Motion to close Public Hearing PZC-02-2024

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Planning and Zoning Commission Kevin Anderson
SECONDER:	Planning and Zoning Commission Steven Petti
AYES:	Kevin Anderson, Terry Roswick, Sophia Schneckloth, Steven Petti
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

None

ADJOURNMENT

Motion to Adjourn the Regular Planning and Zoning Commission Meeting.

RESULT:	Passed [Yes 4, No 0, Abstained 0]
MOVER:	Planning and Zoning Commissioner Steven Petti
SECONDER:	Planning and Zoning Commissioner Kevin Anderson
AYES:	Kevin Anderson, Terry Roswick, Sophia Schneckloth, Steven Petti
NAYS:	None
ABSTAIN:	None

The Regular Planning and Zoning Commission Meeting adjourned at 7:20 PM.

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: George Goumas		Phone:
Company:		Email:
Name: Jose Motta		Phone:
Company:		Email:
Name: Javier Chavez		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:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:



HIDDEN DOOR TATTOO STUDIO

PZC-02-2024
143 N. SEYMOUR

Staff Presentation

March 20, 2024



MUNDELEIN
COMMUNITY BANK

MCDONALDS

KRACKLAUER
PARK

LAKE STREET

Seymour Ave

TONALITY
BREWING

TASTE OF
PARIS

EL DORADO
TAX SERVICES

NORTH
SHORE
CLASSICS

ROGAN
SHOES

PROJECT
SITE

JUST FOR FUN
ROLLER RINK

FADED BEST BARBER SHOP

TIGHTHEAD

Mundelein Shopping Center

Seymour Ave.

Owner: Sarah & Michael Zimmerman
Businesses:
Taste of Paris
Big Al's Trading
El Dorado Tax Services

Owner: Jianhua Guo & Zhiping Lu
Business: Indoor Auto Dealership

Owner: A&O Syros LLC
Businesses:

- American Legion
- Carpets in the Park (unit in question)
- Faded Best Barbershop
- Just for Fun Roller Rink

Crystal St.

Owner: Matthew & Donna Morrison
Business: Laundromat

Owner: Rogans Shoes Inc.
Business: Shoe Store

SHOPPING CENTER BACKGROUND

- Economic vitality of center as a whole has declined in last few decades:
 - Poor visibility
 - Changing demand for brick-and-mortar retail
 - Challenges posed by multiple ownership (lack of coordinated improvements)
- Underperformance can indicate that the “highest and best use” of a property is no longer commercial, which can be due to:
 - Site-specific conditions; and/or
 - Changing consumer behavior and demand



2012 REZONING

- 2012 - Complete overhaul of Zoning Ordinance and Zoning Map
 - Most properties assigned closest equivalent
 - Mundelein Shopping Center went from *C-2 Commercial* to *C-5-C Downtown Residential* in anticipation of future redevelopment:
 - Not typical, but done at time because of renewed interest in redevelopment by owners and developers.
- Redevelopment is still yet to be seen, but there is a recent wave of interest from private developers due to the demolition of the former U.S. Music and Public Works Facility. However, there is not currently an active or pending proposal on the table.

PRE-2012

Zoning	
	C-1 Commercial District
	C-2 Commercial District
	C-3 Commercial District
	L-1 Light Industrial District
	M-1 Medium Industrial District
	O-R Office Research District
	P Public Use District
	R-1 One Family Dwelling District
	R-4 One Family Dwelling District
	R-5 One Family Dwelling District
	R-6 One Family Dwelling District
	R-7 Two Family Dwelling District
	R-8 Multi-Family Dwelling District

POST-2012

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

C-5 Subdistricts

	
	C-5-C Corridor
	C-5-MU Mixed-Use
	C-5-R Residential
	C-5-VC Village Center

VARIATIONS



- C-5-R (Downtown Residential) does not permit commercial uses.
- All existing businesses were “grandfathered in” upon the 2012 rezoning.
 - A space loses its “grandfathered” status when it is vacant for more than 6 months or if it changes to a different use.
 - New businesses must obtain a use variation to operate in this zoning district.
- Other variations granted since 2012:
 - 2014 – Epic Healthy Living (Community center)
 - 2014 – Carpets in the Park (Retail carpet sales)
 - 2015 – North Shore Classics (Indoor classic car dealership)
 - 2022 – Faded Best Barbershop
 - 2023 – TLC Massage and Spa – Nail Salon

HIDDEN DOOR TATTOO STUDIO

Petitioner seeks to open a tattoo shop at 143 N. Seymour

Unit has previously been occupied by a carpet shop, a nail salon, a beauty salon, and an unpermitted bakery.



QUESTIONS FOR STAFF?

FINDINGS OF FACT – 143 N. SEYMOUR AVENUE

CASE NUMBER	PZC-02-2024
PUBLIC HEARING DATE	March 20, 2024
VARIATION	Variation from Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district.
MOTION	Motion to recommend Approval of a variation to Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district at 143 N. Seymour Avenue.
On March 20, the Planning and Zoning Commission voted 4-0 for approval of a variation to Table 20.36-1 of Section 20.36.020 to permit a tattoo shop in the C-5-R Downtown Residential zoning district at 143 N. Seymour Avenue.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in undue hardship for the Petitioner, as the property in question is constructed as a commercial space and is part of a shopping center with other active commercial users. The strict application of the Ordinance would require the unit to remain vacant, as the space is unsuited for a residential use despite the current zoning district designation.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the rezoning in 2012 to Downtown Residential was done in anticipation of a redevelopment that has not yet occurred due to factors outside of the control of the Petitioner and property owner. Despite the current zoning designation, the shopping center still remains with active commercial tenants.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as a tattoo shop is consistent with the retail and service-oriented nature of other businesses found in the shopping center and in the larger Downtown Mundelein area. This particular unit has been occupied by commercial users in the past, including the current use of a carpet showroom.	
<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.	
The commercial nature of the shopping center and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are to be carried out. The strict application of the Zoning Ordinance would ultimately cause this particular unit to remain vacant indefinitely, despite other active commercial units operating out of the same building.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The alleged difficulty has not been created by the Petitioner or property owner, as the rezoning to Downtown Residential in 2012 was a Village-initiated undertaking and was anticipating redevelopment that did not ultimately occur.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare, as it will increase occupancy and foot traffic to an existing commercial shopping center.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impairs property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, with the exception that the ordinance and Comprehensive Plan envision that this property will ultimately transition to a residential use. However, that redevelopment has yet to occur.	

6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

The value of the properties in question will be substantially reduced if permitted to be used only under the existing zoning classification, as the unit is not suitable for residential use.

TYPICAL PLANNING AND ZONING COMMISSION PROCESS

Meeting Schedule

The Planning and Zoning Commission consists of seven members who act as a recommending body to the Village Board. The Planning and Zoning Commission meet the first and third Wednesday of each month at the Village Hall, located at 300 Plaza Circle, Mundelein, Illinois. Meetings begin at 7:00 p.m.

Preliminary Conference

Prior to filling out this form you must first meet with a representative of Community Development to discuss the proposal and determine the necessary process for approval. A concept plan consisting of measurable sketches with a scale/ruler, existing and proposed site data, and site photo(s) should be available for review by a planner. To schedule a preliminary conference contact Community Development at (847) 949-3282.

Petition Submittal

Submit one (1) legible copy, no larger than 11" x 17" of the full petition application to Community Development. The petition must be complete with all attachments. Applications and fees can be mailed to Community Development, 300 Plaza Circle, Mundelein, Illinois 60060. Community Development staff will review the application and may request additional materials prior to acceptance.

Internal Department Review

After Community Development accepts the Draft Petition the Fire, Police, Public Works and Engineering, Building Department, and Community Development Divisions will review the proposal and provide comments. Petitioners may be asked to provide additional and/or electronic copies of the petition at this time. Upon review, staff will provide feedback to the petitioner, if applicable. If it is determined that the documents are in compliance with Village codes, a Planning and Zoning Commission hearing will be scheduled. If changes are required, the petitioner shall resubmit revised plans for another departmental review, which will delay the date for a public hearing.

Final Petition

After all issues have been adequately addressed, staff will direct the petitioner through the public hearing process. The Planning and Zoning Commission shall evaluate the application, based upon the evidence presented at the public hearing, recommend approval, approval with conditions, or denial of the application, and forward its recommendation to the Village Board within sixty (60) days. The Village Board shall consider the variation within sixty (60) days of receipt of the Planning and Zoning Commission recommendation.

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision – We can pull this from the prior application if not on hand
 - a. One (1) no larger than 11" x 17"
- ☐ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

↳ Provide after neighbor notices are mailed out

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 143 N Seymour Ave, Mundelein IL
Property Index Numbers (PIN) 1130109005 60060
Size of Property 27,366 sq ft (sq. ft./acres)
Size of Building Space 750 sq ft (sq. ft.)
Size of Space Utilized 750 square feet

ZONING

Current Zoning C-5-R
Proposed Zoning C-5-R
Current Use carpet in the park
Proposed Use tattoo shop

PETITIONER INFORMATION

Business/Org. Name Motta INC
Name Jose motta
Title co-owner
Address 534 sequoia tr.
City, State, Zip Roselle IL 60172
Phone (847) 217-5880
Email josemotta628@gmail.com
Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name A&O Syros LLC
Name George Goumas
Title owner
Address 8427 North Oriole Ave
City, State, Zip Niles, Illinois, 60714
Phone (773) 951-8687
Email g.goumas1970@yahoo.com

SECTION OF ZONING ORDINANCE: 20.36.020

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

- see attachment

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.
The hardship would be the fact that the location is zone residential
- b. The plight of the owner is due to unique circumstances. *and not allowing me to open a business. Zone residential is the shop corner.*
- c. The variation, if granted, will not alter the essential character of the locality
it won't become into a shop corner.

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.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
STATE OF ILLINOIS)

I, George Gamas, under oath, state that I am

X the sole)
an) owner of the property
an authorized officer of the)

commonly described as (Address) 143 N Seymour Ave and that such property is owned by

(Printed Name) George Gamas as of this date. As owner of the property, I do

hereby authorize Jose Motta (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter, Zoning Special Use
Permit for Tattoo Shop (Action).

[Signature]
Signature

Subscribed and sworn to before me

this 28 day of February, 2024.

[Signature]
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) 143 N Seymour Ave Mundelein, IL 60060

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:**

Signature of Owner

Date

By _____

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser

Date

By _____

Title/Full Corporate Name

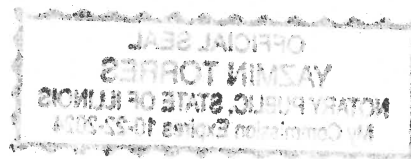
If Lessee (Corporate or Partnership):


Signature of Lessee

2/15/24
Date

By Jose Antonio Motta co-owner

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: George Quarm

Date: 2/28/24

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: Jose Antonio Muth

Date: 2/15/24

Title: co-owner

EXHIBIT A

NOTIFICATION REQUIREMENTS

The petitioner is required to notify all property owners and tax payers within 250 feet of the subject property **after the Planning and Zoning Commission hearing date has been scheduled and staff has given authorization to send.** (Please see Exhibit B for sample letter). The notification must be sent USPS Certified Mail, Return Receipt Requested. Mailing labels must contain the property owner name or taxpayer name, address, and property identification number (PIN). Notification must be postmarked no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date. All certified receipts must be submitted to Community Development. Petitioners can obtain property owner information from the following sources:

Lake County
18 North County Street
Waukegan, IL 60085
847-377-2323

Libertyville Township
359 Merrill Court
Libertyville, Illinois 60048
847-816-6800
Fax 847-816-0861

Fremont Township
22376 West Erhart Road
Mundelein, Illinois 60060
847-223-2847
Fax 847-223-2858

Vernon Township
3050 North Main Street
Buffalo Grove, IL 60089
847-634-4600
Fax 847-634-1569

A Public Hearing Notice sign is required on the subject property and will be placed by the Village. Postings of the public notice will be done no more than thirty (30) days and no less than fifteen (15) days prior to the public hearing date.

The Village will publish the notification in the *Daily Herald*. The *Daily Herald* requires five-day lead time for publishing public notices. Therefore, in order to have the notification published no later than fifteen (15) days prior to the public hearing, we must be able to provide the necessary information twenty-one (21) days prior to the date of the hearing.

FAILURE TO COMPLY WITH THE NOTIFICATION REQUIREMENTS WILL CAUSE THE PUBLIC HEARING TO BE POSTPONED

EXHIBIT B

NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

**NOTICE
TO ALL INTERESTED PARTIES**

The Planning and Zoning Commission will address the petition for NAME/COMPANY. (Case PZC-XX-YEAR), ADDRESS _____, Mundelein, concerning a petition requesting _____. The Planning and Zoning Commission will address this petition on DATE, at TIME, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

If you have any questions, please do not hesitate to call Community Development at (847) 949-3282, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,



AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Jose A. Motta, under oath, state that I am

_____ the sole)
_____ an) owner of the property
X _____ an authorized officer of the)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this 27 day of Feb, 2024.

[Signature]
Signature

Subscribed and sworn to before me

this 27 day of February, 2024.

[Signature]
Notary Public





Hidden Door Tattoo Studio business proposal

Jose Motta and Javier Chavez plan to open a full functioning tattoo shop, with a welcoming and friendly atmosphere. A positive space that welcomes all walks of life in the community and surrounding areas.

Our product and services

Hidden Door Tattoo Studio aims to maximize profits in the tattoo industry. We want to reassure all of our services are done with the highest regards to our clients.

The type of services that will be provided at our establishment will be in the list as follows:

- Designing customized body modification art.
- We will provide pre-designed flash art for clients to choose from.
- Tattoo memorabilia such as t-shirts, hats, bags, etc.
- Other related consulting and advisory services.

Our mission and vision statement

Our mission is to provide beautiful, and memorable art work that will withhold the test of time and be something our clients will love for life.

We have a safe, clean environment and strive to deliver an enjoyable experience for everyone who comes and visits us.

-We do not tattoo anyone under the age of 18. No exception.

-We do not tattoo anything that is derogatory or hateful, meaning sexist, racist, transphobic or homophobic.

Our vision is to establish a successful tattoo studio in Illinois that will eventually produce more studio' in selected surrounding areas.

Business structure

Hidden Door Tattoo Studio is a full functioning tattoo facility that humbly intends to start directly in the Mundelein location. We are committed to hire the best and strive towards growth and greatness. We will ensure that we hire professional artist when needed and or individuals who are qualified. Qualified individuals are expected to work diligently to ensure the business is prospering.

Job roles and responsibilities

-Owner/Tattoo Artist will be active in and out of the establishment full time while tattooing on appointment basis only.

-Shop manager/Tattoo Artist

-Tattoo Artist

-Receptionist will monitor online website, assist with walk-ins, answer phone calls, book tattoo appointments, and booking consultation with artist of choice.

Hours of operation are as follows:

-Tuesday - Saturday 12PM - 10PM

-Closed on Holidays

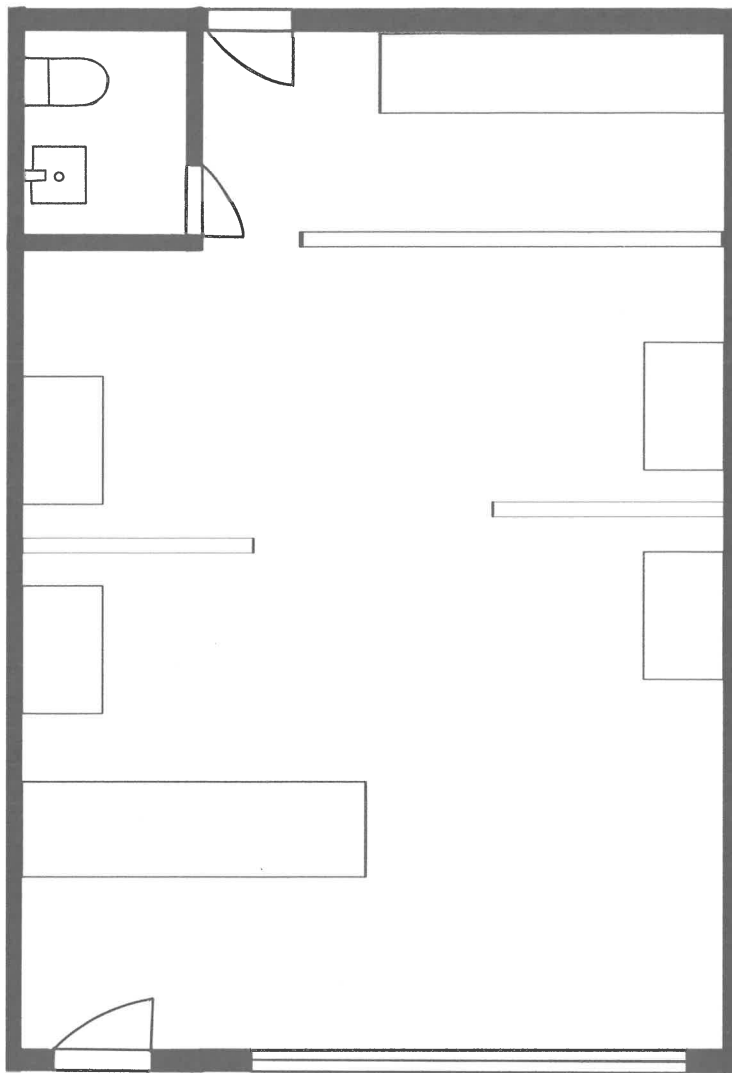
Marketing strategies/ sales

- All social media platforms
- Website and apps
- Networking through local business
- Personal appearances at events
- Tattoo conventions
- Flyers/business cards
- Word of mouth

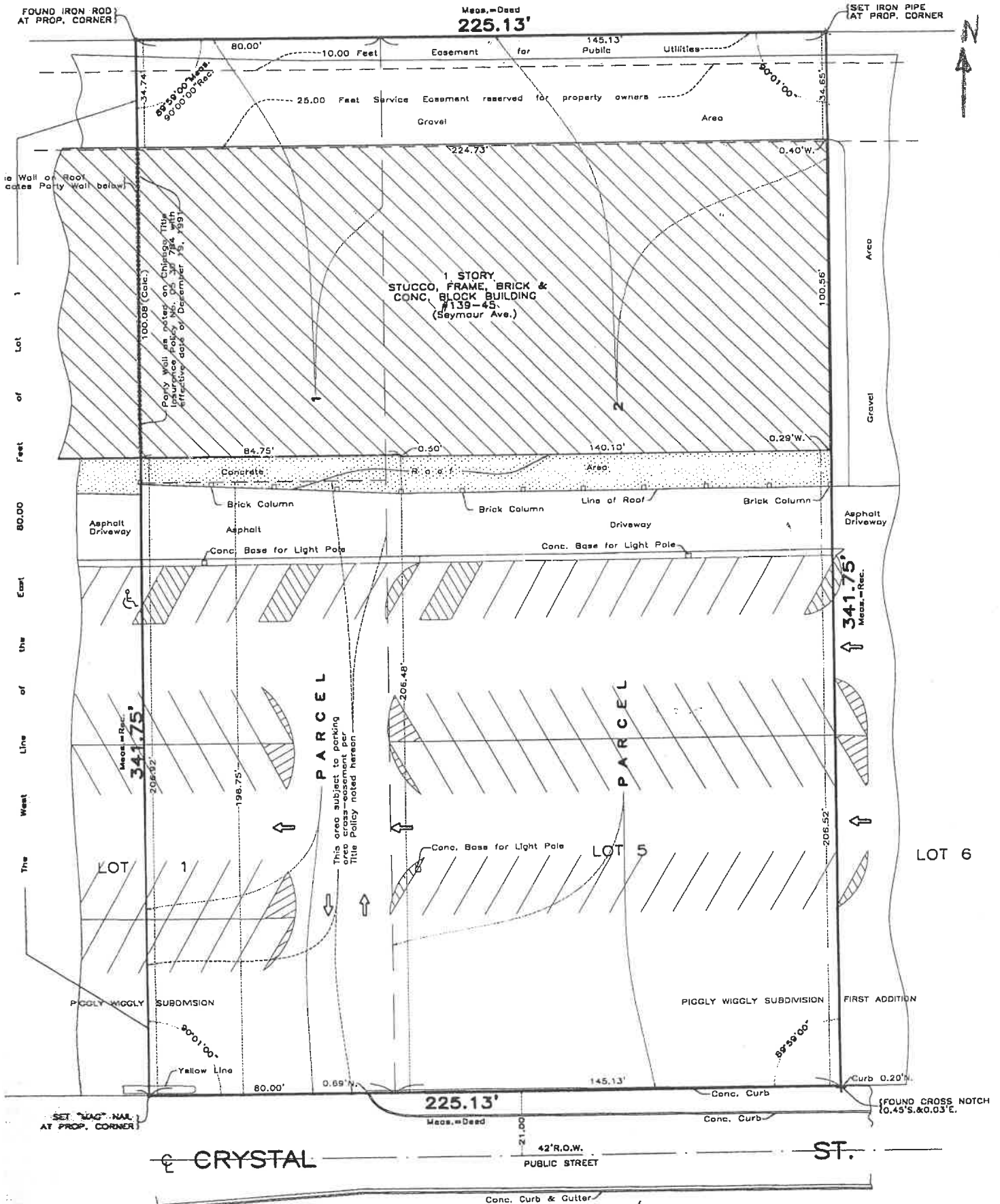
Hidden Door Tattoo Studio leads with 6 years of experience in the tattoo industry.

Jose Motta a disabled veteran, served 4 years honorably in the United States Marine Corps. and Graduated from Elmhurst University with a bachelors in Art: Graphic Design.

Javier Chavez a well established artist and former college athlete, both plan on joining together to create a well rounded business that will be a pillar to this community for many years to come.



LAND TOTAL NET AREA: 76,938.18 SQ.FT. = 1.766 ACRE.
COMMONLY KNOWN AS: 139-145 N. SEYMOUR AVENUE, MUNDELEIN, ILLINOIS.



TOTAL LOT AREA $225.13 \times 341.78 = 76398$
BLDG. $224.73 \times 100.56 = 22598$

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.







Page 63 of 217

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of April 8, 2024

Subject: Ordinance - Springs at Mundelein - Continental Properties

Financial Impact:

N/A

Attachments:

1. Exhibit A - First Amendment - Interim Amendment
2. Location Map - 300 South Butterfield Road

Background:

In 2022, the Village of Mundelein entered into a Development Agreement with MZ Capital Acquisitions, LLC. The proposed development included 147 dwelling units across seven (7) buildings. The units would be at market rate and vary in size from 650 square feet to 1,325 square feet. Due to economic changes in the market, MZ Capital put a hold on the project, which has a time frame to commence construction of May 1, 2024. Continental Properties and MZ Capital entered into a contract to transfer the Development Agreement rights. Continental Properties is a national development firm out of Wisconsin that also operates multifamily communities, retail properties, and hospitality properties. Since its inception in 1979, Continental has developed over 129 apartment communities encompassing more than 34,000 apartment homes in 19 states.

Continental Properties then approached the Village in late 2023 regarding potential acquisition and assumption of rights for construction of the development proposed by MZ Capital.

The Village advised, and MZ Capital and Continental Properties agree that an amendment to the time frame to commence construction should be sought in order to provide adequate time frames for review of the documents transferring the project and considering potential modifications to the plan. The proposed amendment extends the agreement to September 1, 2024.

A Second Amendment to the Development Agreement is anticipated to come before the Board to include Continental Properties as developer and remove MZ Capital prior to September 1, 2024, once all the comments and concerns have been addressed.

Recommendation:

Motion to Pass an Ordinance Approving an Amendment to the Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive).

ORDINANCE NO. 24.04.16

AN ORDINANCE AUTHORIZING THE EXECUTION OF THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (NORTHWEST CORNER OF BUTTERFIELD ROAD AND HUNTINGTON DRIVE) BETWEEN THE VILLAGE OF MUNDELEIN AND MZ CAPITAL ACQUISITIONS, LLC.

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, on August 25, 2022 the Village entered into a Development Agreement (Northwest Corner of Butterfield Road and Huntington Drive) with MZ Capital Acquisitions, LLC as Ordinance No. 22-08-40, which was recorded with Lake County as Document No. 7931839; and

WHEREAS, it is in the best interests of the Village that the Village enter into a proposed amendment to the development agreement with MZ Capital Acquisitions, LLC (“Developer”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, the Parties are ready, willing, and able to enter into the Agreement and to perform the terms and obligations as required thereunder; and

WHEREAS, the Subject Properties include approximately 10.44 gross acres of land, located along South Butterfield Road, southwest of its intersection with South Huntington Drive (PIN's: 11-29-300-013, 11-29-300-003, 11-29-300-004).

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

SECTION I. That the President be, and is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, duplicate original copy of the Amendment to Development Agreement, a copy of which is attached hereto and made a part hereof as **Exhibit A**.

SECTION II: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

Prepared By:
Vincent M. Rosanova
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540

After Recording Return To:
Vincent M. Rosanova
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540

FOR RECORDER'S USE ONLY

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
(NORTHWEST CORNER OF BUTTERFIELD ROAD
AND HUNTINGTON DRIVE)**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the “First Amendment”) is made and entered into at Mundelein, Illinois, as of the 8th day of April, 2024, (the “Effective Date”) by and between the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation and home rule unit of local government (the “Village”) and **MZ CAPITAL ACQUISITIONS, LLC**, an Illinois limited liability company (hereinafter referred to as “Developer”) (the Village and Developer are hereinafter sometimes collectively referred to as the “Parties”).

WITNESSETH:

WHEREAS, the Village and the Developer are Parties to that certain Development Agreement (the “Development Agreement”), recorded on September 9, 2022 as document number 7931840 related to the real estate within the limits of the Village legally described on **Exhibit A**, attached hereto and made a part hereof, comprising approximately 10.44 gross acres (the “Subject Property”); and

WHEREAS, paragraph 1.2 of the Development Agreement provides in relevant part:

“the Development Plans and any other approvals relating to the SUBJECT PROPERTY and the re-zoning of the SUBJECT PROPERTY shall not take effect unless DEVELOPER, or its assignee acquires sole ownership and is the sole owner of record of the SUBJECT PROPERTY by May 1, 2024. If such contingency does not occur by May 1, 2024, the SUBJECT PROPERTY shall remain zoned R-1 and C-2 and the Village is authorizing to adopt and record any documentation to memorialize and reflect this Agreement, the Development Plans, the re-zoning and any other approval contemplated by this Agreement have not taken effect.

WHEREAS, the Village and the Developer now desire to amend the Development Agreement to extend the May 1, 2024 date to September 1, 2024.

NOW, THEREFORE, in consideration of mutual promises, and in lieu of cancellation of the Development Agreement, the Village, Developer and Successor Developer hereby agree as follows:

1. Defined terms set forth in the Development Agreement shall have the meanings set forth therein, subject to the modifications set forth in this First Amendment.
2. **Paragraph 1.2** is hereby amended so that the Developer or its assign, has until September 1, 2024, to become the owner of the Subject Property at which time all approvals shall become effective.

3. This First Amendment may be executed in two or more fully or partially executed counterparts, each of which shall be deemed to be an original, binding the signer thereof against the other signing Parties, but all counterparts together will constitute one and the same instrument.

4. Except as amended herein, all other terms, covenants and conditions of the Development Agreement shall remain in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be executed by their duly authorized corporate officers and have caused their corporate seals to be hereunto affixed all as of the day and year first above written.

VILLAGE OF MUNDELEIN,
an Illinois Municipal Corporation

By: _____
Mayor

Attest: _____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the President of the Village of Mundelein, and _____, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____ 2024.

Notary Public

My commission expires on _____, 20____.

DEVELOPER:

MZ CAPITAL ACQUISITIONS, LLC,
an Illinois limited liability company

BY: _____

ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named _____, personally known to me to be the _____ of _____, and the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2024.

My commission expires on _____, 20____.

Notary Public

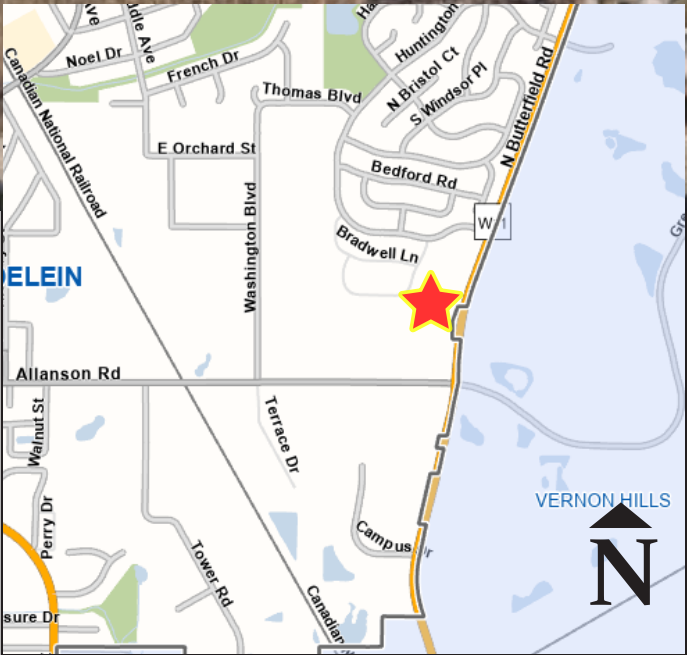
EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH 0 DEGREES 5 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1819.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHERLY 755 FEET OF SAID SECTION, A DISTANCE OF 912.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 444.25 FEET TO THE WESTERLY PROPERTY LINE OF BUTTERFIELD ROAD; THENCE NORTHERLY ALONG SAID ROAD LINE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 113.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS 2586.64 FEET WHOSE CHORD BEARS NORTH 18 DEGREES 25 MINUTES 47 SECONDS EAST A DISTANCE OF 190.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 32 MINUTES 17 SECONDS EAST 460 FEET; THENCE LEAVING SAID ROAD LINE NORTH 69 DEGREES 27 MINUTES 43 SECONDS WEST 99.96 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST OF RADIUS OF 270 FEET AND LENGTH 243.41 FEET; WHOSE CHORD BEARS SOUTH 84 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 235.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 58 DEGREES 53 MINUTES 03 SECONDS WEST 142.30 FEET; THENCE SOUTH 20 DEGREES 32 MINUTES 17 SECONDS WEST 703.04 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

ALSO THAT PART OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE NORTH 330 FEET OF THE SOUTH 755 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, (EXCEPT THE WEST 924.01 FEET THEREOF) AND (EXCEPT THE SOUTH 130 FEET OF THE EAST 348 FEET THEREOF); ALSO BEGINNING AT A POINT OF THE WEST LINE OF AND 612 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH, ALONG SAID WEST LINE, 143 FEET; THENCE EAST 53.6 FEET TO THE CENTER OF PUBLIC ROAD, THENCE SOUTHERLY, ALONG THE CENTER OF SAID ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS. ALSO THE NORTH 130 FEET OF THE SOUTH 555 FEET OF THE EAST 348 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Location Map: 300, 400, and 450 S. Butterfield Road



Legend

Subject Property



To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of April 8, 2024

Subject: Ordinance - Member Admission to CLCJAWA

Financial Impact:

N/A

Attachments:

1. Exhibit A Admitting Lake Zurich to CLCJAWA

Background:

The CLCJAWA Board of Directors unanimously approved the admission of Lake Zurich to the Agency. As part of this process, each member must adopt an Ordinance consenting to Lake Zurich's membership.

Recommendation:

Motion to Pass an Ordinance consenting to the admission of an additional member, Lake Zurich, pursuant to an admissions' agreement, to the Central Lake County Joint Action Water Agency.

ORDINANCE NO. 24-04-17

CONSENTING TO THE ADMISSION OF AN ADDITIONAL MEMBER, LAKE ZURICH, PURSUANT TO AN ADMISSIONS AGREEMENT, TO THE CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY

WHEREAS, the Village of Mundelein, (the “Member”) is an Illinois governmental body owning and operating a municipal water system or systems that provide water to its retail customers service areas; and

WHEREAS, the Member is a Member of the Central Lake County Joint Action Water Agency (the “Agency”) pursuant to the Amended Agency Agreement; and

WHEREAS, the Agency supplies potable water from Lake Michigan to the Members pursuant to the Restated Water Purchase and Sale Contract between the Agency and such Members; and

WHEREAS, the Agency’s Board of Directors has approved an Admissions Agreement to the Central Lake County Joint Action Water Agency (the “Admissions Agreement”), for the admission of the Village of Lake Zurich, Lake County, Illinois, as a member of the Agency, and to provide Lake Michigan water to Lake Zurich; and

WHEREAS, the Member has considered these matters and finds it advisable, in order to assure an economic and reliable supply of Lake Michigan Water now and into the future, to authorize and approve the admissions as described above; and

WHEREAS, the approved Admissions Agreement for Lake Zurich has been presented to the Member and is attached hereto as **Exhibit A**;

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Mundelein, Illinois, as follows:

Section 1: Recitals. The findings and determinations set forth in the preambles to this Ordinance are hereby made findings and determinations of the Member and are incorporated into the body of this Ordinance by reference.

Section 2: Approval of Admission of Members. The Member hereby consents to the admission of the Village of Lake Zurich, Lake County, Illinois, as a member of the Agency, and for the Agency to provide Lake Michigan water to Lake Zurich pursuant to the Admissions Agreement substantially in the form attached hereto as **Exhibit A**.

Section 3: File with Agency. By this Ordinance, the Clerk is hereby authorized and directed to promptly file a certified copy of this Ordinance with the Secretary of the Agency.

Section 4: Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other

provisions of this Ordinance.

Section 5: Superseder. All ordinances, resolutions and orders, or parts thereof, in conflict with this Ordinance are, to the extent of such conflict, hereby superseded.

Section 6: Effective Date. This Ordinance shall be in full force and effect upon its passage and approval, and it shall be published in pamphlet form.

VILLAGE OF LAKE ZURICH
ADMISSIONS AGREEMENT TO THE
CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY

THIS ADMISSIONS AGREEMENT ("Admissions Agreement" or "Agreement") is made and entered into as of this 19th day of March 2024 by, and between the Central Lake County Joint Action Water Agency ("Agency") and the Village of Lake Zurich, Illinois, an Illinois municipal corporation ("Lake Zurich") (the Agency and Lake Zurich sometimes referred to individually as a "Party" or collectively as the "Parties") in consideration of the mutual promises and conditions stated in this Admissions Agreement.

ARTICLE 1. RECITALS.

1.1 The Agency has been organized in accordance with the provisions of Article VII, Section 10 of the Illinois Constitution of 1970 and the statutes of the State of Illinois, including, without limitation, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, to provide and operate a joint waterworks and/or a water supply system to obtain Lake Michigan Water for the use of governmental units.

1.2 The Agency was organized as a municipal corporation and a public body politic and corporate by its Charter Members through the joint adoption of that certain "Central Lake County Joint Action Water Agency Agreement" in 1986, which has been amended from time to time. It has been most recently amended and restated as the "Amended Central Lake County Joint Action Water Agency Agreement" ("Amended Agency Agreement") and has been approved by the Agency and its members in 2013.

1.3 Pursuant to the Amended Agency Agreement, the Agency has previously adopted the "By-Laws of the Central Lake County Joint Action Water Agency," which have been amended

and restated as the "Amended By-Laws of the Central Lake County Joint Action Water Agency" ("Amended By-Laws").

1.4 The Agency has designed and constructed and currently operates a water treatment and supply system to treat and deliver Lake Michigan Water ("Agency System").

1.5 Under Section 5 of the Amended Agency Agreement, the addition of new Members is permitted "upon the adoption of an ordinance by the corporate authorities of the joining governmental unit determining so to become a member and upon the consent of the Board of Directors and of all of the then Members" with the consent of each of the existing Members to be made through the adoption of an ordinance by the corporate authorities of each consenting Member.

1.6 Section 5 of the Amended Agency Agreement further provides that the Board of Directors of the Agency may establish any reasonable conditions with respect to any governmental unit becoming a new Member ("Additional Member"), which may include, without limitation, the making of a contribution to the Agency and the assumption of all or a portion of contracts, debts and obligations of the Agency.

1.7 Lake Zurich desires to become an Additional Member of the Agency (Lake Zurich to be known as "Additional Member").

1.8 Lake Zurich desires to purchase Lake Michigan Water and finds that it will be most cost effective and efficient to pursue the design, construction and installation of certain additional facilities necessary to enable the provision of Lake Michigan Water service to Lake Zurich from the Agency.

1.9 Lake Zurich currently has in place a water distribution system for the delivery of well water to their retail water customers.

1.10 The Agency and its members have previously entered into a "Water Purchase and Sale Contract," which has been amended and restated as the "First Comprehensive Amendment and Restatement to the Water Purchase and Sale Contract Between Central Lake County Joint

Action Water Agency and Charter Members” (“Amended Water Purchase and Sale Contract”) and it has been approved by its members in 2013.

1.11 Lake Zurich has obtained an allocation of Lake Michigan Water from the Illinois Department of Natural Resources through the year 2030.

1.12 By entering into this Admissions Agreement, the Parties intend to establish a process, and the related terms and conditions, by which Lake Zurich will become a member of the Agency.

1.13 This Admissions Agreement has been negotiated between the Agency and Lake Zurich, and the Agency and Lake Zurich do intend that it will bind the Parties.

ARTICLE 2. MEMBERSHIP: APPROVALS: RELATIONSHIPS OF THE PARTIES.

2.1 Legislative Actions Required. The following legislative actions shall be required to allow Lake Zurich to become a member of the Agency:

A. The corporate authorities of Lake Zurich shall adopt and approve an ordinance determining that it shall join and become a member of the Agency under the terms of this Admissions Agreement, as well as approving this Admissions Agreement; and

B. The Board of Directors of the Agency, and the corporate authorities of each of its Members, shall each adopt an ordinance and take all other legislative actions necessary to admit Lake Zurich to membership in the Agency, as well as to approve this Admissions Agreement.

2.2 Effective Date of Membership Approvals and Delegates. Upon the last date to occur of (i) the dates on which all of the ordinances and legislative actions described in Section 2.1 above are complete and in effect, and (ii) the date on which the Board of Directors of the Agency has approved one or more contracts for construction of new components of the Lake Zurich Extension Facilities with a cumulative contract price of \$5,000,000.00 or more pursuant to Article 3, Lake Zurich shall become a Member of the Agency and shall have the full rights of all

other members, except as provided in this Agreement. Such date shall be the Membership Effective Date. Within fifteen (15) days after such Date, the Secretary of the Agency shall prepare and execute, before a notary public, a certificate of the Membership Effective Date, including in the certificate a recitation that each of these items have occurred and the dates on which they have occurred along with an executed copy of this Agreement, and shall deliver an executed original copy of the certificate to the following: Lake Zurich; the members of the Agency; the Illinois Secretary of State; and the County officials responsible for the extension of tax levies in the County.

2.3 Consent to Additional Members. By entering into this Admissions Agreement, Lake Zurich agrees that it will consent to the admission of a new member, if the Agency approves such membership on terms and conditions generally consistent with, and no more beneficial or advantageous to the new member than, the terms and conditions of this Admissions Agreement as to: payment of one hundred percent (100%) of the cost of Extension Facilities for the Agency to provide Lake Michigan Water; payment of one hundred percent (100%) of the capital contribution required by the Agency based on the formula contained in Section 4.5 of this Agreement; and recapture of costs of the Extension Facilities based on the formula contained in Section 4.6 of this Agreement. The obligation to provide consent pursuant to this Section shall be in effect for a period of five (5) years after the Membership Effective Date.

2.4 Acceptance of Agency Organizational and Binding Documents. Upon the Membership Effective Date, Lake Zurich shall be bound, not as Charter Members, but as Members subject to the terms and conditions and rights and obligations of:

- A. the Amended Agency Agreement;
- B. the Amended By-Laws; and
- C. the Amended Water Purchase and Sale Contract.

Unless this Admissions Agreement specifically states terms, conditions, rights or obligations of Lake Zurich that are different from those of the Members under subsections A, B and C of this

Section, any ambiguities shall be resolved in favor of the language which would apply under the documents listed in Subsections A, B and C. The intent of the Admissions Agreement is to specifically state the terms and conditions under which Lake Zurich is to be admitted to the Agency, which may differ from the terms and conditions applicable to the Charter Members, or other Additional Members.

2.5 Lake Zurich Status as Participant. Prior to the time that Lake Zurich becomes a full member of the Agency, Lake Zurich shall be a Participant in the Agency, as defined in the Agency Agreement, and a representative chosen by them shall have full participation and voting rights on any advisory board or technical committee which shall be established to make recommendations to the Executive Director of the Agency and where required to the Board of Directors of the Agency.

2.6. Lake Zurich Technical Committee.

A. Role: Duties. The Agency will establish a committee to be called the "Lake Zurich Technical Committee," which has been designated to address technical, process and other related issues to be considered in the design, development and construction of the Lake Zurich Extension Facilities as defined in Section 3.2 by the Agency as well as other similar facilities that may be under consideration by the Agency due to the addition of other municipalities as potential members of the Agency. Unless otherwise mutually agreed by the Parties, the Lake Zurich Technical Committee shall meet not less than once per month until such time as the Lake Zurich Extension Facilities have been fully constructed and finally accepted by the Agency, and shall also hold design workshops from time to time as necessary to address specific technical issues. At the recommendation of the Executive Director, the Lake Zurich Technical Committee may meet jointly from time to time with other technical committees established by the Agency.

B. Members. Lake Zurich shall have the right to appoint one member to the Lake Zurich Technical Committee, who shall be a Lake Zurich staff member. The Agency may designate such representatives to the Lake Zurich Technical Committee as necessary to address

concerns of the Agency. The Lake Zurich Technical Committee shall elect a Chair, Vice-Chair and Secretary. The Agency shall arrange for the participation of such other persons and resources in meetings of the Lake Zurich Technical Committee as may be necessary to allow the full discussion of the issues to be addressed by the Committee.

C. Reports and Recommendations. The Lake Zurich Technical Committee shall submit reports and recommendations to the Agency Board of Directors from time to time on issues considered by the Committee. All actions and recommendations of the Lake Zurich Technical Committee in this Agreement that are related to matters, the cost of which are to be paid by Lake Zurich, shall be approved by those serving on the Lake Zurich Technical Committee. Approvals, actions and recommendations from the Lake Zurich Technical Committee shall be advisory only.

2.7 Process for Decisions. Because the Lake Zurich Extension Facilities will be owned and maintained by the Agency, the Parties understand and agree that it is important that the Agency have the final decision regarding all aspects of the Project. The Parties also understand and agree that because Lake Zurich is paying for all costs associated with the Lake Zurich Extension Facilities, it is important that each aspect of the Lake Zurich Extension Facilities shall be considered, not only in relationship to the needs of the Agency and future Agency costs of administration and maintenance, but also the available amount of funds of Lake Zurich and the practical aspects of the costs and benefits of various decisions. The process by which decisions will be made will in every instance provide Lake Zurich with full information, input and participation in the discussion, review, recommendation and approval process, including, without limitation, participation on the Lake Zurich Technical Committee, and the ability to require, in specific cases, a decision to be made by the Board of Directors of the Agency which shall be final.

ARTICLE 3. DESIGN AND CONSTRUCTION OF PROJECT.

3.1 Preliminary Work.

A. Description of Preliminary Work. The Agency and Lake Zurich acknowledge and agree that, in order to determine whether the Agency can efficiently and cost-effectively provide Lake Michigan Water to Lake Zurich at Lake Zurich's desired point of delivery, the services of engineers and other consultants will be required to assist the Agency and Lake Zurich. The tasks that will be necessary include, without limitation, the following, to be referred to as the "Preliminary Work":

- i. obtain a preliminary engineering design report that includes preliminary design of, and materials to be utilized for, those mains, points of delivery and other necessary facilities and appurtenances, as well as estimates of costs and recommended packages for bidding construction;
- ii. conduct a route study to assist in determining the most appropriate route for transmission mains from the Agency System to Lake Zurich, which work shall include services by the engineering firms used by Lake Zurich as village engineers;
- iii. perform hydraulic and surge analysis on the Agency System;
- iv. determine the most appropriate points of delivery of Water for connection of Lake Zurich to the transmission mains and any other necessary facilities;
- v. identify necessary interests in land for the most appropriate route for transmission mains, points of delivery and any other necessary facilities, including easements, licenses, and permits for the use of land (such as right-of-way permits);
- vi. identify necessary regulatory permits for construction and operation of the Lake Zurich Extension Facilities;
- vii. initiate and pursue applications to the Illinois Environmental Protection Agency ("IEPA") for loans from the state revolving fund for facilities to serve Lake Zurich; and

viii. obtain a project plan for the Lake Zurich Extension Facilities to support the IEPA loan applications for the Lake Zurich Extension Facilities. The Agency may suggest certain Preliminary Work to Lake Zurich, which Lake Zurich will reasonably consider.

B. Performance of Preliminary Work. The Parties agree that it will be necessary to contract with engineers and other consultants required to assist the Agency and Lake Zurich in the Preliminary Work. The Agency and Lake Zurich agree that the out-of-pocket costs and expenses of the Preliminary Work will be the responsibility of Lake Zurich. The Agency will enter into contracts for the Preliminary Work, except in those instances where the Parties mutually agree that Lake Zurich may be authorized by the Agency to contract for certain items of the Preliminary Work and pay for those costs directly. The Parties agree that the following items are intended to be completed by the Agency within the number of days listed below after authorization by the Agency to perform the item:

Item	Number of Days
IEPA State Revolving Fund Application	7 Days after Agency authorization and prior to applicable IEPA deadlines
Route Study	120
Preliminary Engineering Report	240

The Agency will look for ways to accelerate the schedule for completion of the Preliminary Work.

C. Review and Comment on Preliminary Work. All parts of the Preliminary Work, including costs associated with the Preliminary Work, shall be subject to review and comment by Lake Zurich, and recommendation by the Lake Zurich Technical Committee to the Agency, and to the Agency Board of Directors if Board action is required.

3.2 Lake Zurich Extension Facilities.

A. General. The mains, points of delivery and other necessary facilities and appurtenances necessary to provide Lake Michigan Water to Lake Zurich are collectively referred to as the "Lake Zurich Extension Facilities." The Agency shall contract for all design and construction of the Lake Zurich Extension Facilities, and the Agency and Lake Zurich agree that the out-of-pocket costs and expenses of the design and construction of, and the acquisition of necessary interests in land for, the Lake Zurich Extension Facilities will be the responsibility of Lake Zurich ("Lake Zurich Extension Facilities Costs"). Upon completion, the Agency will own, operate and maintain the Lake Zurich Extension Facilities.

B. Design Segments and Phases. The Parties agree that the various components of the Lake Zurich Extension Facilities may be designed and constructed in several segments or groups, in such a manner as to make it logical, cost-effective and efficient to design and construct in a time frame that is consistent with the various suggested milestones established in this Agreement. All design work shall be completed in phases to allow sufficient time for review and comment by all Parties, and recommendation by the Lake Zurich Technical Committee, before work commences on the next phase of design. The design phases shall be: preliminary engineering report (thirty percent design), sixty percent design, ninety percent design, and final bid package for bidding. The ninety percent design and final bid package for bidding shall include complete detailed plans, specifications, and bidding and contract documents. Final bid packages are intended to be completed and notice to bidders issued not later than twelve (12) months after the Agency authorizes commencement of sixty percent design plans and specifications.

C. Design Principals. The Parties agree that the following design principles shall apply to and govern the design of the Lake Zurich Extension Facilities. Such Facilities include but are not limited to the following:

i. Lake Zurich shall allow to be installed, at the Agency's request, at key locations to be determined by the Agency after consultation with the Lake Zurich, future connection stubs for

possible looping and/or interconnections within the water transmission mains' capacity. Interconnections may be established by a Member as provided in Section 602(b) of the Amended Purchase and Sale Contract.

ii. The Parties agree that the water transmission mains installed as part of the Lake Zurich Extension Facilities will in each case be one size larger than would otherwise be required to serve Lake Zurich. This methodology was also used in the creation of the Agency System, and the North Group and West Group Extension Facilities. Lake Zurich will receive recapture costs for this one size upgrade pursuant to Section 4.6 below.

iii. Lake Zurich will receive one delivery point for receipt of Water service from the Agency. Additional delivery points may be obtained, but Lake Zurich must pay the costs associated with each additional delivery point.

iii. Design of the water transmission main extensions shall meet the criteria established in the preliminary engineering report that is subject to review and comment by the Lake Zurich Technical Committee pursuant to Section 3.2B of this Agreement.

D. Bidding and Award. Bidding and award of the construction contracts for the Lake Zurich Extension Facilities shall be subject to the following standards:

i. No bid package for any part of the Lake Zurich Extension Facilities may be released by the Agency for bidding without prior recommendation of the ninety percent design and bid package by the Lake Zurich Technical Committee.

ii. The Agency shall release the bid packages for the Lake Zurich Extension Facilities in accordance with a schedule developed by the Parties to allow evaluation by all Parties of the entire cost of the Lake Zurich Extension Facilities, which shall include, without limitation, the date for release of each bid package, due dates for receipt of bids for each package, the minimum duration for which bidders must keep their bids valid and open, and the possible schedule for award of each contract. Such schedule and any subsequent modifications shall be mutually agreed by the Parties by each of the following or their respective designees; the Executive

Director of the Agency and the Village Manager of Lake Zurich. In the event that the Parties cannot agree, then the following schedule shall apply: The Agency shall release the bid packages for the Lake Zurich Extension Facilities with due dates for the receipt of bids in such a manner that bids for bid packages totaling not less than eighty percent (80%) of the cost of the Facilities will be received within a period of sixty (60) days of each other, and with bids for the balance of the facilities to be received within one hundred and fifty (150) days thereafter, to allow evaluation by all Parties of the entire cost of the Lake Zurich Extension Facilities. All bid packages shall require that bids submitted to the Agency be valid for a period of not less than one hundred and twenty (120) days after the due date for bids unless another period is mutually agreed by each of the following or their respective designees: the Executive Director of the Agency and the Village Manager of Lake Zurich.

iii. The Agency shall award a contract for each bid package to the lowest responsible bidder promptly following, but not prior to, review and recommendation of both the bid amount and bidder by the Lake Zurich Technical Committee and deposit by Lake Zurich of the funds or financial assurances required for construction pursuant to Article 4 of this Agreement. The Agency shall be the sole judge of the adequacy of the funds or financial assurances in a manner consistent with this Agreement.

E. Permitting for Construction and Operation. The Agency shall endeavor, within thirty-five (35) days after receipt of the Lake Zurich Technical Committee recommendation of the ninety percent design for each bid package, to submit the completed documents for approval and permitting to the Illinois Environmental Protection Agency ("IEPA") and every other federal, state, or local governmental body having jurisdiction over any element of the Agency System and the construction and operation of the Lake Zurich Extension Facilities, and shall diligently pursue each such approval and permit until it is secured.

F. Construction. The Agency shall cause the commencement of construction of the facilities in each bid package promptly following the award of the contract for that bid package by

the Agency Board of Directors, and diligently pursue construction to completion. The Agency shall endeavor to cause all construction of the Lake Zurich Extension Facilities to be complete and ready for the delivery of Lake Michigan Water not later than December 1, 2028.

G. Change Orders. The Parties acknowledge and agree that change orders to the contracts for construction of, or amendments to other contracts related to, the Lake Zurich Extension Facilities may be required from time to time during the activities governed by this Agreement and that a process is necessary to handle such change orders and amendments in a prompt and efficient manner. To that end, the Parties agree as follows:

i. The Lake Zurich Technical Committee shall develop and propose to the Agency a policy for change orders and amendments, which shall provide for the review, comment, and recommendation on, and approval of, such change orders and amendments by the Lake Zurich Technical Committee and the consulting engineers, and, as necessary, the Agency Executive Director, Executive Committee and Board of Directors. The policy shall be consistent with state law, the Amended Agency Agreement and Amended By-Laws, and any applicable loan or bond requirements, and shall provide that final decisions on change orders are to be made by the Agency. The Agency agrees to promptly adopt such a policy or review its existing policy.

ii. The processing of change orders and amendments will be pursuant to the adopted policy and the Agency will provide Lake Zurich with (a) full information about and, to the extent practicable for the particular change order or amendment, an opportunity for input and participation in the discussion, review, recommendation and approval process, including, without limitation, the Lake Zurich Technical Committee, and (b) the ability to require, in cases involving specific change orders or amendments, a decision about the proper implementation of the policy to be made by the Board of Directors of the Agency which shall be final.

3.3 Rights in Land.

A. Conveyance of Lake Zurich Easements. Lake Zurich shall grant to the Agency all necessary easements, licenses or rights of access to the Agency for the construction, installation, operation, maintenance, access to, and repair of the Lake Zurich Extension Facilities on real estate owned by Lake Zurich, in sufficient time to allow that construction to occur for which such interest is required, or by bill of sale grant to the Agency such other related items of personal property that may exist on said real estate. Lake Zurich agrees to provide all such easements, licenses, bill of sale, or other rights to the Agency without cost. Such easements, licenses, bill of sale, or other rights shall be on reasonable terms, on forms usually required by the Agency from its Members, and shall not otherwise authorize the Agency to disrupt the continued operations and purposes of Lake Zurich.

B. Acquisition of Property. The Agency shall, immediately after the Effective Date of this Agreement, or as soon thereafter as practicable after the need is identified, commence all actions necessary to acquire all licenses, easements, bills of sale, permits or other rights to land or personal property or use of land not already held or owned by the Agency that are necessary for construction and operation of the Lake Zurich Extension Facilities. All such easements, licenses, permits, bills of sale and rights shall be obtained by the Agency at Lake Zurich's expense, subject to review, comments and recommendation of the Lake Zurich Technical Committee. Such documents shall be on forms usually required by the Agency from its Members. In addition to the requirements of Section 3.3A of this Agreement, Lake Zurich agrees to reasonably assist with the acquisition of other easements, licenses, bills of sale, or rights within their respective boundaries, upon written request from the Agency that identifies a specific parcel of property.

3.4 Agency Facilities to be Constructed. The Agency shall proceed promptly with the construction of any other improvements to the Agency System necessary to the Agency's

performance of its obligations under this Agreement and the Amended Water Purchase and Sale Contract.

ARTICLE 4. PAYMENT OBLIGATIONS: FINANCING.

4.1. Payment for Costs of Preliminary Work. The Agency and Lake Zurich agree that in the performance of the Preliminary Work, the Agency will incur various out-of-pocket costs where it is the contracting party, and that Lake Zurich will provide the Agency with funds to be held in escrow by the Agency to pay those costs in the manner set forth in Section 4.4 of this Admissions Agreement. The Agency shall not be obligated to commit itself to any costs for Preliminary Work without being satisfied that the payment of those costs will be covered by Lake Zurich through funds placed in escrow. Any funds deposited by Lake Zurich as required by this Section will only be utilized for out-of-pocket costs of Preliminary Work that have been authorized by Lake Zurich. In the event that surplus funds have been contributed by Lake Zurich when all out-of-pocket costs of the Preliminary Work have been paid, the Agency shall return those portions of the surplus that were not paid or reimbursed from bond proceeds to Lake Zurich.

4.2 Funding Sources for Lake Zurich Extension Facilities Costs.

A. Investigation of Sources of Funding. Lake Zurich shall determine, and pay the costs necessary to determine, whether it is financially and otherwise feasible and beneficial for Lake Zurich to obtain sufficient financing and sources of funding to pay for the Lake Zurich Extension Facilities Costs and other costs associated with being a Participant in or Member of the Agency.

B. Financing Plan Options. Lake Zurich may identify several alternative plans for financing the Lake Zurich Extension Facilities Costs, and will provide copies of such plans to the Agency. The Parties agree that they will discuss and address the specific terms of such financing plans from time to time. In addition, the Parties agree that the Agency will also apply for loans

from the Illinois Environmental Protection Agency ("IEPA") in amounts up to \$90,000,000 for the Lake Zurich Extension Facilities and that increased water rates to cover debt service is accepted by the Agency as a suitable financial assurance under this Agreement from Lake Zurich. Water rates charged to Lake Zurich shall always be adequate to repay appropriate debt incurred by the Agency if it so chooses to do so. The Agency will cooperate with Lake Zurich and shall endeavor to make the IEPA comfortable with the security of increased water rates from Lake Zurich to be the source of the IEPA repayment. The Parties agree that they will cooperate to complete the necessary documents and agreements therefor on mutually acceptable terms, including the establishment of loan payment dates later in the calendar year to the extent possible. Decisions made by the Agency Board of Directors regarding the entry into an IEPA loan agreement shall be final.

4.3 Escrow Procedures.

A. Deposits. Lake Zurich shall deposit with the Agency funds or other financial assurances from time to time in amounts sufficient to cover the anticipated Lake Zurich Extension Facilities Costs that are under contract or agreement from time to time.

B. Purposes. Any amounts deposited by, or received from the IEPA under a loan designated for, Lake Zurich for a particular contract or purpose shall be used by the Agency only to pay costs associated with that designated contract or purpose. The Agency understands and agrees that all funds and financial assurances deposited are to be held by the Agency in escrow, with all cash to be held in a separate fund for Lake Zurich, and are to be drawn upon and used by the Agency to pay actual Costs incurred by the Agency in connection with the designated contract or purpose.

C. Initial Deposit and Supplemental Amounts. The initial deposit of cash or financial assurances or combination for each particular contract or purpose will be based on the Parties' best then-current estimate of the costs. If the Agency at any time determines that the deposit amount in the escrow account for any particular contract or purpose is, or is likely to become,

insufficient to pay said actual costs, the Agency shall inform Lake Zurich of that fact along with an explanation of why the insufficiency has occurred and the amount the Agency feels is necessary and sufficient to cover the foreseeable additional costs and the basis for the proposed amount. The Agency shall not be obligated to proceed with any contract or work regarding the Lake Zurich Extension Facilities when there are insufficient amounts in the escrow to provide sufficient cash flow to undertake or pay for such activities.

D. Withdrawals: Recordkeeping. The Agency shall maintain an accurate record of the actual costs, as defined above, incurred by it in connection with each particular contract or purpose and of all amounts held in the fund for Lake Zurich from time to time. The Executive Director, with prior specific or general authorization from the Agency Board of Directors, shall, from time to time, draw funds from any escrow fund established under this Article 4 to pay such costs out of the escrow account. The Agency shall maintain an accurate record of all such draws of funds and provide notice of such draws within thirty (30) days after each draw or within seven (7) days after receiving a request for such information.

E. Final Accounting. As soon as reasonably feasible following completion of the work on each particular contract or purpose, the Agency shall cause a final accounting to be made of the escrow deposits made for such contract or purpose and the actual cost of the aforesaid Agency efforts and shall make a final charge of such costs against such escrow deposits. A copy of the accounting shall be promptly provided to Lake Zurich. If the amount in the escrow is insufficient to pay the total actual costs, the Agency shall notify Lake Zurich of its request for payment of the balance due, which shall be deposited with the Agency within sixty (60) days after receipt of the request. If an unused balance remains in the escrow account after paying the total actual costs, any remaining funds shall be returned to Lake Zurich or to another necessary purpose such as loan repayment within sixty (60) days after receipt of a request to return the balance or the termination of the applicable portion of the project.

F. Access to Records. Lake Zurich shall have reasonable access to records pertaining to the Lake Zurich Extension Facilities, and to those escrow and other records pertaining to the Agency's compliance with its obligations under this Agreement, for the purposes of inspection by any authorized representative of Lake Zurich, during regular business hours, upon reasonable notice, to the same extent as such records are available for inspection by any Member of the Agency.

4.4 Date of Application of Property Tax Levy. Lake Zurich recognizes that the Agency has the power to impose a property tax from time to time in the manner provided by law. As of the date of this Agreement, the Agency does not levy a property tax. The Agency shall notify the officials of Lake County to include the incorporated territory within Lake Zurich and areas served in unincorporated areas, for the purpose of any property tax due from time to time, commencing with the tax year in which the Membership Effective Date occurs or at any future time when such property taxes are imposed by the Agency.

4.5 Capital Improvement Buy-In Payment.

A. This Section contains information regarding payments to be made by Lake Zurich to the Agency in order to, in effect, gain a percentage interest in the corporate assets of the Agency, which have previously been paid for by the Members and which any new Member acquires upon contributing these amounts to repay the Agency for the percentage ownership in such assets it shall receive as a new Member. Lake Zurich shall be required to make these payments for housing units both within its corporate limits and those housing units it serves in extraterritorial areas. The numbers contained within this Agreement and within Exhibit A, attached hereto, are the parties' best estimates at the time of the execution of the Admissions Agreement. Both the Agency and Lake Zurich shall use their best efforts to come to accurate numbers regarding the number of such housing units when final calculations are made at a time

when a final decision regarding such residential housing units are determined. The date that the final determination shall be made, unless an earlier date is agreed upon, shall be the date upon which the Agency approves this Agreement.

B. Incorporated Areas of Lake Zurich. Lake Zurich agrees to pay to the Agency the sum of Two Thousand Nine Hundred and Seventy-Three Dollars (\$2,973.00) per housing unit, as a Capital Improvement Buy-In Payment ("Buy-In" or "Buy-In Payments"), based upon the number of housing units within Lake Zurich. The Parties agree that the number of housing units and the amount of the Buy-In Payment owed is as follows:

2020 Federal Census Total Housing Units	Buy-In Payment Amount Per Unit	Total Buy-In Payment Due
7,262	\$2,973	\$21,589,926

Notwithstanding any other terms that may have been used by the Parties from time to time to refer to the payments described in this Section, the purpose of the Buy-In Payment is to reimburse the Agency for previously incurred capital costs for the initial construction and development of the Agency System. The Buy-In Payment is contemplated in and authorized by Section 5(b) of the Amended Agency Agreement and is for the purpose of reimbursing the Agency and its existing Members for the creation of the Agency System in place as of the date of this Agreement. Lake Zurich shall have the option to pay the Buy-In Payment under one of the following methods. Lake Zurich shall notify the Agency of the payment method it has selected not later than forty-five (45) days after the Membership Effective Date.

i. Lump Sum Payments. The Agency will grant a five percent (5%) reduction in the Buy-In Payment owed by Lake Zurich if ten percent (10%) of the Buy-In Payment amount required is paid to the Agency within sixty (60) days after that Village's Membership Effective Date and the remaining amount of the Buy-In Payment is paid within sixty (60) days after the commencement of delivery of water to Lake Zurich by the Agency. In the event that the remaining amount of the Buy-In Payment from Lake Zurich is not paid within sixty (60) days after the after the

commencement of delivery of water to that Village by the Agency, in addition to taking an action seeking the payment of those funds as a breach of this Agreement, the Agency may choose to require Lake Zurich, as applicable, to pay the Buy-In Payment pursuant to Subsection A.i of this Section 4.5, with no reduction in the amount of the Buy-In Payment due except for a credit of the amount of the Buy-In Payment previously paid by that Village toward the total amount due. In that case, the Agency may charge additional water rates to Lake Zurich, as applicable, to accumulate the balance of the periodic sums due pursuant to Subsection A.i of this Section 4.5.

ii. Mutually Agreed Method. Another method that is mutually agreed by the Parties, so long as the total amount of Buy-In Payment due from Lake Zurich shall not be reduced from the amount stated in this Section 4.5, which method may include, without limitation, modifications in the manner of financing, the financing vehicle selected for the financing, the timing of payments, the schedule for payments and other aspects of the payment of such fees. Any such method must be approved by the Agency Board of Directors and the corporate authorities of Lake Zurich.

iii. Fallback Option. In the event that the Lump Sum Payment option in Subsection A.i is not chosen nor a Mutually Agreed Method in Subsection A.ii reached, the Buy-In Payments shall still be due. In that case, the Agency shall, after the Membership Effective Date has passed and the options in Subsections A.i and ii, have not proceeded, charge Lake Zurich, additional water rates to pay the principal and interest and other costs associated with the financing necessary to produce the balances of the periodic sums due under Subsection A.i of this Section 4.5. Any such financing shall be at commercially reasonable rates for the Agency in the public finance marketplace.

B. Unincorporated Lake Zurich Service Area. Lake Zurich agrees to pay to the Agency the sum of Two Thousand Nine Hundred Seventy-Three Dollars (\$2,973.00) as a Buy-In Payment per housing unit, based upon the number of housing units served by Lake Zurich in the Unincorporated Lake Zurich Service Area, and as described on the list included in Exhibit A. If the number of housing units that Lake Zurich serves with Agency water is less than, or greater

than, the number listed below in this Subsection B as of the date of commencement of water delivery by the Agency to Lake Zurich, then the Buy-In Payment to be paid by Lake Zurich shall be reduced or increased, as applicable, by the difference between the number of housing units identified on the list included in Exhibit A and the number of housing units actually served as of the date of commencement of water delivery by the Agency to Lake Zurich. As of the date of this Agreement, Lake Zurich and the Agency agree that the number of housing units and the amount of the Buy-In Payment owed by each is as follows:

Total Housing Units	Buy-In Payment Amount Per Unit	Total Buy-In Payment Due
90	\$2,973	\$267,570

The purpose of the Buy-In Payment under this Subsection B is the same as the purpose of the Buy-In Payments required under Subsection A of this Section, to reimburse the Agency for previously incurred capital costs for the initial construction and development of the Agency System. Lake Zurich shall have the option to pay these Buy-In Payment under one of the methods described in Section 4.5.A.i and ii of this Agreement and shall notify the Agency of the method it has selected not later than forty-five (45) days after the Membership Effective Date. If there should be a later disagreement as to the number, it shall be resolved in the same way specified for costs within the corporate boundaries as previously stated.

C. Obligation to Pay. Lake Zurich shall be obligated to pay the Buy-In Payments to the Agency without regard to any claim, demand or suit by customers or others contesting the validity of the Payments.

4.6 Recapture for Oversized Mains. Recapture costs for oversized mains that are designed and constructed pursuant to the design principles in Section 3.2.C.ii of this Agreement for the Lake Zurich Extension Facilities will be paid to Lake Zurich in the event that water capacity made available as a result of the one size larger principle is made available to a new Participant or new Member, or another new water purchaser with a contract for a period of ten years or more,

not included in this Agreement. The amount of the recapture payment will be payable by that new Participant or new Member, or other new water purchaser with a contract for a period of ten years or more, and will be negotiated by the Agency, which can exercise reasonable discretion in the setting of the recapture amount and the time for payment. The intent of this provision is to allow the recapture of only the actual additional amount paid by Lake Zurich for the incremental additional construction costs of the actual oversizing made available to the new Participant or new Member or other new water purchaser with a contract for a period of ten years or more. The amount must also be in a sum which would not adversely affect the ability of the Agency to attract either additional new Members or new Participants.

4.7 Lake Zurich Financial Obligation. This Admissions Agreement is premised in part on the obligation of Lake Zurich to pay its respective shares of amounts due to the Agency under this Agreement and as a Member of the Agency. The Agency is not obligated to take any action which it is otherwise obligated to perform or over which it has authority to perform if any amounts or financial assurances required to be placed on deposit or in escrow under Sections 4.1, 4.2, and 4.3 are not in place as required.

4.8 Unpaid Amounts.

A. Notice by Agency. In the event that Lake Zurich should fail to pay any amounts due to the Agency by the date on which such amounts are due, including without limitation any Buy-In Payments or payments in lieu of property tax, the Agency shall notify Lake Zurich that it has failed to pay the amount by the due date, and such amount shall be paid within thirty (30) days or shall be considered delinquent if it remains unpaid more than thirty (30) days after receipt of such notice.

B. Options for Payment. Except where otherwise provided in this Agreement, or as otherwise provided in writing between the Agency and Lake Zurich that has failed to pay an amount when due, the Agency may choose, in addition to any other action it might take to recover such funds, to require Lake Zurich that is delinquent in its payments to (i) pay a water rate that is

increased, or (ii) pay an additional fixed amount, in either case in an amount sufficient to recover the delinquent amount and any costs of collection. The increase in rates or charges shall only reflect then-delinquent payments. Any Buy-In Payments that have become delinquent may be recovered as part of a water rate increase only pursuant to a schedule established by the Agency for the payment of increased water rates, which shall be assessed over a period not shorter than ten (10) years or greater than twenty (20) years. If the Agency assesses any delinquent Buy-In Payments or payments in lieu of property taxes through increased water rates, the Agency shall perform a reconciliation of the amounts paid not less than annually, and provide a copy of the reconciliation to Lake Zurich along with a statement of any additional amount due from Lake Zurich or the amount of any overpayment by Lake Zurich. Any additional amount due shall be paid by Lake Zurich to the Agency within sixty (60) days. Any overpayment shall be applied by the Agency to any other amounts due from Lake Zurich to the Agency and, if no amounts are due, then the Agency shall refund the overpayment to Lake Zurich within sixty (60) days.

ARTICLE 5. WATER PURCHASE AND SALE: WATER SERVICE.

5.1 Water Purchase and Sale Contract Applies. The Amended Water Purchase and Sale Contract as are then in effect and as amended shall govern the sale of Lake Michigan Water to Lake Zurich and the purchase of Lake Michigan Water by Lake Zurich, except as otherwise provided in this Admissions Agreement. Lake Zurich has agreed in this Admissions Agreement to pay certain amounts to the Agency as a part of the admissions process. Other than these amounts, Lake Zurich shall be charged the same rates and charges as Charter Members under the Water Purchase and Sale Contract.

5.2 Commencement of Service. The Agency shall commence the service of Lake Michigan Water to Lake Zurich when it has determined that it can provide Lake Michigan Water in a safe and effective manner through the Project, which date is expected to be no later than

December 1, 2028. The Agency shall not charge Lake Zurich for water transmitted through the System and the Lake Zurich Extension Facilities prior to the date and time that it chooses to commence the sale of Lake Michigan Water to Lake Zurich.

5.3 Amount of Water to be Provided by the Agency. The Agency shall provide to Lake Zurich not more than the amount of Lake Michigan Water provided in Lake Zurich's allocation of Lake Michigan Water from IDNR from time to time multiplied by a peaking factor not to exceed 1.80 times that allocation amount. Based on projections by Lake Zurich, the following maximum quantities of Lake Michigan Water will be provided to Lake Zurich, expressed in millions of gallons per day ("MGD"), for the respective average and peak day levels, except as provided in Section 5.4 below.

Average Day MGD	Peaking Factor	Peak Day MGD
1.9	1.80	3.4

The Agency may, at its discretion, but has no duty to, provide Lake Michigan Water to Lake Zurich beyond the amounts projected above, which shall constitute, for the entire term of this Agreement unless amended in this Agreement or the Water Purchase and Sale Contract from time to time, the Maximum Quantities that the Agency is obligated to provide under this Agreement.

5.4 Service to Contiguous Unincorporated Property. Pursuant to Section 308 of the Amended Water Purchase and Sale Contract, the Agency recognizes and approves of the extension of service of Lake Michigan Water from the Agency by Lake Zurich to the properties located in the Unincorporated Lake Zurich Service Area. No further request or approval of this service from the Agency Board of Directors will be required.

ARTICLE 6. DISPUTE RESOLUTION: MEDIATION; ENFORCEMENT.

6.1. Dispute Resolution. The Parties desire to avoid and settle without litigation any future disputes that may arise between them relative to this Agreement. Accordingly, the Parties agree to engage in good faith negotiations to resolve any such dispute. If any Party has a dispute about a violation, interpretation, or application of a provision of this Agreement, or a dispute regarding a Party's failure to comply with this Agreement, then that Party may serve on the other Party written notice, delivered as provided in Section 7.11 of this Agreement, setting forth in detail the dispute, the provisions of this Agreement to which the dispute is related, and all facts and circumstances pertinent to the dispute. The Parties then, within seven (7) days, shall schedule a date certain for representatives of the Parties to meet in a conference to resolve the dispute. Such conference shall be conducted within thirty (30) days after notice of the dispute has been delivered as provided herein.

6.2. Mediation. If the Parties are unable to resolve any disagreement between or among two or more Parties under this Article 6 through the dispute resolution process in Section 6.1 of this Agreement, the Parties agree to attempt to resolve any such disagreement under this Article 6 by non-binding mediation, which shall be conducted under the then current procedures of the American Arbitration Association or any other procedure upon which the Parties may agree.

A. The Parties further agree that their respective good faith participation in mediation is a condition precedent to pursuing any other available legal or equitable remedy, including litigation.

B. Any Party may commence the mediation process by providing to the other Parties written notice, setting forth the bases for the disagreement and the result requested. If the Parties cannot agree on a mediator, then a mediator shall be sought through the American Arbitration Association. Within ten (10) days after the receipt of the foregoing notice, the other Parties shall

deliver a written response to the initiating Party's notice. The initial mediation session shall be held within thirty (30) days after the initial notice. The Parties agree to share the costs and expenses of the mediation with one-half paid by the Agency and one-half paid by Lake Zurich (which shall not include the expenses incurred by each Party for its own legal representation in connection with the mediation).

C. The Parties further acknowledge and agree that mediation proceedings are settlement negotiations and that, to the extent allowed by applicable law, all offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties or their agents shall be confidential and inadmissible in any other legal proceeding involving the Parties; provided, however, that evidence which is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

D. At no time prior to the initial meeting shall any Party initiate any litigation relating to the disagreement under this Article 6. However, this limitation is inapplicable to a Party if another Party refuses to comply with the requirements of paragraphs A and B above.

E. All applicable statutes of limitation and defenses based on the passage of time shall be tolled while the procedures specified in paragraphs A and B above are pending and for fifteen (15) days thereafter. The Parties will take such action, if any, required to effectuate such tolling.

6.3 Enforcement. In the event that the dispute is not settled in meditation, then a lawsuit shall be filed in the venue of the Circuit Court of Lake County. The Agency and the Parties shall have the right to enforce, in law or equity, this Agreement, the Amended Agency Agreement, the Amended Water Purchase and Sale Contract, the Amended By-Laws or any agreement among or between the Agency and Lake Zurich, against any Party to compel payment of amounts owed or rates, fees and charges as provided in this Agreement, the Amended Agency Agreement, the Amended Water Purchase and Sale Contract, the Amended By-Laws or any such other

agreements. If suit is necessary to compel enforcement of provisions of this Agreement, the Amended Agency Agreement, the Amended Water Purchase and Sale Contract, the Amended By-Laws or any such other agreements or to compel payment of rates, fees and charges of the Agency, the defaulting Party shall pay the other Parties' reasonable legal fees and costs pertaining to the suit, in such amount as determined by the court. Lawsuits may only be brought against the corporate entities that execute this Agreement and not against the officers, employees, agents or consultants of any contracting Party. In the event that a dispute should arise over or relate to a matter which, if not promptly resolved, would result in an emergency situation, any Party may seek judicial assistance without prior dispute resolution or mediation under this Article.

ARTICLE 7. GENERAL PROVISIONS.

7.1 Agreement Effective Date. This Admissions Agreement shall become effective on the date when it is approved and executed by all of the Parties. Each Party shall notify the other Parties when it has (A) approved and executed this Agreement and (B) taken the actions described in Section 2.1 of this Agreement.

7.2 Execution in Counterparts. This Agreement may be executed in multiple identical counterparts, and all of said counterparts will, individually and taken together, constitute one and the same Agreement.

7.3 Entire Agreement. Except as referred to in this Agreement, there are no representations, covenants, promises, or obligations not contained in this Agreement that form any part of this Agreement or upon which any of the Parties is relying in entering into this Agreement.

7.4 Filing with Secretary of State. Within fifteen (15) days after the Membership Effective Date, the Secretary shall file a copy of the certificate required under Section 2.2 of this Agreement, along with a copy of this Agreement, with the Secretary of the State of Illinois.

7.5 Amendment. This Agreement may be amended only by written agreement of the Parties. An amendment is effective only when authorized by ordinances adopted by each Party's corporate authorities, certified copies of which must be filed with the Secretary of the Agency. Upon amendment of this Agreement, the Secretary of the Agency shall promptly cause a copy of the amendment to be filed in the office of the Secretary of State of Illinois.

7.6 Interpretation. If any part, term, or provision of this Agreement is held invalid by a court of competent jurisdiction for any reason, the remainder of this Agreement shall be interpreted, applied and enforced as to achieve, as near as may be, the purpose and intent of this Agreement to the maximum extent possible. The Agency, its Members and the Village of Lake Zurich agree to cooperate in good faith in all matters relating to the Project and to supply all pertinent requested information to each other to cause the successful completion of the Project.

7.7 Regulatory Bodies. This Agreement will be subject to all valid rules, regulations, and laws applicable hereto passed and promulgated by the United States of America, the State of Illinois, or any other governmental body or agency having lawful jurisdiction, or any authorized representative or agent of any of them; provided, however, that this Section will not be construed as waiving the right of any Party to challenge the validity of any such rules, regulations, or laws on any basis, including the impairment of this Agreement.

7.8 Governing Law. This Agreement shall be governed by, and enforced in accordance with the laws of the State of Illinois, without giving effect to its principles of conflict of laws.

7.9 Non-Assignability. No Party shall assign or transfer this Agreement or any rights or interests herein.

7.10 No Third-Party Beneficiaries. Nothing in this Agreement shall create, or be construed to create, any third-party beneficiary rights.

7.11 Notice. All notices and other communications in connection with this Agreement shall be in writing and will be deemed delivered to the addressee thereof when delivered in person, by a reputable overnight courier, or by messenger at the address set forth below, or three business days after deposit thereof in any main or branch United States post office, certified or registered mail, return receipt requested, postage prepaid, properly addressed to the Parties, respectively, as follows:

Central Lake County Joint Action Water Agency
200 Rockland Road
Lake Bluff, IL 60044
Attention: Executive Director

Village of Lake Zurich
70 East Main Street
Lake Zurich, IL 6007
Attention: Village Manager

Any Party may change its addressee and address for notice in this Section pursuant to notice given under this Section.

7.12 Exhibit. Exhibit A is incorporated in and made a part of this Agreement by this reference.

[SIGNATURES ARE ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written.

Central Lake County Joint Action Water Agency, an Illinois municipal corporation and body politic and corporate

ATTEST:

By: _____

By: _____

Its: _____

Its: _____

Village of Lake Zurich, an Illinois municipal corporation

ATTEST:

By: [Signature]

By: [Signature]

Its: Deputy Village Clerk

Its: VILLAGE PRESIDENT

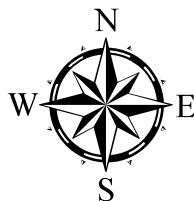


EXHIBIT A

UNINCORPORATED TERRITORY RECEIVING WATER SERVICE

FROM VILLAGE OF LAKE ZURICH

(Include Map, Account #, Address and Tally.)



Project Reference

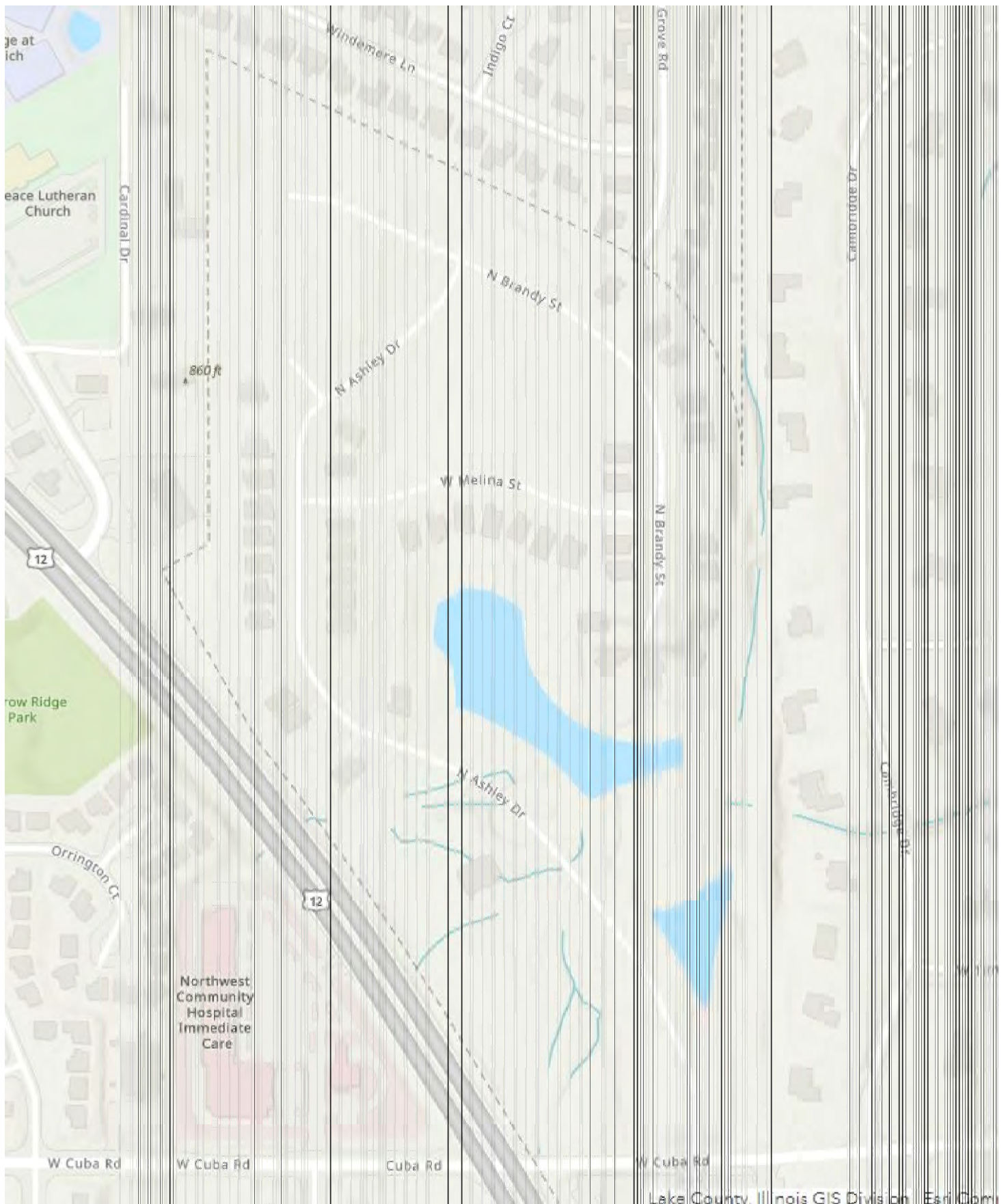
WATER SERVICE PROVIDED TO RESIDENTIAL ADDRESSES OUTSIDE VILLAGE OF LAKE ZURICH LIMITS

MAP DISCLAIMER

This map prepared by the Village of Lake Zurich Engineering Department is a highly technical map or engineering survey and is not intended to be used as such. The map and documents are created as part of a Geographic Information System (GIS) that contains records, information, and data from various Village, County, State and Federal sources. While the Village GIS staff makes every effort to portray accurate information, this map is only as accurate as the source of such maps and related databases, and may contain errors. Additional sources of information such as site-specific field surveys or engineering as-built plans should be consulted in order to determine actual conditions prior to any engineering design. This map is distributed as an advisory document of any kind, either expressed or implied, including but not limited to warranties of liability in a particular purpose or use.

THE VILLAGE OF LAKE ZURICH SHALL NOT BE LIABLE FOR ANY DAMAGES OR CLAIMS THAT ARISE OUT OF THE USE OF THIS MAP, OR ANY RELATED DOCUMENTS AND DATA, PROVIDED:

Errors, omissions, or discrepancies are found please contact the Village of Lake Zurich Public Works Department at (847) 545-1800.



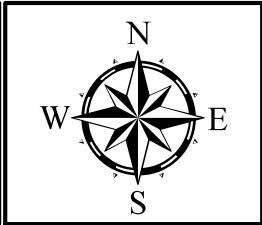
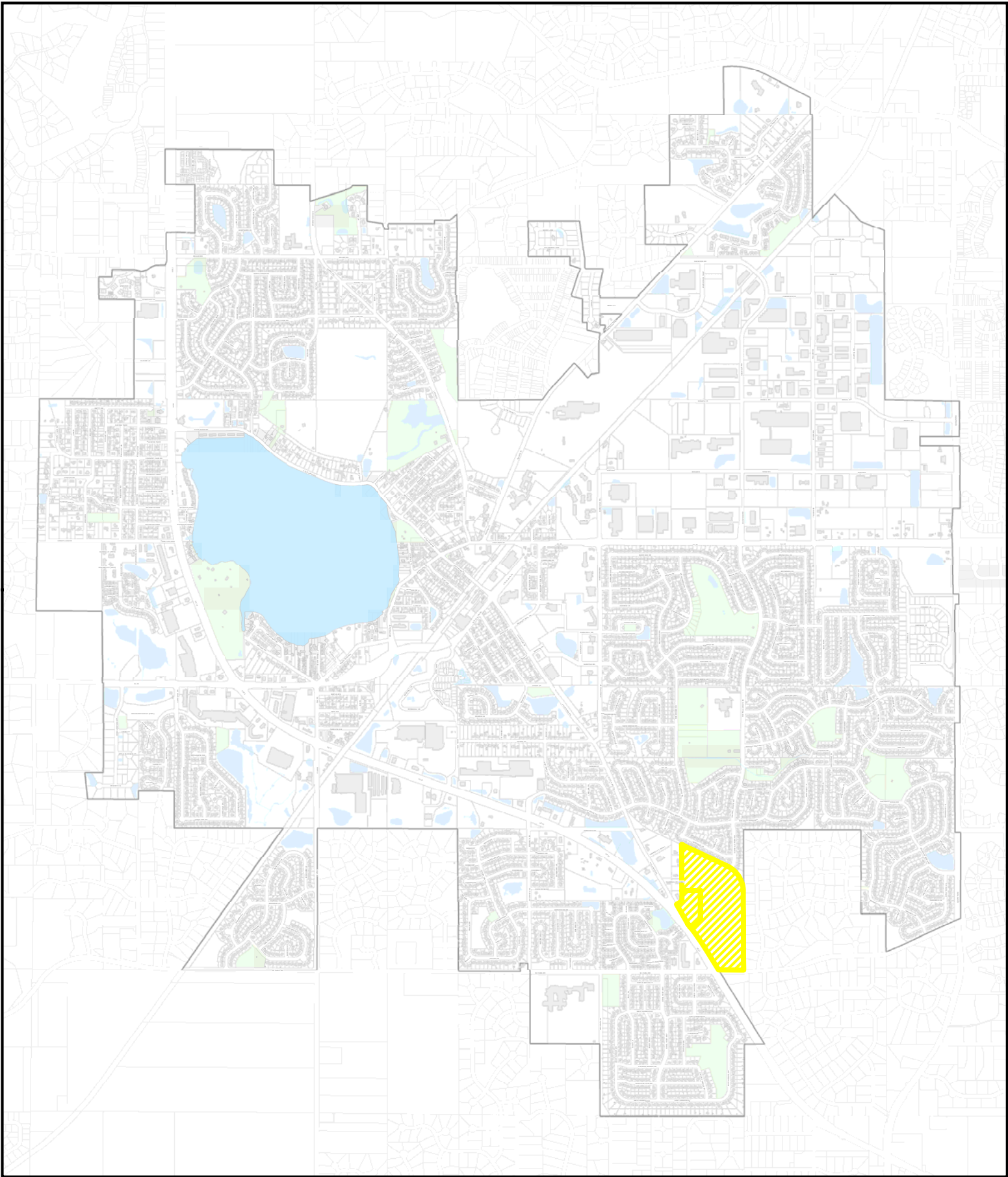
Project Reference

WATER SERVICE PROVIDED TO RESIDENTIAL ADDRESSES OUTSIDE VILLAGE OF LAKE ZURICH LIMITS

MAP DISCLAIMER

This map prepared by the Village of Lake Zurich Engineering Department is not a legally recorded map or engineering survey and is not intended to be used as such. The map and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various Village, County, State and Federal sources. While the Village GIS staff makes every effort to portray accurate information, this map is only as accurate as the source of such maps and related databases, and may contain errors. Additional sources of information such as site-specific field surveys or engineering as-built plans should be consulted in order to determine actual conditions prior to any engineering design. This map is not intended to be a legal document of any kind, either expressed or implied, including but not limited to warranties of liability in a particular purpose or use. THE VILLAGE OF LAKE ZURICH SHALL NOT BE LIABLE FOR ANY DAMAGES OR CLAIMS THAT ARISE OUT OF THE USE OF THIS MAP OR ANY RELATED DOCUMENTS AND DATA PROVIDED.

For more information, or discrepancies are found please contact the Village of Lake Zurich Public Works Department at (847) 465-1800.



Project Reference

**WATER SERVICE PROVIDED
TO RESIDENTIAL ADDRESSES OUTSIDE
VILLAGE OF LAKE ZURICH LIMITS**

MAP DISCLAIMER

This map prepared by the Village of Lake Zurich Engineering Department is not a legally recorded map or engineering survey and is not intended to be used as such. The map and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various Village, County, State and Federal sources. While the Village GIS staff makes every effort to portray accurate information, this map is only as accurate as the source of such maps and related databases, and may contain errors. Additional sources of information such as site-specific field surveys or engineering as-built plans should be consulted in order to determine actual conditions prior to any engineering design. This map is not intended to be relied upon for any kind, either expressed or implied, including but not limited to warranties of suitability in a particular purpose or use.

THE VILLAGE OF LAKE ZURICH SHALL NOT BE LIABLE FOR ANY DAMAGES OR CLAIMS THAT ARISE OUT OF THE USE OF THIS MAP OR ANY RELATED DOCUMENTS AND DATA PROVIDED.

If errors, omissions, or discrepancies are found please contact the Village of Lake Zurich Public Works Department at (847) 546-1880.

Kildeer Crossings

Lot No.	Pin #	Address	Lot No.	Pin #	Address
1	14-28-113-059	21656 Ashley Street	46	14-28-114-004	21835 Ashley Street
2	14-28-113-057	21674 Ashley Street	47	14-28-114-003	21843 Ashley Street
3	14-28-113-056	21686 Ashley Street	48	14-28-114-002	21851 Ashley Street
4	14-28-114-055	21694 Ashley Street	49	14-28-114-001	21861 Ashley Street
5	14-28-114-054	21702 Ashley Street	50	14-28-114-018	21798 Brandy Street
6	14-28-114-053	21710 Ashley Street	51	14-28-114-019	21786 Brandy Street
7	14-28-114-052	21718 Ashley Street	52	14-28-114-017	22548 Melina Street
8	14-28-114-051	21730 Ashley Street	53	14-28-114-016	22562 Melina Street
9	14-28-114-050	21742 Ashley Street	54	14-28-114-015	22574 Melina Street
10	14-28-114-049	21760 Ashley Street	55	14-28-114-014	22584 Melina Street
11	14-28-114-048	21772 Ashley Street	56	14-28-114-013	22592 Melina Street
12	14-28-114-047	21784 Ashley Street	57	14-28-113-068	21653 Ashley Street
13	14-28-113-046	21796 Ashley Street	58	14-28-113-065	21719 Ashley Street
14	14-28-113-045	21808 Ashley Street	59	14-28-113-064	21725 Ashley Street
15	14-28-113-044	22711 Elizabeth Street	60	14-28-113-063	21739 Ashley Street
16	14-28-113-043	22723 Elizabeth Street	61	14-28-113-062	21753 Ashley Street
17	14-28-113-042	22731 Elizabeth Street	62	14-28-113-061	21765 Ashley Street
18	14-28-113-041	22720 Elizabeth Street	63	14-28-113-069	22585 Melina Street
19	14-28-113-040	22714 Elizabeth Street	64	14-28-113-070	22573 Melina Street
20	14-28-113-039	22706 Elizabeth Street	65	14-28-113-071	22565 Melina Street
21	14-28-113-038	21836 Ashley Street	66	14-28-113-072	22557 Melina Street
22	14-28-113-037	21844 Ashley Street	67	14-28-113-073	22549 Melina Street
23	14-28-113-036	21858 Ashley Street	68	14-28-113-074	22541 Melina Street
24	14-28-113-035	21916 Brandy Street	69	14-28-113-075	22533 Melina Street
25	14-28-113-034	21930 Brandy Street	70	14-28-113-076	21746 Brandy Street
26	14-28-113-033	21934 Brandy Street	71	14-28-113-077	21734 Brandy Street
27	14-28-113-032	21940 Brandy Street	72	14-28-113-078	21724 Brandy Street
28	14-28-113-002	21939 Brandy Street	73	14-28-113-079	21716 Brandy Street
29	14-28-113-003	21937 Brandy Street	74	14-28-113-080	21708 Brandy Street
30	14-28-113-004	21933 Brandy Street	75	14-28-113-081	21705 Brandy Street
31	14-28-113-005	21927 Brandy Street	76	14-28-113-030	21713 Brandy Street
32	14-28-113-006	21921 Brandy Street	77	14-28-113-029	21721 Brandy Street
33	14-28-113-007	21915 Brandy Street	78	14-28-113-028	21735 Brandy Street
34	14-28-113-008	21911 Brandy Street	79	14-28-113-027	21747 Brandy Street
35	14-28-113-009	21903 Brandy Street	80	14-28-113-026	21755 Brandy Street
36	14-28-113-010	21899 Brandy Street	81	14-28-113-025	21763 Brandy Street
37	14-28-113-011	21893 Brandy Street	82	14-28-113-024	21773 Brandy Street
38	14-28-113-012	21887 Brandy Street	83	14-28-113-023	21783 Brandy Street
39	14-28-113-013	21881 Brandy Street	84	14-28-113-022	21793 Brandy Street
40	14-28-113-014	21875 Brandy Street	85	14-28-113-021	21803 Brandy Street
41	14-28-114-009	21795 Ashley Street	86	14-28-113-020	21815 Brandy Street
42	14-28-114-008	21805 Ashley Street	87	14-28-113-019	21827 Brandy Street
43	14-28-114-007	21811 Ashley Street	88	14-28-113-018	21835 Brandy Street
44	14-28-114-006	21819 Ashley Street	89	14-28-113-017	21847 Brandy Street
45	14-28-114-005	21825 Ashley Street	90	14-28-113-016	21861 Brandy Street

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of April 8, 2024

Subject: Ordinance - Landscape Code Update

Financial Impact:

N/A

Attachments:

1. Exhibit A-Landscape Code Update

Background:

During the recent Tree City USA application process, the Illinois Department of Natural Resources recommended several updates to the Village's current ordinance related to tree preservation. Tree City USA standards specifically state a public tree care ordinance protects public trees at all times, not just during the development process. Therefore, the ordinance requires updates to several sections in order to comply and maintain our Tree City USA status. The updates will also help our scoring on various forestry grant applications as they become available.

Recommendation:

Motion to Pass an Ordinance approving amendments to section 16.23 of the Village Code.

ORDINANCE NO. 24-04-18

AN ORDINANCE AMENDING CERTAIN SECTION 16.23 OF THE MUNICIPAL CODE RELATING TO PUBLIC TREES

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, and exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, Section 16.23 of the Village Code provides for the preservation, protection, and proper maintenance of all trees in the Village; and

WHEREAS, the Illinois Department of Natural Resources ("IDNR") manages the Tree City USA program through its Urban and Community Forestry division; and

WHEREAS, the Tree City USA standards specifically state a public tree care ordinance protects public trees at all times, not just during the development process; and

WHEREAS, IDNR currently interprets the Mundelein Village Code as enforcing regulations on tree protection only in the case of development; and

WHEREAS, the Landscape Code portion of the Village Code must be revised to reflect protection of public trees at all times, not just upon development; and

WHEREAS, **Exhibit A** provides for updates to Section 16.23 of the Village Code, clarifying the purpose of protecting all publicly owned trees with or without development.

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

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

SECTION II: Section 16.23.010, 16.23-020, and 16.23.080 are hereby deleted and replaced in its entirety with **Exhibit A**, attached hereto and made a part hereof.

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

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

SECTION V: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

16.23.010 Purpose.

The purpose of this chapter is to preserve, protect, and properly maintain all trees in the village Right-of-Way and on land to be annexed to the village with the intent to:

- A. Prevent the unnecessary destruction of trees in the village;
- B. Aid in the stabilization of soil by the prevention of erosion and sedimentation;
- C. Aid in the control of drainage and restoration of denuded soil subsequent to construction or grading;
- D. Reduce storm water run-off and the costs associated therewith and replenish ground water supplies;
- E. Provide a buffer and screen against noise pollution;
- F. Provide a habitat and food source for birds and other wildlife;
- G. Protect and increase property values;
- H. Conserve and enhance the village's physical and aesthetic environment;
- I. Prevent the existence of trees which pose a threat, danger or nuisance to the public or to property in the village;
- J. Enhance air quality through the filtering of pollutants and the absorption of carbon dioxide; and
- K. Generally protect and enhance the quality of life and the general welfare of the village and its citizens.

(Ord. No. 13-11-67, § 2(Exh. A), 11-25-13)

16.23.020 Applicability.

- A. Chapter 20.60 of the Mundelein zoning ordinance, Title 20 of the Municipal Code of Mundelein, regarding landscaping and screening is hereby incorporated herein by this reference thereto. In the event of any conflict between the provisions in Chapter 20.60 of the zoning ordinance and the provisions in this landscape code, the provisions in this landscape code will govern.
- B. The provisions of this chapter shall apply to all publicly owned right-of-way, with or without development. It shall also apply generally and uniformly to the following types of development or redevelopment projects including all new construction, expansion, structural alteration or other improvement to a private or public building, structure or accessory building or the construction, extension or improvement of any parking lot or driveway which requires the removal of live trees having a diameter of two and one-half inches or more at DBH as defined herein.
 - 1. Residential: Any size development, redevelopment, or modification in which trees will be affected, or installation of new parkways are required, excluding one-lot single-family and two-family uses as provided in Section 20.60.030 of the Mundelein zoning ordinance, Title 20 of the Municipal Code of Mundelein;
 - 2. Commercial: Any size development, redevelopment, or modification in which trees will be affected, or installation of new parkways are required;
 - 3. Industrial: Any size development, redevelopment, or modification in which trees will be affected, or installation of new parkways are required;
 - 4. Institutional: Any size development, redevelopment, or modification in which trees will be affected, or installation of new parkways are required;

-
5. Lakefront-Mixed Use: Any size development, redevelopment, or modification with the exception of one-lot single-family and two-family uses, in which trees will be affected, or installation of new parkways are required;
 6. Office-Research: Any size development, redevelopment, or modification in which trees will be affected, or installation of new parkways are required;
 7. All areas seeking annexation to the village; and
 8. Projects located in the C-5 downtown zoning district, as expressly regulated in this chapter.
- C. For purposes of this chapter, the term "development" is any proposed material change in the use of, or character of, land from an undeveloped or natural state, including public and private streets, parking areas, retention and detention areas, wetlands, public building sites, parks, playgrounds, golf courses, recreation facilities, easements, rights-of-way, and all other areas within the property being developed, whether or not being built upon or buildable. The term "redevelopment," is any increased use or restructuring of the present use of land that was already considered developed.

(Ord. No. 13-11-67, § 2(Exh. A), 11-25-13)

16.23.080 Landscaping on public rights-of-way and parkways.

A. All planting and maintenance of public trees shall conform to the American National Standards Institute (ANSI) A-300 "Standards for Tree Care Operations" and shall follow all tree care Best Management Practices (BMPs) published by the International Society of Arboriculture.

~~BA.~~ The director of public works and engineering or his designate shall regulate and control the planting, transplanting, removal, maintenance and protection of trees and shrubs in the village in order to eliminate and guard against dangerous conditions which may result in injury to persons using the streets, alleys, sidewalks or property of the village; to promote and enhance the beauty and general welfare of the public; to prevent damage to any street, sidewalk or other village property; to protect trees and shrubs located in public areas owned by the village from undesirable and unsafe planting, removal, treatment and maintenance practices; and to guard all trees and shrubs on village property against the spread of pests and disease. It is the intent of the village that the provisions of this chapter shall apply to all trees and plants growing or planted in or upon any public rights-of-way and parkways or other premises owned or controlled by the village.

To: Mayor and Board of Trustees

From: Vanna Jankowski, Finance Clerk
Linda Miller, Finance Director

For: Village Board Meeting of April 8, 2024

Subject: Governing Body

Financial Impact:

\$1,322,929.57

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 March 26, 2024, and ending April 8, 2024, in the amount of \$1,322,929.57.



GOVERNING BODY

DISBURSEMENTS REPORT

APRIL 8, 2024

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 100-26080-000		HEALTH INSURANCE PAYABLE					
14237 INTERGOVERNMENTAL PERSONNEL	2024	04012024	0	0	Y	04/01/24	342,592.12
Account: 100-32005-000		HOTEL/MOTEL TAX					
11536 AZAVAR AUDIT SOLUTIONS	2024	157694	13375	1	N	03/15/24	6,640.80
Totals for department							349,232.92
Department: 100 CORP REVENUE ORG							
Program:							
Account: 100-32205-100		AMBULANCE SERVICES					
14155 IL DEPT HEALTHCARE/FAMILY SVCS	2024	GEMT202234154	13336	1	N	11/15/23	194,271.79
14155 IL DEPT HEALTHCARE/FAMILY SVCS	2024	GEMT202234154	13336	2	N	11/15/23	158,187.45
Totals for department 100							352,459.24
Department: 103 FOURTH OF JULY COMMISSION							
Program:							
Account: 100-46599-103		MISC PROPERTY SERVICES					
13660 CROWD CONTROL WAREHOUSE LLC	2024	D44877	13379	5	N	03/21/24	1,360.94
14035 FLOOD'S ROYAL FLUSH INC	2024	I31019	0	0	N	12/01/23	410.00
Account: 100-47070-103		TOOLS/SUPPLIES					
2067 SHERWIN-WILLIAMS	2024	0478-0	0	0	N	03/28/24	157.33
8305 HOME DEPOT CREDIT SVCS.	2024	0011441	0	0	N	03/27/24	94.36
8305 HOME DEPOT CREDIT SVCS.	2024	1011378	0	0	N	03/26/24	336.34
13660 CROWD CONTROL WAREHOUSE LLC	2024	D44877	13379	2	N	03/21/24	1,635.00
13660 CROWD CONTROL WAREHOUSE LLC	2024	D44877	13379	3	N	03/21/24	900.00
13660 CROWD CONTROL WAREHOUSE LLC	2024	D44877	13379	4	N	03/21/24	159.90
Account: 100-47420-103		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	47.45
Account: 100-47510-103		MT MTLS BLDGS & GROUNDS					
13660 CROWD CONTROL WAREHOUSE LLC	2024	D44877	13379	1	N	03/21/24	3,560.00
Totals for department 103							8,661.32
Department: 105 POLICE/FIRE COMMISSION							
Program:							
Account: 100-46410-105		CONSULTING SERVICES					
3678 NIPSTA	2024	66945251	13390	1	N	03/21/24	4,995.00
7498 FIRST RSPNDRS WELLNESS CTR LLC	2024	19563	13362	1	N	03/14/24	610.00
Account: 100-46499-105		MISC PROFESSIONAL SERV					

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
2783	STANARD & ASSOCIATES	2024	SA000057521	0	0	N	03/27/24	495.00
Totals for department 105								-----6,100.00-----
Department: 108 ARTS COMMISSION								
Program:								
Account: 100-46999-108		MISC OTHER SERVICES						
3550	CHICAGO FIBERGLASS WORKS	2024	3.28.24CHICAGO	13402	1	N	03/28/24	1,300.00
99998	ALDRE DELOS SANTOS	2024	SANTOS - 03.21.	13401	1	Y	03/21/24	1,000.00
99998	LEANDRO OCAMPO	2024	OCAMPO-3.21.24	13400	1	Y	03/21/24	1,000.00
99998	SAM PENTEADO	2024	PENTEADO-032124	13399	1	Y	03/21/24	1,000.00
Totals for department 108								-----4,300.00-----
Department: 109 BEAUTIFICATION COMMITTEE								
Program:								
Account: 100-46899-109		MISC COMMUNITY SERVICE						
105	ACE HARDWARE OF LIBERTYVILLE	2024	81492/6	0	0	N	05/16/23	-25.19
105	ACE HARDWARE OF LIBERTYVILLE	2024	81493/6	0	0	N	05/16/23	8.99
6794	PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-35943	0	0	N	03/22/24	361.00
6794	PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP_35942	0	0	N	03/22/24	257.15
Totals for department 109								-----601.95-----
Department: 201 ADMINISTRATIVE								
Program:								
Account: 100-46613-201		MT COPIERS						
9032	IMPACT NETWORKING LLC	2024	3198471	12308	2	N	03/28/24	1,203.41
Account: 100-47016-201		POSTAGE						
2253	U.S. POSTAL SERVICE	2024	03202024	0	0	N	03/20/24	150.00
Totals for department 201								-----1,353.41-----
Department: 202 ADMIN SERVICES								
Program:								
Account: 100-46371-202		TRAINING SUPPLIES						
7255	ERIC DESMIDT	2024	03252024	0	0	N	03/25/24	45.47
Totals for department 202								-----45.47-----
Department: 203 COMMUNITY DEVELOPEMENT								
Program:								

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Account: 100-46410-203 CONSULTING SERVICES							
14236 AMS PLANNING & RESEARCH CORP	2024	2174-02	13014	1	N	02/29/24	9,842.61
Account: 100-47120-203 CLOTHING ALLOWANCE							
6794 PROMOTIONAL PRODUCTS CO-OP LLC	2024	PPP-35959	13405	1	N	03/28/24	473.43
Totals for department 203							10,316.04
Department: 204 MARKETING							
Program:							
Account: 100-46998-204 GENERAL MARKETING							
14254 NEXSTAR, INC	2024	651416-1	13318	1	N	03/04/24	6,000.00
Totals for department 204							6,000.00
Department: 205 HUMAN RESOURCES							
Program:							
Account: 100-46499-205 MISCELLANEOUS PROFESSIONAL SER							
13210 PAYLOCITY CORP	2024	INV1933185	0	0	N	03/20/24	5,076.45
Totals for department 205							5,076.45
Department: 231 FINANCE - ADMINISTRATION							
Program:							
Account: 100-46999-231 MISC OTHER SERVICES							
14255 LHH RECRUITMENT SOLUTIONS	2024	13161248	0	0	N	03/24/24	1,881.92
Totals for department 231							1,881.92
Department: 240 LEGAL							
Program:							
Account: 100-46403-240 PROSECUTING ATTORNEY							
7575 LALUZERNE & SMITH, LTD.	2024	PD FEB 2024	12103	1	N	02/01/24	12,368.50
Account: 100-46404-240 SPECIAL COUNSEL							
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2024	167613	13365	1	N	03/18/24	9,250.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2024	167616	0	0	N	03/18/24	1,063.75
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2024	167617	13366	1	N	03/18/24	5,596.25
Account: 100-46499-240 MISC PROFESSIONAL SERV							
4288 JOAN VASQUEZ	2024	BD 03122024	0	0	N	03/12/24	300.00
Totals for department 240							28,578.50
Department: 260 CAPITAL PROJECTS							

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Program:							
Account: 100-46410-260 CONSULTING SERVICES							
857 GEWALT HAMILTON ASSOC INC	2024	4485.032-7	12076	1	N	03/13/24	465.00
857 GEWALT HAMILTON ASSOC INC	2024	4485.033-10	12076	1	N	03/13/24	285.00
Account: 100-46412-260 ENGINEERING DESIGN							
857 GEWALT HAMILTON ASSOC INC	2024	4485.030-9	0	0	N	03/13/24	285.00
Account: 100-47954-260 LONG GROVE CD EXPENSES							
944 PADDOCK PUBLICATIONS INC.	2024	283193	13398	1	N	03/18/24	124.20
Account: 100-48299-260 OTHER BLDG/FACILITIES							
1194 JOHNSON CONTROLS	2024	1-132279682051	13353	1	N	03/06/24	2,566.50
1428 METROPOLITAN IND. INC.	2024	INV059934	13352	1	N	03/11/24	8,390.00
6399 CAHILL HEATING & A/C	2024	0000044429	0	0	N	03/11/24	1,789.50
9040 UNITED STATES ALLIANCE	2024	1046-F125137	0	0	N	03/20/24	1,463.50
14213 PROLINE MECHANICAL INC	2024	19385	13222	1	N	03/05/24	18,776.50
14213 PROLINE MECHANICAL INC	2024	19420	13222	1	N	03/15/24	18,776.50
Account: 100-48743-260 STREETLIGHTS							
10960 WILLOW ELECTRICAL SUPPLY	2024	S2389475.001	13197	1	N	03/11/24	8,240.40
Totals for department 260							61,162.10
Department: 282 BUILDING - INSPECTION							
Program:							
Account: 100-46340-282 CONV/SCHOOLS/MTGS							
5620 I.P.I.A.	2024	03272024-01	0	0	N	03/27/24	250.00
Account: 100-47140-282 SAFETY SHOES & GLASSES							
1965 ROGAN SHOES INC.	2024	290426	0	0	N	03/05/24	165.75
Account: 100-47521-282 MT MTLS INSP VEHICLES							
4778 NAPA LIBERTYVILLE	2024	930933	0	0	N	03/06/24	188.99
4778 NAPA LIBERTYVILLE	2024	930943	0	0	N	03/06/24	-18.00
4778 NAPA LIBERTYVILLE	2024	930970	0	0	N	03/06/24	150.99
6445 LIBERTYVILLE LINCOLN SALES INC	2024	5132287	0	0	N	01/02/24	254.54
6445 LIBERTYVILLE LINCOLN SALES INC	2024	5133895	0	0	N	03/13/24	343.22
Totals for department 282							1,335.49
Department: 301 POLICE - ADMINISTRATION							
Program:							
Account: 100-46305-301 PROFESSIONAL DUES							
3160 MUNDELEIN COMMUNITY CONNECTION	2024	PD MEMBER	13386	1	N	03/25/24	45.00
6517 ALLIANCE AGAINST	2024	AAIM DONATION	13387	1	N	03/15/24	100.00
Account: 100-46340-301 CONV/SCHOOLS/MTGS							
13505 JESSICA SEXTON	2024	03212024	0	0	N	03/21/24	1,057.71
Account: 100-46499-301 MISC PROFESSIONAL SERV							
4242 LAKE COUNTY HEALTH DEPT.	2024	27045	13357	1	N	03/14/24	35.00
4288 JOAN VASQUEZ	2024	PD - 032624	13395	1	N	03/26/24	150.00

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Page 5

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
7498 FIRST RSPNDRS WELLNESS CTR LLC	2024	18955	13364	1	N	01/31/24	2,405.00
Account: 100-46520-301							
6098 DE LAGE LANDEN FINANC SVCS INC	2024	82216398	12086	1	N	03/18/24	347.00
9032 IMPACT NETWORKING LLC	2024	3198471	12308	3	N	03/28/24	690.84
Account: 100-47310-301							
6166 TECHNOLOGY MGMT REVOLVING FUND	2024	T2418739	12092	1	N	03/18/24	316.70
Account: 100-47510-301							
105 ACE HARDWARE OF LIBERTYVILLE	2024	83283/6	0	0	N	12/23/23	8.98
8305 HOME DEPOT CREDIT SVCS.	2024	3010055	0	0	N	03/04/24	225.04
8305 HOME DEPOT CREDIT SVCS.	2024	3010657	0	0	N	03/14/24	39.97
8305 HOME DEPOT CREDIT SVCS.	2024	4010595	0	0	N	03/13/24	37.74
8305 HOME DEPOT CREDIT SVCS.	2024	7011046	0	0	N	03/20/24	13.58
Totals for department 301							5,472.56
Department: 302 POLICE - COMMUNICATIONS							
Program:							
Account: 100-46340-302							
13425 POLICE LEGAL SCIENCES	2024	12487	13363	1	N	03/13/24	1,680.00
Account: 100-46499-302							
14220 MOETIVATIONS, INC.	2024	240153	13308	1	N	03/02/24	39,253.71
Totals for department 302							40,933.71
Department: 303 POLICE - COMMUNITY SERV.							
Program:							
Account: 100-46305-303							
2019 SAM'S CLUB	2024	PD	13389	1	N	03/25/24	50.00
Account: 100-46372-303							
6063 FLOWERAMA OF MUNDELEIN	2024	38219926	13373	1	N	03/14/24	82.99
14202 AMAZON CAPITAL SERVICES, INC.	2024	174J-VILM-1K39	13369	4	N	03/24/24	273.93
Account: 100-47120-303							
10310 J.G. UNIFORMS, INC	2024	128333	13376	1	N	03/18/24	15.30
Totals for department 303							422.22
Department: 304 POLICE - INVESTIGATIONS							
Program:							
Account: 100-47524-304							
2010 SAFELITE AUTOGLASS	2024	533953	0	0	N	03/04/24	92.00
4778 NAPA LIBERTYVILLE	2024	930064	0	0	N	02/28/24	99.23
4778 NAPA LIBERTYVILLE	2024	930069	0	0	N	02/28/24	15.98
14051 COMMERCIAL TIRE SERVICE, INC	2024	6660022025	0	0	N	02/20/24	329.62
Totals for department 304							536.83

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 305 POLICE - PATROL							
Program:							
Account: 100-46340-305 CONV/SCHOOLS/MTGS							
14257 NATL ACADEMY FOR PROFESSIONAL	2024	2024-031	13315	1	N	03/21/24	1,850.00
14257 NATL ACADEMY FOR PROFESSIONAL	2024	2024-031	13315	2	N	03/21/24	650.00
Account: 100-46644-305 MT PATROL VEHICLES							
219 GRAHAM ENTERPRISE INC.	2024	2024-2017	13312	1	N	03/19/24	958.50
Account: 100-47099-305 MISC SUPPLIES							
2175 T.O.P.S. IN DOG TRAINING	2024	26775	13385	1	N	03/01/24	400.00
5344 PAGE'S HEALTHY PAWS	2024	107709	13370	1	N	03/14/24	39.59
5344 PAGE'S HEALTHY PAWS	2024	107724	13368	1	N	03/14/24	125.57
14202 AMAZON CAPITAL SERVICES, INC.	2024	174J-V1LM-1K39	13369	1	N	03/24/24	30.99
14202 AMAZON CAPITAL SERVICES, INC.	2024	174J-V1LM-1K39	13369	2	N	03/24/24	21.49
14202 AMAZON CAPITAL SERVICES, INC.	2024	174J-V1LM-1K39	13369	3	N	03/24/24	25.09
Account: 100-47120-305 CLOTHING ALLOWANCE							
1965 ROGAN SHOES INC.	2024	464463	13335	1	N	03/19/24	178.50
5631 STREICHER'S INC	2024	11688963	13388	1	N	03/19/24	196.00
10310 J.G. UNIFORMS, INC	2024	128328	13053	1	N	03/18/24	27.90
10310 J.G. UNIFORMS, INC	2024	128331	13140	1	N	03/18/24	216.25
10310 J.G. UNIFORMS, INC	2024	128334	13159	2	N	03/18/24	158.00
10310 J.G. UNIFORMS, INC	2024	128334	13159	3	N	03/18/24	25.00
10310 J.G. UNIFORMS, INC	2024	128336	13344	1	N	03/18/24	102.00
10310 J.G. UNIFORMS, INC	2024	128347	13332	1	N	03/18/24	34.00
10310 J.G. UNIFORMS, INC	2024	128347	13332	2	N	03/18/24	6.00
Account: 100-47121-305 GUNS AND ACCESSORIES							
13625 THOMAS J. MORRIS JR.	2024	149581	13326	1	N	04/08/24	1,540.00
13625 THOMAS J. MORRIS JR.	2024	149581	13326	2	N	04/08/24	2,130.00
Account: 100-47524-305 MT MTLS PATROL VEHICLES							
4779 NAPLETON FORD	2024	5033786	0	0	N	02/20/24	77.68
6445 LIBERTYVILLE LINCOLN SALES INC	2024	5133430	0	0	N	02/21/24	12.00
6445 LIBERTYVILLE LINCOLN SALES INC	2024	5134015	0	0	N	03/19/24	174.40
14051 COMMERCIAL TIRE SERVICE, INC	2024	6660022298	0	0	N	03/20/24	594.00
Account: 100-48350-305 PATROL VEHICLES							
2137 SUBURBAN ACCENTS, INC.	2024	34739	13394	1	N	03/26/24	50.00
Totals for department 305							9,622.96
Department: 321 FIRE - ADMINISTRATION							
Program:							
Account: 100-46441-321 PRINTING SERVICES							
2075 SIGNS NOW MUNDELEIN	2024	INV-52798	0	0	N	03/27/24	81.60
Account: 100-46506-321 FIRE EXTINGUISHER SERV							
7296 AVERUS	2024	N.2274823	0	0	N	03/19/24	1,255.00
7296 AVERUS	2024	N.2274824	0	0	N	03/19/24	609.25
7296 AVERUS	2024	N.2274825	0	0	N	03/19/24	1,558.00
7296 AVERUS	2024	N.2274826	0	0	N	03/19/24	726.50

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
7296 AVERUS	2024	N.2274827	0	0	N	03/19/24	239.50
7296 AVERUS	2024	N.2274828	0	0	N	03/19/24	854.50
Account: 100-46613-321		MT COPIERS					
9032 IMPACT NETWORKING LLC	2024	3198471	12308	1	N	03/28/24	334.27
Account: 100-46620-321		MT BUILDING & GROUNDS					
8305 HOME DEPOT CREDIT SVCS.	2024	3610830	0	0	N	03/24/24	75.84
Account: 100-46911-321		UPS CHARGES					
9468 MEDLINE INDUSTRIES, LP	2024	2312618679	0	0	N	03/26/24	66.60
Account: 100-47070-321		TOOLS/SUPPLIES					
9000 STAPLES ADVANTAGE	2024	3562188225	0	0	N	03/16/24	39.50
Account: 100-47120-321		CLOTHING ALLOWANCE					
10840 THE LOCKER SHOP	2024	118356	0	0	N	03/21/24	139.90
10840 THE LOCKER SHOP	2024	118507	0	0	N	03/21/24	69.95
10840 THE LOCKER SHOP	2024	121464	0	0	N	03/21/24	39.90
10840 THE LOCKER SHOP	2024	121669	0	0	N	03/21/24	78.00
10840 THE LOCKER SHOP	2024	122674	0	0	N	03/21/24	239.85
10840 THE LOCKER SHOP	2024	122675	0	0	N	03/21/24	229.75
10840 THE LOCKER SHOP	2024	122677	0	0	N	03/21/24	87.85
Account: 100-47510-321		MT MTLS BLDGS & GROUNDS					
8305 HOME DEPOT CREDIT SVCS.	2024	2011359	0	0	N	03/25/24	119.94
Totals for department 321							6,845.70
Department: 323 FIRE - FIRE OPERATIONS							
Program:							
Account: 100-46340-323		CONV/SCHOOLS/MTGS					
1660 GLEN HELTMAN	2024	21-106	0	0	N	02/07/24	250.00
Account: 100-46635-323		MT SCBA EQUIPMENT					
247 AIR ONE EQUIPMENT INC	2024	201872	13211	1	N	01/04/24	2,736.00
Account: 100-46643-323		MT FIRE APPARATUS					
105 ACE HARDWARE OF LIBERTYVILLE	2024	D15124	0	0	N	02/27/24	-3.59
Account: 100-47070-323		TOOLS/SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2024	3620885	0	0	N	03/04/24	197.20
Account: 100-47110-323		GLOVES/BOOTS/COATS					
247 AIR ONE EQUIPMENT INC	2024	204717	0	0	N	03/20/24	1,298.00
Account: 100-47351-323		RADIO SERVICING					
6198 MOTOROLA SOLUTIONS	2024	8201420240130	0	0	N	02/01/24	1,686.00
Account: 100-47523-323		MT MTLS FIRE APPARATUS					
4778 NAPA LIBERTYVILLE	2024	931984	0	0	N	03/14/24	6.99
7946 CIT TRUCKS LLC	2024	112P225259	0	0	N	03/14/24	419.27
7946 CIT TRUCKS LLC	2024	112P226195	0	0	N	03/20/24	18.01
7946 CIT TRUCKS LLC	2024	112P226212	0	0	N	03/20/24	248.90
8838 LEGACY FIRE APPARATUS	2024	INV-18628	0	0	N	02/23/24	58.20
8838 LEGACY FIRE APPARATUS	2024	INV-18696	0	0	N	03/15/24	271.44
13180 MACQUEEN EQUIPMENT LLC	2024	P27265	0	0	N	03/05/24	85.98
13180 MACQUEEN EQUIPMENT LLC	2024	P27285	0	0	N	03/06/24	168.83
13180 MACQUEEN EQUIPMENT LLC	2024	P27400	0	0	N	03/14/24	55.88
13180 MACQUEEN EQUIPMENT LLC	2024	P27453	0	0	N	03/18/24	58.64
Account: 100-47528-323		MT MTLS PICK-UP TRUCK					

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Page 8

Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
4778	NAPA LIBERTYVILLE	2024	931284	0	0	N	03/08/24	43.99
Account: 100-48550-323			FIRE HOSE					
247	AIR ONE EQUIPMENT INC	2024	204545	13263	1	N	03/14/24	582.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	2	N	03/14/24	1,048.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	3	N	03/14/24	.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	4	N	03/14/24	776.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	5	N	03/14/24	.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	6	N	03/14/24	.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	7	N	03/14/24	.00
247	AIR ONE EQUIPMENT INC	2024	204545	13263	8	N	03/14/24	200.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	1	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	2	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	3	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	4	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	5	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	6	N	03/27/24	1,212.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	7	N	03/27/24	.00
247	AIR ONE EQUIPMENT INC	2024	204931	13263	8	N	03/27/24	.00
Totals for department 323								11,417.74
Department: 324 FIRE - RESQUE OPERATIONS								
Program:								
Account: 100-46631-324			MT SCUBA EQUIPMENT					
14260	INTERSPIRO INC	2024	109134	0	0	N	03/08/24	1,912.91
Account: 100-46642-324			MT AMBULANCES					
1990	RONDOUT SERVICE CENTER	2024	08836	0	0	N	03/27/24	106.50
Account: 100-47040-324			TRAUMA UNIT SUPPLIES					
9468	MEDLINE INDUSTRIES, LP	2024	2312618679	0	0	N	03/26/24	81.60
9468	MEDLINE INDUSTRIES, LP	2024	2312655703	0	0	N	03/27/24	1,854.62
Account: 100-47070-324			TOOLS/SUPPLIES					
9468	MEDLINE INDUSTRIES, LP	2024	2312618679	0	0	N	03/26/24	221.20
9468	MEDLINE INDUSTRIES, LP	2024	2312783277	0	0	N	03/27/24	597.24
Account: 100-47130-324			SCUBA EQUIPMENT					
10028	DJS SCUBA LOCKER	2024	64454	0	0	N	03/07/24	78.40
Account: 100-47522-324			MT MTLS AMBULANCES					
4778	NAPA LIBERTYVILLE	2024	931770	0	0	N	03/13/24	77.08
4778	NAPA LIBERTYVILLE	2024	932155	0	0	N	03/15/24	377.98
4778	NAPA LIBERTYVILLE	2024	932180	0	0	N	03/15/24	-188.99
5945	HASTINGS AIR-ENERGY	2024	PS-10006479	0	0	N	03/26/24	335.89
14051	COMMERCIAL TIRE SERVICE, INC	2024	6660022288	0	0	N	03/19/24	727.48
14076	BRAD MANNING FORD INC	2024	238583 FOW	0	0	N	02/09/24	27.50
14076	BRAD MANNING FORD INC	2024	239367 FOW	0	0	N	02/19/24	67.46
Totals for department 324								6,276.87
Department: 410 PUBLIC WORKS ADMIN								
Program:								

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Account: 100-46371-410 TRAINING SUPPLIES							
14202 AMAZON CAPITAL SERVICES, INC.	2024	1QJ4-JMX9-9Q6F	0	0	N	03/08/24	88.82
Totals for department 410							88.82
Department: 420 FACILITY MAINTENANCE							
Program:							
Account: 100-46510-420 CUSTODIAL SERVICE							
5008 BEST QUALITY FACILITY SRV, LLC	2024	49266	12185	1	N	03/20/24	5,350.00
Account: 100-46599-420 MISC PROPERTY SERVICES							
3910 ANDERSON PEST SOLUTIONS	2024	59593441	0	0	N	04/07/24	66.95
Account: 100-46620-420 MT BUILDING & GROUNDS							
3869 SECURITAS ELECTRONIC	2024	7001443775	0	0	N	03/19/24	47.25
5851 LAKE COUNTY DOOR CO.	2024	001325	0	0	N	03/15/24	1,110.00
6664 CONVERGINT TECHNOLOGIES	2024	IN00166391	0	0	N	03/14/24	401.00
Account: 100-46645-420 MT HEAVY EQUIP VEHICLES							
14253 USSI RENTALS, INC.	2024	7000541-IN	0	0	N	02/05/24	670.00
14253 USSI RENTALS, INC.	2024	7000542-IN	0	0	N	02/05/24	495.00
Account: 100-46899-420 MISC COMMUNITY SERVICE							
8305 HOME DEPOT CREDIT SVCS.	2024	14594	0	0	N	11/28/23	42.73
Account: 100-47030-420 JANITORIAL SUPPLIES							
8305 HOME DEPOT CREDIT SVCS.	2024	3010658	0	0	N	03/14/24	109.90
Account: 100-47070-420 TOOLS/SUPPLIES							
8305 HOME DEPOT CREDIT SVCS.	2024	4010584	0	0	N	03/13/24	29.55
Account: 100-47510-420 MT MTLS BLDGS & GROUNDS							
105 ACE HARDWARE OF LIBERTYVILLE	2024	83880/6	0	0	N	03/22/24	13.00
8305 HOME DEPOT CREDIT SVCS.	2024	3010024	0	0	N	03/04/24	5.77
8305 HOME DEPOT CREDIT SVCS.	2024	3010628	0	0	N	03/14/24	67.48
8305 HOME DEPOT CREDIT SVCS.	2024	3213028	0	0	N	03/04/24	-5.77
8305 HOME DEPOT CREDIT SVCS.	2024	6010421	0	0	N	03/11/24	7.76
8305 HOME DEPOT CREDIT SVCS.	2024	9010904	0	0	N	03/18/24	25.74
Account: 100-47520-420 MT MTLS ADMIN VEHICLES							
4778 NAPA LIBERTYVILLE	2024	930625	0	0	N	03/04/24	150.99
Account: 100-47525-420 MT MTLS HEAVY EQUIPMENT							
121 ALTEC INDUSTRIES, INC	2024	51373069	0	0	N	02/09/24	32.64
Account: 100-47528-420 MT MTLS PICK-UP TRUCK							
14051 COMMERCIAL TIRE SERVICE, INC	2024	6660022162	0	0	N	03/06/24	756.08
Totals for department 420							9,376.07
Department: 430 VEHICLE MAINTENANCE							
Program:							
Account: 100-46644-430 MT PATROL VEHICLES							
14076 BRAD MANNING FORD INC	2024	F0CS139738	0	0	N	02/07/24	1,365.00
Account: 100-46699-430 MISC MAINTENANCE SERVICE							
2012 SAFETY-KLEEN SYSTEMS INC.	2024	93750584	0	0	N	02/24/24	794.67
Account: 100-47030-430 JANITORIAL SUPPLIES							

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
4778	NAPA LIBERTYVILLE	2024	932184	0	0	N	03/15/24	29.99
13655	LAWSON PRODUCTS, INC.	2024	9311371281	0	0	N	03/12/24	47.34
Account: 100-47070-430			TOOLS/SUPPLIES					
105	ACE HARDWARE OF LIBERTYVILLE	2024	82445/6	0	0	N	03/25/24	10.79
105	ACE HARDWARE OF LIBERTYVILLE	2024	83672/6	0	0	N	02/22/24	7.76
105	ACE HARDWARE OF LIBERTYVILLE	2024	83675/6	0	0	N	02/22/24	5.39
105	ACE HARDWARE OF LIBERTYVILLE	2024	D24646	0	0	N	01/25/24	-4.13
1410	MCMASTER CARR SUPPLY CO	2024	23524021	0	0	N	03/11/24	40.86
4778	NAPA LIBERTYVILLE	2024	932040	0	0	N	03/14/24	8.88
13655	LAWSON PRODUCTS, INC.	2024	9311363264	0	0	N	03/08/24	73.27
Account: 100-47080-430			CHEMICAL SUPPLIES					
4778	NAPA LIBERTYVILLE	2024	932098	0	0	N	03/15/24	49.99
Account: 100-47440-430			GASOLINE					
105	ACE HARDWARE OF LIBERTYVILLE	2024	83895/6	0	0	N	03/26/24	39.52
2413	AL WARREN OIL CO., INC	2024	W1634075	12198	1	N	02/28/24	14,523.82
2413	AL WARREN OIL CO., INC	2024	W1634076	12198	1	N	02/28/24	8,386.83
2413	AL WARREN OIL CO., INC	2024	W1636047	12198	1	N	03/11/24	474.34
2413	AL WARREN OIL CO., INC	2024	W1636048	12198	1	N	03/11/24	360.48
2413	AL WARREN OIL CO., INC	2024	W1636049	12198	1	N	03/11/24	304.75
2413	AL WARREN OIL CO., INC	2024	W1636050	12198	1	N	03/11/24	300.55
2413	AL WARREN OIL CO., INC	2024	W1636051	12198	1	N	03/11/24	125.56
2413	AL WARREN OIL CO., INC	2024	W1636052	12198	1	N	03/11/24	238.82
2413	AL WARREN OIL CO., INC	2024	W1636053	12198	1	N	03/11/24	209.46
2413	AL WARREN OIL CO., INC	2024	W1641246	12198	1	N	03/28/24	14,831.52
2413	AL WARREN OIL CO., INC	2024	W1641247	12198	1	N	03/28/24	10,225.51
Account: 100-47530-430			MT MTLS OTHER EQUIPMENT					
882	GROWER EQUIPMENT & SUPPLY	2024	INV-42877	0	0	N	03/13/24	20.10
4778	NAPA LIBERTYVILLE	2024	928871	0	0	N	02/19/24	116.99
Account: 100-47535-430			CONTRACTUAL FIRE PARTS					
4778	NAPA LIBERTYVILLE	2024	923203	0	0	N	02/05/24	53.12
4778	NAPA LIBERTYVILLE	2024	923617	0	0	N	01/09/24	17.33
4778	NAPA LIBERTYVILLE	2024	924781	0	0	N	01/18/24	137.72
4778	NAPA LIBERTYVILLE	2024	927568	0	0	N	02/08/24	18.44
4778	NAPA LIBERTYVILLE	2024	928061	0	0	N	02/13/24	12.49
4778	NAPA LIBERTYVILLE	2024	929774	0	0	N	02/26/24	27.88
4778	NAPA LIBERTYVILLE	2024	930416	0	0	N	03/01/24	22.03
4778	NAPA LIBERTYVILLE	2024	930612	0	0	N	03/04/24	18.44
4778	NAPA LIBERTYVILLE	2024	930674	0	0	N	03/04/24	525.76
4778	NAPA LIBERTYVILLE	2024	930675	0	0	N	03/04/24	-89.92
4778	NAPA LIBERTYVILLE	2024	930991	0	0	N	03/06/24	7.70
4778	NAPA LIBERTYVILLE	2024	931275	0	0	N	03/08/24	34.19
4778	NAPA LIBERTYVILLE	2024	931512	0	0	N	03/11/24	71.42
4778	NAPA LIBERTYVILLE	2024	931544	0	0	N	03/11/24	413.08
4778	NAPA LIBERTYVILLE	2024	931582	0	0	N	03/12/24	37.99
4778	NAPA LIBERTYVILLE	2024	931612	0	0	N	03/12/24	24.76
5621	ADVANCE AUTO PARTS	2024	6965406548496	0	0	N	03/05/24	10.79
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5132417	0	0	N	01/09/24	199.27
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5133443	0	0	N	02/21/24	-225.00
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5133729	0	0	N	03/06/24	18.18
7465	LAKE ZURICH RADIATOR &	2024	59220	0	0	N	02/21/24	570.00

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
9065	LIBERTYVILLE CHEVROLET	2024	952227	0	0	N	02/21/24	331.49
9065	LIBERTYVILLE CHEVROLET	2024	952278	0	0	N	02/23/24	15.96
9320	FOSTER COACH SALES, INC	2024	27107	0	0	N	02/26/24	27.28
9320	FOSTER COACH SALES, INC	2024	27131	0	0	N	02/29/24	1,429.50
9639	WATEROUS COMPANY	2024	P2T5440 001	0	0	N	02/23/24	1,408.46
13180	MACQUEEN EQUIPMENT LLC	2024	P27089	0	0	N	02/23/24	164.73
13180	MACQUEEN EQUIPMENT LLC	2024	P27169	0	0	N	02/28/24	547.58
13180	MACQUEEN EQUIPMENT LLC	2024	P27220	0	0	N	03/01/24	483.65
13180	MACQUEEN EQUIPMENT LLC	2024	P27342	0	0	N	03/08/24	257.19
13180	MACQUEEN EQUIPMENT LLC	2024	P27373	0	0	N	03/12/24	103.28
13180	MACQUEEN EQUIPMENT LLC	2024	P27430	0	0	N	03/15/24	238.36
13655	LAWSON PRODUCTS, INC.	2024	9311340892	0	0	N	02/29/24	25.67
14076	BRAD MANNING FORD INC	2024	241004 FOW	0	0	N	03/05/24	1,765.23
14076	BRAD MANNING FORD INC	2024	241484 FOW	0	0	N	03/08/24	77.23
Totals for department 430								61,369.34
Department: 440 STREET - ADMINISTRATION								
Program:								
Account: 100-46410-440 CONSULTING SERVICES								
789	MUNICIPAL GIS PARTNERS, INC	2024	7432	12313	1	N	03/31/24	2,300.00
Totals for department 440								2,300.00
Department: 441 STREET - MAINTENANCE								
Program:								
Account: 100-46645-441 MT HEAVY EQUIP VEHICLES								
14253	USSI RENTALS, INC.	2024	7000540-IN	0	0	N	02/05/24	670.00
Account: 100-46648-441 MT PICK-UP TRUCKS								
1571	MUNDELEIN TIRE &	2024	202822094	0	0	N	02/28/24	69.99
Account: 100-46676-441 MT TREES								
1640	NEDCO LLC,	2024	2257	13360	1	N	03/26/24	13,860.00
Account: 100-47070-441 TOOLS/SUPPLIES								
14202	AMAZON CAPITAL SERVICES, INC.	2024	1GY7-XWQV-3CY7	0	0	N	03/13/24	37.08
Account: 100-47420-441 ELECTRIC LIGHT/POWER								
535	COMED	2024	7701742000-0224	0	0	Y	03/18/24	8,157.60
13500	AEP ENERGY	2024	3017244110-03	0	0	N	03/06/24	77.14
13500	AEP ENERGY	2024	3017244121-02	0	0	N	03/07/24	365.17
13500	AEP ENERGY	2024	3017244143-03	0	0	N	03/06/24	142.55
13500	AEP ENERGY	2024	3017244154-03	0	0	N	03/06/24	26.38
13500	AEP ENERGY	2024	3017244165-03	0	0	N	03/14/24	337.71
13500	AEP ENERGY	2024	3017244176-03	0	0	N	03/12/24	2,818.90
14184	IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	142.19
Account: 100-47510-441 MT MTLs BLDGS & GROUNDS								
105	ACE HARDWARE OF LIBERTYVILLE	2024	83824/6	0	0	N	03/15/24	22.21
105	ACE HARDWARE OF LIBERTYVILLE	2024	83892/6	0	0	N	03/26/24	19.78

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
8305	HOME DEPOT CREDIT SVCS.	2024	0010239	0	0	N	03/07/24	12.68
8305	HOME DEPOT CREDIT SVCS.	2024	3010653	0	0	N	03/14/24	123.04
8305	HOME DEPOT CREDIT SVCS.	2024	8011012	0	0	N	03/19/24	142.45
Account: 100-47525-441			MT MTLs HEAVY EQUIPMENT					
120	ALTA CONSTRUCTION	2024	SP4/83638	0	0	N	02/26/24	117.65
120	ALTA CONSTRUCTION	2024	SP4/83964	0	0	N	03/01/24	132.25
1456	MIDWEST HOSE AND FITTINGS INC	2024	232499	0	0	N	02/26/24	156.11
2469	WEST SIDE TRACTOR SALES	2024	W18848	0	0	N	03/14/24	173.60
4778	NAPA LIBERTYVILLE	2024	929791	0	0	N	02/26/24	69.04
4778	NAPA LIBERTYVILLE	2024	929792	0	0	N	02/26/24	17.60
4778	NAPA LIBERTYVILLE	2024	931925	0	0	N	03/14/24	55.45
4778	NAPA LIBERTYVILLE	2024	932642	0	0	N	03/20/24	28.73
8305	HOME DEPOT CREDIT SVCS.	2024	9512546	0	0	N	02/27/24	14.44
11990	MIDWEST PAVING EQUIPMENT	2024	2700	0	0	N	02/21/24	149.75
11990	MIDWEST PAVING EQUIPMENT	2024	2738	0	0	N	03/15/24	107.92
Account: 100-47526-441			MT MTLs DUMP TRUCKS					
105	ACE HARDWARE OF LIBERTYVILLE	2024	83837/6	0	0	N	03/18/24	35.99
105	ACE HARDWARE OF LIBERTYVILLE	2024	D24646	0	0	N	01/25/24	-12.58
1487	MONROE TRUCK EQUIPMNT INC	2024	33948	0	0	N	01/15/24	552.16
4778	NAPA LIBERTYVILLE	2024	930294	0	0	N	02/29/24	20.68
4778	NAPA LIBERTYVILLE	2024	930611	0	0	N	03/04/24	55.32
4778	NAPA LIBERTYVILLE	2024	931600	0	0	N	03/12/24	33.55
4810	WHOLESALE DIRECT INC.	2024	000267242	0	0	N	01/19/24	659.58
6266	INTERSTATE BATTERY SYSTEM	2024	49935781	0	0	N	01/11/24	284.60
7946	CIT TRUCKS LLC	2024	112P218455	0	0	N	02/01/24	148.68
7946	CIT TRUCKS LLC	2024	112P219489	0	0	N	02/07/24	14.39
10725	NORTHSHORE TRUCK &	2024	33624	0	0	N	02/16/24	198.00
11205	RUSH TRUCK CTR- IL	2024	3035936226	0	0	N	02/01/24	36.51
11205	RUSH TRUCK CTR- IL	2024	3035950690	0	0	N	02/05/24	80.12
11205	RUSH TRUCK CTR- IL	2024	3036041497	0	0	N	02/19/24	536.92
11205	RUSH TRUCK CTR- IL	2024	3036087713	0	0	N	02/13/24	259.66
11205	RUSH TRUCK CTR- IL	2024	3036134028	0	0	N	02/16/24	385.59
11205	RUSH TRUCK CTR- IL	2024	3036173574	0	0	N	02/22/24	107.88
11205	RUSH TRUCK CTR- IL	2024	3036272402	0	0	N	02/29/24	202.49
11205	RUSH TRUCK CTR- IL	2024	3036281336	0	0	N	02/28/24	43.24
13655	LAWSON PRODUCTS, INC.	2024	9311303928	0	0	N	02/15/24	122.86
13655	LAWSON PRODUCTS, INC.	2024	9311317729	0	0	N	02/21/24	48.10
13655	LAWSON PRODUCTS, INC.	2024	9311317730	0	0	N	02/21/24	125.20
Account: 100-47528-441			MT MTLs PICK-UP TRUCK					
105	ACE HARDWARE OF LIBERTYVILLE	2024	83851/6	0	0	N	03/20/24	12.75
1322	AUTO-WARES-ILLINOIS	2024	437-477045	0	0	N	02/22/24	7.90
4778	NAPA LIBERTYVILLE	2024	929372	0	0	N	02/22/24	87.90
4778	NAPA LIBERTYVILLE	2024	929443	0	0	N	02/23/24	385.41
4778	NAPA LIBERTYVILLE	2024	929471	0	0	N	02/23/24	24.28
4778	NAPA LIBERTYVILLE	2024	929565	0	0	N	02/23/24	283.94
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5132983	0	0	N	02/02/24	209.10
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5133467	0	0	N	02/22/24	27.74
6445	LIBERTYVILLE LINCOLN SALES INC	2024	5133522	0	0	N	02/26/24	172.00
Account: 100-47530-441			MT MTLs OTHER EQUIPMENT					
882	GROWER EQUIPMENT & SUPPLY	2024	INV-42489	0	0	N	02/15/24	24.06

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
882	2024	INV-42556	0	0	N	02/22/24	47.79
882	2024	INV-42621	0	0	N	02/29/24	-17.11
882	2024	INV-42625	0	0	N	02/27/24	24.06
6335	2024	PS2014324-1	0	0	N	03/08/24	203.41
Account: 100-47541-441		MT MTLS SALT					
4534	2024	5403020697	12800	1	N	03/26/24	7,718.70
Account: 100-47547-441		MT MTLS SIGNS					
1477	2024	8279	0	0	N	03/06/24	150.00
5642	2024	9427704430	0	0	N	03/14/24	564.00
Account: 100-47550-441		MT MTLS ADJUSTMENT RING					
1922	2024	166184	0	0	N	03/14/24	302.40
Account: 100-47555-441		MT MTLS CURBS					
10715	2024	135681	0	0	N	03/13/24	1,752.38
Totals for department 441							43,967.06
Totals for fund 100							1,035,734.69 **

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 210 ROAD & BRIDGE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Add	Date	With
				Inv		Freight

Department: 442 STREET (RB)

Program:

Account: 210-46412-442

857 GEWALT HAMILTON ASSOC INC

2024 ENGINEERING DESIGN
4485.469-3 13012

1 N

03/13/24

16,508.50

Totals for department 442

-----16,508.50-----

Totals for fund 210

-----16,508.50 **

Page 132 of 217

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 271 TRAIN STN PARKING
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 427 BLDG/GRDS - TRAIN PARK							
Program:							
Account: 271-46510-427 CUSTODIAL SERVICE							
5008		BEST QUALITY FACILITY SRV, LLC	2024	49266	12185	1 N 03/20/24	400.00
Account: 271-47420-427 ELECTRIC LIGHT/POWER							
14184		IGS ENERGY	2024	0642G9399H4H	0	0 Y 03/20/24	1,132.91
Totals for department 427							1,532.91
Totals for fund 271							1,532.91 **

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 272 EQUIPMENT
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 315 POLICE							
Program:							
Account: 272-46504-315 REIMBURSABLE							
13180 MACQUEEN EQUIPMENT LLC	2024	P27189	0	0	N	02/28/24	-2,146.56
Account: 272-48350-315 PATROL VEHICLES							
13580 SUTTON FORD	2024	FRGA47362	13304	1	N	02/26/24	41,114.00
13580 SUTTON FORD	2024	FRGA48743	13304	1	N	02/26/24	41,114.00
Totals for department 315							80,081.44
Totals for fund 272							80,081.44 **

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 294 ARCHER BUSINESS CTR
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 294 FIRE (RDB)							
Program:							
Account: 294-46620-294 MT BUILDING & GROUNDS							
105 ACE HARDWARE OF LIBERTYVILLE	2024	83846/6	0	0	N	03/19/24	108.46
105 ACE HARDWARE OF LIBERTYVILLE	2024	83869/6	0	0	N	03/21/24	29.68
2067 SHERWIN-WILLIAMS	2024	0292-5	0	0	N	03/19/24	284.90
8305 HOME DEPOT CREDIT SVCS.	2024	5011175	0	0	N	03/22/24	77.18
8305 HOME DEPOT CREDIT SVCS.	2024	7011066	0	0	N	03/20/24	147.65
Account: 294-47420-294 ELECTRIC LIGHT/POWER							
14184 IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	3,606.34
Account: 294-47430-294 HEATING FUELS							
1670 NORTH SHORE GAS	2024	4944149672	0	0	N	03/06/24	554.53
Totals for department 294							4,808.74
Totals for fund 294							4,808.74 **

apaivckdt2 vjankowski
11:20 04/02/24

Village of Mundelein, IL
Invoice List by Check Date

Fund: 413 COM DEVELOPMENT BLOCK GRT
Vendor Vendor Name

Fiscal Year	Invoice Number	PO #	Item	Spc Add Inv	Invoice Date	Item Value With Freight
----------------	----------------	------	------	-------------------	-----------------	-------------------------------

Department: 449 COMMUNITY DEVLPMNT INCENTIVES

Program:

Account: 413-46599-449
8305 HOME DEPOT CREDIT SVCS.

MISC PROPERTY SERVICES
2024 3620817 0 0 N

03/04/24 98.72

Totals for department 449

-----98.72

Totals for fund 413

-----98.72 **

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 500-25000-000 ACCOUNTS PAYABLE							
99999 GAIL CHOVANEC	2024	U0200000022003A	0	0	Y	03/31/24	57.50
Remarks: 020_0000022_003 Utility Billing Refund							
99999 SWANAND PARANJAPE	2024	U0230000140007A	0	0	Y	03/29/24	11.60
Remarks: 023_0000140_007 Utility Billing Refund							
99999 TLC MASSAGE & SPA, INC	2024	U0010000128007A	0	0	Y	03/29/24	67.80
Remarks: 001_0000128_007 Utility Billing Refund							
Totals for department							136.90
Department: 451 SEWER - ADMINISTRATION							
Program:							
Account: 500-46410-451 CONSULTING SERVICES							
789 MUNICIPAL GIS PARTNERS, INC	2024	7432	12313	1	N	03/31/24	4,602.00
Totals for department 451							4,602.00
Department: 452 SEWER - UPTOWN							
Program:							
Account: 500-47011-452 COMPUTER PROGRAMS							
542 CONCENTRIC INTEGRATION	2024	0257230	12789	1	N	03/21/24	2,184.75
Account: 500-47012-452 COMPUTER SUPPLIES							
8442 MENARD, INC	2024	13486	0	0	N	03/20/24	14.97
Account: 500-47014-452 MAPS/BOOKS PRINTING							
3074 ILLINOIS SECTION	2024	200087490	0	0	N	03/19/24	85.00
Account: 500-47120-452 CLOTHING ALLOWANCE							
205 CUTLER WORKWEAR	2024	PS-INV031835	0	0	N	03/05/24	166.45
Account: 500-47420-452 ELECTRIC LIGHT/POWER							
14184 IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	1,577.69
Account: 500-47430-452 HEATING FUELS							
1670 NORTH SHORE GAS	2024	4942642298	0	0	N	03/06/24	83.54
Account: 500-47525-452 MT MTLS HEAVY EQUIPMENT							
2784 STANDARD EQUIPMENT CO.	2024	P48262	0	0	N	02/22/24	517.93
4778 NAPA LIBERTYVILLE	2024	930238	0	0	N	02/29/24	16.56
4778 NAPA LIBERTYVILLE	2024	930359	0	0	N	03/01/24	386.31
6445 LIBERTYVILLE LINCOLN SALES INC	2024	5133627	0	0	N	03/01/24	281.76
Totals for department 452							5,314.96
Department: 453 SEWER -TREATMENT PLANTS							
Program:							

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Account: 500-46410-453		CONSULTING SERVICES					
542 CONCENTRIC INTEGRATION	2024	0257231	12790	1	N	03/21/24	5,360.74
Account: 500-46620-453		MT BUILDING & GROUNDS					
105 ACE HARDWARE OF LIBERTYVILLE	2024	083096/6	0	0	N	11/21/23	25.90
105 ACE HARDWARE OF LIBERTYVILLE	2024	083378/6	0	0	N	01/10/24	9.18
985 HINCKLEY SPRINGS	2024	2594353 032124	0	0	N	03/21/24	62.86
3663 ACTIVE ALARM COMPANY	2024	146172	0	0	N	03/15/24	145.50
8442 MENARD, INC	2024	13266	0	0	N	03/15/24	37.85
Account: 500-46660-453		MT PUMP EQUIPMENT					
2511 XYLEM WATER SOLUTIONS	2024	3556D16548	0	0	N	03/19/24	1,363.00
Account: 500-47011-453		COMPUTER PROGRAMS					
542 CONCENTRIC INTEGRATION	2024	0257105	0	0	N	03/19/24	1,172.89
Account: 500-47030-453		JANITORIAL SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2024	4010568	0	0	N	03/13/24	29.42
Account: 500-47051-453		TERTIARY TREATMENT					
12445 USALCO, LLC	2024	910089849	13287	1	N	02/22/24	12,426.45
Account: 500-47070-453		TOOLS/SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2024	3010016	0	0	N	03/04/24	34.98
8442 MENARD, INC	2024	13534	0	0	N	03/21/24	11.58
Account: 500-47080-453		CHEMICAL SUPPLIES					
2004 ROWELL CHEMICAL CORP.	2024	1402719	13356	1	N	03/13/24	8,960.11
Account: 500-47420-453		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	18,937.33
Account: 500-47510-453		MT MTLS BLDGS & GROUNDS					
2784 STANDARD EQUIPMENT CO.	2024	P48612	0	0	N	03/08/24	-87.19
Account: 500-47525-453		MT MTLS HEAVY EQUIPMENT					
1456 MIDWEST HOSE AND FITTINGS INC	2024	232717	0	0	N	03/07/24	147.04
4778 NAPA LIBERTYVILLE	2024	929949	0	0	N	02/27/24	32.35
4778 NAPA LIBERTYVILLE	2024	929950	0	0	N	02/27/24	56.54
4778 NAPA LIBERTYVILLE	2024	931478	0	0	N	03/11/24	6.53
4778 NAPA LIBERTYVILLE	2024	931504	0	0	N	03/11/24	9.13
Totals for department 453							48,742.19
Department: 461 WATER - ADMINISTRATION							
Program:							
Account: 500-46410-461		CONSULTING SERVICES					
789 MUNICIPAL GIS PARTNERS, INC	2024	7432	12313	1	N	03/31/24	4,602.54
Totals for department 461							4,602.54
Department: 462 WATER - MAINTENANCE							
Program:							
Account: 500-46450-462		CHEMICAL ANALYSIS					
1810 PACE ANALYTICAL SERVICES	2024	I9586221	0	0	N	02/29/24	1,718.00
Account: 500-46620-462		MT BUILDING & GROUNDS					

apaivckdt2 vjankowski
 11:20 04/02/24
 Fund: 500 WATERWORKS & SEWERAGE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
542	CONCENTRIC INTEGRATION	2024	0257108	0	0	N	03/19/24	1,828.75
6664	CONVERGINT TECHNOLOGIES	2024	IN00162062	0	0	N	03/03/24	357.50
6664	CONVERGINT TECHNOLOGIES	2024	IN00166376	0	0	N	03/14/24	996.00
Account: 500-46691-462 MT PUMP STATIONS								
2067	SHERWIN-WILLIAMS	2024	6659-4	0	0	N	03/06/24	144.89
6664	CONVERGINT TECHNOLOGIES	2024	IN00164187	0	0	N	03/08/24	705.59
Account: 500-47070-462 TOOLS/SUPPLIES								
105	ACE HARDWARE OF LIBERTYVILLE	2024	83437/6	0	0	N	01/18/24	.89
105	ACE HARDWARE OF LIBERTYVILLE	2024	83589/6	0	0	N	02/08/24	12.59
7135	USABUEBOOK	2024	INV00310611	0	0	N	03/20/24	1,492.92
8305	HOME DEPOT CREDIT SVCS.	2024	9010263	0	0	N	03/08/24	50.94
9713	RUSSO POWER EQUIPMENT	2024	SPI20551570	0	0	N	03/21/24	65.99
Account: 500-47420-462 ELECTRIC LIGHT/POWER								
14184	IGS ENERGY	2024	0642G9399H4H	0	0	Y	03/20/24	16,251.48
Account: 500-47510-462 MT MTLS BLDGS & GROUNDS								
225	GRAYSLAKE FEED SALES, INC.	2024	158627	0	0	N	03/15/24	159.00
Account: 500-47525-462 MT MTLS HEAVY EQUIPMENT								
105	ACE HARDWARE OF LIBERTYVILLE	2024	83744/6	0	0	N	03/05/24	17.98
1410	MCMaster CARR SUPPLY CO	2024	23216173	0	0	N	03/05/24	116.23
1410	MCMaster CARR SUPPLY CO	2024	23316667	0	0	N	03/06/24	88.54
2469	WEST SIDE TRACTOR SALES	2024	W18680	0	0	N	03/08/24	394.68
2469	WEST SIDE TRACTOR SALES	2024	W18681	0	0	N	03/08/24	220.07
2469	WEST SIDE TRACTOR SALES	2024	W18682	0	0	N	03/08/24	162.31
2469	WEST SIDE TRACTOR SALES	2024	W18683	0	0	N	03/08/24	33.26
2469	WEST SIDE TRACTOR SALES	2024	W19000	0	0	N	03/19/24	46.67
3215	GRAINGER	2024	9030861570	0	0	N	02/23/24	56.92
3215	GRAINGER	2024	9044984640	0	0	N	03/07/24	179.13
4778	NAPA LIBERTYVILLE	2024	930982	0	0	N	03/06/24	19.78
4778	NAPA LIBERTYVILLE	2024	931106	0	0	N	03/07/24	53.52
4778	NAPA LIBERTYVILLE	2024	931282	0	0	N	03/08/24	23.93
4778	NAPA LIBERTYVILLE	2024	931658	0	0	N	03/12/24	377.98
4778	NAPA LIBERTYVILLE	2024	931685	0	0	N	03/12/24	24.99
4778	NAPA LIBERTYVILLE	2024	931698	0	0	N	03/12/24	-36.00
13655	LAWSON PRODUCTS, INC.	2024	9331325315	0	0	N	02/23/24	43.21
Account: 500-47527-462 MT MTLS UTILITY VANS								
4778	NAPA LIBERTYVILLE	2024	931551	0	0	N	03/11/24	35.98
4778	NAPA LIBERTYVILLE	2024	931650	0	0	N	03/12/24	85.85
4778	NAPA LIBERTYVILLE	2024	932197	0	0	N	03/15/24	-22.22
14202	AMAZON CAPITAL SERVICES, INC.	2024	11XV-KY9K-D7LK	0	0	N	03/14/24	179.99
Account: 500-47544-462 MT MTLS GRAVEL								
2846	PETERSEN EXCAVATING	2024	19463	0	0	N	03/06/24	140.00
Account: 500-47599-462 MISC MAINT MATERIALS								
7135	USABUEBOOK	2024	INV00303574	0	0	N	03/12/24	368.43
7613	MENONI & MOCOgni	2024	0029273-00	0	0	N	03/01/24	1,000.00
Totals for department 462								27,395.77
Totals for fund 500								90,794.36 **

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 520 DEPRECIATION
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 456 UPTOWN SR (DEP)							
Program:							
Account: 520-48775-456		SANITARY SEWER LINES					
12335 HOERR CONSTRUCTION, INC	2024	23355RET	12416	1	N	03/07/24	22,036.68
Totals for department 456							22,036.68
Department: 466 MAINTENANCE WR (DEP)							
Program:							
Account: 520-48390-466		PICKUP TRUCKS					
1487 MONROE TRUCK EQUIPMNT INC	2024	5495858	13341	1	N	03/15/24	6,965.02
Account: 520-48763-466		WATER TOWER					
542 CONCENTRIC INTEGRATION	2024	0257110	12865	1	N	03/19/24	11,175.00
14252 EB WELDING INC	2024	1604	13299	1	N	03/07/24	35,000.00
Totals for department 466							53,140.02
Totals for fund 520							75,176.70 **

apaivckdt2 vjankowski
11:20 04/02/24
Fund: 630 ESCROW DEPOSITS
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Page 24

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 630-27560-000		ESCROW - SIDEWALK					
99998 BRAD MAGEE	2024	03222024	0	0	Y	03/22/24	500.00
Account: 630-27570-000		ESCROW - SOD					
99998 BRAD MAGEE	2024	03222024	0	0	Y	03/22/24	1,500.00
Account: 630-27783-000		CONC 2023-001 U-HAUL					
857 GEWALT HAMILTON ASSOC INC	2024	4485.033-10	0	0	N	03/13/24	570.00
Account: 630-27790-000		CONC 2024-001 BUTTERFIELD APTS					
857 GEWALT HAMILTON ASSOC INC	2024	4485.033-10	0	0	N	03/13/24	95.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2024	167618	13397	1	N	03/18/24	1,787.50
Account: 630-27810-000		OLD #1 FIRE ENGINE					
323 BOB STADLMAN	2024	OLD #1 032024	0	0	N	03/21/24	71.01
14258 COLLEGE OF LAKE COUNTY	2024	SCHLRSH 2024	0	0	N	03/22/24	1,750.00
Remarks: MISS SKYLER BROWN, STUDENT ID 1142120							
MAYOR'S STEM CHALLENGE							
Account: 630-27845-000		CHECK REQUEST	13416	1	N	03/29/24	9,250.00
2365 VILLAGE OF MUNDELEIN	2024						
Totals for department							15,523.51
Totals for fund 630							15,523.51 **
apaivckdt2 vjankowski							
11:20 04/02/24							
Fund: 630 ESCROW DEPOSITS							
Village of Mundelein, IL							
Invoice List by Check Date							
Page 24							
Grand totals							1,322,929.57 ***
* * * End of Report * * *							

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of April 8, 2024

Subject: Water/Sewer Rate Increase

Financial Impact:

Attachments:

None

Background:

As discussed during the Committee of the Whole - Finance Committee Meeting on March 18, 2024, the staff is recommending an 11% increase to the water/sewer rates. This rate increase is to offset the increase of 6% by the Village's water supplier, CLCJAWA, as well as, the increasing costs of water/sewer operational costs and needed water/sewer capital improvements. Even with this increase, the Village of Mundelein's water bill will remain well below the surrounding Lake County communities' average of \$239. An average bi-monthly bill of 14.4 units will increase from \$146 to \$163 for a Mundelein resident.

Recommendation:

Motion to Pass to increase by 11% the rates and charges for Water Service and Sanitary Sewer Service in the Village of Mundelein, Lake County, Illinois.

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of April 8, 2024

Subject: FY25 Annual Budget and 5 Year Capital Improvement Plan

Financial Impact:

FY25 Budget

Attachments:

1. Mundelein FY2025 Budget - 04.08.24

Background:

Recommendation:

Motion to Adopt the Fiscal 2025 Annual Budget and Five-Year Capital Improvement Plan of \$73,688,393.

Village of Mundelein

May 1, 2024 – April 30, 2025

**Proposed Budget and
Five-Year Capital Improvement Plan**

4/8/2024

Contents

Principal Officials	4
Executive Summary	5
General Fund Summary	6
General Fund Revenues.....	7
General Fund Revenues Overview	8
Property Taxes	9
Major Revenue Trends	10
State Income Tax History.....	11
Water / Sewer.....	12
FY2021-2025 General Fund.....	13
Expenditures by Category.....	13
Boards and Commissions.....	14
Administration	15
Building Department	17
Community Development Department	19
Finance Department.....	22
Legal	23
Police Department	24
Police Department - Administration.....	27
Police Department – Patrol	27
Police Department – Communications	27
Police Department - Community Service	28
Police Department – Records	28
Fire Department.....	29
Fire Department – Administration.....	33

Fire Department – Operations.....	33
Fire Department – Rescue Operations	33
Fire Department – Prevention / Emergency Management.....	34
Public Works & Engineering Department	35
Public Works – Administration / Engineering	36
Public Works – Facility Maintenance	38
Public Works - Street.....	39
Non-Operational Items.....	41
Fund Summaries	42
Road and Bridge Fund	43
Motor Fuel Tax Fund	44
Illinois Municipal Retirement Fund.....	45
Social Security Fund	46
Train Station Parking Fund	47
911 Surcharge Funds	48
Tax Rebate Fund	49
Transportation Fund	50
Capital Development Fund	51
Stormwater Management Fund	52
Tax Increment Financing (TIF) #2 Fund	53
Tax Increment Financing (TIF) #3 Fund	54
Tax Increment Financing (TIF) #4 Fund	55
Equipment Replacement Fund	56
Revolving Loans / Grants Fund	57
Archer Business Center Fund.....	58
Bond Levy Fund.....	59
Capital Projects / ARPA Fund.....	60

Water / Sewer Fund	61
Capital Improvement Plan.....	62
FY2025 – FY2029	62
Capital Improvement Plan Summary	63
Streets	64
Public Facilities.....	65
Transportation / Road and Bridge	67
Vehicles / Equipment	68
Water / Sewer Capital Improvements	69

Principal Officials

Elected Officials

Mayor	Steve Lentz
Village Clerk	Karen Walsh
Trustees	Daniel Juarez Kara Lambert Robin Meier Jenny Berman Ross Erich Schwenk Tim Wilson

Management Staff

Village Administrator	Eric Guenther
Attorney for the Village	Kelly Cahill
Assistant Village Administrator	Lynne Monroe
Police Chief	Jason Seeley
Fire Chief	Bill Lark
Director of Public Works / Engineering	Adam Boeche
Building Director	Pete Schubkegel
Community Development Director	Amanda Orenchuk
Finance Director	Linda Miller

Executive Summary

It is my privilege to submit to Mayor Lentz and the Board of Trustees the 2024/2025 Budget for the Village of Mundelein. The approved budget is a responsible and transparent financial plan that incorporates key policies and priorities established by the Village Board and Finance Committee. This budget prioritizes key life safety and customer service initiatives that remain core to our municipal mission and supports the Goals for Vision Attainment as well as several targets for action as outlined in our Strategic Plan.

The total budgeted expenditure for all funds is \$73.7 million, with over \$15 million budgeted for significant capital improvements. Over \$74 million in capital projects are included in the five-year Capital Improvement Plan. The Village will also spend over \$27 million on personnel costs, including salaries, pensions, and insurance. In 2008, the Village had 200 employees, with only 194 employees employed in FY24.

A budget is adopted for the Village's General Fund for FY25 with anticipated revenues of \$35.8 million and planned expenditures of \$35.8 million. Operational cuts were made to allow us to have a balanced budget. Water / sewer rates have a 11% increase in the upcoming fiscal year to offset the 6% increase the Village will pay for the cost of water and to account for planned capital projects.

This past year we saw a number of developments, annexations, and projects come to fruition. While this is exciting and welcome growth it also adds additional impact on the resources we provide. Over the next 3-5 years the Village could see a 10-15% increase in population. This year's budget contemplates the addition of one police officer, one firefighter and the permanent addition of a social worker to the police staff.

Staff will continue to monitor the budget for any impacts due to the current economic environment, as well as, State policy changes that may impact the Village's financial condition. We are anticipating the State will reduce or eliminate the grocery tax and there is always the possibility that the State may further reduce the State Tax distributions to local governments. This year the board made the decision to raise our home rule sales tax by .25% in anticipation of this lost revenue.

We continue to focus on fiscal responsibility, improved efficiency, and creating a downtown identity, and these objectives are reflected in the preparation of this budget. If you have any comments, questions, or concerns, please contact me. Thank you very much for your guidance and support.

Eric J. Guenther
Village Administrator

General Fund Summary

Below is a five-year summary of the revenues and expenditures reported in the Village's main operation fund. Additional information is detailed later in the report.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
Property Taxes	9,201,776	9,757,000	9,732,342	10,536,302	10,403,854	11,180,858
Sales Taxes	9,273,091	8,500,000	10,400,000	13,021,536	12,300,000	12,750,000
Income Taxes	3,561,094	3,100,000	4,200,000	5,068,500	4,650,000	5,000,000
Grants	1,667,504	180,000	60,000	60,000	60,000	0
Other	6,811,851	6,463,000	6,207,658	6,262,111	5,021,146	6,919,142
TOTAL REVENUES	30,515,316	28,000,000	30,600,000	34,948,449	32,435,000	35,850,000
EXPENDITURES (BY OBJECT)						
Personnel	21,775,043	21,481,442	22,366,863	24,395,002	23,093,207	25,512,162
Services	3,658,955	3,362,293	3,360,291	5,043,618	4,653,878	6,232,737
Supplies	1,580,938	1,541,660	1,660,127	2,251,864	2,564,918	2,308,251
Other	2,131,969	1,614,605	3,212,719	3,257,965	2,122,997	1,796,850
TOTAL EXPENDITURES	29,146,905	28,000,000	30,600,000	34,948,449	32,435,000	35,850,000
EXPENDITURES (BY CATEGORY)						
Boards & Commissions	285,163	441,425	400,000	565,615	564,815	515,634
Administration	2,514,352	2,467,610	2,400,000	2,916,525	2,681,523	3,070,805
Building	1,905,596	1,184,835	1,200,000	1,223,995	1,072,723	1,256,081
Community Development	512,552	586,150	750,000	771,510	727,572	802,323
Finance	436,192	409,849	573,000	1,557,601	977,336	2,029,692
Legal	631,030	475,600	700,000	335,704	706,650	497,000
Police	11,053,449	11,377,691	11,600,000	12,923,603	11,920,384	13,346,413
Fire	6,118,172	5,993,31	6,325,000	6,676,728	6,113,162	7,122,554
Public Works	3,895,342	3,881,530	4,027,000	4,893,953	4,527,235	5,412,648
Non-Operational	2,605,057	1,182,000	2,625,000	3,083,215	3,143,600	1,796,850
TOTAL EXPENDITURES	29,146,905	28,000,000	30,600,000	34,948,449	32,435,000	35,850,000
Revenues over (under) Expenditures	1,368,411	-	-		-	
Ending Fund Balance	11,416,919	11,416,919	11,416,919	17,364,596	13,791,638	17,364,596

General Fund Revenues

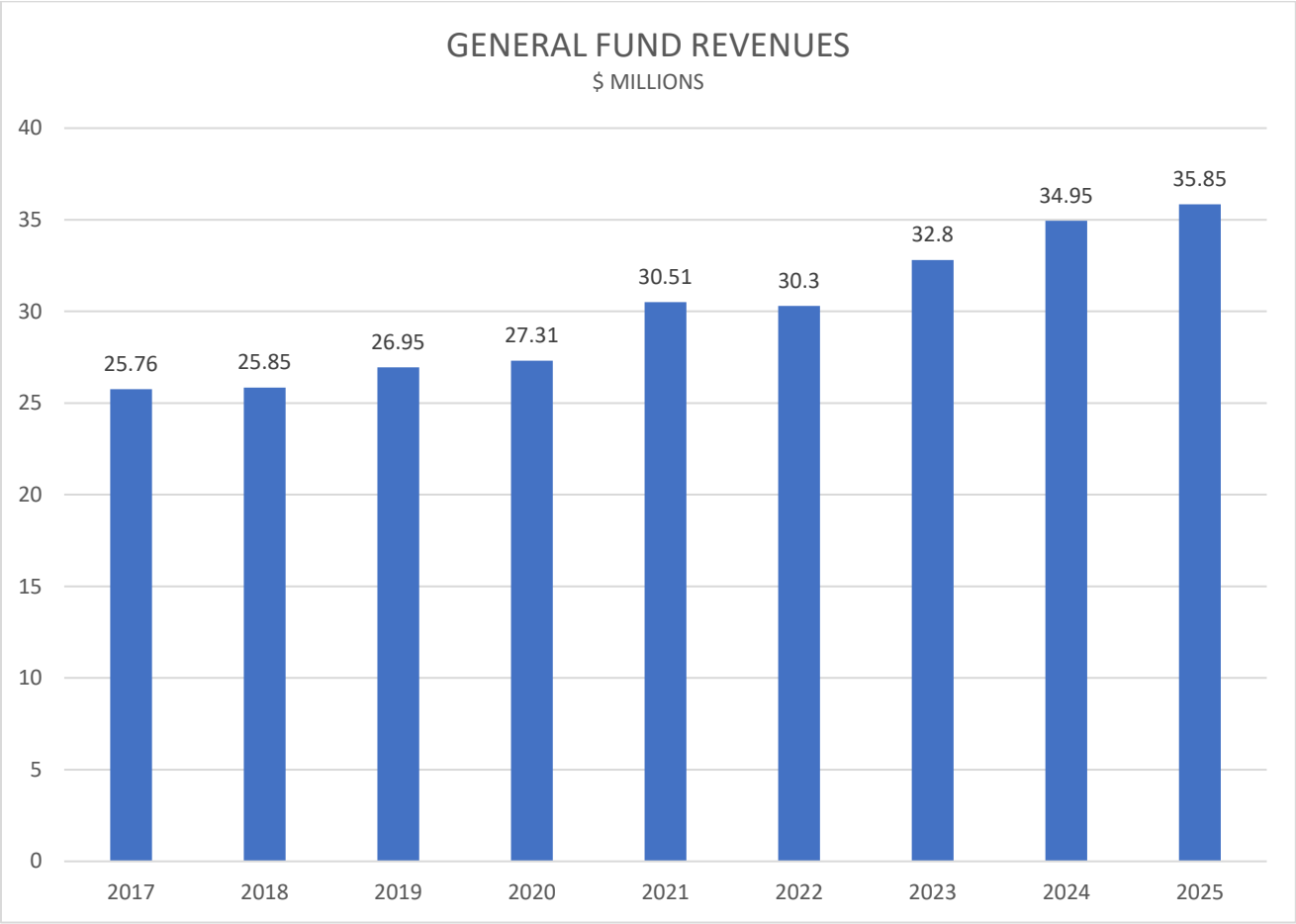
Below is a five-year summary of all the revenues reported in the Village's main operating fund.

REVENUES	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
Property Taxes	9,201,776	9,757,000	9,732,342	10,536,302	10,403,854	11,180,858
Sales Taxes	9,273,091	8,500,000	10,400,000	12,750,000	12,300,000	12,800,000
Income Taxes	3,561,094	3,100,000	4,200,000	5,000,000	4,650,000	5,400,000
Telecommunication Taxes	496,488	550,000	400,000	300,000	300,000	400,000
Hotel/Motel Taxes	87,331	150,000	280,000	100,000	100,000	300,000
Use Taxes	1,387,329	1,330,000	1,100,000	1,000,000	1,100,000	700,000
Cable TV Franchise Fees	446,456	500,000	500,000	250,000	250,000	375,000
Licenses	299,208	280,000	280,000	300,000	300,000	450,000
Ambulance Services	822,044	1,000,000	1,200,000	1,200,000	1,200,000	1,415,000
Village Hall Rent	300,000	50,000	-	30,000	30,000	30,000
Special Police Services	301,777	300,000	300,000	200,000	200,000	100,000
Reimbursed Services	175,545	300,000	300,000	250,000	250,000	60,000
Antenna Rental	49,097	38,000	38,000	38,000	38,000	38,000
Other Fees	31,541	125,000	125,000	57,000	57,000	0
Building Permits	1,004,635	500,000	500,000	700,000	500,000	1,050,000
Building Inspections	13,606	25,000	25,000	20,000	20,000	25,000
Development Fees	71,560	50,000	50,000	200,000	100,000	25,000
Police Fines	385,485	400,000	400,000	100,000	250,000	250,000
Ordinance Violations	111,783	200,000	150,000	150,000	150,000	50,000
Other Fines	565	50,000	50,000	50,000	0-	0
Interest Income	24,469	50,000	50,000	1,000,000	50,000	1,100,000
Grants	1,667,504	180,000	100,000	60,000	60,000	0
Donations	44,619	135,000	135,000	100,000	100,000	100,000
Miscellaneous	758,313	430,000	284,658	557,147	26,146	1,142
TOTAL REVENUES	30,515,316	28,000,000	30,600,000	34,948,449	32,435,000	35,850,000

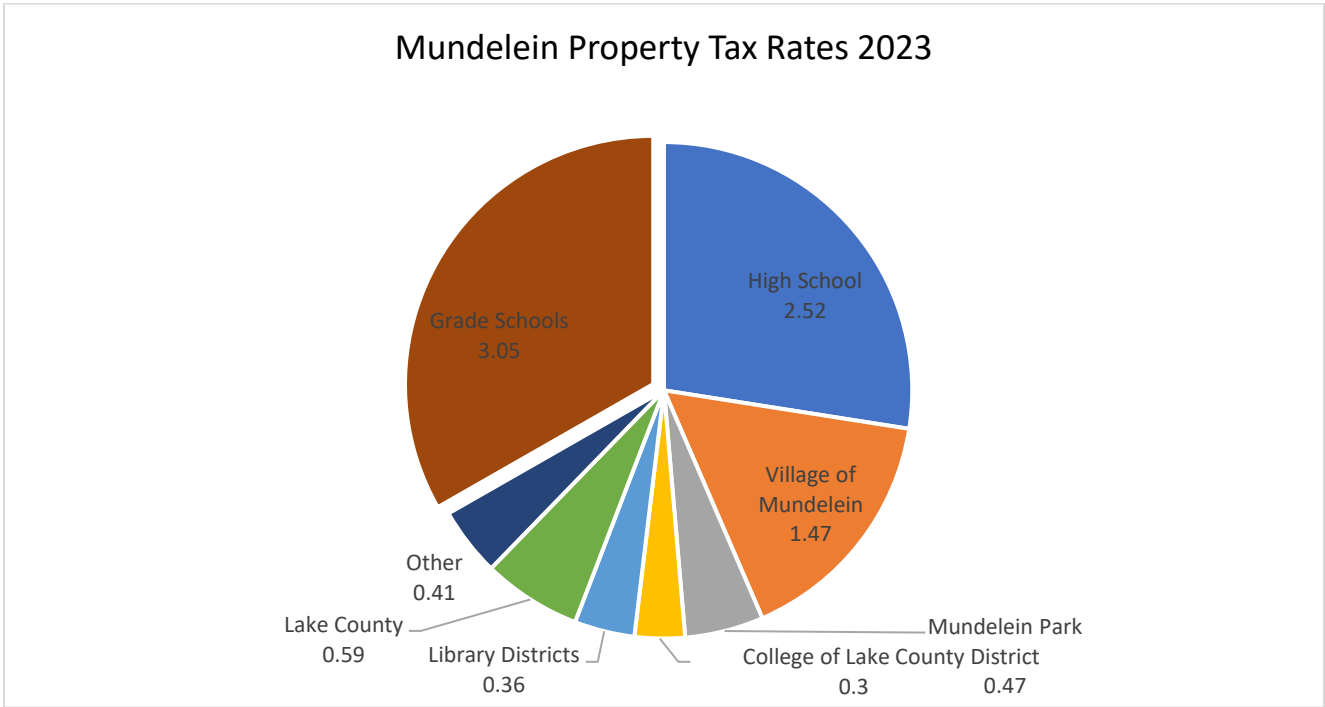
General Fund Revenues Overview

In developing the revenue estimates for the Village, each department provides data that is then reviewed by the Finance Department and Administrator’s Office. Historical trends are utilized in conjunction with the current economic climate to generate conservative realistic amounts. No set percentages are used to forecast the out years for each line item; an analysis is completed for each revenue with known facts and reasonable expectations. This process includes ongoing scrutiny of the Village’s current financial position; changes and modifications in assumptions; and variations in the economic climate impacting the community.

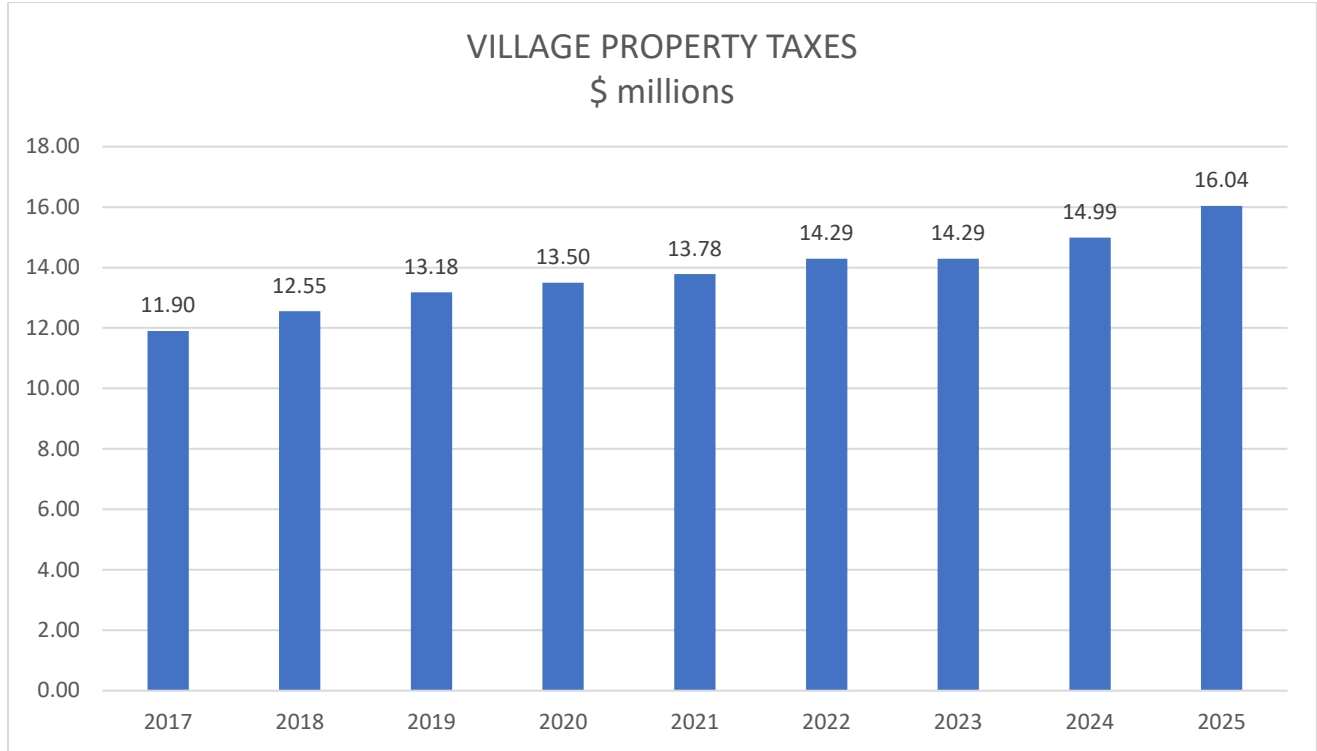
This chart presents a history of all General Fund Revenues in the Village for the past ten years (in millions of dollars). FY25 revenues are budgeted at \$35.85 million. It shows the estimated collection for FY23 and projected collection for FY24. Three revenues sources comprise approximately 82% of the Village’s General Fund revenues (property taxes, sales taxes, and income taxes) that will be explained in additional detail on future pages.



Property Taxes



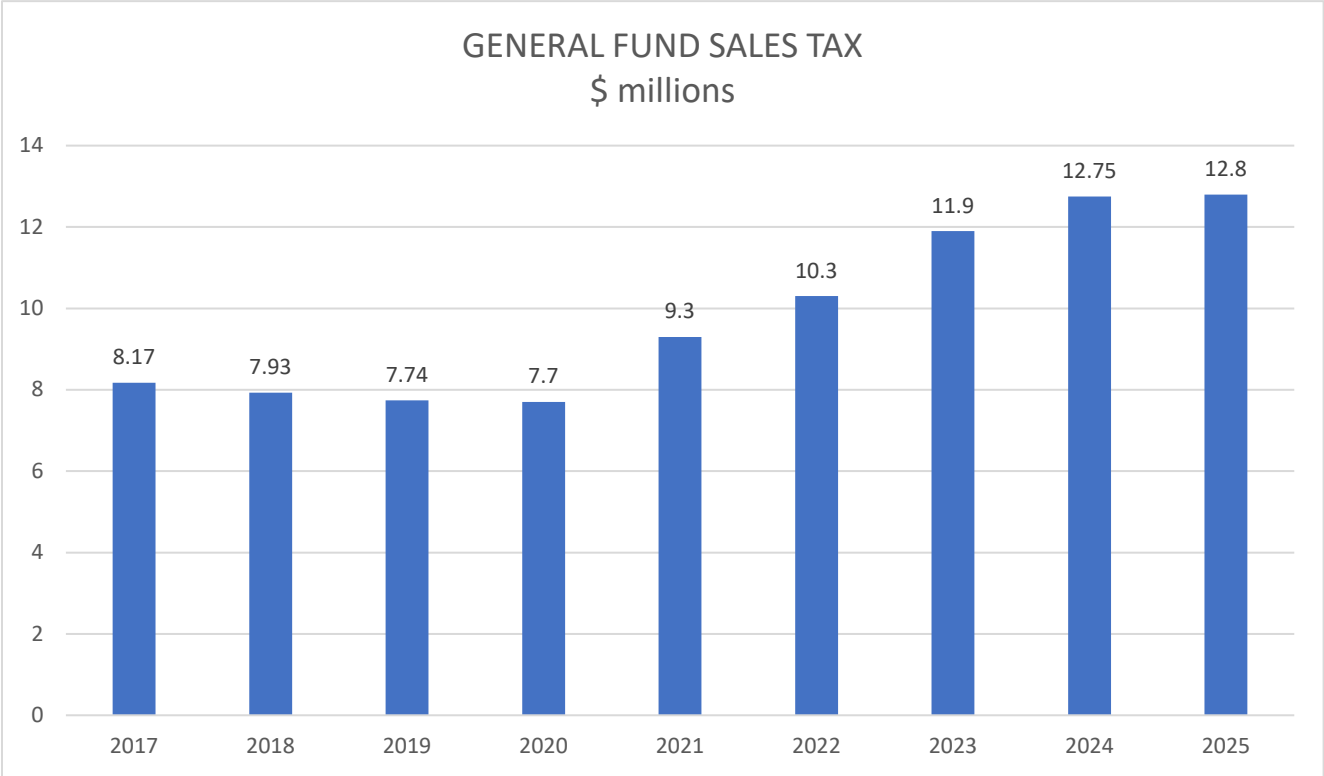
Property taxes are the second largest revenue source in the general fund, about 31% of total revenues. Currently the Village receives approximately 16 percent of a resident’s property tax bill each year. The property tax levy for FY24 in total is more than FY23 with a decrease in the tax rate.



Major Revenue Trends

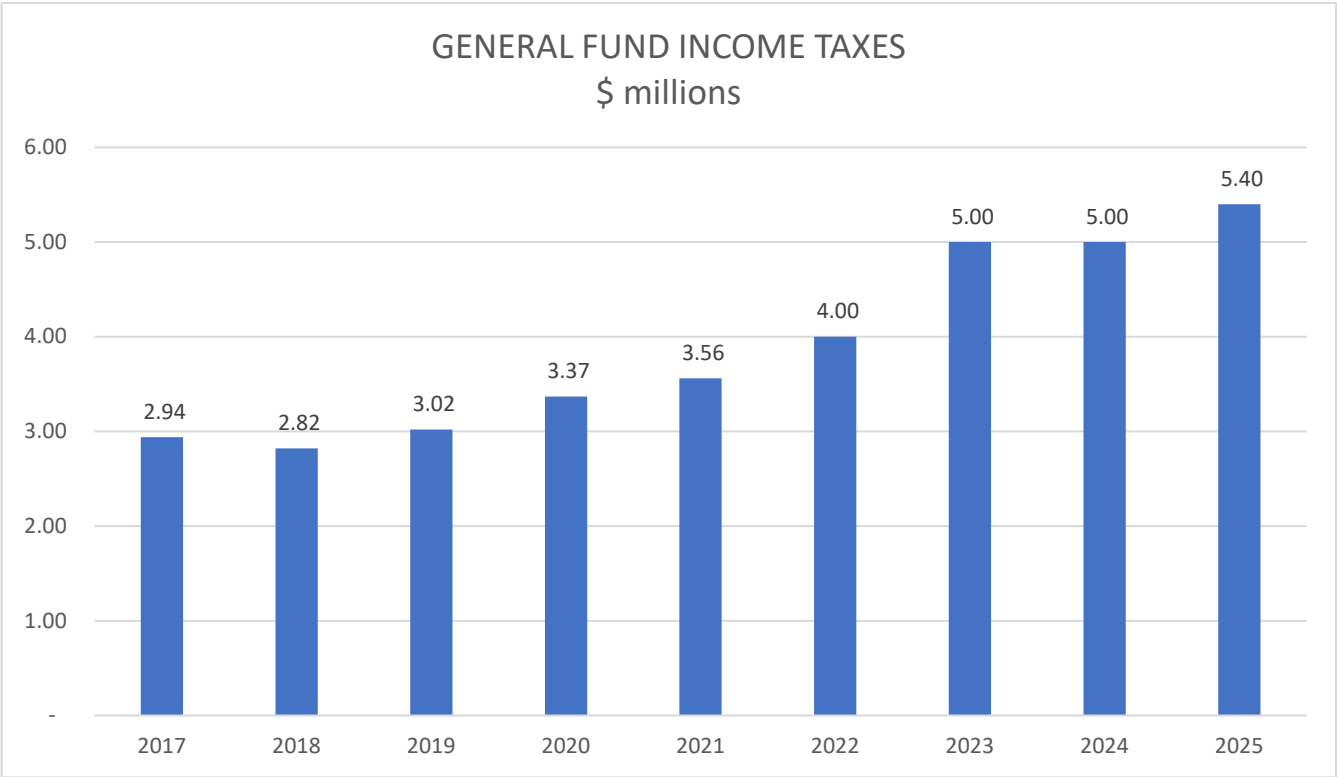
Sales Tax Revenue History

This chart presents a ten-year history of the 1% Municipal Sales Tax and Home Rule 1% sales tax collections for the Village of Mundelein. Sales taxes are 36% of the General Fund operating revenues. The Village relies heavily on sales taxes to provide quality services to residents. Sales taxes are paid by both Village residents and non-residents.



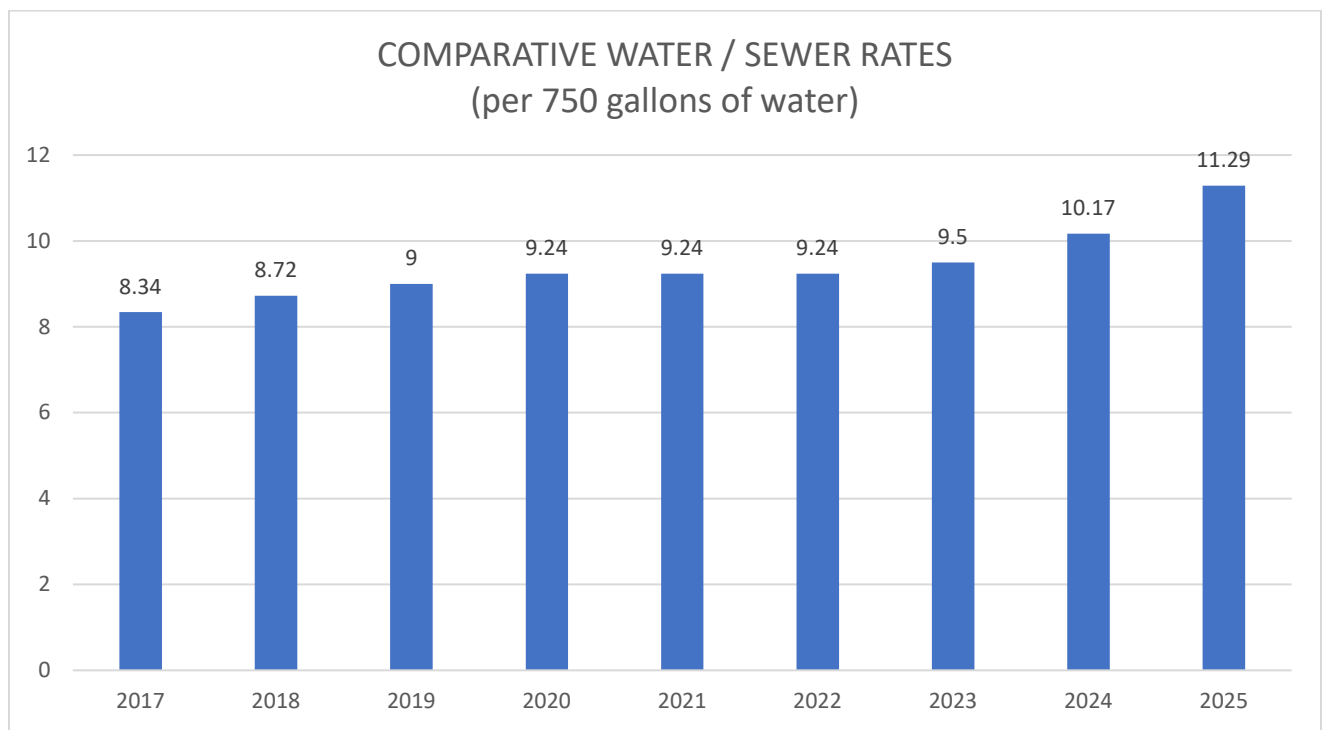
State Income Tax History

Mundelein receives a percentage of the State’s income tax based on population. Income taxes constitute 15% of the general fund revenues. Income taxes are impacted by the economic climate and any changes in the State funding formula. After many years of substantial growth, this revenue declined dramatically following the Great Recession. Recent years have been strong to high corporate and individual taxes, along with an increase in the Village’s population from the last census.



Water / Sewer

The Village's Water/Sewer enterprise fund derives its revenue directly from the users of the services provided through water/sewer fees. The Village purchases its water from the Central Lake County Joint Action Water Agency (JAWA). The Village sets its rate each year to cover all of the operating and capital costs of the Village's water and sewer system. For additional information see the water/sewer fund pages. The water/sewer rate is determined through a comprehensive analysis conducted by Public Works and Engineering each year that assesses capital and operational costs as well as wholesale water purchase rates. The comparison chart below includes Mundelein's proposed rate increase of 11% in FY25.



Average bi-monthly bill of 14.4 units

Libertyville	\$270
Grayslake	\$253
Vernon Hills	\$249
Wauconda	\$247
Lincolnshire	\$222
Mundelein	\$163

Average of all Lake County water / sewer rates - \$239

**FY2021-2025 General Fund
Expenditures by Category**

Boards and Commissions

Boards and Commissions includes the Village of Mundelein Board of Trustees, Village Clerk, and other Commissions (listed below). Commission members are appointed by the Mayor with Board consent. The Village Board utilizes six standing committees — Building, Community and Economic Development, Finance, Public Safety, Public Works/Engineering, and Transportation and Infrastructure to facilitate information and discussion to make recommendations to the Village Board.

Arts Commission (MAC)
Community Days Commission
Emergency Telephone Systems Board
Economic Development Commission
Board of Fire and Police Commissioners
Fire Pension Board
Beautification Committee

Foreign Fire Tax Board
Historical Commission
Liquor Control Commission
Old #1 Fire Truck Preservation Committee
Planning and Zoning Commission
Police Pension Board

Key Highlights:

- ❖ Museum
- ❖ Virtual Events
- ❖ Tool Library
- ❖ Farmers Market
- ❖ Photo Contest
- ❖ Short Stories
- ❖ Shakespeare Shorts
- ❖ Writing Contest
- ❖ Fireworks
- ❖ Pop up children theatre workshops
- ❖ Concerts

BOARDS AND COMMISSIONS						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
Personnel	94,393	96,000	98,000	104,300	103,500	107,719
Services	166,058	306,925	272,000	405,440	405,440	351,820
Supplies	23,781	34,500	25,000	49,375	49,375	56,095
Capital	931	4,000	5,000	6,500	6,500	0
TOTAL	285,163	441,425	400,000	565,615	564,815	515,634

Administration

The Village's Administration Department coordinates the operations of all departments. The Administration Department prepares the Village budget; develops Village ordinances, resolutions, rules, regulations and policies; performs strategic planning operations; conducts public relations and communications activities; oversees risk management functions; administers franchise agreements; coordinates business attraction and retention programs; coordinates intergovernmental operations; serves as liaison to various Village commissions; assures compliance with federal and state government policies; and maintains the free flow of cooperation and communication between Village departments and the residents. Human Resources, Information Technology, and Marketing divisions are included in these expenditures.

FY2024 ACHIEVEMENTS

- ❖ Implemented FOIA software with NextRequest to reduce redundancies and increase staff efficiencies.
- ❖ Coordination of Morris Station ComEd line burial project.
- ❖ Coordinated beautification projects with Beautification Committee, focused on America in Bloom grant and advisor visit; recognized with multiple National awards from America in Bloom.
- ❖ Ongoing collaboration and support to community organizations, including Mundelein Tool Library, Mundelein Community Connection, and Historical Commission.
- ❖ Hired consultant to review software contract prior to new ERP solution to replace OpenGov.
- ❖ Hired Leading IT as outsource IT partner.
- ❖ Selected and are implementing a new website, agenda software, newsletter and resident alert programs.

FY2025 GOALS

- ❖ Lead strategic review of Archer Business Center long term plan; consider Arts Center, Tool Library relocation or possible sales to entrepreneur for incubator model; recommend disposition to Board of Trustees in 2024.
- ❖ Continue to evaluate property acquisition opportunities throughout the downtown.
- ❖ Implement new programming recommended by Beautification Committee, including A-May-Zing Mundelein participation, Spring into Summer event, Village areas improvements via volunteers and address America in Bloom recommendations.
- ❖ Continuing leadership role with PSAP/Lake County 911 Consolidation initiative; focus on financial impact with a potential turnover date in 2025.
- ❖ Sign contract and begin implementation of new software systems for Finance and Building Permits
- ❖ Continue to analyze redundant or outdated processes and reduce expenses accordingly.

2023 GOLD STAR BUSINESS AWARD RECIPIENTS

The following Mundelein businesses were selected for the Gold Star Business Awards and an Awards Ceremony was conducted in February.

- ❖ **Business Investment/Expansion:**
 - ❖ Oak Trail Taphouse
 - ❖ CFI – Components for Industry
- ❖ **Community Involvement:**
 - ❖ Youthage Culinary Specialist
 - ❖ Tax Lady 1040
- ❖ **Customer Service:**
 - ❖ Taco Burrito Express
 - ❖ Gale Street Inn
- ❖ **Mundy Pride:**
 - ❖ Tony Cannoli
 - ❖ Park Street Restaurant

The Gold Star Business Awards Program, an initiative spearheaded by the Mundelein Economic Development Commission, recognizes Mundelein businesses that have made a significant contribution to the community or have achieved notable success in their industry. The businesses honored exemplify Mundelein's entrepreneurial and welcoming spirit.

SOCIAL MEDIA – FACEBOOK AND INSTAGRAM

- ❖ 2023 Facebook Total Reach: 283,500 - Up 72.9%
- ❖ Facebook Page Visits: 64,700 - Up 5%
- ❖ Instagram Profile Visits: 3,600 – Up 80.3%
- ❖ New Instagram Followers: 362- Up 28%

ADMINISTRATION						
(INCLUDES ADMINISTRATION, HUMAN RESOURCES, INFORMATION TECHNOLOGY, & MARKETING)						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
Personnel	1,804,221	1,593,600	1,650,000	1,820,900	1,585,898	1,887,455
Services	464,935	510,000	460,000	613,265	613,265	842,040
Supplies	204,725	309,760	250,000	394,560	394,560	341,310
Capital	40,741	54,250	40,000	87,800	87,800	0
TOTAL	2,514,622	2,467,610	2,400,000	2,916,525	2,681,523	3,070,805

Building Department

The Building and Customer Service Departments' purpose and function is to ensure public safety, health, and welfare, during building construction and renovation to secure the safety of life and property. The Building Department issues all building permits, reviews all building plans, and revises building codes in order to remain up to date with national and state standards. The inspectors perform building, electrical, plumbing, and property maintenance inspections. Violations are issued if properties are in violation of the Village's Code or ordinances.

FY2024 ACHIEVEMENTS

- ❖ Maintained a respectful turnaround time on permit submittals despite being understaffed and with heavy permit and inspection volume. The 5-day was achieved 70% of the time.
- ❖ Inspector Mike Boston has recently passed his Illinois Plumbing Inspectors Certification and is now a State Certified Plumbing Inspector.
- ❖ Continue use and development of the OpenGov permits program and in field inspections for new developments.
- ❖ Staff were able to deal with the large volume increase in inspections (8374 inspections, an increase of 62.2%) due to new development and four new projects with over 520 units being built in the downtown alone.
- ❖ 96 % of all non-residential properties were inspected by our part-time fire inspector program, and assistance from the Fire Department. This is the highest completion rate in many years.
- ❖ Staff received and worked on over 1056 complaints for the year 2023. This does not include any cases leftover from year 2022.
- ❖ Over 3148 permits have been submitted 2023 for Mundelein alone.
- ❖ Inspector James Crary passed his Certification test for Residential Plan Reviewer.
- ❖ 60 Code Enforcement cases were processed through the Administrative Adjudication program.
- ❖ Fence enforcement is at full swing with approximately over 50% of those identified making repairs in the first year.
- ❖ Chicken keeping permits, a total of 12 have been processed with inspections of the properties underway. Approval of the property and the coop must take place before chickens can arrive.
- ❖ Landlord Registration are processed online for the second with very little issue.
- ❖ Contractor Registrations are being processed online for the second year. Over 2200 applications have been submitted

FY2025 GOALS

- ❖ Continue to maintain a high level of professionalism while performing our duties and educate whenever possible.
- ❖ Continue to deliver a very high level of customer service and continue to find ways of improving that and being more efficient.
- ❖ Continued development of on-line, paperless submittals for permits, registrations and all applications.
- ❖ Continue with the training and professional development of staff. The technology of construction is ever changing, and it is vital that inspection staff remain well trained.
- ❖ Review all fees charged in the department and propose any changes to the Village Board in order to keep fees as current and up to date as possible.
- ❖ Continue to develop a succession plan for the department.
- ❖ Propose updates to the major building codes for adoption by the Village. The next suggested update would be to the 2021 International Code Series.

BUILDING DEPARTMENT						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	1,074,774	1,132,700	1,151,490	1,176,890	1,025,618	1,207,411
<i>Services</i>	7,727	22,905	23,140	26,135	26,135	26,450
<i>Supplies</i>	12,800	25,030	20,970	18,870	18,870	22,220
<i>Capital</i>	295	4,200	4,400	2,100	2,100	0
TOTAL	1,095,596	1,184,835	1,200,000	1,223,995	1,072,723	1,256,081

Community Development Department

Community Development is charged with administration of ordinances and policies relating to zoning, land use, and economic development within the Village. As such, planning staff guides the Village's orderly development by applying the current zoning codes, facilitating development, implementing community plans, and preserving natural resources. Staff members within the Department provide technical and administrative staff support to the Village Board, Planning and Zoning Commission, Economic Development Commission, Mundelein Arts Commission, Zoning Administrator, various other Village Departments, and community groups.

FY2024 ACHIEVEMENTS

- Cardinal Square continued construction on buildings D1 and D2 – D1 received occupancies for portions of the building.
- Sheldon Woods Phase I is nearing completion. Second phase expected to begin in FY25.
- Townes at Oak Creek saw permits for over 15 townhouse buildings.
- X Factor parking lot renovations completed.
- Hosted third Mundelein Tighthead Grand Prix - Intelligentsia Cup Bike Race.
- Continued work on Environmental Review for Community Project Funding from Rep. Schneider's office for Park Street Closure and Enhancement.
- Tonality Brewing opened at 169 North Seymour.
- Morris Station completed most of the construction of residential project on the east side of the railroad tracks at 538 Morris Avenue. Continuing construction on the west side of the railroad tracks, 101 East Maple Avenue.
- Station 250 at the Village Hall Subdivision Lot 3 and the west half of the Metra Lot is under construction.
- Continued coordination with development team for Ivanhoe Village for the Traditional Neighborhood Development/New Urbanist project in the Village Growth Areas.
- Continued shared services with Long Grove Planning Contract.
- DeBruler Company construction of affordable senior apartments at Hawley Street/Prospect Avenue.
- Initiated visioning for Bank Triangle bound by Park Street, Morris Avenue, the railroad tracks, and Hawley Street.
- Initiated contract with AMS for evaluation of feasibility for an Arts & Business Center.
- Removal or filling large vacancies:
 - Former JE Hoffman Building at 739 N. Lake Street (demolished)
 - Former Burlington (~ Kid's Empire opened)
 - 50 East Route 83 (180,000 under permit, 136,000 remaining for future tenant)
 - Five Below permit for Mundelein Crossings
- Participation in American Planning Association-Illinois Chapter events programming, Lambda Alpha-Ely Chapter events, Lake County Transportation Alliance Board and meetings, Lake County Partners Economic Development Advocacy Group meetings, RTA Transit is the Answer Coalition, and other webinars.
- Volunteered for various community events and organizations.

BUSINESS INCENTIVE GRANT (BIG) PROGRAM

FYE2024 Business Incentive Grant (BIG) Program Recipients:

- ❖ Barn XO
- ❖ Creations & Style Inc.
- ❖ Donna's Florist
- ❖ Tonality Brewing Company

Mundelein's Business Incentive Grant (BIG) Program continues to exceed expectations. Since the program's inception in 2015, 74 businesses have received BIG Program funds. The Village of Mundelein has awarded about \$880,000 in BIG Program grants, bringing the combined investment to over four million dollars.

FY2025 GOALS

ANNEXATIONS

- ❖ Second phase annexation of Ivanhoe Farms.

DEVELOPMENT

- ❖ Former Public Works/Springbank property.
- ❖ Continue outreach for a 440 East Hawley Street Occupancy.

PLANNING

- ❖ Complete Phase II Park Street design.
- ❖ Complete Village Circle design.
- ❖ Create Bank Triangle adaptive reuse or redevelopment incentives.
- ❖ Outreach to property owners to help attract tenants.
- ❖ Successfully complete applications for grants for Ivanhoe Village project.
- ❖ Complete Arts and Business Center Feasibility Study.
- ❖ Coordinate with owner Mundelein Crossings to fill shopping center.

BEAUTIFICATION, BRANDING, AND OUTREACH

- ❖ Improve the landscape around gateway signs.
- ❖ Finalize design of Gateway Arch for Park Street.
- ❖ Develop a strategy to increase the initiative of the Safety & Wellness committee to help with costs associated with risk management.

COMMUNITY DEVELOPMENT						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	450,690	461,000	597,590	623,300	579,362	632,378
<i>Services</i>	55,294	114,450	134,380	132,500	132,500	155,025
<i>Supplies</i>	5,634	10,700	14,080	15,710	15,710	14,920
<i>Capital</i>	934	0	3,950	0	0	0
TOTAL	512,552	586,150	750,000	771,510	727,572	802,323

Finance Department

The Finance Department assures the professional management of government financial resources by identifying, developing, reporting, and advancing fiscal strategies, policies, and practices for the public benefit. The department also adheres to legal, moral, and professional standards of conduct and practice.

The department prepares and keeps all financial records of the village; executes fiscal policy management and investments; directs the auditing, analysis, interpretation, and reporting of matters related to expenditures, receipts, assets, and liabilities; directs financial aspects of budgeting, payroll, purchasing, insurance, contracts, inventories, annexation agreements, special financing mechanisms, recapture agreements, and all other financial transactions; prepares the annual budget, appropriation ordinance, tax levy, and treasurer's report.

FY2024 ACHIEVEMENTS

- ❖ Implementation of OpenGov Accounts Receivable Module.
- ❖ Processed 1099 Year End Forms using OpenGov.
- ❖ Opened an investment sweep account to earn interest on operating bank balance.

FY2025 GOALS

- ❖ Establish system generated monthly and quarterly financial reports.
- ❖ Implement OpenGov Fixed Assets module.
- ❖ Establish interface of Paylocity payroll accounting for importing into financial software.
- ❖ Implement Accounts Payable ACH payments.

FINANCE						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	285,265	283,234	423,000	202,580	269,418	336,666
<i>Services</i>	143,434	117,115	141,000	1,342,521	695,418	1,673,100
<i>Supplies</i>	6,891	9,500	9,000	12,500	12,500	19,926
<i>Capital</i>	602	0	0	0	0	0
TOTAL	436,192	409,849	573,000	1,557,601	977,336	2,029,692

Legal

The Village of Mundelein's legal expenses are separated into three main categories—corporate counsel, prosecuting attorney, and special counsel. Corporate counsel advises the Board of Trustees, reviews and prepares ordinances, agreements, and resolutions. The prosecuting attorney represents the Village in legal proceedings to prosecute ordinance violations. Special counsel deals with labor disputes, collective bargaining negotiations, other lawsuits involving the Village, and where special expertise is required.

Mundelein is also a member of the Intergovernmental Risk Management Agency, consisting of 70 municipalities and special service districts serving northeastern Illinois. This pool administers a mix of self-insurance and commercial insurance coverages; property/casualty and workers' compensation claim administration/litigation management services; risk management/loss control consulting; training and education programs.

LEGAL						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Corporate Counsel</i>	71,435	102,506	120,000	120,000	120,000	120,000
<i>Prosecuting</i>	146,794	144,441	150,000	120,000	150,000	150,000
<i>Special</i>	550,473	384,083	205,600	93,133	429,500	200,000
<i>Other</i>	0	0	0	2,571	6,500	27,000
TOTAL	768,702	631,030	475,600	335,704	706,000	497,000

Police Department

The police department is divided into six divisions: administration, patrol, communications, investigations, community service, and records.

FY2024 ACHIEVEMENTS

- ❖ Named 29th Safest City in America by Neighborhood Scout.
- ❖ Successfully completed CALEA yearly annual assessment.
- ❖ Annual crisis planning sessions with Districts 73, 75, 76, 79, and 120.
- ❖ Public Education Provided: 4 Station Tours, 3 Landlord Training Classes.
- ❖ Community Policing initiatives were continued with citizen contacts (15,614 since September 1, 2013) and park checks (17,223 since July 1, 2013).
- ❖ Police administration and beat officers conducted 420 new resident visits in 2023.
- ❖ Continued the promotion of our Mundelein Stars program. In this program, employees are publicly recognized for the great work they do. Many of the submissions come from residents themselves via emails, phone calls or cards letting us know about employees who are going above and beyond.
- ❖ Ahead of the Safe-T Act enactment, the department tripled the amount of required Defensive Tactics training officers are required to attend annually. The Use of Force training program was further expanded with added hours, scenario-based simunitions training, and de-escalation techniques.
- ❖ Spearheaded initiative on Opiate overdoses county wide. Initiated the first drug reversal program in Lake County. Hosted training for other Lake County agencies. Since the inception we have saved 20 lives, countywide there have been 348 saves.
- ❖ Continued the A Way Out Program - "A Way Out", participants and their loved ones are given the opportunity for help and treatment to end the destructive cycle that substance abuse, dependency or addiction has caused in their lives. Participants are given the chance to avoid biological, psychological, and environmental harms and are set on a direct course to recovery. The only requirement of participants is their self-motivation to seek recovery. Since the program's inception June 1, 2016, 941 participants have taken advantage of this program.
- ❖ Mentee program. We continue to partner with ICIJA mentoring other communities similar in size to ours who are starting A Way Out programs.
- ❖ Continued leadership training by sending department supervisors to Northwestern University Executive Management Program and Northwestern University Staff and Command Classes and Police Executive Research Forum (PERF).
- ❖ Received VOCA grant funding to employ a Police Social Worker with an emphasis on providing support to victims of crime.
- ❖ With the expansion of the RISE Mundelein facility, we continued to work closely with them and neighboring businesses on how they impact the surrounding area.
- ❖ Members of the department participated in a variety of training throughout the year to enhance the professionalism and level of service to the community. Training varied from daily roll-call training, Northeast Multi-Regional Training courses, online, and mentor training by senior members of the department.
- ❖ Implemented Priority Dispatch software for emergency medical dispatch service.
- ❖ Implemented a Comfort Canine program for the department.

FY2025 GOALS

- ❖ Recruit and retain a diverse, highly skilled, and motivated law enforcement work force by expanding our internship program and partnering with schools for their recruitment events.
- ❖ On a daily basis strive to increase public confidence and satisfaction with the services provided by the members of the Mundelein Police Department. Ensure service meets the needs of the community.
- ❖ Develop and utilize technology to streamline services, increase efficiency, and maintain a high level of customer service.
- ❖ Prepare for the anticipated commercial development within the Village. Ensure that our resources keep up with the service expectations of the community, including streamlining of department personnel to include civilization of job duties.
- ❖ Continue the open dialog with the schools with the Handle with Care program and assist the school expand the program county wide.
- ❖ Leadership – inspire the leadership capabilities of our supervisory staff with the goal of preparing supervisors for leadership positions in the department by continuing our commitment to education and executive training.
- ❖ Continue community policing through expansion of programs. Continue back-to-basics approach, continue to train, and mentor new officers and supervisors, continue to encourage Neighborhood Watch meetings, and continue zero tolerance approach towards gang crime/members.
- ❖ Reinforce with all employees our commitment to always provide consistent and equitable customer service.
- ❖ Ensure all CALEA standards are adhered to and continue preparation for our next on-site review in the spring 2024.
- ❖ Continue to plan and train for an all-hazards response as a coordinated effort with other Village departments and local municipalities, as well as with Lake County, State of Illinois, and the Federal government including updating Emergency Operation Center (EOC). Continue prudent acquisition of necessary materials.
- ❖ Continue training of department staff on topics such as leadership, officer safety, crisis intervention, implicit bias, de-escalation, and use of force. As well as continue our commitment to training all personnel when dealing with mental health issues, substance use, and dependency issues.
- ❖ Continue to improve Social Media presence.
- ❖ Develop and establish programs and strategies focusing on police relations with youths and adolescents.
- ❖ Encourage employees to engage citizens, problem-solve, and become active participants to ensure our services focus on prioritizing quality of life issues and improving the community.
- ❖ Continue efforts in training and job enrichment. This will be accomplished through rotations of specialty assignments, additional train-the trainer courses, position rotations for sergeants and through regular meetings with the patrol division.
- ❖ Technological enhancement - continue to pursue new technologies that allow police services to be administered efficiently and effectively.
- ❖ Continue to increase our level of customer service by assessing needs and developing policies / procedures to address the changing environment. The Police Department will be part of the Village of Mundelein's community survey in the near future.
- ❖ Continue with career path development plan by enrolling employees in training to prepare them for the rotation of specialty positions.
- ❖ Focus on department structure by seeking ways to improve services and continue to streamline processes and procedures.
- ❖ Succession planning – rotate the commanders to new positions for a two-year term.
- ❖ Continue to move toward a more fuel-efficient fleet by purchasing hybrid squad cars.

- ❖ Continue to utilize available manpower effectively and efficiently to deter criminal/unwanted behavior through education and enforcement activities.
- ❖ Continue to assess, modify, and develop new policies and procedures to align with changes in legislative mandates and expectations of community members and other stakeholders.
- ❖ Refocus effort into Community Oriented Policing programs including increased participation in neighborhood watch meetings; continued landlord/apartment owners training; and expansion of citizen police academy programs.
- ❖ Increase traffic enforcement activities as a means of education and addressing problem traffic areas by focusing on safety in school zones and other high-traffic areas; overweight truck enforcement details; using motorcycle and bicycle officers to conduct focused details in identified areas of concern.
- ❖ Explore consolidation opportunities to improve the level of services and maximize staffing models to reduce overall personnel expenditures for all partnering agencies.
- ❖ Continue to work through the 911 dispatch consolidation through Lake County's working group.
- ❖ Continue to implement changes and training to remain compliant with the SAFE-T ACT.

GRANTS

Target Grant – Heroes and Helpers (Formerly Shop with a Cop)	\$2,500.00
ICJIA - Community Law Enforcement Partnership for Deflection and Substance Abuse Treatment	\$215,981.00
VOCA – Social Worker Grant	\$81,896.00
Illinois Department of Transportation Speed Grant	\$4,500.00
Justice Assistance Grant (JAG) – Bulletproof Vest Partnership	\$6,600.00

POLICE DEPARTMENT						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Administration</i>	1,273,097	1,321,720	1,292,360	4,406,260	1,226,332	4,308,990
<i>Patrol</i>	7,961,883	8,514,841	8,800,000	7,246,450	9,057,496	6,891,747
<i>Communications</i>	309,251	90,810	48,200	(28,163)	105,387	167,306
<i>Investigations</i>	453,592	438,445	464,440	481,376	484,832	1,078,417
<i>Community Service</i>	703,096	658,765	630,000	416,905	667,949	498,495
<i>Records</i>	352,530	353,110	365,000	400,775	378,388	401,458
TOTAL	11,053,449	11,377,691	11,600,000	12,926,603	11,920,384	13,346,413

Police Department - Administration

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	899,345	826,650	820,360	1,375,560	854,958	1,050,633
<i>Services</i>	313,013	389,910	388,325	278,409	279,409	304,530
<i>Supplies</i>	52,891	77,545	76,660	76,765	76,765	67,440
<i>Capital</i>	7,848	27,615	7,015	15,200	15,200	0
SUB-TOTAL	1,273,097	1,321,720	1,292,360	1,746,934	1,226,332	1,422,603
<i>Pension</i>	-	-	-	2,659,326	-	2,886,387
TOTAL	1,273,097	1,321,720	1,292,360	4,406,260	1,226,332	4,308,990

Police Department – Patrol

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	7,743,467	8,209,346	8,368,060	6,882,300	8,698,846	6,529,997
<i>Services</i>	51,984	97,085	103,980	70,980	70,980	71,880
<i>Supplies</i>	154,577	191,710	310,960	271,970	265,770	289,870
<i>Capital</i>	11,855	16,700	17,000	21,200	21,900	0
TOTAL	7,961,883	8,514,841	8,800,000	7,246,450	9,057,496	6,891,747

Police Department – Communications

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	195,635	0	0	(211,050)	0	76,504
<i>Services</i>	102,042	81,710	37,550	174,937	97,437	83,602
<i>Supplies</i>	6,133	5,950	5,950	5,950	5,950	7,200
<i>Capital</i>	5,441	3,150	4,700	2,000	2,000	0
TOTAL	309,251	90,810	48,200	(28,163)	105,387	167,306

Police Department – Investigations

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	413,485	403,000	427,590	444,840	445,295	1,044,082
<i>Services</i>	17,651	15,495	17,590	22,276	22,276	21,875
<i>Supplies</i>	20,498	18,260	18,260	14,260	14,260	12,460
<i>Capital</i>	1,958	1,690	1,000	0	0	0
TOTAL	453,592	438,445	464,440	481,376	481,831	1,078,417

Police Department - Community Service

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	663,665	626,000	609,115	383,270	634,314	468,840
<i>Services</i>	26,873	23,415	11,735	23,635	23,635	20,990
<i>Supplies</i>	12,558	8,950	8,550	10,000	10,000	8,665
<i>Capital</i>	0	400	600	0	0	0
TOTAL	703,096	658,765	630,000	416,905	667,949	498,495

Police Department – Records

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	345,700	342,800	356,365	393,475	371,088	394,908
<i>Services</i>	43	1,160	1,160	1,100	1,100	850
<i>Supplies</i>	3,500	6,200	6,200	6,200	6,200	5,700
<i>Capital</i>	3,287	2,950	1,275	0	0	0
TOTAL	352,530	353,110	365,000	400,775	378,388	401,458

Fire Department

The Fire Department is divided into five divisions: Administration, Operations, Fire Prevention, Rescue Operations, and Emergency Management.

Departmental Overview

The Mundelein Fire Department is an ISO Class 2 municipal fire department with 31 sworn career members and 4 contract firefighter/paramedics that respond from two fire stations. In 2023, we responded to 4,568 calls for service. This was an increase of 127 calls from 2022.

We are a full-service public safety agency with the responsibility of responding to and mitigating incidents involving fires, medical emergencies, hazardous materials, technical rescues, and public service requests. In addition to responding to calls for service, we also provide fire safety education, CPR instruction, first-aid classes, child car seat safety checks and blood pressure checks.

In addition to our citizens, our responsibilities for response increase through automatic and mutual aid agreements with our neighboring departments. The Mundelein Fire Department is a member of the Illinois Mutual Aid Box Alarm System (MABAS). We are also a member of the MABAS Division 4 Specialized Response Teams. We have firefighters who are trained to respond as members of these specialized response teams that include hazardous materials mitigation, dive, sonar, and swift water/flood water incidents. MABAS is a regional and multi-state agreement that ensures access to a wide variety of resources from outside fire departments. By sharing services, it allows member departments the ability to participate without having to be financially responsible for maintaining members to fill all the specialized rescue rolls.

The Mundelein Fire Department values each customer who uses the services we provide. We are committed to treating each person as if they are a member of our own family. Every person deserves compassionate care and interactions.

We believe that through education, prevention, and emergency service delivery, we can make the Village of Mundelein one of the safest places to live, work, and play.

“Serving our Community with Professionalism, Integrity, and Pride.”

FY2024 ACHIEVEMENTS

Administrative

- ❖ Responded to 4,568 fire and EMS-related incidents.
- ❖ Treated and transported 2,060 patients to local hospitals.
- ❖ Treated and released 784 patients.
- ❖ Fires – We responded to 35 fires in the Village. Of these 35 fires, 9 were building fires that resulted in a fire loss of \$880,600. The other 26 fires included 6 passenger vehicle fires (fire loss of \$130,000), 6 cooking fires fire loss \$3,000), 7 grass fires with one damaging the siding of a townhome development (fire loss of \$10,000) and 7 other types of fires. The total fire loss for the year was \$1,023,600.
- ❖ Employment - Hired three firefighter/paramedics to fill vacancies created by the resignation of two firefighter/paramedic's and a vacancy created by the resignation of an officer.

-
- ❖ In June 2019, we initiated a new response protocol to staff reserve ambulances at each station with the remaining engine company personnel. Doing so has allowed Mundelein to capture the ambulance transport fees from second or third ambulance calls that would have been collected by other responding agencies. Since implementing this program in June 2019, we were able to respond to and bill for an additional 1,080 ambulance calls. In 2023, we were able to respond to and bill for an additional 239 ambulance calls.
 - ❖ A Firefighter / Paramedic Eligibility list was established and took effect on August 25, 2023. This list of 17 candidates is effective for a period of two years or until it is exhausted. The previous list was exhausted prior to its expiration.
 - ❖ A Lieutenant promotional eligibility list was established and took effect on November 10, 2023. The final roster of four was established on November 10, 2023, and will remain in effect for three years or until exhausted.
 - ❖ Finalize our move to Northwestern Medicine Lake Forest Hospital as our paramedic resource hospital.
 - ❖ Reviewed and updated our Policies and Operating Guidelines.
 - ❖ Updated the Mundelein Fire Department Rules and Regulations. They had not been reviewed and updated since 2014.
 - ❖ The Village of Mundelein Emergency Operations Plan was updated and submitted to Lake County EMA for approval. We are awaiting their final approval of the plan.
 - ❖ Continue to implement Fire Billing to be able to recover some of our costs associated with motor vehicle accidents, fire investigations and hazardous materials spills.
 - ❖ Continue to implement GEMT (Ground Emergency Medical Transport) to assist in our ability to collect more funds from the State of Illinois for the treatment and transport of Medicaid patients. This went into effect on January 1, 2022.
 - ❖ Updated our ambulance transport fee in accordance with GEMT.
 - ❖ We continue to utilize Target Solutions software for the tracking of daily and monthly training activities as well as for tracking state and federal compliance training.
 - ❖ Continued annual audiometric testing program for all department employees.
 - ❖ The part-time civilian fire inspector working through the Building Department completed 1,685 annual fire/life safety inspections and 319 re-inspections. These inspections are conducted to ensure compliance with existing fire codes.
 - ❖ Continuing with modernizing the Village of Mundelein outdoor warning sirens with the installation of three new sirens to replace three that had exceeded their 25-to-30-year service life.
 - ❖ Continue our risk reduction/fuel savings strategy by having the engine remain in quarters on non-critical EMS calls. In the same manner on August 1st, we began addressing trouble alarms by attempting to resolve the issue by phone in lieu of responding to the location. If the issue cannot be resolved by phone, we then respond to the location to address the problem.

Equipment

- ❖ We purchased new Starcom portable radios. These radios will provide us with communication interoperability.
- ❖ We ordered a new ladder truck through Pierce manufacturing with an expected delivery date of May/June 2027.

Awards

- ❖ FF/PM Scott Huber, FF/PM Damian Iskra, and Probationary FF/PM Jonathan Sinclair were nominated for and received the 100 Club of Illinois Valor Award for their actions while operating at a structure fire on August 7, 2022.

-
- ❖ For the third year in a row, we received the Lexipol Gold Award for excellence in policy management. Of the 1,400 plus fire departments nationwide that use Lexipol for policy management, only 17 received this award.

Public Education / Community Interaction

- ❖ Continue to foster a collaborative relationship with the Building Department in combining duties with the Fire Prevention Bureau.
- ❖ Our Open house was held on September 24th. Visitors were able to use our fire extinguisher training device, participate in the “kiddie combat challenge”, and rides were given in Engine 2. Old Number 1 was on display. The family photo booth was open, and families were able to dress in firefighter gear and have their picture taken. CERT and MPD provided information to our residents. Mundelein Public Works provided a static display of their vac truck. Superior Air Ambulance flew in and provided a display of their helicopter. We provided a demonstration on vehicle extrication as well as a side-by-side live fire demonstration.
- ❖ We participated in the Mundelein Park District’s Boo Bash and Cotton Tail events attended by over 1,600 children.
- ❖ We participated in Camp I Am Me and the Smart Kids Camp.
- ❖ We provided Engine 2 rides at the Mundelein Days celebration.
- ❖ Mundelein Community Connection – Santa’s Cottage - Escorted Santa to his cottage for the annual tree lighting ceremony.
- ❖ Blood Drive – In conjunction with Vitalant, we hosted 5 blood drives at Fire Station 1 where 330 pints were collected.
- ❖ Child Safety Seat Inspections – Conducted 58 child safety seat inspections to ensure proper installation.
- ❖ CPR Classes – our CPR instructors taught 19 CPR classes to the public with 155 students attaining certification. All Village employees received CPR training.
- ❖ We hosted a two-day CERT Train the Trainer class where 10 participants were successfully trained, including two from the Mundelein CERT Team.
- ❖ Fire Drills – Observed fire drills at VOM facilities, day care facilities, and schools including Mundelein and Carmel High Schools.
- ❖ We provided fire extinguisher training to local businesses where employees are trained on the proper use of a fire extinguisher.
- ❖ On December 22nd, the Mundelein Fire Department, Mundelein Police Department, VOM Associate Planner Jessica Marvin, and Santa Claus himself had the honor and privilege of supporting a local Mundelein family via Operation North Pole. Operation North Pole’s mission is focused on helping seriously ill children and their families during the holiday season. Operation North Pole provides families with one day of relief from the continuous emotional and financial stress that goes hand in hand with the roller coaster battle to save the life of a child.

Future Projects

- ❖ Update the Village building evacuation and sheltering plans.
- ❖ Explore opportunities to further expand public relations between the Fire Department and the community.
- ❖ With the annexation of the Wirtz property and based upon the development delivery schedule for Ivanhoe Farms, we need to prepare now for the construction of station 3 as well as the needed personnel to staff the station. To open station 3 in May/June 2027, we will need to start the design and development of bid documents in December 2025.

FY2025 GOALS

- ❖ Continue to provide the highest level of fire and EMS services to meet the growing needs of our community.
- ❖ Continue to provide the highest level of fire and EMS training to ensure proficiency of skills and safety of our firefighters.
- ❖ Continue to promote physical fitness training and use safety equipment to prevent injuries and protect our personnel.
- ❖ Continue to encourage and develop strong communication skills and individual accountability.
- ❖ Continue to expand Public Education outreach and interaction within our community through existing programs and the development of new educational programs for targeted audiences.
- ❖ Continue to participate in various functions supporting the Village, schools, and civic programs.
- ❖ Continue to develop and maintain quality supervisors capable of handling routine and large-scale incidents.
- ❖ Continue to plan and train for an Active Threat response as a coordinated effort with other Village Departments as well as with other local municipalities in and around Lake County.
- ❖ Continue the professional development of our personnel through locally and nationally recognized programs such First-In Company Officer, Blue Card Incident Command, the Texas A&M (TEEX) Enhanced Incident Command Management, and the National Fire Academy.
- ❖ Continue to seek member input in the planning and future of the Department.
- ❖ Continue to provide regular and meaningful performance input and feedback.

FIRE DEPARTMENT						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Administration</i>	832,362	742,237	795,000	1,687,967	694,527	1,811,149
<i>Operations</i>	2,685,767	2,648,164	2,800,000	4,833,221	3,021,530	5,104,980
<i>Rescue operations</i>	2,379,759	2,373,699	2,500,000	104,880	2,172,362	158,745
<i>Prevention</i>	220,284	229,210	230,000	50,660	224,744	47,680
TOTAL	6,118,172	5,993,310	6,325,000	6,676,728	6,113,162	7,122,554

Fire Department – Administration

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	522,022	500,282	576,300	507,200	551,567	529,381
<i>Services</i>	133,306	135,835	105,900	52,590	52,590	51,320
<i>Supplies</i>	147,177	80,770	82,370	80,670	80,670	78,635
<i>Capital</i>	29,857	25,350	30,430	9,700	9,700	0
SUB-TOTAL	832,362	742,237	795,000	650,160	694,527	659,336
<i>Pension</i>	-	-	-	1,037,807	-	1,151,813
TOTAL	832,362	742,237	795,000	1,687,967	694,527	1,811,149

Fire Department – Operations

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	2,349,120	2,199,000	2,417,670	4,125,600	2,313,909	4,408,140
<i>Services</i>	249,260	346,654	281,533	568,261	568,261	552,225
<i>Supplies</i>	83,058	97,510	94,847	129,860	129,860	144,615
<i>Capital</i>	4,329	5,000	5,950	9,500	9,500	0
TOTAL	2,685,767	2,648,164	2,800,000	4,833,221	3,021,530	5,104,980

Fire Department – Rescue Operations

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	2,096,966	2,020,000	2,160,192	0	2,067,482	0
<i>Services</i>	219,620	302,249	285,778	27,181	27,181	81,525
<i>Supplies</i>	63,173	51,450	54,030	77,699	77,699	77,220
<i>Capital</i>	0	0	0	0	0	0
TOTAL	2,379,759	2,373,699	2,500,000	104,880	2,172,362	158,745

Fire Department – Prevention / Emergency Management

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	196,025	175,000	181,890	0	174,084	0
<i>Services</i>	4,843	25,135	24,635	25,035	25,035	23,605
<i>Supplies</i>	18,711	26,375	22,775	24,825	24,825	24,075
<i>Capital</i>	705	2,700	700	800	800	0
TOTAL	220,284	229,210	230,000	50,660	224,744	47,680

Public Works & Engineering Department

Public Works and Engineering is responsible for all management, operation, maintenance, and repair of Village infrastructure, property, and equipment. The Department also provides emergency response services such as deicing (salting), snow removal, flood assistance, and windstorm debris removal.

There are some services provided that are unique to our community that include free residential leak detection services, special flood hazard determinations, curbside leaf collection, private tree disease investigation, and operation of a licensed water reclamation facility. There are six divisions within Public Works and Engineering: Administration/Engineering, Facility Maintenance, Street Maintenance, Wastewater System Maintenance, Water System Maintenance, and Vehicle Maintenance. The Department is under the oversight of the Director of Public Works and Engineering. Two of these divisions (water and wastewater) are reported separately in an enterprise fund while all the other divisions are included in the general fund.

PUBLIC WORKS						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Administration</i>	584,392	547,334	569,952	771,548	569,653	839,113
<i>Facility Maintenance</i>	673,949	741,912	800,000	829,905	829,905	1,050,350
<i>Vehicle Maintenance</i>	500,457	475,072	488,083	888,250	780,820	1,322,843
<i>Streets</i>	2,136,547	2,117,212	2,168,966	2,404,250	2,346,856	2,260,342
TOTAL	3,895,345	3,881,530	4,027,001	4,893,953	4,527,235	5,472,648

PUBLIC WORKS – ALL DEPARTMENTS						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	2,719,994	2,612,830	2,528,241	2,868,704	2,501,986	2,859,848
<i>Services</i>	582,512	662,800	838,260	937,149	937,149	1,474,900
<i>Supplies</i>	587,202	586,900	649,550	1,068,850	1,068,850	1,137,900
<i>Capital</i>	5,637	19,000	10,950	19,250	19,250	0
TOTAL	3,895,345	3,881,530	4,027,001	4,893,953	4,527,235	5,472,648

Public Works – Administration / Engineering

Public Works Administration/Engineering includes the Director of Public Works and Engineering/Village Engineer, Project Manager, Business Services Manager, Executive Assistant, and Office Clerk. This division is responsible for the general oversight and coordination of the department, with the primary role of preparing the annual budget. The Director is responsible for the overall management of Public Works and overseeing the Engineering group. The Business Services Manager provides technical assistance in operations and contract management. The Administrative Assistant and Office Clerk support the Director with duties such as: customer service, payroll, accounts payable, meeting scheduling, document distribution, and inter-departmental coordination. Additional duties for this division include report preparation, labor negotiations, risk management, budget/contract management, uniform distribution, procurement, in-house training, and bid specification preparation.

The Engineering staff is responsible for administration of the public improvements in the Village, preparing the annual Capital Improvement Program (CIP), addressing the Village's utility infrastructure needs, and streetscape improvements. Staff also provide civil engineering services in support of the growth and development of the community. The duties associated with this include reviewing of development plans and building permit applications and construction inspections for these improvements.

FY2024 ACHIEVEMENTS

- ❖ Maintained construction schedule for all projects and maintained road projects under budget.
- ❖ Went live with departmental work order/asset management software.
- ❖ Successfully negotiated new four-year collective bargaining agreement.
- ❖ Completed the construction of the Morris Station public infrastructure improvements and Old Village Hall Alley rehabilitation.
- ❖ Completed the following infrastructure projects: 2023 Street Improvement Program, 2023 Pavement Preservation Program, 2024 Street Improvement Program Design.
- ❖ Coordinated temporary relocation of Mundelein Community Days event to Village Hall Plaza with no major issues.

FY2025 GOALS

- ❖ Close 95.0% of our service requests within 15 days.
- ❖ Complete Maintain positive work environment with zero grievances.
- ❖ Complete LED retrofit of all Village owned streetlights.
- ❖ East Hawley Street Improvement Phase 1 design tentative approval from IDOT.
- ❖ Cardinal Square Public Infrastructure.
- ❖ Complete construction of Courtland Commons Park.
- ❖ Begin construction of North Lake Street Enhancement Program.
- ❖ Reduce total insurance claims total and frequency.

PUBLIC WORKS / ENGINEERING - ADMINISTRATION						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
<i>EXPENDITURES</i>						
<i>Personnel</i>	507,920	480,784	509,192	705,799	503,904	591,713
<i>Services</i>	41,331	53,700	47,860	56,149	56,149	241,350
<i>Supplies</i>	32,592	9,350	10,700	8,600	8,600	6,050
<i>Capital</i>	2,549	3,500	2,200	1,000	1,000	0
TOTAL	584,392	547,334	569,952	771,548	569,653	839,113

Public Works – Facility Maintenance

Facility Maintenance division is responsible for the inspection and maintenance of 27 different Village owned buildings and facilities, including a 165,000 square foot commercially leased building. The work involves the care of the mechanical equipment, general woodwork, electrical, plumbing, painting, custodial, HVAC and the contractual landscape maintenance program. Facility Maintenance division also conducts the repair and the maintenance of over 1,700 Village-owned streetlights, assists in the care and maintenance of Village trees, assists in the ice and snow removal operations, special events and Village involved emergencies. This division also handles the majority of the downtown maintenance duties.

FY2024 ACHIEVEMENTS

- ❖ Projected to meet target goal of less than 35 street light outage reports (26 through 8 months).
- ❖ Upgraded card access system and consolidated alarm monitoring system to a single vendor.
- ❖ Completed roof rehabilitation at Police Station, Fire Station, and Maple Street Pump Station.
- ❖ Updated 10-year capital maintenance plans for Archer Business Center, Public Works and Engineering, Fire Department #1 and #2, Police Station, Metra Station, and Village Hall.
- ❖ Absorbed operational and capital maintenance items from Police and Fire Department budgets.

FY2025 GOALS

- ❖ Complete final phase of LED streetlight retrofit project.
- ❖ Replace Fire Station Generator.
- ❖ Rehabilitate front entry for Public Works and Engineering facility.
- ❖ Maintain street light outage complaints to 35 or less.
- ❖ Update 10-year capital maintenance plan for Metra Station, Village Hall, Police Station, and Fire Stations.
- ❖ Research new building automation system (BAS) options for Fire Station #1 for FY26 retrofit.

PUBLIC WORKS – FACILITY MAINTENANCE						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Personnel</i>	505,664	508,112	577,250	571,255	571,255	547,100
<i>Services</i>	122,151	176,850	160,300	173,800	173,800	421,050
<i>Supplies</i>	46,134	51,450	61,950	83,350	83,350	82,200
<i>Capital</i>	0	5,500	500	1,500	1,500	0
TOTAL	673,949	741,912	800,000	829,905	829,905	1,053,350

Public Works - Street

Street Division's duties include maintenance and operation of approximately 118 center line miles of Mundelein-maintained roadways, snow and ice removal operations, street sweeping, street sign maintenance, the maintenance of approximately 125 miles of storm sewer, 143 miles of public sidewalks and more than 7,000 parkway trees owned by the Village. The Street Maintenance Superintendent administers the operations of the crew leaders that run the field operations. Outside of the winter season, this division's primary duties include in-house resurfacing projects, parking lot maintenance, street sweeping, parkway tree trimming and removals, mowing of Village property, rights-of-way, and downtown maintenance. Winter requires the Street Maintenance division to focus its efforts on salting and plowing Village maintained streets to ensure safe driving conditions for all vehicles.

FY2024 ACHIEVEMENTS

- ❖ Trimmed 892 parkway trees and replanted 44 parkway trees.
- ❖ Over 1.5 miles rehabilitated in the North Shore Park neighborhood.
- ❖ Continued mud-jacking program in lieu of sidewalk replacement and saved over \$103,000.
- ❖ Maintained Tree City USA status and Community Growth Award.
- ❖ Achieved target for snow and ice control costs under \$25,000 per event (\$24,166 for season).
- ❖ Swept 1,470 lane miles of local roads.
- ❖ Completed 58,916 linear feet of crack sealing.

FY2025 GOALS

- Mud-jack 300 sidewalk squares.
- Create a 5-year road striping and crack sealing program.
- Sweep 1,400 lane miles of local roads.
- Repair 50 sidewalk trip hazards.
- Trim 100 parkway trees.
- Maintain Tree City USA certification.
- Complete 3,000 s.f. of sidewalk replacement, 8 miles of crack sealing, 300 linear feet curb replacement, 10,000 square feet of in-house pavement patching.
- Rehabilitate 100 street signs.
- Complete snow and ice control season with a \$26,500/event rate or less.
- Replace outdated signage in Longmeadow Estates.

PUBLIC WORKS - STREETS						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Personnel</i>	1,243,018	1,182,112	997,616	1,044,650	987,256	1,098,342
<i>Services</i>	395,172	419,350	614,650	695,400	695,400	730,250
<i>Supplies</i>	495,269	507,750	550,200	652,200	652,200	431,750
<i>Capital</i>	3,088	8,000	6,500	12,000	12,000	0
TOTAL	2,136,547	2,117,212	2,168,966	2,404,250	2,346,856	2,260,342

Public Works – Vehicle Maintenance

Vehicle Maintenance conducts the preventative and repair maintenance for all of the generators, vehicles and equipment operated by all Village Departments. The division reviews and purchases the supplies and parts involved in keeping these resources in excellent operating condition and plays an integral part in the specification and bidding process involving procurement of new vehicles and equipment. The Superintendent of this division oversees the Equipment Replacement Fund, covering nearly 200 equipment items and \$12 million in rolling stock. The division also monitors and orders the fuel resources needed for the Village fleet. The staff is A.S.E. Certified in several fields. The division personnel play a vital role in the preliminary and post-snowstorm periods, conducting road-service responses for the Village fleet during and after hours. Vehicle Maintenance is also responsible for all regulatory compliance with fleet operations.

FY2024 ACHIEVEMENTS

- ❖ Purchased and placed into service vehicles that were able to be procured during fiscal year.
- ❖ Reduced unleaded fuel consumption by 5% and maintained 0% increase for diesel fuel.
- ❖ Investigated alternative fuel products and transitioned to 20% biodiesel.
- ❖ Completed implementation of digital parts room to manage inventory.
- ❖ Enrolled in Ford rewards program to achieve over \$2,500 savings on parts orders.
- ❖ Completed 3,472 work orders (as of 12/7/2023).
- ❖ Hosted training event with over 30 municipal agencies in attendance.

FY2025 GOALS

- ❖ Complete salt controller upgrades on all snow/ice control vehicles.
- ❖ Maintain departmental fuel usage at 30,000 gallons of unleaded and diesel (combined).
- ❖ Place all purchased equipment during FY2025 into service before the end of fiscal year.
- ❖ Complete 2,900 work orders.
- ❖ Present a topic at an industry workshop or in-house event.

PUBLIC WORKS – VEHICLE MAINTENANCE						
	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Personnel</i>	463,392	441,822	444,183	547,000	439,570	562,693
<i>Services</i>	23,858	12,900	15,450	11,800	11,800	82,250
<i>Supplies</i>	13,207	18,350	26,700	324,700	324,700 *	677,900
<i>Capital</i>	0	2,000	1,750	4,750	4,750	0
TOTAL	500,457	475,072	488,083	888,250	780,820	1,322,843
*Gas – Consolidated from all departments						

Non-Operational Items

These non-operational, non-recurring expenditures are spent from the reserves on an annual basis and vary greatly from year to year. Interfund transfers out are \$185,000 to the Revolving Loan/Grants fund for the Business Improvement Grant (BIG) program and STAR Program, \$500,000 for vehicles/equipment, and \$900,000 for Sales Tax Sharing Agreements. Interfund transfers in are \$300,000 from the Road & Bridge fund and \$500,000 from the Capital Improvements fund.

Some highlights of FY2025 planned expenditures include:

- ❖ LED Streetlights - \$65,000
- ❖ Gateway Signage Landscaping - \$50,000
- ❖ Village Hall Building Upgrades – \$18,000
- ❖ Fire Department Building Upgrades - \$246,000
- ❖ Police Radios – \$20,850
- ❖ Police – Card Readers - \$35,000
- ❖ BS&A Software - \$434,000
- ❖ Internet Upgrades - \$46,000

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
EXPENDITURES						
<i>Contracted Services</i>	568,211	205,000	300,000	165,000	165,000	0
<i>Infrastructure / Buildings</i>	165,596	120,000	1,455,000	1,098,215	1,148,600	914,000
<i>Equipment</i>	4,795	32,000	45,000	0	10,000	97,850
<i>Interfund Transfers</i>	1,656,455	825,000	825,000	1,820,000	1,820,000	785,000
<i>Bond Abatements</i>	210,000	0	0	0	0	0
TOTAL	2,605,057	1,182,000	2,625,000	3,083,215	3,143,600	1,796,850

Fund Summaries

Road and Bridge Fund

The Road and Bridge fund is a special revenue fund that accounts for revenues derived from a specific annual property tax levy provided for the purpose of providing funds for the maintenance and construction of roads and bridges. In 2022, an electric and natural gas utility tax was enacted to help fund street projects.

2024 ACHIEVEMENTS

- ❖ Funds were used to resurface and rehabilitate streets as part of the annual street improvement program.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Property Taxes</i>	1,870,462	1,870,000	4,000,000	1,700,000	1,700,000	1,700,000
<i>Municipal Utility Tax</i>	0	0	0	1,500,000	1,500,000	1,500,000
<i>Grants</i>	0	0	0	0	0	600,000
TOTAL	1,870,462	1,870,000	4,000,000	3,200,000	3,200,000	3,800,000
EXPENDITURES						
<i>Public Works</i>	2,238,924	1,900,000	4,000,000	4,273,241	2,725,000	3,500,000
<i>Interfund</i>	0	0	0	0	0	300,000
TOTAL	2,238,924	1,900,000	4,000,000	4,273,241	2,725,000	3,800,000
NET CHANGE	(368,462)	(30,000)	0	(1,073,241)	475,000	0
ENDING FUND BALANCE	(85,605)	(115,605)	314,385	55,588	863,736	55,588

Motor Fuel Tax Fund

The Motor Fuel Tax fund is a special revenue fund that accounts for revenues provided by the Village's share of state gasoline taxes used for the operation of certain street maintenance and improvement programs, as authorized by the Illinois Department of Transportation.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges / Fees</i>	0	0	0	0	0	0
<i>Intergov't</i>	2,135,836	1,600,000	1,600,000	1,200,000	1,200,000	1,200,000
<i>Interest</i>	2	0	0	0	0	0
TOTAL	2,135,838	1,600,000	1,600,000	1,200,000	1,200,000	1,200,000
EXPENDITURES						
<i>Public Works</i>	743,670	1,018,046	1,600,000	1,500,000	1,600,000	3,327,240
TOTAL	743,670	1,018,046	1,600,000	1,500,000	1,600,000	3,327,240
<i>NET CHANGE</i>	402,644	1,117,794	0	(300,000)	0	(2,127,240)
ENDING FUND BALANCE	328,007	1,445,801	1,445,801	2,514,748	2,026,225	387,508

Illinois Municipal Retirement Fund

The Illinois Municipal Retirement fund is a special revenue fund that accounts for the Village's contribution to the Illinois Municipal Retirement Fund for those employees who are not members of the police or fire pension plans. The revenues are derived from a specific annual property tax levy provided for this specific purpose. A portion of the personal property replacement tax received is also reported as a revenue in this fund. Eligible employees contribute 4.5% of their salary with the Village portion listed below.

Historical Village Employer Rates (Calendar Years)

2014	14.10%
2015	13.56%
2016	13.40%
2017	12.43%
2018	12.55%
2019	10.63%
2020	11.60%
2021	12.64%
2022	10.76%
2023	9.04%
2024	9.46%

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Pers Prop Tax</i>	109,143	50,000	80,000	100,000	100,000	50,000
<i>Property Tax</i>	721,975	725,000	725,000	725,000	725,000	775,000
TOTAL	831,118	775,000	805,000	825,000	825,000	825,000
EXPENDITURES						
<i>Pensions</i>	865,764	800,000	800,000	825,000	825,000	802,200
TOTAL	865,764	800,000	800,000	825,000	825,000	802,200
<i>NET CHANGE</i>	(34,646)	(25,000)	5,000	0	0	22,800
ENDING FUND BALANCE	73,641	48,641	61,641	258,424	2,379	281,224

Social Security Fund

The Social Security fund is a special revenue fund that accounts for the Village's contribution of social security and Medicare to the federal government for all employees. The revenues are derived from a specific annual property tax levy provided for this specific purpose. A portion of the personal property replacement tax received is also reported as a revenue in this fund.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Pers Prop Tax</i>	76,459	135,000	135,000	100,000	100,000	50,000
<i>Property Tax</i>	1,120,345	1,125,000	1,125,000	1,175,000	1,175,000	1,400,000
TOTAL	1,196,804	1,260,000	1,260,000	1,275,000	1,275,000	1,450,000
EXPENDITURES						
<i>Social Security & Medicare</i>	1,186,731	1,260,000	1,300,000	1,400,000	1,400,000	1,485,620
TOTAL	1,186,731	1,260,000	1,300,000	1,400,000	1,400,000	1,485,620
NET CHANGE	10,073	0	(40,000)	(125,000)	(125,000)	(35,620)
ENDING FUND BALANCE	143,510	143,510	158,510	438,017	281,346	402,397

Train Station Parking Fund

The Train Station Parking fund is a special revenue fund that accounts for the revenues and expenditures related to the operations of the train station parking lot. Revenues result from the \$1.75 daily and quarterly parking fees used for the maintenance of the train station lot. The pandemic has impacted the number of commuters using Metra.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges / Fees</i>	1,639	30,000	20,000	12,000	12,000	10,000
TOTAL	1,639	30,000	20,000	12,000	12,000	10,000
EXPENDITURES						
<i>Public Works</i>	35,052	133,100	177,150	134,450	134,450	132,050
TOTAL	35,052	133,100	177,150	134,450	134,450	132,050
NET CHANGE	(33,413)	(103,100)	(157,150)	(122,450)	(122,450)	(122,050)
ENDING FUND BALANCE	(72,352)	(175,452)	(299,502)	(367,026)	(369,469)	(489,076)

911 Surcharge Funds

The 911 Surcharge fund is a special revenue fund that accounts for the revenues derived from the imposition of a \$1.50, effective January 1, 2018, monthly surcharge per network connection on the telecommunication companies for the purpose of installing and maintaining a 911 Emergency Telephone System, per the Emergency Telephone System Act. The Village also provides these services to Winthrop Harbor and North Chicago.

2024 ACHIEVEMENTS

- ❖ Handled just under 74,000 calls in 2023, 25,431 being 911 calls and 48,327 being non-emergency calls.
- ❖ NG911 implementation to receive text and video is mandated by the state.

2025 GOALS

- ❖ 9-1-1 revenues will be used for capital expenditures. Also, these funds will be used to offset the personnel costs of telecommunicators.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges / Fees</i>	738,964	700,000	700,000	700,000	700,000	700,000
<i>Intergov't</i>	1,309,858	500,000	500,000	500,000	500,000	500,000
TOTAL	2,048,822	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
EXPENDITURES						
<i>Public Safety</i>	1,035,607	1,300,000	1,300,000	2,090,505	2,088,510	1,658,000
TOTAL	1,035,607	1,300,000	1,300,000	2,090,505	2,088,510	1,658,000
NET CHANGE	1,013,215	(100,000)	(100,000)	(890,505)	(888,510)	(458,000)
ENDING FUND BALANCE	1,884,657	1,784,657	1,259,657	518,139	519,256	60,139

Tax Rebate Fund

This fund accounts for any tax-sharing agreements the Village has with developers or businesses. Current tax-sharing agreements include Jewel-Osco, Hawley Lake Plaza, and Blu Petroleum.

This fund will be used for any future tax rebate agreements.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Taxes</i>	504,181	550,000	575,000	945,000	945,000	900,000
TOTAL	504,181	550,000	575,000	945,000	945,000	900,000
EXPENDITURES						
<i>Gen Govt</i>	504,181	550,000	575,000	849,158	800,000	900,000
TOTAL	504,181	500,000	575,000	849,158	800,000	900,000
<i>NET CHANGE</i>	0	0	0	95,842	145,000	0
ENDING FUND BALANCE	0	0	(77,617)	18,224	19,922	18,224

Transportation Fund

The Transportation Fund accounts for revenues derived from transportation impact fees used to fund construction of transportation improvements, including intersection improvements and Metra train station facilities. The Village has also been provided \$1.825 million from Canadian National for various improvements throughout the Village.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges/Fees</i>	96,855	0	0	0	0	0
<i>Grants</i>	262,500	2,000,000	2,000,000	0	0	0
TOTAL	359,355	2,000,000	2,000,000	0	0	0
EXPENDITURES						
<i>Public Works</i>	322,004	2,000,000	2,000,000	500,000	500,000	0
TOTAL	322,004	2,000,000	2,000,000	500,00	500,000	0
<i>NET CHANGE</i>	37,351	0	0	(500,00)	(500,000)	0
ENDING FUND BALANCE	433,373	433,373	433,373	685,142	(1,478,379)	685,142

Capital Development Fund

The Capital Development Fund accounts for revenues derived from development fees received from contractors for the purpose of meeting the costs of Village projects and expenditures, per Village Ordinance 03-08-25, specifically new Village facilities or fire department vehicles.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges/Fees</i>	81,555	100,000	100,000	239,570	75,000	150,000
<i>Sale of Land</i>	0	0	0	0	0	0
<i>Bond Proceeds</i>	0	0	0	0	0	0
TOTAL	81,555	100,000	100,000	239,750	75,000	150,000
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	0
<i>Public Safety</i>	0	0	0	0	0	0
<i>Public Works</i>	3,502,791	0	0	0	0	0
<i>Interfund</i>	0	0	0	0	0	500,000
TOTAL	3,502,791	0	0	0	0	500,000
NET CHANGE	(3,421,236)	100,000	100,000	239,750	0	(350,000)
ENDING FUND BALANCE	(1,527,439)	(1,427,439)	(512,439)	624,037	(587,667)	274,037

Stormwater Management Fund

The Stormwater Management Special Revenue Fund accounts for revenues derived from stormwater management fees received from developers, stormwater user fees, and packaged liquor tax. The Village uses these funds for stormwater management fees and related debt service.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges/Fees</i>	428,161	450,000	450,000	400,000	400,000	400,000
<i>Liquor Tax</i>	420,768	400,000	425,000	385,000	385,000	300,000
<i>Bond Issue</i>	0	0	0	0	0	0
TOTAL	848,929	850,000	875,000	785,000	785,000	700,000
EXPENDITURES						
<i>Public Works</i>	5,755,724	3,000,000	645,000	125,000	125,000	825,000
<i>Debt Service</i>	700,000	700,000	700,000	527,665	527,665	527,562
TOTAL	6,455,724	3,700,000	1,345,000	652,665	652,665	1,352,562
NET CHANGE	(5,606,795)	(2,850,000)	(470,000)	132,335	132,335	(652,562)
ENDING FUND BALANCE	2,610,429	(239,571)	(709,571)	725,445	477	72,883

Tax Increment Financing (TIF) #2 Fund

The Tax Increment Finance area #2 Special Revenue Fund accounts for the activity relating to the downtown TIF Redevelopment Project Area adopted as Ord. 05-04-08 on January 10, 2005. This area encompasses east of the railroad tracks downtown.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Tax Increment</i>	782,559	800,000	850,000	700,000	700,000	700,000
<i>Interest</i>	0	0	0	0	0	0
TOTAL	782,559	800,000	850,000	700,000	700,000	700,000
EXPENDITURES						
<i>Gen Govt</i>	363,697	800,000	450,000	430,000	430,000	480,000
<i>Public Works</i>	0	0	0	0	0	0
<i>Debt Service</i>	0	0	0	0	0	0
TOTAL	363,697	800,000	450,000	430,000	430,000	480,000
NET CHANGE	418,862	0	400,000	270,000	270,000	220,000
ENDING FUND BALANCE	(887,501)	(887,501)	(97,501)	285,320	144,986	505,320

Tax Increment Financing (TIF) #3 Fund

The Tax Increment Finance area #3 Special Revenue Fund accounts for the activity relating to the downtown TIF Redevelopment Project Area adopted as Ord. 16-07-08 on January 10, 2016. This fund was created during FY18 and covers west of the railroad tracks downtown. This fund also pays off the 2017 Bonds listed on the Bond Levy Fund page.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Tax Increment</i>	39,881	36,000	35,000	86,551	35,000	90,000
<i>Interest</i>	0	0	0	0	0	0
TOTAL	39,881	36,000	35,000	86,551	35,000	90,000
EXPENDITURES						
<i>Gen Govt</i>	62,894	200,000	100,000	475	102,900	475
<i>Public Works</i>	0	0	0	0	0	0
<i>Debt Service</i>	619,150	617,000	619,550	616,650	616,650	619,650
TOTAL	682,044	817,000	719,000	617,125	719,550	620,125
NET CHANGE	(642,163)	(781,000)	(684,000)	(530,574)	(684,550)	(530,125)
ENDING FUND BALANCE	(1,381,431)	(2,162,431)	(2,654,431)	(3,0200,874)	(2,340,718)	(3,550,999)

Tax Increment Financing (TIF) #4 Fund

The Tax Increment Finance area #4 Special Revenue Fund accounts for the activity relating to the Townline corridor TIF Redevelopment Project Area adopted as Ordinances 21-04-23, 24 & 25 on April 26, 2021.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Tax Increment</i>	0	0	0	0	0	0
<i>Interest</i>	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	0
<i>Public Works</i>	0	0	0	0	0	0
<i>Debt Service</i>	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
NET CHANGE	0	0	0	0	0	0
ENDING FUND BALANCE	0	0	0	0	0	0

Equipment Replacement Fund

The Equipment Replacement Special Revenue Fund accounts for activities relating to the funding for and replacement of cars, maintenance vehicles, other specialty vehicles and other major essential capital equipment. Funding primarily comes from a general fund contribution each year with some additional police fines that are restricted to the purchase of police vehicles or equipment. This fund was created in fiscal 2010.

2023/2024 PURCHASES

- ❖ Tenant Floor Scrubber
- ❖ Fire Department Administrative SUV
- ❖ Police Squads (2)
- ❖ 3-ton Dump Truck

FYE2025 REQUESTED PURCHASES

- ❖ Aerial Truck Upfitting
- ❖ Lindco Uplifting
- ❖ International 3 Ton Dump Truck

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges/Fees</i>	2,879	30,000	10,000	0	0	0
<i>Interfund</i>	700,000	700,000	700,000	768,000	768,000	500,000
TOTAL	702,879	730,000	710,000	768,000	768,000	500,000
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	0
<i>Public Safety</i>	221,124	600,000	295,000	138,845	601,000	0
<i>Public Works</i>	0	250,000	312,000	509,480	0	414,078
TOTAL	221,124	850,000	607,000	648,325	601,000	414,078
NET CHANGE	481,755	(120,000)	103,000	119,675	167,000	85,922
ENDING FUND BALANCE	242,807	122,807	97,807	501,523	356,548	587,445

Revolving Loans / Grants Fund

The Revolving Loans/Grants fund is a special revenue fund that accounts for the Village's participation with the Affordable Housing Commission of Lake County (began in FY14). The fund also accounts for community development block grants received by the Village as sub-recipient from Lake County, as recipient of funds under Title 1 of the Housing and Community Development Act of 1974, as amended. The fund will also keep track of the Business Improvement Grant (BIG) program.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Loan Repayments</i>	0	100,000	100,000	50,000	0	0
<i>Grants</i>	0	0	0	0	0	0
<i>Interfund</i>	75,000	125,000	125,000	175,000	175,000	185,000
TOTAL	75,000	225,000	225,000	225,000	175,000	185,000
EXPENDITURES						
<i>Loans</i>	0	0	0	0	0	0
<i>Grants</i>	13,387	250,000	225,000	225,000	175,000	185,000
<i>Public Works</i>	0	0	0	0	0	0
TOTAL	13,387	250,000	225,000	225,000	175,000	185,000
NET CHANGE	61,613	(25,000)	0	0	0	0
ENDING FUND BALANCE	100,777	75,777	107,011	107,011	25,777	107,011

Archer Business Center Fund

The Archer Business Center Fund accounts for the Village's activities related to the Anatol Building at 165 North Archer. This fund was created in FY2015.

2024 ACHIEVEMENTS

- ❖ Facilitated lease amendments and extensions for Tighthead and Woodland Photography.
- ❖ Completed parking control improvements to minimize delivery conflicts with tenant parking areas.
- ❖ Addressed revised parking agreements resulting from Station 250 development.
- ❖ Continued improved financial reporting with CBRE Accounting Services.
- ❖ Completed re-key of ANC building and necessary sewer improvements.
- ❖ Completed parking lot sealing and pavement repair.
- ❖ Completed lobby design for a functional and welcoming entry/waiting area.

2025 PLANS

- ❖ Maintain the Archer Business Center in conformance with 10-year capital maintenance plan.
- ❖ Complete feasibility study to determine arts center viability. Report to Board of Trustees for long term planning consideration.
- ❖ Explore feasibility of community partner tenancy including Train Club and Tool Library.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Rents</i>	814,246	860,000	850,000	800,000	800,000	800,000
TOTAL		860,000	850,000	800,000	800,000	800,000
EXPENDITURES						
<i>Lease Buyouts</i>	0	0	0	0	0	0
<i>Tenant Improvements</i>	0	0	0	0	0	0
<i>Public Works</i>	461,796	490,800	460,000	649,200	649,200	598,200
<i>Bond Abatement</i>	250,000	250,000	0	0	0	0
TOTAL	711,796	740,800	460,000	649,200	649,200	598,200
NET CHANGE	102,450	119,200	390,000	150,800	150,800	201,800
ENDING FUND BALANCE	(1,201,553)	(1,082,353)	(361,553)	(376,305)	(499,758)	(174,505)

Bond Levy Fund

The Bond Levy fund is financed by the annual property tax levy (or abatement) to pay off the debt of the Village's outstanding debt issues:

- 2017 \$5.65 million to refund the 2010A bonds, saving \$767,000 (paid by tax increment fund).
- 2019 \$35 million for stormwater relief, new public works facility (paid for by stormwater & water/sewer funds, and property taxes).

FUTURE DEBT SERVICE PAYMENTS			
	2017	2019	TOTAL
FY2024	616,650	2,052,031	2,668,681
FY2025	619,650	2,051,631	2,671,281
FY2026	621,400	2,054,831	2,676,231
FY2027	621,800	2,051,431	2,673,231
FY2028	626,400	2,051,631	2,678,231
FY2029	630,000	2,055,231	2,685,231
FY2030	632,600	2,052,031	2,684,631
FY2031	629,200	2,052,231	2,681,431
FY2032	0	2,055,631	2,055,631
FY2033	0	2,052,031	2,052,031
FY2034	0	2,051,631	2,051,631
FY2035	0	1,554,231	1,554,231
FY2036	0	1,554,631	1,554,631
FY2037-50	0	21,784,521	21,784,524
TOTAL	\$4,999,717	\$47,475,746	\$52,471,427

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Abatement</i>	460,000	499,200	0	0	0	0
<i>Taxes</i>	980,663	980,000	980,000	975,000	975,000	975,000
TOTAL	1,440,663	1,479,200	980,000	975,000	975,000	975,000
<i>Debt Services</i>	1,053,983	1,450,000	950,000	975,475	975,000	975,285
TOTAL	1,053,983	1,450,000	950,000	975,475	975,000	975,285
<i>NET CHANGE</i>	386,680	29,200	30,000	(475)	0	(285)
ENDING FUND BALANCE	246,401	275,601	96,401	116,000	114,497	115,715

Capital Projects / ARPA Fund

The Capital Projects fund is used for monies restricted for capital use in Mundelein. Funding includes grant proceeds and the American Rescue Plan Act (ARPA) federal grant proceeds.

2025 PLANS

- ❖ Morris Station Infrastructure
- ❖ Courtland Park

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Bond Proceeds</i>	0	0	0	0	0	0
<i>Grants</i>	0	0	2,110,602	5,000,000	5,000,000	0
<i>Taxes</i>	0	0	0	0	0	0
<i>Interest</i>	0	0	0	0	0	0
TOTAL	0	0	2,110,602	5,000,000	5,000,000	0
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	0
<i>Public Safety</i>	0	0	0	0	0	0
<i>Public Works</i>	0	0	3,500,000	4,025,000	4,025,000	1,445,000
TOTAL	0	0	0	4,025,000	4,025,000	1,445,000
<i>NET CHANGE</i>	0	0	(1,389,398)	975,000	975,000	(1,445,000)
ENDING FUND BALANCE	161,252	161,252	382,456	2,748,976	1,357,456	1.303.976

Water / Sewer Fund

The Water/Sewer fund is Mundelein's only enterprise fund, all operations and capital activities are reported within this fund. The water comes from Lake Michigan through the Central Lake County Joint Action Water Agency (CLCJAWA). Water quality is consistently monitored by the Village, the Illinois EPA, CLCJAWA, and independent labs. Over 2.5 million gallons flow through the Village's water system daily.

Water division staff operate the distribution system consisting of 125 miles of main, four pumping stations, 6.5 million gallons of storage, and two emergency wells as standby water sources. Staff ensures that all requirements set forth by the IEPA and IDNR are met by exercising valves, replacing meters, flushing hydrants, sampling/testing water and various other activities.

Wastewater Division staff operate and maintain the waste collection system, including the 5 million gallon per day water reclamation facility. The primary responsibility of the division is operation of the collection system and plant; continuing to meet federal and state IEPA requirements. There are eight lift stations and over 100 miles of sewer main that this division maintains.

The proposed CLCJAWA FY2024-2025 budget recommends a 6% to the rate charged to its members. This is reflected in the revenues shown within this budget proposal.

	ACTUAL 2021	BUDGET 2022	BUDGET 2023	PROJECTED 2024	BUDGET 2024	BUDGET 2025
REVENUES						
<i>Charges</i>	10,101,503	10,000,000	10,000,000	11,375,000	11,375,000	11,970,500
<i>Expansion Fees</i>	3,335	0	0	0	0	0
<i>Interest</i>	40	0	0	0	0	0
<i>Bond Proceeds</i>	0	0	0	0	0	0
<i>Inter Fund Transfers</i>	0	0	0	4,250,000	4,250,000	4,250,000
TOTAL	10,104,878	10,000,000	10,000,000	15,625,000	15,625,000	16,220,500
EXPENDITURES						
<i>Personnel</i>	2,023,268	2,683,126	2,203,000	2,098,447	2,298,447	3,028,624
<i>CLCJAWA Costs</i>	2,120,872	2,000,000	2,000,000	2,140,000	2,140,000	2,268,400
<i>Supplies / Services</i>	2,775,015	1,598,850	1,700,000	1,690,708	1,920,073	2,580,250
<i>Interest</i>	612,500	800,000	800,000	549,366	549,366	549,258
<i>Depreciation / Capital</i>	1,786,198	4,154,000	4,297,000	4,224,274	3,794,908	4,759,500
<i>Inter Fund Transfers</i>	0	0	0	4,250,000	4,250,000	4,250,000
TOTAL	9,317,853	11,235,976	11,000,000	14,952,795	14,952,794	17,436,032
NET CHANGE	787,025	(1,235,976)	(1,000,000)	672,205	(912,206)	(1,215,532)
ENDING FUND BALANCE	3,086,437	1,850,461	850,461	1,522,666	61,745	307,134

**Capital Improvement Plan
FY2025 – FY2029**

Capital Improvement Plan Summary

The Village has over \$250 million in infrastructure and other capital assets. The Village continues making a significant investment in its infrastructure. Millions of dollars are spent annually to maintain these assets. Funding for the non-water/sewer capital projects are generated from a variety of sources. Motor fuel taxes from the State, grants, impact fees, bond issuances, and general fund reserves help pay for these improvements.

Water/sewer charges to customers along with connection fees pay for the capital items in the water/sewer enterprise fund.

In preparing the Capital Improvement Plan, various factors are used in establishing the priority level for each project. Infrastructure condition, intensity of use, and cost are all contemplated while developing the Capital Improvement Plan.

Listed below are the requested dollar amounts for each of the major classes of fixed assets for the next five years.

Non-Water / Sewer						
	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Streets	6,939,240	7,175,000	6,540,000	3,145,000	5,750,000	29,549,240
Facilities	1,011,850	1,468,990	380,000	315,000	1,606,000	4,781,840
Stormwater	75,000	170,000	750,000	50,000	50,000	1,095,000
Transportation	2,340,000	185,000	1,000,000	40,000	350,000	3,915,000
Vehicles / Equip	414,078	1,077,000	864,000	2,089,000	902,000	5,346,078
TOTAL	10,780,168	10,75,990	9,534,000	5,639,000	8,658,000	44,687,158

Water / Sewer						
	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Water Infrastructure	3,350,000	1,750,000	1,300,000	1,000,000	1,160,000	8,560,000
Sewer Infrastructure	750,000	1,450,000	2,100,000	750,000	750,000	5,800,000
Other	658,000	4,233,000	3,562,000	2,801,000	3,925,000	15,179,000
TOTAL	4,758,000	7,433,000	6,962,000	4,551,000	5,835,000	29,539,000

Streets

The primary revenue sources for street maintenance are the motor fuel tax, along with the Road & Bridge property tax, and the municipal utility tax. In addition, grant proceeds are also utilized. Engineering establishes a five-year Street Improvement Plan to guide the process in determining the streets to reconstruct or resurface on an annual basis.

In the FY2025 Streets program, the streets to be rehabilitated are Fieldcrest, Franklin, Kettering, Somerset Court, Somerset Lane, Tudor, Westfield Way. Additional work this year includes the following:

- ❖ Pavement Preservation—A Village program implemented to supplement the Annual Streets program to extend the useful lives of streets throughout the Village that are in fair-to-good condition through spot patching and resurfacing.
- ❖ Sidewalk In-fill Program—Adopted in 2017, this program addresses disconnected or fragmented sidewalk networks by installing sidewalks in vacant areas.
- ❖ North Shore Drive, Garfield Avenue, South Lake Terrace, Mundelein Gardens- various sections—Downtown infrastructure improvements.

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Street Program	2,112,000	2,775,000	2,775,000	400,000	1,550,000	9,612,000
Hawthorne Ext.	0	1,500,000	1,500,000	0	0	3,000,000
Hawley Street	170,000	0	0	0	0	170,000
Sunset Land ROW Imprv	0	60,000	750,000	0	0	810,000
Park / Morris	120,000	0	0	0	0	120,000
Anthony Avenue	1,100,000	0	0	0	0	1,100,000
Park St.-At-Grade Rail Crsng	0	1,250,000	0	0	0	1,250,000
Pavement Preservation	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
Rebuild Illinois Street Imprv	2,047,240	0	0	0	0	2,047,240
Sidewalk / Guardrails	65,000	240,000	0	0	0	305,000
Town Center Roadway	0	0	0	0	150,000	150,000
Sidewalk in-fill	125,000	150,000	150,000	150,000	150,000	725,000
Jacobs Way ROW Improv	0	0	0	145,000	1,250,000	1,395,000
Daimond Lake Road Recon	0	0	0	0	200,000	200,000
TOTAL	6,939,240	7,175,000	6,540,000	3,145,000	5,750,000	29,549,240

Public Facilities

Requested FY25 Projects

- ❖ LED Streetlights
- ❖ Village Hall Building - Software
- ❖ Police Department Building - Card Reader
- ❖ Fire Department Building -Generator Replacement
- ❖ Gateway Signage

Requested FY26 Projects

- ❖ Police Department Building – Chiller Replacement
- ❖ Fire Department Building – Humidifier/Boiler Replacement
- ❖ Public Works Building - Original Building Roof Replacement
- ❖ Village Hall Building – Lighting/Furniture
- ❖ LED Streetlights
- ❖ Morris Avenue Park

Requested FY27 Projects

- ❖ Police Department Building – Boiler Replacement
- ❖ Village Hall Building Upgrades
- ❖ Fire Department Building – Lighting
- ❖ Plaza Circle Improvements

Requested FY28 Projects

- ❖ Police Department Building – Generator Replacement
- ❖ Village Hall Building Upgrades
- ❖ Fire Department Building – Air Handler Replacement
- ❖ Public Works Building - Furniture

Requested FY29 Projects

- ❖ Police Department Building – Flooring Replacement
- ❖ Village Hall Building Upgrades
- ❖ Fire Department Building Improvements
- ❖ Public Works Building – Entryway Improvements
- ❖ Diamond Lake Park
- ❖ Street Light Controllers

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Village Hall	508,000	93,000	2,058,000	70,000	81,000	2,810,000
Police Station	77,850	525,000	280,000	125,000	75,000	1,082,850
Public Works	115,000	662,500	0	95,000	1,420,000	2,292,500
Fire Station	311,000	188,490	42,000	25,000	30,000	596,490
TOTAL	1,011,850	1,468,990	2,380,000	315,000	1,606,000	6,781,840

Stormwater

Stormwater funding is generated primarily from two sources: the stormwater utility fees and packaged liquor tax. These revenues generate approximately \$700,000 annually. Also received are the development fees, but this is not a consistent revenue stream. The stormwater revenue is used primarily for the Management Program and debt service. Stormwater components of the road program are included in the Water Enterprise fund.

- ❖ **Seavey Drainageway Improvements**—The first phase of this project was completed a number of years ago. The second phase of the project is at the 100% design phase. The project is on hold pending scope changes that may occur with prospective regional detention pond proposed on the former U.S. Music site.

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Seavey	25,000	120,000	0	0	0	145,000
Management Program	50,000	50,000	750,000	50,000	50,000	950,000
TOTAL	75,000	170,000	750,000	50,000	50,000	1,095,000

Transportation / Road and Bridge

These expenses are for additions to Mundelein's transportation system including pedestrian walkways, intersection improvements, bike paths, and new roadways. Historically, the funding source for public transportation projects has been transportation impact fees per Village ordinance.

Proposed Projects

- ❖ Allanson Bike Path—Design/Construction of a bike path on the south side of Allanson Road from Washington Boulevard to Butterfield Road; grant funding may be available.
- ❖ Grade Separation at Route 60/83 Railroad Crossing—Costs for IDOT consultant to complete feasibility study on grade separation.
- ❖ Lake Street Streetscape—from Hawley Street to Allanson Road.
- ❖ Quiet Zone Improvements—Median improvements and removal of existing concrete pads within railroad ROW that previously served as the foundation for the automated horn system poles.
- ❖ North Lake Street Enhancement Program—Improvement of public parking and accessibility for businesses on Lake Street between Hawley and Park Streets.

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Allanson Bike Path	0	85,000	1,000,000	0	0	1,085,000
Pedestrian Bridge Overpass	365,000	0	0	0	0	365,000
60/83 Grade Crossing	0	0	0	0	350,000	350,000
Seymour – Courtland Park	1,325,000	0	0	0	0	1,325,000
Lake Street Streetscape	0	100,000	0	0	0	100,000
Quiet Zone Improvements	0	0	0	40,000	0	40,000
North Lake Street Enhancement	650,000	0	0	0	0	650,000
TOTAL	2,340,000	185,000	1,000,000	40,000	350,000	3,915,000

Vehicles / Equipment

A thorough investigation is done for each vehicle and equipment near the end of its useful life. These purchases are made through the Equipment Replacement Fund. This fund was established in 2010 and funded by the General Fund on an annual basis. The costs shown in the detailed requests show the current costs in today's dollars and do not reflect future inflationary increases for equipment purchased in outlying years.

FY2025 Requests

- ❖ Four Police SUV Interceptors
- ❖ 3 Ton Dump Truck
- ❖ Ambulance
- ❖ PW Pickup Truck
- ❖ FD Admin Vehicle
- ❖ 2 PW Trailers

FY2026 Requests

- ❖ Four Police SUV Interceptors
- ❖ FD Admin Vehicle
- ❖ PW Pickup Truck
- ❖ 1-Ton Dump Truck
- ❖ Two Landscape Trailers
- ❖ PW Tractor Mower

FY2027 Requests

- ❖ 3-Ton Dump Truck
- ❖ Three Police SUV Interceptors
- ❖ Police Admin Vehicle
- ❖ One Fire Admin Vehicle
- ❖ Two PW SUVs
- ❖ PW Pickup Truck

FY2028 Requests

- ❖ Custodial Vehicle
- ❖ Pickup Truck
- ❖ Portable Generator
- ❖ Four Police Vehicles
- ❖ Quint Fire Truck

FY2029 Requests

- ❖ Ambulance
- ❖ Three Police SUV Interceptors
- ❖ Breathing Air Compressor
- ❖ Asphalt Patch Trailer
- ❖ Two Custodial Vehicles

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Police	0	252,000	252,000	189,000	252,000	945,000
Fire	0	340,000	32,000	1,685,000	450,000	2,507,000
Village Hall	0	0	55,000	0	100,000	155,000
Public Works	414,078	485,000	525,000	215,000	100,000	1,739,078
TOTAL	414,078	1,077,000	864,000	2,089,000	902,000	5,346,078

Water / Sewer Capital Improvements

All of these capital items are paid from water/sewer charges along with impact and connection fees. Whenever possible, water/sewer projects are completed along with street projects.

FY2025

- ❖ Mundelein Gardens Watermains
- ❖ Private Property Water Mains
- ❖ East Hawley Street Improvements
- ❖ Homecrest Subdivision Water Main Design
- ❖ Annual Road Improvement Program Utility Repairs
- ❖ Sanitary Sewer Lining
- ❖ Utility Service Rebate Program
- ❖ Phosphorus Removal
- ❖ Water Maintenance (Pumps, Generator, Security, Driveway
- ❖ Advanced Meter Infrastructure (AMI) Phase 1
- ❖ Sanitary Sewer Pumps Maintenance
- ❖ Lead Service Lines Replacements
- ❖ Water System Master Plan Update

Vehicles/Equipment

- ❖ Crane, Utility Van, Sewer TV System

FY2026

- ❖ Private Property Water Mains
- ❖ AMI Meter Installations
- ❖ Annual Road Improvement Program Utility Repairs
- ❖ Sanitary Sewer Lining and Repairs
- ❖ Utility Service Rebate Program
- ❖ Water Distribution System Improvements
- ❖ Lead Service Lines Replacements
- ❖ Water Reclamation Facility Maintenance
- ❖ Pump Stations Motor Replacements
- ❖ Replacement Meters

Vehicles/Equipment

Backhoe

FY2027

- ❖ Private Property Water Mains
- ❖ Annual Road Improvement Program Utility Repairs
- ❖ Sanitary Sewer Lining and Repairs
- ❖ Lift Stations Upgrade
- ❖ AMI Meter Installations
- ❖ Lead Service Lines Replacements
- ❖ Utility Service Rebate Program
- ❖ Water Distribution System Maintenance
- ❖ Water Reclamation Facility Maintenance
- ❖ Replacement Meters

Vehicles/Equipment

- ❖ Pumps
- ❖ Utility Van
- ❖ SUV

FY2028

- ❖ Sanitary Sewer Lining and Repairs
- ❖ Private Property Water Mains/Master Plan Recommendations
- ❖ Homecrest Subdivision watermain improvements
- ❖ Replacement Meters
- ❖ Utility Service Rebate Program
- ❖ Annual Road Improvement Program Utility Repairs
- ❖ Flow Study Improvements for Sanitary Sewer
- ❖ Wastewater Maintenance (SCADA, Pump Repairs, Tanks piping/screens)
- ❖ Water Distribution Maintenance
- ❖ Lead Service Lines Replacements

Vehicles/Equipment

- ❖ Supervisory Vehicle
- ❖ Pickup Truck
- ❖ Equipment Trailer

FY2029

- ❖ Sanitary Sewer Lining and Repairs
- ❖ Private Property Water Mains/Master Plan Recommendations
- ❖ Homecrest Subdivision watermain improvements
- ❖ AMI Meter Installations
- ❖ Utility Service Rebate Program
- ❖ Annual Road Improvement Program Utility Repairs
- ❖ Lead Service Lines Replacements

Vehicles/Equipment

- ❖ Backhoe
- ❖ Utility Vehicle

	FY2025	FY2026	FY2027	FY2028	FY2029	TOTAL
Water Mains	3,350,000	1,750,000	1,300,000	1,000,000	1,160,000	8,560,000
Sewers	750,000	1,450,000	2,100,000	750,000	750,000	5,800,000
Aeration Improvements	85,000	1,250,000	0	0	0	1,335,000
Courtland Sewer Overflow Storage Station	0	0	0	1,000,000	1,500,000	2,500,000
Lead Service Lines Replacement	0	250,000	250,000	250,000	250,000	1,000,000
Water Tower Painting	0	0	850,000	0	0	850,000
AMI Program	0	2,000,000	1,500,000	500,000	1,500,000	5,500,000
Facilities	295,000	438,000	682,000	725,000	440,000	2,580,000
Vehicles	278,000	295,000	280,000	326,000	235,000	1,414,000
TOTAL	4,758,000	7,433,000	6,962,000	4,551,000	5,835,000	29,539,000

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 8, 2024

Subject: Ordinance Amendment to Chapter 5.110 Related to Food Trucks Only

Financial Impact:

N/A

Attachments:

None

Background:

The current Municipal Code Section regarding food truck operation requires amendment to provide consistency and clarity of regulations for food trucks operating within the Village.

The proposed amendment to the fee structure is to remove a weekly or seasonal fee and instead require a business registration commensurate with all other businesses operating within the Village. Business registration for food trucks, as with all restaurants, will only be approved with proper State of Illinois licensing. In continuing efforts to be business friendly, food trucks will be allowed on private property with the annual fee of \$25. Food Trucks operating on the right-of-way will require a business registration with the Village and operate under a Special Event Permit. Special Event Permits provide for review by all Village Departments and assures review by the Police Department regarding right-of-way locations.

Recommendation:

Motion to Pass an Ordinance Amending Chapter 5.110.050 of the Mundelein Municipal code, regarding outdoor dining specifically related to food truck fees and registration.

ORDINANCE NO. 24-04-19

AN ORDINANCE AMENDING CHAPTER 5.110.050 OF THE MUNDELEIN MUNICIPAL CODE, REGARDING OUTDOOR DINING SPECIFICALLY RELATED TO FOOD TRUCK FEES AND REGISTRATION

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

WHEREAS, on June 28, 2021, the Village Board of Trustees passed Ordinance No. 21-06-43 and Ordinance No. 22-01-02, Ordinances Amending Certain Sections of the Municipal Code Relating to Licenses, Title 5, to Regulate Outdoor Dining or Outdoor Seating or Outdoor Entertainment within Village Right-of-Way or Village-Owned Property, which included regulations and licenses for Food Trucks; and

WHEREAS, on April 8, 2024, the Village Board of Trustees at its regular meeting considered the goals and objectives of the Village with regard to planning documents, strategic planning, and vision, and determined the registration and fees pertaining to Food Trucks to be overly burdensome; and

WHEREAS, it has been determined by the Mayor and Board of Trustees that it would be in the best interest of the public to amend the fee and registration requirements for Food Trucks or Food Carts operating within the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, that:

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

SECTION II. Section 5.110.050(b)(1) and Section 5.110.050(b)(2) is hereby removed and replaced with the following language:

b) Food Truck or Food Cart:

1. Any food truck or food cart operating anywhere within the Village must register as a business annually and pay the associated Business Registration fee. (See Business Registration; Municipal Code 5.08.).
2. Only food trucks with a valid Special Event Permit may operate in a public right-of-way. A food truck intending to operate on a public right-of-way and not on private property must apply for consideration of a special event permit and a Business Registration.
3. Food trucks on private property may operate without a special event permit provided the business registration remains current and all other regulations pertaining to traffic, public safety, and zoning are in compliance.

SECTION III. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in anyone or more of its severable applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. This Ordinance shall be in full force and effect from and after its passage, approval, and publication, as required by law.