

AGENDA
VILLAGE BOARD MEETING NO. 3330
October 13, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from September 22, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Continuation of the Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508, and 29498 North IL Route 83

Motion to continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

- B. Continuation of the Public Hearing on the Annexation Agreement related to the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Motion to continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein IL, 60060

VIII. MAYOR'S REPORT

- A. **MEETING CALL** - Committee of the Whole Meeting on October 27, 2025 to discuss Menorahs and ATM with Video Gaming.

B. Mayoral Proclamation - Kirk Players 60th Anniversary

C. Mayoral Proclamation - Dyslexia Awareness Month

D. Mayoral Proclamation - End Polio Now

E. Board Policy - Commission Vacancy - Application Process

Motion to approve the Commission Vacancy - Application Process Policy number VB 14-13.

F. Board Policy - Development Reveiw Process

Motion to repeal Village Board Policy VB 06-01 and replace it with the new Development Review Process.

G. Lake County Convention and Visitors Bureau

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

H. Amendment to the Parking Ordinance, Chapter 10 Article II, to establish additional no-parking restrictions on Park Street

Motion to pass an Ordinance amending Chapter 10, Article II of the Mundelein Municipal Code, Prohibited Parking, to add restrictions on Park Street.

I. An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code, Fee Schedule

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

J. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B licenses and increase the number of Class B licenses authorized in the Village of Mundelein as it relates to Townline Wine & Liquors at 1492 Townline Road.

IX. TRUSTEE REPORTS

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

1. Community Happenings Report from Trustee Grieco

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

1. Ordinance approving a use and parking variation for Elite Baseball Training, LLC at 1700-1710 Butterfield Road

Motion to pass an Ordinance approving a Use and Parking Variation for the properties located at 1700–1710 Butterfield Road.

2. Resolution approving a S.T.A.R. Grant for interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois.

3. Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

Motion to pass an ordinance granting a variation from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance regarding the minimum interior side yard requirements at 310 Banbury Road, Mundelein, IL.

4. Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals

Motion to pass an Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals.

5. PZ2025-0035 - Solaria Crossings Townhouses - Map Amendment

Motion to authorize staff to draft an ordinance approving a map amendment to rezone 301 & 319 East Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential.

6. PZ2025-0035 - Solaria Crossings Townhouses - Preliminary PUD

Motion to authorize staff to draft an ordinance approving a Preliminary Planned Unit Development for the Solaria Crossings townhouse project at 301 & 319 East Route 83, with conditions.

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

1. Water Service Line Replacements

Motion to adopt a Resolution waiving bids, accepting proposals from Behm Enterprises, LLC from Lakemoor, IL, and approve purchase order number 26-00593 for \$250,000.

2. Sanitary Sewer Lining

Motion to adopt a Resolution waiving bids, authorize an agreement with Hoerr Construction, Inc. to complete the sanitary sewer lining project and ratify the purchase order number 26-00596 in the amount of \$160,000.00.

3. 2025 (FY26) MFT Roadway Improvements - Change Order #1

Motion to approve an FYE2026 budget amendment for account number 260-436-48740

in the amount of \$126,333.00 and purchase order number 26-00608 for Brothers Asphalt in the amount of \$126,333.00 for the change order to the 2025 (FY26) MFT Roadway Improvement project.

4. Natural Gas Rates

Motion to adopt a Resolution authorizing the Director of Public Works and Engineering to approve a contract with IGS Energy for the lowest available rate for natural gas.

5. FY26 Bulk Rock Salt-State Bid

Motion to adopt a Resolution approving the Bulk Rock Salt Contract between the Village of Mundelein and Compass Minerals America Inc., of Overland Park, Kansas, and approving purchase order number 26-00622 in the amount of \$87,964.80.

6. Village Hall Tenant Build Out

Motion to adopt a Resolution waiving bids, accepting proposals from CIC Corporation, of Lake Zurich, IL, approving a budget amendment for account number 100-260-48299 in the amount of \$93,216, and approving purchase order number 26-00626 for \$93,216.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between September 23, 2025 and ending October 13, 2025 in the amount of \$2,127,158.04

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

1. Budget Amendment — Quicket Solutions Software

Motion to approve a FYE2026 budget amendment of account number 100-301-46415.000 in the amount of \$10,600.00 and request approval of purchase order 26-00607 in the amount of \$10,600.00 and payment of same to Quicket Solutions.

2. Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park Regarding Jail Facilities

Motion to adopt a Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park regarding use of the Mundelein Jail Facility.

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval — July 28, 2025

Motion to approve the Executive Session Meeting Minutes for the July 28, 2025 meeting.

2. Snow and Ice Control Services - Zone 7

Motion to approve purchase order number 26-00589 in the amount of \$70,000 to Midwest Snow Solutions, Wauconda, Illinois, for contractual snow and ice control services in Zone 7.

3. Snow and Ice Control Services - Zone 8

Motion to approve purchase order number 26-00590 in the amount of \$40,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

4. FY26 Bulk Rock Salt - County Bid

Motion to approve purchase order number 26-00621 in the amount of \$42,969.60 to Morton Salt, Inc. of Chicago, Illinois for bulk rock salt.

XI. VILLAGE STAFF REPORTS

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

XII. EXECUTIVE SESSION

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

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

- A. Motion to Adjourn the Regular Board Meeting

The Village of Mundelein, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions about the accessibility of the meeting or facilities, to contact the

ADA Coordinator at 847-949-3200 to allow the Village to arrange accommodations for those persons.

CALL TO ORDER

The 3329th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on September 22, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

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

ABSENT: Trustee Krinski

Village Attendance

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

ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from September 8, 2025.

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

PUBLIC COMMENTARY

Mark Daniel from Daniel Law Offices in Oak Brook Terrace spoke on behalf of Dream Clean Car Wash. Also, Craig Morris and Chris Tran were in attendance. Mr. Daniel stated that Dream Clean Car Wash is an important business partner in this community and intends on staying that way. He gave a detailed list of the car washes in Elmhurst and said

that they are in nearly every commercial shopping area. He indicated that the ordinances the Village have in place don't seem to encourage this, and he would like to see this changed.

PRESENTATIONS / AWARDS

Mundelein Park and Recreation District - Liquor License Letter of Interest

Kyle Berg, Director of Facilities for the Mundelein Park and Recreation District, is speaking on behalf of Ron Salski, Executive Director & ADA Compliance Officer, who is at another meeting. Also attending was Christian Kopp, Superintendent of Recreation Facilities. Mr. Berg spoke about the liquor license request being made; when the redesign of Diamond Lake Beach is completed, it is intended to be used for multiple functions; banquets, rentals, parties, etc. Having a liquor license for these events would be most welcome. It would definitely be a benefit financially for this new venue. All staff would be Basset trained, and signage would be posted stating the rules. Trustee Lambert asked if food was to be served, as is required with liquor licenses. Mr. Berg said they are hoping to have scheduled food trucks in attendance and have food items like hot dogs and pizza available from local restaurants. This all depends on the phasing of the project as to when the food items will be available. They do not expect to have a kitchen footprint in their facilities. Administrator Guenther added that currently there is no liquor license for this type of service, and this will have to be created. Ms. Lambert then asked if this was setting precedent for other establishments to want the same thing. Mr. Guenther said this is something that will have to be worked through. Trustee Schwenk asked about the site elements; what this would look like. He doesn't want this to become a place of "a park with a bar." Trustee Grieco said this looks like a good development and would like a tour when it's completed. Trustee Ugaste had questions for law enforcement regarding if this liquor license proposal could pose problems being in a residential area. The Police Chief said no, there are already restaurants there serving liquor (Gale Street Inn, for example). Trustee Juarez is in support of this plan, and reminds him of Independence Grove.

Arts & Culture Strategy Planning

Provide direction on what the expectation is for Village government involvement in arts and culture.

Senior Planner Malec and Community Development Director Orenchuk presented. Having the arts has seen an economic positive for the Village. Park Street, with the little pocket park and new restaurants. We now have outdoor dining and open mike nights, which are very successful. The Village residents have been positive about all the changes; Lure of the Local gets bigger every year. Ms. Malec pointed out that having a permanent home for the Arts is very much desired. A survey was sent out to Village residents and the majority were in favor of having the arts in the Village and a permanent place for events, resident artists, etc. (though Ms. Orenchuk did point out that there were detractors in the survey). Since many people work from home, making

"home" welcoming and having a "cool factor" is essential to attracting residents. Art can create memorable good memories that can influence where someone wants to live, bringing economic advantages to the community. Having a permanent arts space saves money, no special setup. Staff is necessary, however, which costs money. We have a growing and thriving community that is interested in the arts, which is great. This will be an important element when budget time comes. Trustees Juarez, Ugaste and Grieco were on the "half-in" option. Trustee Schwenk asked about the grant that we could accept, Ms. Orenchuk explained that we do have some time yet to make a decision on this grant. Trustee Lambert said that, as a resident, this is cool, but as a Village Board member, do we have the economical means to support it? Is there any room for a partnership for this? The numbers are huge for a full-on art center. Mayor Meier stated that it seems everyone is positive about this art center, but how do we afford it?

PUBLIC HEARINGS

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

Board Attendance

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

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Finance Director Miller, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Public Works and Engineering Director Boeche
ABSENT: None

Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508 and 29498 North IL Route 83

Motion to recess into Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508 and 29498 North IL Route 83 and the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Recess at 8:08 PM.

Public Hearing on the Annexation Agreement related to the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

MAYOR'S REPORT

Mayoral Proclamation - Paul Cacioppo

Mayor Meier read the proclamation regarding Mr. Cacioppo. He has over 31 years of experience working for the Village. He is retiring October 31, 2025. He has been an integral part of the public works department success. We wish him the best.

Amendment to the Parking Ordinance - Overnight Parking Downtown

Motion to pass an Ordinance amending Chapter 10 of the Mundelein Municipal Code, Parking.

Trustee Schwenk is not for the overnight parking ban, he understands why this is an issue, i.e., businesses need parking. But renters pay taxes also. Mayor Meier added that the new parking lot will be offering paid spaces for Morris Station but Mr. Schwenk pointed out that this amounts to the same thing, paying for something taxes are already paying for.

RESULT: Passed [Yes 4, No 2, Abstained 0]

MOVER: Trustee Tony Ugaste

SECONDER: Trustee Jennifer Grieco

AYES: Robin Meier, Jennifer Grieco, Daniel Juarez, Tony Ugaste

NAYS: Kara Lambert, Erich Schwenk

ABSTAIN: None

Easement Release to IDOT

Motion to adopt a Resolution Approving and Authorizing the Execution of an easement release from the Village of Mundelein to the Illinois Department of Transportation (IDOT).

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Erich Schwenk

AYES: Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco.

LAS Hardwoods on Tower Road ribbon cutting coming up, Hoptober Fest at Tighthead Brewery, Fire Station open house.

Trustee Grieco wanted to thank all the employees and staff that worked hard to put these together.

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

Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

Motion to authorize staff to draft an ordinance granting a variation regarding the minimum interior side yard requirements in the R-2 Residential Zoning District at 310 Banbury Road.

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

Use and Parking Variation at 1700-1710 Butterfield Road - PZ2025-0032

Motion to authorize staff to draft an Ordinance approving a variation from Table 20.40-1 of Section 20.40.020 and Table 20.56.130 of Section 20.56.130 of the Zoning Ordinance, with conditions, to allow an Art Studio use with a reduction in the required number of parking spaces in the M-1 General Manufacturing District at 1700–1710 Butterfield Road.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None

ABSTAIN: None

Text Amendments - Murals - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Use Tables in Chapters 20.32, 20.36, 20.40, and 20.44, Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, 20.68 Generic Use Definitions, of the Mundelein Zoning Ordinance relating to Murals.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Tony Ugaste

AYES: Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Text Amendments - Car Washes and Gas Stations - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, and 20.68 Generic Use Definitions relating to Car Washes and Gas Stations.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Erich Schwenk

AYES: Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Text Amendments — Applications and Approval Processes relating to Use Variations — PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.08 Ordinance Administration, Chapter 20.12 Administrative Procedures, and Chapter 20.16 Applications and Approval Processes relating to Use Variations.

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

MOVER: Trustee Daniel Juarez

SECONDER: Trustee Jennifer Grieco

AYES: Jennifer Grieco, Daniel Juarez, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Text Amendments - General Terms Definitions - Micro Industrial and Artisanal Fabrication Overlay District - PZ2025-0027

Motion to authorize staff to draft an Ordinance amending Chapter 20.36 Downtown Zoning, Chapter 20.48 Use Standards, Chapter 20.68 Generic Use Definitions, and

Chapter 20.72 General Terms Definitions relating to Micro Industrial and Artisanal Fabrication and to create an Overlay District for Micro Industrial.

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

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

Budget Amendment - EV Charging Stations

Motion to approve an FYE2026 budget amendment for account number 341-265-48799 in the amount of \$338,610.00.

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

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between September 9, 2025 and ending September 22, 2025 in the amount of \$436,550.36.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

Fire Chief Lark introduced the 4 of the 19 new CERT members and explained their role

in the Community. They are much needed and appreciated. They were asked to help out in McHenry for an event.

Also per Fire Chief Lark, this Saturday is the fire station #1 open house, starts at 10 with demos showing what they do every day. Also, weather permitting, a helicopter will be flying in.

Police Chief Seeley discussed a new feature--an online report for non-emergency issues. More information will be on the Police and Village website. This site is monitored and these will be addressed the same day.

Building Committee (Krinski, Ugaste, Schwenk)

None

Other Reports

Trustee Ugaste enjoyed the IML conference. He enjoyed listening to what other communities do

SCHEDULED BUSINESS

Omnibus Vote Items

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

Motion to approve purchase order number 26-00572 and payment in the amount of \$119,685.93 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.

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

Lauterbach & Amen - FY25 Audit Services

Motion to approve purchase order number 26-00585 in the amount of \$42,000 to Lauterbach & Amen for the audit for Fiscal Year 2025.

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

VILLAGE STAFF REPORTS

Village Administrator

None

Village Attorney

None

Village Clerk

None

EXECUTIVE SESSION

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).

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

Recessed into Executive Session 8:29 PM.

Motion to reconvene Village Board Meeting

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

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

NAYS: None

ABSTAIN: None

Board Mtg reconvened at 9:15 PM.

Attendance

Action from Executive Session

OTHER BUSINESS

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Regular Board Meeting adjourned at 9:20 PM.

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Continuation of the Public Hearing on the Annexation Agreement related to the annexation of the Southwest Corner of Illinois Route 83 and Winchester Road: 29808, 29730, 29508, and 29498 North IL Route 83

Financial Impact:

Attachments:

None

Background:

On September 22, 2025, the Village Board opened the public hearing on the annexation agreement between Winchester Development, LLC and the Village of Mundelein. At the request of the petitioner, Pulte Home Company, LLC, the Village Board voted to continue the public hearing to October 13, 2025. There is a need for more time, so there is a request to continue the public hearing until October 27, 2025.

Recommendation:

Motion to continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Continuation of the Public Hearing on the Annexation Agreement related to the annexation of properties for the Walnut Ridge development: 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Financial Impact:

Attachments:

None

Background:

On September 22, 2025, the Village Board opened the public hearing on the annexation agreement between Pulte Home Company, LLC, and the Village of Mundelein. At the request of the petitioner, the Village Board voted to continue the public hearing to October 13, 2025. There is a need for more time so a continuation is requested until October 27, 2025.

Recommendation:

Motion to continue the public hearing to October 27, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein IL, 60060

Mayoral Proclamation

KIRK PLAYERS 60TH ANNIVERSARY

WHEREAS, The Kirk Players are a Mundelein-based, nonprofit organization whose mission is to enrich, educate and entertain the community by providing superior live theatre experiences, giving back to our community with an emphasis on the arts, while creating a safe and inclusive environment; and

WHEREAS, John W. Lynn was the founder and original Director of The Kirk Players; and

WHEREAS, The Kirk Players is a growing, open organization, supported through the governance of a 7-member board and several operating committees, comprised of active members; and

WHEREAS, members of The Kirk Players and interested guest performers and technicians have been producing live theatre events since 1966; and

WHEREAS, The Kirk Players has provided talent, expertise, equipment and other resources to various Village functions and events since 1966; and

WHEREAS, The Kirk Players continues to validate its support of higher education in performing arts through its annual bestowal of \$1,000 scholarships to deserving graduating seniors at Mundelein High School and Carmel Catholic High School since 2000; and

WHEREAS, through its many years, The Kirk Players have been privileged to donate to charitable groups in Mundelein and the greater Lake County area, as well as maintaining its commitment to local middle schools in the form of grants, in total, over \$200,000;

NOW, THEREFORE, BE IT RECOGNIZED that the Mundelein Village Board hereby proclaims its heartfelt congratulations to the Kirk Players on the occasion of its 60th anniversary, and commends its longstanding dedication, service, and contributions to the community.

DATED at Mundelein, Illinois on October 13, 2025.

ATTEST:

Village Clerk

Mayor

Mayoral Proclamation

DYSLEXIA AWARENESS MONTH

WHEREAS, Dyslexia is a language-based learning disability and the most common cause of reading, writing, and spelling difficulties; and

WHEREAS, the symptoms of dyslexia include a delay in spoken language, difficulties with concepts of sequence, time, and space.

WHEREAS, Dyslexia affects 70%-80% of people with reading difficulties and is more common than autism, attention-deficit disorder, and attention-deficit-hyperactive disorder; and

WHEREAS, Dyslexia is a neurological and genetic disorder, affecting all ethnicities and socio-economic statuses equally; and

WHEREAS, students with Dyslexia face difficulty learning to read and, if left undiagnosed, often become frustrated with academic study; and

WHEREAS, early diagnosis and identification of Dyslexia is critical to ensure that individuals with Dyslexia receive focused, evidenced-based intervention that leads to the promotion of self-awareness and self-empowerment and the provision of necessary accommodations to ensure school and life success; and

WHEREAS, with the help of intervention before first grade, students with Dyslexia can learn to read and write at grade level; and

WHEREAS, if children with Dyslexia are poor readers in third grade, they will likely remain poor readers into their adult lives; and

WHEREAS, globally, great strides have been made to raise awareness about Dyslexia to promote early diagnosis and intervention, including the designation of October as National Dyslexia Awareness Month in the United States of America; and

NOW THEREFORE, BE IT PROCLAIMED, by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, that October 2025, is hereby established Dyslexia Awareness Month in the Village of Mundelein and all residents are encouraged to recognize the importance of improving awareness and encouraging early diagnosis of Dyslexia;

PROCLAIMED, signed and sealed this 13th day of October 2025.

ATTEST:

Village Clerk

Mayor

Mayoral Proclamation

"End Polio Now" Week October 19, 2025 - October 25, 2025

WHEREAS, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than US \$2.2 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries; and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Bill & Melinda Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and

WHEREAS, there are over 1.2 million Rotary members in 36,000 clubs throughout the world that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad;

NOW, THEREFORE BE IT PROCLAIMED that Village of Mundelein supports Rotary International's campaign to "End Polio Now" and hereby affirms that October 19, 2025 - October 25, 2025, shall be "End Polio Now" week in the Village of Mundelein.

PROCLAIMED, signed and sealed this 13th day of October 2023.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of October 13, 2025

Subject: Board Policy - Commission Vacancy - Application Process

Financial Impact:

N/A

Attachments:

1. VB-14-13 - Commission Vacancy - Application Process
2. VB-14-13 - Commission Vacancy - Application Process - 10.13.25 - DRAFT

Background:

We are aligning the policy language with our current practices. Attached are both the existing policy and the updated draft for your review.

Recommendation:

Motion to approve the Commission Vacancy - Application Process Policy number VB 14-13.

MUNDELEIN VILLAGE BOARD POLICY

SUBJECT: COMMISSION VACANCY/APPLICATION PROCESS

CATEGORY: EXECUTIVE

POLICY NUMBER: VB 14-13

DATE APPROVED BY VILLAGE BOARD: OCTOBER 27, 2014

EFFECTIVE DATE: OCTOBER 28, 2014

PURPOSE

In the interest of promoting transparency in local government, and encouraging interested individuals to serve on Village Boards and Commissions, it is in the best interest of the public that the Village Board adopt a procedure for the appointment and reappointment of individuals to the various boards and commissions by the Mayor and Village Board. The procedure below outlines the process for publicizing vacancies on Village commissions, the means for accepting applications and approving applicants, as well as the requirements and rules for serving on an appointed Village Commission, or Committee (except Village Board committees). This policy applies to all Mayoral appointments to volunteer commissions of the Village. For the purpose of this policy, the term “commission” is synonymous with “committee” and “board”. The process shall be administered by the Village Administrator’s Office.

I. APPLICATION PROCESS

All persons applying for a commission vacancy for the first time must complete the “Application for Appointment to a Board or Commission of the Village of Mundelein.” Any incumbent commission member interested in continuing to serve on a commission must submit a “letter of interest” to the Mayor prior to January 31st of the year their term expires indicating: 1) Whether or not they wish to be considered for reappointment; 2) That they still meet the qualifications for the commission; 3) Their reasons for continuing to serve; and 4) Thoughts on the commissions success, or areas for improvement. The Village Administrator shall prepare a staff report for the Mayor summarizing the attendance and participation of the commission member seeking reappointment.

The Mayor shall review the applications and the letters of interest and select applicants to be interviewed. Interviews will be conducted by the Mayor. The Mayor, at his discretion may ask the Commission Chairman or a senior member if the Chairmanship is vacant and/or the staff liaison to the commission to also interview the applicant. Follow-up interviews may be conducted at the discretion of the Mayor.

Once a candidate is chosen, the Mayor shall prepare an appointment recommendation for the Board of Trustees. The recommendation shall be reported to the Village Board

members no less than five (5) business days prior to the Village Board meeting in which the nominee is presented for approval.

II. ANNOUNCING COMMISSION VACANCIES TO THE PUBLIC

Notice of commission vacancies shall be announced to the public as soon as possible after the vacancy occurs. The following process shall be followed:

- a) Announcement of an opening on a commission will be posted on the Village website, in the weekly Village e-newsletter, and on the electronic message board in the Village Hall.
- b) In December each year, a list of the terms expiring for each commission in the year ahead will be posted as provided above. The announcement on the Village webpage will remain posted for the months of January and February.
- c) Village Trustees will be provided a copy of the announcement of commission vacancies via email.
- d) The Mayor will announce commission openings at a Village Board meeting as soon as possible after the resignation is accepted.
- e) The Village Administrator, with the concurrence of the Mayor, may approve the use of other forms of advertising to communicate openings:
 - a. The use of the local press
 - b. Facebook, Twitter, and other social media outlets
 - c. Village quarterly newsletter
 - d. Paid advertisement

III. ANNUAL TERM EXPIRATIONS

Commission appointees serve staggered terms. Each year a certain number of terms on every commission will expire. All terms expire on April 30th. It is in the best interest of the Village to make clear to the public which terms will be expiring and will require reappointment. The following procedure will be followed to assure the public is adequately notified of vacancies.

- Annually, in December, the Term Expirations for all commissions for the upcoming year will be posted on the Village website, in the weekly Village e-newsletter, on the electronic message board in the Village Hall.
- Annually, in December a letter will be sent to all the commission members whose terms are expiring in April of the following year, advising them of the upcoming term expiration and asking them to confirm their interest in continuing to serve and that they meet the eligibility requirements for the position.
- The Mayor and the Board of Trustees will be given a list of all commission members expiring terms when it is available.

IV. APPOINTMENT TO MORE THAN ONE COMMISSION

Appointment to more than one (1) commission is prohibited. Individuals elected as a representative to a commission in accordance with State Statute and Municipal Code are exempt from one commission provision. The limitation to one commission is not applicable to committees charged with functions of a limited nature, including, but not limited to, the Fire Truck Committee, Police Statute Committee, Utility Box Art

Committee or the Village Hall Study Committee.

V. NOTICE OF RESIGNATION

It is the Village Board's preference that all resignations from a Village Commission be provided in writing, addressed to the Mayor. E-mail resignations are acceptable. In the event of a commission vacancy, the Village liaison assigned to the commission, the Commission Chairperson, or the most senior member of the Commission shall report the vacancy as soon as possible to the Mayor and Village Administrator.

VI. TERMINATION OF APPOINTMENT

A commission member's appointment may be terminated by the Mayor, with the consent of the Village Board, if during their term the member no longer meets the eligibility requirements for the commission, or if their actions are determined to be detrimental to the commission or the Village of Mundelein. Detrimental actions include, but are not limited to, excessive absenteeism, conflicts of interest, and abuse of authority.

VII. TERM LIMITS

Commission members are limited to 12 consecutive years of service on the same commission. No member shall be appointed to a commission if the term of the appointment will extend the members service on that commission to longer than 12 years. The Mayor, with the consent of the Board, may make an exception to the term limit if extenuating circumstances warrant the extension beyond the 12 year limitation. Such circumstances include, but are not limited to lack of a suitable replacement, need for continuity, or heavy commission workload.

The term limit requirement shall begin with those commission members up for reappointment starting May 1, 2015.

MUNDELEIN VILLAGE BOARD POLICY

SUBJECT: COMMISSION VACANCY/APPLICATION PROCESS
CATEGORY: EXECUTIVE
POLICY NUMBER: VB 14-13
EFFECTIVE DATE: OCTOBER 27, 2014
REVISION DATE: OCTOBER 28, 2014

PURPOSE

In the interest of promoting transparency in local ~~government, and~~government and encouraging interested individuals to serve on Village Boards and Commissions, it is in the best interest of the public that the Village Board adopt a procedure for the appointment and reappointment of individuals to the various boards and commissions by the Mayor and Village Board. The procedure below outlines the process for publicizing vacancies on Village commissions, the means for accepting applications and approving applicants, as well as the requirements and rules for serving on an appointed Village Commission, or Committee (except Village Board committees). This policy applies to all Mayoral appointments to volunteer commissions of the Village. For the purpose of this policy, the term "commission" is synonymous with "committee" and "board". The process shall be administered by the Village Administrator's Office.

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Application Review

All applications and letters of interest submitted for Commission/Committee appointments shall be reviewed by staff liaison and the Commission/Committee chair.

Initial Interview & Recommendation by Chair

The relevant Commission or Committee Chair in coordination with the staff liaison shall conduct an initial interview with each candidate and make a recommendation to the Mayor.

If the Chair position is vacant, a senior member of the Commission or Committee may conduct

the interview in coordination with the staff liaison.

Mayoral Interview

The Mayor shall select applicants for further consideration and conduct formal interviews with selected candidates.

At the Mayor's discretion, the Commission/Committee Chair, a senior member (if the Chair is unavailable), and/or the staff liaison may be invited to participate in the interview process.

Follow-Up Interviews

Additional or follow-up interviews may be conducted at the discretion of the Mayor.

~~The Mayor shall review the applications and the letters of interest and select applicants to be interviewed. Interviews will be conducted by the Mayor. The Mayor, at his discretion, may ask the Commission Chairman or a senior member if the Chairmanship is vacant and/or the staff liaison to the commission to also interview the applicant. Follow-up interviews may be conducted at the discretion of the Mayor.~~

Once a candidate is chosen, the Mayor shall prepare an appointment recommendation for the Board of Trustees. The recommendation shall be reported to the Village Board members no less than five (5) business days prior to the Village Board meeting in which the nominee is presented for approval.

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Commission appointees serve staggered terms. Each year a certain number of terms on every commission will expire. All terms expire on April 30th. It is in the best interest of the Village to make clear to the public which terms will be expiring and will require reappointment. The following procedure will be followed to ~~assure~~ensure the public is adequately notified of vacancies.

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It is the Village Board's preference that all resignations from a Village Commission be provided in writing, addressed to the Mayor. E-mail resignations are acceptable. In the event of a commission vacancy, the Village liaison assigned to the commission, the Commission Chairperson, or the most senior member of the Commission shall report the vacancy as soon as possible to the Mayor and Village Administrator.

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Commission members are limited to twelve (12) consecutive years of service on the same commission. No member shall be appointed to a commission if the term of the appointment ~~will extend~~extends the members service on that commission to longer than twelve (12) years. The Mayor, with the consent of the Board, may make an exception to the term limit if extenuating circumstances warrant the extension beyond the 12-year limitation. Such circumstances include,

but are not limited to, lack of a suitable replacement, need for continuity, or heavy commission workload.

The term limit requirement shall begin with those commission members up for reappointment starting May 1, 2015.

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Erin Swanson, Administrative Assistant

For: Village Board Meeting of October 13, 2025

Subject: Board Policy - Development Review Process

Financial Impact:

N/A

Attachments:

1. VB-06-01 - Development Review Process - Previous Policy
2. VB-06-01 - Development Review Process - 09.25.25 - DRAFT

Background:

The intent of this report is to recommend the repeal and replacement of the existing Village Board Policy guiding the review of development proposals within the Village. This action is necessary to modernize the Village's procedures, ensure consistency with current practices, and to provide greater clarity for staff, elected officials, and applicants.

2006 Policy Enactment

On September 11, 2006, the Village Board adopted **Village Board Policy VB-06-1 Development Review Process** to establish a structured process for the review of new development proposals. At that time, the intent was to create greater transparency and predictability in how proposals were evaluated.

2022 Policy Amendment

On March 14, 2022, the Village amended the 2006 policy to address the changes in the development process since the inception of the policy and to provide more definition to the process.

2025 Policy Clarification

The repeal and replacement of the current policy is intended to further clarify and modernize the

procedure that Village follows for moving new projects through the entitlement process and to provide a clear roadmap for the formal steps. The repeal and replacement is necessary to:

- **Modernize Practices** – Reflect current procedures that staff follows to move applicants through the entitlement process.
- **Protect Village Resources** – Ensure continued reimbursement of third-party costs while minimizing administrative burden. The prior policy was unclear about third-party cost reimbursement.
- **Strengthen Transparency** – Provide clearer guidance to applicants and the public regarding review procedures and expectations.
- **Clarity** – To clarify the roles and responsibilities of Village staff, the Board, and applicants.

Recommendation:

Motion to repeal Village Board Policy VB 06-01 and replace it with the new Development Review Process.

MUNDELEIN VILLAGE BOARD POLICY

SUBJECT: DEVELOPMENT REVIEW PROCESS

CATEGORY: DEVELOPMENT

POLICY NUMBER: VB 06-1

DATE APPROVED BY VILLAGE BOARD: September 11, 2006

EFFECTIVE DATE: September 12, 2006

REVISION DATE: March 14, 2022

The procedures outlined below are intended to clarify the process by which the Village reviews development proposals. Each development proposal is unique and varies in size and complexity, some with more sensitivity to changing market dynamics and other externalities. Additionally, these procedures will formalize the communication between the Village Board and staff. It is advantageous for the Village Board to stay informed on the progress of each project under consideration by the Village. Therefore, it will be the responsibility of the Trustees on the negotiating team to keep the Board members informed on the progress of the project. The Trustees on the negotiating team shall determine the frequency of reports to the Village Board.

1. Petitioner meets with staff for informal discussion of concept plans.
2. At the discretion of the Village Administrator, petitioners may be asked to make a presentation to the Village Board for feedback on the concept.
3. If applicable, Petitioner presents concept plan to Village Board for consideration.
4. Village Board provides petitioner comments (i.e., site plan, density, architecture, building materials, land use, etc.). If the Village Board has concurrence on the project proceeding, then the Mayor appoints two trustees to the Negotiating Team. Two trustees may be assigned to a Negotiating Team even if concept is not formally presented.
5. Following concept plan presentation, Staff sends memorandum to Village Board memorializing comments / concerns of the Board from the meeting. Copy provided to petitioner.
6. Petitioner directed to work with staff on entitlement process.
7. Petitioner submits all necessary materials to Staff including, but not limited to, Petitions, Plats, Engineering Plans, Development / Annexation Agreement, and Architectural Elevations for Staff's review. Negotiating team is provided a copy. Negotiations on Agreement begins at this point.
8. Staff provides comments to the petitioner and copy provided to negotiating team. Petitioner and Staff meet to discuss comments. Petitioner makes necessary revisions. This step continues until Staff is satisfied that review comments have been satisfactory addressed.
9. If necessary, petitioner meets with Staff and Negotiating Team to discuss

- significant issues and/or changes since the Village Board presentation.
10. Staff determines suitability of project to proceed to Commissions / Boards for consideration and prepares an analysis in a Staff Report to the recommending or decision-making body.
 11. Negotiating team is notified of meeting dates of appropriate Commissions / Boards, and a copy of the staff reports are provided to the negotiating team.
 12. If required, Planning and Zoning Commission conducts public hearing. Planning and Zoning Commission recommends approval or denial of requested actions to the Village Board
 13. Negotiations on Agreements are completed at this time incorporating changes that may occur through any recommending bodies.
 14. Negotiating Team and Staff provide Village Board with project overview. Village Board conducts necessary meetings and public hearings, if required. Village Board considers approval of any or all of the following: Plats, Variances, Special Use Permits, Rezoning, Economic Assistance, and Development/Redevelopment/Annexation Agreement.
 15. At the next available Board meeting of the Village Board takes action on adopting required ordinances and resolutions for the project.
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MUNDELEIN VILLAGE BOARD POLICY

SUBJECT: DEVELOPMENT REVIEW PROCESS

CATEGORY: DEVELOPMENT

POLICY NUMBER: VB 06-1

DATE APPROVED BY VILLAGE BOARD: SEPTEMBER 11, 2006

EFFECTIVE DATE: SEPTEMBER 11, 2006

REVISION DATE: SEPTEMBER 12, 2006, OCTOBER 13, 2025

I. Purpose

To establish a transparent, consistent, and efficient process for the review of all new development proposals within the Village, ensuring that projects align with the Village's Comprehensive Plan, ordinances, and community interests.

II. Principles

- Transparency: Ensuring that all stages of review are open, accessible, and clearly communicated to stakeholders.
- Consistency: Apply uniform standards, timelines, and review processes for all proposals.
- Collaboration: Encourage early engagement with developers, stakeholders, residents, and relevant agencies.
- Compliance: Ensure all projects meet applicable federal, state, and local regulations.
- Quality of Life: Evaluate proposals based on their long-term impact on the Village's character, infrastructure, environment, and fiscal health.

III. Development Review Process

a. Pre-Application Meeting & Concept Review

- i. Developer Meeting with Staff: Developers are encouraged to meet with Village staff prior to formal submission to review preliminary concepts, applicable zoning, and regulatory requirements.
- ii. Concept Presentation to Village Board (Optional but encouraged): Developer(s) may request a non-binding concept review before the Village Board to receive preliminary feedback. The petitioner(s) will be provided with comments regarding, but not limited to, site plan, density, architecture, building materials, land use, etc.
- iii. Negotiating Team Assigned: If Village Board has concurrence on the project proceeding, then Mayor will appoint two trustees to the Negotiating Team.

- b. Formal Application Submission
 - i. Application Requirements: Developer(s) must submit a complete application including Subdivision Plats, Engineering Plans, Architectural Elevations, Impact Studies (traffic, environmental, fiscal).
 - ii. Staff Review: Village staff will review applications for completeness and compliance with applicable codes and provide a staff report with recommendations.
 - iii. Negotiating Team: Developer will meet with Staff and Negotiating team as needed during the application and review process.
 - iv. Reimbursement of Fees Agreement: Petitioner(s) submit a Reimbursement of Fees Agreement with the Village, unless the Village Administrator finds the scope of the project does not require one.
- c. Public Review
 - i. Planning and Zoning Commission Review: The application shall be referred to the Planning and Zoning Commission for recommendation.
 - ii. Public Hearing: The Village shall provide notice to the public and hold at least one public hearing to solicit feedback.
- d. Village Board Review & Action
 - i. Initial Review: The Village Board will review recommendations from staff and committees and may request modifications from the developer.
 - ii. Negotiation of Terms: Village staff and legal counsel will negotiate development agreements, annexation agreements, or other necessary documents.
 - iii. Final Approval: The Village Board shall approve, approve with conditions, or deny the proposal by majority vote at a public meeting.
- e. Implementation and Permitting
 - i. Execution of Agreements: All final agreements shall be executed by the Mayor and Clerk following Board approval.
 - ii. Permitting: Upon approval, applicants may apply for building permits and other implementations steps as necessary.
 - iii. Professional Services: All professional service costs will continue to be reimbursed through the applicant's security deposit during construction-related reviews.
 - iv. Monitoring and Compliance: Staff shall monitor compliance with approved plans and agreements and report to the Board on significant deviations.
 - v. Amendments: Any substantive changes to the approved plans require Village Board approval.
- f. Project Completion and Account Closure
 - i. Project Completion: Once a project is complete, and all final inspections and approvals have been issued, the applicant may request the closure of their reimbursement account.
 - ii. Invoices: Village staff certifies all invoices have been paid.
 - iii. Return of Security Deposit: Remaining funds in the security deposit account are returned to the applicant upon approval of the Village Administrator and the Finance Department.

IV. Roles and Responsibilities

- a. Village Board: Final approval authority for zoning changes, annexations, development agreements, and major projects. Ensures adherence to Village Policy.
- b. Village Administrator: Oversees implementation of this policy, determines deposit amounts when not fixed by a schedule, authorizes escrow account closure.
- c. Community Development: Primary coordinator of the zoning review process, liaison to applicants, and administrator of the Reimbursement of Fees Agreement.
- d. Finance Department: Maintains applicant accounts, processes consultant invoices, and issues refund of remaining balance.
- e. Engineering/Public Works/Building: Provides technical reviews, certifies project completion, and ensures compliance with Village standards.
- f. Applicant/Developer: Completes required applications, provides security deposits, reimburses all fees, and complies with Village requirements.

V. Enforcement

- a. Applications shall not advance review unless the applicant has also executed a Reimbursement of Fees Agreement and provided a security deposit, unless deemed unnecessary by the Village Administrator.
- b. The Village may suspend, review, or deny approvals if reimbursement obligations are not met.
- c. No certificate of occupancy, plat recording, or final permit shall be issued until all outstanding costs are paid in full.

VI. Amendments

This policy may be amended by the Village Board as necessary to reflect changes in law, best practices, or Village priorities.

To: Mayor and Board of Trustees

From: Robin Meier

For: Village Board Meeting of October 13, 2025

Subject: Lake County Convention and Visitors Bureau

Financial Impact:

N/A

Attachments:

None

Background:

Trustee Tim Wilson was appointed to the Lake County Convention and Visitors Bureau Board of Directors in May 2023. At that time, Trustee Wilson was appointed to serve until he was replaced on the Board of Trustees. Although Trustee Jennifer Grieco was initially selected to serve as his replacement, Trustee Tony Ugaste will now serve in her place and will represent the Mundelein business community with dedication and insight.

Recommendation:

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

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of October 13, 2025

Subject: Amendment to the Parking Ordinance, Chapter 10 Article II, to establish additional no-parking restrictions on Park Street

Financial Impact:

N/A

Attachments:

1. O-25-10-68 - Park Street from Morris to Prospect - Additional Restrictions - Traffic Study
2. O-25-10-68 - Park Street from Morris to Prospect - Additional Restrictions - Recommendation

Background:

Following resident and staff concerns, the Police Department conducted a parking study on Park Street near TieMart. The goal was to address business loading dock access and travel restrictions due to roadway widths that were impacted by street parking. Please see the included full study and staff recommendations for complete details.

Recommendation:

Motion to pass an Ordinance amending Chapter 10, Article II of the Mundelein Municipal Code, Prohibited Parking, to add restrictions on Park Street.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-68
which is entitled

Amendment to the Parking Ordinance, Chapter 10 Article II, to establish additional no-parking restrictions on Park Street

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-68

AN ORDINANCE AMENDING CHAPTER 10, ARTICLE II OF THE MUNDELEIN MUNICIPAL CODE, PROHIBITED PARKING, TO ESTABLISH RESTRICTIONS ON PARK STREET

WHEREAS, the Mayor and Board of Trustees of the Village of Mundelein have determined that it is in the best interests of the public to amend the parking restrictions on Park Street; and

WHEREAS, vehicles parking on the north side of Park Street near the intersection of Morris Avenue obstruct access to the loading dock of a local business and prevent trucks from safely entering and exiting; and

WHEREAS, the establishment of “No Parking Anytime” restrictions will promote traffic safety, facilitate business operations, and ensure the safe movement of vehicles; and

WHEREAS, the Police Department has recommended additional restrictions to prevent congestion and ensure proper traffic flow; and

WHEREAS, the Mayor and Board of Trustees deem it advisable and necessary to amend the Village Code accordingly;

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

SECTION I. Chapter 10, Article II, Section 10.32.200 of the Village Code is hereby amended to add subsection (156)(b) as follows:

(156)(b). No parking anytime on the north side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred thirty (130) feet east of Morris Avenue.

SECTION II. The Village shall install permanent signs on Park Street stating:
“No Parking Anytime from Here to Corner” for the area designated in Section I above.

SECTION III. If any section, clause, provision, or part of this ordinance shall be found invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions, which shall remain in full force and effect.

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

SECTION V. This ordinance shall be published in pamphlet form and made available at the office of the Village Clerk.

RESULT:	[]
MOVER:	None
SECONDER:	None

AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

MEMORANDUM

To: Chief Jason Seeley 

From: Commander Jake Anderson

Date: September 8, 2025

Re: Parking Study - Park Street - Additional Restriction

A parking study was completed in the fall of 2024, recommending amendments and additions to parking restrictions in Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code. The recommendations were passed on November 11, 2024, at the Village Board meeting, creating parking ordinance 10.32.156(a) - No parking anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

This recommendation became necessary due to parking issues in the area, which caused delivery problems at TieMart, 525 Morris Avenue. Delivery trucks were having difficulty getting into the delivery area, causing some delivery drivers to enter onto portions of the grass to gain access to the delivery dock.

Since the implementation of this ordinance, issues with TieMart's delivery trucks have been brought to our attention again. This time, the vehicles have parked on the roadway on the north side of Park St, approximately 5-10 feet from the delivery dock drive. Again, causing issues for delivery trucks backing into the delivery dock (see photos below as examples).



Current Ordinance

- ❖ Current Parking Ordinances (10.32.100) in the affected area:
 - 10.32.100 (156)(a) - No parking anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

Recommendations

The prior analysis, along with the additional information and photographs, identified the following recommendations:

- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add 10.32.100 (156)(b) - No parking anytime on the north side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred thirty feet east Morris Avenue.

MEMO

WILL NEED TO
BE ADDED TO
BOARD AGENDA
CON 9/22

To: Chief Jason Seeley *JSS*

From: Commander Jake Anderson *JMA 272*

Date: Monday, September 08, 2025

Re: Parking Study- Park Street- Additional Restriction

A parking study was completed in the fall of 2024, recommending amendments and additions to parking restrictions in Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code. The recommendations were passed on November 11, 2025, at the Village Board meeting, creating parking ordinance 10.32.156(a) - No parking anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

This recommendation became necessary due to parking issues in the area, which caused delivery problems at TieMart, 525 Morris Avenue. Delivery trucks were having difficulty getting into the delivery area, causing some delivery drivers to enter onto portions of the grass to gain access to the delivery dock.

Since the implementation of this ordinance, issues with TieMart's delivery trucks have been brought to our attention again. This time, the vehicles have parked on the roadway on the north side of Park St, approximately 5-10 feet from the delivery dock drive. Again, causing issues for delivery trucks backing into the delivery dock (see photos below as examples).



Current Ordinance

- ❖ Current Parking Ordinances (10.32.100) in the affected area:
 - 10.32.100 (156)(a) - No parking anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

Recommendations

The prior analysis, along with the additional information and photographs, identified the following recommendations:

- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add 10.32.100 (156)(b) - No parking anytime on the north side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred thirty feet east Morris Avenue.

MEMORANDUM

To: Eric J. Guenther, Village Administrator
Lynne Monroe, Assistant Village Administrator

From: Jason Seeley, Chief of Police 

Date: September 16, 2025

Re: Traffic Control Request – Additional No Parking Restrictions – Park Street From Morris Avenue

A parking study was completed in the fall of 2024, recommending amendments and additions to parking restrictions in Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code, relating to parking on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue. Those recommendations were approved during the Village Board Meeting on November 11, 2024, and the ordinance was amended.

Since the implementation of the previous parking restrictions, delivery trucks delivering to TieMart located at 525 Morris Avenue continue to have issues with cars parked too close to their delivery entrance on the north side of Morris Avenue.

Current Ordinance

- ❖ Current Parking Ordinances (10.32.100) in the affected area:
 - 10.32.100 (156)(a) - No parking anytime on the south side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred feet east of Morris Avenue.

Recommendations

The prior analysis, along with the additional information and photographs, identified the following recommendations:

- ❖ Parking Ordinance addition (10.32.100, Article II)
 - Add 10.32.100 (156)(b) - No parking anytime on the north side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred thirty feet east Morris Avenue.

The “No parking anytime on the north side of Park Street from the intersection of Morris Avenue and Park Street to a point one hundred thirty feet east Morris Avenue” would alleviate issues for delivery trucks backing into TieMart’s delivery dock.

If you agree, I recommend an amendment to Chapter 10.32 Parking, of the Mundelein Municipal Code.

Please do not hesitate to contact me if you have any questions or require additional information.

Courage. Pride. Commitment.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of October 13, 2025

Subject: An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code, Fee Schedule

Financial Impact:

N/A

Attachments:

None

Background:

The proposed ordinance amends Title 3, Chapter 8 of the Mundelein Municipal Code (Fee Schedule) to clarify the application of rental property registration fees. The current Fee Schedule incorrectly references “owners” rather than “buildings” in connection with rental housing properties. The amendment updates the language to align with the intentions of Rental Housing Property Registration Chapter 16.44 by referencing buildings and specifying that applicable fees are assessed “per parcel/street address.” This change improves clarity, consistency, and transparency in the Village’s Fee Schedule.

Recommendation:

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

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-69
which is entitled

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

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-69

AN ORDINANCE AMENDING TITLE 3, CHAPTER 8 OF THE MUNDELEIN MUNICIPAL CODE: FEE SCHEDULE

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

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

WHEREAS, the Village of Mundelein is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, the Village has established various fees and charges as part of the Mundelein Municipal Code; and

WHEREAS, the Village determined that it is in the best interests of the Village and its residents to create a comprehensive fee schedule in the Mundelein Municipal Code to consolidate into one chapter all of its various fees and charges rather than having such fees and charges scattered throughout the Code, ordinances, rules, regulations, and policies; and

WHEREAS, on October 28, 2024, the Village Board passed Ordinance 24-10-50 to establish a comprehensive fee schedule within Chapter 3.80 of the Municipal Code; and

WHEREAS, the rental registration fees currently listed in the Fee Schedule incorrectly reference “owners” instead of “buildings” for purposes of rental property registrations; and

WHEREAS, it is in the best interests of the Village to update the Fee Schedule to provide clarity and consistency with Chapter 16.44, *Rental Housing Properties*.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, PURSUANT TO ITS HOME RULE AUTHORITY, as follows:

SECTION I. Amendment to Title 3, Chapter 8.

The Village Board hereby amends the Mundelein Municipal Code, Title 3, Chapter 8, Fee Schedule, to reflect the revisions shown in the attached *Exhibit A*. Specifically:

1. Reference to **16.44.160; Purpose** shall remove the term “owners” and replace it with “buildings.”
2. Reference to **16.44.160; Fees** shall include the terminology “per parcel/street address” in reference to the applicable fees.
 - o “\$1,200” shall be amended to “\$1,200 per parcel/street address.”

- \$2,500” shall be amended to “\$2,500 per parcel/street address.”

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

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

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

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator
Wendy Whitaker, Customer Service Supervisor

For: Village Board Meeting of October 13, 2025

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B Liquor License

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases Class B Liquor Licenses from seventeen (17) to sixteen (16) and increases Class B licenses from sixteen (16) to seventeen (17) as Townline Wine & Liquors at 1492 Townline Road is being sold from Townline Wine & Liquors, Inc. to Shamlaji, Inc. doing business as Townline Wine & Liquors.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class B licenses and increase the number of Class B licenses authorized in the Village of Mundelein as it relates to Townline Wine & Liquors at 1492 Townline Road.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-73
which is entitled

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Class B Liquor License

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-73

AN ORDINANCE AMENDING SECTION 5.76 OF THE MUNDELEIN MUNICIPAL CODE FOR CLASS B LIQUOR LICENSES AUTHORIZED IN THE VILLAGE OF MUNDELEIN AS IT RELATES TO 1492 TOWNLINE ROAD

WHEREAS, Townline Wine & Liquors, located at 1492 Townline Road, owned by Townline Wine & Liquors, Inc., currently holds a Class B liquor license for 2025-2026 fiscal year; and

WHEREAS, Shamlaji, Inc. is purchasing the liquor store business at 1492 Townline Road from Mr. Dhaval Patel and Mr. Dipesh Shah owners of Townline Wine & Liquors, Inc. Shamlaji, Inc. owned by Mr. Neil Desai and Ms. Nidhi Mehta has been approved for a Class B liquor license for the premises; and

WHEREAS, the Mundelein Board of Trustees has determined that it is in the best interest of the Village to decrease the number of Class B liquor licenses from seventeen (17) to sixteen (16) due to the reduction of the Townline Wine & Liquors, Inc. Liquor License and then increase the number of Class B liquor licenses from (16) sixteen to seventeen (17) to permit the retail sale of alcohol for Townline Wine & Liquor doing business as Townline Wine & Liquor, 1492 Townline Road operated by Shamlaji, Inc .

WHEREAS, a previous scrivener's error occurred in Section 5.76 that listed the number of approved Class B licenses as sixteen (16) instead of the correct number of approved issued Class B licenses which is seventeen (17).

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

SECTION I. Subsection B of Section 5.76.140, License classification; fees; number; hours; is hereby amended to and shall henceforth read as follows:

B. Class B license, which shall authorize the retail sale on the licensed premises described of alcoholic liquor in their original packages, but not for consumption on the premises where sold. The annual fee for each such license shall be set forth in the Village Fee schedule Chapter 3.80. There shall be no more than a total of seventeen Class B licenses outstanding and in force at any one time. Sale of alcoholic liquor shall be prohibited from midnight through six a.m. The delivery shall be made only within twelve hours from the time the alcoholic liquor leaves the licensed premises of the retailer for delivery. For the purposes of this section, "delivery" means the movement of alcoholic liquor purchased from a Class B licensed retailer to a consumer through the following methods:

- (1) Delivery within licensed retailer's parking lot, including curbside, for pickup by the consumer;
- (2) Delivery by an owner, officer, director, shareholder, or employee of licensed retailer; or
- (3) Delivery by a third-party contractor, independent contractor, or agent with whom the licensed retailer has contracted to make deliveries of alcoholic liquors.

SECTION II. Severability. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or

provision shall not affect the remaining provisions of this Ordinance.

SECTION III. Repeal of Prior Ordinances. All prior Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

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

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Ordinance approving a use and parking variation for Elite Baseball Training, LLC at
1700-1710 Butterfield Road

Financial Impact:

Attachments:

1. O-25-10-70 - Exhibit A

Background:

On September 22, 2025, the Village Board reviewed a request for a use and parking variation for the properties located at 1700–1710 Butterfield Road. The Board authorized staff to prepare an ordinance to approve the requested variations.

Recommendation:

Motion to pass an Ordinance approving a Use and Parking Variation for the properties located at 1700–1710 Butterfield Road.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-70
which is entitled

Ordinance approving a use and parking variation for Elite Baseball Training, LLC at 1700-1710 Butterfield Road

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-70

AN ORDINANCE GRANTING A VARIATION TO ELITE BASEBALL TRAINING, LLC FOR AN ART STUDIO AND RELIEF ON PARKING REQUIREMENTS ON THE PROPERTY LOCATED AT 1700 AND 1710 BUTTERFIELD ROAD, MUNDELEIN, ILLINOIS

WHEREAS, The Village of Mundelein, Lake County, Illinois, is 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, an application has been filed by Justin Stone, President of Elite Baseball Training, LLC, ("Petitioner"), requesting that a variation from Table 20.40-1 of Section 20.40.020 is granted to Elite Baseball Training, LLC to operate an art studio for a baseball training facility on the property located at 1700-1710 Butterfield Road, Mundelein, Illinois, (the "Subject Property") further described as

LOTS 9, 10, 11 AND 12 IN BUTTERFIELD "60" UNIT 3, BEING A SUBDIVISION IN SECTION 5, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1970 AS DOCUMENT NUMBER 1473371, IN BOOK 48 OF PLATS, PAGES 20 AND 21, IN LAKE COUNTY, ILLINOIS.

WHEREAS, the Petitioner has requested a variation from Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance to permit a reduction in the number of required parking spaces for Art Studio uses in the M-1 General Manufacturing zoning district; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on September 3, 2025, by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and, by vote of 6 to 0, recommended that the variations be approved with conditions by the Village Board of Trustees; and

WHEREAS, the Village Board meeting on September 22, 2025, the Mundelein Village Board of Trustees accepted the Planning and Zoning Commission's findings of fact and recommendations and determined that the Petition met certain criteria in order for the Village to grant approval of the special use and variation with the conditions recommended by the Planning and Zoning Commission.

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 from Table 20.40-1 of Section 20.40.020 of the Zoning Ordinance is hereby granted to Elite Baseball Training, LLC to permit an art studio for a baseball facility on the property located at 1710 Butterfield Road; and

SECTION II: A variation from Table 20.56-1 of Section 20.56.130 of the Zoning Ordinance is hereby granted to Elite Baseball Training, LLC to allow 55 parking spaces, a reduction in the number of required parking spaces for the use in accordance with the application on file, and updated parking plan attached

hereto and made a part hereof as **Exhibit A** (the “Application Documents”).

SECTION III. EXPIRATION: These variances shall expire upon the Applicant ceasing to operate the art studio that serves as a baseball training facility at the Subject Property.

SECTION IV. ASSIGNMENT: These variances extend only to the Applicant, Justin Stone, and shall not be assigned or transferred to any other owner or operator of the art studio that functions as a baseball training facility without the approval of the Village Board of Trustees, under such terms and conditions as the Village Board may deem proper.

SECTION V: Enforcement of this Ordinance is subject to Section 20.16.100, as may be amended, of the Mundelein Municipal Code.

SECTION VI: This ordinance shall be in full force and effect from and after its passage, approval, filing and publication in pamphlet form, as by law provided.

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

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
 - 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
 - ☒ Letter to Commission regarding parking on page 11
 - ☐ _____
- ☒ 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)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1700 Butterfield Rd, Mundelein
Property Index Numbers (PIN) 15-05-105-006 and
15-05-105-007 and 15-05-105-008
Size of Property 3.06 acres for entire bldg(sq. ft./acres)
Size of Building Space 30,000 of 60,000 total (sq. ft.)
Size of Space Utilized entire unit

ZONING

Current Zoning M1
Proposed Zoning Art Studio
Current Use Empty
Proposed Use Art Studio / Practice Facility

PETITIONER INFORMATION

Business/Org. Name Elite Baseball Training, LLC
Name Justin Stone
Title President
Address 3342 N Bell Ave
City, State, Zip Chicago, IL 60618
Phone 773-682-5549
Email Justin@elitebaseballtraining.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name RTA Butterfield, LLC
Name Michael B. Earl
Title Vice President
Address 2082 Michelson Drive, 3rd Floor
City, State, Zip Irvine, CA 92612
Phone 949-399-2500
Email ddenchfield@rtacq.com (Property Manager)

SECTION OF ZONING ORDINANCE: Section 20.56.130 Table 20.56-1

DESCRIPTION OF PROPOSED ZONING VARIATION *(Attach additional pages, if necessary)* There are currently 34 parking spots total at this location for the two-tenant building. Should the variation from current M-1 to Arts Studio be granted, we are also seeing a parking variation to maintain the 34 spaces for both tenants. In an effort to see if additional spaces are possible, we have contacted a paving company to add 8-12 parking spaces for a total of 25+ for our portion. We would provide a drawing indicating the exact # of additional spaces to be added as well as dimensions. At the Bolt, we had 25 spaces at the front building and it was more than adequate for our needs. The current co-tenant is Ancient Graffiti and their hours are Mon-Fri 8a-5p, closed on weekends. We would operate Mon-Fri 3p-9p and Sat – Sun 8a -5p. This portion is currently vacant.

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 current M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). We plan to use the space for indoor softball and baseball practices for current members. We are limited by the ceiling height and indoor post obstructions in most indoor spaces.

- b. The plight of the owner is due to unique circumstances. - *We are limited by budget, ceiling height, and indoor posts of for lease in the area. We were unable to secure financing at the ground up facility at Rt 83 in Mundelein and have hundreds of kids in Mundelein and Lake County looking to learn and work from the Elite / Lightning partnership*

- c. The variation, if granted, will not alter the essential character of the locality - *The exterior would only have signage and interior would be returned to current condition prior to lease end. We can't afford to redo the parking lot that doesn't meet standards.*
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.

- d. **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. - *M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. - *Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. - *No it would not be detrimental in the neighborhood, our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- 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. - *No it would not and we would inform parents of drop off procedures.*
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. - *Yes, we believe an Arts Studio in this space would bring more opportunity for school aged children to play during winter months*
- 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. - *The property is vacant.*

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) 1710 S. Butterfield Road, Mundelein, IL

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

If Owner or if Owner is a
Corporation or Partnership:

[Signature]
Signature of Owner

7-10-25
Date

By Michael B. Earl

Vice President, RTA Butterfield, LLC

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser

Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

[Signature]
Signature of Lessee

7/12/25
Date

By Jay Stone

President, Elite Baseball Training
Title/Full Corporate Name

Notary: Elias Mushinskiy
State of IL
County of Cook

7/12/2025

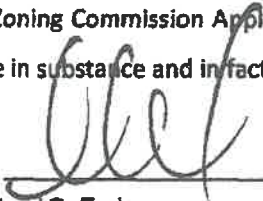
Elias Mushinskiy



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: Michael B. Earl

Date:

7.10.25

Title: Vice President

Signature (Owner):

Printed Name:

Date:

Title:

The undersigned states under oath that he/she/they are the Contract Purchaser of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Contract Purchaser:

Printed Name:

Date:

Title:

The undersigned states under oath that he/she/they are the Lessee of record of the realty described in this Planning and Zoning Commission Application, and the statements that he/she/they made in the foregoing application are true in substance and in fact.

Signature Lessee:



Printed Name:

Date:

7/12/25

Title:

President

Notary: Elias Mushinskiy
State of IL
County of Cook
7/12/2025

Elias Mushinskiy



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

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

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

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, _____, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ 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 _____ day of _____, 20____.

Signature

Subscribed and sworn to before me

this ____ day of _____, 20____.

Notary Public

Dear Planning and Zoning Commission,

We are planning on using the empty 30,000 sq ft of this facility in the same fashion as the original Bolt located at 300 Townline Rd in Mundelein, similar to that facility this location will be used for training and practicing baseball and softball. Teams schedule practice at varying times of the evening and weekends, most notably during the winter months. Elite Baseball Training out of Chicago is acquiring the organization formally know as Illinois Lightning baseball. Lake County Lightning baseball and Illinois Softball will remain as is. We previously occupied the property at 300 Townline Rd. Mundelein IL as a two-part facility. The front building was converted to a baseball and softball training facility known as the BOLT. We were anticipating a ground up facility in Mundelein off RT 83 however one of our major investors was unable to provide the proper financial backing, so we want to continue our business in the Mundelein area focusing on this property at 1710 Butterfield Rd. This 30,000 sq ft facility will have the same operating hours as the Bolt, with an evening and weekend usage and rarely used in the summer. With the support of Elite Baseball, we will transition our teams to Elite. Each team practices twice a week for 1.5 hours, teams average 10-12 players. We are signing a 5-year lease.

70% of our customer base are drop offs of boys and girls. Regarding hours of operation, we plan on 3-9 M-F and 8-5 on Saturdays and Sundays. Our previous facility had 25 parking spaces and the 1700 Butterfield location has 34 parking spaces (1st photo below). We stagger team schedules so they come and go at different times, therefore, we were never full. We do not intend to use the 2 loading docks, so could add additional spaces in this area if necessary. As previously stated, we have contacted a parking paving company to outline additional spaces. If approved, we would add a drop off/pick up at the front entrance. We have also included a preliminary interior concept.



Current parking lot

<https://www.loopnet.com/Listing/1700-1710-S-Butterfield-Rd-Mundelein-IL/34492022/>



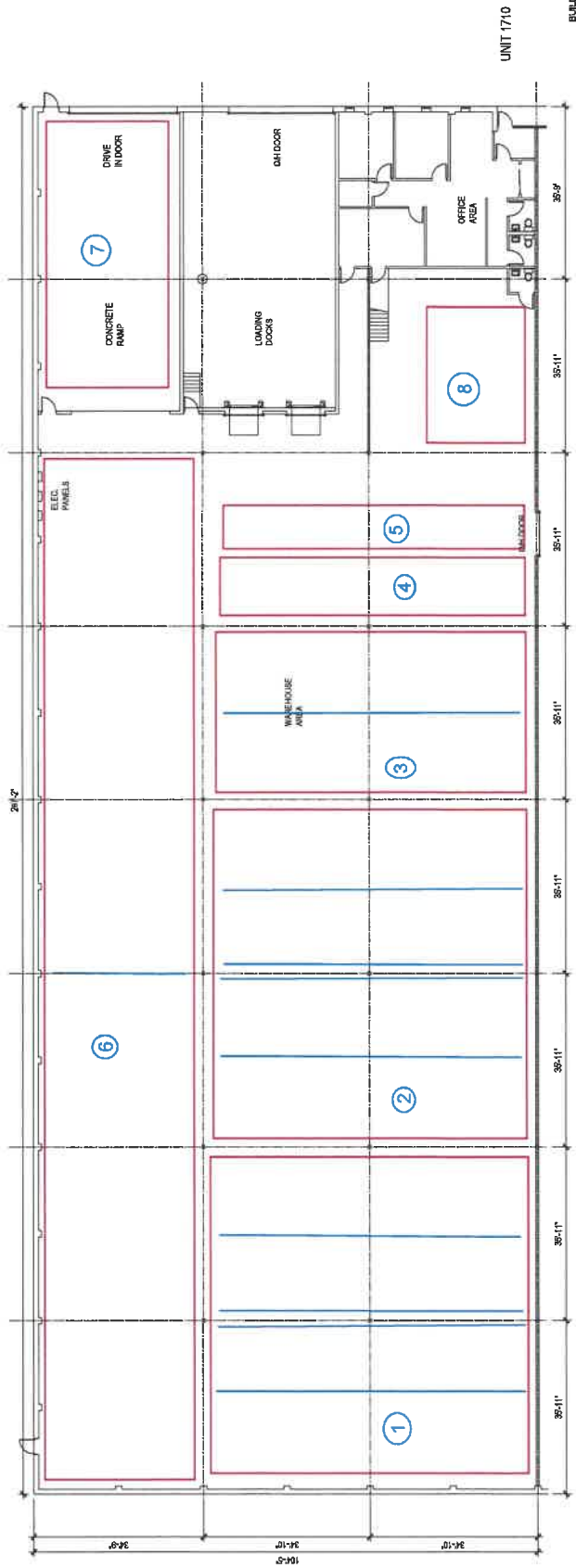
Rendering with 16 additional spaces in the middle. For reference, the parking spots are sized at 8.5' wide and 18' deep with a 24' lane between each row.

1700-1710 S Butterfield Rd
30,000 - 60,000 SF of Industrial Space Available in Mundelein, IL 60060



1700 Butterfield Rd, Mundelein
Initial Interior Concept*

*Cage Dimensions and walking paths tbd



- Area 1: Red outlines an approximately 70x70 area. The blue lines are partitions. Area 1 can be any combination of 70x70, up to 4 individual 70x17 cages.
- Area 2: Same as area 1
- Area 3: Blue line is partition, can be divided in half, or a very wide 70x35 space.
- Area 4 & 5: Permanent 70x12 cages for hitting/pitching.
- Area 6: 200 ft long toss area. Blue line is partition to cut this area in half.
- Area 7: Plyometrics, agility, etc.
- Area 8: Weight room

BUILDING AREA
UNIT 1700 50,038 S.F.
UNIT 1710 29,888 S.F.
TOTAL BLDG. AREA 80,016 S.F.



RED TAIL ACQUISITIONS
1700 SOUTH BUTTERFIELD ROAD
MUNDELEIN, IL

1 MAIN FLOOR PLAN
3/64" = 1'-0"

DATE	2/11/2016	1700	1	SHEET #
DRAWN BY:	NU	MAIN	FLOOR	
DATE	2/11/2016	1700	1	SHEET #
DRAWN BY:	NU	MAIN	FLOOR	

Internal Rendering of fielding area and batting cages



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
 - 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
 - ☒ Letter to Commission regarding parking on page 11
 - ☐ _____
- ☒ 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)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 1700 Butterfield Rd, Mundelein
Property Index Numbers (PIN) 15-05-105-006 and
15-05-105-007 and 15-05-105-008
Size of Property 3.06 acres for entire bldg(sq. ft./acres)
Size of Building Space 30,000 of 60,000 total (sq. ft.)
Size of Space Utilized entire unit

ZONING

Current Zoning M1
Proposed Zoning Art Studio
Current Use Empty
Proposed Use Art Studio / Practice Facility

PETITIONER INFORMATION

Business/Org. Name Elite Baseball Training, LLC
Name Justin Stone
Title President
Address 3342 N Bell Ave
City, State, Zip Chicago, IL 60618
Phone 773-682-5549
Email Justin@elitebaseballtraining.com

Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name RTA Butterfield, LLC
Name Michael B. Earl
Title Vice President
Address 2082 Michelson Drive, 3rd Floor
City, State, Zip Irvine, CA 92612
Phone 949-399-2500
Email ddenchfield@rtacq.com (Property Manager)

SECTION OF ZONING ORDINANCE: Section 20.40.020 Table 20.40-1

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

Requesting an Arts Studio variation from the current M-1 use. The current facility has 2 tenants. 30,000sf ft is occupied by another tenant Ancient Graffiti and the other 30,000 sq fit is vacant. We are interested in leasing the vacant space. Currently, our baseball and softball members are renting space at area facilities in Lake County for practices.

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 current M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). We plan to use the space for indoor softball and baseball practices for current members. We are limited by the ceiling height and indoor post obstructions in most indoor spaces.

- b. The plight of the owner is due to unique circumstances. - *We are limited by budget, ceiling height, and indoor posts of for lease in the area. We were unable to secure financing at the ground up facility at Rt 83 in Mundelein and have hundreds of kids in Mundelein and Lake County looking to learn and work from the Elite / Lightning partnership*

- c. The variation, if granted, will not alter the essential character of the locality - *The exterior would only have signage and interior would be returned to current condition prior to lease end. We can't afford to redo the parking lot that doesn't meet standards.* 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. - *M-1 General Manufacturing Zoning District does not allow Indoor Amusement Facility or Arts Studios (Exercise Facilities). Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question. - *Our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located. - *No it would not be detrimental in the neighborhood, our goal is to improve the property, make Mundelein a destination for Lake County Athletics as youth sports continue to grow as the community grows*
- 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. - *No it would not and we would inform parents of drop off procedures.*
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies. - *Yes, we believe an Arts Studio in this space would bring more opportunity for school aged children to play during winter months*
- f. The value of the property in question will be substantially reduced if permitted to be used under the conditions allowed by the regulations governing the district in which it is located. - *The property is vacant.*

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) 1710 S. Butterfield Road, Mundelein, IL

Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

If Owner or if Owner is a
Corporation or Partnership:

[Signature]
Signature of Owner

7-10-25
Date

By Michael B. Earl

Vice President, RTA Butterfield, LLC

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

[Signature]
Signature of Lessee

7/12/25
Date

By Justin Stone

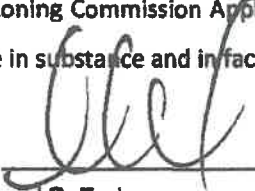
President, Elite Baseball Training
Title/Full Corporate Name

Notary: Elias Mushinsky
State of IL
County of Cook
7/12/2025
Elias Mushinsky



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: Michael B. Earl

Date: 7.10.25
Title: Vice President

Signature (Owner): _____
Printed Name: _____

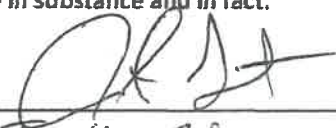
Date: _____
Title: _____

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: Justin Star

Date: 7/12/25
Title: President

Notary: Elias Mushinskiy
State of IL
County of Cook
7/12/2025
Elias Mushinskiy



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

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

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

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NEIGHBOR NOTIFICATION LETTER SAMPLE

DATE

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TO ALL INTERESTED PARTIES**

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Sincerely,

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, _____, under oath, state that I am

_____ the sole)
_____ an) owner of the property
_____ 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 _____ day of _____, 20____.

Signature

Subscribed and sworn to before me

this _____ day of _____, 20____.

Notary Public

Dear Planning and Zoning Commission,

We are planning on using the empty 30,000 sq ft of this facility in the same fashion as the original Bolt located at 300 Townline Rd in Mundelein, similar to that facility this location will be used for training and practicing baseball and softball. Teams schedule practice at varying times of the evening and weekends, most notably during the winter months. Elite Baseball Training out of Chicago is acquiring the organization formally known as Illinois Lightning baseball. Lake County Lightning baseball and Illinois Softball will remain as is. We previously occupied the property at 300 Townline Rd. Mundelein IL as a two-part facility. The front building was converted to a baseball and softball training facility known as the BOLT. We were anticipating a ground up facility in Mundelein off RT 83 however one of our major investors was unable to provide the proper financial backing, so we want to continue our business in the Mundelein area focusing on this property at 1710 Butterfield Rd. This 30,000 sq ft facility will have the same operating hours as the Bolt, with an evening and weekend usage and rarely used in the summer. With the support of Elite Baseball, we will transition our teams to Elite. Each team practices twice a week for 1.5 hours, teams average 10-12 players. We are signing a 5-year lease.

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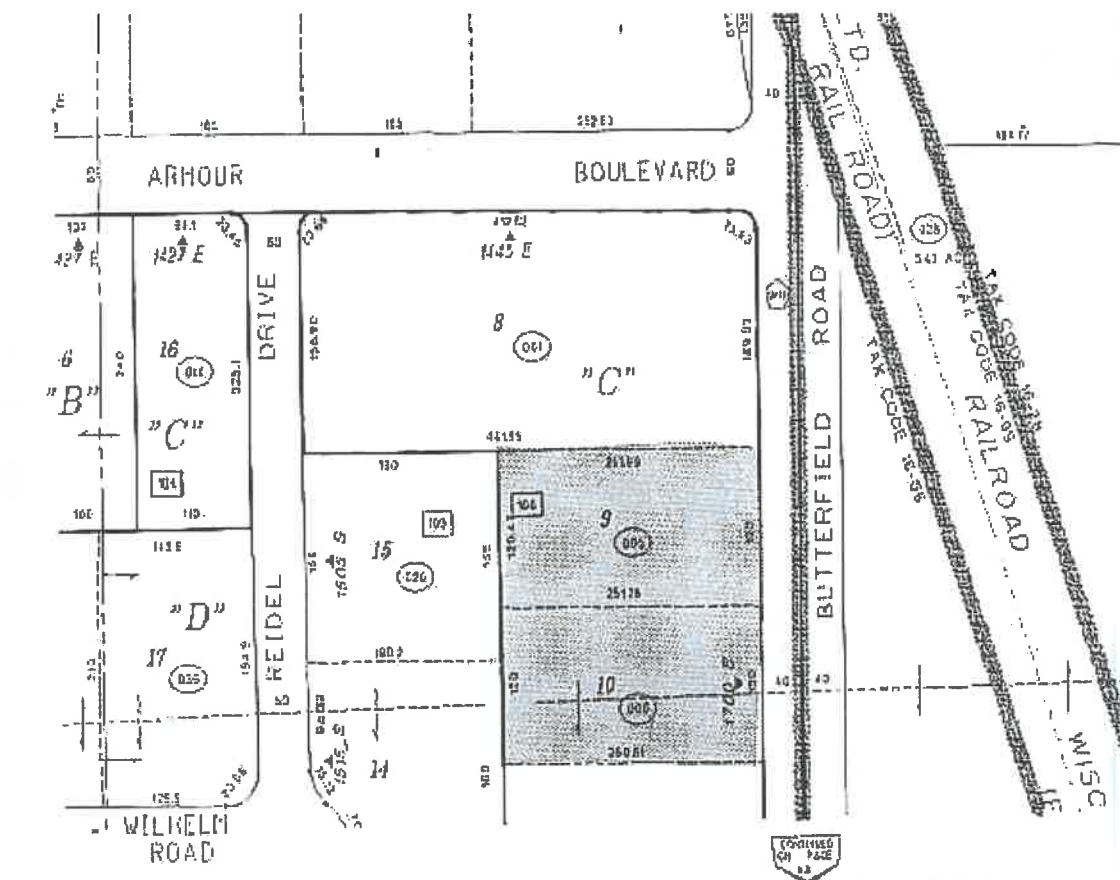


Current parking lot

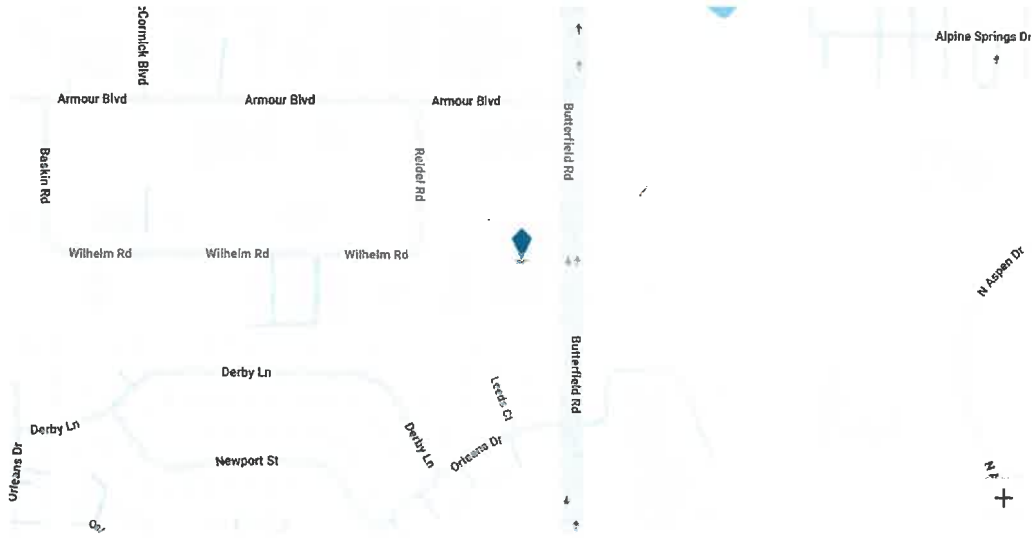
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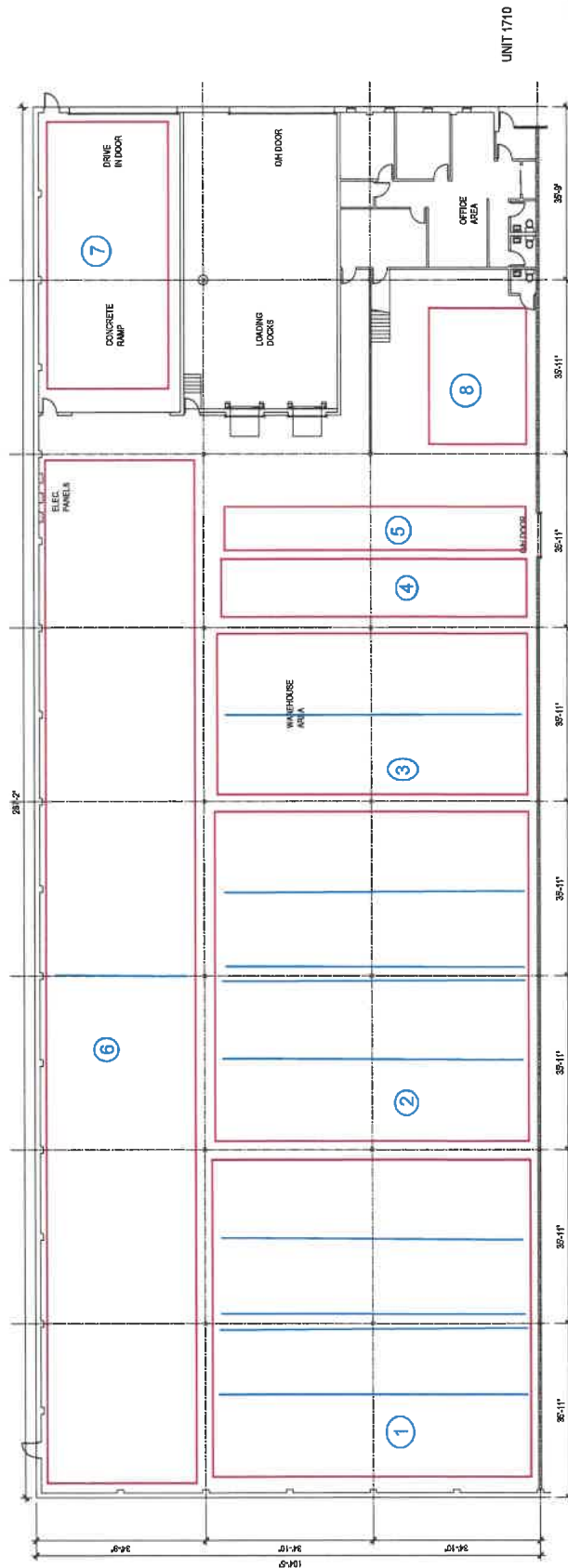


1700-1710 S Butterfield Rd
30,000 - 60,000 SF of Industrial Space Available in Mundelein, IL 60060



Initial Interior Concept*

***Cage Dimensions and walking paths tbd**



Area 1: Red outlines an approximately 70x70 area. The blue lines are partitions. Area 1 can be any combination of 70x70, up to 4 individual 70x17 cages.

Area 2: Same as area 1

Area 3: Blue line is partition, can be divided in half, or a very wide 70x35 space.

Area 4 & 5: Permanent 70x12 cages for hitting/pitching.

Area 6: 200 ft long toss area. Blue line is partition to cut this area in half.

Area 7: Plyometrics, agility, etc.

Area 8: Weight room

BUILDING AREA

UNIT 1700	30,033 S.F.
UNIT 1710	29,945 S.F.
TOTAL BLDG. AREA	60,018 S.F.



Novamar Building Document
1321 Washington
Evanston, IL 60202
P 847.530.1294
www.buildingdocument.com

RED TAIL ACQUISITIONS
1700 SOUTH BUTTERFIELD ROAD
MUNDELEIN, IL

1 MAIN FLOOR PLAN

 $3/64" = 1'-0"$

DATE	24/12/10	1700	MAIN FLOOR PLANS	1	SHEET #
SURVIVOR	MJ				
DRAWN BY:	MJ				

Internal Rendering of fielding area and batting cages







To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Resolution approving a S.T.A.R. Grant for interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois

Financial Impact:

\$4,500 - 413-449-46599.000 - Misc. Property Services (STAR Grant)

Attachments:

1. R-25-10-67 - Exhibit A - S.T.A.R. Grant Application
2. R-25-10-67 - STAR Grant - Findings of Fact

Background:

Mount Ara, 750 Tower Road, Unit B, was established in 2018 and specializes in pet supplements. Its products are sold in over 500 independent pet stores across multiple states. Over time, the company has expanded its operations and now manufactures both private labels and branded products for retailers nationwide.

To support its continued growth, Mount Ara is pursuing Good Manufacturing Practices (GMP) Certification, which reflects a commitment to safety, cleanliness, and hazard analysis. Currently, the company meets approximately 75 percent of the certification requirements. The remaining gap is related to infrastructure, specifically the need to properly segregate raw and finished goods in temperature-controlled areas to prevent cross-contamination.

To meet this requirement, Mount Ara plans to install rubberized floor-to-ceiling commercial curtains to safely separate designated zones within the facility. The total cost of this equipment is \$8,922.11. The company is requesting funding for half of this amount, or \$4,461.06, through the STAR Grant.

Mount Ara anticipates that obtaining the certification will lead to the creation of new jobs, including one full-time batch lead, one support staff member, and two additional line workers.

The Economic Development Commission (EDC) reviewed this request on September 25, 2025, and

agreed that the proposed interior enhancements to the building are in the public interest, as they help prevent cross-contamination and improve consumer safety. Additionally, these improvements will make the project eligible to apply for GMP certification, which will support the company's continued expansion into additional stores that require this certification.

The EDC recommended rounding the grant amount up to \$4,500, supporting a project budget up to \$9,000 with the condition that they apply for the GMP Certification within 6 months of receiving the reimbursement. However, the total amount reimbursed will still represent no more than 50% of the actual project cost.

The initial budget for the S.T.A.R. Grant was \$10,000. On August 11, 2025, the Board approved \$1,500 for Smokin' BBQ on 45. If the current request for \$4,500 is approved, the remaining balance would be \$4,000.

Recommendation:

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to interior building improvements for Mount Ara, for the property located at 750 Tower Road, Unit B, Mundelein, Illinois.

I hereby certify that the attached is an original of
Resolution No. R-25-10-67
that said Resolution was adopted on **October 13, 2025**,
that it was posted in the Village Hall commencing on
10/14/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-67

RESOLUTION APPROVING A S.T.A.R. GRANT FOR MOUNT ARA AT 750 TOWER ROAD, UNIT B, MUNDELEIN, ILLINOIS, IN AN AMOUNT NOT TO EXCEED \$4,500

WHEREAS, Vartan Seferian has applied for a Village of Mundelein Grant for indoor building enhancements under the S.T.A.R. Business Pilot Grant Program for the property 750 Tower Road, Unit B, Mundelein, Illinois (the “Grant Application”) and has submitted cost proposals for the following improvements:

Building Enhancements	\$8,922.11
Total	\$8,922.11
Anticipated Village Participation	\$4,461.05

WHEREAS, Vartan Seferian, the CEO, of Mount Ara at 750 Tower Road, Unit B, Mundelein, Illinois, has signed the Grant Application; and

WHEREAS, the Village’s Economic Development Commission met on September 25, 2025, to consider the Grant Application, and provided its findings and made a recommendation to the Village Board of Trustees that the Grant Application be approved for a 50% matching grant under the Village of S.T.A.R. Business Pilot Grant Program, not to exceed the amount of \$4,500.00 for indoor building enhancements; and

WHEREAS, Ordinance No. 22-05-27 allows the Village Board of Trustees to review each request on a case-by-case basis. Approved projects would be awarded no more than 50% of the project cost up to a maximum of \$9,000, which may be increased at the discretion of the Village Board of Trustees.

WHEREAS, the Village Board of Trustees has determined it would be in best interests of the Village to award the Grant Application for indoor building improvements as provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS AS FOLLOWS:

SECTION I: The Grant Application for a 50% matching grant in an amount not to exceed \$4,500.00 for indoor building improvements for a commercial grade rubberized curtain system shown on the application attached hereto and made a part hereof as **EXHIBIT A**, is hereby approved as provided herein. Reimbursement shall be made in multiple payments once the expenses have been incurred by the applicant.

SECTION II: The approvals contained herein shall be subject to the following condition:

1. Mount Ara shall apply for GMP Certification within six (6) months of receiving the reimbursement.

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

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____
Village Clerk



S.T.A.R. BUSINESS GRANT PROGRAM

A Pilot Program by the Mundelein Economic Development Commission

PROGRAM GUIDELINES, POLICY, AND APPLICATION

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

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

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

PROPOSAL GUIDELINES:

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

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

REQUIRED ATTACHMENTS

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

Applicant Information	Business Legal Name: LNH Group LLC a	Business Address: 750 Tower Rd. B Mundelein IL 60060
	Business DBA Name: Mount Ara	Federal Tax ID#/EIN#:
	Applicant (Business Owner or Authorized Agent) Name: Vartan Seferian Title: CEO Phone: 8473226675 Email: sales@mountara.com Mailing Address: 750 Tower Rd. Unit B Mundelein IL 60060	
Property Information	Address of Property Applicable to the Grant Project:	750 Tower Rd. Unit B Mundelein IL 60060
	Property Owner Name: James Rader Title: Owner Phone: 847.612.1400 Email: jim.rader@upconservices.com Mailing Address: 1300 S Grove Ave Ste 100 Barrington IL 60010	

PROCESS:**1. Application Proposal Review**

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

2. Economic Development Commission (EDC) Recommendation

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

3. Village Board Approval

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

4. Implementation

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

Please provide thorough written responses to each of the following items. A separate sheet may be attached if additional space is needed. Applications which fail to adequately respond to these items will be considered incomplete.	
PROJECT TYPE:	☐ Building Improvement ☐ Workforce Development ☐ Equipment Purchase ☐ Overhead Costs ☐ Marketing/Branding ☐ Professional Services (e.g. architect, engineering) ☒ Other (short description): <u>cGMP Certification</u>
PROJECT OVERVIEW (Scope of Work) Provide a written description of the proposed project. Be sure to include as many details as possible.	The CGMP (Good Manufacturing Practices) Certification is a validation that a company is manufacturing their products within the scope and code of what is considered "good." This specific manufacturing cert. is requested by many large companies for their suppliers as a basic validation that their products are acceptable, safe, and effective. This specific certification would allow Mount Ara the ability to drastically expand their total scope of manufacturing services to encompass larger, national clients like Walmart, Target and Kroger. While Mount Ara already adheres to many of the GMPs requested by these companies, the certification is a validation that the work being done is within a scope of safety and compliance expected by these larger brands. In addition, the cGMP certification supports health and safety awareness by ensuring a safe, clean and compliant facility providing a better work environment for the community.
HARDSHIP If the project is the result of a particular hardship, describe this hardship in detail. Additional exhibits may be attached for reference or in support of this hardship.	As a small business, Mount Ara has limited resources to tackle the growth of the business. The unique situation the company finds itself in allows for a sizable growth opportunity but one that must be done quickly. The business is small and new, there are limited resources to put in place all the necessary equipment, certification, ingredient, hiring needs, marketing and logistics. Because of this, decisions need to be made as to where every dollar is spent. The certification element is both necessary and expensive but is second to equipment infrastructure already purchased. Mount Ara has assumed considerable overhead cost to take advantage of the market opportunity already but - frankly - is tapped out by these investments as well as the considerable work already put into the GMP practices currently in process.
BENEFIT TO THE VILLAGE Describe how the Village stands to benefit from the proposed project. (e.g. how it will increase sales tax revenue, improve aesthetics of an area, provide a service to the community, provide jobs, or improve workforce skills)	With the cGMPs in place, Mount Ara will have access to larger and larger customers - specifically national brands. The upside of this is in millions in revenue opportunity. The business that recently closed, which Mount Ara is attempting to replace, was 650 million dollars with over 100 full time employees. That would represent a 10X employment growth, larger building infrastructure, and increased logistic needs for the area. Should Mount Ara acquire the contracts sought after, the growth and employment potential is significant. "Our goal is a safe, functioning and healthy facility capable of growing YoY for the next 20 years." - Vartan Seferian CEO
Total Project Budget (Include all costs for the project as a whole) Attach any estimates,	\$8922.11

quotes, contracts, or other written documentation to verify project costs.	\$4461.00
Total Grant Amount Requested (maximum request of \$5,000) Grant request may not exceed 50% of the total project budget.	\$4461.00
Number of jobs created (if applicable):	1 Full Time Batch Lead, 1 add. QC support staff member, 2 add. line workers.
Number of jobs retained (if applicable):	All current hires would remain.
Estimated Project Completion Date or Timeline (project must be completed within 6 months):	Mount Ara has already made sizable strides towards GMP standards - 80% of all SOPs are in place. We can expect full completion of the project by EOY, 25.

REQUIRED SIGNATURES

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

Additionally, by signing below, the Applicant acknowledges that they have received and read the Program Description and Requirements and has received and read the Rules Implementing the Program.

The Applicant states that the information contained in this Application is true, correct and complete and agrees to comply with all Village requirements applicable to the Program and the Rules Implementing the Program. The Applicant agrees that in the event of his breach of any condition or provision of the Program or the Rules Implementing the Program or, if any of the information submitted to the Village by the Applicant is found to be false, the Village has the right to terminate the Applicant's participation in the Program.

The Applicant further understands that, after the improvement(s) have been completed, they must submit a Reimbursement Request Form (on the Form provided by the Village) and detailed cost documentation such as copies of lien waivers, paid invoices, receipts, cancelled checks and credit card statements, in order to receive payment.

The Applicant authorizes the Village to use their name, likeness, photos and/or information about the Project for promotional purposes.

Signature (PROPERTY OWNER)*: _____

Date: _____

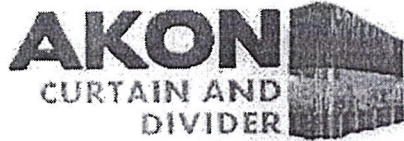
Printed Name: _____

Title: CEO

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

Signature (APPLICANT): _____

Date: 9.8.25Printed Name: VARTAN SEFERIANTitle: CEO



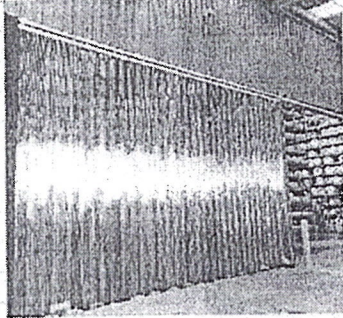
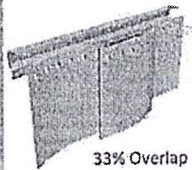
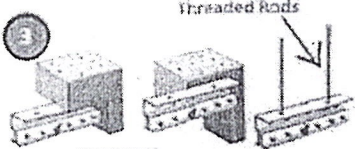
QUOTE

P: 989-414-1209 F: 888-501-5665
www.curtain-and-divider.com

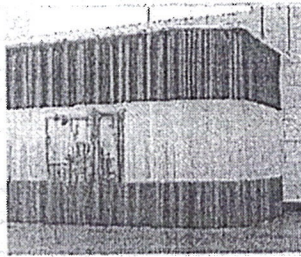
SOLD TO:
Mount Ara (LNH Group)
Bhaskar Anil Janve
7149448318
bjanve@mountara.com

SHIP TO:

QUOTE #
284575-05
06/08/2025

Your PO #	Payment Terms	Shipping Terms	Ship Method	Approximate Ship Date
Pending	Credit Card / Net 30	Pre-Pay & Add	Best Way	18 to 20 work days
Qty	Part #	Description	Unit Cost	Line Total
1	284575-01A	Industrial Strip Curtain Wall : Set - 1	\$ 5,495	\$ 5,495
		DIMENSIONS	<u>Width</u>	<u>Height</u>
		Curtain A:	29' 5"	15' 6"
		Curtain B:	31' 6"	15' 6"
		Curtain C:	28' 8"	15' 7"
		LAYOUT	STRIP OVERLAP	
		A	12" Wide Strips	
		B	33% Overlap	
		C		
		D		
		Straight		
		SPECIFICATIONS		
		Strip Material:	12" Wide strips x .110" thick	
		Strip Overlap:	33% Overlap on Strips	
		Strip Color:	Clear - Ribbed	
		Ideal For:	Interior Personnel Door - People traffic carrying boxes	
		MOUNTING:		
		Mounting:	3 - Universal Mount	
		Material:	Galvanized Steel	
		Warranty:	Lifetime Warranty	
		Note:	Hardware to be cut to size onsite if needed	

1



Industrial Curtain : Set - 2

DIMENSIONS	Width (ft)	Height (ft)	Sections
Curtain A:	34'	15' 6"	1

Note1: 5% added to width for proper drape

Note3: Sizes above will be +/- up to 1"

MATERIAL OPTIONS

Heavy Duty 18 oz Vinyl - Scrim Reinforced

\$777.92

\$ 777.92



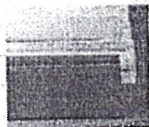
Coated Vinyl

FEATURES CURTAINS

Curtain Color:	Blue
Grommets:	Every 12" - Located at the top of the curtain
Chain Weight Pockets:	Yes
Vision Panel:	All Clear - Starts 28" from bottom, 52" high
Curtain Sections:	Do not connect together
Curtains:	Do not connect together
Fire Retardant:	Yes
Outdoor Use:	Inform AKON if used outdoors for best material
Warranty:	5 Year Warranty - On any MFG Defects

OPTIONAL COMPONENTS

34



Floor Sweep

\$4.19

\$ 142

Description: Velcro attached at the bottom of the curtain the floor sweep engages the floor and can be replaced if it should ever wear out.

Height: Hangs 6" below the curtain

Color: Standard Black Color

11



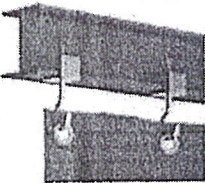
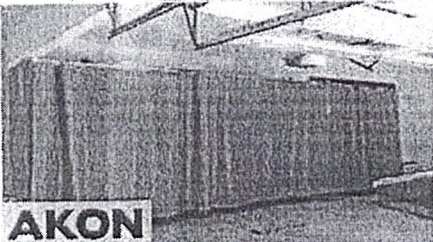
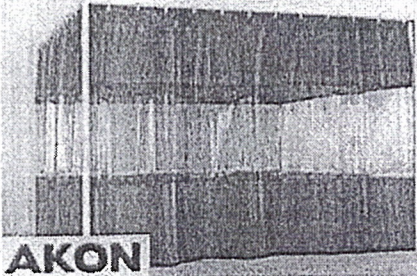
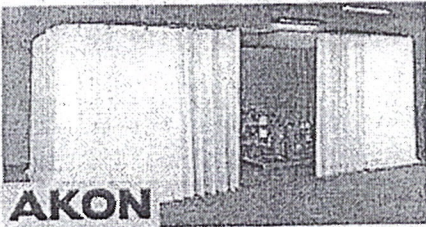
Floor Straps

\$19.50

\$ 215

Description: Spaced approximately 4' apart the anchor straps keep your curtains secured. The webbing strap loops through the D-rings which you anchor into your floor. (Not made for strong wind)

Specifications: Spaced every 4' / Straps through grommets / D-rings

32		Seal Velcro – Shipped Loose	\$4.00	\$	128
		Description: Self-Adhesive Velcro allows you to seal your curtain to adjacent fixed walls or beams which creates a more secure containment, 2" wide			
34		Static Beam Clamps	\$3.00	\$	102
One Per Linear/ft		Style: I-Beam Clamps with J-hooks			
		Clamp opening: .75"			
		Spacing: Located every 12" in the curtain grommets			
   					
SUBTOTAL					\$ 6,660



GENERAL TERMS & CONDITIONS

- No refunds are possible on custom made orders
- Above is what will be produced regardless of any other requests
- Deliveries are estimates only and not firm dates
- Orders can't be canceled based on deliveries not achieved by AKON
- Products do not include shipping charges unless called out. Shipping is added to the invoice, or shipped freight collect based on the customer's direction which must be specified before the order. 3% Fee added to shipping when using non-cash payment.
- Complete Terms Available on Akon Website: www.curtain-and-divider.com/terms
- Sales tax may apply, please inquire

AKON LLC - Curtain and Divider Division -Jacksonville, FL 32205

SALES TAX	\$0.00
OTHER	\$0.00
TOTAL	\$ 6,860



[Click Here To Order This Quote](#)

FINDINGS – EDC STAR BUSINESS GRANT PROGRAM

BUSINESS NAME	Mount Ara	BUSINESS ADDRESS	750 Tower Rd B
PROJECT NAME/DESCRIPTION	Indoor Building Enhancements	EDC MEETING DATE	September 25, 2025
PROJECT COSTS	\$ 8922.11 (Improvement Costs)	\$ 4461.06 (Grant Request)	\$ 4461.05 (Total Private Participation)

FINDINGS:

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

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

yes

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

yes

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

yes

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

yes

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

yes

Project will be completed within 6 months:

yes

Other:

RECOMMENDATION:

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

APPROVAL	\$ _____	DENIAL	APPROVAL WITH CONDITIONS	\$ 4500 _____
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SUBJECT TO THE FOLLOWING CONDITIONS (IF APPLICABLE):

1. Apply for the GMP Certification within 6 months of receiving grant
- 2.
- 3.

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

To: Mayor and Board of Trustees

From: Jessica Marvin, Associate Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of October 13, 2025

Subject: Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

Financial Impact:

N/A

Attachments:

1. O-25-10-71 - Exhibit A - Legal Description
2. O-25-10-71 - Exhibit B - Application Documents

Background:

On September 22, 2025, the Village Board reviewed a request for a variation granting relief from the minimum interior side yard requirements at 310 Banbury Road. The Board authorized staff to prepare an ordinance to approve the requested variation.

Recommendation:

Motion to pass an ordinance granting a variation from Table 20.28-2 of Section 20.28.030 of the Zoning Ordinance regarding the minimum interior side yard requirements at 310 Banbury Road, Mundelein, IL.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-71
which is entitled

Setback Encroachment Variation at 310 Banbury Road - PZ2025-0028

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-71

AN ORDINANCE GRANTING A VARIATION TO REDUCE THE REQUIRED INTERIOR SIDE YARD SETBACK FOR THE PROPERTY LOCATED AT 310 BANBURY ROAD, MUNDELEIN, ILLINOIS

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

WHEREAS, an application has been filed by Jeff Sloom ("Petitioner") requesting that a variation from the Mundelein Municipal Code (Zoning Ordinance) be granted for a proposed addition at the property located at 310 Banbury Road, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property"); and

WHEREAS, the Petitioner has requested a variation from Table 20.28-2 of Section 20.28.030 to permit a reduction in the required interior side yard setback at 310 Banbury Road within the R-2 Single Family Residential Zoning District; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on September 3, 2025, by the Mundelein Planning and Zoning Commission; and

WHEREAS, the Mundelein Planning and Zoning Commission made findings of fact and, by a vote of 6 to 0, recommended that the variation be approved by the Village Board of Trustees; and

WHEREAS, at the Village Board meeting on September 22, 2025, 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 approval of the 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 from Section Table 20.28-2 of Section 20.28.030 is hereby granted at 310 Banbury Road, Mundelein, Illinois to permit a reduction in the required interior side yard setback in accordance with the application on file attached hereto and made part hereof as **Exhibit B** (the "Application Documents").

SECTION II: This ordinance shall be in full force and effect from and after its passage, approval, filing and publication in pamphlet form, as by law provided.

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

Monday, October 13, 2025

Monday, October 13, 2025

Village Clerk

LEGAL DESCRIPTION

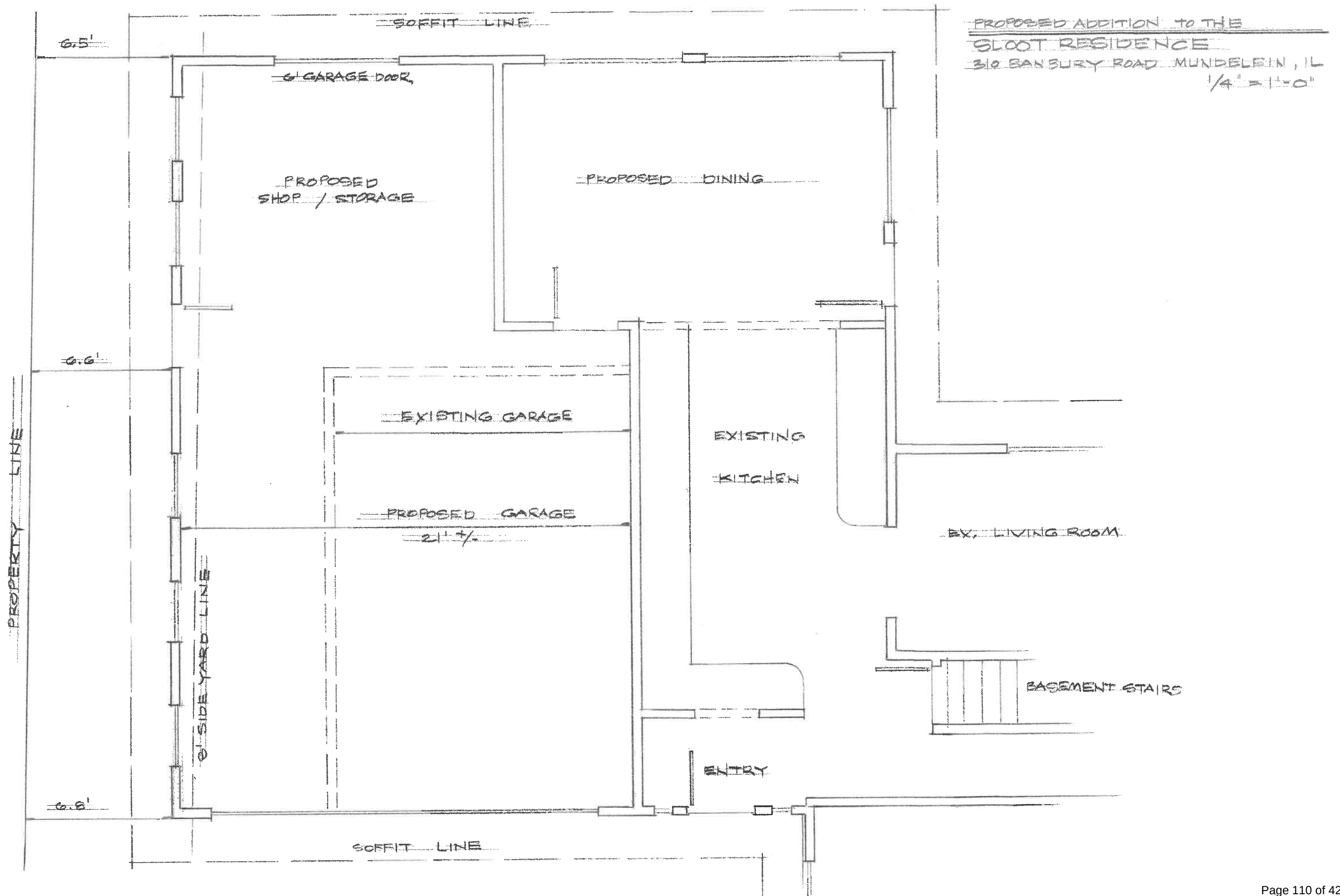
COMMONLY KNOWN AS: 310 Banbury Road

PINS: 10-24-203-018

LEGAL DESCRIPTION: LOT 18 IN BLOCK 7 IN LOCH LOMOND, UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1956 AS DOCUMENT 903400, IN BOOK 33 OF PLATS, PAGE 75, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 310 BANBURY ROAD, MUNDELEIN, ILLINOIS.







PROPOSED SOUTH ELEVATION
SLOOT RESIDENCE
1/4" = 1'-0"

6 Photos of 310 Banbury Road (cont.)



To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of October 13, 2025

Subject: Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals

Financial Impact:

Attachments:

1. O-25-10-72 - Exhibit A - Mural Ordinance - Table 20.32-1
2. O-25-10-72 - Exhibit B - Mural Ordinance - Table 20.36-1
3. O-25-10-72 - Exhibit C - Mural Ordinance - Table 20.40-1
4. O-25-10-72 - Exhibit D - Mural Ordinance - Table 20.44-1

Background:

The Village Board authorized staff to draft a series of text amendments at its September 22, 2025, Village Board meeting. One of the topics of the amendments included murals, which is the subject of this proposed Ordinance.

Recommendation:

Motion to pass an Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

I, Karen Walsh, certify that I am the duly elected Municipal Clerk for the Village of Mundelein, Lake County, Illinois.

I further certify that on October 13, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-10-72
which is entitled

Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Murals

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 10/14/2025, and was posted for at least ten days thereafter.

Copies of such Ordinance are available for public inspection upon request in the Customer Service Office.

Dated at Mundelein, Illinois on 10/14/2025.

Village Clerk

ORDINANCE NO. O-25-10-72

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE RELATING TO THE ZONING ORDINANCE, TITLE 20, REGARDING MURALS

WHEREAS, on September 24, 2012, the Village Board of Trustees adopted Ordinance No. 12-09-39, an Ordinance repealing the existing Mundelein Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, and adopting a new Village of Mundelein Zoning Ordinance to be included as Title 20 of the Municipal Code of Mundelein (the “New Zoning Ordinance”) which Ordinance has been amended from time to time thereafter; and

WHEREAS, on March 25, 2013, the Village Board of Trustees adopted Ordinance No. 13-03-12, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding grammar, spelling, and cross-reference corrections; motor vehicle aftermarket enhancements; light pole heights; commercial vehicles; parking stall dimensions; driveways; and definitions; and

WHEREAS, on July 14, 2014, the Village Board of Trustees adopted Ordinance No. 14-07-29, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to medical cannabis dispensaries and cultivation centers; and

WHEREAS, on August 25, 2014, the Village Board of Trustees adopted Ordinance No. 14-08-43, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, regarding a spelling correction; refuse & recycling containers; parking for recycling facilities, places of worship, motor vehicle repair, and other unspecified uses; permitted & prohibited materials; transparency; car washes; drive-through facilities; gas stations; lighting downtown; roof types Downtown; and setbacks following the conveyance of land for public purposes; and

WHEREAS, on September 22, 2014, the Village Board of Trustees adopted Ordinance No. 14-09-48, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to Private Free Libraries; and

WHEREAS, on March 9, 2015, the Village Board of Trustees adopted Ordinance No. 15-03-09, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to parking space dimensions, impervious surface coverage, open fences, community centers, and recycling facilities; and

WHEREAS, on April 27, 2015, the Village Board of Trustees adopted Ordinance No. 15-04-20, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to residential bulk and yard standards, the C-5 subdistrict map, and on-site development standards; and

WHEREAS, on August 22, 2016, the Village Board of Trustees adopted Ordinance No. 16-07-46, an Ordinance amending certain sections of the Zoning Ordinance, Title 20 of the Municipal Code of Mundelein, with respect to drive through facilities, pergolas, patios, residential driveways, and sheds; and

WHEREAS, on July 9, 2018, the Village Board of Trustees adopted Ordinance No. 18-07-39, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding murals; and

WHEREAS, on August 13, 2018, the Village Board of Trustees adopted Ordinance No. 18-08-46, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding murals; and

WHEREAS, on August 13, 2018, the Village Board of Trustees adopted Ordinance No. 18-08-47, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Garage Storage Facilities; and

WHEREAS, on November 26, 2018, the Village Board of Trustees adopted Ordinance No. 18-11-73, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Solar Collectors; and

WHEREAS, on February 11, 2019, the Village Board of Trustees adopted Ordinance No. 19-02-13, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding the Downtown Zoning Districts; and

WHEREAS, on November 25, 2019, the Village Board of Trustees adopted Ordinance No. 19-11-82, an Ordinance adding a section of the Municipal Code relating to Adult Use Cannabis and amending certain sections of the Municipal Code relating to Adult Use Cannabis; and

WHEREAS, on January 27, 2020, the Village Board of Trustees adopted Ordinance No. 20-01-08, an Ordinance amending certain sections of the Municipal Code relating to the zoning ordinance, Title 20, regarding Solar Collectors and Solar Farms; and

WHEREAS, on April 13, 2020, the Village Board of Trustees Adopted Ordinance No. 20-04-27, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Industrial Building Height; and

WHEREAS, on August 24, 2020, the Village Board of Trustees Adopted Ordinance No. 20-08-45, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Hours of Operation for Adult-Use Cannabis Dispensaries and Medical Cannabis Dispensaries; and

WHEREAS, on January 25, 2021, the Village Board of Trustees adopted Ordinance No. 21-01-04, An Ordinance Amending Section 20.48.040(Q)(10) of the Municipal Code Relating to the Zoning Ordinance, Title 20, Regarding Drive-Through and Curbside Pickup Service for Medical Cannabis Dispensaries; and

WHEREAS, on June 28, 2021, the Village Board of Trustees adopted Ordinance No. 21-06-42, An Ordinance Amending Certain Sections of the Municipal Code Relating to the Zoning Ordinance, Title 20, and Business Regulations and Licenses, Title 5, Regarding Hours of Operation for Adult-Use and Medical Cannabis Dispensaries; and

WHEREAS, on September 13, 2021, the Village Board of Trustees adopted Ordinance No. 21-09-69, An Ordinance Amending Sections 20.36, 20.68, and 20.72 of the Municipal Code, Title 20, Zoning Ordinance, Relating to Downtown Entertainment, Outdoor Dining, and Outdoor Seating; and

WHEREAS, on January 9, 2023, the Village Board of Trustees adopted Ordinance No. 23-01-01, An Ordinance Amending Sections 20.32.030, Table 20.32-2 and 20.56.070(B) of the Municipal Code, Title 20, Relating to Commercial Setbacks and Parking Lots; and

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on July 16, 2025, and August 6, 2025, by the Mundelein Planning & Zoning Commission; and

WHEREAS, following said hearing, by a vote of 5-0, the Planning & Zoning Commission recommended approval of the requested text amendments referenced below; and

WHEREAS, the Village Board of Trustees has determined that it is necessary to adopt this Ordinance further amending Title 20 of the Municipal Code of Mundelein regarding murals.

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 20.32.020 – Permitted and special uses, Table 20.32-1 is hereby amended to insert “Mural, Large” and “Mural, Small” under OTHER in the Table and reference Section 20.48.040(BB) and renumber all subsequent Use Standards under Section 20.48.040 and adjust the references in Table 20.32-1, as shown in **Exhibit A**, attached hereto and made a part hereof:

SECTION III: Section 20.36.020, Table 20.36-1 is hereby amended to add the language shown in **Exhibit B**, attached hereto and made a part hereof.

SECTION IV: Section 20.36.060 – C-5 district use standards, subsection 17, Murals, is hereby amended to read newly inserted double underlined subsections f. to h.:

f. Murals are prohibited on any wall that is both adjacent to a residential zoning district (excluding public right-of-way) and also oriented toward that residentially-zoned property.

g. Murals shall not contain commercial content. For the purposes of this section, “commercial content” means a business name, business tagline, business logo, or any text advertising or describing goods or services available for sale.

h. Murals shall not contain speech or imagery that is not protected under the United States Constitution, including but not limited to obscenity, material that appeals to the prurient interest, threats, or incitement to violence.

SECTION V: Section 20.40.020 – Permitted and special uses, Table 20.40-1 is hereby amended to insert “Mural, Large” and “Mural, Small” under OTHER in the Table and reference Section 20.48.040(BB) and renumber all subsequent Use Standards under Section 20.48.040 and adjust the references in Table

20.40-1, as shown in **Exhibit C**, attached hereto and made a part hereof.

SECTION VI: Section 20.44.020 – Permitted and special uses, Table 20.44-1 is hereby amended to insert “Mural, Large” and “Mural, Small” under OTHER in the Table and reference Section 20.48.040(BB) and renumber all subsequent Use Standards under Section 20.48.040 and adjust the references in Table 20.44-1, as shown on **Exhibit D**, attached hereto and made a part hereof.

SECTION VII:Section 20.48.040 – Generic use standards, is hereby amended to insert new Mural, Large and Mural, Small as alphabetically as 20.48.040(BB) and renumber all subsequent Use Standards adjust the references in Tables 20.28-1; 20.32-1, 20.40-1, and 20.44-1.

BB. Murals, Large and Murals, Small.

1. The surface on which the mural is to be applied must have appropriate structural integrity to support the chosen application method.
2. The mural shall be applied with materials manufactured with the expectation of long-term durability and exposure to the elements.
3. Painted murals shall be sealed with graffiti and UV resistant coating by the artist upon completion of the mural.
4. The mural shall be cleaned, when needed, and maintained in good condition at the expense of the property owner. If the mural becomes unsightly or is damaged or vandalized, it must be removed or restored to good condition by the property owner or as otherwise provided in the title approving the special use for the mural.
5. Murals shall not create a danger for motorists or pedestrians, nor shall it limit the use or enjoyment of an adjacent property or a property with a clear line of sight to the mural.
6. Murals are prohibited on any wall that is both adjacent to a residential zoning district (excluding public right-of-way) and also oriented toward that residentially-zoned property.
7. Murals shall not contain commercial content. For the purposes of this section, “commercial content” means a business name, business tagline, business logo, or any text advertising or describing goods or services available for sale.
8. Murals shall not contain speech or imagery that is not protected under the United States Constitution, including but not limited to obscenity, material that appeals to the prurient interest, threats, or incitement to violence.

SECTION VIII: Section 20.68.040 – Generic use definitions, is hereby amended to read:

“Mural” means a hand-painted or hand-tiled work of art applied directly on an exterior wall of a building or other structure and visible from a public right-of-way or other public area. A “Large Mural” is greater than 100 square feet in size, and a “Small Mural” is 100 square feet or smaller. Negative, unpainted space does not count towards the calculation of the mural area.

SECTION IX: 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 X: This Ordinance shall be in full force and effect from and after its passage, approval and

publication in pamphlet form as required by law.

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

Exhibit A

TABLE 20.32-1: COMMERCIAL DISTRICTS PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-1	C-2	C-3	C-4	
RESIDENTIAL					
Dwelling, Above the Ground Floor	P	P	S	P	
Dwelling, Multi-Family				S	Section 20.28.060(2)
Dwelling, Townhouse				S	Section 20.28.060(2)
Residential Care Facility				S	Section 20.48.040(KK)
INSTITUTIONAL					
Assembly Hall	P	P	P	P	
Cultural Facility	P	P	P	P	Section 20.48.040(G)
Educational Facilities, Vocational School		S	S	S	Section 20.48.040(L)
Government Facilities	P	P	P	P	
Place of Worship	S	S	S	S	Section 20.48.040(Y)
COMMERCIAL					
Adult-Use Cannabis Dispensing Organization		P		P	Section 20.48.040(D)
Animal Hospital	S	P	P	P	
Art Gallery	P	P	P	P	
Arts Studio	P	P	P	P	
Banquet Facility		S	S	S	Section 20.48.040(C)
Car Wash		S	S	S	
Currency Exchange	P	P	P	P	Section 20.48.040(H)
Day Care Center, Adult or Child	P	P	P	P	Section 20.48.040(I)
Drive-Through Facility	S	P	P	P	Section 20.48.040(K)
Financial Institution	P	P	P	P	
Funeral Home	S	P	P		
Gas Station	S	P	P	P	Section 20.48.040(N)
Greenhouse/Nursery		P	P	S	

Exhibit A

TABLE 20.32-1: COMMERCIAL DISTRICTS PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-1	C-2	C-3	C-4	
Heavy Retail, Rental and Service			P	S	
Homeless Shelter		S	S		
Hospital		S	S		
Hotel/Motel		S		S	
Indoor Amusement Facility		P	P	P	Section 20.48.040(B)
Kennel		S	P		Section 20.48.040(U)
Live Entertainment – Indoor	P	P	P	P	Section 20.48.040(P)
Live Entertainment – Outdoor		S	S	S	Section 20.48.040(P)
Medical/Dental Clinic	P	P	P	P	
Mini-Warehouse			P		
Motor Vehicle Aftermarket Enhancements		S	S		Section 20.48.040(U)
Motor Vehicle Dealership			S		Section 20.48.040(S)
Motor Vehicle Rental Establishment			S		Section 20.48.040(S)
Motor Vehicle Service and Repair, Minor		S	S		Section 20.48.040(U)
Motor Vehicle Service and Repair, Major			S		Section 20.48.040(U)
Office	P	P	P	P	
Outdoor Amusement Facility		S	P	S	Section 20.48.040(B)
Outdoor Dining	P	P	P	P	Section 20.48.040(DD)
Outdoor Seating	P	P	P	P	Section 20.48.040(DD)
Payday or Title Loan Agency		P	P	P	Section 20.48.040(H)
Pawn Shop		P	P		Section 20.48.040(H)
Personal Services Establishment	P	P	P	P	
Pet “Day Care” Service	P	P	P	P	Section 20.48.040(U)
Restaurant	P	P	P	P	
Retail Goods Establishment	P	P	P	P	

Exhibit A

TABLE 20.32-1: COMMERCIAL DISTRICTS PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-1	C-2	C-3	C-4	
Shooting Range			S		Section 20.48.040(LL)
Social Club or Lodge	P	P	P	P	
Smoke Shop		S	S	S	Section 20.48.040(MM)
Tattoo Parlor			S		
Tavern/Bar	P	P	P	P	
TRANSPORTATION					
Motor Vehicle Operations Facility			P		Section 20.48.040(T)
Off-Street Parking Lot	S	S	S	S	Section 20.48.040(V)
Parking Structure	S	S	S	S	Section 20.48.040(V)
OPEN SPACE					
Park/Playground	P	P		P	
Urban Agriculture		S	S		Section 20.48.040(OO)
OTHER					
Community Center	S	S	S	S	Section 20.48.040(E)
<u>Mural, Large</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>Section 20.48.040(BB)</u>
<u>Mural, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 20.48.040(BB)</u>
Planned Unit Development	S	S	S	S	Chapter 20.20
Recycling Facility, Convenience Drop-Off	P	P	P	P	Section 20.48.040(GG)
Utilities, Private	S	P	P		Section 20.48.040(PP)
Wireless Telecommunications Antenna	S, P ²	S, P ²	S, P ²	S, P ²	Section 20.48.040(RR)
Wireless Telecommunications Facility	S	S	S	S	Section 20.48.040(RR)
Wireless Telecommunications Tower	S	S	S	S	Section 20.48.040(RR)

TABLE 20.36-1: C-5 DISTRICT PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-5-VC	C-5-MU	C-5-R	C-5-C	
RESIDENTIAL					
Community Residence		S		S	Section 20.36.060(C)(5)
Dwelling, Single Family		P	P		
Dwelling, Townhouse	S	P	P	P	
Dwelling, Two-Family		P	P		
Dwelling, Single-Family Attached		P	P		
Dwelling, Stacked Flat	S	P	P	P	
Dwelling, Multi-Family	P	P	P	P	
Dwelling, Accessory to Non-residential	P	P	S	P	
Residential Care Facility		P	P	S	Section 20.36.060(C)(22)
INSTITUTIONAL					
Assembly Hall	S	S		S	
Cultural Facility	P	P		P	Section 20.36.060(C)(6)
Educational Facilities, College/University	P	P		P	Section 20.36.060(C)(11)
Educational Facilities, Vocational School	P	P		P	Section 20.36.060(C)(11)
Government Facilities	P	P		P	
Place of Worship	S	S	S	S	Section 20.36.060(C)(21)
COMMERCIAL					
Art Gallery	P	P		P	
Arts Studio	P	P		P	
Animal Hospital	P	P		P	
Banquet Facility	S	S		S	Section 20.36.060(C)(2)
Car Wash				S	Section 20.36.060(C)(3)
Currency Exchange		P		P	Section 20.36.060(C)(7)
Day Care Center, Adult or Child	P	P		P	Section 20.36.060(C)(8)
Day Care Home, Adult or Child		P	P	P	Section 20.36.060(C)(9)
Drive-Through Facility				S	Section 20.36.060(C)(10)
Financial Institution	P	P		P	
Funeral Home		S		S	
Gas Station				P	Section 20.36.060(C)(12)
Hotel/Motel	S	S		S	
Indoor Amusement Facility	P	P		P	Section 20.36.060(C)(1)
Kennel		S		S	Section 20.36.060(C)(13)
Live Entertainment – Indoor	P	P		P	Section 20.36.060(C)(14)
Live Entertainment – Outdoor	P	P		P	Section 20.36.060(C)(14)
Medical/Dental Clinic	P	P		P	
Motor Vehicle Dealership				S	Section 20.36.060(C)(15)
Motor Vehicle Rental Establishment	P	P		P	Section 20.36.060(C)(16)
Office	P	P		P	
Outdoor Amusement Facility	S	S		S	Section 20.36.060(C)(1)
Outdoor Dining Area	P	P		P	Section 20.36.060(C)(19)
Outdoor Seating Area	P	P	P	P	Section 20.36.060(C)(20)

Exhibit B

TABLE 20.36-1: C-5 DISTRICT PERMITTED & SPECIAL USES					
USE ¹	DISTRICT				USE STANDARDS
	C-5-VC	C-5-MU	C-5-R	C-5-C	
Payday or Title Loan Agency		S		S	Section 20.36.060(C)(7)
Personal Services Establishment	P	P		P	
Pet "Day Care" Service		S		S	Section 20.36.060(C)(13)
Restaurant	P	P		P	
Retail Goods Establishment	P	P		P	
Smoke Shop		P		P	Section 20.36.060(C)(23)
Social Club or Lodge		P		P	
Tavern/Bar	P	P		P	
Tattoo Parlor				P	
INDUSTRIAL					
Research and Development Facility	P	P		P	
TRANSPORTATION					
Off-Street Parking Lot	S	S		S	Section 20.36.060(C)(18)
Parking Structure	S	S		S	Section 20.36.060(C)(18)
OPEN SPACE					
Parks/Playgrounds	P	P	P	P	
OTHER					
Community Center	S	S	S	S	Section 20.36.060(C)(4)
Mural, <u>Large</u>	S	S		S	Section 20.36.060(C)(17)
<u>Mural, Small</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>Section 20.36.060(C)(17)</u>
Planned Unit Development	S	S	S	S	Chapter 20.20
Recycling Facility, Convenience Drop-Off	P	P		P	
Utilities, Private	S	S	S	S	Section 20.36.060(C)(24)
Wireless Telecommunications Antenna ³	S, P ²	S, P ²	S, P ²	S, P ²	Section 20.36.060(C)(25)
Wireless Telecommunications Facility ³	S	S	S	S	Section 20.36.060(C)(25)
Wireless Telecommunications Tower ³	S	S	S	S	Section 20.36.060(C)(25)

Exhibit C

TABLE 20.40-1: OFFICE PARK AND MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES				
USE ¹	DISTRICT			USE STANDARDS
	O-R	M-1	M-MU	
COMMERCIAL				
Adult Use		S	S	Section 20.48.040(A)
Adult-Use Cannabis Dispensing Organization		P	P	Section 20.48.040(D)
Arts Studio	P ²		P	
Car Wash		P	P	Section 20.48.040(J)
Day Care Center, Adult or Child	P ²			Section 20.48.040(O)
Drive-Through Facility	P ²			Section 20.48.040(Q)
Financial Institution	P ²			
Government Facilities	P	P	P	
Heavy Retail, Rental and Service			S	
Indoor Amusement Facility			S	Section 20.48.040(H)
Kennel	P ²		P	Section 20.48.040(U)
Medical Cannabis Dispensary		P	P	Section 20.48.040(W)
Mini-Warehouse		P	P	
Motor Vehicle Aftermarket Enhancements		P	P	Section 20.48.040(AA)
Motor Vehicle Dealership			P	Section 20.48.040(Y)
Motor Vehicle Rental Establishment			P	Section 20.48.040(Y)
Motor Vehicle Service and Repair, Minor		P	P	Section 20.48.040(AA)
Motor Vehicle Service and Repair, Major		P	P	Section 20.48.040(AA)
Pet “Day Care” Service	P ²		P	Section 20.48.040(O)
Office	P	P	P	
Outdoor Dining	P ²			Section 20.48.04(DD)
Outdoor Amusement Facility			S	Section 20.48.040(H)
Personal Services Establishment	P ²		P ²	
Restaurant	P ²			

TABLE 20.40-1: OFFICE PARK AND MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES				
USE ¹	DISTRICT			USE STANDARDS
	O-R	M-1	M-MU	
Retail Goods Establishment	P ²		P ²	
Shooting Range			S	Section 20.48.040(LL)
TRANSPORTATION				
Adult-Use Cannabis Transporting Organization or Transporter		S	S	Section 20.48.040(G)
Freight Terminal		P	S	
Motor Vehicle Operations Facility		P	P	Section 20.48.040(Z)
Off-Street Parking Lot	S	S	S	Section 20.48.040(CC)
Parking Structure	S	S	S	Section 20.48.040(V)
INDUSTRIAL				
Adult-Use Cannabis Craft Grower		S	S	Section 20.48.040(B)
Adult-Use Cannabis Cultivation Center		S	S	Section 20.48.040(C)
Adult-Use Cannabis Infuser Organization or Infuser		S	S	Section 20.48.040(E)
Adult-Use Cannabis Processing Organization or Processor		S	S	Section 20.48.040(F)
Contractor Storage Yard – Fully Enclosed (Permanent Structure)		P	P	
Contractor Storage Yard		S	S	Section 20.48.040(DD)
Manufacturing, Light	P	P	P	
Manufacturing, General		P	P	
Medical Cannabis Cultivation Center		P	P	Section 20.48.040(R)
Outdoor Storage Yard		S	S	Section 20.48.040(EE)
Recycling Facility, Convenience Drop-Off	P	P	P	Section 20.48.040(GG)
Recycling Facility, General Construction		S	S	Section 20.48.040(HH)
Recycling Facility, Major		S		Section 20.48.040(II)
Recycling Facility, Minor		P	P	Section 20.48.040(JJ)

Exhibit C

TABLE 20.40-1: OFFICE PARK AND MANUFACTURING ZONING DISTRICTS PERMITTED & SPECIAL USES				
USE ¹	DISTRICT			USE STANDARDS
	O-R	M-1	M-MU	
Research and Development Facility	P	P	P	
Solar Farm	S	S	S	Section 20.48.040(<u>NN</u>)
Warehouse/Distribution	S	P	P	
Wind Farm	S	S	S	Section 20.48.040(<u>QQ</u>)
OTHER				
Community Center			S	Section 20.48.040(K)
<u>Mural, Large</u>	<u>S</u>	<u>S</u>	<u>S</u>	Section 20.48.040(<u>BB</u>)
<u>Mural, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	Section 20.48.040(<u>BB</u>)
Planned Unit Development	S	S	S	Chapter 20.20
Utilities, Private	S	S	S	Section 20.48.040(<u>PP</u>)
Wireless Telecommunications Antenna	S, P ³	S, P ³	S, P ³	Section 20.48.040(<u>RR</u>)
Wireless Telecommunications Facility	S	S	S	Section 20.48.040(<u>RR</u>)
Wireless Telecommunications Tower	S	S	S	Section 20.48.040(<u>RR</u>)

TABLE 20.44-1: SPECIAL PURPOSE ZONING DISTRICTS PERMITTED & SPECIAL USES			
	DISTRICT		
USE¹	OS	I	USE STANDARDS
INSTITUTIONAL			
Assembly Hall	P	P	
Cultural Facility	P	P	Section 20.48.040(R)
Educational Facilities, College/University		P	Section 20.48.040(R)
Educational Facilities, Primary		P	Section 20.48.040(R)
Educational Facilities, Secondary		P	Section 20.48.040(R)
Educational Facilities, Seminary		P	Section 20.48.040(R)
Educational Facilities, Vocational School		P	Section 20.48.040(R)
Government Facilities	P	P	
Hospital		P	
Place of Worship		P	Section 20.48.040(<u>FF</u>)
OPEN SPACE			
Cemetery	P		
Country Club	P		
Driving Range	P		
Forest Preserve	P		
Golf Course	P		
Park/Playground	P	P	
Urban Agriculture	P	S	Section 20.48.040(<u>OO</u>)
Zoo	P		
OTHER			
Community Center	S	S	Section 20.48.040(E)
<u>Mural, Large</u>	<u>S</u>	<u>S</u>	<u>Section 20.48.040(BB)</u>
<u>Mural, Small</u>	<u>P</u>	<u>P</u>	<u>Section 20.48.040(BB)</u>
Outdoor Dining	P	P	Section 20.48.040(<u>DD</u>)

Exhibit D

TABLE 20.44-1: SPECIAL PURPOSE ZONING DISTRICTS PERMITTED & SPECIAL USES			
	DISTRICT		
USE ¹	OS	I	USE STANDARDS
Outdoor Seating	P	P	Section 20.48.040(<u>DD</u>)
Planned Unit Development		S	Chapter 20.20
Utilities, Private		S	Section 20.48.040(<u>PP</u>)
Wireless Telecommunications Antenna	S, P ²	S, P ²	Section 20.48.040(<u>RR</u>)
Wireless Telecommunications Facility	S	S	Section 20.48.040(<u>RR</u>)
Wireless Telecommunications Tower	S	S	Section 20.48.040(<u>RR</u>)

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of October 13, 2025

Subject: PZ2025-0035 - Solaria Crossings Townhouses - Map Amendment

Financial Impact:

N/A

Attachments:

1. 10-01-2025 - PZC Minutes with Attachments
2. Findings of Fact - Solaria Crossings - 10-1-2025
3. Combined Petitioner's Packet
4. Combined Public Commentary - Received Prior to Public Hearing

Background:

The subject property, 301 and 319 East Route 83, is located at the southwest corner of IL Route 60/83 and Willow Spring Road. The property is situated southwest of the Garden Fresh Shopping Center and west of Patriot's Plaza. The properties are located near the corporate boundary between Mundelein and Long Grove.

Historically, the property has been used for residential and agricultural purposes. Based on the oldest available aerial imagery (1939), the property was once connected to a farm and housed various structures, some of which still appear to exist. Today, it still has a single-family home built in 1942. Between 1946 and 1961, Willow Spring Road was constructed, and a single-family neighborhood was developed over the area that was formerly farmed (now incorporated into Long Grove).

Figure 1: Historic Aerial Imagery

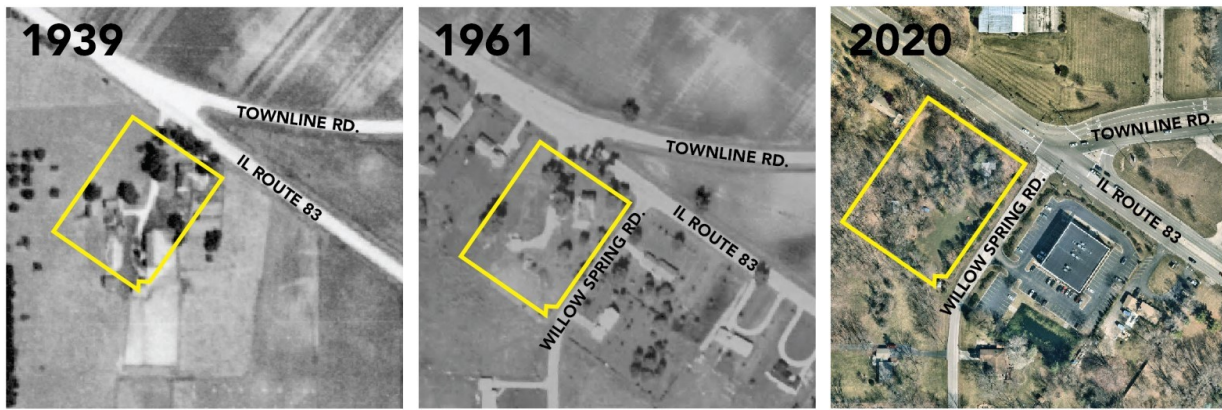
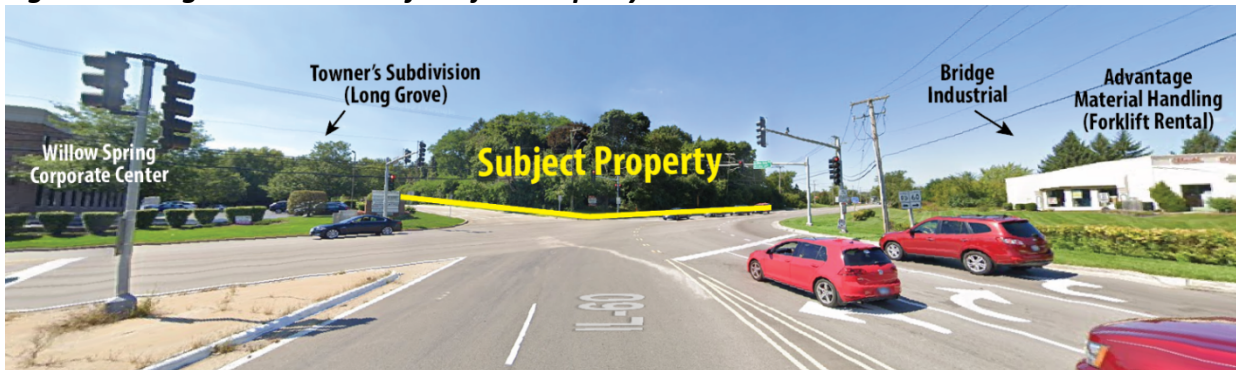


Figure 2: Google Street View of Subject Property



In 2022, the PZC heard a case for an automatic car wash on the subject property, which required a rezoning and a special use. The PZC ultimately recommended denial of the project after a number of continuances (see below). The denial recommendation was based on an incompatibility between a low-density residential neighborhood and an automotive-based commercial use that generates significant traffic. The packets for those meetings can be found at this link if needed for review:

<https://mundelevillageil.igmp2.com/Citizens/calendar.aspx?From=1%2f1%2f2022&To=12%2f31%2f2022>

- **August 17, 2022** – Continued due to low PZC attendance.
- **August 30, 2022** – Continued with direction to the Petitioner to revise access points, have a full traffic study done, revise the sound study, and provide IEPA information about the adjacent well.
- **November 2, 2022** – Continued to give petitioner more time for revisions.
- **November 16, 2022** – Public hearing concluded with a recommendation for denial.

New Proposal

Verve Ventures, LLC initially contacted the Village in mid-2024 to inquire about the site and a potential townhouse development. Since that time, they have worked with staff to refine a site plan and architectural design consistent with Village standards and overall community vision. The project

is named “**Solaria Crossings**”.

- Residential Product: 21 front-loaded townhouse units facing an internal loop.
- Parking: Each unit has a two-car garage and a two-car driveway. One unit has a one-car garage due to space (easternmost end of Block C). There is a guest parking area with 9 spaces.
- Access: The development is served by one access point on Willow Spring Road. The existing access point on IL Route 83 will be closed. Pedestrian sidewalks circulate the development and along Willow Spring Road.
- Roadways: No new public streets are proposed. The development is served by a private driveway loop, which will be maintained by an HOA created to maintain all common spaces. As part of the project, the applicant will be repaving and installing new curbs along Willow Spring Road where it abuts the development.
- Stormwater: A wetland bottom detention pond is proposed at the northeast corner of the site, which will be contained by a 4-foot wrought iron safety fence and landscape block wall.
- Trash: Individual trash bins will be kept in resident garages to be rolled out on pickup days, which has been confirmed with Groot.
- Ownership: The units will be for sale. The HOA will maintain ownership of the driveway and all common elements.
- Landscaping: The landscape plan features:
 - Shade trees planted along the unit fronts (one tree every two units) plus foundation planting at each unit. There are also shade trees in the rear yards of Block A.
 - Landscaped berm along IL Route 83 with evergreens.
 - Landscape buffer yard along the southwest and northwest property lines where they abut single-family residential uses, which includes:
 - 23 shade trees
 - 199 shrubs
 - 6’ vinyl fence
- Parkway trees along Willow Spring Road.
- 6-foot vinyl fence along the northeast, southeast, and southwest property lines. There is a 4-foot wrought iron fence on the northeast property line facing IL Route 83.

Figure 3: Site Plan

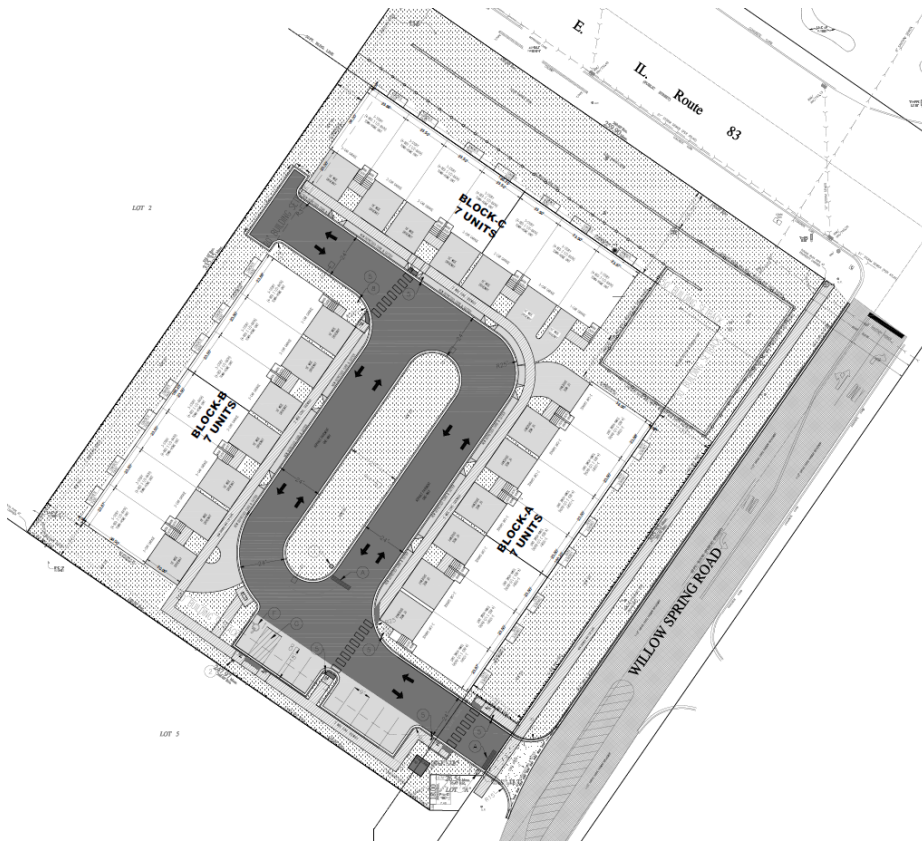


Figure 4: Excerpts from Architectural Elevations





Zoning Requests

1. Rezoning. There is a map amendment requested to rezone the property from **R-1 Single-Family Residential** to **R-5 Multi-Family Residential**. The R-5 district is the only residential district that permits townhouses.
2. Planned Unit Development. A PUD is a custom zoning plan for a specific area granted via a special use permit, which sets rules for how the land can be used on top of the standard Zoning Ordinance. A PUD is approved by ordinance and negates the need to apply for individual variations from the Municipal Code that may normally be required. A local example of a PUD is Grand Dominion by Del Webb, which is subject to building setbacks unique to that subdivision rather than the setbacks established by the Zoning Ordinance.

The Petitioner requests a Preliminary PUD for Solaria Crossings to allow the Village to evaluate the project comprehensively for design and overall compatibility and to consider approval of the project as presented in the submitted plans. Townhouse developments often have layouts that do not align neatly with standard setback and bulk regulations. Any departures are clearly illustrated in the plans and drawings provided for Village review.

The Petitioner will need to return for approval of a Final PUD, which does not require a public hearing. The Final PUD is typically approved so long as it is in substantial conformance with the Preliminary PUD.

The Petitioner has flagged one modification that is not visible on the plans, which the PZC discussed and ultimately recommended approval. The Zoning Ordinance normally requires that a

building permit be issued within one year of granting a Special Use for the Special Use Permit to stay valid. Construction must commence within six months of issuance of a building permit for the permit to remain valid. The Petitioner is requesting that the permit application deadline be extended from one year to two years.

- *A modification from Section 20.16.040(G)(2) to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the Village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.*

Staff Comments

The following comments were received by Staff:

Public Works/Engineering Department (Adam Boeche)

1. Staff has concerns with the last unit on the southeast end of Block C, as its placement creates a constrained driveway layout that may result in conflicts. As a result, staff does not support the inclusion of this last unit as proposed. The applicant may choose to proceed with the unit as shown, but should be aware it will likely be a discussion point at the Planning and Zoning Commission hearing. Staff's concerns will be provided to the Commission for their consideration.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing to consider the request on October 1, 2025. The PZC voted 7-0 to recommend approving both requests and incorporated their Findings of Fact.

Written and spoken public commentary was provided by the public, which is attached for consideration. Public commentary primarily was received from the residential neighborhood to the south of the project, Towner's Subdivision (Long Grove). The spoken public commentary is summarized in the draft meeting minutes.

The PZC's approval recommendation for the Preliminary PUD was subject to the following conditions:

1. The townhouse exteriors shall not include aluminum or vinyl siding; only fiber cement quality siding or greater.
2. If this project is found to be in violation of State law or other agency regulation with regards to the nearby well, the Petitioner must address said violations prior to submitting a Final PUD.

The PZC also made three **recommendations** for the Petitioner and/or Staff to explore before the project returns for approval of the Final PUD:

1. The Petitioner should attempt to resolve the Village Engineer's concerns over the unit with a one-car garage and one-car driveway by working with Staff. For the Final PUD, the Petitioner should either remove that unit or propose an alternative driveway configuration that is acceptable to the Village Engineer.
2. The PZC requests that Staff explore scenarios to ease the backup on Willow Spring Road waiting to turn leftbound onto Route 60/83. Options could include advocating for a longer light (as part of the IDOT's planned signal modernization) or extending the length of the left turn lane on Willow Spring Road.
3. The Petitioner should work with Staff to develop acceptable language for the covenants regarding limitations on chemicals that could adversely affect the nearby well and to propose that language when the project returns for Final PUD approval.

Public Comments

See written public commentary submitted by Mr. John Sopata and Mr. Robert Lass. To address a few items brought up in the commentary:

- **Continuation Request:** Mr. Sopata requested a continuance of two months. The Planning and Zoning Commission found that there were no specific outstanding concerns or lack of information that warranted a delay in the decision.
- **Notice Requirements:** Mr. Sopata asserted that the notice requirements have not been satisfied:
 - **Hearing Notice Sign.** The Zoning Ordinance requires that a hearing notice sign *"shall be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to passing pedestrians and motorists. Properties with more than one street frontage shall be required to post one sign visible from each street frontage."* Two signs were placed on the project site – one facing Route 83, and one facing Willow Spring Road.

Mr. Sopata claims requirements were not met because there was not a sign placed on each individual property PIN, as the project spans two parcels (301 and 319 E. Route 83). **Village legal counsel has confirmed there is no Village or State requirement that a sign be posted on every parcel;** the project site is considered as a whole. Requiring signs on every parcel would be unreasonably burdensome, as projects may involve numerous parcels and dozens of signs. The zoning application on file lists all PINs included in the request, which is available for review by interested parties.

Furthermore, legal counsel notes that Mr. Sopata acknowledged the posted sign in his comments, indicating that the signage was visible and accessible to the public.

- IDOT Notice. Mr. Sopata claims the hearing should not proceed because the Illinois Department of Transportation (IDOT) did not receive a certified mail notice. IDOT does not own parcels within the notice area; the project is only adjacent to a State route (IL Route 83). Right-of-way is not parceled and is therefore not included when applicants obtain taxpayer lists from Lake County or township offices.

Legal counsel confirmed there is no Village or State requirement that the roadway agency be mailed notice. She is not personally aware of any municipalities that impose such a requirement. While many projects along State routes require IDOT approval (e.g., for access points), this project does not propose new access onto IL Route 83.

Moreover, another party cannot object on behalf of IDOT unless they represent the agency. If the PZC wishes to confirm IDOT's position, the Petitioner can be directed to contact them.

- Towner's Community Well: Mr. Sopata objects to the lack of detail regarding the adjacent Towner's Community Well. See the attached letter for his expanded comments. The Village Engineer provides the following commentary:

Adam Boeche, Director of Public Works and Engineering: *"The Illinois EPA's groundwater setback requirement protecting community water supply (CWS) wells (415 ILCS 5/14.3) delineates a minimum for unconfined aquifers of 200'. This setback is established to prevent potential contamination sources within this defined distance. A previous petition proposed a triple basin to treat runoff from a car wash facility. At the time of that petition, the IEPA was engaged and opined that this potential contamination source was beyond the minimum distance required and indicated that "there are no restrictions with regard to location of the car wash." The new proposed development of this site does not include any such potential contamination source and thus has no restriction as it relates to the adjacent well based on the current site plan."*

According to Illinois EPA regulations, "potential primary or secondary sources" of groundwater contamination include facilities that handle, store, or dispose of hazardous substances, wastes, or petroleum products (e.g., landfills, underground storage tanks, industrial facilities, certain commercial operations) [415 ILCS 5/3.345]. **Residential uses such as townhouses are not identified in statute or IEPA rules as potential contamination sources** because they do not inherently involve such activities. Standard residential stormwater runoff is regulated through local subdivision and stormwater management ordinances, but it is not classified as a contamination risk under the Environmental Protection Act.

Comprehensive Plan

The Comprehensive Plan (adopted 2020) contains a Future Land Use Plan that designates an ideal future land use for each property. This takes into account surrounding land uses, economic demand, traffic counts, residential density, property history, and many more economic and land use factors

that contribute to the ideal use for a property. The designation for the property in question is noted as “**Flexible Use**” due to its location along a heavily traveled commercial corridor but adjacent to a low-density residential neighborhood, implying that multiple uses could make sense on the site but should take the surrounding context into consideration.

The previous Comprehensive Plan (adopted 2011) stated that the preferred future land use of the subject property was “General Commercial” but was changed to “*Flexible Use*” when the new plan was adopted.

Analysis

Staff is in support of the proposed townhouse development, Solaria Crossings, providing the following points for consideration.

- **Surrounding Land Use.** As the Comprehensive Plan indicates, the highest and best use for the subject property is noted as “flexible” due to its unique location at the junction of a variety of conflicting land uses. On one hand, the property is located along a heavily traveled commercial corridor and faces two shopping centers, an office building, and an industrial facility. On the other hand, it backs up to a low-density single-family residential neighborhood located in the Long Grove community.

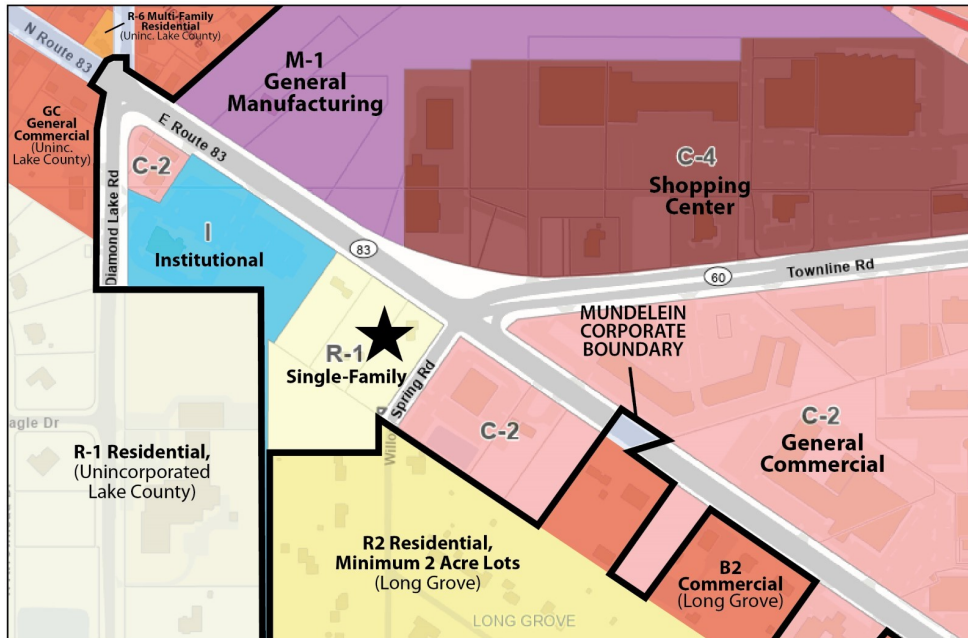
The property is largely unique in that it abuts five different zoning districts, which range considerably in intensity:

Direction	Use	Zoning Classification	Municipality
South	Single-Family Residential	R2 Residential (Minimum 2 Acre Lots) (existing lots are nonconforming around 1 acre +/-)	Long Grove
West	Single-Family Residential & Lake County Traffic Court	R-1 Single-Family & I Institutional	Mundelein
North	New Bridge Industrial Development	M-1 General Manufacturing	Mundelein
North	Garden Fresh Shopping Center and Forklift Rental Facility	C-4 Shopping Center	Mundelein
East	Office Building	C-2 General Commercial	Mundelein

The subject property functions as a **critical transition area between low-density single-family residential and higher-intensity commercial and industrial uses.** A medium-density residential

development, such as townhomes, provides an appropriate and context-sensitive buffer in this location. This use mitigates the stark contrast that would otherwise exist between the residential neighborhood to the south and the surrounding manufacturing and commercial districts, offering both a physical and visual transition that is consistent with sound planning principles.

Figure 5: Surrounding Zoning Districts



- **Feasibility of Current Zoning.** One of the Standards for Granting a Map Amendment asks the PZC to consider the viability of developing the property for one or more of the uses permitted under the existing zoning classification (R-1 Single-Family).
 - From a **practical** perspective, the property could in theory be subdivided into 3–7 single-family residential lots (minimum of 12,000 SF in area and 80' in lot width), based on a simple division of total lot area and frontage. This does not take lot configuration and roadways into account.
 - From an **economic** perspective, it is unlikely that a residential developer would pursue a single-family project of this size and density, particularly in such a heavily trafficked and commercial corner. For perspective, the only inquiries the staff has received in the past approximately 10 years from parties interested in developing this site have been for townhomes, car washes, and gas stations.

Recommendation:

Motion to authorize staff to draft an ordinance approving a map amendment to rezone 301 & 319 East Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential.

**Planning and Zoning Commission Meeting
Minutes**

October 1, 2025

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on October 1, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, S. Schneckloth, K. Teehan

ABSENT:

Village Attendance

PRESENT: Senior Planner C. Malec, Recording Secretary E. Swanson

MINUTES APPROVAL

**Approve the Planning and Zoning Commission Regular meeting minutes from
September 3, 2025**

S. Petti moved, seconded by K. Teehan, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from September 3, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Teehan
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Commission Chairman T. Roswick opened the floor to general public commentary.

There was no general public commentary.

Commission Chairman T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

There was no old PZC business.

NEW PZC BUSINESS

PZC2025-0035 – Solaria Crossings Townhouses – 301-319 E. Route 83 - PUD Rezoning

Open Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to open Public Hearing PZ2025-0035.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec presented the attached PowerPoint and gave a brief overview and history of the case. The petitioner is requesting an amendment to the zoning map and approval of a preliminary Planned Unit Development for the Solaria Crossings townhouses to be located at 301 & 319 E. Route 83.

Mr. John Sopata of Long Grove briefly interrupted asking when his written request for a continuance of the case would be considered. Chairman T. Roswick clarified the procedure of the Public Hearing stating that after the staff presentation, the petitioner would present, and after that would be public commentary where the members of the public can ask questions and bring to light concerns regarding the petition.

Petitioner Presentation

Peter Bezos, Attorney representing Verve Ventures gave the attached PowerPoint presentation. Mr. Bezos stated that the petitioner feels that the proposed townhouse development would create the highest and best use of the land.

Venu Kakumanu of Verve Ventures reiterated the presentation by Mr. Bezos and stated that a zoning of R-5 for the lot would create a transition zone between the residential neighborhood to the south and the commercial developments to the north.

Hemal Purohit, Architect of Verve Ventures spoke of the thoughtfulness of the design. He stated that they chose to have an introverted, inner facing community. He further discussed the target demographic being young families and young professionals. Mr. Purohit further reviewed the combination of materials proposed in the building facade.

Veer Abhijit, Civil Engineer of Verve Ventures reviewed the engineering of the site plan including the driveways, green space, and retention pond on the property.

K. Garesche inquired if the petitioner was contacted for the purchase of the land to be used for the proposed expansion by IDOT. The petitioner stated that they are expecting to be contacted, but as of the meeting date, they had not yet been formally contacted.

K. Anderson asked questions regarding the detention area and the setback as it relates to the IDOT expansion.

T. Roswick asked if the pond would be a retention or detention pond. The petitioner stated it would be both. It would keep water up to 2 inches deep, but more than that would trigger water being drained out of the system within 48 hours.

K. Garesche inquired about the guest parking spaces and if those would be jointly owned by all unit owners. The petitioner stated that the spaces are planned to be maintained by the HOA, but had not hammered out all the details yet regarding the rules for visitor parking spaces.

T. Roswick asked if the property is currently unoccupied. The petitioner stated that to his knowledge the property is vacant and has been for some time.

S. Petti asked about the parking spaces and if that would be enough. The petitioner stated that each townhouse would have a 2-car garage and 2 additional parking spaces in the driveway. The proposed 9 additional visitor parking spaces would be in addition. Mr. Petti asked if there would be any street parking available. C. Malec stated that the street is not wide enough to allow for street parking, but the current plan exceeds the requirement for parking spaces.

K. Gareshe inquired as to if there was a crosswalk across route 83 to get from the

subject property to the commercial areas. The commission does not believe that there is currently any crosswalk, but the IDOT plans can be checked to see if there is a plan to put one in. It was later confirmed that there is a plan to put in a crosswalk.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

The Chairman swore in all who wished to speak simultaneously.

Robert Lass of 7066 RFD, Long Grove, Illinois, spoke on the petition. Mr. Lass expressed concerns about the impact the development would have on the other residents of the Towners subdivision. He stated that the entrance and egress on Willow Spring Road could cause further traffic issues. As it stands the left turn lane onto route 60 will only accommodate 3 standard-sized vehicles. He also expressed concerns with the short light at the intersection. His fear is the additional pressure caused by the additional residents will force them to drive further into the subdivision, and his concern is that it is a residential neighborhood with narrow streets.

Pamela Eulberg of 7045 Willow Spring Road, Long Grove, Illinois, spoke on the petition. Ms. Eulberg stated that she agreed with the statements made by Mr. Lass, and stated that over the 4 years that they have lived at their current address, there has been an increase in cut-through traffic through the neighborhood. She has concerns with the safety of pedestrians and the lack of lights in the neighborhood. She also stated that she has concerns with having a retention pond added to the subdivision and that it might cause flooding.

K. Garesche asked if the Towner's neighborhood has a homeowners association. Mr. Gerstenbrand stated that they do not have a homeowners association, only a water association.

Konrad Gerstenbrand of 7044 Osage, Long Grove, Illinois, spoke on the petition. He stated that he has been a resident there since 1977 and is the current treasurer of the water association. He agrees with the concerns regarding the traffic patterns brought forth by his neighbor. He also shared concerns with the short duration of the light to get onto 60/83.

Madeline Longobardi of 7048 Osage, Long Grove, Illinois, spoke on the petition. She stated that she disagrees with the petitioner about the lot being difficult to sell as a single-family lot. She felt that the large lot was attractive, but the house currently on the lot needs to be repaired. She shared similar concerns regarding traffic and the density of the project.

Jodi Van Dahm of 7047 Willow Spring Road, Long Grove, Illinois, spoke on the petition.

Ms. Van Dahm stated that she purchased her house a year ago and expressed concerns with the noise and light that she would expect to be coming from the development. She also shared concerns with the lack of parking and expects future residents parking directly in front of her house on Willow Spring.

John Sopata of 7057 Osage, Long Grove, Illinois, spoke on the petition. Mr. Sopata stated that there was a letter sent by the Village of Long Grove regarding concerns with the development. (The letter referenced was received by the Village of Mundelein after the agenda was published and is attached at the end of the minutes). He further stated that he would like to request a continuance because the proposal of a multi-family development in that location in proximity to their single-family neighborhood is a lot to digest. He has concerns with 21 townhouses on a lot that is currently zoned for one. Mr. Sopata also stated that there is no traffic study for this project. Though Ms. Malec shared that there was a traffic study for the previously proposed gas station, there was no traffic study provided for this proposed development. He stated that he wanted to correct a statement made by Ms. Malec earlier and said that all the special use standards needed to be met. Ms. Malec clarified that the earlier statement made earlier was in reference to the Map Amendment Standards. According to the code it states "The approval of amendments is based on a balancing of these standards" and do not all have to be individually met, as with Special Use Standards.

Mr. Sopata shared a publication from 1976 regarding the subdivision well. He stated that there is a line that suggests that the aquifer depth is 85 feet. Mr. Sopata stated that the burden is on the applicant to prove that there is not going to be a negative effect of the development on the well, and they did not provide a hydro-geologic study.

K. Garesche requested clarification on the requested continuance. Ms. Garesche stated that Mr. Sopata asked for a 30-60 day continuance of the hearing, and asked as to what the additional time is requested for? Is he requesting anything specific?

Mr. Sopata stated that he has been working hard for many years and maybe he could pay for a traffic study. Ms. Garesche asked if he wanted a traffic study to be done during that requested continuance, and stated that she is requesting clarification as to what he is hoping to accomplish during the requested continuance time. Mr. Sopata stated that he could hire an engineering company to do a traffic study or that he could hire a hydro-geologist to evaluate the effects of this project, he could also have time to do additional research on the restrictive covenants from 1949.

Mr. Sopata stated that there was no testimony from a realtor or real estate professional regarding the hardship. He felt that the property has value right now as a single family lot consistent with other lots in Mundelein. He felt that any decrease in value is due to the past property owner's neglect. As to the continuance request, he

does not see an emergency that would justify moving the petition forward. He stated that he is requesting time to give him a chance to digest the dramatic change in zoning. He further stated that the applicant didn't include information about the cut-through traffic through the subdivision in their application and requested again for a 60 day continuance of the hearing to give the neighbors a chance to digest the information.

Jessica Permania of 7051 Osage, Long Grove, Illinois, spoke on the petition. Ms. Permania stated that she would also like to request a continuance as she felt there was not enough time allowed to take in all the information. Ms. Permania stated that they had purchased their specific house because it is a hidden subdivision without sidewalks. The development would force people to drive into their subdivision. Ms. Permania presented the Long Grove comprehensive plan and stated that Long Grove prefers to have as much nature areas as possible. She suggested that the commission read through some of the Long Grove comprehensive plan when they have a chance. She stated that it is a small neighborhood and it is obvious to the residents when someone is cutting through who doesn't live in the neighborhood. She felt that adding in another 21 units would add another 80-100 individuals into their neighborhood. Ms. Permania asked the commission if it was possible to have a 20-foot tall fence installed and asked why they couldn't just have the entrance on 60/83 instead of along Willow Springs.

Mr. Lass wished to speak again on the petition. He submitted a hand-written request for a continuance from another resident who was unable to attend the meeting.

Chairman T. Roswick asked if there was any further public commentary.

Mr. Bezos, legal representation for the applicant, reiterated the concerns of the neighbors on traffic, lighting, potential well contamination, meeting the standards, parking on subdivision streets, and the requests for a continuance. Mr. Bezos handed out a map on the site (attached). The Mundelein comprehensive plan lists the future use of the site as flexible. The proposed townhouse use fits within that use. Mr. Bezos reviewed the trip generation estimates and stated that this is not a large traffic generating project. Mr. Bezos reviewed the photometric plan showing that they plan to conform to Village codes regarding lighting and the project will have downcast lighting to reduce the impact to the neighbors. In regards to the well, the IEPA would have allowed a gas station on the same site previously which had larger potential for contamination. The townhouse project without basements has no contamination source. Mr. Bezos stated that in regard to the claim that the project does not meet the standards to grant a map amendment, the project meets 10 out of 12 of the standards as is and repeated the specific text from the ordinance "The approval of amendments is based on a balancing of these standards." Whereas the special use standards must all be met. He further stated that a small, two-acre parcel located on a busy street does not lend itself to detached single-family development. He stated that the petitioner has met all the requirements for the requests and has given supplemental information

regarding the neighbors' concerns. Therefore, it does not warrant a continuance.

Mr. Sopata wished to speak again on the petition. He gave some history on his perspective of the carwash petition and stated the the IEPA did have concerns and the carwash had to reconfigure the site in order to move forward. Mr. Sopata quoted some of the mechanical requirements for placing a well near a sewage system.

Chairman T. Roswick asked again if anyone would like to provide public commentary. Nobody indicated they would like to speak. Mr. Roswick asked C. Malec if the Village had received any other commentary. She indicated that the only written commentary received was provided (and is attached to these minutes).

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

K. Garesche asked about the letter received from Long Grove. One of the members of the public addressed the letter and indicated that the Village of Long Grove had also requested a continuance. However, after reading, it did not mention a continuance request and only requested that certain topics be considered, so she requested clarification to make sure she had the correct letter. It was confirmed that the letter dated October 1 (attached to these minutes) was the only one received from Long Grove and requested that specific topics are addressed by the commission regarding the application.

J. Holden spoke on the IDOT plans to widen 60/83 and modernize the traffic light. She asked staff if there is any additional information regarding the traffic light and what changes might be proposed to the timing. C. Malec stated that the information presented is the latest details that IDOT released. The Village does not have information on any proposed changes to the traffic light.

The commission discussed the proposed changes. From reviewing IDOT plans, some inferred that IDOT is attempting to divert traffic out of the area. The commission discussed the Long Grove neighbors' concern with the narrow roads and lack of sidewalks being a danger as well as their desire to keep narrow roads and lack of sidewalks for the character of the neighborhood.

There was further discussion on making an entrance/exit on 60/83. The previously proposed carwash had placed an entrance there, but this development would not have the same volume of traffic that would be generated by a carwash and could be a deterrent to residents of the development attempting to turn left in or out because it could only be a right-in right-out. Further, it was discussed that while there is currently an access point on 60/83 via a driveway, it may or may not be viable for this project and the widening is up to the discretion of IDOT and could be denied.

T. Roswick stated that upon review of this parcel, it does not appear that low-density, detached single-family is the highest and best use of the property. It has remained undeveloped and unoccupied for many years, and though it has had a handful of inquiries to develop in 12+ years, the uses were always automotive or carwash based and were a less desirable use next to single family. The proposed townhouse development would be an appropriate transitional zoning. There has not been a request to develop as a single-family residence to date.

C. Malec refined the discussion on stormwater management. She wanted to clarify that this development project would be subject to the Lake County Stormwater Management Commission requirements. So they would be required to meet all of the stormwater runoff requirements.

The Village Engineer found that the development is in compliance with the IEPA regulations regarding the concerns with the community well. In regards to the use of the property, it is not a carwash use and it is compatible with the residential uses within the neighborhood. K. Garesche stated that perhaps the development could add something in the declarations regulating the use of pesticides or other forever chemicals to help preserve the health of the community well to the best of their ability. T. Roswick stated that the commission could make that a recommendation for the development.

The commission discussed the lighting concerns. K. Garesche noted that the neighbors have both safety concerns with the lack of lighting, but they also seemed to prefer the lack of lighting within the neighborhood. The Commission asked staff what the lighting requirements would be. C. Malec stated that there is a zero-foot candle requirement at the property. The lighting cannot trespass the property lines. The project meets this requirement.

S. Petti discussed the traffic concerns. There is development ongoing further up route 60/83 some of which are proposed and have not yet begun, and therefore, many of the traffic concerns are not due to this specific development. Mr. John Sopata interrupted the commission discussion to state that he felt that the statement made by S. Petti was a hunch. T. Roswick requested that the commission go back to their discussion.

K. Garesche stated that cut-through concerns could also be addressed by the Village of Long Grove, and it is not fully under Village control. The residents could petition their Village to have a cul-de-sac added to the street at the edge of their Village limits to remove the cut-through traffic entirely.

The commission discussed the architecture and materials proposed by the applicant. K. Anderson felt that he was comfortable with the style of the elevations, but would

prefer higher quality materials to be used. T. Roswick asked staff if the design had passed through their review. C. Malec confirmed that the style of the architecture had gone through several iterations with feedback on staff before proceeding to the Planning and Zoning Commission. The applicant agreed to use all fiber cement-level quality siding or greater.

T. Roswick initiated the conversation regarding the request from the residents proposing a continuance on the hearing. It was decided that historically continuances had been required in order for the petitioner to fulfill a request. It was asked of staff what a traffic study, if requested, would accomplish. C. Malec stated that a traffic study is limited to finding whether the current roads could handle the addition of the proposed development and how many trips it is expected to generate, J. Holden restated the point that a traffic study would not verify whether people will cut through Long Grove, only if the roads can handle the added traffic. Therefore, it was found that a traffic study would not provide additional value as there is not a question of whether Route 60/83 can handle 21 Townhouses. J. Holden asked if the development had ever had an entry point proposed on 60/83. With the IDOT planned median location on 60/83, it would severely limit in and out of the development for residents to enter and exit their residents, so an entry point on 60/83 would not be suited for this project. K. Garesche stated that there does not appear to be any new items that the petitioner would need to provide to fulfill a requirement. It was decided that a continuance is not suitable in this case.

Map Amendment Request

K. Garesche moved, seconded by S. Petti, a **Motion** to recommend approval of a map amendment to rezone 301 & 319 E Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential (PINs:15-06-101-003 and 15-06-101-004) including the Findings of Fact as presented.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner S. Petti
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Preliminary Planned Unit Development Request

K. Garesche moved, seconded by K. Anderson, a **Motion** to recommend approval of a Preliminary Planned Unit Development for the Solaria Crossings townhouse project at 301 & 319 E Route 83 (PINs: 15-06-101-003 and 15-06-101-004), including the Findings

of Fact with recommended edits and the following conditions:

1. The townhouse exteriors shall not include aluminum or vinyl siding; only fiber cement quality siding or greater; and
2. If this project is found to be in violation of State law or other agency regulation with regards to the nearby well, the Petitioner must address said violations prior to submitting a Final PUD.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner K. Anderson
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

Additional Recommendations

K. Garesche moved, seconded by J. Holden, a Motion to make the following recommendations regarding the development at 301 & 319 E Route 83 (PINs: 15-06-101-003 and 15-06-101-004).

1. The Petitioner should attempt to resolve the Village Engineer's concerns over the unit with a one-car garage and one-car driveway by working with Staff. For the Final PUD, the Petitioner should either remove that unit or propose an alternative driveway configuration that is acceptable to the Village Engineer.
2. The PZC requests that staff explore options to ease the backup on Willow Spring Road waiting to turn leftbound onto Route 60/83. Avenues could include advocating for a longer light (as part of the IDOT's planned signal modernization) or extending the length of the left turn lane on Willow Spring Road.
3. The Petitioner should work with Staff to develop acceptable language for the covenants regarding limitations on chemicals that could adversely affect the nearby well, and to propose that language when the project returns for Final PUD approval.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner K. Garesche
SECONDER:	Commissioner J. Holden
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T.

	Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Garesche, a **Motion** to close Public Hearing PZ2025-0035.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner S. Petti
SECONDER:	Commissioner K. Garesche
AYES:	T. Roswick, K. Anderson, K. Garesche, J. Holden, S. Petti, K. Teehan, T. Wilson
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by K. Anderson, a **Motion** to adjourn the Planning and Zoning Commission Meeting of October 1, 2025.

RESULT:	Passed [Yes 7, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

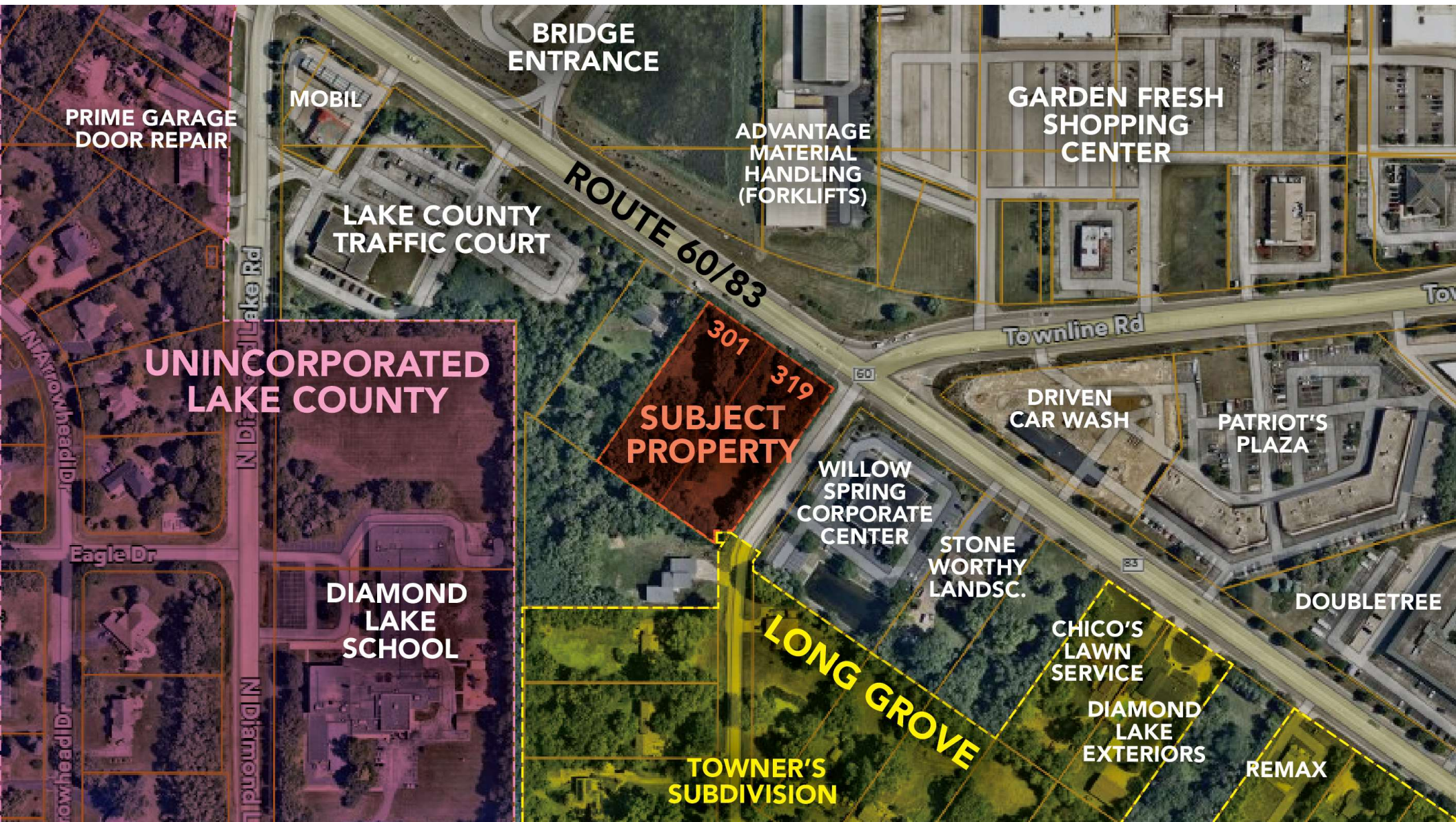
The meeting was adjourned at 10:14 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: KONRAD GERSTENBRAND	7044 RFD	Phone: 847 566 8285
Company:		Email:
Name: Pam + Karl Eulberg	7045 RFD	Phone: 630-780-7672
Company:		Email:
Name: HIMA KAKUMANU	389 RAYMOND RD	Phone: 847-848-3909
Company:		Email:
Name: Lakshmi Ponnagari	457 HANBURY DR	Phone: 573 645 5965
Company: verve verve		Email:
Name: MADHAVI KAKUMANU		Phone:
Company:		Email:
Name: Jodi Vandahm	7047 RFD	Phone: 630-335-5259
Company:		Email:
Name: Jeff TRUNNELL	7047 RFD	Phone: 224-456-2834
Company:		Email:
Name: Jessica Permania	7051 RFD	Phone: 300 309 7649
Company:		Email:
Name: Don Permanian	7051 RFD	Phone: 630 670 6766
Company:		Email:
Name: ROBERT LASI	7066 RFD	Phone: 847 566 6288
Company:		Email:
Name: Yenu Kakumanu	2243212608	Phone: 224 321 2608
Company:	319-ILRT-83	Email:
Name: John Sopata	7057 Osage	Phone: (312) 719-4174
Company:		Email:
Name: PIETRO ORSI		Phone: 847.366.1312
Company:		Email:

PZ2025-0035
**301 & 319 E. ROUTE 83
SOLARIA CROSSINGS**

Staff Presentation
Colleen Malec, Senior Planner
October 1, 2025

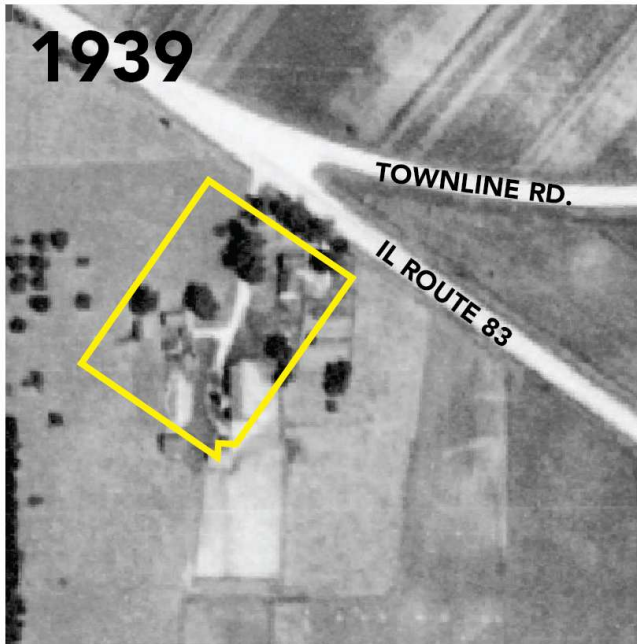


STREET VIEW



HISTORIC AERIALS

1939



1961



2020



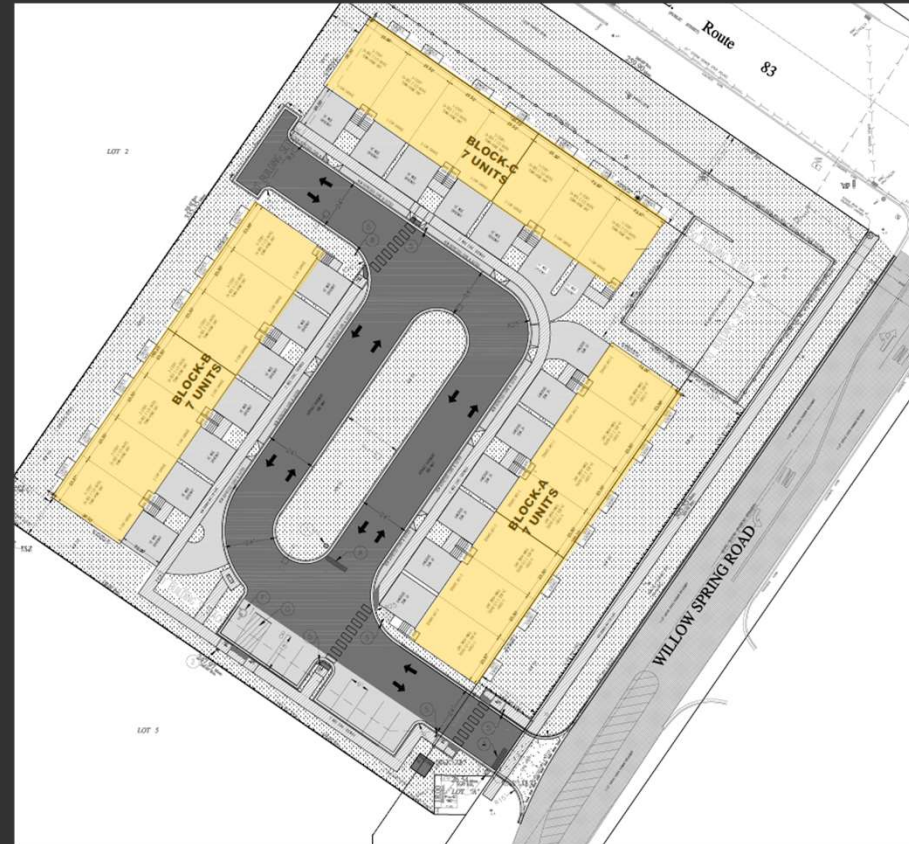


PREVIOUS PROPOSAL (2022)

- **Petitioner:** 319 IL 83, LLC
- **Zoning Requests:**
 - Rezoning to C-2 General Commercial (denied)
 - Special Use for a Car Wash (denied)
 - Setback Variation (approved)
 - Plat of Subdivision (approved)
- **Use:** Automated car wash with self-service vacuums
- **Access:** Route 60/83 only (RIRO)
- **Denied November 2022:** PZC found that an **automotive land use** that generates a large number of trips was not appropriate **adjacent to low density single family**.

NEW PROPOSAL

- **Petitioner:** Verve Ventures LLC
- **When:** Approached Village in mid-2024; has worked with Staff since then to refine site plan, engineering, and architecture.
- **What:** 21 Townhouses – front loaded; three stories
- **Ownership:** Proposed as for-sale. HOA to maintain common areas and roadway.
- **Roadways:** Private roads. One full access point on Willow Spring Road.
- **Parking:** Each unit has two-car garage, two-car driveway. Nine guest parking spaces.



ZONING REQUESTS

1. Map Amendment

- Current Zoning = R-1 Single-Family Residential.
- **Proposed Zoning = R-5 Multi-Family Residential.**
 - ✓ R-5 is the only residential district that permits townhouses.

2. Preliminary Planned Unit Development (PUD)

- **Custom zoning plan** for a specific area, typically for unique projects that don't fit cleanly within the code.
- Sets rules for how the land can be used (in addition to or with deviations from the standard Municipal Code).
- Allows Village to **evaluate the project comprehensively for design and overall compatibility.**
- PUDs are approved by ordinance and **negate the need for individual variations** that would normally be required.
- Example: Grand Dominion / Del Webb
- Will return for approval of Final PUD

Specifically Requested PUD Deviation

- The Zoning Ordinance normally requires that a building permit be issued within one year of granting a Special Use for the Special Use Permit to stay valid.
- Construction must commence within six months of issuance of a building permit for the permit to remain valid.
- The Petitioner is requesting that the permit application deadline be extended from one to two years.





FUTURE LAND USE LEGEND

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

WHAT DOES THE COMPREHENSIVE PLAN RECOMMEND?

- The Comprehensive Plan (adopted 2020) contains a **Future Land Use Plan** that designates an ideal future land use for each property. Takes into account factors such as (but not limited to):
 - ✓ Surrounding land uses
 - ✓ Economic demand and viability
 - ✓ Traffic counts
 - ✓ Visibility
 - ✓ Property history
 - ✓ Available infrastructure
- **Subject property designated as “Flexible Use” because:**
 - ✓ High-visibility location on heavily traveled commercial intersection, *but also* adjacent to a low-density residential neighborhood.
 - ✓ Multiple uses could make sense on the site but should take the surrounding context into consideration.
- The previous Comprehensive Plan (adopted 2011) stated that the preferred future land use of the subject property was “General Commercial” but was changed to “Flexible Use” when the new plan was adopted.

SURROUNDING ZONING

The property sits between **five different zoning districts**, which range in intensity:

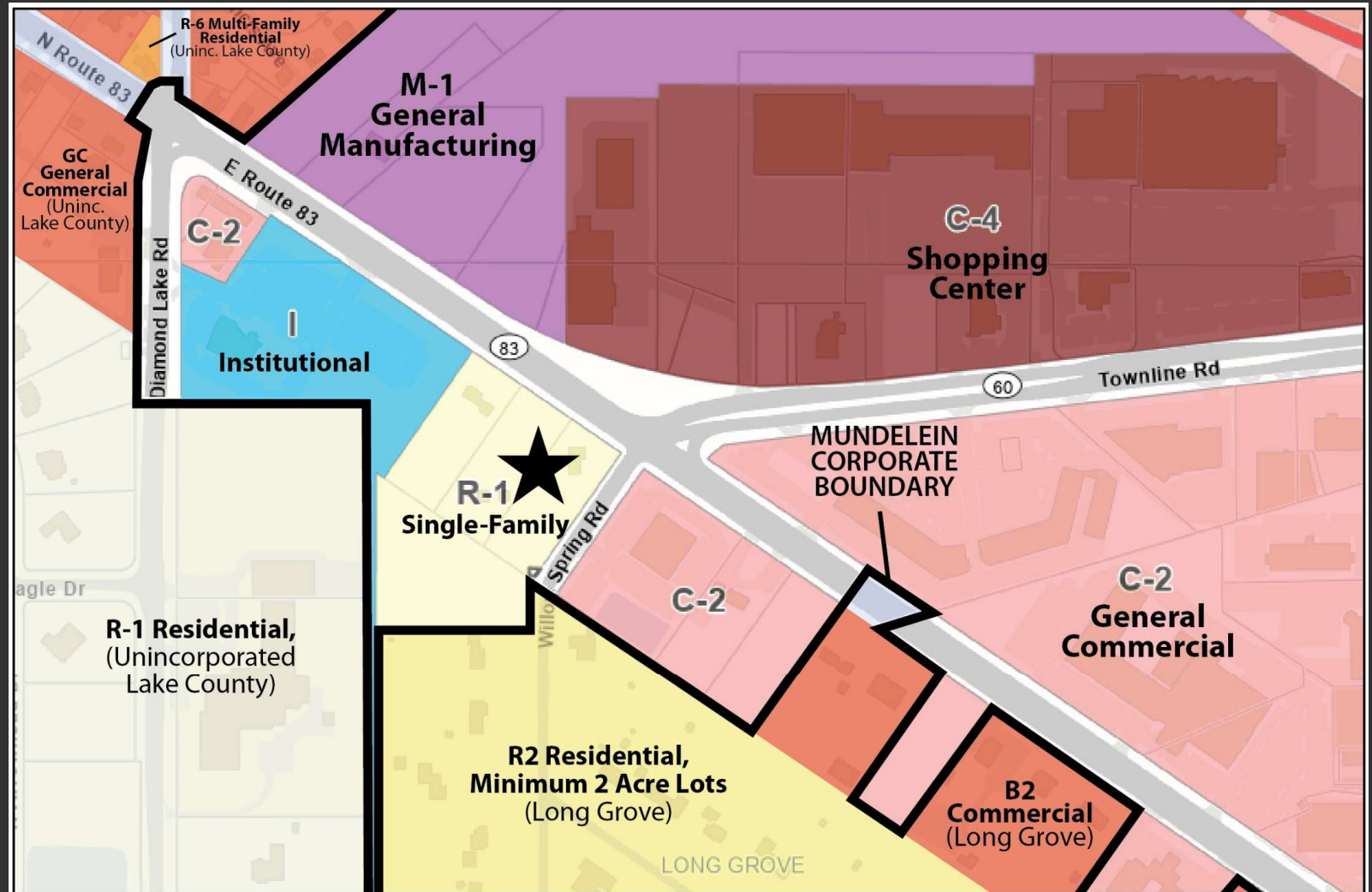
R2 Residential (Long Grove) – Single-Family Neighborhood

I Institutional – Lake County Traffic Court

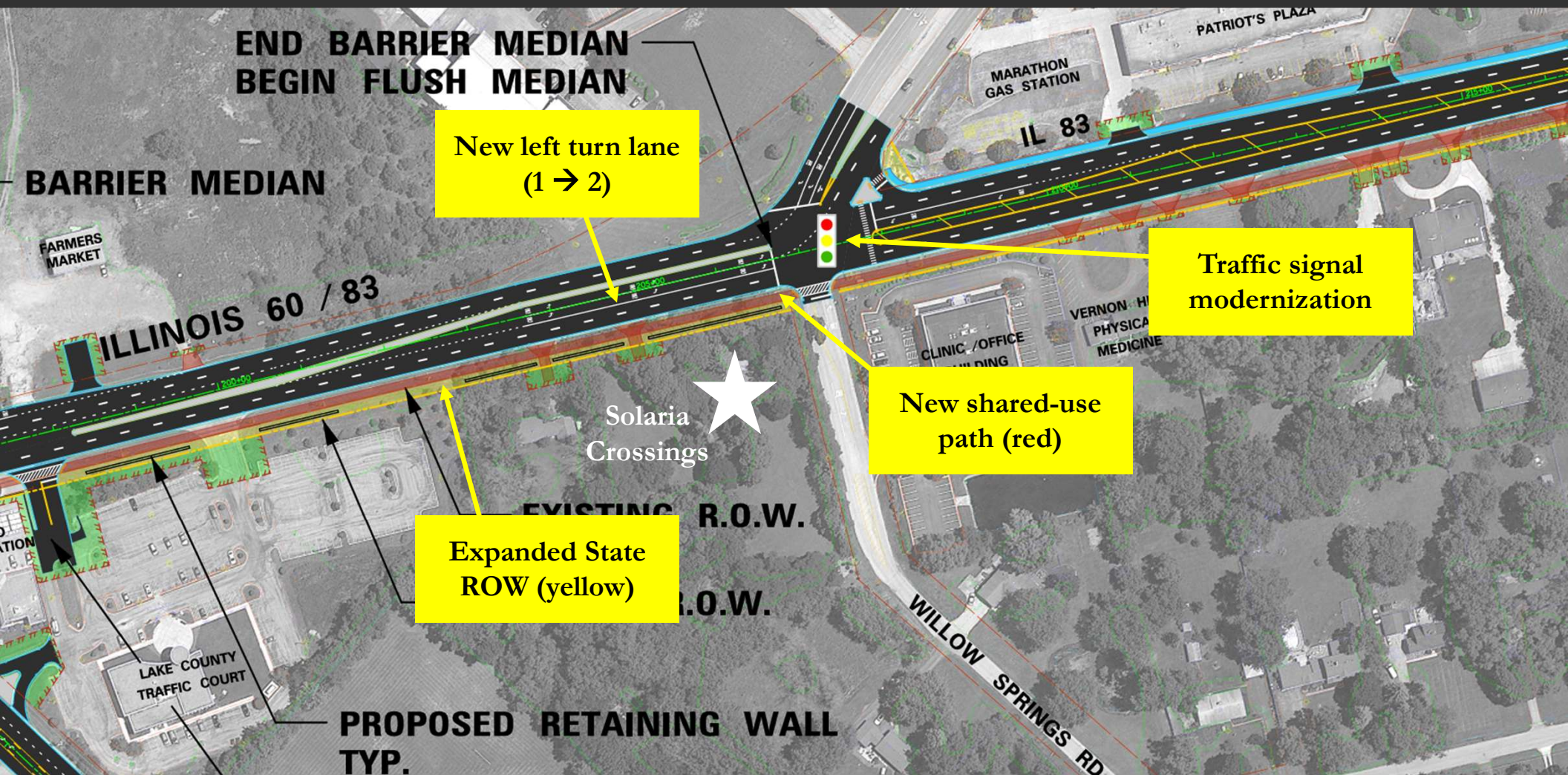
M-1 General Manufacturing – New Bridge Industrial Development

C-4 Shopping Center – Garden Fresh Shopping Center; Advantage Material Handling

C-2 General Commercial – Office Building



IDOT PROPOSED ROADWAY GEOMETRY - ROUTE 60/83 IMPROVEMENT PROJECT



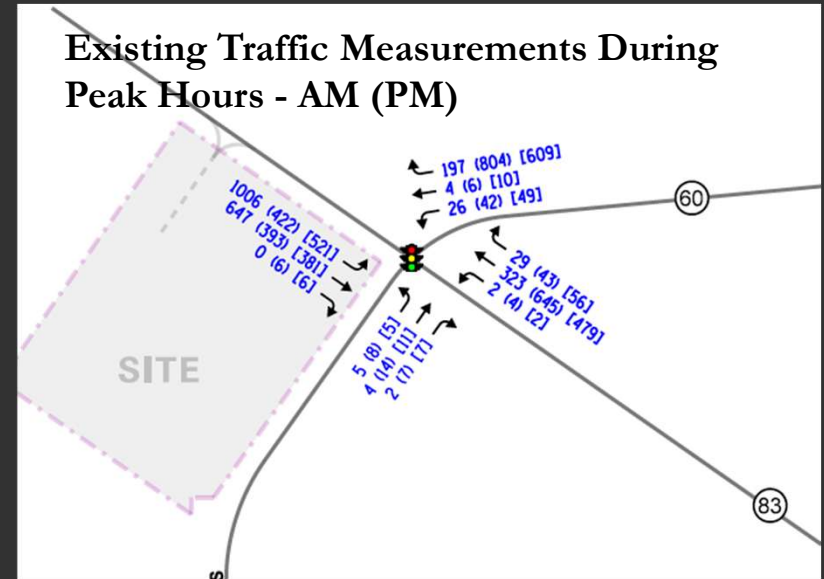
PRIOR TRAFFIC STUDY

Traffic Study from 2022 (Car Wash):

- Conducted by KLOA in 2022
- Estimated peak hour traffic volumes (ITE Land Use Code):
 - Weekday morning: 24/peak hour
 - Weekday evening: 71/peak hour
 - Saturday midday: 152/peak hour
- Traffic created by car wash was estimated to increase Willow Spring Road/60/83 intersection traffic by 1-3%
- No additional traffic control improvements recommended.

ITE Trip Estimate for Townhouses:

- Weekday peak hour (one hour between 7-9 AM)
- Average Rate: 0.52/unit/hour; Range: 0.23 – 1.14
- 21 units = Average 10.92 trips during peak hour; Range 4.83-23.94 trips



TOWNER'S SUBDIVISION COMMUNITY WELL

1. **Towner's Community Well** is located on a separate parcel at the southeast corner of the site. Development restrictions within the well's groundwater setback are governed by the Illinois Environmental Protection Agency (IEPA).
2. The **setback requirement** protecting wells for unconfined aquifers is **200 feet** to prevent contamination sources within this distance. (415 ILCS 5/14.3)
3. Not allowed within 200-foot buffer: "**Potential primary or secondary sources**" of groundwater contamination.
 - ✓ Defined as facilities that handle, store, or dispose of hazardous substances, wastes, or petroleum products (e.g. landfills, underground storage tanks, industrial facilities, and certain commercial operations). 415 ILCS 5/3.345
 - ✓ **Residential uses such as townhouses are not identified by State statute or IEPA rules as potential contamination sources.**
4. Prior car wash applicant worked with IEPA to establish that their triple basin to treat runoff was outside of minimum distance required.



STANDARDS FOR GRANTING MAP AMENDMENTS

- a. The existing use and zoning of **nearby property**.
- b. The extent to which **property values of the subject property are diminished** by the existing zoning.
- c. The extent to which the proposed amendment **promotes the public health, safety, and welfare** of the Village.
- d. The **relative gain to the public**, as compared to the hardship imposed upon the applicant.
- e. The suitability of the property for the purposes for which it is presently zoned, i.e., the **feasibility of developing the property in question for one (1) or more uses permitted under the existing zoning classification**.
- f. The length of time that a property in question has been **vacant, as presently zoned**, considered in the context of development in the area where the property is located.
- g. The evidence, or lack of evidence, of **community need** for the use proposed by the applicant.
- h. The consistency of the proposed amendment with the **Comprehensive Plan**.

20.16.020(E): The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of **legislative discretion that is not controlled by any particular standard**. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a **balancing of these standards**.

- i. That the proposed amendment will **benefit the residents of the Village as a whole**, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant.
- j. The extent to which the proposed amendment **creates nonconformities**.
- k. The **trend of development**, if any, in the general area of the property in question; and
- l. Whether **adequate public facilities** are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

STANDARDS FOR GRANTING A SPECIAL USE (PUD)

- a. The establishment, maintenance and operation of the special use in the specific location proposed **will not endanger the public health, safety or general welfare** of any portion of the community.
- b. The proposed special use is **compatible with adjacent properties and other property within the immediate vicinity** of the special use.
- c. The special use in the specific location proposed is **consistent with the spirit and intent** of this Ordinance and the Village land use policies.
- d. The special use **conforms to the applicable regulations** of the zoning district in which it is to be located.

20.16.040(E): No special use shall be recommended for approval by the planning and zoning commission and approved by the village board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions.

QUESTIONS FOR STAFF?
NEXT: PETITIONER'S PRESENTATION



Planning and Zoning Commission Meeting

Oct 1, 2025 – 7:00 pm
Village Hall –Board Room
300 Plaza Circle, Mundelein, IL -60060



Petitioner : Verve Ventures LLC

Solaria Crossings - Presenters and Overview



PUD – Scope & Introduction

Peter C. Bezos
Attorney



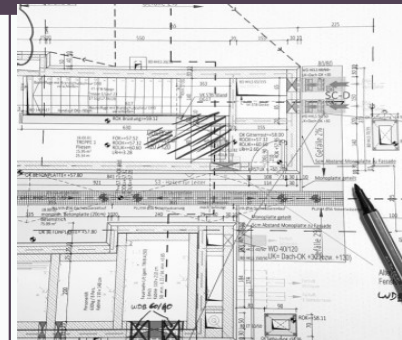
Project Vision

Venu Kakumanu
Verve Ventures
Petitioner



Lead Presenter

Hemal Purohit
Lead Architect



Site Plan

Abhijit Veer
Civil Engineer

PUD Intro – Subjected Property Introduction



Property Information

01

Address: 319 and 301 IL Rt 83, Mundelein, IL -60060
Property Index Numbers (PIN): 15-06-101-003 and -004
Size of Property: 1.992 acres



Description of Special Use

02

Petitioner requests that the Property which is the subject of this Petition be rezoned from **R-1** residential to **R-5** residential and that a special use for a planned unit development be approved so as to permit its development and use for a townhome community to be known as **Solaria Crossings Townhomes** in accordance with the plans submitted

Proposed Special Use

03

Current Zoning:	R-1
Proposed Zoning:	R-5 PUD
Proposed Use:	Townhome Community

Section Of Zoning Ordinance:
20.16.00, 20.16.040, 20.16.050 and 20.28.010

Petitioner Information

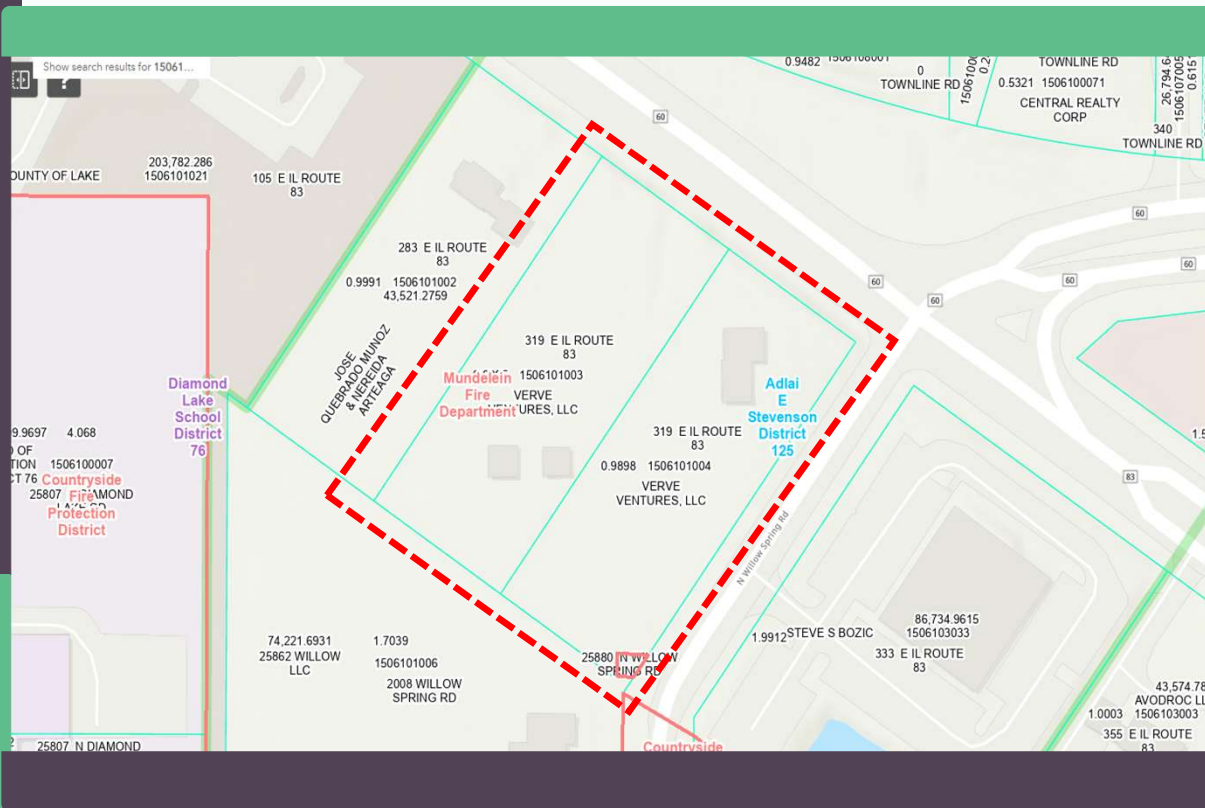
04

Business/Org. Name: Verve Ventures, LLC

PUD Intro- Location Advantages



Great Location for a High-Density housing



01 Access

- Property is adjacent to major roads and have excellent access to get in and get out.
- Accessibility to shopping, schools, banks, hospitals, parks and recreational facilities.
- At the corner of a nice residential community which would add lot of value to both current and future residents.

02 Transportation & Public Infrastructure

- Proximity to major highways US-45, IL-83, IL-60, IL-176.
- Minutes away from train stations.
- Access to water, sewer, and stormwater systems, as well as electricity and gas.

03 Education & work life

- Access to excellent public-school districts, highlighted by Stevenson High School.
- Connectivity to major employment hubs, including industrial parks, corporate campuses, and direct transport links to Chicago.

PUD Intro- Location Advantages



Mundelein is great choice for Solaria Crossing Townhomes

01

- Situated in Lake County with convenient access to Chicago and major airports
- Excellent schools, abundant parks and trails, diverse shopping and dining, recreational facilities, and a wide range of community amenities.
- Award-winning fire and police services, a highly regarded library, and a commitment to transparent governance.
- Mundelein is home to signature community events and a vibrant social scene.
- A welcoming environment for small business development and continued residential growth.

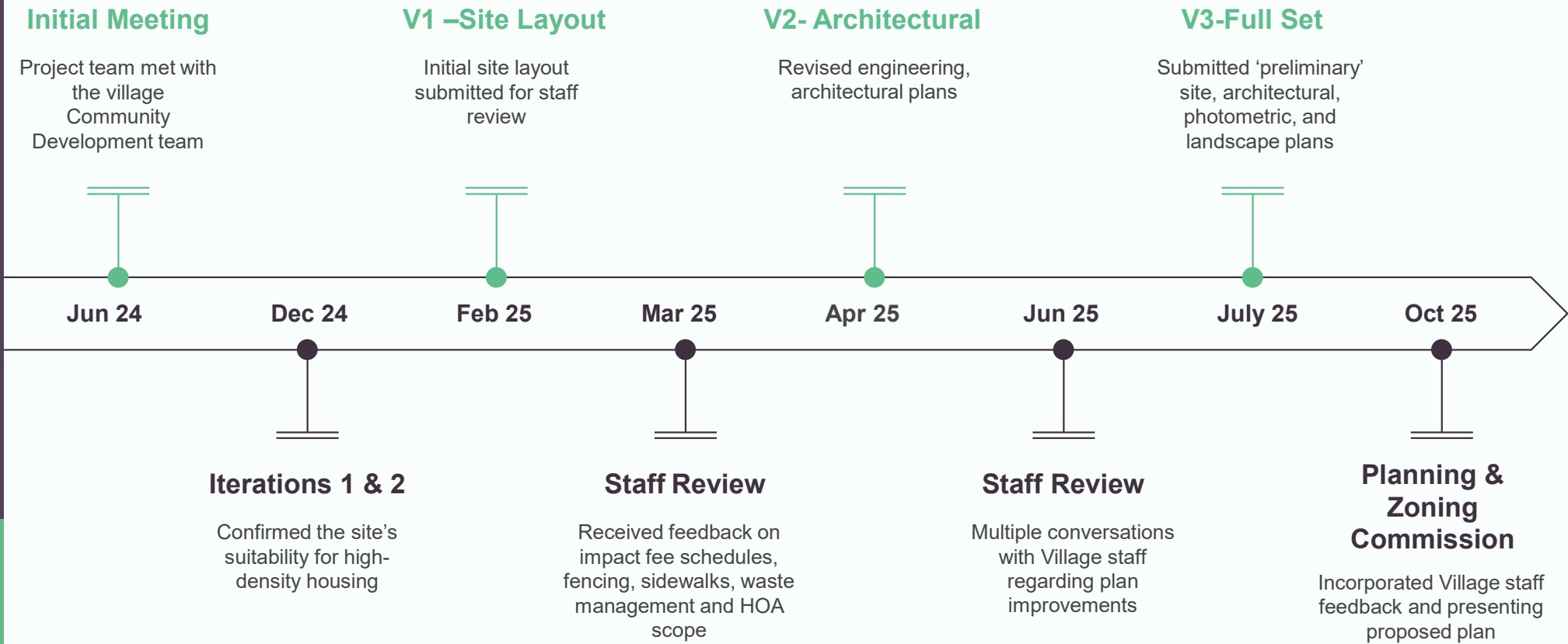


Summary

- Mundelein is a balanced, growing suburb—boasting a solid local economy, quality education, vibrant community life, and strong municipal backing.
- Ideal environment for a residential subdivision that appeals to families, young professionals, retirees, and anyone seeking long-term investments in community-oriented living.



PUD Process – History



Proposed Townhouses Overview



01

Number of Units

Proposed **21** units across three elegant townhome buildings.

02

Building Design

Urban modern luxury design features with spacious interiors.

03

Site Accessibility

Easy access to major roads and community amenities.

04

Zoning Compliance

Achieve maximum zoning requirements with adequate setbacks and density.

05

Community Benefits

Supports local businesses while attracting new residents.

06

Economic Strategy

Offering competitive pricing for quality, spacious homes of approximately 2100 sq ft with an additional two car garage.

07

Design – Architectural design



Site Plan- Site Layout & Review Process



Site Plan -Main Plan.pdf

Survey and Topography

01

- Exhibit provided and preliminary review completed.

Density

02

- 21 Units - Meeting zoning ordinance for R5.

Entering and Exiting Site

03

- Exhibit provided and preliminary review completed.
- Exiting and entering from Willow Spring Road.

Setbacks

04

- Exhibit provided and preliminary review completed.

Interior Roads and Fire truck turns

05

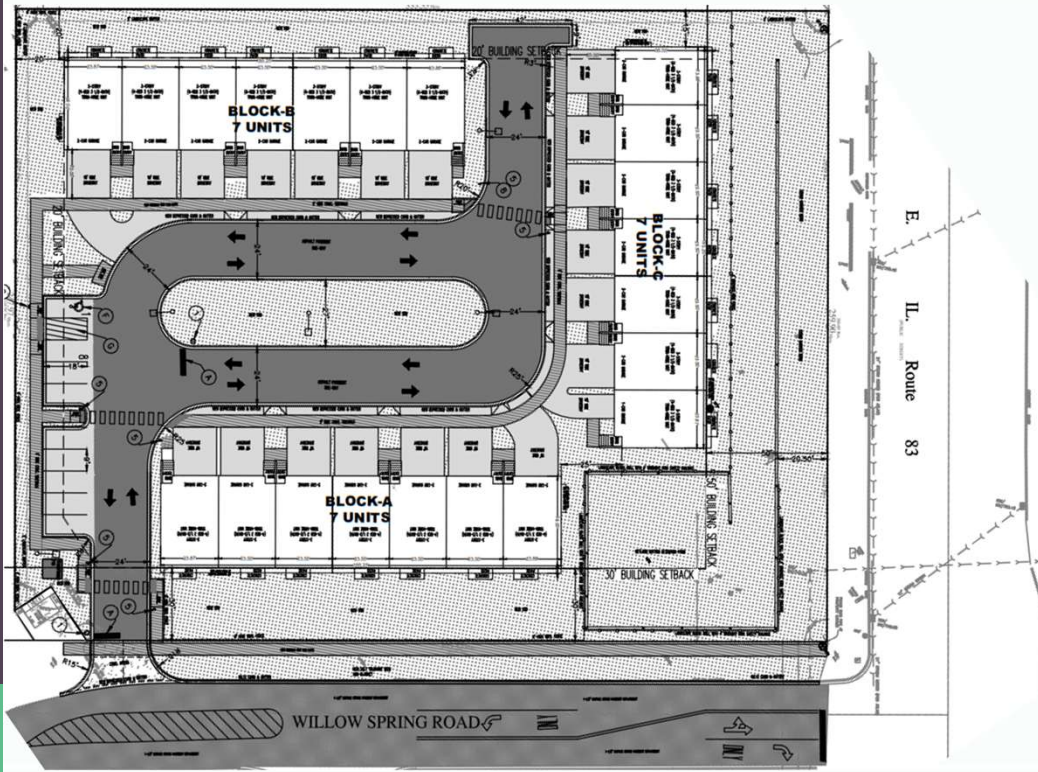
- Exhibit provided and preliminary review completed.

Sidewalks

06

- Exhibit provided and preliminary review completed.

Site Plan- Site Layout Considerations



Site Plan -Main Plan.pdf

Tree Preservation, Erosion and Sedimentation plan

07

- Exhibit provided and preliminary review completed.

Utilities

08

- Exhibit provided and preliminary review completed.
- Updated plan with the most recent changes requested.

Demolition Plan

09

- Exhibit provided and preliminary review completed.

Striping and Signage Plan

10

- Exhibit provided and preliminary review completed.

Auto turn Radius

11

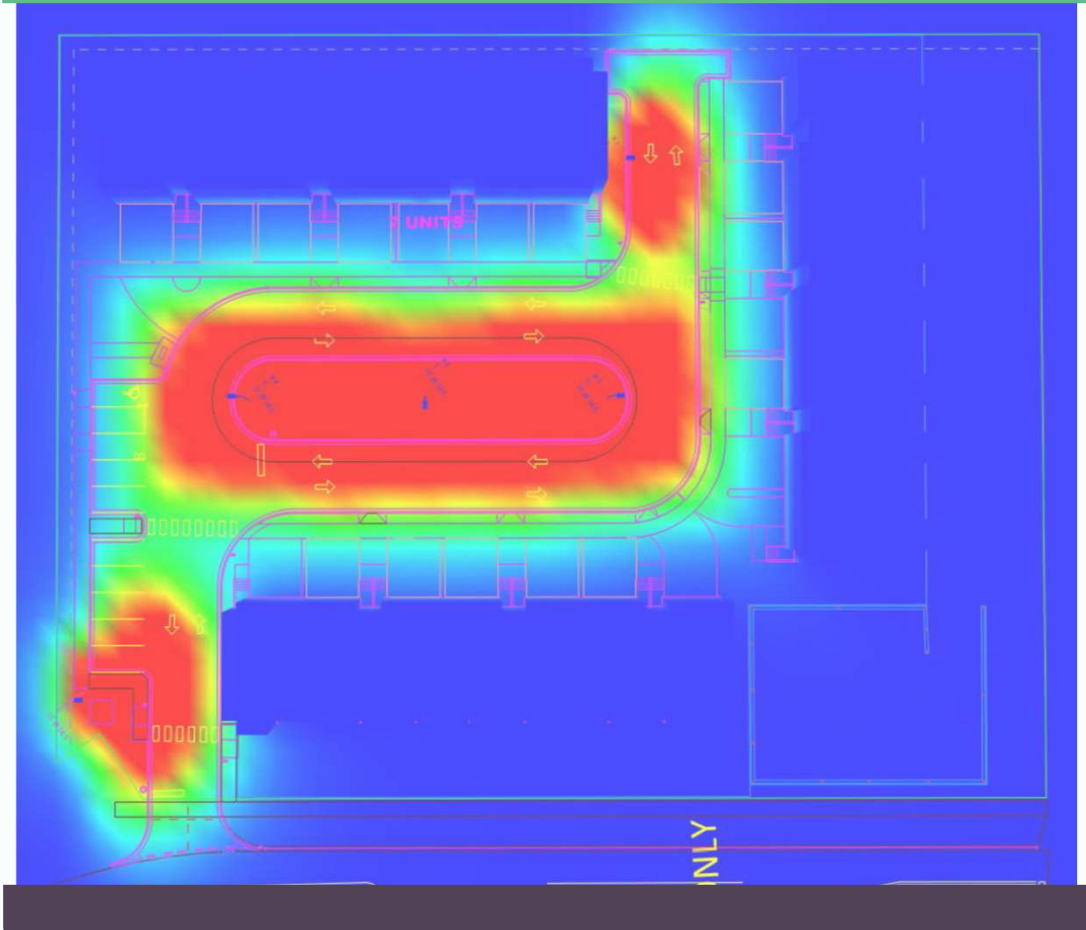
- Exhibit provided and preliminary review completed.

Parking Regulations

12

- Provide adequate off-street parking spaces as mandated.

Site Plan- Site Layout Considerations



Photometric Study

13

- Exhibit provided and preliminary review completed.

Landscape Plan

14

- Exhibit provided and preliminary review completed.

Fencing Requirements

15

- Included in the master plan. Exhibit and preliminary review completed.

Garbage Disposal

16

- Contacted Groot (Waste management Service Provider) and clarifications provided.

Homeowners Association –Bylaws

17

- Touch based on this topic and the exhibit to be created in near future phases.

Design – Architectural design



Design – Architectural design



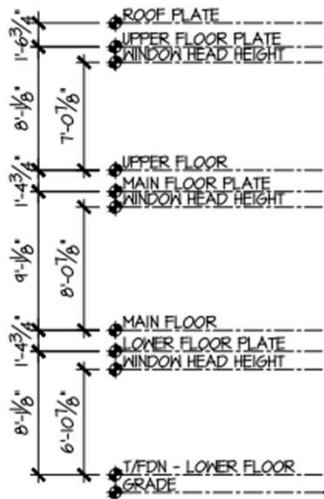
01 Front Elevation

- Proposed **21** units across three elegant townhome building
- Three-floor, urban luxury design with spacious interiors

02 Rear Elevation



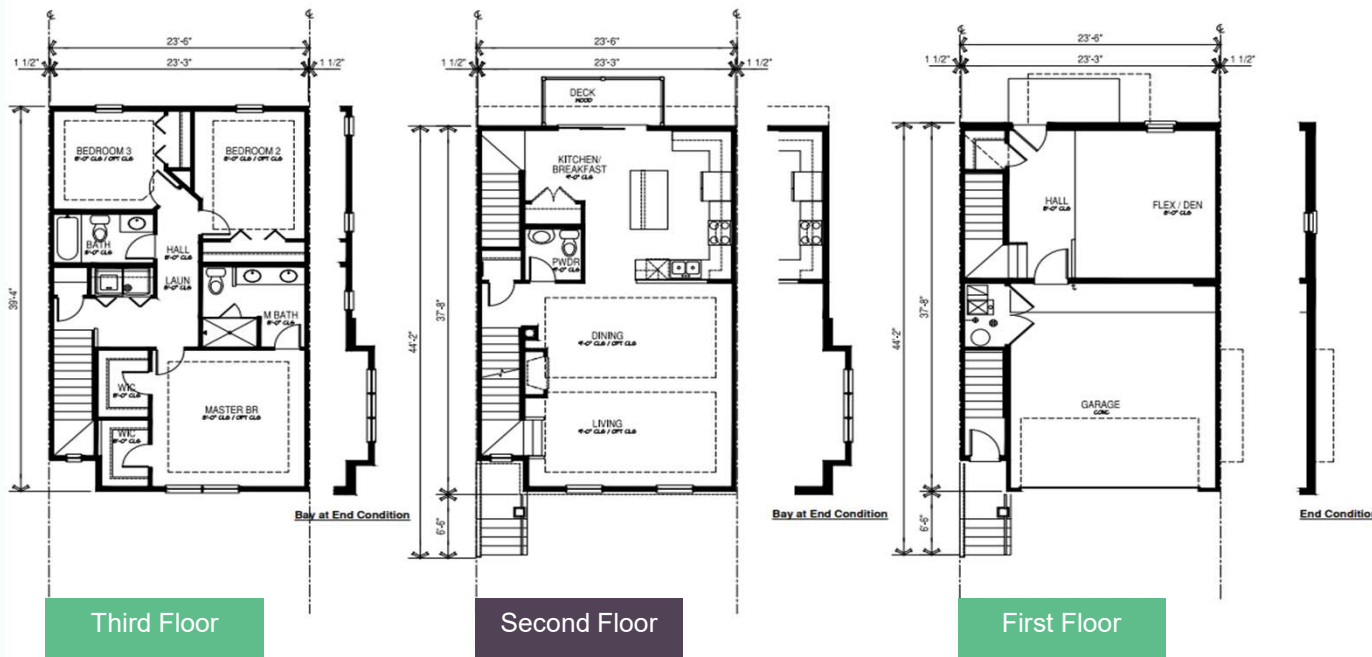
Design – Architectural design



03 Left Elevation

04 Right Elevation

Design – Architectural design



★ Size

- Offering over 2,100 sq ft of thoughtfully designed living space.
- 3-bedroom townhomes.
- Finished space on the first floor with attached garage.

★ Features

- Open-concept layouts.
- Gourmet kitchens with designer cabinetry, quartz countertops, and stainless-steel appliances.

Next Steps



THANK YOU



Address

319 IL Route 83, Mundelein, IL



Contact Number

(224) 321 2608



Email Address

venukakumanu@icloud.com



Trip Generation Estimate— Hemal to cover**

01

Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **Daily (Weekday):**
 - Trip Rate per Unit: 7.32
 - Total Trips: 154
- **AM Peak Hour:**
 - Trip Rate per Unit: 0.44
 - Total Trips: 9 Inbound: 25% (≈2 trips)
 - Outbound: 75% (≈7 trips)
- **PM Peak Hour:**
 - Trip Rate per Unit: 0.52
 - Total Trips: 11 Inbound: 63% (≈7 trips)
 - Outbound: 37% (≈4 trips))

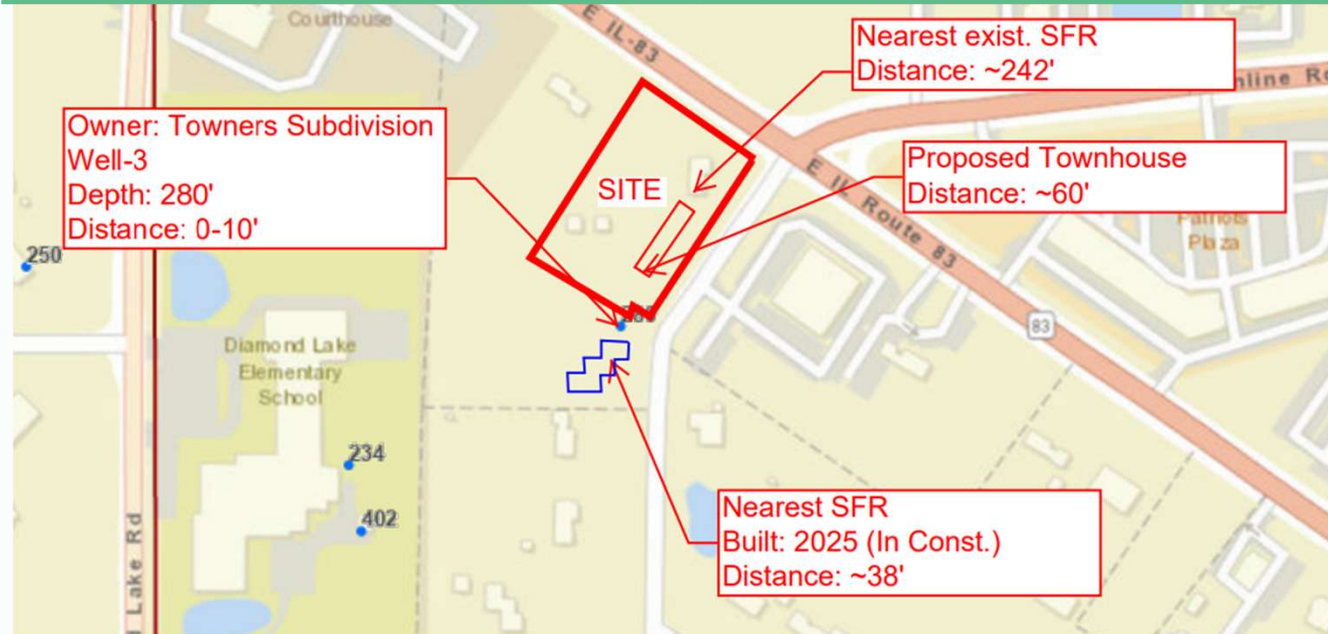
02

Summary

The proposed 21-unit townhome development is expected to generate approximately 154 daily vehicle trips, including 9 trips during the AM peak hour and 11 trips during the PM peak hour. These volumes are consistent with low-rise multifamily residential uses and are not anticipated to create adverse impacts on the surrounding roadway network.

* Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, using Land Use Code 220 – Multifamily Housing (Low-Rise),

Well Exhibit -Owner: Towners Subdivision



01 Comments

- Well Dept 28
- Nearest Single Family Built: 35'
- Proposed TH distance – 60'
- Proposed TH Community to Use Public water and sewer systems

Turning Exhibit for the Northeast Corner unit

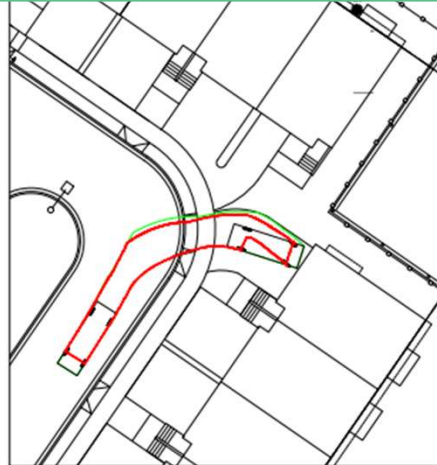


01 Concern

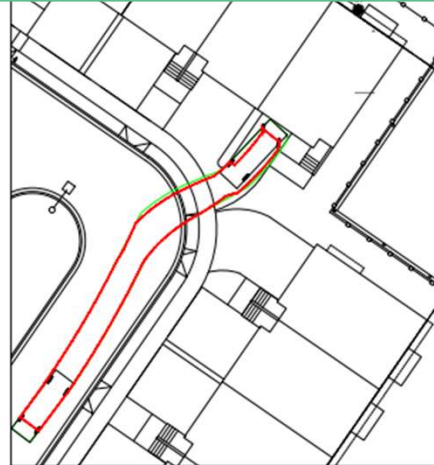
- One unit on the Northeast end of Block C

02 Comments

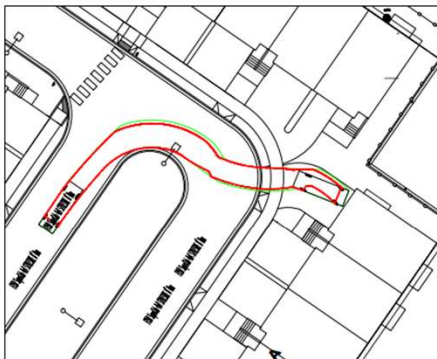
- The Two-car garage was reduced to one in the prior version
- Turning Exhibits added to the Plan
- Presenting the Options to keep the Unit



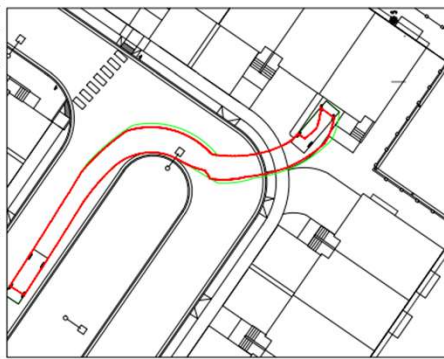
F150 PICKUP TRUCK TURNING RADIUS PLAN



F150 PICKUP TRUCK TURNING RADIUS PLAN



F150 PICKUP TRUCK TURNING RADIUS PLAN



F150 PICKUP TRUCK TURNING RADIUS PLAN

Design – Architectural design



3D View 3



Rear Elevation

My name is Gary Matthews
I live at 2008 Willow Springs
I would like to request a continuance
to review and discuss concerns
regarding the construction of this project.

A handwritten signature in dark ink, appearing to read "Gary Matthews". The signature is stylized with a long horizontal stroke extending to the right.

September 24, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE
Proposed "Market Lane Townhouse Development"
301-319 E. IL Rt 83, Mundelein, IL
Presently Scheduled PZC Hearing: October 1, 2025

Dear Planning and Zoning Commission:

My name is Robert Lass. I am an owner/occupant of 7066 RFD, Long Grove, IL, a single-family home within 250 feet of the above-referenced, proposed project.

With this letter, I request a continuance of the hearing before the Village of Mundelein Planning and Zoning Commission, which I understand is presently scheduled for October 1, 2025. I have questions and concerns about the proposed project and need additional time for review and analysis.

Thank you for your consideration.



Robert Lass
7066 RFD
Long Grove, IL

ISWS/BUL-601201/76

BULLETIN 60-20

STATE OF ILLINOIS

DEPARTMENT OF REGISTRATION AND EDUCATION



Towner
Well Specifics

*Public Groundwater Supplies
in Lake County*

by DOROTHY M. WOLLER and JAMES P. GIBB

ILLINOIS STATE WATER SURVEY

URBANA

1976

TOWNER SUBDIVISION

Towner Subdivision (est. 228), located 1 mile south of Mundelein, installed a public water supply in 1910. The water system is owned and operated by the Towner Subdivision Water Association. Two wells (Nos. 2 and 3) are in use. In 1953 there were 10 services, none metered. In 1974 there were 66 services, none metered; the average and maximum daily pumpages were 24,073 and 36,000 gpd, respectively. The water is not treated.

WELL NO. 1, finished in Silurian dolomite, was completed in 1910 to a depth of 265 ft by H. Luebbe, Mundelein. This well was abandoned and sealed with concrete in 1957. The well was located west of Willow Springs Road, approximately 860 ft S and 900 ft E of the NW corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 755 ft.

The well was cased with 4-in. pipe from 0.7 ft above the pumphouse floor to an unknown depth followed by a 2-in. pipe to an unknown depth.

WELL NO. 2, finished at the top of the Silurian dolomite, was completed in 1950 to a depth of 180 ft by Fred Kiene, Mundelein. The well is located north of Osage Road and 1 block west of Route 83, about 0.5 mile southeast of Well No. 1, approximately 2125 ft S and 2900 ft W of the NE corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 728 ft.

The following mineral analysis made by the Illinois Environmental Protection Agency (Lab. No. C005343) is for a water sample from the well collected January 29, 1974, after 30 min of pumping.

WELL NO. 2, LABORATORY NO. C005343

	mg/l	me/l		mg/l	me/l
Iron	Fe	0.1	Silica	SiO ₂	16.0
Manganese	Mn	0.00	Fluoride	F	0.6 0.03
Ammonium	NH ₄	1.1 0.06	Boron	B	0.7
Sodium	Na	110 4.78	Nitrate	NO ₃	0.6 0.01
Potassium	K	1.2 0.03	Chloride	Cl	6 0.17
Calcium	Ca	96 4.79	Sulfate	SO ₄	625 13.00
Magnesium	Mg	59 4.86	Alkalinity (as CaCO ₃)		86 1.72
Arsenic	As	0.00	Hardness (as CaCO ₃)		682 9.64
Barium	Ba	0.0	Total dissolved minerals		1022
Copper	Cu	0.00	pH (as rec'd)		7.5
Cadmium	Cd	0.00	Radioactivity		
Chromium	Cr	0.00	Alpha pc/l		1.7
Lead	Pb	0.00	± deviation		2.2
Mercury	Hg	0.0000	Beta pc/l		3.8
Nickel	Ni	0.0	± deviation		2.4
Selenium	Se	0.00			
Silver	Ag	0.00			
Cyanide	CN	0.00			
Zinc	Zn	0.00			

An 8-in. diameter hole was drilled to a depth of 180 ft.

The well is cased with 8-in. pipe from 0.3 ft above the concrete pedestal to a depth of 180 ft.

In December 1959, the nonpumping water level was reported to be 67 ft and in 1965, it was reported to be 75 ft.

The pumping equipment presently installed is a Red Jacket submersible pump set at 126 ft, rated at 100 gpm, and powered by a 10-hp Franklin electric motor.

WELL NO. 3, finished in Silurian dolomite, was completed in April 1957 to a depth of 280 ft by Henry Boysen, Libertyville. The well is located approximately 650 ft S and 750 ft E of the NW corner of Section 6, T43N, R11E. The land surface elevation at the well is approximately 760 ft.

A drillers log of Well No. 3 follows:

Strata	Thickness (ft)	Depth (ft)
Clay	197	197
Clay and gravel	38	235
Limestone	45	280

A 6-in. diameter hole was drilled to a depth of 280 ft. The well is cased with 6-in. pipe from 1 ft above the pumphouse floor to a depth of 241 ft.

Upon completion, the well reportedly produced 50 gpm with a drawdown of 75 ft from a nonpumping water level of 85 ft below land surface.

The pumping equipment presently installed consists of a 3-hp electric motor, a Red Jacket submersible pump (Serial No. BPKP376) set at 168 ft, rated at 45 gpm, and has 168 ft of 2-in. column pipe.

The following mineral analysis made by the Illinois Environmental Protection Agency (Lab. No. 03538) is for a water sample from the well collected December 27, 1971, after 30 min of pumping at 45 gpm.

WELL NO. 3, LABORATORY NO. 03538

	mg/l	me/l		mg/l	me/l
Iron	Fe	0.0	Silica	SiO ₂	19
Manganese	Mn	0.0	Fluoride	F	0.7 0.04
Ammonium	NH ₄	0.0	Boron	B	0.7
Sodium	Na	85 3.70	Nitrate	NO ₃	3.5 0.06
Potassium	K	1.4 0.04	Chloride	Cl	5.0 0.14
Calcium	Ca	36 1.80	Sulfate	SO ₄	262 5.45
Magnesium	Mg	35 2.88	Alkalinity (as CaCO ₃)		116 2.32
Barium	Ba	0.0	Hardness (as CaCO ₃)		240
Copper	Cu	0.0	Total dissolved minerals		547
Cadmium	Cd	0.00	pH (as rec'd)		7.9
Chromium	Cr	0.0	Radioactivity		
Lead	Pb	0.00	Alpha pc/l		0
Mercury	Hg	<0.0005	± deviation		1
Nickel	Ni	0.0	Beta pc/l		1
Silver	Ag	0.0	± deviation		3
Zinc	Zn	0.35			

MEMORANDUM

To:

Colleen Malec, AICP
Senior Planner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060
D 847-949-3289 | O 847-949-3282
cmalec@mundelein.org

Date:

September 24, 2025

Subject:

Trip Generation Estimate – 21 Three-Bedroom Townhome Units
Mundelein, IL

Dear Ms. Malec,

This memorandum provides a trip generation estimate for the proposed development of twenty-one (21) three-bedroom townhome units within the Village of Mundelein, Illinois. The analysis references the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, using Land Use Code 220 – *Multifamily Housing (Low-Rise)*, which encompasses townhomes and similar attached residential units up to three stories.

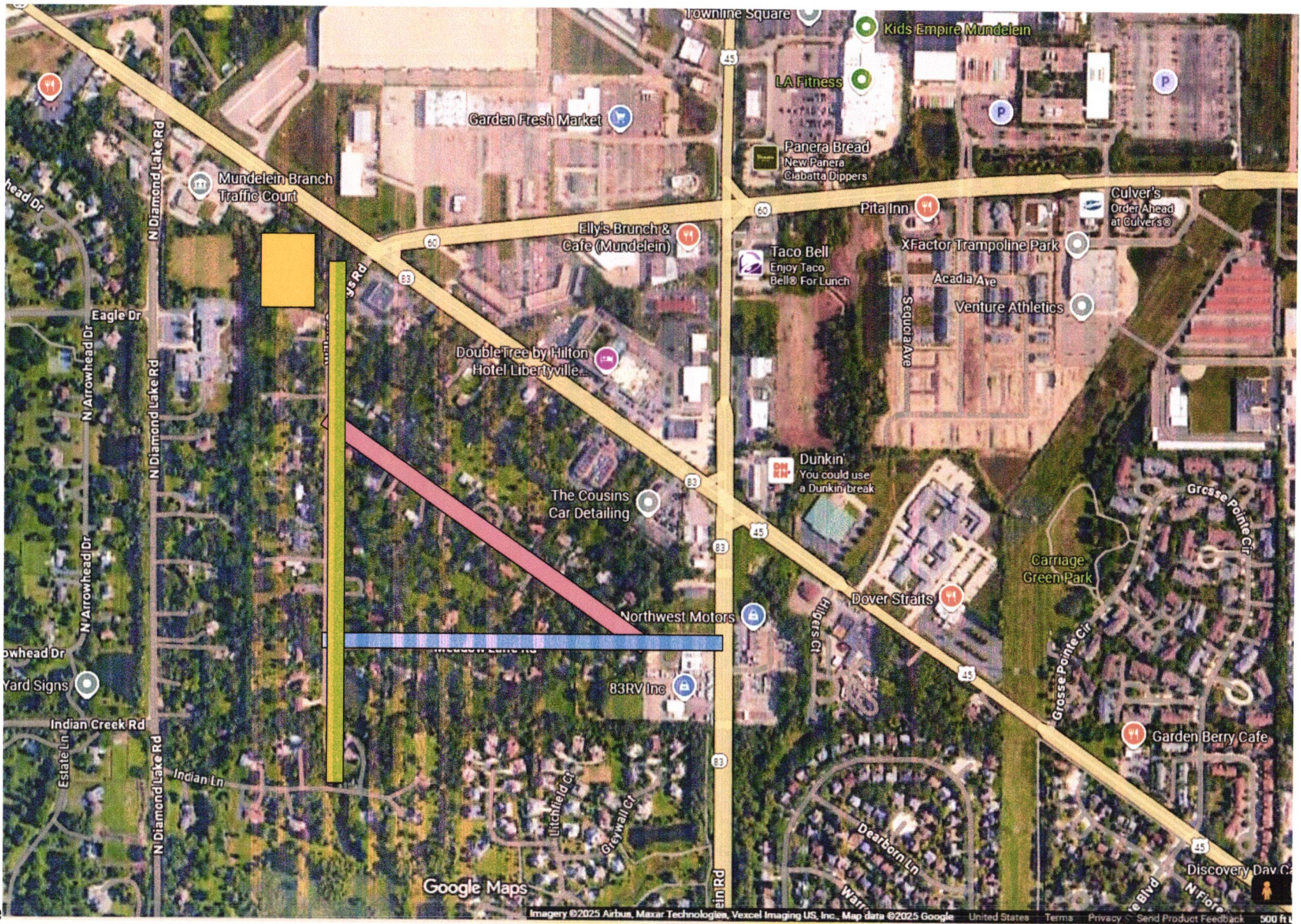
Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **Daily (Weekday):**
Trip Rate per Unit: 7.32
Total Trips: 154
- **AM Peak Hour:**
Trip Rate per Unit: 0.44
Total Trips: 9
Inbound: 25% (≈2 trips)
Outbound: 75% (≈7 trips)
- **PM Peak Hour:**
Trip Rate per Unit: 0.52
Total Trips: 11
Inbound: 63% (≈7 trips)
Outbound: 37% (≈4 trips)

These rates reflect average suburban conditions and are not adjusted for transit availability or internal capture. Bedroom count is not a primary variable in ITE trip generation methodology; however, three-bedroom units typically align with standard household occupancy assumptions embedded in the dataset.

Conclusion:

The proposed 21-unit townhome development is expected to generate approximately 154 daily vehicle trips, including 9 trips during the AM peak hour and 11 trips during the PM peak hour. These volumes are consistent with low-rise multifamily residential uses and are not anticipated to create adverse impacts on the surrounding roadway network.



Site

Yellow = Site Green = Willow Springs Pink = Osage Blue = Meadow Lane

FINDINGS OF FACT – Solaria Crossings Townhouses – PZ2025-0035

1. Special Use (Planned Unit Development)

CASE NUMBER	PZ2025-0035
PUBLIC HEARING DATE	October 1, 2025
On October 1, 2025, the Planning and Zoning Commission voted 7-0 to recommend approval of a special use permit for a Planned Unit Development (PUD) for the Solaria Crossings townhouse project at 301-319 E. Route 83, with conditions.	
<i>No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions.</i>	
1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.	
Draft Approval	The proposed townhouses would not be expected to endanger the public health, safety, or general welfare, as the proposed residential use does not introduce any high-intensity activities with potential for noise, contamination, unreasonable traffic, or safety issues.
Draft Denial	
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.	
Draft Approval	The property is located along a heavily traveled commercial corridor and faces two shopping centers, an office building, and an industrial facility. It also backs up to a low-density single-family residential neighborhood. The location is unique in that it is surrounded by at least five different zoning districts, which range considerably in intensity. The subject property functions as a critical transition area between low-density single-family residential and higher-intensity commercial and industrial uses. A medium-density residential development, such as townhomes, provides an appropriate and context-sensitive buffer in this location. This use mitigates the stark contrast that would otherwise exist between the residential neighborhood to the south and the surrounding manufacturing and commercial districts, offering both a physical and visual transition that is consistent with sound planning principles.
Draft Denial	
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.	
Draft Approval	The Comprehensive Plan's designation for the property in question is noted as "Flexible Use" due to its location along a heavily traveled commercial corridor but adjacent to a low-density residential neighborhood, implying that multiple uses could make sense on the site but should take the surrounding context into consideration. The proposed residential townhouse use and density is consistent with the spirit of the Comprehensive Plan.
Draft Denial	
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.	
Draft Approval	The project is compliant with the regulations under the R-5 Multi-Family Residential district, with the exception of deviations granted as part of the Preliminary PUD approval.
Draft Denial	

2. Map Amendment

CASE NUMBER	PZ2025-0035
PUBLIC HEARING DATE	October 1, 2025
On October 1, 2025, the Planning and Zoning Commission voted 7-0 to recommend approval of a map amendment to rezone the property at 301 and 319 E. Route 83 from R-1 Single-Family Residential to R-5 Multi-Family Residential.	
<i>The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following</i>	

standards. The approval of amendments is based on a balancing of these standards.

1. The existing use and zoning of nearby property.

Draft Approval	The property is unique in that it is surrounded by at least five different zoning districts, which range considerably in intensity. Nearby zoning districts include low-density residential, institutional, general commercial, shopping center commercial, and general manufacturing. The property's highest and best use is flexible as a result.
Draft Denial	

2. The extent to which property values of the subject property are diminished by the existing zoning.

Draft Approval	It is unknown whether the property values of the subject property are currently diminished by the existing use of the property; however, in the past decade, Staff has received no inquiries from developers seeking to construct anything on the property that is permitted under the R-1 Single-Family Residential zoning designation. All inquiries have been for townhouses, gas stations, or car washes. Furthermore, it is unlikely that a developer would pursue a single-family project of the size and density supported by the site, due to the location along a heavily trafficked and commercial corridor, and the lack of return on the low number of units.
Draft Denial	

3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the village.

Draft Approval	The amendment promotes the public health, safety, and welfare of the Village through the addition of housing – in a county experiencing a critical housing shortage. Construction of housing in Lake County is falling behind population growth, rising costs, and a lack of affordable housing. Furthermore, the project also removes an aging and dilapidated structure that receives complaints from nearby residents. The project also removes overgrown vegetation that blocks sightlines around the Route 60/83 and Willow Spring Road intersection. Residents that testified at previous hearings for the subject property stated that the vegetation blocked drivers on Route 83 from seeing cars waiting at the light, causing many near-accidents over the years.
Draft Denial	

4. The relative gain to the public, as compared to the hardship imposed upon the applicant.

Draft Approval	The Planning and Zoning Commission found that the introduction of additional housing options to the community, is a valid and important gain to the public when compared to any hardship experienced by the applicant.
Draft Denial	

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

Draft Approval	From a practical perspective, the property could in theory be subdivided into 3-7 single-family residential lots (minimum of 12,000 SF in area and 80' in lot width), based on a simple division of total lot area and frontage. This does not take lot configuration and roadways into account. From an economic perspective, it is unlikely that a residential developer would pursue a single-family project of this size and density, particularly at such a heavily trafficked and commercial corner. For perspective, the only inquiries Staff has received in the past ~10 years from parties interested in developing this site have been for townhomes, car washes, and gas stations.
Draft Denial	

6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

Draft Approval	The property contains a residential structure. It is unknown to the commission whether it is occupied.
Draft Denial	

7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.

Draft Approval	There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community's ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.
Draft Denial	

8. The consistency of the proposed amendment with the comprehensive plan.

Draft Approval	The Comprehensive Plan's designation for the property in question is noted as "Flexible Use" due to its location along a heavily traveled commercial corridor but adjacent to a low-density residential neighborhood, implying that multiple uses could make sense on the site but should take the surrounding context into consideration. The proposed residential townhouse use and density is consistent with the spirit of the Comprehensive Plan.
Draft Denial	
9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.	
Draft Approval	The Planning and Zoning Commission found that the introduction of additional housing options to the community benefits the residents of the Village as a whole beyond just the applicant.
Draft Denial	
10. The extent to which the proposed amendment creates nonconformities.	
Draft Approval	The proposed amendment would create a nonconformity only if the existing single-family residential structure were left undemolished.
Draft Denial	
11. The trend of development, if any, in the general area of the property in question.	
Draft Approval	The trend of development in the general area of the property in question is mixed and ranges from single-family residential, to industrial, to commercial.
Draft Denial	
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	
Draft Approval	The site is served by adequate public facilities.
Draft Denial	

Petitioner's Packet

PZ2025-035

Solaria Crossings

1. PZC Application
2. Site Survey
3. Architectural Design
4. Engineering Plans and Site Plan
5. Landscaping Plans
6. Photometric Plan
7. Traffic Trip Generation Report
8. Affidavit of Mailing

PROPERTY INFORMATION**ZONING**

Address 319 and 301 Illinois 83, Mundelein, IL Current Zoning R-1
Property Index Numbers (PIN) 15-06-101-003 and -004 Proposed Zoning R-5 PUD
Current Use Vacant

Size of Property 1.992 acres Proposed Use Townhome Community
Size of Building Space _____ (sq. ft.)
Size of Space Utilized _____

PETITIONER INFORMATION**PROPERTY OWNER INFORMATION**

Business/Org. Name Verve Ventures, LLC Business/Org. Name Same as Petitioner Name: Venu
Kakumanu Name _____
Title A Manager Title _____
Address 381 Raymond St., Address _____
City, State, Zip Buffalo Grove, IL 60089 City, State, Zip _____
Phone 224-321-2608 Phone _____
Email berylbeamllc@gmail.com Email _____
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.16.00 and 20.16.040 and 20.16.050 and 20.28.010

DESCRIPTION OF PROPOSED SPECIAL USE *(Attach sheet if additional space is needed)*

Petitioner requests that the Property which is the subject of this Petition be rezoned from R-1 residential to R-5 residential and that a special use for a planned unit development be approved so as to permit its development and use for a townhome community to be known as Solaria Crossings Townhomes in accordance with the plans submitted herewith.

Petitioner also attaches the following supplements to this Petition:

- Legal description attached as **Exhibit A;**
- Statement of Intended Development Operations attached as **Exhibit B;**
- Statement of Conformance to Standards attached as **Exhibit C;**
- Itemization of Request Departures attached as **Exhibit D;**
- Those plans and drawings itemized on **Exhibit E** attached hereto

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Venu Kakumanu, under oath, state that I am an authorized officer of the property owner

commonly described as (Address) 319 and 301 Illinois 83, Mundelein, IL and that such property is owned by

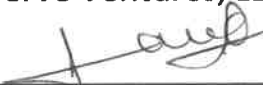
(Printed Name) Verge Ventures, LLC as of this date. As owner of the property, I do hereby authorize Venu

Kakumanu** (Printed Name or Not Applicable) to represent me in the following Planning and Zoning

Commission/Village Board matter,

Rezoning and special use for planned unit development approval for a townhome development on the Subject Property. (Action).

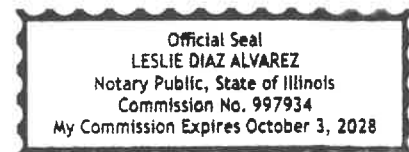
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

Subscribed and sworn to before me

this 8 day of August, 202025.


Notary Public Signature



**Peter C. Bazos, Esq. and any other lawyer from the firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC, Elgin, Illinois.

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) 319 and 301 Illinois 83, Mundelein, IL Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

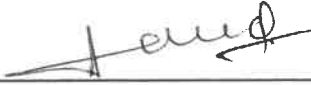
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

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.

Verve Ventures, LLC

By:  _____

Venu Kakumanu, a Manager

August 8th, 2025

Petitioner requests that all communications to the Petitioner by the Village also be transmitted to Petitioner's counsel as follows:

Peter C. Bazos, Esq.
Bazos, Freeman, Schuster, Reinke & Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123
Phone 847-742-8800
Email: pbazos@bazosfreeman.com with copy to awilson@bazosfreeman.com

EXHIBIT A

LEGAL DESCRIPTION

Lots 3 and 4 in FRED AND RUSSELL TOWNER'S Subdivision of part of the Northwest Quarter of Section 6, Township 43 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1951 as Document 727954 in Book 1045 of Records, Page 269, in Lake County, Illinois.

EXHIBIT B
Statement of Intended Development and Operations

Petitioner is the owner of the Subject Property, which is comprised of approximately 1.992 acres of vacant land. As can be seen on the attached aerial, the Site is bounded on the north by Illinois Rt. 83 and immediately north of that, by a shopping center, on the west by the Mundelein Branch Traffic Court, on the south, by a school, and on the east by Willow Springs Road and immediately east of that a dental office. Given these adjacencies, rezoning from R-1 to R-5 with a special use for planned unit development for the proposed 21-unit townhome project amounts to good land use planning and meets all of the standards for the requested actions as contained in the Mundelein Municipal Code.

The Project is to be called “**Solaria Crossings Townhomes**”

EXHIBIT C

Statement of Conformance to Standards for Special Use and PUD

Petitioner seeks approval of a special use ("SU") for a planned unit development ("PUD").

CONFORMANCE WITH SPECIAL USE STANDARDS

Petitioner respectfully submits that its request for approval of a SU as to its proposed townhome project meets the standards for special uses as set forth in the Village Code as follows:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. Please see the nearby uses itemized in Statement 1 above.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies. The proposed townhome use will provide residential homeowners who will be consumers for the nearby retail businesses.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located, subject to the departures approved as part of the PUD.

More specifically, the location of the proposed Project is at a busy intersection and is bounded on the west by the Mundelein traffic court, on the south by Diamond Lake School, on the east across Willow Spring Road with a commercial office building immediately to the east, and on the north, across Route 83, by a shopping center.

CONFORMANCE WITH PUD STANDARDS

Petitioner respectfully submits that its request for approval of a SU for a PUD as to its proposed townhome project meets the standards for planned units developments as set forth in the Village Code as follows:

In general, the proposed Project, as designed, seeks relatively minor modifications to otherwise applicable traditional bulk and yard regulations, with such modifications being useful in protecting the character of the substantially developed and stable area within which the proposed project is located. Through the approval of the requested PUD, the village will achieve the following specific objectives:

- A. Encourage flexibility in the development of land and in the design of structures.
- B. Encourage planned diversification in the location of structures.
- C. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this title.
- D. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems and utilities.
- E. Provide for more usable and suitably located open space and recreation areas than might otherwise be provided under the application of other chapters of this title.
- F. Encourage the construction of appropriate aesthetic amenities which will enhance the character of the site.
- G. Guarantee quality construction commensurate with other developments within the community, and compatible with the character of the surrounding area and adjoining properties.
- H. Facilitate the implementation of the village land use policies, particularly with respect to areas designated for

potential redevelopment.

- I. Encourage quality construction and design through an efficient application procedure that is sensitive to the need for expeditious development review.

EXHIBIT D
Itemization of Requested Departures

Petitioner requests that the Ordinance enacted by the Village in order to grant a Special Use for PUD for this Project include the following departures from the otherwise-required provisions of the Village Code:

1. _____
2. _____
3. A modification to Section 20.16.040-G-2 to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.
4. Such other departures as are discernible from the final plans and drawings for the Project approved by the Village

EXHIBIT E
Itemization of Accompanying Plans and Drawings and other Submittal Materials

In support of its request for a special use for a planned unit development for the Project described herein, the Petitioner has also delivered to the Village the following additional materials (collectively, the “Supporting Plans”):

1. Site Plan dated August 11, 2025;
2. Solaria Crossing Townhome Development Site Improvement Plans prepared by ARV Engineering, Inc, last revised June 30, 2025;
3. Landscape Plan prepared by Studio G Landscape Architecture last revised June 30, 2025;
4. Architectural Plans prepared by Purohit Architects last revised June 25, 2025;
5. Photometric Study prepared by Eclairage Cyclone Lighting last revised June 25, 2025
6. Boundary and Topographic Survey prepared by Professionals Associated-MM Survey Co. dated June 16, 2025
7. Aerial photo of the Property
8. Fee Reimbursement Agreement



BOUNDARY & TOPOGRAPHIC SURVEY

OF

LOTS 3 AND 4 IN FRED AND RUSSELL TOWNER'S SUBDIVISION OF ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 450.98 FEET THEREOF) (ALSO EXCEPT ALL THAT PART OF THE EAST 210.00 FEET OF SAID NORTHWEST 1/4 LYING NORTH OF THE SOUTH 716.00 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1991 AS DOCUMENT 727584 IN BOOK 1045 OF RECORDS, PAGE 269, IN LAKE COUNTY, ILLINOIS.

TOTAL LAND AREA = 86,766 sq. ft. = 1.992 acres, more or less
COMMONLY KNOWN AS: 319 E. IL. RTE. 83, MUNDELEIN, IL. 60060

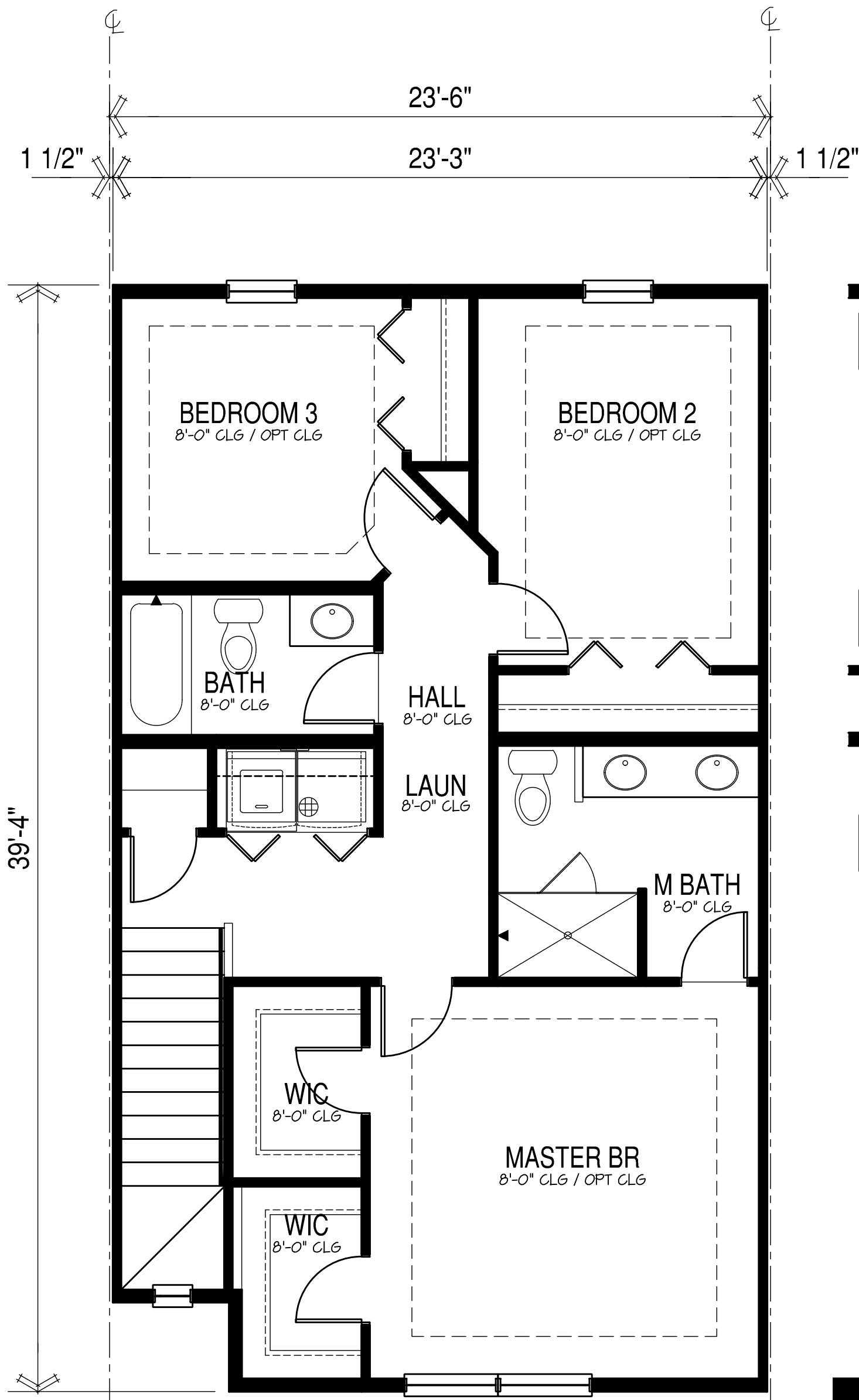
- LEGEND:**
- SANITARY LINE
 - - - - - SEWER LINE
 - WATER LINE
 - GAS LINE
 - UTILITY POLE W/ WIRES
 - ▲ - ELECTRIC PAINT MARK (RED)
 - ▲ - WATER PAINT MARK (BLUE)
 - ▲ - GAS PAINT MARK (YELLOW)
 - ▲ - COAL PAINT MARK (ORANGE)
 - ▲ - POWER PAINT MARK (GREEN)
 - STREET SIGN
 - ① - SPUR MANHOLE
 - ② - CATCH BASIN
 - ③ - WATER MANHOLE
 - ④ - COAL MANHOLE
 - ⑤ - ELECTRIC MANHOLE
 - ⑥ - GAS VALVE
 - ⑦ - WATER VALVE
 - ⑧ - FIRE HYDRANT
 - ⑨ - PILE
 - ⑩ - STREET LIGHT
 - ⑪ - TRAFFIC LIGHT
 - ⑫ - DECIDUOUS TREE
 - ⑬ - CONIFEROUS TREE
 - FL - ELEVATION
 - TYPE - TOP OF PIPE
 - B/P - BOTTOM OF PIPE

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHER WISE REFER TO YOUR DEED OR ABSTRACT.

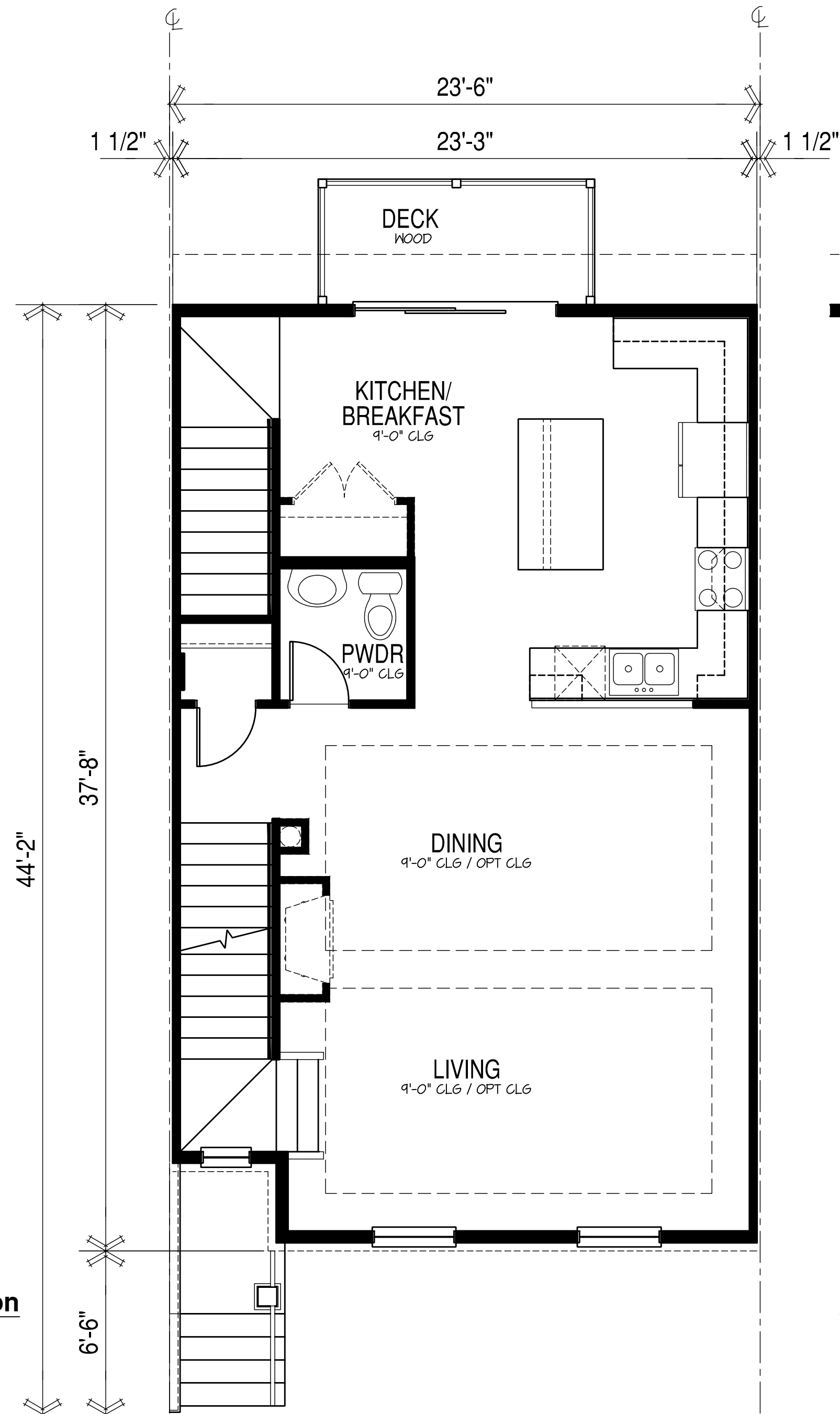
Order No. **109133.1**
Scale: 1 inch = **20** feet.
Date of Field Work: **03 MARCH 2025**
Ordered by: **VENU KAKUMANI**

BENCHMARK REFERENCE:
GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEYS COOPERATIVE CORP CONTINUOUSLY OPERATING REFERENCE STATIONS)
DATUM: NAVD 83 (NORTH AMERICAN VERTICAL DATUM 1983)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED-MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: **JUNE 16, 2025**
Paul J. Jansz
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2026
DRAWN BY: *MM*



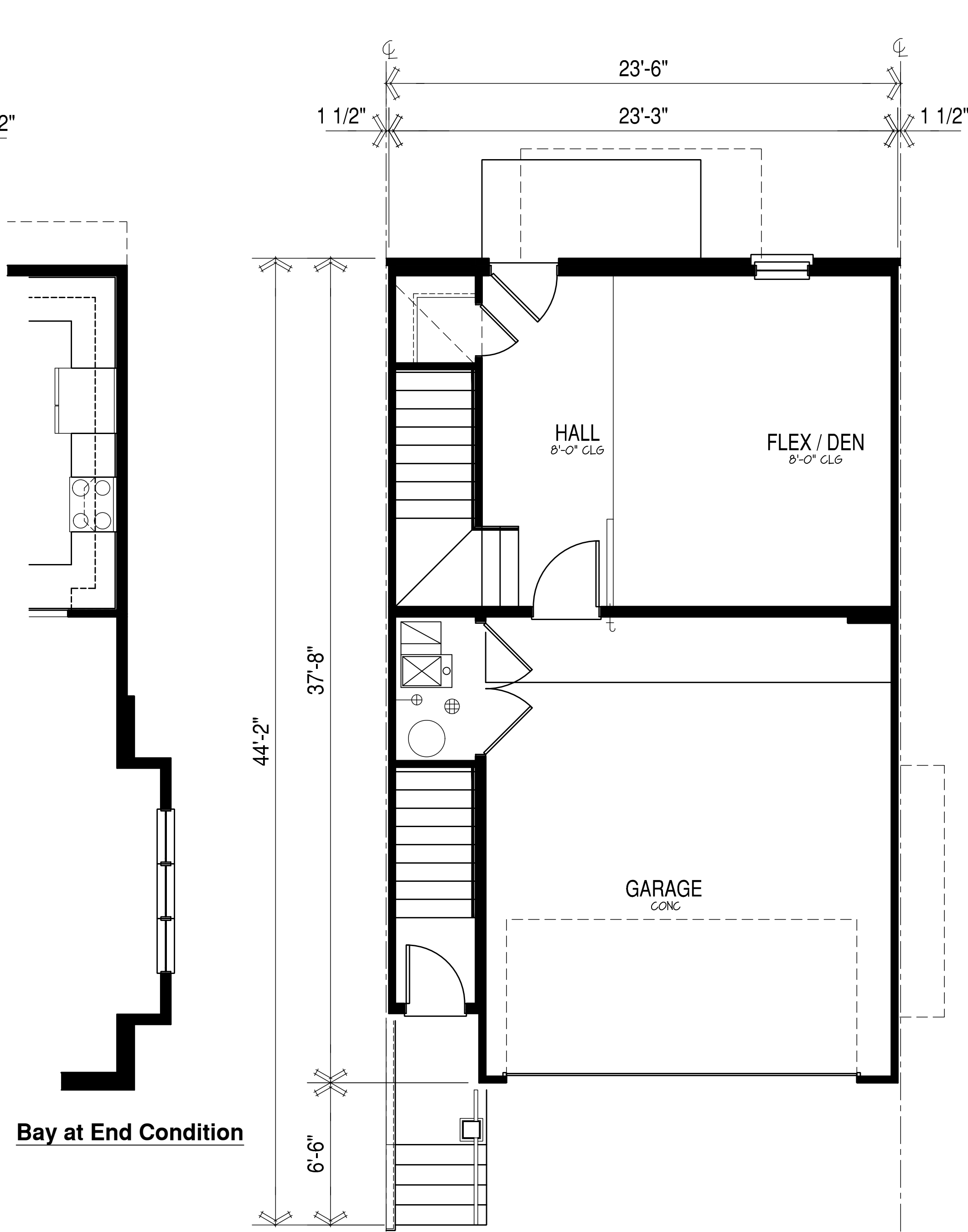
Bay at End Condition



At Unit A, B & C - Interior Condition

Main Floor Plan

SCALE: 1/4"=1'-0"



Bay at End Condition

End Condition

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

PUROHIT ARCHITECTS

PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NO.: 184.005943

PA

Tel: 847.757.1618, Fax: 847.359.6844
Email: shilpa@purohitarchitects.com
www.purohitarchitects.com

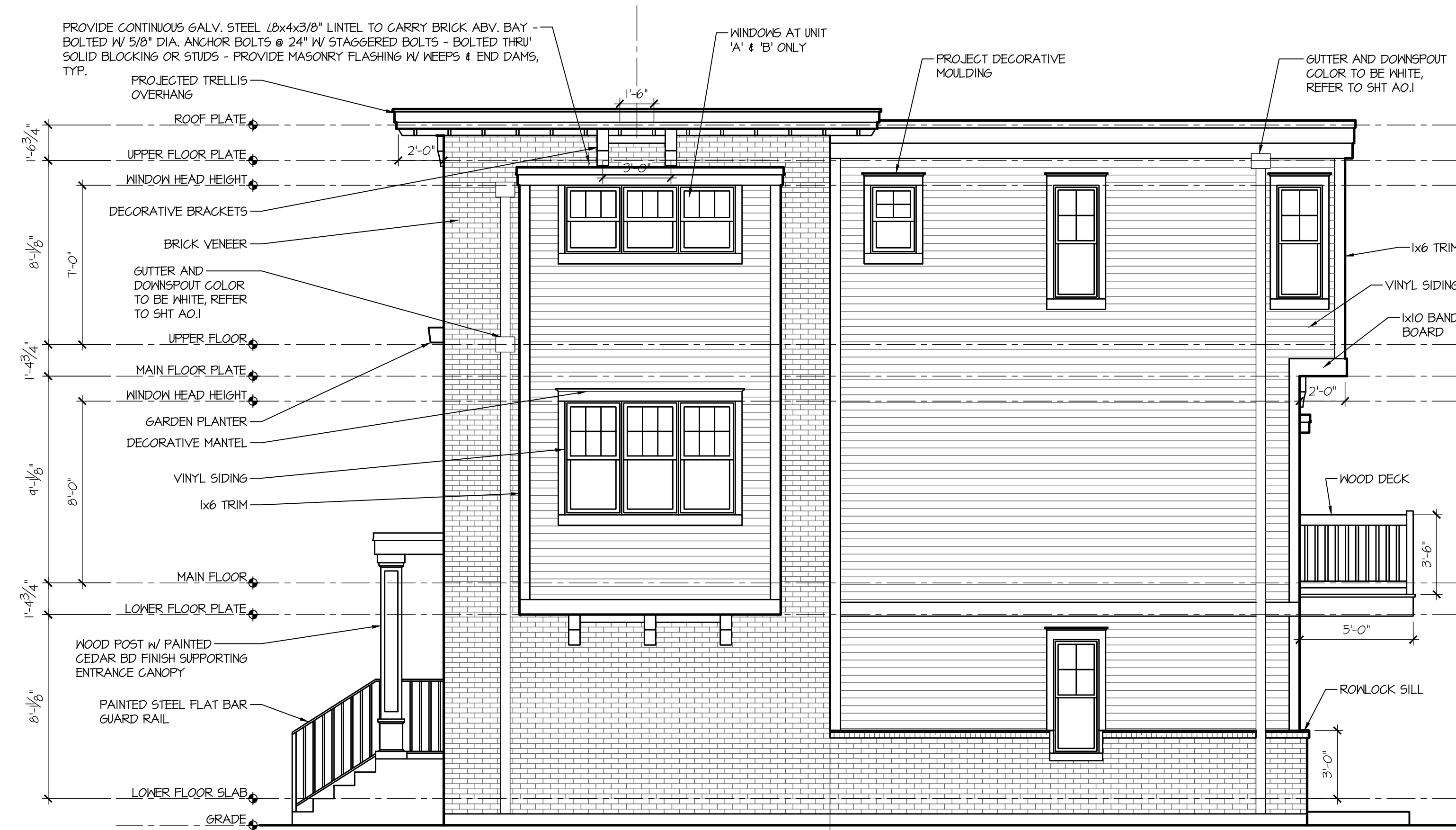
2020 E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

Issue Date: 2025-XX-XX
Drawn By: SP

Sheet:

DR1.0

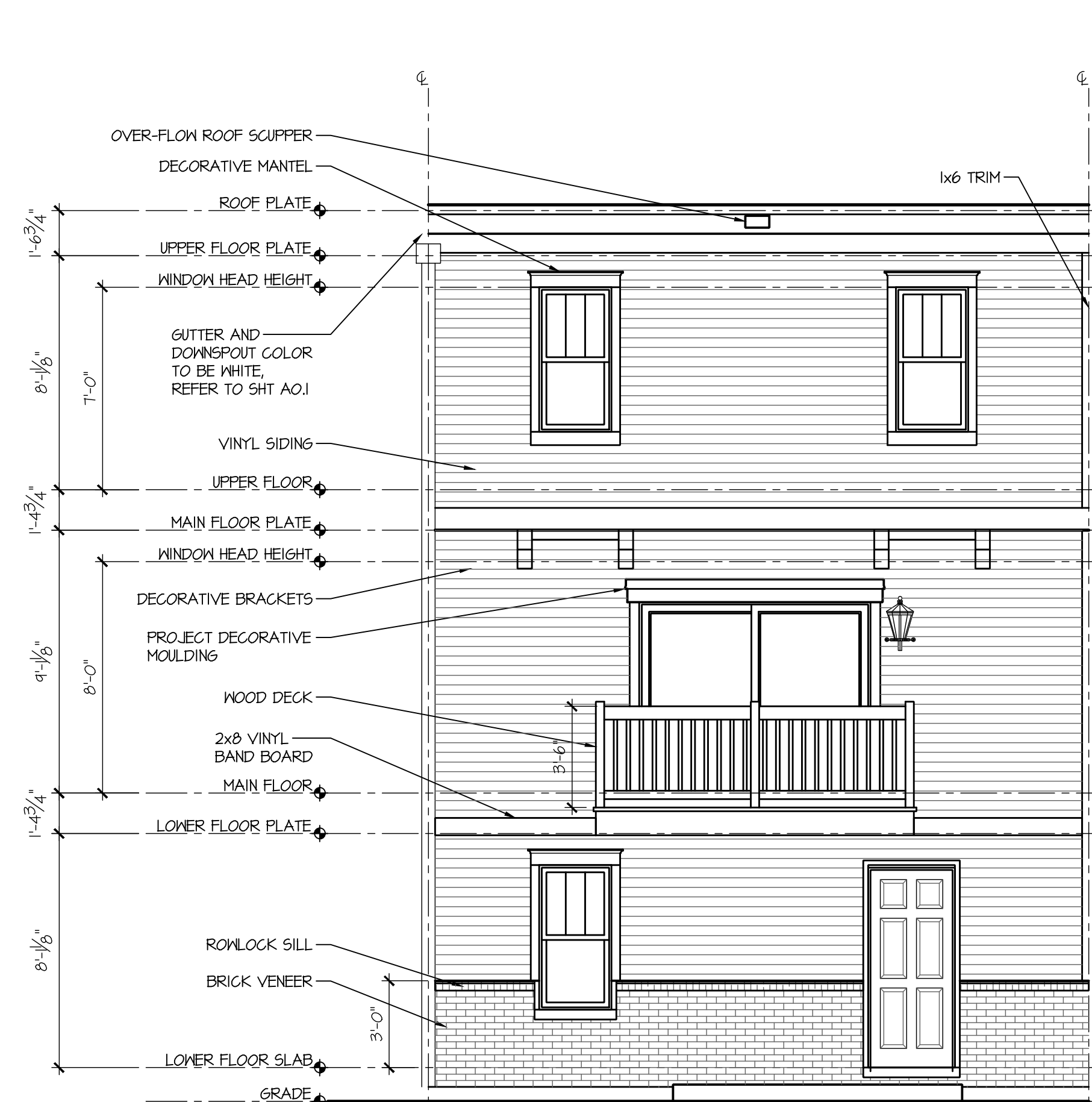
PAI PROJECT
NUMBER
25123.00



Unit A, B & C - End Condition Only

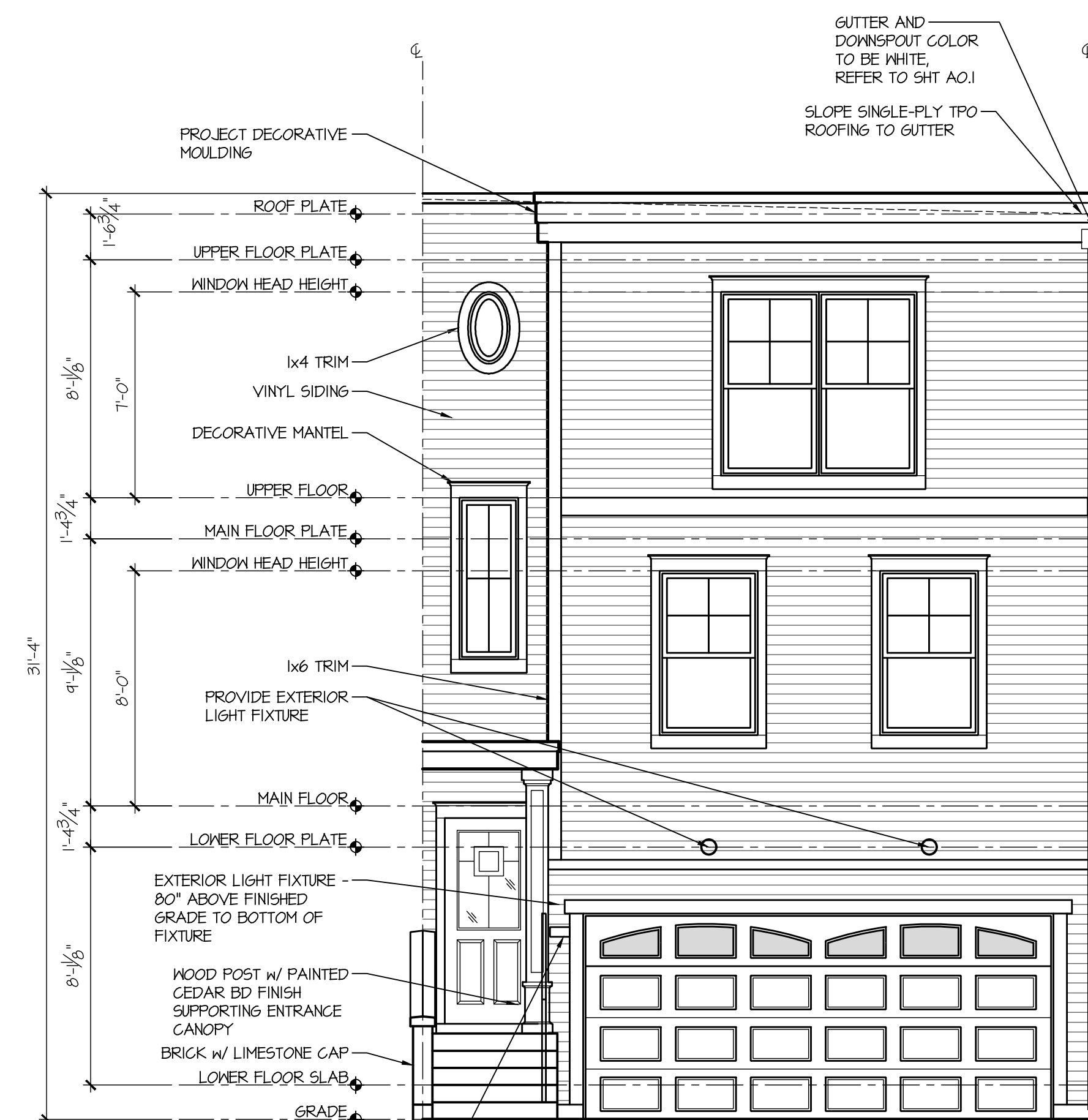
Left and Right Elevation

SCALE: 1/4"=1'-0"

**Unit A & B - Interior Condition Only**

Rear Elevation

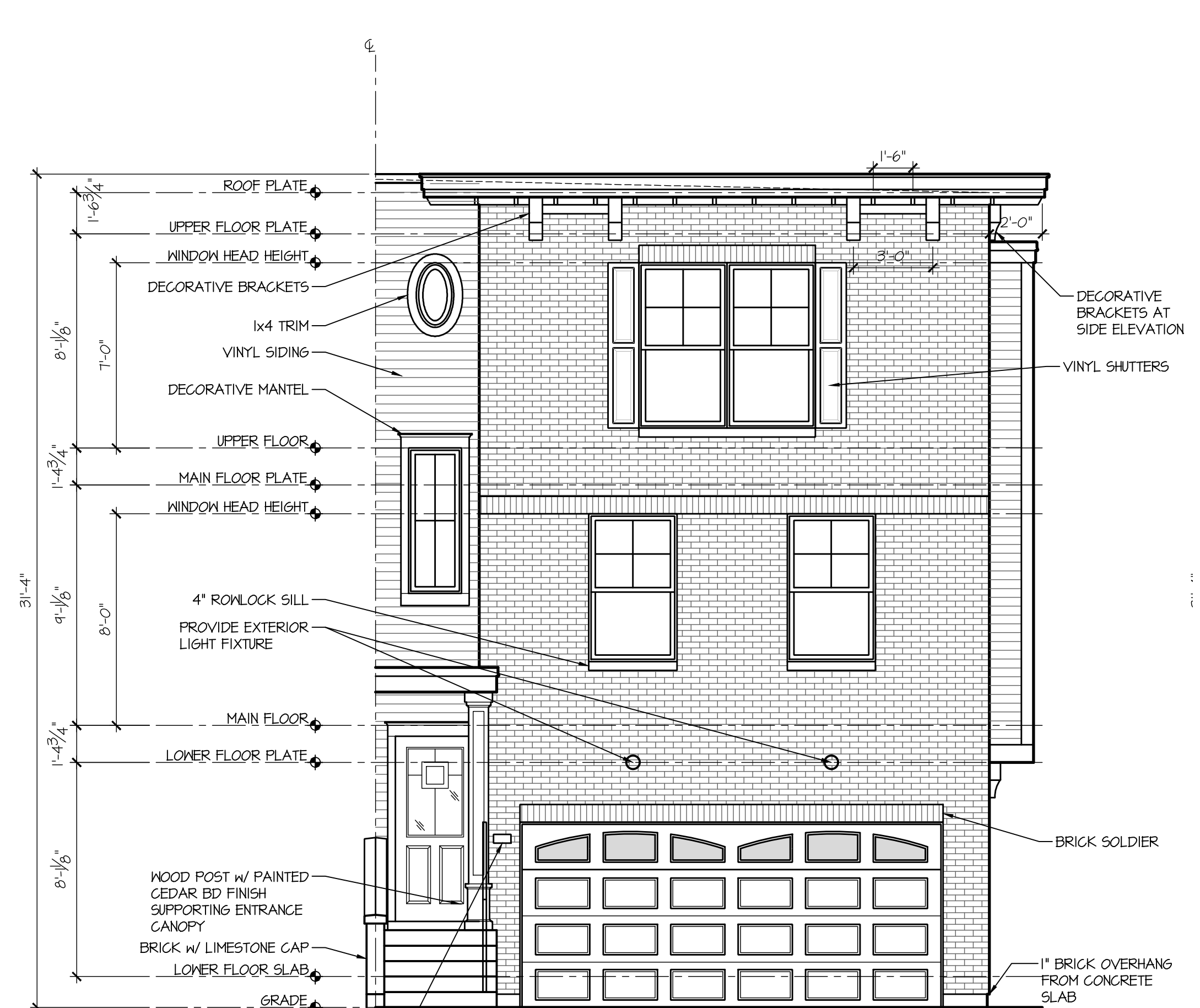
SCALE: 1/4"=1'-0"



Unit A & B - Interior Condition Only

Front Elevation

SCALE: 1/4"=1'-0"



Unit A, B & C - End Condition Only

Front Elevation

SCALE: 1/4"=1'-0"

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

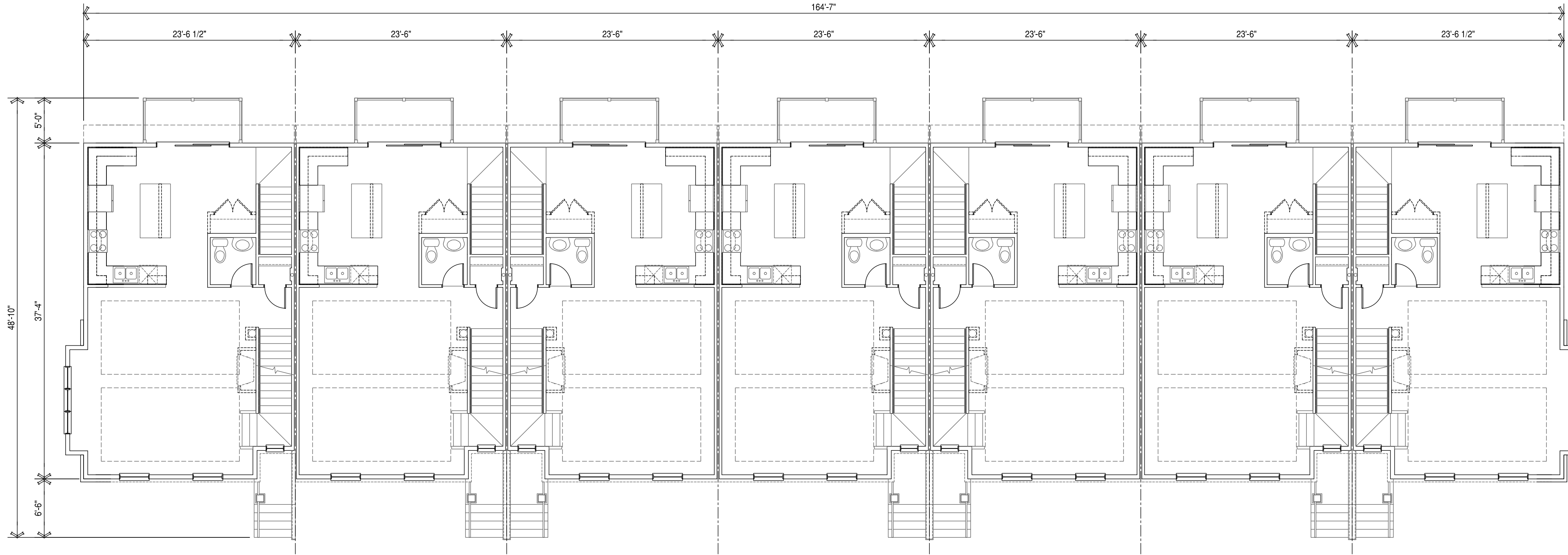
Issue Date: 2025-XX-XX

Drawn By: SP

Sheet:

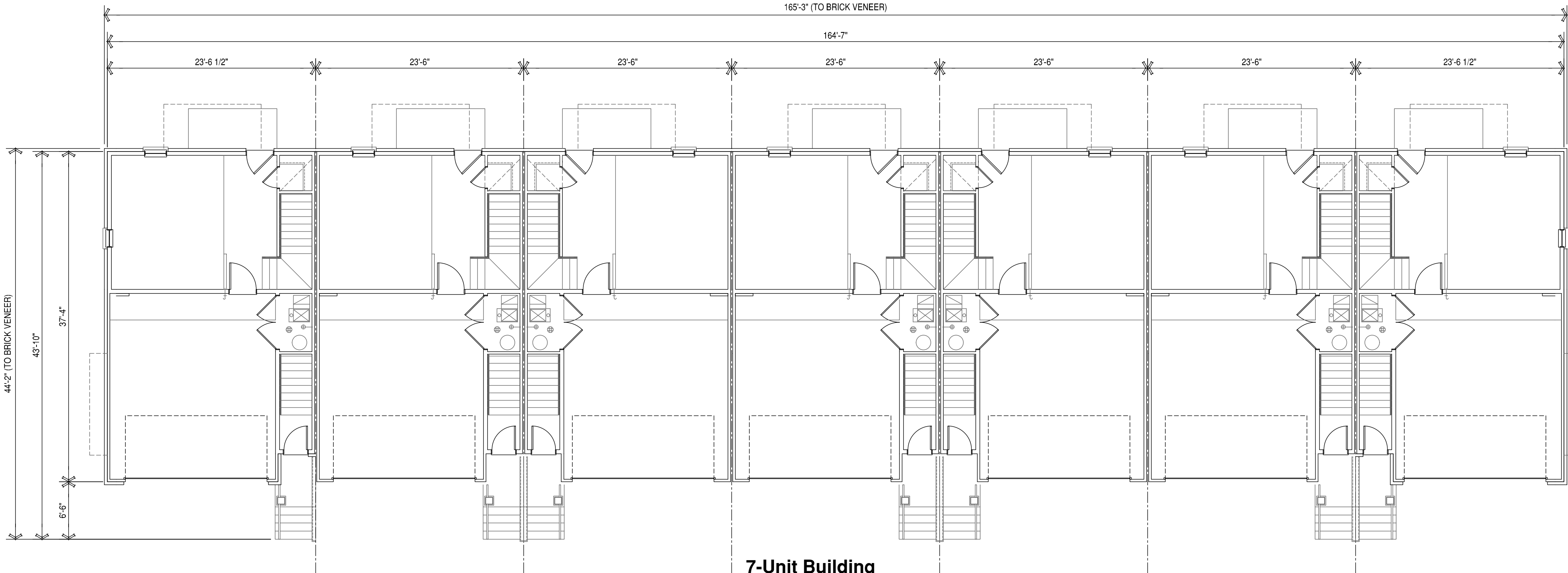
DR2.0

PAI PROJECT
NUMBER
25123.00



7-Unit Building
Main Floor Plan

SCALE: 1/8"=1'-0"



7-Unit Building
Lower Floor Plan

SCALE: 1/8"=1'-0"

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

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ARCHITECT CORPORATION
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Tel: 847.757.1618 Fax: 847.359.6844
Email: shpa@purhitarchitects.com
www.purhitarchitects.com
2020 E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

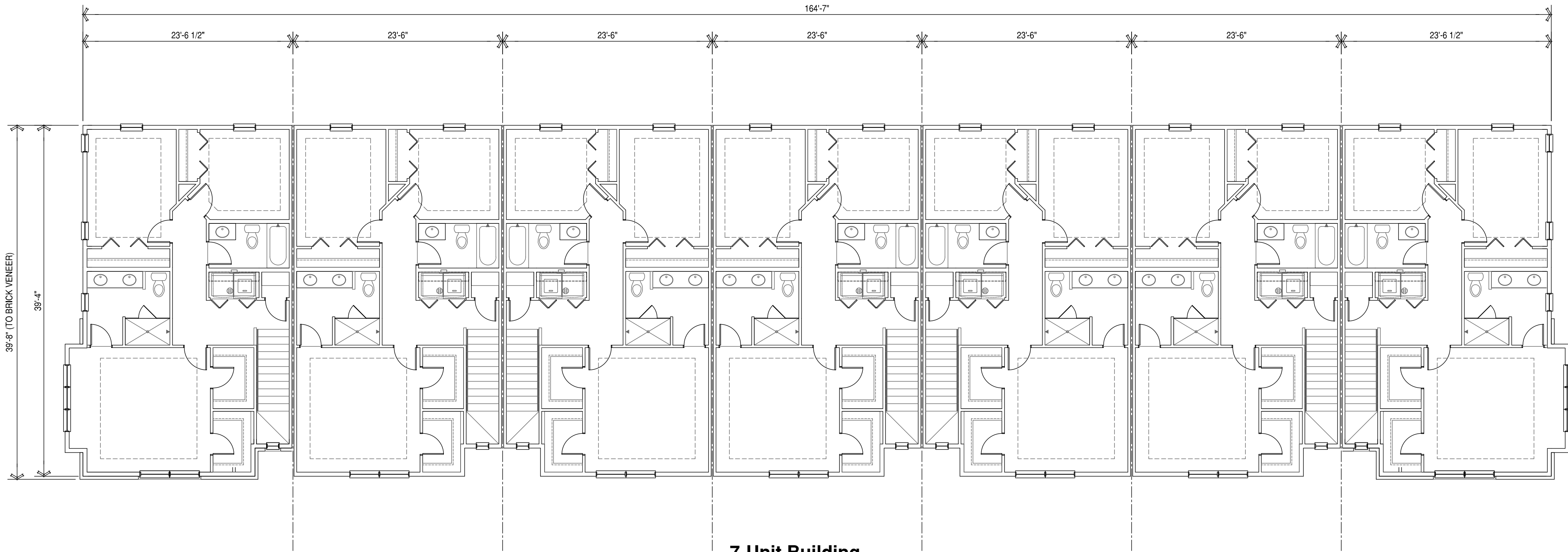
Solaria Crossings
Mundelein, IL 60060

Issue Date: 2025-XX-XX
Drawn By: SP

Sheet:

DR3.0

PAI PROJECT
NUMBER
25123.00



7-Unit Building
Upper Floor Plan
SCALE: 1/8"=1'-0"

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

Issue Date: 2025-XX-XX
Drawn By: SP
Sheet:

DR4.0

PAI PROJECT
NUMBER
25123.00

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

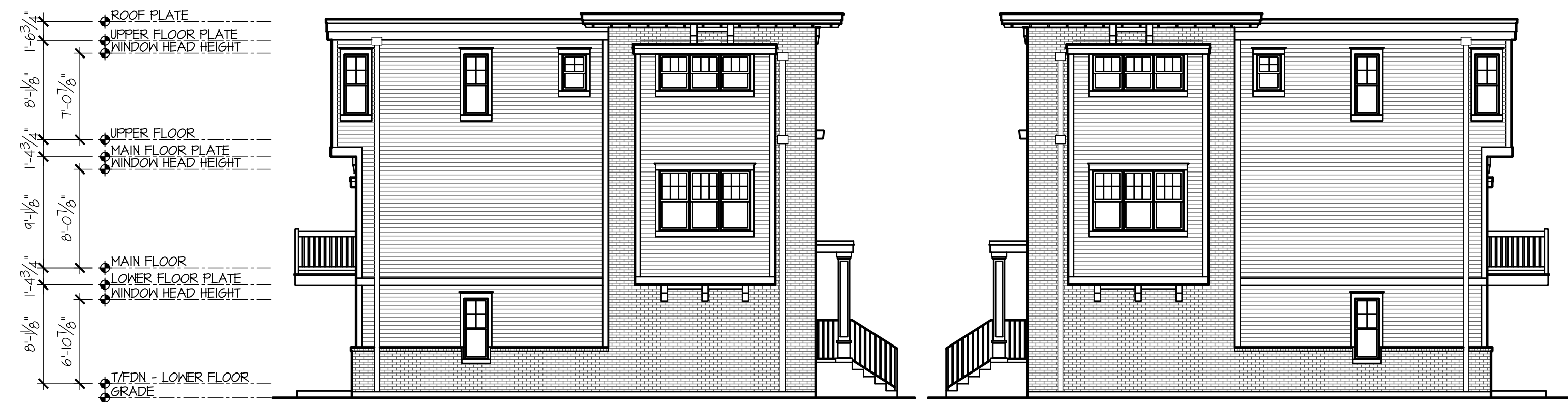
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Schaumburg, IL 60173



7-Unit Building
Front Elevation
SCALE: 1/8"=1'-0"



7-Unit Building
Left Elevation
SCALE: 1/8"=1'-0"

7-Unit Building
Right Elevation
SCALE: 1/8"=1'-0"



7-Unit Building
Rear Elevation
SCALE: 1/8"=1'-0"

MILESTONE DATES:

Building X
Issued for Permit
2025-XX-XX

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PUROHIT ARCHITECTS

IPA

Tel: 847.757.1618 Fax: 847.359.6844
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www.purohitarchitects.com
2020 E. Algonquin Rd., Suite # 302
Schaumburg, IL 60173

2025-06-25 - DESIGN REVIEW

Solaria Crossings

Mundelein, IL 60060

Issue Date: 2025-XX-XX
Drawn By: SP

Sheet:

DR5.0

PAI PROJECT
NUMBER
25123.00

These drawings may have been reproduced at a scale different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale. Do not scale drawings, contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

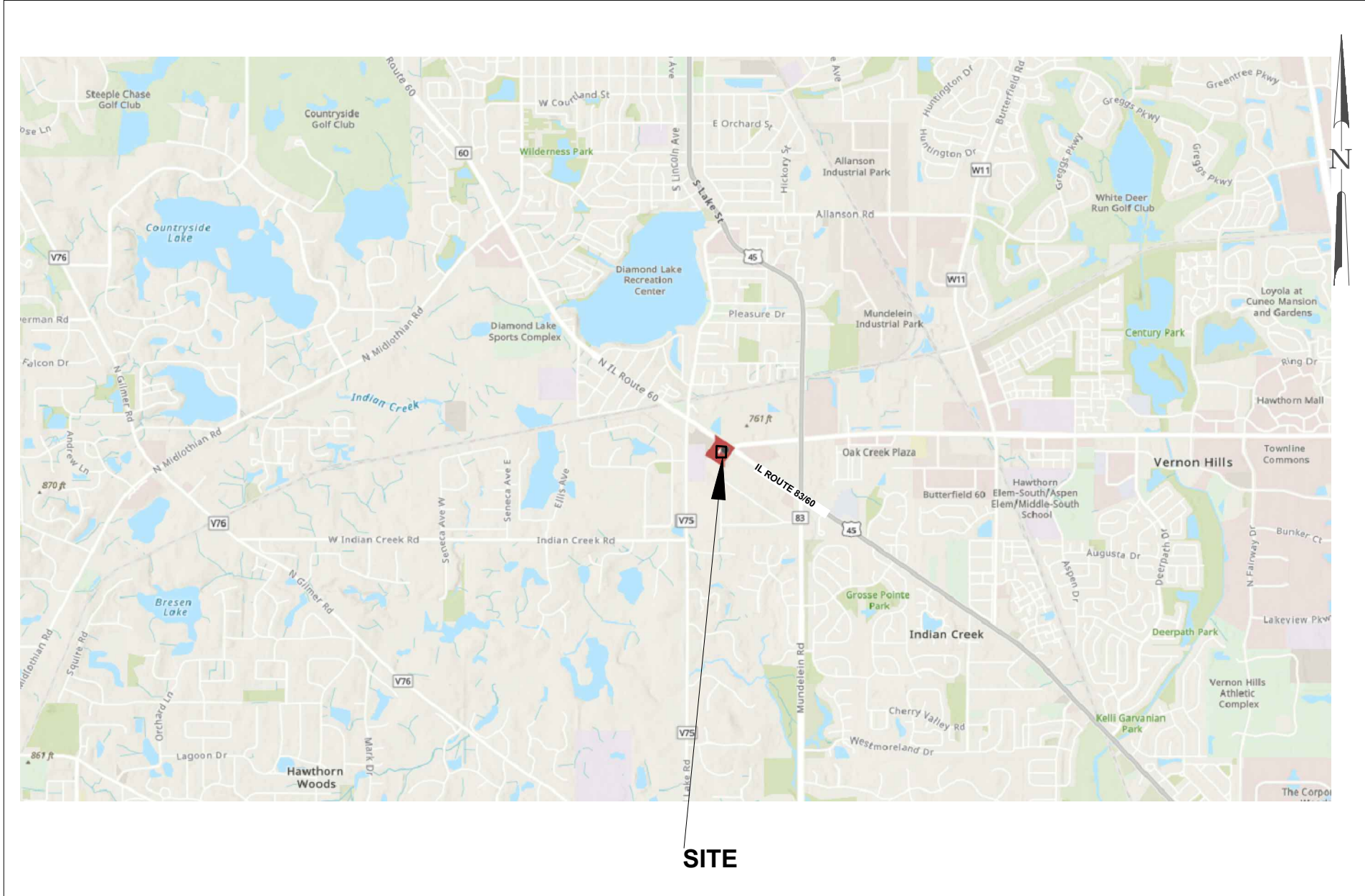
SOLARIA CROSSINGS TOWNHOUSE DEVELOPMENT
SITE IMPROVEMENTS
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL, 60060

SECTION: 6
TOWNSHIP: 43N
RANGE: 11E

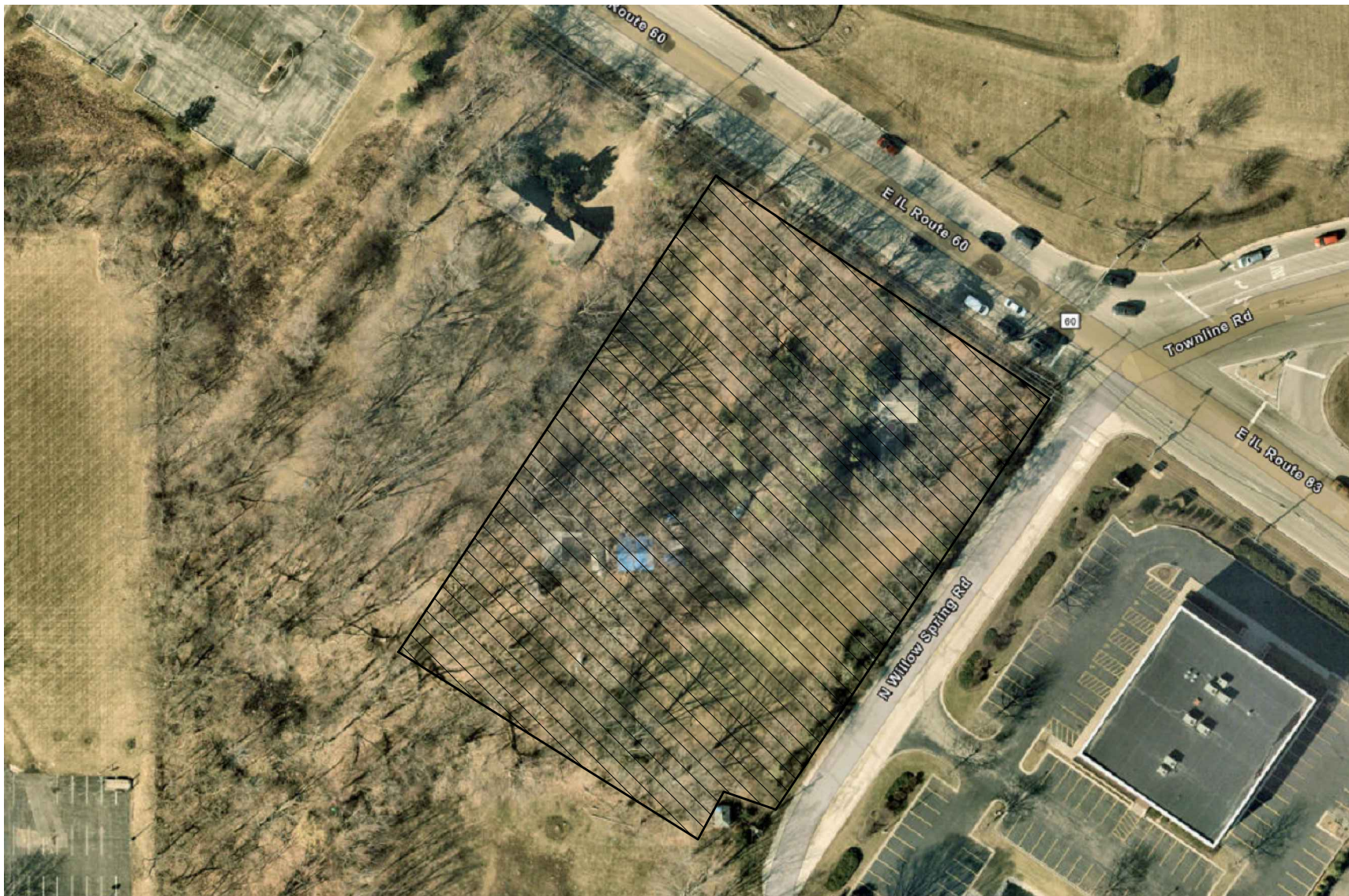
P.I.N. 15-06-101-003-0000
15-06-101-004-0000

PRELIMINARY PLAN

SITE LOCATION MAP



AERIAL MAP



DRAWING INDEX:

- C-1 TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
- C-2 EXISTING TOPOGRAPHY
- C-3 SOIL EROSION & SEDIMENTATION CONTROL PLAN-PHASE I
- C-4 DEMOLITION PLAN
- C-5 SOIL EROSION & SEDIMENTATION CONTROL PLAN - PHASE II [NOT INCLUDED]
- C-6 SWPPP [NOT INCLUDED]
- C-7 SITE PLAN & GEOMETRIC PLAN - OVERALL SITE
- C-8 STRIPING & SIGN PLAN - OVERALL SITE
- C-9 AUTOTURN EXHIBIT
- C-10 PROPOSED GRADING & DRAINAGE PLAN - OVERALL SITE
- C-11 PROPOSED UTILITIES PLAN - OVERALL SITE
- C-12 PROPOSED SANITARY AND WATER MAIN PLAN & PROFILE [NOT INCLUDED]
- C-13 PROPOSED SANITARY AND WATER MAIN PLAN & PROFILE [NOT INCLUDED]
- C-14 CONSTRUCTION NOTES [NOT INCLUDED]
- C-15 VILLAGE STANDARD NOTES [NOT INCLUDED]
- C-16 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-17 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-18 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-19 VILLAGE STANDARD DETAILS [NOT INCLUDED]
- C-20 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-21 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-22 IDOT HIGHWAY STANDARD DETAILS [NOT INCLUDED]
- C-23 IDOT DRAINAGE EXHIBIT [NOT INCLUDED]
- C-24 IDOT CROSS-SECTIONS [NOT INCLUDED]
- C-25 DRAINAGE AREA EXHIBIT [NOT INCLUDED]

BENCHMARK INFO

BM1: LAKE COUNTY BENCHMARK M-30T LOCATED AT THE NORTHEAST CORNER OF ILLINOIS ROUTE 60 (TOWNLINE ROAD) EAST AND ILLINOIS ROUTES 60/83. PART OF VILLAGE OF MUNDELEIN BENCHMARK NETWORK. IT IS A RAILROAD SPIKE IN NORTHEAST FACE OF POWER POLE. ELVATION 754.98 (NGVD29) OR ELEV. 754.72 (NAVD-88)

GPS DEVICE: LEICA VIVA GS14/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORS (CONTINUOUSLY OPERATING REFERENCE STATION)
DATUM: NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)

SITE BENCHMARK IS

NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

ARV Engineering, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

PROJECT NARRATIVE

GENERAL: PROPOSED 21 UNIT TOWNHOUSE DEVELOPMENT/SUBDIVISION IS PROPOSED ON AN EXISTING 1.992 AC. SINGLE FAMILY LOT. THREE (3) BUILDINGS WITH SEVEN (7) UNITS IN EACH IS BEING PROPOSED. STORMWATER DETENTION AND VOLUME REDUCTION/CONTROL MEASURES HAS BEEN PROPOSED FOR THE SITE.

AREA SUMMARY:
TOTAL AREA OF SITE: 1.992 ACRES
DISTURBED AREA OF SITE: 1.992 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF THE SITE. THERE NO ARE WETLANDS WITHIN 100' OF THE SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN SEPARATE SEWER AREAS.

DETENTION/VOLUME CONTROL FACILITY: SITE IS LOCATED IN LAKE COUNTY. DETENTION & RVR ARE PER LAKE COUNTY STORMWATER ORDINANCE, AS ADOPTED BY VILLAGE OF MUNDELEIN. PROPOSED DETENTION IS PROVIDED IN A WETLAND BOTTOM DETENTION POND.

SANITARY SEWERS: NEW 8" SANITARY MAIN IS PROPOSED FOR THE SUBDIVISION AND 21 NEW 6" SANITARY SERVICE HAS BEEN PROPOSED TO EACH OF THE UNITS.

WATERMAIN: NEW 8" WATER MAIN IS PROPOSED FOR THE SUBDIVISION AND 21 NEW 1" WATER SERVICE HAS BEEN PROPOSED TO EACH OF THE UNITS. NEW 3-FIRE HYDRANTS HAVE BEEN PROPOSED ON SITE.

SOILS/INFILTRATION RATE: N/A

GROUNDWATER ELEVATION: NO SEASONAL GROUNDWATER TABLE FOUND WITHIN 2 FEET OF BOTTOM OF WETLAND BOTTOM DETENTION POND. CHANGE IN SOIL COLOR FOUND AT N/A



ENGINEER

07-01-25

DATE

- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.
- I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PROPOSED IMPROVEMENT IS NOT LOCATED IN FLOOD PROTECTION AREAS BASED ON THE INFORMATION FROM THE FEMA MAPS.

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---
STORM SEWER LINE	---	---
STORM MANHOLE (OPEN LID)	⊙	⊙
STORM MANHOLE (CLOSED LID)	⊙	⊙
SANITARY MANHOLE	⊙	⊙
COMBINED SEWER	---	---
COMBINED MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
WATER VALVE VAULT	⊙	⊙
WATER VALVE	⊙	⊙
GRADE	---	---
DRAINAGE DIVIDE	---	---
CURB & GUTTER	---	---
CLEANOUT	---	---
DOWNSPOUT (ROOF DRAINS)	---	---
WATER B. BOX	---	---
TREE PROTECTION FENCE	---	---
CONSTRUCTION FENCE	---	---
INLET FILTER BASKET	---	---
TRAFFIC DIRECTION PAVEMENT MARKING	---	---
TELEPHONE LINE	---	---
RETAINING WALL WRAILING	---	---
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF CURB	B/C XXX.XX	B/C XXX.XX
TOP OF CURB	T/C XXX.XX	T/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX
SOD GRADES	W VVV VV	S XXX.XX
DESPRESSED CURB	D/C XXX.XX	D/C XXX.XX
BOTTOM OF GUTTER	B/G XXX.XX	B/G XXX.XX

TITLE SHEET, LEGEND, SITE LOCATION

MAP, & AERIAL MAP

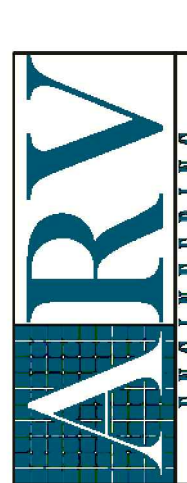
MARKET LANE TOWNHOUSE DEVELOPMENT
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060

SHEET TITLE PROJECT ADDRESS
NOT FOR CONSTRUCTION

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PROJECT NO.: 25002
START DATE: FEB. 07, 2025
SCALE: NTS

SHEET NUMBER
C-1
1 OF 25



ARV ENGINEERING, INC.
CIVIL ENGINEERING / LAND DEVELOPMENT
PH : (312) 404-3855
8663 N. ELMORE ST.
NILES, IL 60714
abhjitveer@yahoo.com

DATE	REVISIONS	ISSUE	PROJECT STAFF
03-28-25		A	PROJECT MANAGER: A. VEER P.E.
04-19-25		B	ENGINEER: A. VEER P.E.
07-01-25		AA	

MM SURVEY
PHONE: (773) 282-9900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

FRED AND RUSSELL TOWNER'S SUBDIVISION OF ALL THAT PART OF THE NORTHWEST
TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING
CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 400.00 FEET THEREOF) (ALSO EXCEPT ALL
THE EAST 200.00 FEET OF SAID NORTHWEST 1/4 LYING NORTH OF THE SOUTH 706.00 FEET
ORDINANCE OF THE PLAT THEREOF RECORDED MAY 21, 1991, AS DOCUMENT 727954 IN BOOK
85, PAGE 268, IN LAKE COUNTY, ILLINOIS.

REA = 86,766 sq. ft. = 1.992 acres, more or less.
OWN AS: 319 E. IL. RTE. 83, MUNDLEIN, IL. 60060

LOTS 3 AND 4 IN 4RD AND 5TH SHELTON TOWNSHIP SUBDIVISION OF ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE WEST 43.98 FEET THEREOF) (ALSO EXCEPT ALL THAT PART OF THE EAST 238.00 FEET OF SAID NORTHWEST 1/4 LYING NORTH OF THE SOUTH 756.00 FEET THEREOF), ACCORDING TO THE MAP THEREOF RECORDED MAY 21, 1951 AS DOCUMENT 727954 IN BOOK 1045 OF RECORDS, PAGE 308, IN LAKE COUNTY, ILLINOIS.

TOTAL LAND AREA = 86,766 sq. ft. = 1.992 acres, more or less
COMMONLY KNOWN AS: 319 E. IL. RTE. 83, MUNDELIN IL. 60800

TOTAL LAND AREA = 86,766 sq. ft. = 1.992 acres, more or less.
COMMONLY KNOWN AS: 319 E. IL. RTE. 83, MUNDELEIN, IL. 60060

[illegible]

MARKET LANE TOWNHOUSE DEVELOPMENT
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060

SHEET TITLE	PROJECT/ADDRESS
NOT FOR CONSTRUCTION	

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PROJECT NO.:	25002
START DATE:	FEB 07 2025

SCALE:	1"=30'-0"
--------	-----------

SHEET NUMBER
C-2

LEGEND:

- SANITARY LINE
- STORM LINE
- WATER LINE
- GAS LINE
- UTILITY POLE W/ WIRDS
- ELECTRIC PAINT MARK (RED)
- WATER PAINT MARK (BLUE)
- GAS PAINT MARK (YELLOW)
- CORAL PAINT MARK (ORANGE)
- SENECA PAINT MARK (GREEN)
- STREET SIGN
- WATER MANHOLE
- CATCH BASIN
- SENECA MANHOLE
- CORAL MANHOLE
- ELECTRIC MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- RUST
- STREET LIGHT
- DEBUSH LOT
- CONIFEROUS TREE

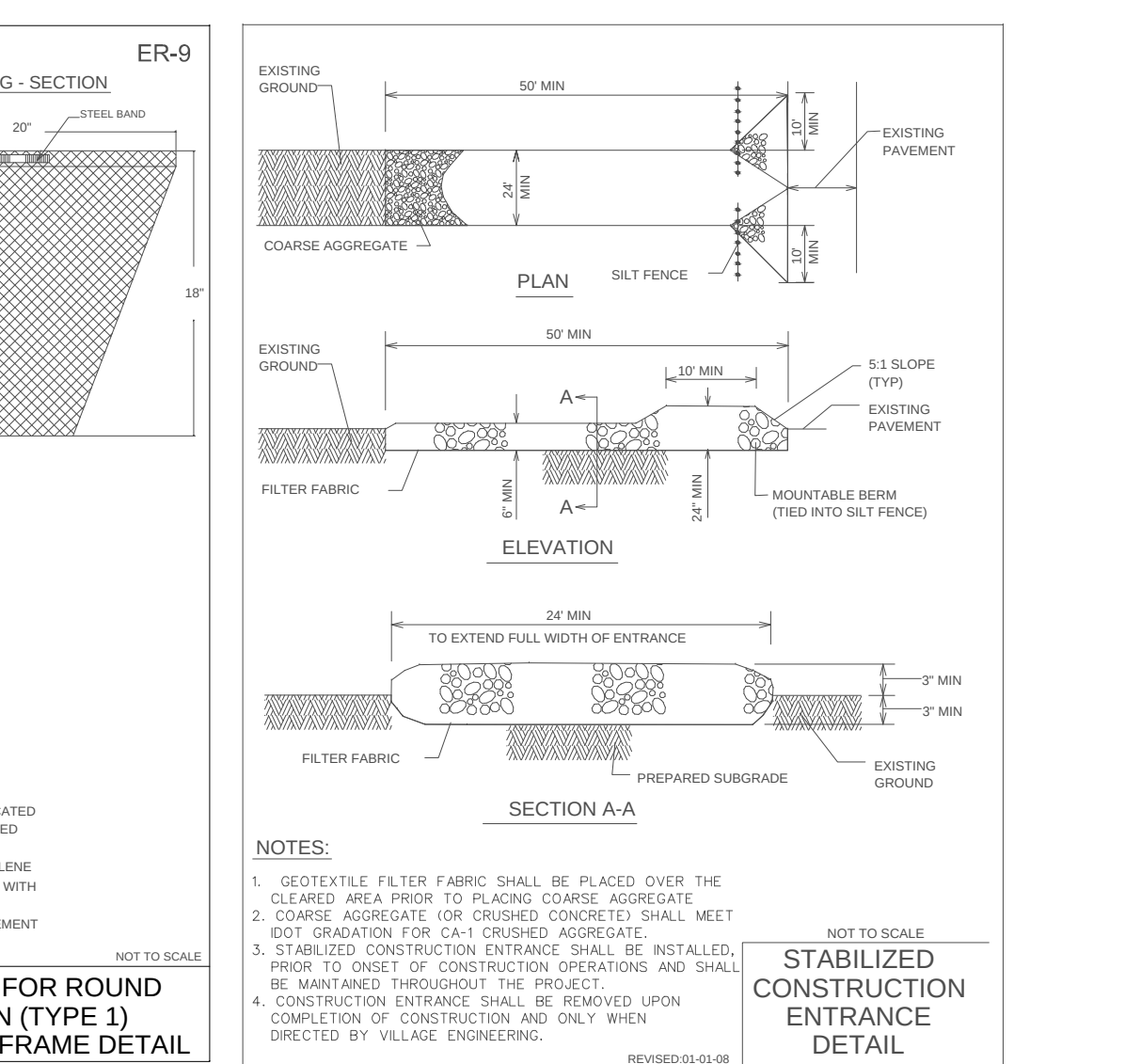
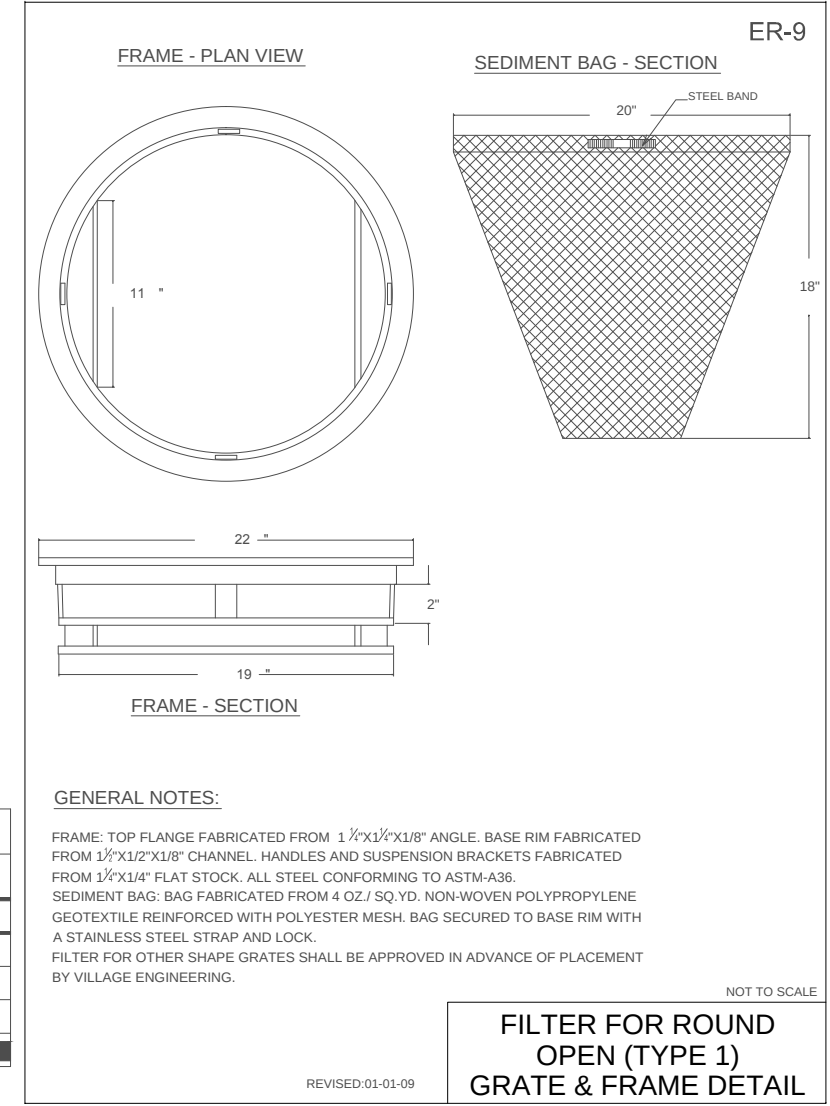
FL. EL. = FLOOR ELEVATION
 TOP OF = TOP OF PIPE
 B/T/P/E = BOTTOM OF PIPE

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SET FORTH IN THE MAP. OTHER EASEMENTS TO YOUR DEED OR INSTRUMENT MAY BE SHOWN ON THE PLAT.

Order No. 109133
Scale: 1 inch = 16 feet.
Date of Field Work: 30 JULY 2024
Ordered by: VENI KAKAMANI

BENCHMARK REFERENCE:
GPS DEVICE: LEICA VIVA G514/LEICA VIVA CONTROLLER
REFERENCE STATION NETWORK: KARA COMPANY (MEMBER OF THE
NATIONAL GEODETIC SURVEY'S COOPERATIVE COGS (CONTINUOUS)
OPERATING REFERENCE STATION)
DATA: NAVSTAR/GPS/IMR AIRBORNE SURVEILLANCE DATA LOG

[illegible]

PLAN

ELEVATION

SECTION A-A

NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET 10% GRADATION FOR CAY GRADE AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEER.

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

REVISED 05-01-08

EARTHWORk / EROSION & SEDIMENTATION CONTROL

All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:

- Submittal of a Notice of Intent (NOI) to IEPA.
- Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a Graphic Erosion and Sediment Control (ESC) plan.
- Implementation of the SWPPP.
- Submittal of an Incidence of Noncompliance (ION) if an event occurs.
- Weekly reports after 1/2" rainfall or 5" snowfall.
- Documentation of changes to ESC plan.
- Submittal of a Notice of Termination (NOT) when final stabilization is achieved.

Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.

In order to protect and ensure against flooding, all top of foundations shall be set a minimum of or (1') foot above the high water level of adjacent stormwater management facilities such as retention detention ponds.

The contractor shall maintain existing positive drainage from off-site at all times during construction.

Within the limits of proposed grading the soil shall be compacted to less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:

- Under structures, Building slabs, steps and pavements, Compact six (6") inch maximum lifts subgrade. Backfill or fill material at 95% modified proctor dry density.
- Under walkways, Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
- Under lawn or unpaved areas, Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.

All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."

Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.

The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.

The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.

- Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all graded areas or as required to prevent sediment from entering and/or leaving the site.
- Top produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- Curbs and drainage ditches shall be kept clean and clear of obstructions during the construction period.

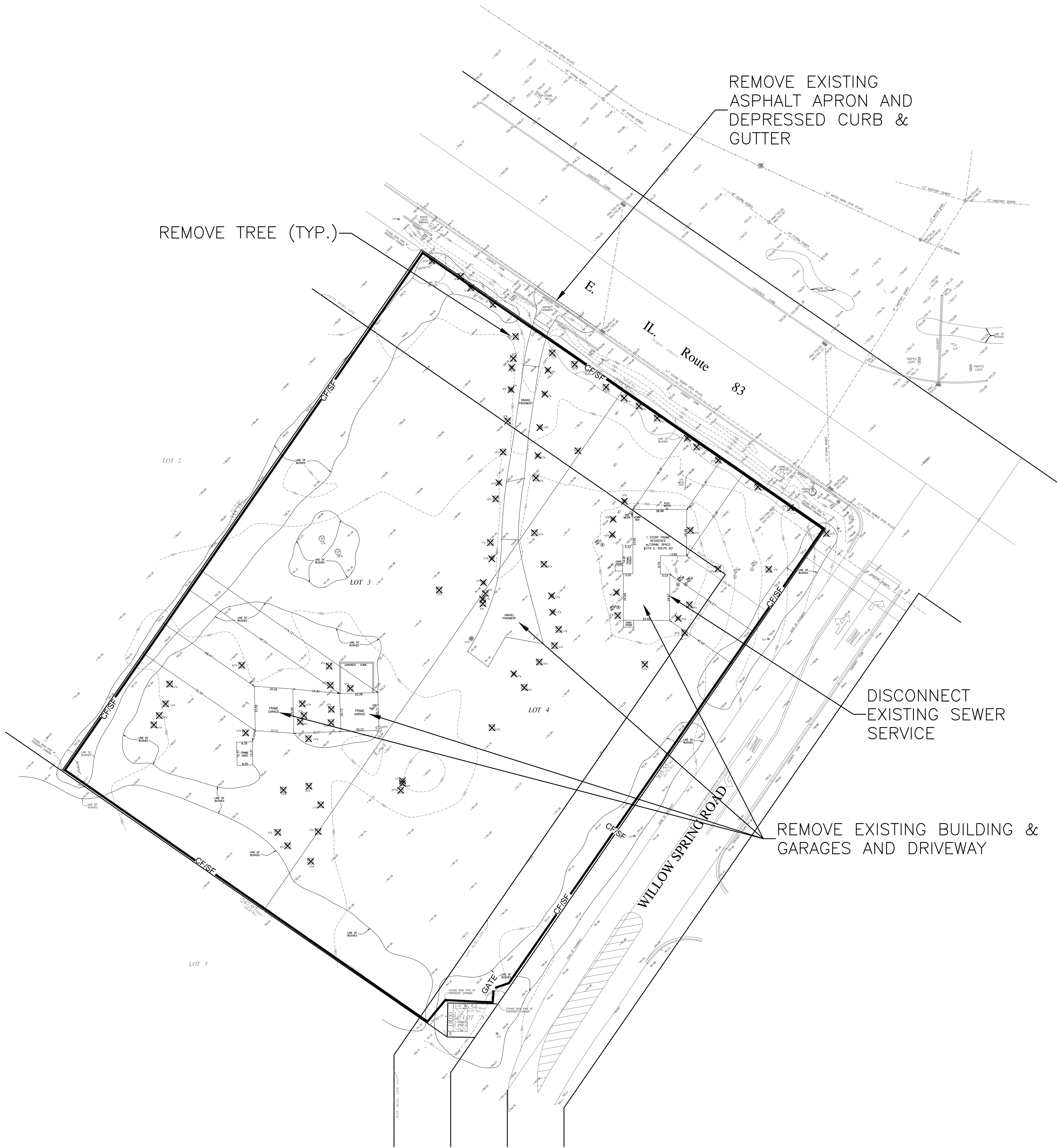
Pulverized

- Fills fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of soil intrusion and other adverse environmental impacts. Any problems deficiencies shall be corrected immediately upon their discovery.

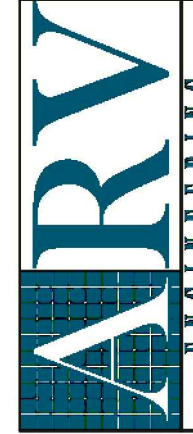
Soil on unpaved areas of roads, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.

- The contractor shall install all erosion control items prior to commencement of any work.
- The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

Page 217 of 425



- DEMOLITION NOTES
1. Install temporary tree protection fencing prior to any demolition work.
 2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
 3. Contractor to call JULIE at 1-800-892-012.
 4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
 5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
 6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
 7. ARV Engineering Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
 8. Contractor is responsible for keeping roads free of excessive debris at all times.
 9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
 10. Topographic survey by others, ARV Engineering Inc. is not liable for any errors or omissions.
 11. All excavation shall be tapered, or, shored and maintained pumped dry.
 12. Do not create dust or other nuisance to neighboring properties during construction
 13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
 14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.



ARV
ENGINEERING, INC.
CIVIL ENGINEERING | LAND DEVELOPMENT
9853 N ELMORE ST. PH : (312) 404-3855
NILES, IL 60714
arv@arveng.com

DEMOLITION PLAN

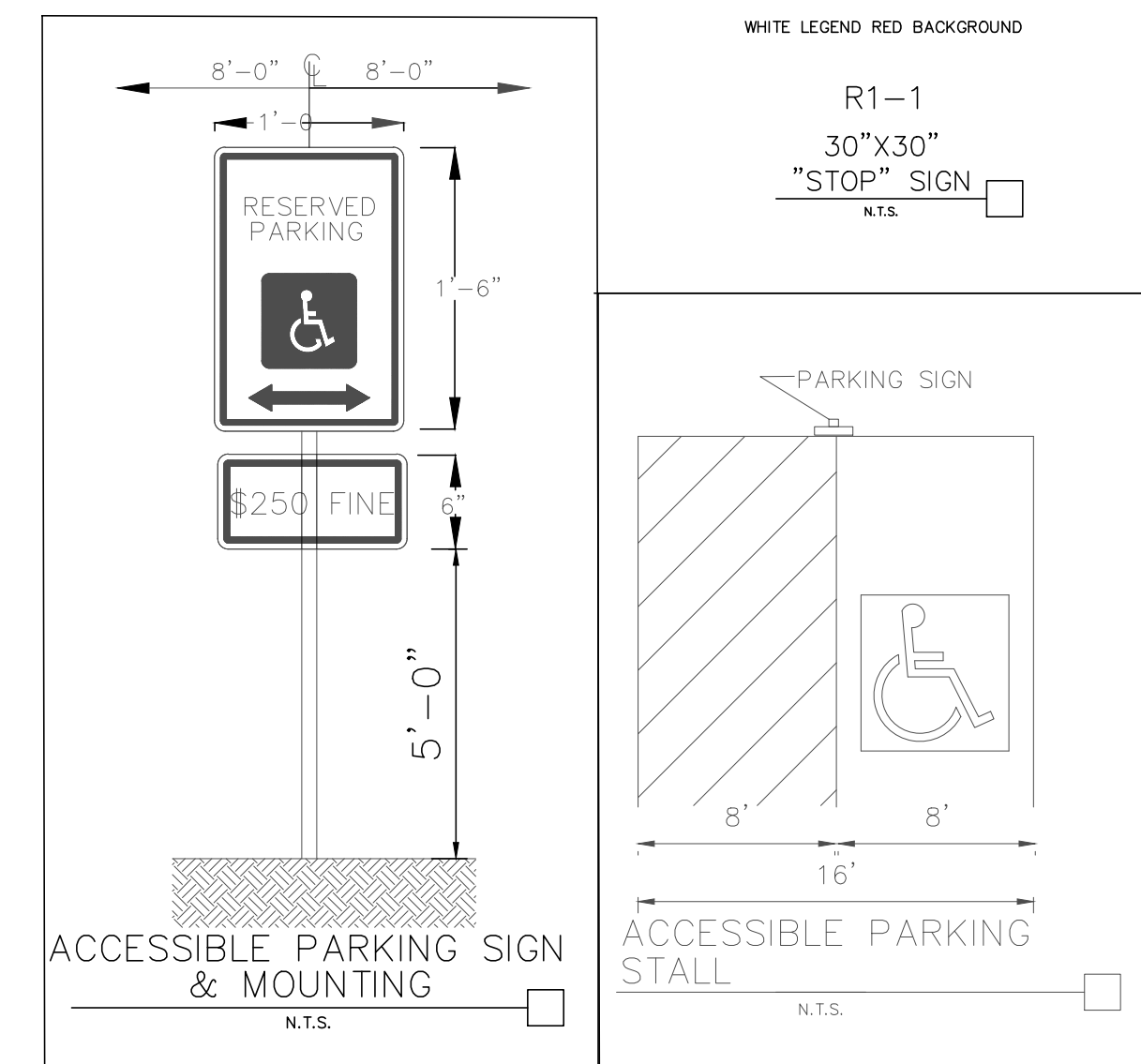
MARKET LANE TOWNHOUSE DEVELOPMENT
319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060

SHEET TITLE	PROJECT ADDRESS
NOT FOR CONSTRUCTION	
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PROJECT NO.:	25002
START DATE:	FEB. 07, 2025
SCALE:	1"=30'-0"
SHEET NUMBER C-4	
4	OF 25

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER:	A	DATE AT REVIEW	02/28/25
ENGINEER:	B	DATE AT REVIEW, REVISIONS REVILLAGE COMMENTS	04/19/25
	AA	PRELIMINARY PLANS	07/01/25

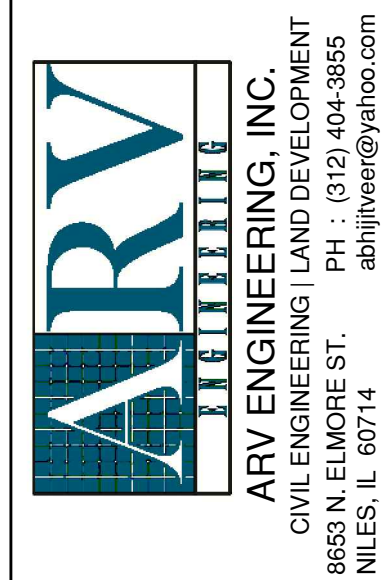


SITE PLAN & GEOMETRIC PLAN OVERALL SITE		MARKET LANE TOWNHOUSE DEVELOPMENT 319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060		 ARV ENGINEERING, INC. CIVIL ENGINEERING / LAND DEVELOPMENT 9653 N. ELMORE ST. PH : (312) 404-3855 NILES, IL 60714 abhijitveer@yahoo.com	
SHEET TITLE NOT FOR CONSTRUCTION		PROJECT/ADDRESS			
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PROJECT NO.:		25002			
START DATE:		FEB. 07, 2025			
SCALE:		1"=20'-0"			
SHEET NUMBER C-7					
7		OF		25	



SIGNAGE LEGEND	
①	STOP SIGN (R1-1)
②	ACCESSIBLE PARKING SIGN (R7-8)
③	NO PARKING SIGN FIRE LANE (R8-31)
④	DO NOT ENTER (R5-1)
⑤	PEDESTRIAN CROSSING SIGN
⑥	PICK-UP AND DROP-OFF ONLY NO PARKING SIGN
⑦	ONE-WAY SIGN (R6-2R/R6-2L)
⑧	RIGHT TURN SIGN (R3-5R)

PAVEMENT MARKING LEGEND	
(A)	24" WHITE SOLID STOP BAR
(B)	4" YELLOW SOLID LINE
(C)	8" SOLID WHITE LINE
(D)	LETTERS & SYMBOLS PAVEMENT MARKINGS
(E)	TRAFFIC FLOW DIRECTIONAL ARROWS
(F)	ACCESSIBLE PARKING SPACE PAVEMENT MARKINGS-SEE DETAIL
(G)	4" YELLOW DIAGONAL AT 45° SPACED 3' O.C.
(H)	6" SOLID WHITE LINE

[illegible]

STRIPING AND SIGNAGE PLAN	
OVERALL SITE	
MARKET LANE TOWNHOUSE DEVELOPMENT 319 E IL ROUTE 83, MUNDELEIN, LAKE COUNTY, IL 60060	
SHEET TITLE	PROJECT ADDRESS
NOT FOR CONSTRUCTION	

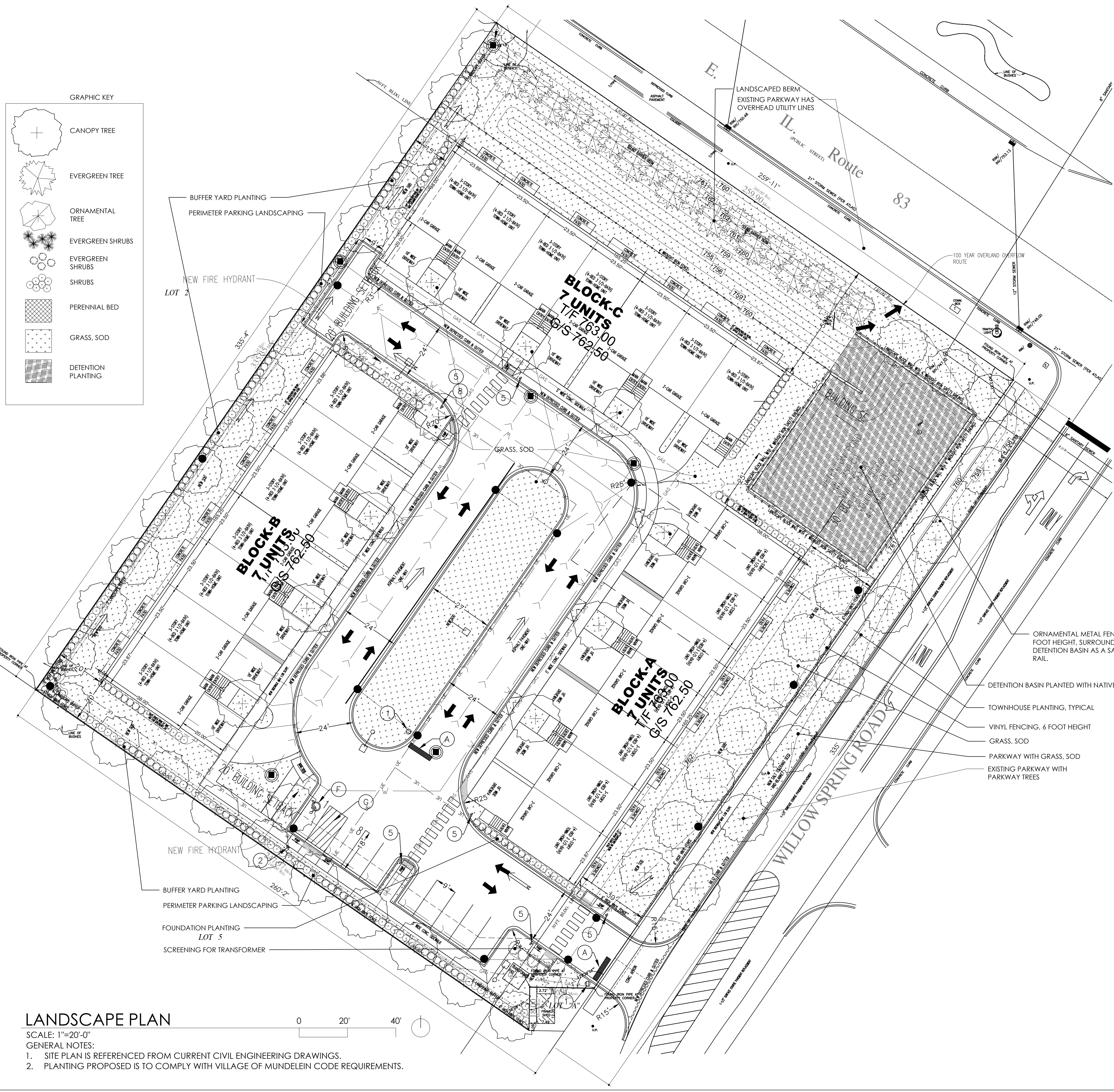
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PROJECT NO.:	25002
START DATE:	FEB. 07, 2025
SCALE:	1"=20'-0"

SHEET NUMBER
C-8
8 OF 25

GRAPHIC KEY

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUBS
- EVERGREEN SHRUBS
- SHRUBS
- PERENNIAL BED
- GRASS, SOD
- DETENTION PLANTING



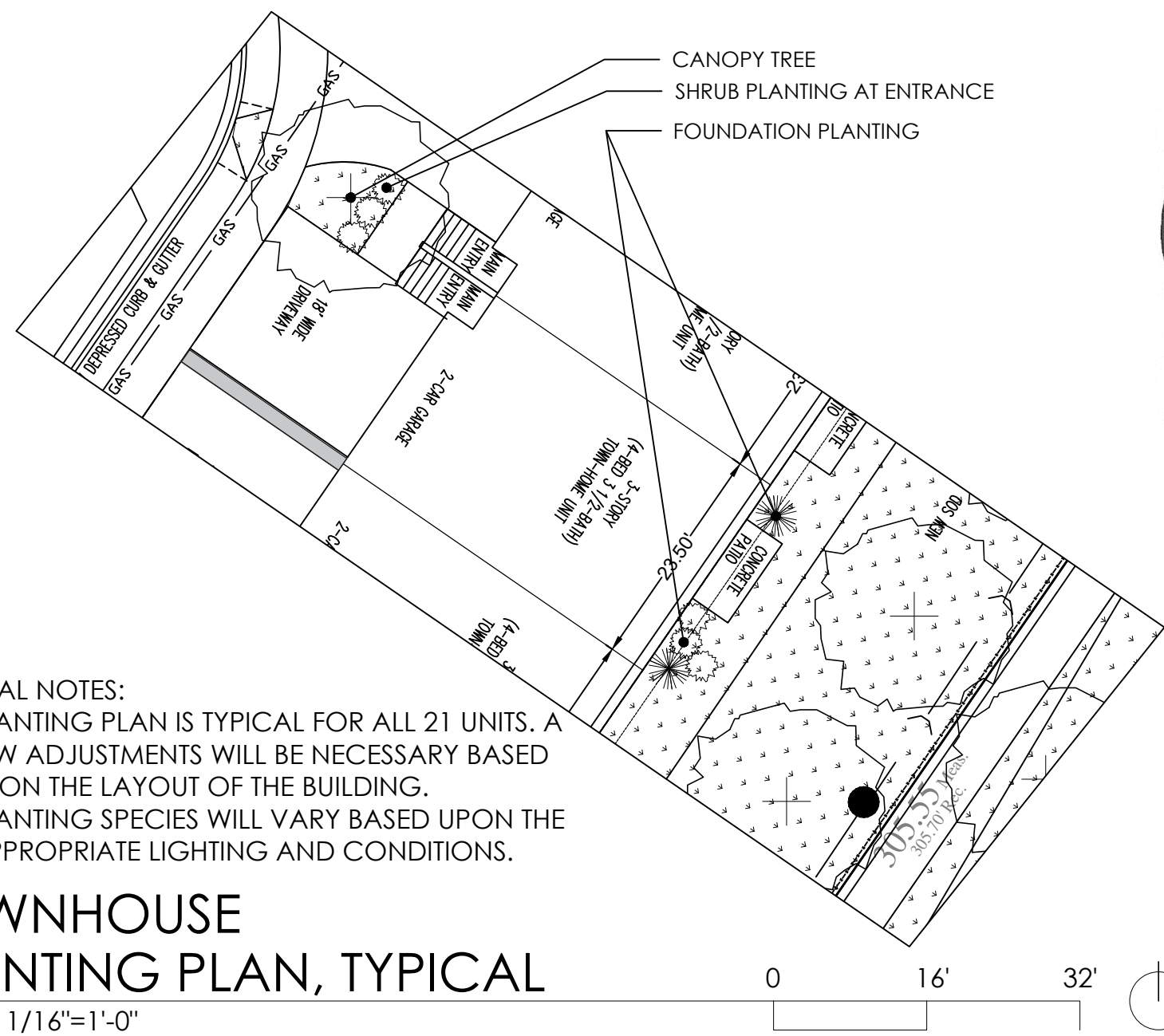
LANDSCAPE PLAN

SCALE: 1"=20'-0"
GENERAL NOTES:
1. SITE PLAN IS REFERENCED FROM CURRENT CIVIL ENGINEERING DRAWINGS.
2. PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF MUNDELEIN CODE REQUIREMENTS.

GENERAL NOTES:
1. PLANTING PLAN IS TYPICAL FOR ALL 21 UNITS. A FEW ADJUSTMENTS WILL BE NECESSARY BASED UPON THE LAYOUT OF THE BUILDING.
2. PLANTING SPECIES WILL VARY BASED UPON THE APPROPRIATE LIGHTING AND CONDITIONS.

TOWNHOUSE PLANTING PLAN, TYPICAL

SCALE: 1/16"=1'-0"

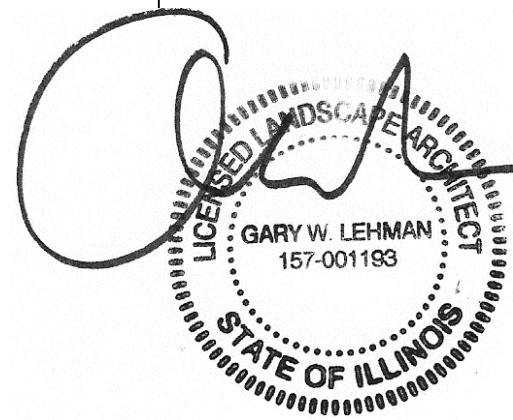


20.60.070 - On-lot landscape					
description	Number of Units	Req. Trees (2/unit)	Proposed Trees		
2 trees per dwelling unit	21	42	42		
20.60.080 - Building foundation landscape					
description	Req. planting	Proposed planting			
foundation planting at each unit	Planting will require 60% coverage, shrubs spaced 3 feet on center.	Planting coverage across building frontage 100% except for pathway and driveway.			
20.60.100 - Parking lot perimeter landscape yard					
Shrub screening	Shrub planting every 3 feet	Shrub planting every 3 feet, planned with buffer planting			
20.60.110 - Interior parking lot landscape					
description	Req. planting	Proposed planting			
Site has less than 10 parking spaces	No parking island required	Parking island provided with shade tree			
20.60.120 - Buffer yards					
Location	Distance	Req. Trees (1/25LF)	Req. Shrubs (1/3LF)	Proposed Trees	Proposed Shrubs
Northeast-no buffer required	0	0	0	0	0
Southeast-no buffer required	0	0	0	0	0
Southwest (260LF)	260	10	87	10	87
Northwest (335LF)	335	13	112	13	112
16.23.080 - Landscaping on public rights-of-way and parkways					
Parkway Trees	Distance	Req. Trees (1/80LF)	Proposed Trees	Notes	
Willow Spring Road	335	7	7	Overhead utility lines will not allow for 0 parkway trees	
IL Route 83	260	5	5		

LANDSCAPE CALCULATIONS

Code	Botanical Name	Common Name	Size	Condition	Notes
Shade Trees					
ACER	Acer rubrum	Red Maple	2.5" cal.	B&B	
CARPINUS	Carpinus caroliniana	Hornbeam	2.5" cal.	B&B	
CELTIS	Celtis occidentalis	Sweetgum	2.5" cal.	B&B	
GYMNOCALADUS	Gymnocladus dioica	Kentucky Coffeetree	2.5" cal.	B&B	
LIRIODENDRON	Liriodendron tulipifera	Tulip Tree	2.5" cal.	B&B	
QUERCUS	Quercus imbricaria	Shingle Oak	2.5" cal.	B&B	
TILIA	Tilia americana	Redmond Linden	2.5" cal.	B&B	
ULMUS	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	2.5" cal.	B&B	
Evergreen Trees					
PICEA	Picea glauca	White Spruce	6 foot height	B&B	
PINUS ST	Pinus strobus	Eastern White Pine	6 foot height	B&B	
THUJA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6 foot height	B&B	
Ornamental Trees					
BETULA	Betula nigra 'Dura-Heat'	Dura-Heat River Birch	8 foot height	B&B	Multi-stemmed
CERCIS	Cercis canadensis	Eastern Redbud	8 foot height	B&B	
CORNUS A	Cornus alternifolia	Pagoda Dogwood	8 foot height	B&B	Multi-stemmed
CRATAEGUS	Crataegus phaeocorymbium	Washington Hawthorn	8 foot height	B&B	Multi-stemmed
Deciduous Shrubs					
CORNUS S	Cornus sericea	Redtwig Dogwood	36" height	B&B	
HYDRANGEA	Hydrangea arborescens	Annabelle Smooth Hydrangea	36" height	B&B	
PHYSOCARPUS	Physocarpus opulifolius	Common Ninebark	36" height	B&B	
ROSA	Rosa 'Radwhite'	White Knock Out Shrub Rose	36" height	B&B	
SYRINGA P	Syringa patula 'Miss Kim'	Miss Kim Lilac	36" height	B&B	
VIBURNUM B	Viburnum prunifolium	Black Haw	36" height	B&B	
Evergreen Shrubs					
BUXUS	Buxus microphylla	Littleleaf Boxwood	36" height	B&B	
ILEX	Ilex x meserveae	Meserve Holly	36" height	B&B	
JUNIPERUS C	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" height	B&B	
TAXUS	Taxus x media densiformis	Dense Yew	36" height	B&B	
Grasses					
ANDROPOGON	Andropogon gerardii	Big Bluestem	24" height	3 gallon	
CALAMAGROSTIS	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	24" height	3 gallon	

PLANT SCHEDULE

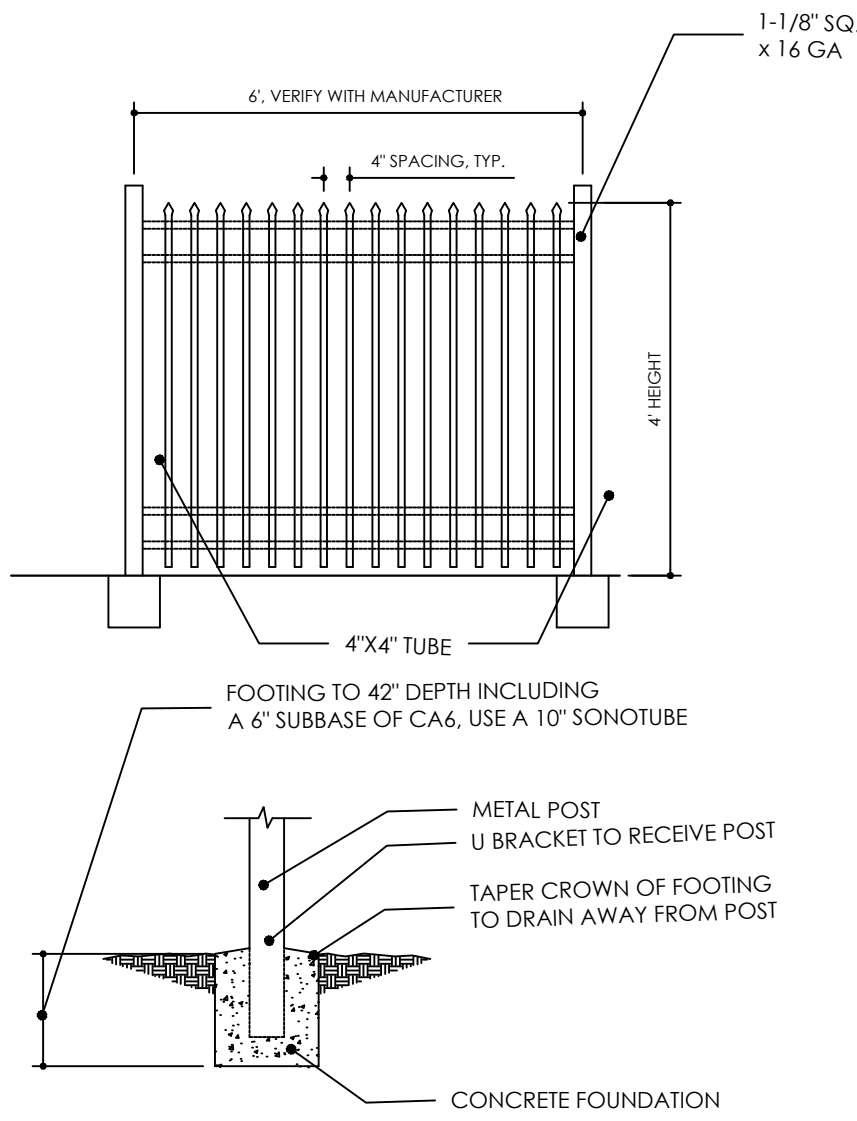


DATE	REVISIONS	ISSUE	PROJECT STAFF
09-30-25		1	PROJECT MANAGER: G. LEHMAN/FLA
			LANDSCAPE ARCH: G. LEHMAN/FLA
			DRAFTSMAN: G. LEHMAN/FLA



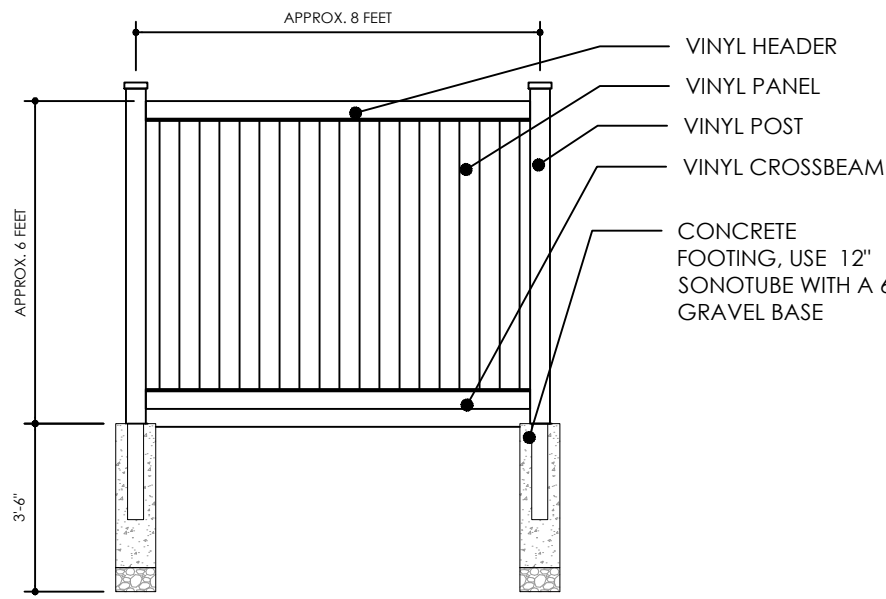
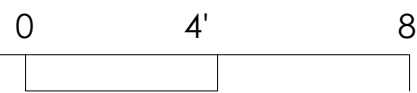
LANDSCAPE PLANS
MARKET LANE TOWNHOUSE DEVELOPMENT
319 IL ROUTE 83
MUNDELEIN, LAKE COUNTY, ILLINOIS

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ARCHITECT.
PROJECT NO.: 25037
ISSUE DATE: JUNE 30, 2025
SCALE:
SHEET NUMBER
L1



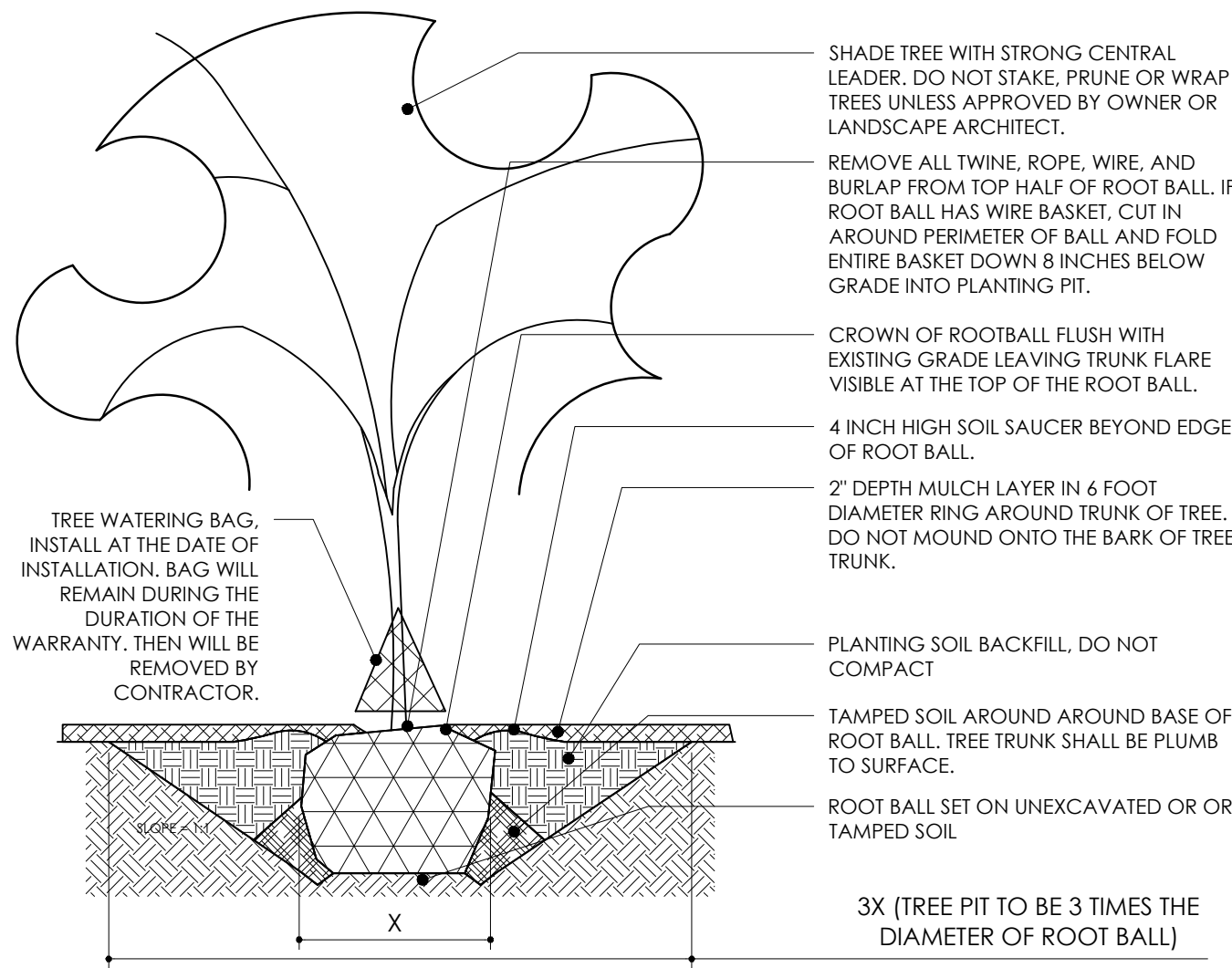
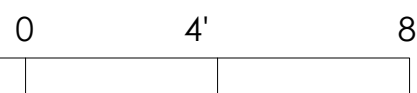
ORNAMENTAL METAL FENCE,
4 FOOT HEIGHT, DETAIL

SCALE: 1/4"=1'-0"



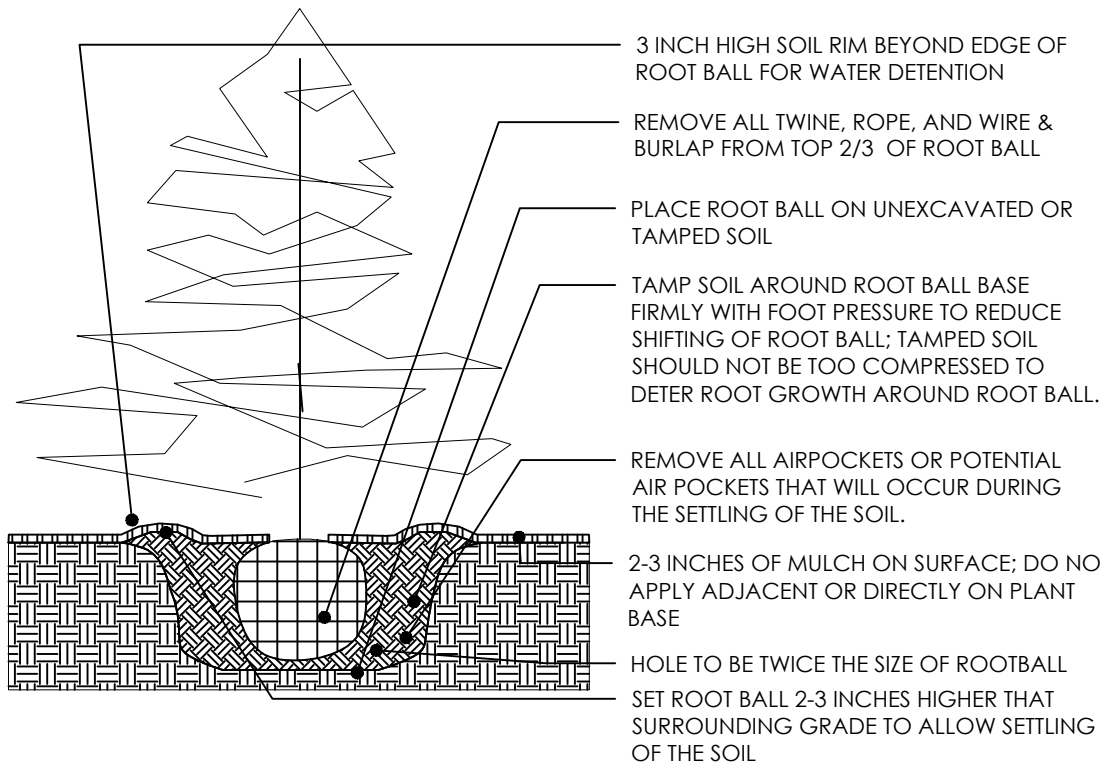
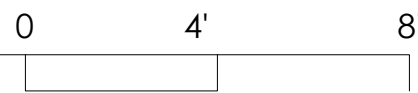
VINYL FENCE,
6 FOOT HEIGHT, DETAIL

SCALE: 1/4"=1'-0"



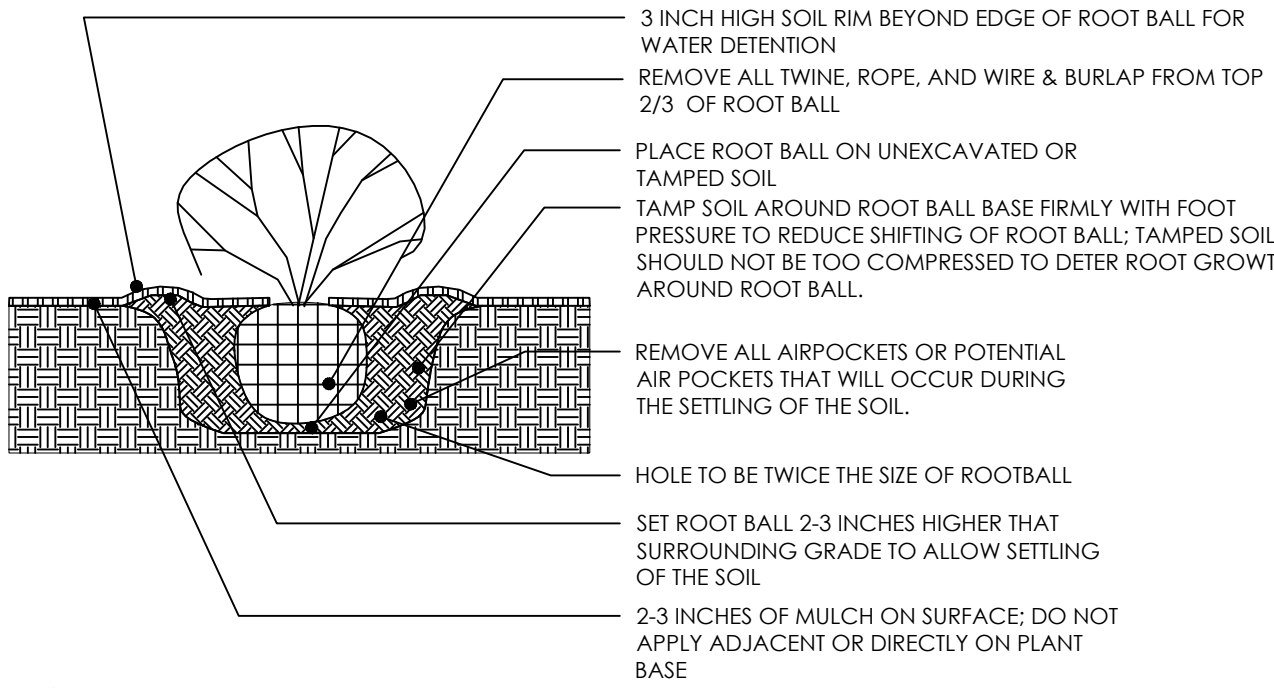
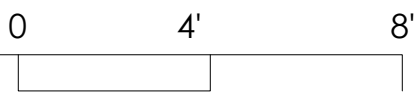
DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'-0"



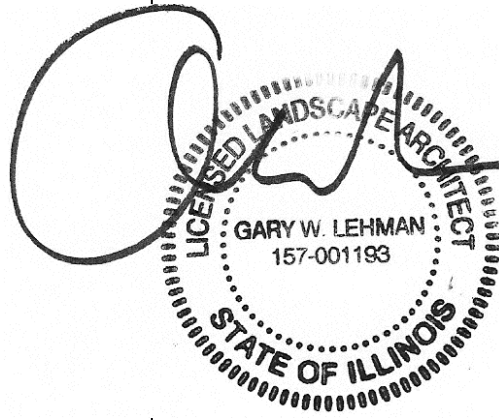
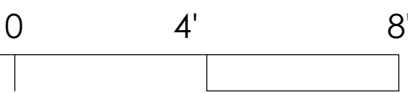
EVERGREEN TREE DETAIL

SCALE: 1/4"=1'-0"



SHRUB DETAIL

SCALE: 1/4"=1'-0"



DATE	REVISIONS	ISSUE	PROJECT STAFF
09/30/25		1	PROJECT MANAGER: G. LEHMAN/BLA LANDSCAPE ARCHT.: G. LEHMAN/BLA DRAFTSMAN: G. LEHMAN/BLA



LANDSCAPE PLANS
MARKET LANE TOWNHOUSE DEVELOPMENT
319 IL ROUTE 83
MUNDELEIN, LAKE COUNTY, ILLINOIS

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ARCHITECT.

PROJECT NO.: 25037

ISSUE DATE: JUNE 30, 2025

SCALE:

SHEET NUMBER

L2

Photometric Study

Mundelein Tribeca Version

Lake County, IL

LUMINAIRES

Luminaire Schedule												
Symbole	Qty	Label	Arrangement	Load (W)	Output (Lm)	Description	LLF	LLD	LDD	Arm	Tag	BUG Rating
	1	A	Single	47.275	5494	BECSxA-NL-T3HS-P30-30K	0.850	1.000	1.000	3		B1-U0-G1
	1	B	Single	47.335	5066	BECSxA-NL-T4HS-P30-30K	0.850	1.000	1.000	3		B1-U0-G2
	3	C	Single	47.501	6704	BECSxA-NL-T5-P30-30K	0.850	1.000	1.000	3		B3-U0-G1

RESULTS

Calculation Summary								
Label	CalcType	Unitées	Avg	Min	Max	Avgy/Min	Max/Min	
Parking Lot	Illuminance	Fc	0.80	0.2	1.8	4.00	9.00	
Sidewalk_1	Illuminance	Fc	0.34	0.1	2.1	3.40	21.00	
Sidewalk_2	Illuminance	Fc	0.35	0.2	0.5	1.75	2.50	

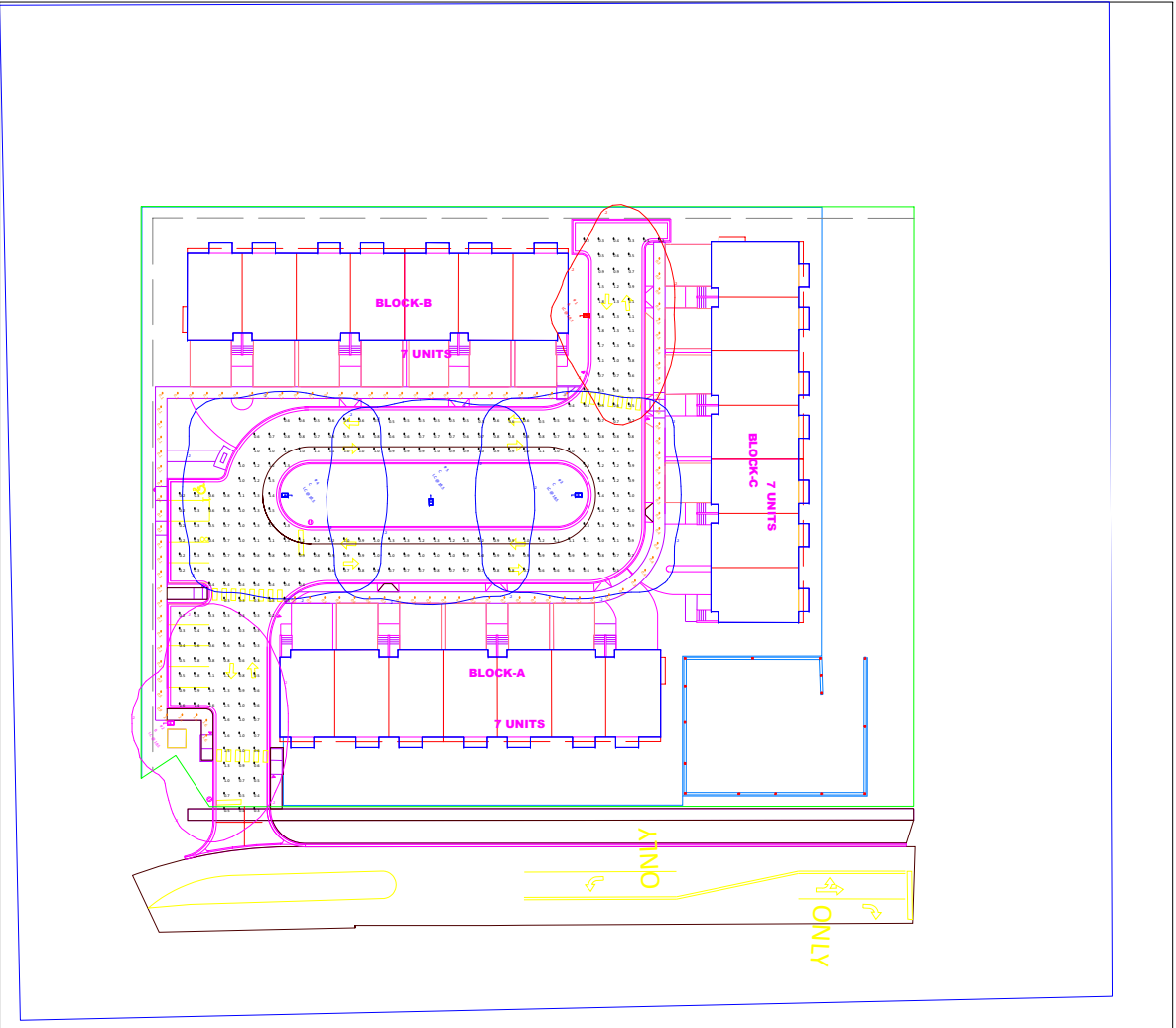
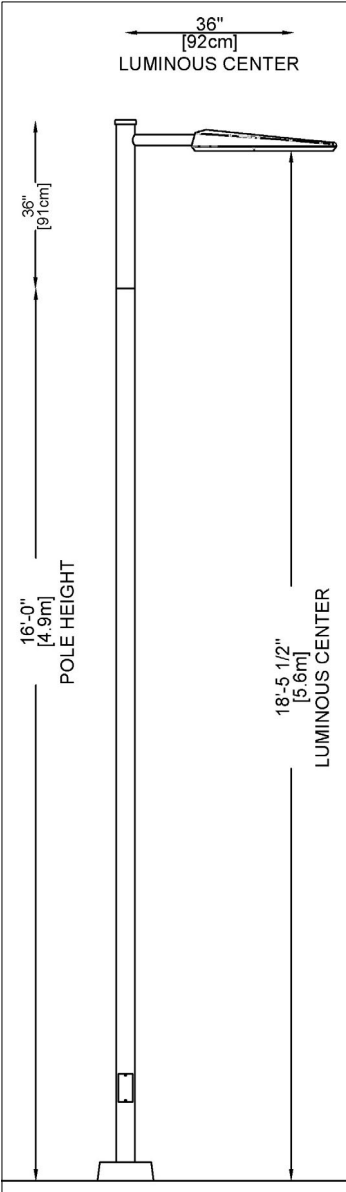
LOCATION

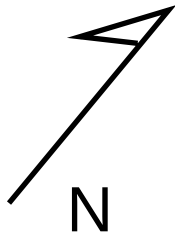
Luminaire Location Summary			
LumNo	Label	Tilt	LC
1	A	0	18.5
2	B	0	18.5
3	C	0	18.5
4	C	0	18.5
5	C	0	18.5

PHOTOMETRIC REQUIREMENT

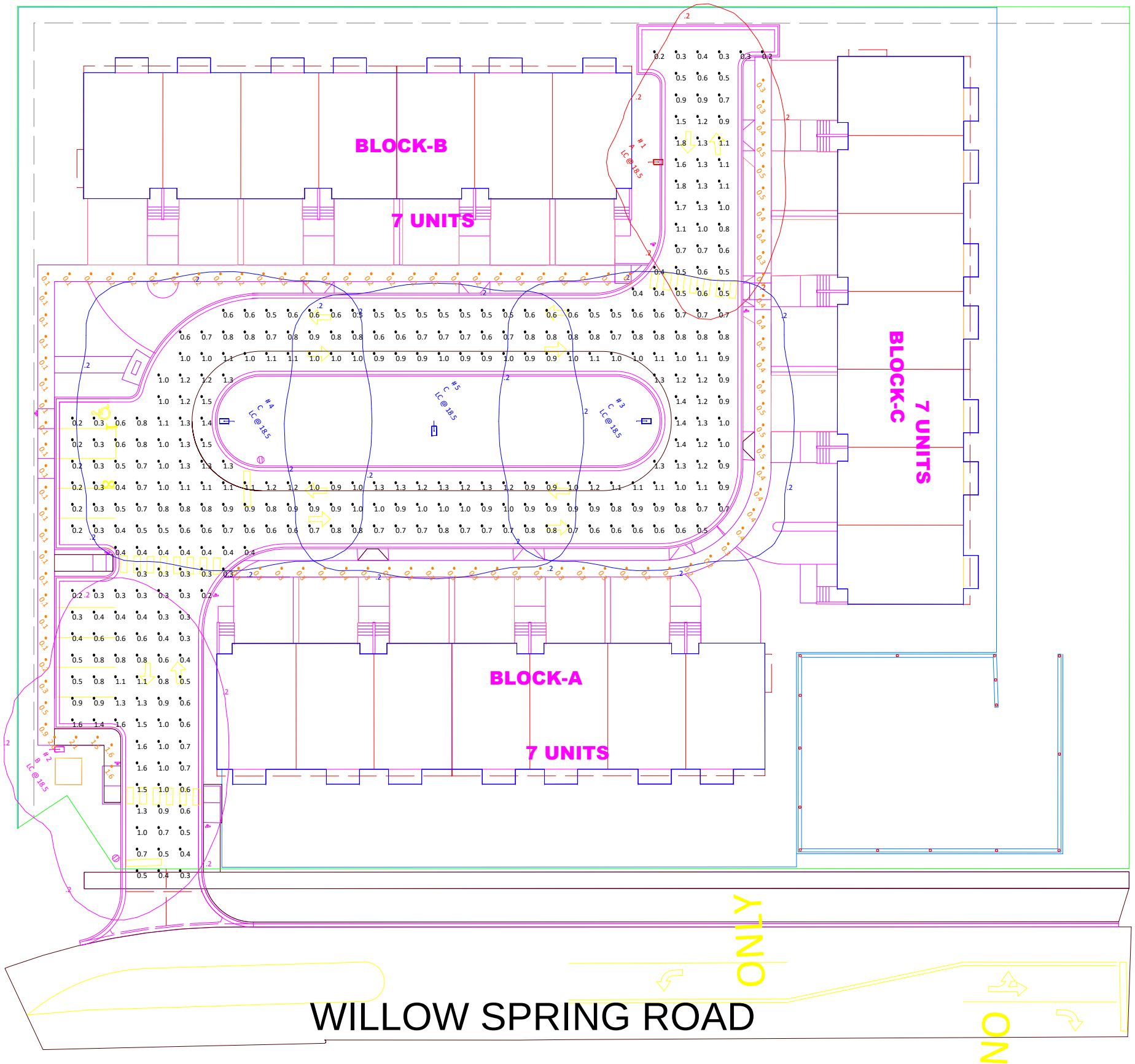
PARKING LOT (ANSI/IES RP-8-22)

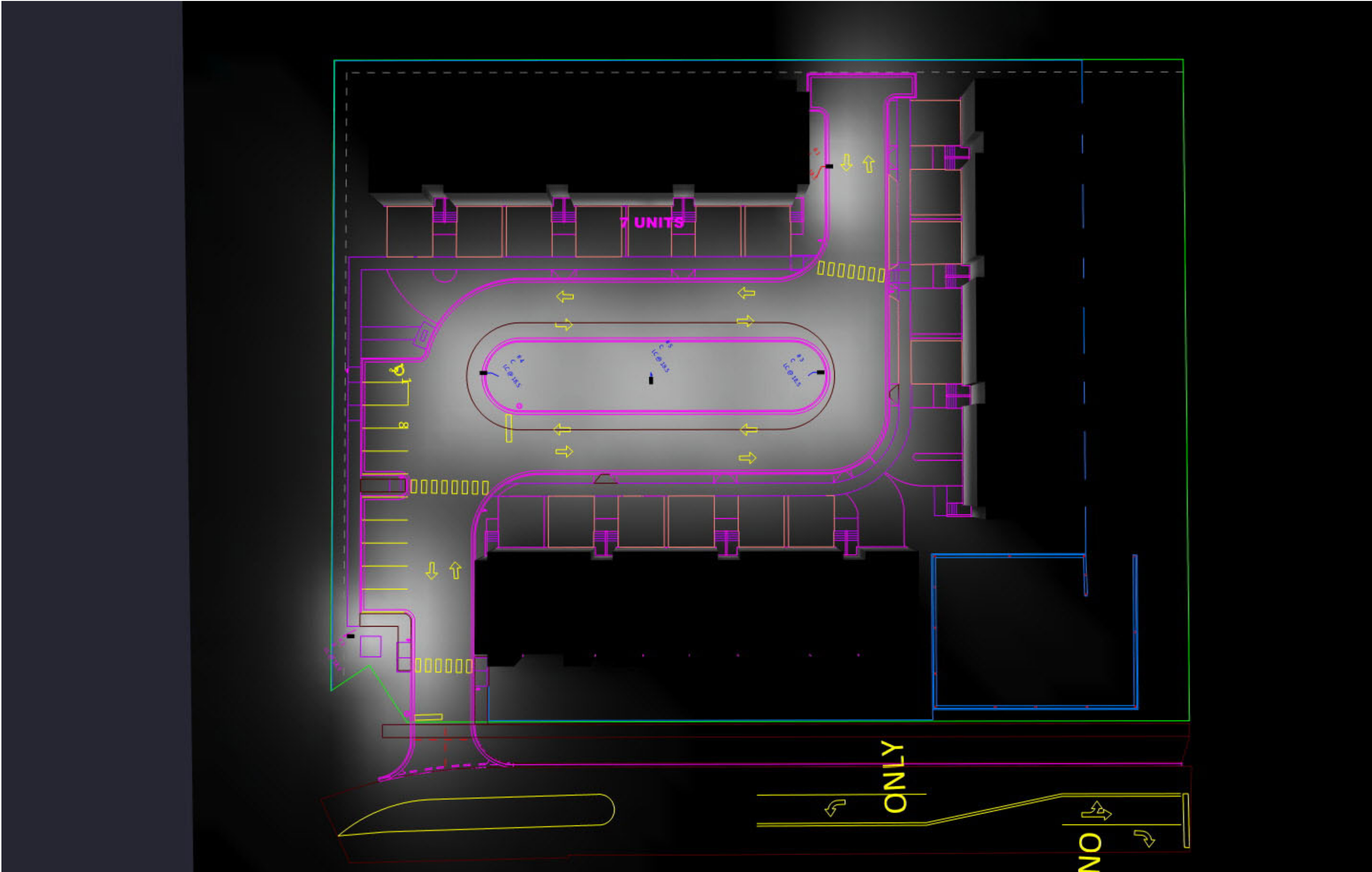
Illuminance (Eavg) : 0.2 Fc
Uniformity (Emax/Emin) : 20:1

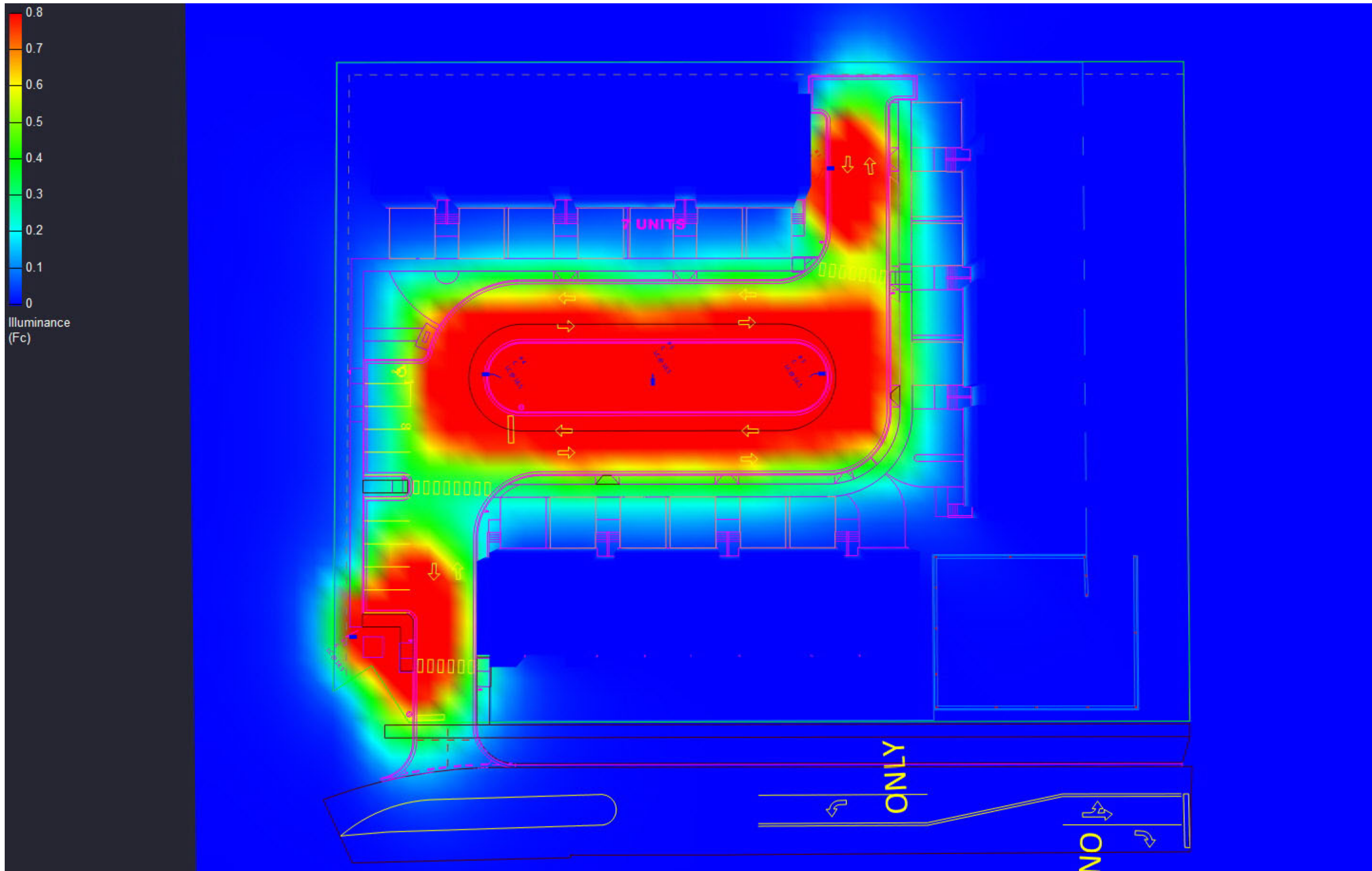


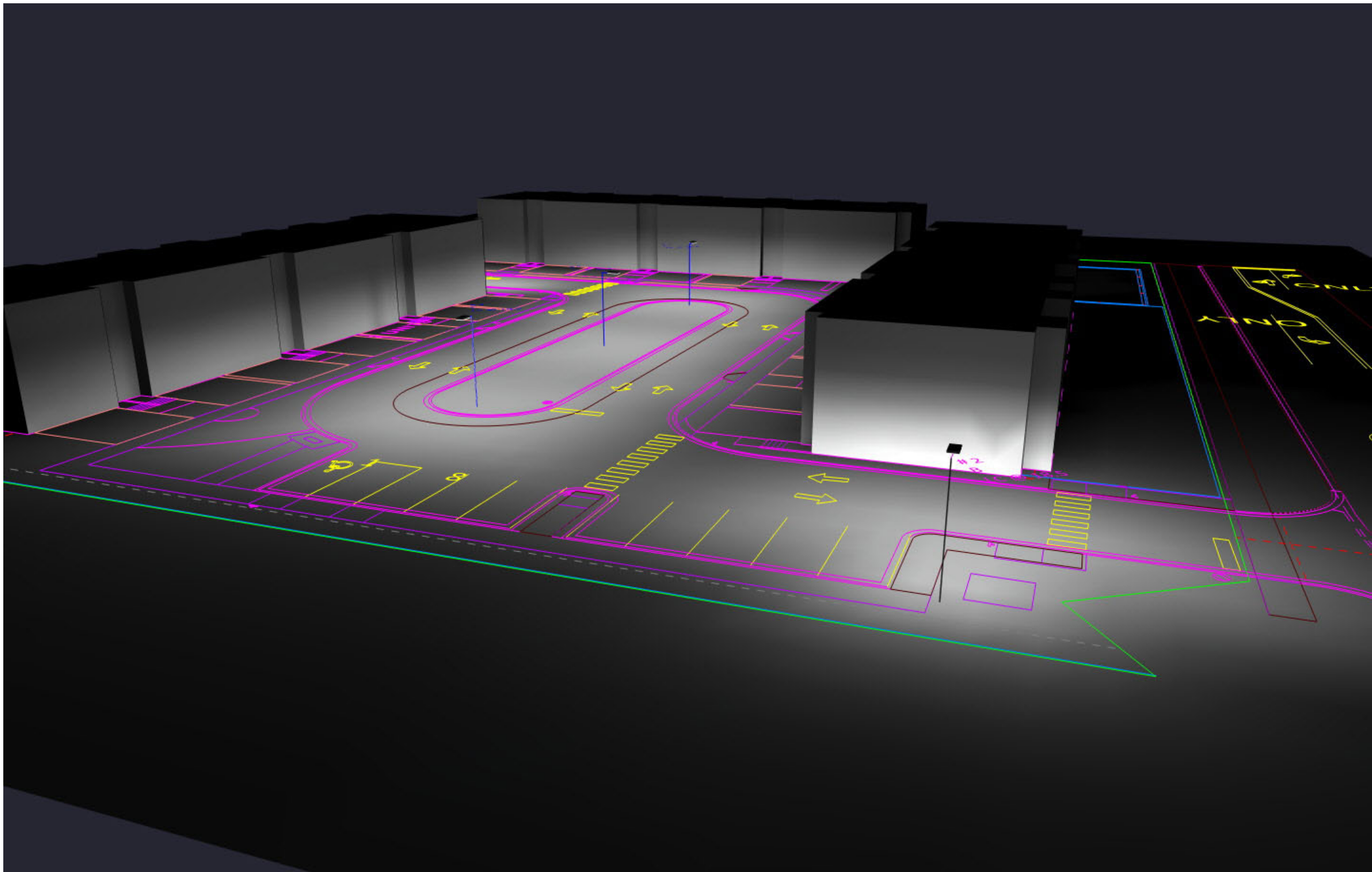


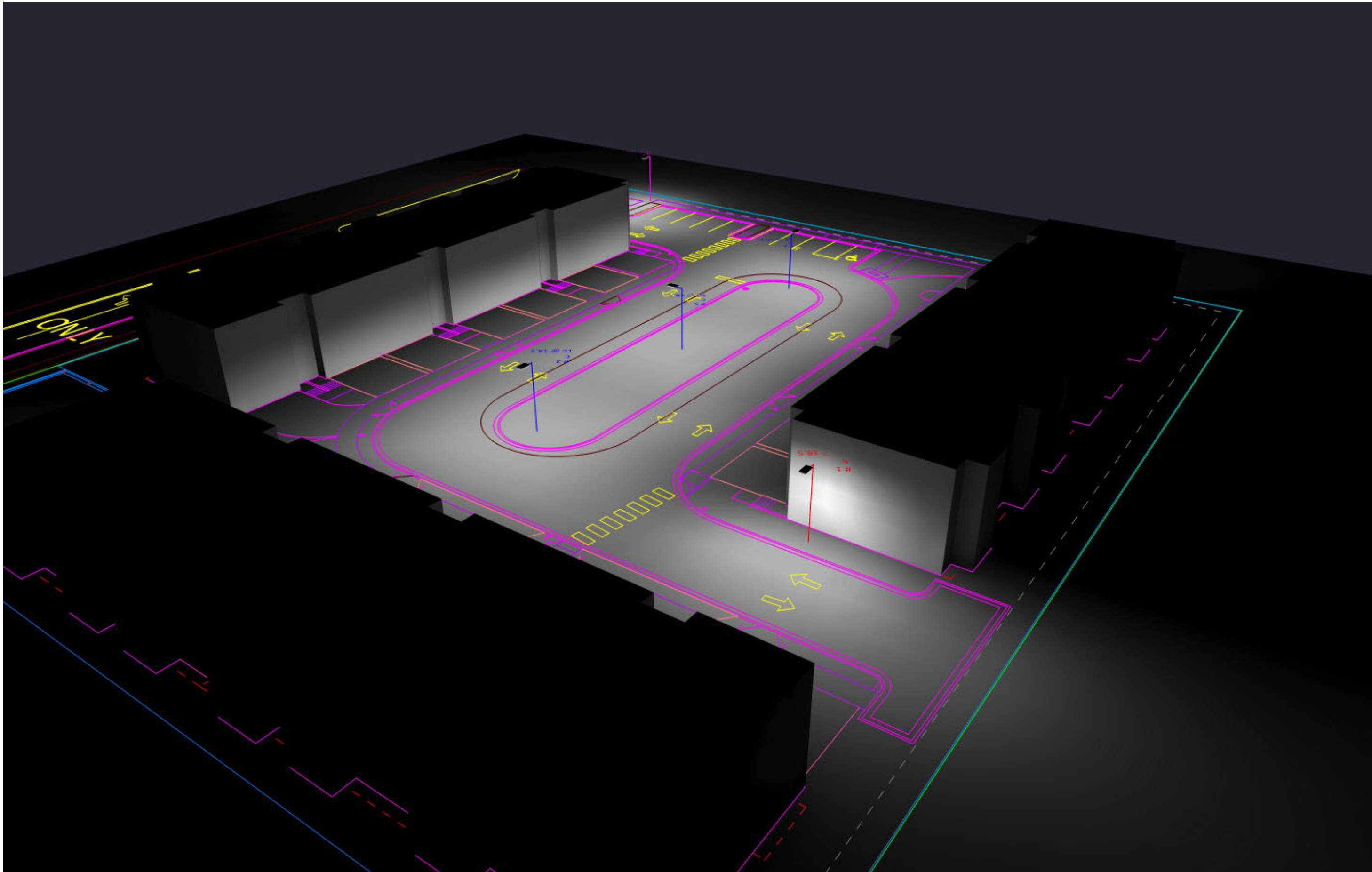
E. IL ROUTE 83
(IDOT ROW)











MEMORANDUM

To:

Colleen Malec, AICP
Senior Planner
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060
D 847-949-3289 | O 847-949-3282
cmalec@mundelein.org

Date:

September 24, 2025

Subject:

Trip Generation Estimate – 21 Three-Bedroom Townhome Units
Mundelein, IL

Dear Ms. Malec,

This memorandum provides a trip generation estimate for the proposed development of twenty-one (21) three-bedroom townhome units within the Village of Mundelein, Illinois. The analysis references the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, using Land Use Code 220 – *Multifamily Housing (Low-Rise)*, which encompasses townhomes and similar attached residential units up to three stories.

Trip Generation Summary – 21 Three-Bedroom Townhome Units

- **Daily (Weekday):**
Trip Rate per Unit: 7.32
Total Trips: 154
- **AM Peak Hour:**
Trip Rate per Unit: 0.44
Total Trips: 9
Inbound: 25% (≈2 trips)
Outbound: 75% (≈7 trips)
- **PM Peak Hour:**
Trip Rate per Unit: 0.52
Total Trips: 11
Inbound: 63% (≈7 trips)
Outbound: 37% (≈4 trips)

These rates reflect average suburban conditions and are not adjusted for transit availability or internal capture. Bedroom count is not a primary variable in ITE trip generation methodology; however, three-bedroom units typically align with standard household occupancy assumptions embedded in the dataset.

Conclusion:

The proposed 21-unit townhome development is expected to generate approximately 154 daily vehicle trips, including 9 trips during the AM peak hour and 11 trips during the PM peak hour. These volumes are consistent with low-rise multifamily residential uses and are not anticipated to create adverse impacts on the surrounding roadway network.

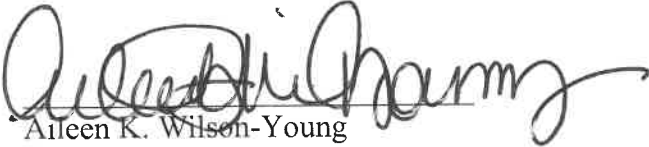
STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

AFFIDAVIT OF MAILING

The undersigned, Aileen K. Wilson-Young, being first duly sworn on oath, states as follows:

1. Affiant is an employee of and paralegal for law firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC in Elgin, Illinois.
2. On September 11, 2025, at the direction of Peter C. Bazos, Esq., the Affiant did cause to be mailed by certified, return receipt requested, the attached Legal Notice to all of the individuals who are listed on the attached name and address list.
3. The names of the address list were provided to the law firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC by Vernon Township Assessor and the Village of Mundelein, Senior Planner, Colleen Malec, as a result of their search of tax payers within 250 feet (excluding roads and alleys) of the subject property.

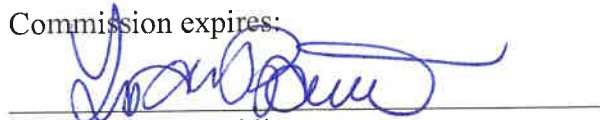
Dated this 11th day of September, 2025


Aileen K. Wilson-Young

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Aileen K. Wilson-Young, personally known to me to be the same person(s) whose name(s) is / are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he / they signed, sealed and delivered the said instrument as his / their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under by hand and official seal this 11th day of September, 2025.

Commission expires:



Notary Public
(SEAL)



BAZOSFREEMAN

Bazos, Freeman, Schuster, Reinke & Pope, LLC



Peter C. Bazos
Bradley T. Freeman
Mark Schuster
Aaron H. Reinke
Jonathan S. Pope

September 11, 2025

NOTICE TO ALL INTERESTED PARTIES

Writer's Contact:
pbazos@bazosfreeman.com
847-742-8800 x2030

The Mundelein Planning and Zoning Commission will address a petition by **Verve Ventures, LLC** (Case PZ2025-0035) concerning a request for a map amendment to rezone the subject property from R-1 Single-Family Residential to R-5 Multi-Family Residential and for a Special Use for a Planned Unit Development (PUD) for residential townhouses at **301 and 319 E. IL Route 60, Mundelein, Illinois 60060**, in accordance with the application on file with the Village of Mundelein.

PINs: 15-06-101-003 and 15-06-101-004

The Planning and Zoning Commission will address this petition on October 1, 2025, at 7:00 p.m. at the Village Hall, 300 Plaza Circle, Mundelein, Illinois 60060. All interested parties may attend this meeting and voice their opinions and concerns.

This Notice is an invitation to all interested persons to submit oral or written testimony or other evidence concerning the above case to the Village of Mundelein Planning and Zoning Commission. Persons having questions are encouraged to call the Village of Mundelein at (847) 949-3282 or email planning@mundelein.org.

If you cannot attend the meeting in person and you wish to submit a question or comment for review by the PZC during the public hearing, please email your full name and your question or comment to planning@mundelein.org. Please put "Public Commentary" and the Case No. in the subject line.

The Planning and Zoning Commission's actions are not final for this case. The Planning and Zoning Commission will forward its findings and recommendations to the Village Board of Trustees for final consideration and action.

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. You may also call me at my office 847-742-8800.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'PC Bazos', written over a horizontal line.

Peter C. Bazos, Esq.

1250 Larkin Avenue #100 Elgin, IL 60123
847-742-8800 (o) 847-742-9777 (fx)

www.bazosfreeman.com

S:\wpdocs\Work\43080\Public Notice\Public Notice 10-1-25 Meeting.docx

TAXPAYER NAME	TAXPAYER ADDRESS	TAXPAYER CITY/STATE/ZIP
JOSE QUEBRADO MUNOZ & NEREIDA ARTEAGA	25525 N HILGERS CT	MUNDELEIN IL 60060-4462
TOWNER SUBDIVISION WATER ASSOCIATION	PO BOX 531	MUNDELEIN IL 60060-0531
25862 WILLOW LLC	140 HILL ST	MOUNT PROSPECT IL 60056-2747
STEVE S BOZIC	6860 RFD	LONG GROVE IL 60047-2039
BRIDGE POINT MUNDELEIN, LLC	227 W MONROE ST STE 4200	CHICAGO IL 60606
THE BURKENSOT GROUP, LLC	900 TOWER RD	MUNDELEIN IL 60060-3812
VAN DAHM, JODI	7047 RFD	LONG GROVE IL 60060-4249
CENTRAL REALTY CORP	390 TOWNLINE RD	MUNDELEIN IL 60060-4225
ROBERT & WENDY LASS, JR	7066 RFD	LONG GROVE IL 60060-4257
EULBERG, KARLA & PAMELA A	7045 N WILLOW SPRING ROAD	MUNDELEIN IL 60060-0000
BOARD OF EDUCATION DISTRICT 76	26156 N ACORN LN	MUNDELEIN IL 60060-4071
301 TOWNLINE RD LLC	44 S VAIL AVE STE 203	ARLINGTON HEIGHTS IL 60005-1879
COUNTY OF LAKE	18 N COUNTY ST	WAUKEGAN IL 60085-4304

**Public Commentary Received
Prior to Public Hearing
(10/1/25)**

PZ2025-035
Solaria Crossings

JOHN JOSEPH SOPATA
ATTORNEY AT LAW
3759 NORTH RAVENSWOOD, SUITE 231
CHICAGO, ILLINOIS 60613

PHONE (312) 719-4174 • JSOPATA@LAWYER.COM

September 23, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE and Letter in Opposition to Special Use and Map Change Application ("Application")

Proposed "Market Lane Townhouse Development" aka "Solaria Crossings Townhomes"
301-319 E. IL Rt 83, Mundelein, IL
Presently Scheduled PZC Hearing: October 1, 2025

Key Points:

- **The Application is completely silent as to the *immediately adjacent* Towner Subdivision Water Association's Permitted Community Water Supply Well, Illinois Environmental Protection Agency Water System No. IL0977250 ("Towner's Community Well");**
- **The proposed 21-unit residential development, detention basin, and proposed sanitary sewer connections may not meet the IEPA's Minimum Setback Zones from permitted community water supply wells, such as the adjacent Towner's Community Well. This requires further investigation. See 415 ILCS 5/14.2;**
- **"Towner Subdivision," the triangular area of Osage Ln, Meadow Rd, and Willow Spring Rd, is not served by sidewalks and increased cut-through traffic from the proposed development imposes legitimate safety concerns on the public. Further study is needed. See *Key Outdoor, Inc. v. Ill. DOT*, 322 Ill. App. 3d 316, 326-327 (4th Dist. 2001) (greater concern should be given to legitimate safety concerns than the nature of the owner's property); and**
- **Notice requirements as set forth in the Ordinance at 20.12.030(c)(1.), Location and Time Period for Posting Signs, *et al.*, have not been satisfied.**

Dear Planning and Zoning Commission:

Please consider this a REQUEST FOR CONTINUANCE of two months, ideally, and letter of objection to the above-referenced Application. While an Illinois attorney, I am specifically seeking your attention and consideration as a 16-year resident of the community immediately surrounding the proposed special-use site. My home at 7057 Osage Ln (aka Osage Rd) lies

approximately 1200 feet from the proposed special-use site and directly on the inevitable short cut through the neighborhood. I am also served by the Towner Subdivision Water Association's Permitted Community Water Supply Well.

Specifically, I am referring to Environmental Protection Agency ("IEPA") Water System No. IL0977250. *See* "IEPA Water System Details," attached as Exhibit 1. Towner's Community Well lies immediately south of the proposed Special-Use site, sharing two borders with the site, and is in close proximity to its proposed detention. Towner's Community Well would be practically engulfed by the proposed development. *See* Application, Landscape Plan, Sheet No. L-1, *et al.* Strikingly, the Application is completely silent as to Towner's Community Well. *See* Application, generally, attached as Exhibit 2.

As detailed below, the placement of the proposed PUD does not meet the mandatory Approval Standards for Special Uses set forth in the Mundelein Zoning Ordinance ("Ordinance"), may violate the IEPA's prohibition against new, potential primary sources of contamination within 200 or less feet of any existing Community Water Supply Well, and is otherwise improper. Based on the plain language of the Ordinance, the Special Use must be denied. Alternatively, this process must be slowed to allow those affected to study ramifications and weigh potential options.

Special Use Applicable Standards

Please be reminded of some of the applicable sections of the Ordinance and legal standards pertaining to Special Uses:

20.16.040 – Special use.

A. Purpose. [...omitted for brevity...] **...It is recognized, however, that there are specific uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location. Such uses may be either public or private and are of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.** (Emphasis added.)

In evaluating the Special Use aspect of the Application, this Commission is required¹ to make findings based on evidence presented at the public hearing pursuant to the Approval Standards for Special Uses set forth in Paragraph E of the Special Uses section of the Ordinance:

D. (1.)(c.) The Planning and Zoning Commission shall vote to recommend either approval, approval with conditions or denial of the special use, and such recommendation shall be forwarded to the Village Board. The Planning and

¹ *See also* Ordinance at 20.72.020 – Interpretation (C.) (The word “shall” is mandatory, while the word “may” is permissive.)

Zoning Commission shall make findings, based upon the evidence presented at the public hearing, pursuant to each of the applicable standards in Paragraph E below. (Emphasis added.)

If *any* of the following Approval Standards for Special Uses is not satisfied, this Commission cannot recommend approval of the Special Use based on the plain language of the Ordinance:

E. Approval Standards for Special Uses. No special use shall be recommended for approval by the Planning and Zoning Commission and approved by the Village Board unless it has made findings, based upon the evidence presented at the public hearing, to support each of the following conclusions:

- 1. The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community.**
- 2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use.**
- 3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies.**
- 4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.**

(Emphasis added.) In Illinois, Appellate Courts have held a party seeking a Special Use Permit has the burden of proving that the proposed use will meet the applicable standards. *People ex rel. Kreda v. Fitzgerald*, 33 Ill. App. 3d 209, 214 (1st Dist. 1975).

In addition, the Towner Subdivision Water Association is an Illinois Not-For-Profit Corporation since 1950 and serves residents of northern Long Grove and parts of Mundelein, Illinois. As "public" and "community" are the operative terms chosen by the legislature in drafting the Special Use section of the Ordinance, and neither is defined therein, each term must be assumed its normal, dictionary meaning. (See Ordinance 20.68.020, ..."F. Whenever a defined word or term appears in the text of this Ordinance, its meaning shall be construed as set forth in the definition. ... Words not defined shall be interpreted in accordance with the definitions considered to be normal dictionary usage.") Accordingly, this Commission should give no consideration to the fact that I, and certain other expected objectors, reside in Long Grove, 60060, and not Mundelein. In this instance we are the "community" and the Towner's Community Well is an impacted "public facility." Both we and our drinking water source are within the purview of the Ordinance and its purpose and protections.

Specific Objections

Mandatory Conclusion (1.) of Approval Standards for Special Uses

Here, the proposed Special-Use site fails at least two of the four mandatory Approval Standards for Special Uses set forth above.

(1.) The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community;

The Application's narrative response to mandatory conclusion (1.), which it is reasonable to believe the legislature set forth as the first mandatory conclusion to emphasize the importance of safety and health, follows in its entirety:

"The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community."

See Application, Exh. 2, and its Exhibit C. In other words, the Petitioner simply regurgitates the Approval Standard. Strikingly, it appears that the Petitioner is unaware of the adjacent well house and pumping station.

I. ADJACENT TOWNER'S COMMUNITY DRINKING WATER WELL

The Application is completely silent as to Towner's Community Well, sharing a border with the proposed Special-Use site. This Commission really does not need to look further to deny the Application. The applicant ("Petitioner") bears the burden to provide evidence to support the conclusion that, *"The establishment, maintenance, and operation of the special use in the specific location proposed will not endanger the public health, safety, or general welfare of any portion of the community."* By failing to even mention the adjacent Towner's Community Well, that conclusion is not supported. The nearby community and its Towner's Community Well did not merit consideration by the Petitioner

The Illinois Legislature and IEPA, however, realizing that not everything always goes as planned, and that retention ponds and sanitary sewer connection can fail, established buffer areas prohibiting certain land uses surrounding pre-existing community water supply wells such as Towner's Community Well:

(415 ILCS 5/14.2) (from Ch. 111 1/2, par. 1014.2)

Sec. 14.2. New potential source or route; minimum setback zone. A minimum setback zone is established for the location of each new potential source or new potential route as follows:

(a) Except as provided in subsections (b), (c) and (h) of this Section, no new potential route or potential primary source or potential secondary source may

be placed within 200 feet of any existing or permitted community water supply well or other potable water supply well.

...

(d) Except as provided in subsections (c) and (h) of this Section and Section 14.5, no new potential route or potential primary source or potential secondary source may be placed within 400 feet of any existing or permitted community water supply well deriving water from an unconfined shallow fractured or highly permeable bedrock formation or from an unconsolidated and unconfined sand and gravel formation. The Agency shall notify the owner and operator of each well which is afforded this setback protection and shall maintain a directory of all community water supply wells to which the 400 foot minimum setback zone applies.

See Illinois Environmental Protection Act, 415 ILCS 5/14.2.

Moreover, "Potential for Contamination of Shallow Aquifers in Illinois," (Richard C. Berg, John P. Kempton, Keros Cartwright, ISGS 1984) suggests areas of south-central Lake County in the vicinity of the Towner's Community Well and the proposed special-use site include shallow sands and gravel within 20 feet of land surface overlain by till or other fine grained materials. Berg describes these areas as having the "potential to contaminate shallow aquifers."

Here, because Application ignores the Towner's Community Well, I and Towner's residents need addition time to address potential impacts to our drinking water source and time to consult with the IEPA regarding its regulations. Towner's Community Well's actual well casing and pump lies less than 15 feet from the proposed Special-Use site yet was ignored in the Application. For this reason alone the PZC Hearing should be continued. Towner Community Wells users and I simply do not have the time or information to review the PUD's compliance with applicable law, which can be extremely nuanced. For example, Illinois Administrative Codes Title 77, Public Health, Chapter I, Department Of Public Health, Subchapter r, Water And Sewage, Part 920 Water Well Construction Code, in its Footnote 4 states:

"A water well or closed loop well may be located to within 10 feet of a sewer provided that the sewer consists of cast iron pipe with watertight mechanical joints or rubber gasket sealed joints that meet ASTM Standard C564-11, SDR 26 PVC pipe or schedule 40 PVC pipe or heavier with solvent welded watertight joints or elastomeric seals (gaskets) used for push-on joints that meet ASTM Standard F477-10."

This example of complexity is not exhaustive.

Alternately, the Application should simply be denied. The Application does not meet its burden in establishing the mandatory conclusion that the public health, safety and general welfare of Towner Subdivision Water Association community and its high-quality water (per IEPA required annual reporting, *see* Exh. 1) will be protected.

II. NO SIDEWALKS AND INHERENT TRAFFIC AND SAFETY CONCERNS

In addition to the obvious concerns regarding Towner's Community Well, "Towner Subdivision" (the triangular area of Osage Ln, Meadow Rd, and Willow Springs Rd) is not served by sidewalks. A 2019 traffic study supports the existing, strikingly quiet fixed standards of Osage Ln, the logical cut-through and shortcut. Average daily vehicle passes on Osage are 65 vehicles/24 hrs on weekdays and peak at only 120 vehicles/24 hrs on Saturdays. (See 2019 Traffic Study excerpt, attached as Exhibit 3). With typically less than three average vehicle passes per hour, a long-standing culture of walking, jogging, and other casual recreation on these quiet roads has been established. It is much of the reason why many choose to live here. Common sense and this Commission's experience suggest the multi-unit development imposed upon an R-1 lot and single-family subdivision will dramatically and negatively affect the nearby community. In fact, anticipated new residents will confront the inevitable backup at Willow Spring Rd and IL 60/83, aka Rt 83, and simply turn right out of the PUD's lot and take a quick left and follow Osage Ln to the its intersection with Rt 83 to the east.

The safety of the pedestrians in the sidewalk-free "Towner Subdivision" is paramount. For this reason, too, mandatory conclusion (1) of the Special Use Approval Standards is not satisfied. The Special Use should be denied, or at least the PZC Hearing should be continued to allow for additional study.

Mandatory Conclusion (2.) of Approval Standards for Special Uses

(2.) The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use;

With deceitful intent, incompetence, or ignorance, the Petitioner simply ignores the Towner Subdivision Water Association property at 25880 N Willow Spring Rd, adjacent to the proposed special-use site, when describing "the nearby uses itemized in Statement 1 above." See Application, Exh. 2, and its Exhibit C. For the reasons set forth in the objections to mandatory conclusion (1.), the proposed Special-Use site is not compatible with adjacent properties, in this case Towner's Community Well. Moreover, the Petitioner or its agents knew or should have known of the existence and location of the Towner's Community Well but chose to ignore it in their Application. The aforesaid address, the Towner Subdivision *Water Association* property at 25880 N Willow Spring Rd, was included in the list of adjacent properties for purposes of certified mailings. Furthermore, the Petitioner or its engineers and surveyors could have simply walked the proposed Special-Use site's southern property line. Again, it is not the burden of a nearby resident to research and underscore the significance and even presence of the Towner's Community Well to this Commission. See Ordinance, 20.16.040 – Special use. See also *People ex rel. Kreda v. Fitzgerald*, 33 Ill. App. 3d 209, 214 (1st Dist. 1975) (holding a party seeking a Special Use Permit has the burden of proving that the proposed use will meet the applicable standards). Knowingly, or even with a careless disregard, ignoring the Towner's Community Well when discussing adjacent properties in a Special Use application should be a "capital offense" to this Commission, and the Application should be denied. Minimally, the PZC Hearing should be continued.

Mandatory Conclusion (3.) of Approval Standards for Special Uses

3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and the Village land use policies;

Although "spirit and intent" is quite subjective, the identified purpose of the Ordinance, set forth on essentially page one's first paragraph, is "To promote and protect the public health, safety and welfare of the people." *See* Ordinance, 20.04.020 (A). As "people" is not defined in the Ordinance, the citizenry of Long Grove has equal standing to Village residents in decisions regarding zoning and Special Use matters such as here. And if the numeric order of the listed purposes and intentions of the Ordinance is telling, safety and well being is paramount.

If safety is paramount, the removal of hundreds of trees, razing single-family homes, and squeezing 21 residential units within 1.9-acres adjacent to an IEPA-Permitted Community Water Supply Well, with an ingress/egress on sidewalk-less streets, seems contrary to the spirit and intent of the Ordinance. The Application's presumptive, conclusory statements to the contrary fall far short of satisfying mandatory conclusion (3). *See* Application, Exh. 2, and its Exhibit C.

Mandatory Conclusion (4.) of Approval Standards for Special Uses

4. The special use conforms to the applicable regulations of the zoning district in which it is to be located.

By definition, the Special Use proposed requires re-zoning. To which I and nearby residents object and request additional time to evaluate, as detailed below.

Map Change Applicable Standards

The following is an itemized list of the Approval Standards for Map Amendments which the Planning and Zoning Commission and the Village Board shall² consider. *See* 20.16.020, (E)(1)(a-l). Accompanying each standard is factual, evidence-based truths contradicting the Application or other, fact-based objections.

a. The existing use and zoning of nearby property.

"Nearby" is not defined in the Mundelein Zoning Ordinance, but Oxford English Dictionary suggests the term is defined as, "*adjective. close at hand; not far away.*" Actual adjacent properties include Towner Subdivision Water Association's well to the south (PIN 1506101005), a single-family home to the southwest (PIN 1506101006), a single-family residence with a numeric "283" [IL Rt 83] posted above its doors to the west/northwest (PIN 1506101002), IL Rt 83 to the north/northeast, and Willow Spring Rd to the southeast. Intentionally or carelessly omitting a Community Water Supply Well in its Application should call the integrity and/or competence of this Petitioner into question. The Map Change Application could be denied for this reason alone, or at least the PZC Hearing should be continued.

² *See also* 20.72.020 – Interpretation (C.) (The word "shall" is mandatory, while the word "may" is permissive.)

b. The extent to which property values of the subject property are diminished by the existing zoning.

The truth is the **existing zoning**, R-1, does not meaningfully diminish the value **of the subject property**. It presently includes a single-family home and its 2021, for example, assessed Fair Market Value is over \$355,000. *See* 1st and 2nd Installment Lake County Property Tax Bills, P.I.N.s 15-06-101-003 and 15-06-101-004, attached as Exhibit 4. According to Zillow.com, that is greater than the "typical home value" in Mundelein. To the extent the R-1, proposed multi-unit, property has any diminished value, it is only because its owners fail to properly maintain the structures and land. *See* Active and Closed Village of Mundelein Complaints pertaining to the subject property, attached as Group Exhibit 5.

c. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

As detailed above, the proposed multi-unit development, sanitary sewer, and detention may not meet the IEPA's minimum setbacks from permitted community water supply wells, such as the Towner's Community Well. *See* 415 ILCS 5/14.2; and "Towner Subdivision," the triangular area of Osage Ln, Meadow Rd, and Willow Spring Rd, is not served by sidewalks and increased traffic from the proposed re-development imposes legitimate safety concerns on the public. The change to the status quo and the proposed project, out-letting to sidewalk-free streets and adjacent to a community water supply well, could endanger public health, safety and welfare.

d. The relative gain to the public, as compared to the hardship imposed upon the applicant.

As stated above, the R-1 proposed development site is presently improved with a house and auxiliary structures with an assessed fair-market, recent valuation of over \$355,000. The Petitioner has a perfectly viable use of the subject site, a residence and auxiliary structures valued at or near the Mundelein median.

In regards to the relative gain to the public, **with no attached marketing study** this Application should be given little weight.

The existing R-1 zoning of the property imposes no hardship on its owners.

e. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one (1) or more of the uses permitted under the existing zoning classification.

As stated above, the R-1 proposed multi-unit location is suitably developed for the purposes for which it is presently zoned. It is **developed** with an existing residence, **a use permitted under the existing zoning classification**. The properties' value as developed is over \$355,000, near the Mundelein median.

f. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.

The wording of Approval Standard (f.) suggests the Mundelein Zoning Ordinance drafters had vacant land in mind when proposing Map Change Approval Standards. The truth is the property is not vacant in any sense of the word. As previously described, it is improved, with an assessed fair market value of over \$355,000. And as to "the context of development" along Illinois Route 83, other single family residences can be observed along the west side of IL Rt 83 from at least its intersection with Route 45 though nearly Midlothian Rd.

Moreover, for appraisal purposes a neighborhood is defined as, "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises." See www.thefreelibrary.com, *et al.* "Towner Subdivision" and its Water Association, of which 319 E. IL Rt 83 is a part, is a neighborhood. It cannot be reasonably argued that a multi-unit development, placed here, adjoining solely single-family residential development, supports a "congruous grouping of inhabitants." It is the R-5 PUD proposed complex that would be a detriment, not a complement, to the neighborhood in accordance with basic appraisal principals.

g. The evidence, or lack of evidence, of community need for the use proposed by the applicant.

Simply put, no marketing study equals no evidence of community need.

h. The consistency of the proposed amendment with the Comprehensive Plan.

The Comprehensive Plan, on its pg 30 (PDF pg 36), Section 3, Community Vision, Figure 10, Future Land Use Plan, indicates the proposed PUD site at 301-319 E. IL Rt 83 is "Flexible Use." And a stated goal of Section 4, Housing, pg 31 (PDF pg 37) is "Preserve and enhance the residential character of the Village." The Comprehensive Plan, based on its plain language, is more consistent with preserving R-1 properties with single family homes than promoting an out-of-place multi-unit development.

i. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

For the reasons set forth above, to the extent the Map Change might benefit anyone, it would largely benefit the owner and applicant. It cannot be disputed that the owner has failed, and continues to fail, to properly maintain the property. See Exh. 5, Village of Mundelein Complaints. In this objector's opinion, The Petitioner seeks a shortcut, bypassing the numerous, suitably zoned lots available and undercutting those property owners and sellers. The owners seek a reward for long-standing mismanagement of their property. Approval Standard (i) falls towards denial of the Map Change.

j. The extent to which the proposed amendment creates nonconformities.

The proposed Map Change would be inconsistent with all properties adjacent to the subject site. The property itself is zoned R-1, and bounded by public roads or similarly zoned parcels. The Mundelein traffic courthouse to the northwest, beyond the "283" E. IL Rt 83 residential property

immediately to the northwest, is zoned Institutional. The newly constructed, single family lot to the southwest is also zoned Residential R-1. *See* Mundelein 2021 Zoning District Map. The Map Change would actually create a nonconformity with adjacent properties.

k. The trend of development, if any, in the general area of the property in question.

The immediate area, the intersection of 60/83 and Willow Spring Rd, has remained static in terms of commercial development for nearly a decade. The R-1 proposed PUD site has been the location of a single-family home since at least 2008, the time of this objector's home purchase on Osage Ln in the immediate vicinity. The small office building across Willow Spring Rd has similarly been in place since at least 2008. The newest nearby development is, in fact, a single-family home completed in 2025 to the immediate southwest. As such, the immediate vicinity of the R-1 proposed multi-unit development site has been static for some time. And again, single family homes dot the west side of IL Rt. 83 for miles in each direction.

l. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.

While the Petitioner's response here is best addressed by Village engineers, the impact of 21 residential units squeezed into a 1.9-acre site would have a tremendous effect on the local streets including Willow Spring Rd. and Osage Lane. For reasons better explained in the aforesaid Special Use objection, the Commission should consider the adequacy and advisability of an ingress/egress on quiet, sidewalk-free Willow Spring Rd, and deny the Map Change Application. At a minimum, additional time and further study by the residents is warranted.

Notice Shortfalls

Proper notice of the scheduled PZC meeting is lacking, and the Application should not be heard. Specifically, 20.12.030(b)(6.) states that "the body conducting the hearing shall hear no application unless the applicant complies in all respects to all notice requirements." And 20.12.030(C)(1.) requires that a "sign shall be posted at a prominent location on the property, near the sidewalk or public right-of-way so that it is visible to passing pedestrians and motorists." Further, Section 20.68.020(a.), addressing Interpretation of the Ordinance, states "The singular number includes the plural, and the plural the singular."

Here, the proposed development site includes two separate properties and P.I.N.s, separately addressed, and thus two proposed zoning map changes. **Yet the northwestern parcel, 301 N. IL Route 83, displays no signs as of the date of this letter.** An interested passerby to 301 N. IL Route 83, itself the subject of a proposed Special Use and zoning map change, would have no idea and no notice of the PZC Hearing in regards to that property. Such is in violation of the Ordinance, in which "property" shall be also interpreted as including "properties".

Moreover, the Illinois Department of Transportation, an adjacent property owner, was not notified by Certified Mail in violation of the Ordinance.

For these reasons, too, the PZC Hearing should not proceed on October 1, 2025.

Conclusion

The community ramifications and potential, negative effect of a 21-unit PUD, adjacent to a Public Water Supply Well, is a dramatic change to the status quo. In fact, by definition a Special Use greatly impacts neighboring land. *See* 20.16.040. The proposed plan and Application is completely silent as to potential effects on my drinking water supply and provides little or no analysis on traffic or safety.

I'm simply asking that the PZC "pump the brakes" and allow the adjacent property owners and nearby residents, including me, time to digest the dramatic change, evaluate impacts through expert review, and weigh potential options. I request a two-month continuance.

Alternatively, this Commission should simply deny, in my opinion and objectively, the woefully deficient analysis of approval standards and deny the Application.

Thank you for your consideration.

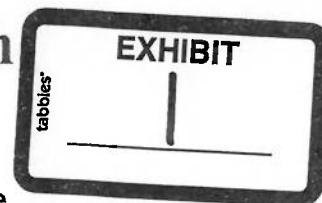
Sincerely,



John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060

Drinking Water Branch



Links

Water System Details

Water System Facilities

Water System No. : IL0977250

Federal Type : C

Sample Schedules

Water System Name : TOWNERS SUBDIVISION

State Type : C

Coliform/Microbial Sample Results

Principal County Served : LAKE

Primary Source : GW

Coliform Sample Summary Results

Status : A

Activity Date : 01-01-1910

Points of Contact

Lead And Copper Sample Summary Results

Name	Job Title	Type	Phone	Address	Email
SWANSON, MURNER C.	ROINC	SA	847-680-1113	509 EAST PARK AVENUE, SUITE 101, LIBERTYVILLE, IL-60048	MURNEYSWAN@AOL.COM
MCCORMICK, BILL	PRESIDENT	OW	847-566-6480	TOWNER SUBDIVISION WATER ASSOC, PO BOX 531, MUNELIN, IL-60060	Not Available
FRANKOWSKI, RICK		AC	847-287-6116	TOWNER SUBDIVISION WATER ASSN., 7062 RFD, MUNDELEIN, IL-60060	rick.frankowski@gmail.com
FRANKOWSKI, RICK		OC	847-287-6116	TOWNER SUBDIVISION WATER ASSN., 7062 RFD, MUNDELEIN, IL-60060	rick.frankowski@gmail.com

Chem/Rad Samples/Results

Chem/Rad Samples/Results by Analyte

Violations/Enforcement Actions

Site Visits

Milestones

Return Links

Water Systems

Water System Search

County Map

Glossary

Annual Operating Periods & Population Served

Service Connections

Start Month	Start Day	End Month	End Day	Population Type	Population Served	Type	Count	Meter Type	Meter Size Measure
1	1	12	31	R	206	RS	68	UM	0

Sources of Water

Service Areas

Name	Type Code	Status

Code	Name
R	NOT FOR PROFIT

Water System Details

WELL 2 (20243)	WL	A		CORPORATION
WELL 3 (20244)	WL	A	R	SUBDIVISION

Water Purchases

Seller Water System No.	Water System Name	Seller Facility Type	Seller State Asgn ID No.	Buyer Facility Type	Buyer State Asgn ID No.
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**PLANNING AND ZONING COMMISSION APPLICATION
PLANNED UNIT DEVELOPMENT**



PROPERTY INFORMATION

ZONING

Address 319 and 301 Illinois 83, Mundelein, IL Current Zoning R-1
Property Index Numbers (PIN) 15-06-101-003 and -004 Proposed Zoning R-5 PUD

Current Use Vacant

Size of Property 1.992 acres Proposed Use Townhome Community

Size of Building Space _____ (sq. ft.)

Size of Space Utilized _____

PETITIONER INFORMATION

PROPERTY OWNER INFORMATION

Business/Org. Name Verve Ventures, LLC Business/Org. Name Same as Petitioner Name: Venu
Kakumanu Name _____

Title A Manager Title _____

Address 381 Raymond St., Address _____

City, State, Zip Buffalo Grove, IL 60089 City, State, Zip _____

Phone 224-321-2608 Phone _____

Email berylbeamllc@gmail.com Email _____

Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

SECTION OF ZONING ORDINANCE: 20.16.00 and 20.16.040 and 20.16.050 and 20.28.010

DESCRIPTION OF PROPOSED SPECIAL USE *(Attach sheet if additional space is needed)*

Petitioner requests that the Property which is the subject of this Petition be rezoned from R-1 residential to R-5 residential and that a special use for a planned unit development be approved so as to permit its development and use for a townhome community to be known as Solaria Crossings Townhomes in accordance with the plans submitted herewith.

Petitioner also attaches the following supplements to this Petition:

- Legal description attached as **Exhibit A**;
- Statement of Intended Development Operations attached as **Exhibit B**;
- Statement of Conformance to Standards attached as **Exhibit C**;
- Itemization of Request Departures attached as **Exhibit D**;
- Those plans and drawings itemized on **Exhibit E** attached hereto

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Venu Kakumanu, under oath, state that I am an authorized officer of the property owner
commonly described as (Address) 319 and 301 Illinois 83, Mundelein, IL and that such property is owned by
(Printed Name) Verge Ventures, LLC as of this date. As owner of the property, I do hereby authorize Venu
Kakumanu** (Printed Name or Not Applicable) to represent me in the following Planning and Zoning
Commission/Village Board matter,

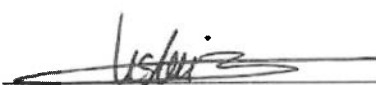
Rezoning and special use for planned unit development approval for a townhome development on the Subject
Property. (Action).

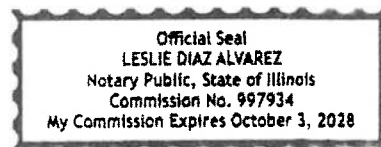
Verve Ventures, LLC

By: 
Venu Kakumanu, a Manager

Subscribed and sworn to before me

this 8 day of August, 2020~~25~~25.


Notary Public Signature



**Peter C. Bazos, Esq. and any other lawyer from the firm of Bazos, Freeman, Schuster, Reinke & Pope, LLC, Elgin,
Illinois.

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) 319 and 301 Illinois 83, Mundelein, IL Visual inspection of the site shall be accomplished during reasonable hours to examine only those portions of the property relating to this application. This permission is granted in regards to the Mundelein Planning and Zoning Commission Petition for the above-cited property.

**If Owner or if Owner is a
Corporation or Partnership:**

Verve Ventures, LLC

By: _____

Venu Kakumanu, a Manager

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.

Verve Ventures, LLC

By:  _____

Venu Kakumanu, a Manager

August 8th, 2025

Petitioner requests that all communications to the Petitioner by the Village also be transmitted to Petitioner's counsel as follows:

Peter C. Bazos, Esq.
Bazos, Freeman, Schuster, Reinke & Pope, LLC
1250 Larkin Avenue, Suite 100
Elgin, IL 60123
Phone 847-742-8800
Email: pbazos@bazosfreeman.com with copy to awilson@bazosfreeman.com

EXHIBIT A

LEGAL DESCRIPTION

Lots 3 and 4 in FRED AND RUSSELL TOWNER'S Subdivision of part of the Northwest Quarter of Section 6, Township 43 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 21, 1951 as Document 727954 in Book 1045 of Records, Page 269, in Lake County, Illinois.

EXHIBIT B
Statement of Intended Development and Operations

Petitioner is the owner of the Subject Property, which is comprised of approximately 1.992 acres of vacant land. As can be seen on the attached aerial, the Site is bounded on the north by Illinois Rt. 83 and immediately north of that, by a shopping center, on the west by the Mundelein Branch Traffic Court, on the south, by a school, and on the east by Willow Springs Road and immediately east of that a dental office. Given these adjacencies, rezoning from R-1 to R-5 with a special use for planned unit development for the proposed 21-unit townhome project amounts to good land use planning and meets all of the standards for the requested actions as contained in the Mundelein Municipal Code.

The Project is to be called "Solaria Crossings Townhomes"

EXHIBIT C
Statement of Conformance to Standards for Special Use and PUD

Petitioner seeks approval of a special use ("SU") for a planned unit development ("PUD").

CONFORMANCE WITH SPECIAL USE STANDARDS

Petitioner respectfully submits that its request for approval of a SU as to its proposed townhome project meets the standards for special uses as set forth in the Village Code as follows:

1. The establishment, maintenance and operation of the special use in the specific location proposed will not endanger the public health, safety or general welfare of any portion of the community.
2. The proposed special use is compatible with adjacent properties and other property within the immediate vicinity of the special use. Please see the nearby uses itemized in Statement 1 above.
3. The special use in the specific location proposed is consistent with the spirit and intent of this title and the village land use policies. The proposed townhome use will provide residential homeowners who will be consumers for the nearby retail businesses.
4. The special use conforms to the applicable regulations of the zoning district in which it is to be located, subject to the departures approved as part of the PUD.

More specifically, the location of the proposed Project is at a busy intersection and is bounded on the west by the Mundelein traffic court, on the south by Diamond Lake School, on the east across Willow Spring Road with a commercial office building immediately to the east, and on the north, across Route 83, by a shopping center.

CONFORMANCE WITH PUD STANDARDS

Petitioner respectfully submits that its request for approval of a SU for a PUD as to its proposed townhome project meets the standards for planned units developments as set forth in the Village Code as follows:

In general, the proposed Project, as designed, seeks relatively minor modifications to otherwise applicable traditional bulk and yard regulations, with such modifications being useful in protecting the character of the substantially developed and stable area within which the proposed project is located. Through the approval of the requested PUD, the village will achieve the following specific objectives:

- A. Encourage flexibility in the development of land and in the design of structures.
- B. Encourage planned diversification in the location of structures.
- C. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this title.
- D. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, buildings, circulation systems and utilities.
- E. Provide for more usable and suitably located open space and recreation areas than might otherwise be provided under the application of other chapters of this title.
- F. Encourage the construction of appropriate aesthetic amenities which will enhance the character of the site.
- G. Guarantee quality construction commensurate with other developments within the community, and compatible with the character of the surrounding area and adjoining properties.
- H. Facilitate the implementation of the village land use policies, particularly with respect to areas designated for

potential redevelopment.

- I. Encourage quality construction and design through an efficient application procedure that is sensitive to the need for expeditious development review.

EXHIBIT D
Itemization of Requested Departures

Petitioner requests that the Ordinance enacted by the Village in order to grant a Special Use for PUD for this Project include the following departures from the otherwise-required provisions of the Village Code:

1. _____
2. _____
3. A modification to Section 20.16.040-G-2 to provide that the required time for the issuance of a building permit for the construction of the structure(s) for which a special use permit was granted and the erection or alteration of a building is started or the use is commenced is not issued, through no fault of the village, shall be increased to two (2) years from the date of the ordinance granting final PUD approval and the recording of the final plat of subdivision.
4. Such other departures as are discernible from the final plans and drawings for the Project approved by the Village

EXHIBIT E

Itemization of Accompanying Plans and Drawings and other Submittal Materials

In support of its request for a special use for a planned unit development for the Project described herein, the Petitioner has also delivered to the Village the following additional materials (collectively, the “Supporting Plans”):

1. Site Plan dated August 11, 2025;
2. Solaria Crossing Townhome Development Site Improvement Plans prepared by ARV Engineering, Inc, last revised June 30, 2025;
3. Landscape Plan prepared by Studio G Landscape Architecture last revised June 30, 2025;
4. Architectural Plans prepared by Purohit Architects last revised June 25, 2025;
5. Photometric Study prepared by Eclairage Cyclone Lighting last revised June 25, 2025
6. Boundary and Topographis Survey prepared by Professionals Associated-MM Survey Co. dated June 16, 2025
7. Aerial photo of the Property
8. Fee Reimbursement Agreement

Type of report: Tube Count - Volume Data

LOCATION: Osage Rd W of IL 83

SPECIFIC LOCATION:

CITY/STATE: Lake, IL

QC JOB #: 14936001

DIRECTION: EB

DATE: Mar 26 2019 - Mar 26 2019

Start Time	Mon	Tue 26 Mar 19	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM	0	0				0			0	
01:00 AM	0	0				0			0	
02:00 AM	0	0				0			0	
03:00 AM	0	0				0			0	
04:00 AM	1	1				1			1	
05:00 AM	1	1				1			1	
06:00 AM	1	1				1			1	
07:00 AM	1	1				1			1	
08:00 AM	2	2				2			2	
09:00 AM	5	5				5			5	
10:00 AM	5	5				5			5	
11:00 AM	11	11				11			11	
12:00 PM	4	4				4			4	
01:00 PM	9	9				9			9	
02:00 PM	5	5				5			5	
03:00 PM	12	12				12			12	
04:00 PM	11	11				11			11	
05:00 PM	13	13				13			13	
06:00 PM	4	4				4			4	
07:00 PM	6	6				6			6	
08:00 PM	9	9				9			9	
09:00 PM	3	3				3			3	
10:00 PM	2	2				2			2	
11:00 PM	0	0				0			0	
Day Total	105	105				105			105	
% Weekday Average	100%	100%								
% Week Average	100%	100%				100%				
AM Peak Volume	11:00 AM 11	11:00 AM 11				11:00 AM 11			11:00 AM 11	
PM Peak Volume	5:00 PM 13	5:00 PM 13				5:00 PM 13			5:00 PM 13	

Comments:

Report generated on 3/29/2019 12:30 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.org>)

tabbles

EXHIBIT

3

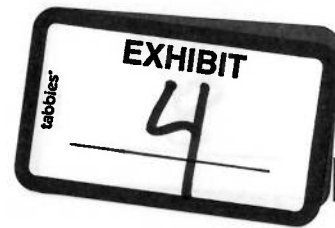


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT



Year 2021

15-06-101-003

15-06-101-003

STOJA BOZICH

6860 RFD

LONG GROVE IL 60047-2039

PRIOR TAXES SOLD.

2021 1st Installment due by **06/06/2022**

Interest calculated as of 06/30/2022

\$2,170.93 DUE

1506101003000000000213885202118

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2021

15-06-101-003

15-06-101-003

PRIOR TAXES SOLD.

STOJA BOZICH

6860 RFD

LONG GROVE IL 60047-2039

2021 2nd Installment due by **09/06/2022**

Interest calculated as of 06/30/2022

\$2,138.85 DUE

1506101003000000000213885202126

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	\$115,341
15-06-101-003	2021	16083	0.0000		

Property Location: 301 E IL ROUTE 83 MUNDELEIN IL 60060

Legal Description: FRED&RUSSELL TOWNER SUB LOT 3

Land Assessed Value	\$38,443
+ Building Assessed Value	
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	\$38,443
+ Farm Land & Bldg Assessed Value	
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	\$38,443
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	\$38,443
x Tax Rate	11.127356
= Real Estate Tax	\$4,277.70
+ Special Service Area	\$0.00
+ Drainage	\$0.00
= Total Current Year Tax	\$4,277.70
+ Omit/RollBack Tax	\$0.00
+ Forfeited Tax	\$0.00
+ Interest remaining as of 06/30/2022	\$32.08
+ Cost	\$0.00
- Payment applied to Principal/Tax Sale	\$0.00
=*SEE CLERK TO REDEEM*	

Taxing Body	Rate	Current Amount	Change From Prior Year
COLLEGE OF LAKE COUNTY #532	0.293469	\$112.82	1.08
COUNTY OF LAKE	0.494197	\$189.99	-0.26
COUNTY OF LAKE PENSION	0.103550	\$39.81	-0.62
DIAMOND LAKE SCHOOL DISTRICT #76	4.461807	\$1,715.25	-4.39
DIAMOND LAKE SCHOOL DISTRICT #76 PENSION	0.160418	\$61.67	8.11
FOREST PRESERVE	0.169525	\$65.17	-0.86
FOREST PRESERVE PENSION	0.009380	\$3.61	-0.50
STEVENSON HIGH SCHOOL DISTRICT #125	2.959332	\$1,137.66	-10.97
STEVENSON HIGH SCHOOL DISTRICT #125 PENSION	0.132976	\$51.12	49.05
VERNON AREA PUBLIC LIBRARY DIST	0.284108	\$109.23	2.79
VERNON AREA PUBLIC LIBRARY DIST PENSION	0.028179	\$10.83	0.17
VIL OF MUNDELEIN	0.922503	\$354.63	-11.34
VIL OF MUNDELEIN PENSION	0.547230	\$210.37	-7.62
MUNDELEIN PARK AND REC DIST	0.396455	\$152.41	-2.08
MUNDELEIN PARK AND REC DIST PENSION	0.069104	\$26.57	2.02
ROAD AND BRIDGE-VERNON	0.000000	\$0.00	-14.80
TOWNSHIP OF VERNON	0.095067	\$36.54	15.64
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.000056	\$0.02	0.02

TOTALS	11.127356	\$4,277.70	25.44
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LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

1

Tax Year 2021

15-06-101-004



15-06-101-004

**STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039**

PRIOR TAXES SOLD.

2021 1st Installment due by **06/06/2022**

Interest calculated as of 06/30/2022

\$4,527.54 DUE

150610100400000000446063202117

Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

↓ TEAR HERE ↓



LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

**2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT**

2

Tax Year 2021

15-06-101-004



15-06-101-004

**STOJA BOZICH
6860 RFD
LONG GROVE IL 60047-2039**

PRIOR TAXES SOLD.

2021 2nd Installment due by **09/06/2022**

Interest calculated as of 06/30/2022

\$4,460.63 DUE

150610100400000000446063202125

For information on exemptions, contact your local assessor

↓ TEAR HERE ↓

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
15-06-101-004	2021	16083	0.0000		\$240,546
Property Location: 319 E IL ROUTE 83 MUNDELEIN IL 60060					
Legal Description: FRED&RUSSELL TOWNER SUB LOT 4					
Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.293469	\$235.30	2.26	Land Assessed Value	\$36,268
COUNTY OF LAKE	0.494197	\$396.22	-0.55	+ Building Assessed Value	\$43,906
COUNTY OF LAKE PENSION	0.103550	\$83.02	-1.31	- Home Improvement	
DIAMOND LAKE SCHOOL DISTRICT #76	4.461807	\$3,577.21	-9.17	- Disabled Vet Homestead	
DIAMOND LAKE SCHOOL DISTRICT #76 PENSION	0.160418	\$128.61	16.91	x State Multiplier	1.000
FOREST PRESERVE	0.169525	\$135.92	-1.79	= Equalized Value	\$80,174
FOREST PRESERVE PENSION	0.009380	\$7.52	-1.05	+ Farm Land & Bldg Assessed Value	
STEVENSON HIGH SCHOOL DISTRICT #125	2.959332	\$2,372.61	-22.92	+ State Assessed Pollution Control	
STEVENSON HIGH SCHOOL DISTRICT #125 PENSION	0.132976	\$106.61	102.30	+ State Assessed Railroads	
VERNON AREA PUBLIC LIBRARY DIST	0.284108	\$227.79	5.81	= Total Assessed Value	\$80,174
VERNON AREA PUBLIC LIBRARY DIST PENSION	0.028179	\$22.59	0.35	- General Homestead Exemption	
VIL OF MUNDELEIN	0.922503	\$739.61	-23.64	- Sr. Citizen Homestead Exemption	
VIL OF MUNDELEIN PENSION	0.547230	\$438.73	-15.90	- Senior Freeze	
MUNDELEIN PARK AND REC DIST	0.396455	\$317.86	-4.34	- Returning Veterans Homestead	
MUNDELEIN PARK AND REC DIST PENSION	0.069104	\$55.40	4.20	- Disabled / Disabled Veterans	
ROAD AND BRIDGE-VERNON	0.000000	\$0.00	-30.86	- Natural Disaster Homestead	
TOWNSHIP OF VERNON	0.095067	\$76.22	32.62	= Taxable Valuation	\$80,174
CEN LK COUNTY JOINT ACTION WATER AGENCY	0.000056	\$0.04	0.04	x Tax Rate	11.127356
				= Real Estate Tax	\$8,921.26
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$8,921.26
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 06/30/2022	\$66.91
				+ Cost	\$0.00
				- Payment applied to Principal/Tax Sale	\$0.00
				=*SEE CLERK TO REDEEM*	

TOTALS 11.127356 \$8,921.26 52.96

Complaints



Address **301** **E** ROUTE **83** PIN **1506101003**

Taxpayer Name **MILOS** **BOZIC** **1506101003**

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

Complaint Number	Received By	How Received	Complainant	Status	Referred To
C17-01-061	Kathy Kluge	Direct Observation	Building Department	Active	Kathy Kluge
C17-01-061 C09-06-010	Kathy Kluge Diane Kout	Direct Observation Telephone	Building Department Concerned Citizen	Active Closed	Kathy Kluge Kathy Kluge

Status	Date	UserName	Alleged Complaint as Received	Date of Complaint
Active	01/27/17	kkluge	Accessory structures are in major disrepair on this property and 319 route 83 are attached.	01/26/2017
Active	11/08/17	kkluge		
Active	11/08/17	kkluge		
Active	12/08/17	kkluge		

Contact Information

Tax Payer	Stoja Bozich	Type	Tax Payer
		Name	
		Address	
		City/State/Zip	
		Phone	() - Ext.
		Cell Phone	() - Fax () -
		Email	

Notes

Complaints

Address **301** **E** ROUTE **83** PIN **1506101003**

Taxpayer Name **MILOS** **BOZIC** **1506101003**

Address Line 1 **301 E ROUTE 83**

Taxpayer City

State, ZIP

Complaint Information

Complaint Number	Received By	How Received	Complainant	Status	Referred To
C09-06-010	Diane Kout	Telephone	Concerned Citizen	Closed	Kathy Kluge
C17-01-061	Kathy Kluge	Direct Observation	Building Department	Active	Kathy Kluge
C09-06-010	Diane Kout	Telephone	Concerned Citizen	Closed	Kathy Kluge

Status	Date	UserName	Alleged Complaint as Received	Date of Complaint
Active	06/02/09	dgilbert	[REDACTED] CALLED TO COMPLAIN THAT THIS PROPERTY HAS TALL GRASS/WEEDS AGAIN.	06/02/2009
Closed	06/05/09	kmueeller		

Contact Information

Complainant	Type
[REDACTED]	Complainant
Name	[REDACTED]
Address	[REDACTED]
City/State/Zip	[REDACTED]
Phone	[REDACTED]
Cell Phone	[REDACTED]
Email	[REDACTED]

Notes

[REDACTED]

Complaints

Address 319 E ROUTE 83 PIN 1508101004

Complaint Number	Complainant	Status	Referred To	Alleged Complaint as Received
C22-06-152	Other	Active	Kathy Kluge	Property weeds rubbish and trees.
C22-06-152	Other	Active	Kathy Kluge	
C17-01-060	Building Department	Active	Kathy Kluge	
C16-05-057	Building Department	Closed	Kathy Kluge	
C14-06-074		Closed	Kathy Kluge	

Actions

Date of Action	Employee	Type of Action	Follow Up Date	Notes
06/30/2022	Kathy Kluge	Email	June 30, 2022	Good afternoon Mr. Rios, Please visit the above referenced property, 301.3, 319 E Route 83, Mendota, IL 61240. The property is located on the corner of Route 83 and 319 E Route 83. The property is currently vacant and the owner is requesting a permit to build a structure on the property. The property is currently vacant and the owner is requesting a permit to build a structure on the property. The property is currently vacant and the owner is requesting a permit to build a structure on the property. Here is a copy of the property's title. The title is attached to the property's title. The title is attached to the property's title. The title is attached to the property's title. Please understand that the property's title is attached to the property's title. The title is attached to the property's title. The title is attached to the property's title. The title is attached to the property's title. Thank you for your consideration.
06/30/2022	Kathy Kluge	Email	06/30/2022	

Details of Complaint

Date Entered 06/30/2022
 Entered By Kathy Kluge
 Description Vacant structures and land
 Ordinance 301.3

Details (Will appear in NOV Letter)

Description

Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Required Actions

(Will appear in NOV Letter)

Actions:

Historical Actions

Good afternoon Ms. Kluge.

Please visit the above-referenced property, 301 - 319 E Route 83, Mundelein, P.I.N.(s) 15 06 101 003 0000 and 15 06 101 004 000. Despite sworn representations that the site is "vacant" on a recently submitted zoning map change, variation, and special-use permit application, the property is improved with a single-family residence. From public viewing perspectives, however, the property appears to include some noxious weeds, dangerous trees, and rubbish and garbage. Other violations, related to the structure, also appear likely.

More strikingly, despite sworn representations that the property's use is "none," the residence is identified as the Principal Office of "319 IL 83 LLC," the subject applicant. (See attached IL Secretary of State LLC File Detail Report.)

Please understand that the pending application should have no bearing on the owner's duty to keep the property in compliance with applicable code. A record that the site is, in fact, improved and in use despite sworn attestations otherwise on Page 1 of the application is also important.

Thank you for your consideration.

Complaints

Address **319** **E** ROUTE **83** PIN **1506101004**

Complaint Number	Complainant	Status	Referred To	Alleged Complaint as Received
C17-01-060	Building Department	Active	Kathy Kluge	Accessory structures are in disrepair. property tax is in the rears
C22-06-152	Other	Active	Kathy Kluge	
C17-01-060	Building Department	Active	Kathy Kluge	
C16-05-057	Building Department	Closed	Kathy Kluge	
C14-06-074		Closed	Kathy Kluge	

Actions

Date of Action	Employee	Type of Action	Follow Up Date	Notes
02/01/2017	Kathy Kluge	Telephone Call		left message with
02/01/2017	Kathy Kluge	Telephone Call		

Details of Complaint

Date Entered **02/01/2017**
Entered By **Kathy Kluge**
Description **Accessory Structures**
Ordinance **302.7**

Details (Will appear in NOV Letter)

Description

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Required Actions

(Will appear in NOV Letter)

Actions:

Historical Actions

JOHN JOSEPH SOPATA
ATTORNEY AT LAW
3759 NORTH RAVENSWOOD, SUITE 231
CHICAGO, ILLINOIS 60613

PHONE (312) 719-4174 • JSOPATA@LAWYER.COM

September 29, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: Notice of Restrictive Covenants, Lots 3 and 4, Fred & Russell Towner's Subdivision
Proposed Map Change, Variation, Special Use, "Solaria Crossings"
301-319 E. IL Rt 83, Mundelein, IL

Dear Planning and Zoning Commission:

Please note the above-referenced, Lots 3 and 4, Fred & Russell Towner's Subdivision each includes a Restrictive Covenant. Among other concerns, **I request additional time to evaluate the impact of the Restrictive Covenants**, if any, on the proposed project. For example, whether Courts or this Commission has defined "private residential purposes" in this context. Also, neither I nor this Commission appears to be privy to the exact square footage of floor areas of the proposed units, which may further be relevant to the Restrictive Covenant's applicability. The Restrictive Covenants are detailed below.

Please find attached chain-of-title documentation recorded with the lake County Recorder of Deeds from 1949 through 1961 for Lots 3 and 4, Fred & Russell Towner's Subdivision, the location of the proposed Map Change, Variation, Special Use, and 21-unit development described above. An early plat map depicting the locations of Lots 3 and 4 is also marked and attached for your reference at the end of this correspondence as Exhibit E. You'll note the original conveyances of Lots 3 and 4 in 1949 – 1950 included the following restrictive covenant:

"The Parties of the Second Part covenant and agree, and this deed is made upon the express condition, that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totaling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totaling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceeding in equity or other appropriate means."

See Warranty Deeds, Recorder's Document No. 698921 and 705781, attached as Exhibits A and B, respectively. Future deeds, including the 1959 Deed in Trust conveying Lots 3 and 4 to Russell V. Ray, specifically referenced the restrictions and covenants recorded within documents 698921 and 705781, quoted above. The 1959 deed is attached as Exhibit C. The deed conveying Lots 3 and 4 from Russell V. Ray to Milos Bozic and Vera Bosic is attached as Exhibit D.

As such, the Petitioner, Verve Ventures, LLC, had constructive and actual notice of the "private residential purposes" Restrictive Covenant running with the land they purchased. Please consider and recognize this Restrictive Covenant, in addition to "need," "compatibility," and the other objections before you when considering approval/denial of this proposed Map Change, Variation, Special Use, and radical development of Lots 3 and 4.

Finally, be reminded when evaluating the Special Use aspect of the Application, this Commission is required to make findings pursuant to the Approval Standards for Special Uses set forth in Paragraph E of the Special Uses section of the Ordinance. Similarly, when evaluating the Map Change aspect of the Application, this Commission is required to make findings pursuant to the Ordinance's Approval Standards for Map Amendments.¹ See 20.16.020, (E)(1)(a-l). ***It's not a question of whether or not the proposed site is suitable for townhomes. The question before this Commission is whether the Petitioner, who bears the burden, has independently proven each approval standard, including, for example, hardship based on the existing zoning.*** The Application, and even staff comments, are devoid of any evidence of hardship. This example is not exhaustive.

Thank you for your consideration.

Sincerely,

John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060

¹ See also 20.72.020 – Interpretation (C.) (The word "shall" is mandatory, while the word "may" is permissive.)

BOOK 980 PAGE 456

EXHIBIT

tabbies

A

WARRANTY DEED
Joint Tenancy

This Indenture Made this 14th day of December, 1949, between RUSSELL W. TOWNER and EVELYN S. TOWNER, his wife, of the Village of Libertyville, Lake County, Illinois, and FREDERICK C. TOWNER and SUSIE M. TOWNER, his wife, of the Town of Libertyville, in the County of Lake and State of Illinois, Parties of the First Part, and HERBERT A. BREMS and BERNICE V. BREMS, husband and wife, of the Town of Vernon, in the County of Lake and State of Illinois, Parties of the Second Part:

WITNESSETH, That the Parties of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, convey and warrant to the said Parties of the Second Part, not in tenancy in common, but in joint tenancy, the following described real estate, to-wit:



That part of the North West quarter of Section 6, Township 43 North, Range 11, East of the 3rd P. M., described as follows:- Beginning at the intersection of the Southerly right of way line of Route No. 83 with a line which is parallel with and 430.98 feet East of the West line of said Section 6; thence South Easterly on the Southerly line of said Route No. 83, 518 feet for a place of beginning; thence South Westerly at right angles to the last mentioned line 335.1 feet; thence South Easterly with a North Easterly-angle of 85 degrees 15 minutes from the last mentioned line 130.4 feet, thence North Easterly with a North Easterly angle of 85 degrees 15 minutes from the last mentioned line as extended Easterly 324.2 feet to a point on the Southerly line of Route No. 83; thence North Westerly on the Southerly line of Route 83 to the place of beginning,

situated in the Town of Vernon, in the County of Lake, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the said Parties of the Second Part forever, not in tenancy in common, but in joint tenancy.

The Parties of the First Part hereby reserve for themselves, their heirs and assigns, an easement over the Southwesterly five (5) feet of said premises, measured at right angles to the southwesterly line of said premises, for electric light, telephone, water and other utility services, and in connection therewith said Parties of the First Part and their heirs and assigns shall have the right to install and maintain in and over the strip of land covered by said easement, poles, wires, pipes and/or other equipment for furnishing such services to other portions of the real estate described in the deeds recorded in the Recorder's Office of Lake County, Illinois, as Document Nos. 661245 and 661246, and in connection therewith, the right is also hereby reserved in the Parties of the First Part, their heirs and assigns of going on to said premises covered by said easement for the purpose of making such excavations and doing such work

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7.70

BOOK 1880 PAGE 457

from time to time as may be necessary to install, repair, maintain and replace the equipment aforesaid, for the efficient furnishing of said public utility services, it being expressly understood, however, that the Parties of the First Part, their heirs and assigns, in doing any such work, shall take all necessary precautions to properly protect the Parties of the Second Part and their successors in title from damages and liability in connection therewith, that no unreasonable delay shall be occasioned in connection with the making of any such excavation or work and that the premises shall be restored as nearly as practicable to their former state and in reasonably good condition after making any excavation or otherwise disturbing the condition of the premises.

The Parties of the Second Part covenant and agree, and this deed is made upon the express condition, that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totalling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totalling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceedings in equity or other appropriate means.

Subject to the general taxes levied for the year 1949 and subsequent years; to dedication by Document No. 377465, as shown by Doc. No. 384243; to the rights of the public, the municipality and the adjoining owners in and to that part of premises in question falling in roads, streets and highways, if any; to zoning and building laws and ordinances, if any, and to the rights of all persons claiming by, through or under the Parties of the Second Part, or either of them.

IN WITNESS WHEREOF, The said Parties of the First Part have hereunto set their hands and seals the day and year first above written.

State of Illinois) ss. No. 698921
Lake County)
Filed for Record MAY 29 A.D.
1950 at 10:00 o'clock P.M. and
duly recorded in Book 1880
of RECORDS Page 457

Russell W. Towner
RECORDED

Russell W. Towner (SEAL)
Evelyn S. Towner (SEAL)
Frederick C. Towner (SEAL)
Susie M. Towner (SEAL)

STATE OF ILLINOIS)
(ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Russell W. Towner and Evelyn S. Towner, his wife, and Frederick C. Towner and Susie M. Towner, his wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 14 day of November
A. D. 1949.

Anah O. Parker
Notary Public



BOOK 995 PAGE 456

EXHIBIT

B

WARRANTY DEED
Joint Tenancy

This Indenture Made this eighteenth day of July, 1950, between
 RUSSELL W. TOWNER and EVELYN S. TOWNER, his wife, of the Village of Libertyville,
 Lake County, Illinois, and FREDERICK C. TOWNER and SUSIE M. TOWNER, his wife, of
 the Town of Libertyville, in the County of Lake and State of Illinois, Parties of
 the First Part, and JULIUS PANKRATZ and JULIA PANKRATZ, husband and wife, of the
 City of Chicago, County of Cook and State of Illinois, Parties of the Second Part:

WITNESSETH, That the Parties of the First Part, for and in consideration
 of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in
 hand paid, convey and warrant to the said Parties of the Second Part, not in
 tenancy in common, but in joint tenancy, the following described real estate, to wit:

That part of the Northwest quarter (NW $\frac{1}{4}$) of Section 6, Township 43
 North, Range 11, East of the 3rd P.M., as follows: Beginning at the
 intersection of the Southwesterly right of way line of Route #83 with
 a line which is parallel with and 430.98 feet East of the west line
 of Section 6; thence Southeasterly on the Southwesterly line of said
 Route #83, 382 feet to the place of beginning and the most Northerly
 corner of premises intended to be described, thence Southwesterly
 at right angles to the last mentioned line 335.1 feet; thence South-
 easterly at right angles to the last mentioned line 130 feet; thence
 Northeasterly at right angles to the last mentioned line 335.1 feet
 to a point on the Southerly line of Route # 83; thence Northwesterly
 on the Southerly line of Route #83, 130 feet to the place of beginning,

situated in the Town of Vernon, in the County of Lake, in the State of Illinois,
 hereby releasing and waiving all rights under and by virtue of the Homestead
 Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD, the above granted premises unto the said Parties of the
 Second Part forever, not in tenancy in common, but in joint tenancy.

The Parties of the First Part hereby reserve for themselves, their heirs
 and assigns, an easement over the Southwesterly five (5) feet of said premises,
 measured at right angles to the southwesterly line of said premises, for electric
 light, telephone, water and other utility services, and in connection therewith said
 Parties of the First Part and their heirs and assigns shall have the right to install
 and maintain in and over the strip of land covered by said easement, poles, wires,
 pipes and/or other equipment for furnishing such services to other portions of the
 real estate described in the deeds recorded in the Recorder's Office of Lake County,
 Illinois, as Document Nos. 661245 and 661246, and in connection therewith, the right
 is also hereby reserved in the Parties of the First Part, their heirs and assigns
 of going on to said premises covered by said easement for the purpose of making such
 excavations and doing such work from time to time as may be necessary to install,

BOOK 995 PAGE 457

repair, maintain and replace the equipment aforesaid, for the efficient furnishing of said public utility services, it being expressly understood, however, that the Parties of the First Part, their heirs and assigns, in doing any such work, shall take all necessary precautions to properly protect the Parties of the Second Part and their successors in title from damages and liability in connection therewith, that no unreasonable delay shall be occasioned in connection with the making of any such excavation or work and that the premises shall be restored as nearly as practicable to their former state and in reasonably good condition after making any excavation or otherwise disturbing the condition of the premises.

The Parties of the Second Part covenant and agree, and this deed is made upon the express condition that said premises being conveyed hereunder shall at all times be used exclusively for private residential purposes; and that no one story dwelling erected thereon shall have floor areas totalling less than 780 square feet, exclusive of basement, porch, attic and garage, and that no two story dwelling shall be erected thereon so as to have floor areas totalling less than 1080 square feet, exclusive of basement, porch, attic and garage.

It is expressly understood that the covenants, conditions, agreements and restrictions imposed herein are to run with the land and shall be binding on all future owners thereof and may be enforced by proceedings in equity or other appropriate means.

Subject to the general taxes levied for the year 1950 and subsequent years; to the rights of the public, the municipality and the adjoining owners in and to that part of premises in question falling in roads, streets and highways, if any; to zoning and building laws and ordinances, if any, and to the rights of all persons claiming by, through or under the Parties of the Second Part, or either of them.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and seals the day and year first above written.

Date of this instrument } No. 705781
 State of Illinois }
 County of Lake }
 1950 JUL 18
 995
 RECORDS Page 456

Russell W. Towner (SEAL)

Evelyn S. Towner (SEAL)

Frederick C. Towner (SEAL)

Bessie E. Towner (SEAL)

STATE OF ILLINOIS)
) ss.
 COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Russell W. Towner and Evelyn S. Towner, his wife, and Frederick C. Towner and Bessie E. Towner, his wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 18 day of July
 A.D. 19 50.

Arch. C. Peckham
 Notary Public



85 165

EXHIBIT

tabbles

C

DEED IN TRUST (ILLINOIS)

No. 1990
REVISED 10-22-55SEE E. COLE & CO. CHICAGO
LEGAL BLANKS

DEED IN TRUST

This Indenture Witnesseth, THAT THE GRANTORS, HERNICE A. BREMS andHERNICE V. BREMS, his wife,of the County of Kanassa and State of Wisconsin, for and in consideration of THEY and NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and WARRANT unto RUSSELL V. RAYof Lake County, Illinois, as Trustee, under the provisions of a trust agreement dated the 25th day of May, 1954, and known as Trust Number 1 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every the successor or successors in trust under said trust agreement, the following described real estate in the County of Lake and State of Illinois, to-wit: Lots 3 and 4 in Fred and Russell Towner's Subdivision of part of the North West quarter of Section 6, Township 43 North, Range 11, East of the 3rd P. M., according to the plat thereof, recorded May 21, 1951, as Document 727954, in Book 1045 of Records, page 269, in Lake County, Illinois.

SUBJECT TO: (1) General taxes for 1958 and subsequent years; (2) Building line as shown on plat of said Subdivision; (3) Restrictions, covenants, conditions and easements contained in Deeds recorded as Documents 705781 and 698921; and (4) Trust Deed dated August 5, 1954 and recorded August 12, 1954 as Document 833338.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 188 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Anything herein to the contrary notwithstanding, all and every the successor or successors in trust under said trust agreement shall upon appointment become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of said trustee.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 27 day of January, 1959.

[SEAL]

Hernice A. Brems [SEAL]

[SEAL]

Hernice V. Brems [SEAL]

BOOK 1680 PAGE 659

BOOK 1680 PAGE 660

STATE OF ILLINOIS

COUNTY OF LAKE

ss.

I, JAMES L. RAY, a Notary Public

in and for said County, in the

State aforesaid, do hereby certify that HERBERT A. BREMS and BEHNICE V. BREMS, his wife,

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 acknowledged that they signed, sealed and delivered the said instru-
 ment as their free and voluntary act, for the uses and purposes
 therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this

27th day of January A. D. 1959

James L. Ray

Notary Public



State of Illinois } 1019179
 Lake County } ss. Notary
 Filed for Record at 1:30 o'clock
 P.M. JAN 29 1959 and
 recorded in Book 1680 at
 RECORDS Page 659

Ernest H. Thudack
 RECORDER

Trust No.

Deed in Trust

TO

TRUSTEE

1
 JAMES L. RAY, Sr.
 709 1/2 Milwaukee Ave
 Schuylkill, Pa

CHASE & CHESTNUT
 130

R.S. 1320

EXHIBIT

D

TRUSTEE'S DEED

NO. 190

LEGAL BLANKS

This Indenture, made this 2nd day of October, 1961, between
 RUSSELL V. RAY

as trustee.... under the provisions of a trust agreement known as Trust No. 1

dated the 25th day of May, 1954, grantor.... and
 MILOS BOZIC and VERA BOZIC, his wife,
 of the Township of Vernon, County of Lake and State of Illinois
 grantees....

Witnesseth, That the grantor.... in consideration of the sum of TEN and NO/100 (\$10.00)

Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the
 grantor.... as said trustee.... and of every other power and authority the grantor.... hereunto enabling, does..
 not as tenants in common but as joint tenants
 hereby convey and quitclaim unto the grantees...., in fee simple, the following described real estate, situated in

the County of Lake and State of Illinois

to wit:

Lots 3 and 4 in Fred and Russell Towner's Subdivision of part of the North
 West quarter of Section 6, Township 43 North, Range 11, East of the 3rd F.
 E., according to the plat thereof, recorded May 21, 1951, as Document
 727954, in Book 1045 of Records, page 269, in Lake County, Illinois.



together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

In Witness Whereof, the grantor.... as trustee.... as aforesaid, has hereunto set his
 hand.... and seal.... the day and year first above written.

RUSSELL V. RAY as trustee as aforesaid

(SEAL)

as trustee as aforesaid (SEAL)

BOOK 1891 PAGE 257

BOOK 1891 PAGE 258

COUNTY OF LAKE
STATE OF ILLINOIS

-58-

I, JAMES L. RAY, a notary public

in and for said County, in the State aforesaid, do hereby certify that

RUSSELL V. RAY, Trustee under the provisions of a trust agreement dated the 25th day of May, 1954 and known as Trust Number 1, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as trustee... as therein mentioned... signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 2nd day of October
A.D. 1961

James L. Ray
JAMES L. RAY - notary public

State of Illinois }
Lake County } ss. No. 1125315
Filed for Record in Recorder's Office

OCT 6 - 1961 - 9 00 AM

recorded in Book 1891
of RECORDS Page 257
Frank J. Mueller
RECORDER OF DEEDS

TRUSTEE'S DEED

RUSSELL V. RAY

As Trustee... Under Trust Agreement No. 1

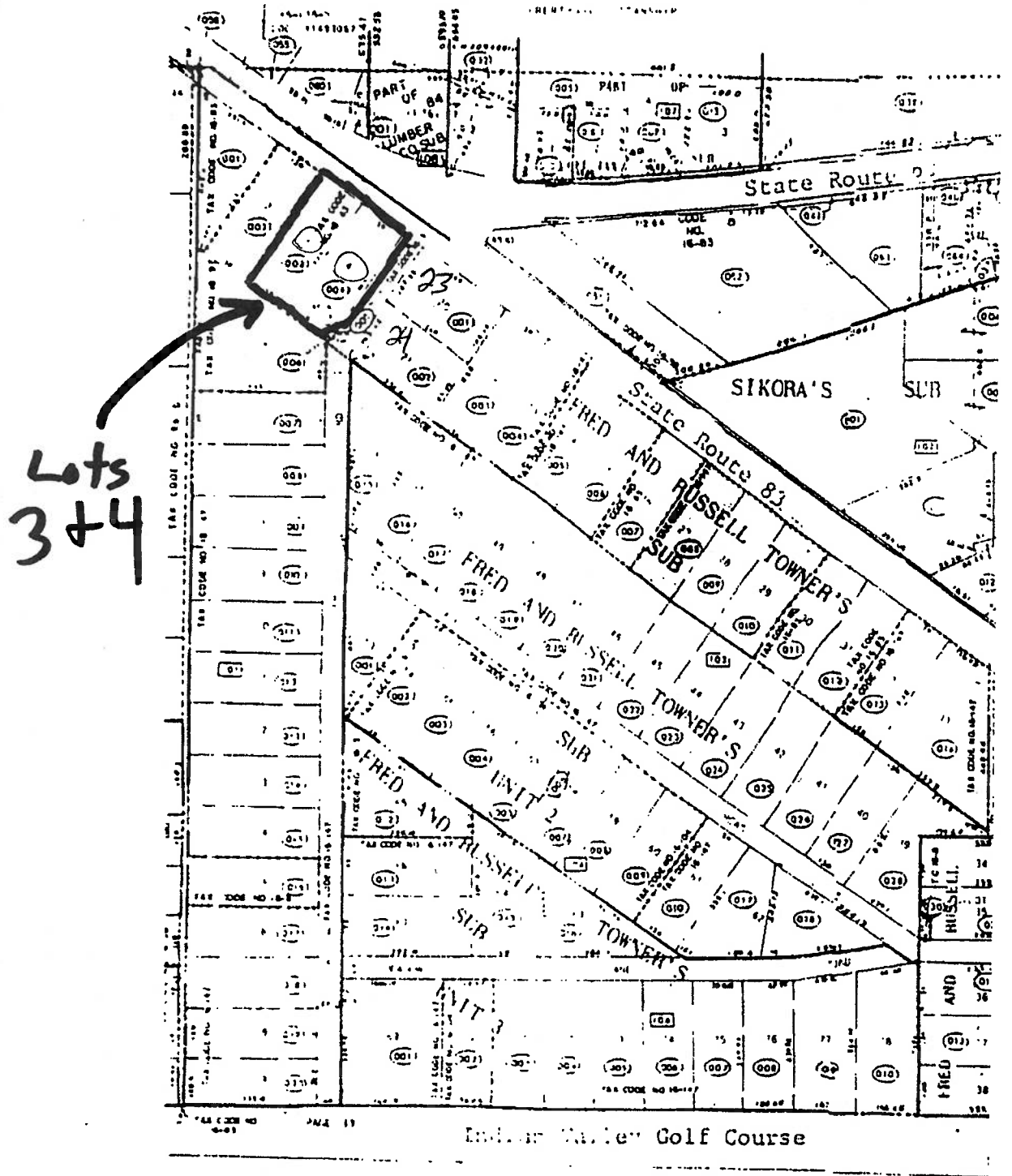
TO

MILO BOZIC and VERA BOZIC

Ray C. Ray - Sec
709 N. Milwaukee Ave
Chicago, Ill
[Signature]

CORRECTION - CORRECTION

tabbles' EXHIBIT E





VILLAGE OF

Mundelein

Incorporated in 1909

SUMMER 2022

INSIDE THIS EDITION

2022 Community Days
COMPLETE SCHEDULE

Community Days Bands -
Top-Notch Entertainment

Gold Star Business
Award Recipients

Oak Creek Plaza Update -
Townes at Oak Creek

MPD K-9 Titan Retires

Mundelein Roads Program

2022 Business Registrations
DUE NOW!

Beautification Committee
News

SAVE THE DATE!
Mundelein Grand Prix
Races Back to Mundelein
7-25-2022



Message From the Mayor

Dear Fellow Residents,

Happy Summer to everyone. I am so pleased that life is starting to get back to normal after two very long and difficult years. I commend our business owners for their tenacity and resilience, and I thank all our residents for their support of our local economy. Here is a quick update on Mundelein happenings.

Community Days July1-4!

The complete Mundelein Community Days schedule of events is featured in this newsletter. As always, I commend the Community Days Commissioners for their tireless efforts behind the scenes to make sure this festival continues to be THE BEST EVER! Our spectacular fireworks display takes place on July 4, the parade will be on July 3, and live entertainment from top name bands will perform all four days. The carnival runs for the full four days, as well. Parents-please be sure to take advantage of reduced prices July 2 & 3 from 2:00 p.m. to 5:00 p.m.

Congratulations Mundelein High School Varsity Baseball!

On behalf of the Board of Trustees, I offer our spirited CONGRATULATIONS to the Men's Varsity Baseball team (29-6) on their incredible season culminating in a TRIP TO THE CLASS 4A STATE TITLE GAME! While Mundelein earned State Runner-Up, we are so proud of the entire team and Coach Randy Lerner and his entire coaching staff for a truly inspirational, exciting, and

memorable baseball season. YOU MAKE MUNDELEIN PROUD!

Oak Creek Plaza Redevelopment

I hope you've seen the progress, thus far, on the former Oak Creek Plaza site. Demolition is nearly complete and site prep is underway. National homebuilder D.R. Horton will soon begin to develop 222 townhouse units for the Townes at Oak Creek. The townhomes will feature two- and three-bedroom models ranging in size from 1,579 SF to 1,756 SF. DR Horton did a wonderful job with Mundelein's Lake Ridge Townhome development and we trust this latest project will exceed our expectations. We're looking forward to watching the development unfold and ultimately transform this entire parcel into a beautiful residential area ideally situated in Mundelein.

Mundelein Grand Prix-Intelligentsia Bike Race - Save the Date!

I hope you have heard the good news by now! The Intelligentsia Cup-Mundelein Grand Prix professional cycling event is

- continued on page 9

Village of Mundelein

GOVERNOR'S HOMETOWN
AWARD WINNER

TOP 100 SAFEST CITIES IN AMERICA -
RANKED 44

10 BEST CHICAGO SUBURBS
FOR YOUNG COUPLES

10 BEST CHICAGO SUBURBS
FOR FAMILIES

MUNDELEIN HIGH SCHOOL - TOP 100
PUBLIC HIGH SCHOOL IN ILLINOIS

MUNDELEIN PARKS AND RECREATION
DISTRICT - ILLINOIS DISTINGUISHED
ACCREDITED AGENCY

CALEA ACCREDITED - THE GOLD
STANDARD IN PUBLIC SAFETY
ACCREDITATION

RECIPIENT NEW URBANISM
MERCY MERIT AWARD FOR
MASTER REDEVELOPMENT
IMPLEMENTATION PLAN

MOODY'S AA2 RATING -
THIRD HIGHEST GRADE FOR
FINANCIAL MANAGEMENT

RECIPIENT OF SUNSHINE AWARD
FOR GOVERNMENT TRANSPARENCY

MUNDELEIN VILLAGE
ADMINISTRATOR - 2017 PLANNING
ADVOCATE AWARD RECIPIENT,
AMERICAN PLANNING ASSOCIATION
-ILLINOIS CHAPTER (APA-IL)

REGIONAL TRANSIT AUTHORITY
(RTA) COMMUNITY PLANNING
IMPLEMENTATION SUCCESS STORY

September 24, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE

Proposed "Market Lane Townhouse Development"
301-319 E. IL Rt 83, Mundelein, IL
Presently Scheduled PZC Hearing: October 1, 2025

Dear Planning and Zoning Commission:

My name is Robert Lass. I am an owner/occupant of 7066 RFD, Long Grove, IL, a single-family home within 250 feet of the above-referenced, proposed project.

With this letter, I **request a continuance of the hearing before the Village of Mundelein Planning and Zoning Commission**, which I understand is presently scheduled for October 1, 2025. I have questions and concerns about the proposed project and need additional time for review and analysis.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read "Robert Lass", with a long horizontal flourish extending to the right.

Robert Lass
7066 RFD
Long Grove, IL



Village President

Bill Jacob, Chair
Administration & Legislation

Trustees

Chris Borawski, Chair
Security, Sustainability

David Gayton, Chair
Building, Water, & Sewer

Adam Harris, Chair
Communications

Mohammed Jameel, Chair
Economic Development

Rita O'Connor, Chair
Roads, Bridges & Pathways

Kent Tinucci, Chair
Finance

Village Clerk

Pam Brown

Village Administration

Chris Sparkman
Village Manager
csparkman@longgroveil.gov

Dana McCarthy
Assistant Village Manager
dmccarthy@longgroveil.gov

Jillyen Phelps
Administrative Services Manager
jphelps@longgroveil.gov

Kinga Hoscolo
Administrative Services Coordinator
khoscolo@longgroveil.gov

Megan Conway
*Communications and Office
Operations Specialist*
mconway@longgroveil.gov

Meredith Wright
Administrative Assistant
mwright@longgroveil.gov

Date: October 1, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein

Re: Village of Long Grove – Initial Comments on Solaria Crossings
Subdivision Plans

Dear Chair Roswick,

After reviewing the attached subdivision plans for the proposed Solaria Crossings development, the Village of Long Grove offers the following preliminary comments for consideration:

- **Density & Neighborhood Compatibility**

The proposed development appears to be relatively dense when compared to the surrounding single-family residential neighborhoods within Long Grove. We encourage consideration of reducing the overall density to better align with the existing character and lot sizes of adjacent subdivisions. A lower density would also reduce potential impacts related to traffic, infrastructure, and stormwater.

- **Roadway Impacts & Connectivity**

Please note that both Willow Spring Road and Osage Road are under the jurisdiction of the Village of Long Grove. This development may introduce additional traffic volumes to these roads, potentially increasing cut-through traffic for both local and regional drivers. We request that the developer:

- Evaluate traffic impacts to Village roads through a study or analysis, and
- Explore traffic calming or control measures (e.g., turn restrictions, signage, or street design modifications) to mitigate potential cut-through behavior and ensure safety for existing residents.

- **Stormwater Management**

It appears the project intends to connect to Mundelein's water, sewer, and stormwater infrastructure. While that may address primary stormwater conveyance, the Village requests clarification on how:

- On-site and overland runoff will be managed, especially for flows that may impact Long Grove properties or roads; and

- Whether there are retention, detention, or green infrastructure components included in the site design to limit discharge during major storm events.

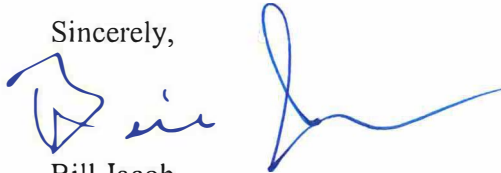
- **Potential Impact to Existing Wells**

There is a known community well located on the southeastern portion of the property that services residents of the Towners Subdivision, adjacent to the proposed development. The Village requests confirmation of:

- Whether this well will be preserved and protected,
- And whether any construction activities or changes in drainage/hydrology could impact the availability or quality of the well water for current users.

Thank you in advance for your attention to these comments. We welcome further dialogue and request that responses or plan revisions addressing the above points be shared with the Village for continued review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Jacob', with a stylized flourish extending to the right.

Bill Jacob
Village President

Village of Long Grove
3110 Old McHenry Road
Long Grove, Illinois 60047
847-634-9440 | Fax: 847-634-9408

JOHN JOSEPH SOPATA

ATTORNEY AT LAW
3759 NORTH RAVENSWOOD, SUITE 231
CHICAGO, ILLINOIS 60613

PHONE (312) 719-4174 • JSOPATA@LAWYER.COM

September 30, 2025

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: REQUEST FOR CONTINUANCE – TRAFFIC STUDY
Proposed Map Change, Variation, Special Use, “Solaria Crossings”
301-319 E. IL Rt 83, Mundelein, IL

Dear Planning and Zoning Commission:

Please be reminded the above Application proposes 21 residential units, each with multiple garage spaces and guest parking, with ingress/egressed exclusively on Willow Springs Road. No Traffic Study was included in the Application.

You’ll note in 2022 the Village of Long Grove objected to a re-zoning and Special Use at the same location based on traffic concerns, most specifically on Osage Road. The Village of Long Grove’s 2022 letter is attached.

With this correspondence I request a continuance of at least two months to evaluate and contract a Traffic Study. Perhaps the Commission will require a similar study by the petitioner. Alternatively, the petitioner can evaluate ingress/egress exclusively on IL Route 83.

Thank you for your consideration.

Sincerely,



John Joseph Sopata
Attorney at Law
IL ARDC No. 6270650

7057 Osage
Long Grove, IL 60060



October 27, 2022

Village President

Bill Jacob, Chair
Administration & Legislation

Trustees

Chris Borawski, Chair
Security, Sustainability

Anne Kritzmire, Chair
Finance

Jennifer Michaud, Chair
Economic Development

Rita O'Connor, Chair
Roads, Bridges & Pathways

Bobbie O'Reilly, Chair
*Environmental Concerns,
Communications*

Kent Tinucci, Chair
Building, Water, & Sewer

Village Clerk
Michele Schmitke

Village Administration

Gregory Jackson
Village Manager
gjackson@longgroveil.gov

Melissa Wiak
Assistant Village Manager
mwiak@longgroveil.gov

Margerita Romanello
Building Commissioner
mromanello@longgroveil.gov

Natalie Benner
Management Analyst
nbenner@longgroveil.gov

Sherry Shlagman
*Administrative Services
Coordinator*
sshlagman@longgroveil.gov

Mr. Terry Roswick
Chair, Planning and Zoning Commission
c/o Amanda Orenchuk, Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

RE: Proposal for the Development of a Car Wash at IL Rt.83 and IL Rt. 60 (319 E. IL Rt. 83 and or 301 E. IL Rt. 83)

Dear Chair Roswick,

It has been brought to my attention, and that of Long Grove Village staff, that a proposal for the development of a car wash at IL Rt. 83 and IL Rt. 60 will be going before Mundelein Planning and Zoning Commission this November. Please accept this communication as publicly expressing opposition to the development project on behalf of myself and the concerned Long Grove citizens residing nearby.

Currently, this area of our Village is challenged by drivers attempting to avoid the Rt. 83 and Rt. 60 intersection. Instead, drivers make their way through residential streets to the west, most notably Osage Road, sometimes without regard for speed or neighborhood activity. We believe that the development proposed will further exacerbate this traffic flow activity. It was out of this very concern, for both public safety and quality of life, that the Long Grove Village Board declined to move forward with a like project just south at 7107 IL Rt. 83.

This is an important issue for the northern part of our community. I thank you in advance for adding this to the public record and giving our concerns due consideration.

Sincerely,

Bill Jacob
Village President

cc: Honorable Steve Lentz, Village President, Mundelein
Village of Long Grove Board of Trustees
Gregory Jackson, Village Manager, Long Grove
File

3110 RFD, Long Grove, Illinois 60047-9623
Tel: (847) 634-9440 • Fax: (847) 634-9408
www.longgroveil.gov

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of October 13, 2025

Subject: PZ2025-0035 - Solaria Crossings Townhouses - Preliminary PUD

Financial Impact:

N/A

Attachments:

None

Background:

For a background on the project, please review the agenda item **PZ2025-0035 - Solaria Crossings Townhouses - Map Amendment**

Recommendation:

Motion to authorize staff to draft an ordinance approving a Preliminary Planned Unit Development for the Solaria Crossings townhouse project at 301 & 319 East Route 83, with conditions.

To: Mayor and Board of Trustees

From: Josh Casper, Utilities Supervisor
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of October 13, 2025

Subject: Water Service Line Replacements

Financial Impact:

\$250,000 - 520-466-48763 - Water Towers

Attachments:

1. R-25-10-68 - 634 N Prairie Ave Water Service
2. R-25-10-68 - 215 Wellington Ave Water Service
3. R-25-10-68 - 133 W Maple Ave Water Service
4. R-25-10-68 - 102 Park Ave Water Service
5. R-25-10-68 - 23 W Maple Ave Water Service
6. R-25-10-68 - 119 Park Street Water Service

Background:

To date, the Village has identified a total of 10,792 non-lead water service lines and 103 lead service lines. Both the Federal EPA and Illinois EPA mandate that all lead service lines must be replaced at a rate of no less than 10% per year, with full replacement required by 2037. We expect that approximately 12 lead water services will be replaced with this budgeted amount. In anticipation of this mandate, the Village is taking a proactive approach by beginning lead service line replacements now. Actively addressing these replacements not only ensures compliance but also positions the Village to return to the less frequent Tri-Annual Lead and Copper sampling protocols. Currently, the presence of lead service lines requires the Village to conduct lead and copper testing twice per year at 60 sites, nearly doubling operational costs for this program. Early replacement will significantly reduce these recurring expenses while improving water quality and safeguarding public health. Behm Enterprises is the preferred vendor for these service line replacements because they collaborate with us to reduce overall project costs. By coordinating with the Village, Behm allows our staff to provide some labor and supply certain materials. They also help lower restoration expenses by permitting Village crews to assist with restoration efforts.

Recommendation:

Motion to adopt a Resolution waiving bids, accepting proposals from Behm Enterprises, LLC from Lakemoor, IL, and approve purchase order number 26-00593 for \$250,000.

I hereby certify that the attached is an original of
Resolution No. R-25-10-68
that said Resolution was adopted on **October 13, 2025**,
that it was posted in the Village Hall commencing on
10/14/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-68

RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL, AND APPROVING PURCHASE ORDER NUMBER 26-00463 FOR THE LEAD SERVICE LINE REPLACEMENTS PROJECT FOR THE AMOUNT OF \$250,000.00.

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, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, lead service lines are required to be replaced by the EPA and IEPA; and

WHEREAS, Behm Enterprises, has provided a proposal for the replacement of the lead services not to exceed \$250,000.00; and

WHEREAS, Behm Enterprises is a directional drilling contractor that specializes in installation methods designed to minimize disruption to residents’ homes and property; and

WHEREAS, staff has a long-standing relationship with Behm that minimizes costly change orders on projects with uncertainties; and

WHEREAS, authorizing a purchase order to Behm Enterprises, for the water service line replacement project provides the most efficient and cost-effective project.

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

SECTION I. The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for the replacement of lead services.

SECTION II. The agreement submitted by Behm Enterprises, for the project in the cumulative amount not to exceed \$250,000.00 is attached as **Exhibit A**.

SECTION III. Purchase order #26-00593 in the amount of \$250,000.00 is hereby approved.

XXX this 13th day of October 2025, by roll call vote:

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None

NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST:

Village Clerk



Sewer & Water Contractor / Directional Drilling

Office: (815) 344-0197
Fax: (815) 344-9370
Cell: (815) 693-5184

Bob Behm – President
431 Scotland Road Unit A
Lakemoor, IL 60051

August 15, 2025

PROPOSAL

Mundelein Public Works
Attn: Josh Casper
801 Allanson Road
Mundelein, IL 60060
847-276-1836
jcasper@mundelein.org

Re: 634 N Prairie Ave, Mundelein, IL

We hereby submit specifications and estimates for:

Water Service Installation

- Directional drill new 1" Copper Water Service from existing 1" buffalo-box at property line into existing foundation
- Connect new 1" Copper Water Service into existing water system inside building
- Backfill excavation in sidewalk area with gravel backfill material & compact in place
- Backfill excavations in turf areas with excavated spoils
- Remove excess spoils off site
- Restore city sidewalk where excavation occurs (1 square figured)
- Restore turf areas where excavation occurs
- Obtain permits prior to start of work
- Behm Enterprises, Inc. will call J.U.L.I.E. locates prior to start of work

No permit / bond fees included

Not responsible for damage to existing Irrigation System if lines are not located by others prior to start of work

If rock or other subsurface structures that are unfavorable to Directional Drilling are found in the bore path Behm Enterprises, Inc. reserves the right to increase its price accordingly
Any landscape plants, bushes, trees etc. that are in the areas of excavations will need to be removed by owner prior to start of work

******Material prices are good for 30 days from date of proposal******

We propose hereby to furnish material and labor – complete in accordance with the above specification, for the sum of:
Twelve-thousand Two-hundred no/100 dollars dollars (\$12,200.00)

Payment to be made as follows:
\$12,200.00 – Upon completion of Water Service Installation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by use not accepted with in 30 days.

Authorized Signature _____ *Robert Behm*

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ **Date of Acceptance:** _____ Page 294 of 425



Sewer & Water Contractor / Directional Drilling

Office: (815) 344-0197
Fax: (815) 344-9370
Cell: (815) 693-5184

Bob Behm – President
431 Scotland Road Unit A
Lakemoor, IL 60051

August 15, 2025

PROPOSAL

Mundelein Public Works
Attn: Josh Casper
801 Allanson Road
Mundelein, IL 60060
847-276-1836
jcasper@mundelein.org

Re: 215 Wellington Ave, Mundelein, IL

We hereby submit specifications and estimates for:

Water Service Installation

- Directional drill new 1" Copper Water Service from existing 1" buffalo-box at property line into existing foundation
- Connect new 1" Copper Water Service into existing water system inside building
- Backfill excavations in turf areas with excavated spoils
- Remove excess spoils off site
- Restore turf areas where excavation occurs
- Obtain permits prior to start of work
- Behm Enterprises, Inc. will call J.U.L.I.E. locates prior to start of work

No permit / bond fees included

Not responsible for damage to existing Irrigation System if lines are not located by others prior to start of work

If rock or other subsurface structures that are unfavorable to Directional Drilling are found in the bore path Behm Enterprises, Inc. reserves the right to increase its price accordingly
Any landscape plants, bushes, trees etc. that are in the areas of excavations will need to be removed by owner prior to start of work

******Material prices are good for 30 days from date of proposal******

We propose hereby to furnish material and labor – complete in accordance with the above specification, for the sum of:
Ten-thousand Nine-hundred Seventy-five and no/100 dollars dollars (\$10,975.00)

Payment to be made as follows:

\$10,975.00 – Upon completion of Water Service Installation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by use not accepted with in 30 days.

Authorized Signature _____ *Robert Behm*

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ **Date of Acceptance:** _____



Sewer & Water Contractor / Directional Drilling

Office: (815) 344-0197
Fax: (815) 344-9370
Cell: (815) 693-5184

Bob Behm – President
431 Scotland Road Unit A
Lakemoor, IL 60051

August 15, 2025

PROPOSAL

Mundelein Public Works
Attn: Josh Casper
801 Allanson Road
Mundelein, IL 60060
847-276-1836
jcasper@mundelein.org

Re: 133 W Maple Ave, Mundelein, IL

We hereby submit specifications and estimates for:

Water Service Installation

- Directional drill new 1" Copper Water Service from existing 1" buffalo-box at property line into existing foundation
- Connect new 1" Copper Water Service into existing water system inside building
- Backfill excavations in turf areas with excavated spoils
- Remove excess spoils off site
- Restore turf areas where excavation occurs
- Obtain permits prior to start of work
- Behm Enterprises, Inc. will call J.U.L.I.E. locates prior to start of work

No permit / bond fees included

Not responsible for damage to existing Irrigation System if lines are not located by others prior to start of work

If rock or other subsurface structures that are unfavorable to Directional Drilling are found in the bore path Behm Enterprises, Inc. reserves the right to increase its price accordingly
Any landscape plants, bushes, trees etc. that are in the areas of excavations will need to be removed by owner prior to start of work

******Material prices are good for 30 days from date of proposal******

We propose hereby to furnish material and labor – complete in accordance with the above specification, for the sum of:
Eleven-thousand Eight-hundred and no/100 dollars dollars (\$11,800.00)

Payment to be made as follows:
\$11,800.00 – Upon completion of Water Service Installation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by use not accepted with in 30 days.

Authorized Signature _____ *Robert Behm*

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ **Date of Acceptance:** _____



Sewer & Water Contractor / Directional Drilling

Office: (815) 344-0197
Fax: (815) 344-9370
Cell: (815) 693-5184

Bob Behm – President
431 Scotland Road Unit A
Lakemoor, IL 60051

August 15, 2025

PROPOSAL

Mundelein Public Works
Attn: Josh Casper
801 Allanson Road
Mundelein, IL 60060
847-276-1836
jcasper@mundelein.org

Re: 102 Park Ave, Mundelein, IL

We hereby submit specifications and estimates for:

Water Service Installation

- Directional drill new 1" Copper Water Service from existing 1" buffalo-box at property line into existing foundation
- Connect new 1" Copper Water Service into existing water system inside building
- Backfill excavation in sidewalk area with gravel backfill material & compact in place
- Backfill excavations in turf areas with excavated spoils
- Remove excess spoils off site
- Restore city sidewalk where excavation occurs (1 square figured)
- Restore turf areas where excavation occurs
- Obtain permits prior to start of work
- Behm Enterprises, Inc. will call J.U.L.I.E. locates prior to start of work

No permit / bond fees included

Not responsible for damage to existing Irrigation System if lines are not located by others prior to start of work

If rock or other subsurface structures that are unfavorable to Directional Drilling are found in the bore path Behm Enterprises, Inc. reserves the right to increase its price accordingly
Any landscape plants, bushes, trees etc. that are in the areas of excavations will need to be removed by owner prior to start of work

******Material prices are good for 30 days from date of proposal******

We propose hereby to furnish material and labor – complete in accordance with the above specification, for the sum of:
Twelve-thousand Four-hundred and no/100 dollars dollars (\$12,400.00)

Payment to be made as follows:
\$12,400.00 – Upon completion of Water Service Installation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by use not accepted with in 30 days.

Authorized Signature _____ *Robert Behm*

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ **Date of Acceptance:** _____ Page 297 of 425



Sewer & Water Contractor / Directional Drilling

Office: (815) 344-0197
Fax: (815) 344-9370
Cell: (815) 693-5184

Bob Behm – President
431 Scotland Road Unit A
Lakemoor, IL 60051

August 15, 2025

PROPOSAL

Mundelein Public Works
Attn: Josh Casper
801 Allanson Road
Mundelein, IL 60060
847-276-1836
jcasper@mundelein.org

Re: 119 Park Street, Mundelein, IL

We hereby submit specifications and estimates for:

Water Service Installation

- Directional drill new 1" Copper Water Service from existing 1" buffalo-box at property line into existing foundation
- Connect new 1" Copper Water Service into existing water system inside building
- Backfill excavation in sidewalk area with gravel backfill material & compact in place
- Backfill excavations in turf areas with excavated spoils
- Remove excess spoils off site
- Restore city sidewalk where excavation occurs (1 square figured)
- Restore turf areas where excavation occurs
- Obtain permits prior to start of work
- Behm Enterprises, Inc. will call J.U.L.I.E. locates prior to start of work

No permit / bond fees included

Not responsible for damage to existing Irrigation System if lines are not located by others prior to start of work

If rock or other subsurface structures that are unfavorable to Directional Drilling are found in the bore path Behm Enterprises, Inc. reserves the right to increase its price accordingly
Any landscape plants, bushes, trees etc. that are in the areas of excavations will need to be removed by owner prior to start of work

******Material prices are good for 30 days from date of proposal******

We propose hereby to furnish material and labor – complete in accordance with the above specification, for the sum of:
Twelve-thousand no/100 dollars dollars (\$12,000.00)

Payment to be made as follows:
\$12,000.00 – Upon completion of Water Service Installation

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Note: This proposal may be withdrawn by use not accepted with in 30 days.

Authorized Signature _____ *Robert Behm*

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ **Date of Acceptance:** _____ Page 299 of 425

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Sanitary Sewer Lining

Financial Impact:

\$160,000 - 520-456-48775 - Sanitary Sewer Lines

Attachments:

1. R-25-10-69 - Exhibit A - Sanitary Sewer Lining

Background:

The Village of Mundelein is responsible for maintaining the sanitary sewer collection system to ensure reliable service and environmental protection. Portions of the system are aging and experiencing structural issues, root intrusion, and infiltration/inflow (I/I), which can increase operating costs and lead to sanitary sewer overflows if not addressed. Sanitary sewer lining, also known as cured-in-place pipe (CIPP) lining, is a trenchless rehabilitation method that extends the life of existing sewer mains, reduces infiltration, and minimizes maintenance needs without the disruption and high cost of open trench replacement.

Village staff evaluated the system condition and recommends a sanitary sewer lining project to address critical areas in need of rehabilitation. All work will be performed using the joint bid multi-year contract by the City of Lake Forest, titled "2022 Sewer Lining Program" for the Cities of Lake Forest, Highland Park, and Mundelein.

Recommendation:

Motion to adopt a Resolution waiving bids, authorize an agreement with Hoerr Construction, Inc. to complete the sanitary sewer lining project and ratify the purchase order number 26-00596 in the amount of \$160,000.00.

I hereby certify that the attached is an original of
Resolution No. R-25-10-69
that said Resolution was adopted on **October 13, 2025**,
that it was posted in the Village Hall commencing on
10/14/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-69

**RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL, AND APPROVING PURCHASE ORDER
NUMBER 26-00596 FOR THE SANITARY SEWER LINING PROJECT FOR THE AMOUNT OF \$160,000.00.**

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, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, The Village is responsible for maintaining and operating the sanitary sewer collection system to ensure safe, reliable, and efficient service to all residents; and

WHEREAS, portions of the existing sewer system have been identified as deteriorating due to age, root intrusion, infiltration and inflow (I/I), and structural deficiencies; and

WHEREAS, All work will be performed using the joint bid multi-year contract by the City of Lake Forest, titled “2022 Sewer Lining Program” for the Cities of Lake Forest, Highland Park, and Mundelein; and

WHEREAS, authorizing a purchase order to Hoerr Contrusction, Inc., for the sanitary sewer lining project provides the most efficient and cost-effective project.

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

SECTION I. The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for the sanitary sewer lining program.

SECTION II. The agreement submitted by Hoerr Construction, Inc. for the project in the cumulative amount not to exceed \$160,000.00 is attached as **Exhibit A**.

SECTION III. The purchase order 26-00596 in the amount of \$160,000.00 is hereby approved.

XXX this 13th day of October 2025, by roll call vote:

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

Monday, October 13, 2025

Monday, October 13, 2025

Village Clerk



Hoerr Construction, Inc.
1416 County Road 200 N
P.O. Box 65
Goodfield, IL 61742

Office: (309) 691-6653
Fax: (309) 508-7990

PROJECT PROPOSAL & CONTRACT

Project: Mundelein FYE26 Sewer Lining

9/22/2025

Mr. Josh Casper
Village of Mundelein
801 Allanson Rd.
Mundelein, IL 60060

HOERR CONSTRUCTION, INC. (AKA Contractor) to Provide:

- All work to be performed to the joint bid contract by the City of Lake Forest, titled "2022 Sewer Lining Program" for the Cities of Lake Forest, Highland Park, and Mundelein
- Cured in Place Pipe (CIPP) for 8" & 10" Sanitary Sewer
 - Cleaning and televising of pipe prior to lining
 - All necessary equipment and labor for liner inversion & cure per bid documents
 - Reinstatement of service connections
 - Laterals that can be positively identified by sewer camera as plugged or capped will not be reinstated. All other laterals will be opened unless otherwise directed in writing by the owner
 - Post-lining televising with digital video report
- Bypassing of normal sewer flows, dry weather work only
- Work to be completed during normal work week, M-F daytime operations
- Certificate of insurance
- Certified payrolls

Village of Mundelein (AKA Owner) to Provide:

- Water for pipe cleaning operations, hydrant fill
- Dump site for debris removed from pipe (should be minimal)
- Access to pipe being lined to include but not limited to the following:
 - Access to all manhole lids associated with lining
 - Excavation point repairs needed due to collapsed pipe, lodged equipment, or obstructions unable to be removed with conventional sewer cleaning equipment and methods



Hoerr Construction, Inc.
1416 County Road 200 N
P.O. Box 65
Goodfield, IL 61742

Office: (309) 691-6653
Fax: (309) 508-7990

Owner to Provide (continued):

- Any necessary bonds, permits, fees, licenses, association dues, special insurance coverage, surface restoration, erosion control, deflection testing, air testing, or staking not specified within the contract documents

Total Project Price:

#	DESCRIPTION	UNIT	QTY	2025 RATES	TOTALS
1	8" CURED IN PLACE PIPE	LF	1162	\$ 46.82	\$ 54,404.84
2	10" CURED IN PLACE PIPE	LF	226	\$ 52.14	\$ 11,783.64
3	8" END SEALS	EA	14	\$ 170.24	\$ 2,383.36
4	10" END SEALS	EA	4	\$ 191.52	\$ 766.08
5	REINSTATEMENT OF SERVICE LATERALS - SANITARY	EA	18	\$ 106.40	\$ 1,915.20
6	LMK T-LINER	EA	16	\$ 4,720.00	\$ 75,520.00
ESTIMATED TOTAL PROJECT:					\$ 146,773.12

Thank you for the opportunity to quote this pipe lining project. If this proposal is accepted, regular payments to be made to Hoerr Construction, Inc. monthly as the work progresses, as billed, for the units that were installed. If a separate contract format is used, this document shall be included as an exhibit. This proposal may be retracted if not accepted within 30 days. If you have any questions, please call me at (309) 691-6653.


Mike Kaisner, Estimator/PM
Hoerr Construction, Inc.

Acceptance of Proposal

The pricing, specifications, and conditions noted above and on the following pages of this proposal are agreeable and are accepted in full. By signing below, you have our authorization to complete the work as specified.

Customer Authorized Signature

Customer Printed Name

Acceptance Date

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: 2025 (FY26) MFT Roadway Improvements - Change Order #1

Financial Impact:

Requesting an increase of \$126,333.00 in account number 260-436-48740 for change order #1 to cover the remainder of the contract value.

Attachments:

None

Background:

We are requesting approval to perform a budget amendment to GL 260-436-48740 in the amount of \$126,333.00. The original purchase order did not cover the full contract amount. This change order is needed to cover the difference.

Recommendation:

Motion to approve an FYE2026 budget amendment for account number 260-436-48740 in the amount of \$126,333.00 and purchase order number 26-00608 for Brothers Asphalt in the amount of \$126,333.00 for the change order to the 2025 (FY26) MFT Roadway Improvement project.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering
Kelsey Langelier, Business Services Manager

For: Village Board Meeting of October 13, 2025

Subject: Natural Gas Rates

Financial Impact:

N/A

Attachments:

None

Background:

Natural gas prices have been steadily declining. The Village's natural gas supplier, IGS Energy, monitors the market and can secure favorable rates. However, because rates fluctuate by the minute, approval of the contract must be granted almost immediately upon receiving the lowest anticipated rate.

Recommendation:

Motion to adopt a Resolution authorizing the Director of Public Works and Engineering to approve a contract with IGS Energy for the lowest available rate for natural gas.

I hereby certify that the attached is an original of
Resolution No. R-25-10-70
that said Resolution was adopted on **October 13, 2025**,
that it was posted in the Village Hall commencing on
10/14/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-70

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING TO APPROVE A CONTRACT WITH IGS ENERGY FOR THE LOWEST AVAILABLE RATE FOR NATURAL GAS.

WHEREAS the Village of Mundelein ("The Village") is a municipality in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, natural gas may be negotiated and purchased based on market price, with competitive market forces dictating the price of natural gas; and

WHEREAS, the Village of Mundelein has selected IGS Energy to serve as the Village's natural gas supplier and monitor the market for the most favorable rates; and

WHEREAS the Village has been working with IGS Energy since 2023; and

WHEREAS, the Village desires to purchase natural gas for its natural gas accounts on the competitive market; and

WHEREAS, IGS Energy is actively monitoring the market and set to secure the lowest rate for natural gas available; and

WHEREAS, due to the nature of the natural gas supply market, the lowest rate must be accepted immediately, which requires advance approval by the Village Board to authorize prompt execution of the contract after the rate is received; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The Village of Mundelein has selected IGS Energy to serve as the Village's natural gas supplier and monitor the market for the most favorable rates.

Section 2. The Director of Public Works and Engineering is authorized to negotiate energy rates directly with suppliers in an effort to secure lower energy costs.

Section 3. As the lowest rates are received by IGS Energy, the Director of Public Works and Engineering is hereby authorized to sign the contract with the lowest available rate for the term which he determines best meets the needs of the Village.

XXX this 13th day of October 2025, by roll call vote:

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None

NAYS: None

ABSTAIN: None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST:

Village Clerk

To: Mayor and Board of Trustees

From: Kelsey Langelier, Business Services Manager
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of October 13, 2025

Subject: FY26 Bulk Rock Salt-State Bid

Financial Impact:

\$87,964.80 - 100-441-47541 - MT MTLS SALT

Attachments:

1. R-25-10-71 - Exhibit A - Contract
2. R-25-10-71 - Exhibit B

Background:

The State of Illinois Central Management Services solicited bids for Bulk Rock Salt as part of a joint purchasing cooperative. Compass Minerals America, Inc. provided the lowest responsive bid. This is the same firm that provided bulk rock salt the previous year for the Village. The price per ton of salt is \$73.92. Staff is requesting 1,190 tons, totaling \$87,964.80. This is a one-year contract.

The Village participates in two joint bids for bulk rock salt (Lake County and the State of Illinois). This allows for flexibility with vendors given the volatility of the salt market and weather. The Village purchases salt from the vendor with the lowest price, although minimum purchases are required of both vendors.

Recommendation:

Motion to adopt a Resolution approving the Bulk Rock Salt Contract between the Village of Mundelein and Compass Minerals America Inc., of Overland Park, Kansas, and approving purchase order number 26-00622 in the amount of \$87,964.80.

I hereby certify that the attached is an original of

Resolution No. R-25-10-71

that said Resolution was adopted on **October 13, 2025**,

that it was posted in the Village Hall commencing on

10/14/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-71

RESOLUTION APPROVING THE BULK ROCK SALT CONTRACT BETWEEN THE VILLAGE OF MUNDELEIN AND COMPASS MINERALS AMERICA, INC., OF OVERLAND, KANSAS, AND APPROVING PURCHASE REQUISITION 26-00622 IN THE AMOUNT OF \$87,964.80.

WHEREAS, on the State of Illinois Central Management Services Agency solicited bids for bulk rock salt purchase as part of a joint bid; and

WHEREAS, the following bid proposal was received by the lowest responsive bidder, Compass Minerals America Inc.:

VENDOR	UNIT	UNIT PRICE
Compass Minerals America, Inc.	Ton	\$73.92

; and

WHEREAS, the Mundelein Public Works and Engineering Department staff has determined that Compass Minerals America, Inc., Overland, Kansas, is the lowest responsive, responsible bidder; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to accept all bids and award the contract to Compass Minerals America, Inc.

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 Contract between the Village of Mundelein and Compass Minerals America, Inc., a copy of which is attached hereto as **Exhibit A**, is hereby approved.

SECTION II: The Director of Public Works and Engineering, or his designee, is hereby authorized to execute the Contract between the Village of Mundelein and Compass Minerals America, Inc.

SECTION III: Purchase Requisition 26-00622 in the amount of \$87,964.80 is hereby approved.

XXX this 13th day of October 2025, by roll call vote:

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

BULK ROCK SALT CONTRACT
BETWEEN THE VILLAGE OF MUNDELEIN AND COMPASS MINERALS AMERICA INC.

1. **PARTIES** to this agreement made and dated the 12th day of October 2025, are the Village of Mundelein, acting by and through its Mayor and Village Board, known hereinafter as "Village", and the successful bidder, Compass Minerals America Inc., known hereinafter as the "Contractor", its executors, administrators, successors, or assigns.

2. **TERMS:** It is understood and agreed that the Instructions to Bidders, General Conditions, Specifications and Proposal Forms titled "JPMC Rock Salt, Bulk FY26, 25-416CMS-BOSS4-P-85806" as submitted to the State of Illinois Central Management Services Agency, and the Proposal as completed and executed by the Contractor are all essential documents (the "Documents") which are a part of this Contract. Said Documents are attached hereto and made hereof as Exhibit B.

3. **FULL COMPLIANCE:** The Contractor agrees with the Village to do all the work, furnish all materials and equipment along with all labor necessary to complete the work in accordance with the terms, conditions and specifications described in the Documents incorporated herein as Exhibit B, in order to fully comply with all of the terms of this Contract. The parties hereto specifically agree that the consideration for this Contract is sufficient.

4. **REPRESENTATION AND WARRANTY:** Contractor represents and warrants that all information contained in the completed and executed Proposal are true and correct to the best of his information, knowledge, and belief.

5. **ILLINOIS FREEDOM OF INFORMATION ACT:** Contractor understands that amendments to the Illinois Freedom of Information Act (P.A. 96-0542) which requires the Contractor to produce to the Requester any of its company records and documents which are in any way related to the performance of services under this agreement and not exempt from disclosure within five business days of the Village's receipt of a request for said records. Accordingly, the Contractor agrees to be bound by the provisions of the Illinois Freedom of Information Act (5 ILCS 140/1 et seq.), and agrees to deliver to the Village all records in its possession relating to this agreement within three (3) business days of a request by the Village for said records.

Contractor agrees to reimburse the Village any fees, fines, or costs incurred by or assessed against the Village for its failure to deliver requested records in the possession of the Contractor, and which the Contractor failed to deliver to the Village within three (3) business days of its receipt of a request from the Village to do so. For purposes of this paragraph, an e-mail request for records and documents will be considered received by the Contractor on the day sent.

The Contractor shall not be entitled to receive any wages, fees, or costs of any kind from the Village for the production of documents and records in response to a Freedom of Information Act request.

6. **IN WITNESS WHEREOF**, the said parties have executed this Contract on the date above mentioned.

VILLAGE OF MUNDELEIN

By: _____
Director of Public Works and Engineering

CONTRACTOR

If a Corporation:

Attest:

Corporation Name: _____

By: _____
President

Secretary

If a Co-Partnership:

_____ (Seal)

_____ (Seal)

_____ (Seal)

Partners Doing Business under the Firm Name of:

If an Individual:

_____ (Seal)

Central Management Services

Contract

JPMC Rock Salt, Bulk FY26

25-416CMS-BOSS4-P-85806

The Parties to this contract are the State of Illinois acting through the undersigned Agency (collectively the State) and the Vendor. This contract, consisting of the signature page and numbered sections listed below and any attachments referenced in this contract, constitute the entire contract between the Parties concerning the subject matter of the contract, and in signing the contract, the Vendor affirms that the Certifications and Financial Disclosures and Conflicts of Interest attached hereto are true and accurate as of the date of the Vendor's execution of the contract. This contract supersedes all prior proposals, contracts and understandings between the Parties concerning the subject matter of the contract. This contract can be signed in multiple counterparts upon agreement of the Parties.

1. SCOPE OF WORK

1.1. OVERVIEW AND PURPOSE:

To establish a joint purchase master contract (JPMC) for bulk rock salt to be purchased on an as-needed basis during the contract period.

This JPMC may be utilized by all governmental units as defined in Section 5 of this Contract.

Note: Participation in this contract is based upon the CY25-26 Illinois Department of Central Management Services Joint Participation Agreement Survey that defines the BidBuy line items and additional participation in the resultant contract is not allowed.

1.2. SUPPLIES AND/OR SERVICES REQUIRED:

1.2.1. The vendor will provide bulk rock salt based on quantity ordered within the timeframe listed herein.

1.2.2. Rock Salt Specification Requirements:

1.2.2.1. Rock Salt shall comply with the requirements of The American Association of State Highway and Transportation

Officials (AASHTO) SPECIFICATION M143, SODIUM CHLORIDE TYPE 1, GRADE 1.

1.2.2.2. Rock Salt shall be free flowing fresh stock. Reclaimed or re-crushed rock salt will not be accepted and shall be rejected by delivery site.

1.2.3. Quantity Commitments: All participants who complete the annual survey will have the option to choose between a minimum of 80% or 100% purchase commitment and will be allowed a maximum of 120% purchase commitment as defined below. All minimum purchase commitments will be defined in the line item description within BidBuy.

1.2.3.1. Minimum 80% Commitment: Some participants identified from the annual survey have chosen a minimum purchase commitment of 80%. That means that if the participant estimates a quantity of 100 ton, the participant is only obligated to order 80 ton. That is 80% of the estimated quantity. The participant shall have no further liability to the Vendor for further remaining quantities.

1.2.3.2. Minimum 100% Commitment: Some participants identified from the annual survey have chosen a minimum purchase commitment of 100%. That means that if the participant estimates a quantity of 100 ton, the participant is obligated to order 100 ton. That is 100% of the estimated quantity.

1.2.3.3. Maximum 120% Commitment: The Vendor shall agree to provide up to 120% of the bid quantity estimated tonnage at the same contract price. That means that all participants who estimate a quantity of 100 ton can order up to 120 ton at the same contract price.

1.2.3.4. Quantities Exceeding 120% Maximum: In some instances, a participant may require quantities that would exceed the maximum commitment of the Vendor; in such instances, any delivery shall be made upon the mutual agreement of all parties.

1.2.3.5. Purchase Percentages for IDOT: The Illinois Department of Transportation (IDOT) has provided estimated quantities for individual locations. Quantities purchased from each Vendor shall be computed on a District by District basis (not by location). For example, if a Vendor has 2 locations in a District with estimated quantities of 100 and 200 tons with a minimum 80% commitment. Then the 80% commitment

will be met once the $300(0.8) = 240$ tons has been purchased between the two locations. This may include all 240 tons purchased from one location.

1.2.4. Weights and Measures Requirements and Adjustments:

- 1.2.4.1.** Weights and Measures: All measurements for weight shall be from scales meeting the requirements of The Weights and Measures Act of the State of Illinois (225 ILCS 470). The Vendor shall provide accurate weights of materials delivered to governmental units. These weights shall be documented on delivery tickets which shall identify the source of the material, type of material, the date and time the material was loaded, the release number, the net weight, the tare weight, and the identification of the transporting vehicle.
- 1.2.4.2.** The State reserves the right to conduct random, independent vehicle weight checks for salt deliveries. This will require that trucks occasionally be directed to a scale near the delivery point.
- 1.2.4.3.** Should the vehicle weight check result in the net weight of material on the vehicle to exceed the net weight of material shown on the Vendor's delivery ticket by 600 pounds or more, the State will document the independent vehicle weight check and immediately furnish a copy of the results to the Vendor. No adjustment in pay quantity will be made.
- 1.2.4.4.** Should the vehicle weight check result in the net weight of material shown on the delivery ticket to be less than the net weight of material on the vehicle by the tolerance of 600 pounds or more, the State will document the independent vehicle weight check (IWC1), immediately furnish a copy of the results to the Vendor, and immediately perform a second independent weight check (IWC2). The vehicle will be weighed on a second independent Department of Agriculture certified scale used for the initial independent weight check. If the second independent weight check (IWC2) is within the 600-pound tolerance, no pay adjustments will be made, and random independent weight checks will resume. If the second weight check confirms the net weight of the material shown on the Vendor's delivery ticket is less than the net weight of material on the vehicle by 600 pounds or more, the State will adjust the net weight shown on the delivery ticket to the checked delivered

net weight as determined by the initial independent vehicle weight check (IWC1).

- 1.2.4.5. Method of Measurement:** The State will also adjust the method of measurement for subsequent truck loads using the same scale based on the out-of-tolerance independent weight checks (ICW1). The net weight of rock salt delivered to the State from this source, will be adjusted by applying a correction factor "A" as determined by the following formula:

$$A = [1.0 - (B - C) / B]; \text{ Where } A < 1.0 \text{ and } B - C > 600$$

Where: A = Adjustment factor

B = Net weight shown on the delivery ticket from Vendor

C = Net weight on the vehicle determined from independent weight check from IWC1

The adjustment factor will be applied as follows:

$$\text{Adjusted Net Weight} = A \times \text{Delivery Ticket Net Weight}$$

The adjustment factor will be imposed until the cause of the deficient weight is identified and corrected by the Vendor to the satisfaction of the State. If the cause of the deficient weight is not identified and corrected within seven calendar days, the State reserves the right to immediately, and without notice to Vendor, take action to remedy Vendor failure. This action may include the termination of the order and purchase of salt from other sources, or other action to ensure ice control availability for public safety purposes. Note that any or all additional costs may be collected from the original Vendor, in addition to the applied weight adjustments.

Should the Vendor elect to challenge the results of the independent weight check, the State will continue to document the weight of material for which the adjustment factor would be applied. However, provided the Vendor furnishes the State with written documentation that the source scale has been calibrated within seven calendar days after the date of the independent weight check, adjustments in the weight of material paid for will not be applied unless the scale calibration demonstrates that the

source scale was not within the specified Department of Agriculture tolerance.

- 1.2.4.6.** Deductions: The State reserves the right to assess, and apply if applicable, invoice deductions for the following:

Moisture Content: Deductions by percentage for moisture content based on total weight shall be determined by the following ranges:

<u>Moisture Content (%)</u>	<u>Deduction in Price (Per Truckload)</u>
0.00 TO 2.00	NO DEDUCTION
2.01 TO 2.50	10% DEDUCTION
2.51 TO 3.00	15% DEDUCTION
3.01 TO 3.50	20% DEDUCTION
3.51 TO 4.00	25% DEDUCTION
GREATER THAN 4.01	REJECTION OF LOAD

Sodium Chloride (NACL) Content: The State reserves the right to accept delivery of rock salt which, according to the analysis by The Illinois Department of Transportation, has a Sodium Chloride (NACL) content of less than 95.0 percent, but not less than 90.0 percent. When such reservation is applied, final payment will be made on the following basis:

- 1.2.4.6.1. When NACL content is between 94.0 and 94.9 percent, the price to be paid shall be the contract price less \$5.00 per ton.
- 1.2.4.6.2. When NACL content is between 90.0 and 93.9 percent, the price paid shall be contract price less \$10.00 per ton.
- 1.2.4.6.3. When the NACL content is less than 90.0 percent, the load will be rejected.

1.2.5. Ordering

- 1.2.5.1.** Order Placement: Orders may be placed with the Vendor (Monday-Friday) via telephone, with a written electronic communication (e-mail) to follow. All State agency orders will contain a purchase order generated from BidBuy in addition to an electronic communication (e-mail). Vendors shall arrange for immediate shipment upon receipt of order from an authorized participating agency representative. All

other governmental units will use their own purchase order system.

- 1.2.5.2.** Order Quantities: Orders shall be scheduled in amounts that make up full (22-25 tons) truckloads, orders for less than truckload will not be accepted.
- 1.2.5.3.** Initial Orders: The Illinois Department of Transportation requires Vendors to ship initial fill-up orders prior to October 31st of the current year. If this date has passed prior to execution, we ask that the Vendor(s) start shipping as soon as contract has been executed. Please see the attached file within BidBuy titled "Initial Orders". Vendor(s) shall notify each destination entity when initial shipments are to begin.
- 1.2.5.4.** Seasonal Orders: Non-State agencies reserve the right to purchase up to 50% of the estimated order requirements prior to November 30th of the current year. Vendor shall notify each delivery point of when shipment is to begin.
- 1.2.5.5.** Order Timeline: For an order placed prior to 9:00 a.m. on a given day, that day would be considered as the first calendar day of the seven (7) day delivery period. For an order placed after 9:00 a.m. on a given day, the day following would be considered as the first calendar day of the seven (7) day delivery period, or as amended by order guidelines in Section 1.2.5.6.
- 1.2.5.6.** Order Guidelines: An agency may order up to 20% of their 100% contracted tonnage in any given week and Vendor shall deliver within 7 working days after receipt of order. Quantities ordered above the 20 percent threshold shall have an extended delivery time of one-working-day for each one percentage-point above the 20% guideline. For example, if an agency orders 25% of their awarded total 100 tons, delivery of the first 20 tons (20%) shall be within 7 working days after receipt of order and the remaining 5 tons shall be delivered within 12 working days after receipt of the order.
- 1.2.5.7.** Peak Season Orders: After hours and weekend delivery arrangements are encouraged during severe seasonal weather events to provide Vendor additional ability to maintain a prompt order delivery schedule. Orders placed during peak season should be in accordance with projected requirements and not in excess of the order guidelines,

thereby hindering a Vendor's ability to maintain a prompt order delivery schedule.

1.2.5.8. Post Season Orders: All orders for Rock Salt shall be placed by the end of July for the previous season's estimated usage. If the location does not have adequate capacity to hold the rock salt, the Vendor may elect to add a storage charge per ton/day. Storage for all post season orders shall not exceed a period of six (6) months.

1.2.5.9. Maximum Overage Tonnage Allowed for Quantity Commitments: The Vendor shall deliver within one full truck load of 22-25 tons for each governmental unit's total quantity commitments. All governmental units will be required to pay for any overage tons delivered over the quantity commitment and within the full truck load of 22-25 tons. If the Vendor should deliver more than the max. allowed, then the governmental unit will have the option to request that the Vendor pick up the tonnage amount of rock salt to meet the maximum overage tonnage at no cost to the governmental unit.

1.3. MILESTONES AND DELIVERABLES:

1.3.1. Stockpile and Order Status Reports: Vendor shall provide stockpile and order status reports upon request and as requested by the CMS Bureau of Strategic Sourcing for use in its contract administration effort. Failure to comply in a timely manner may be considered a breach of contract.

1.3.2. Delivery Invoices: Vendor invoices shall show the date orders were placed with the Vendor and the dates and tonnage amounts of salt delivered.

1.3.3. The Vendor warrants that all products furnished hereunder will be free from liens and encumbrances; defects in design, materials, and workmanship; and will conform in all respects to the terms of this Contract including any specifications or standards. In addition, Vendor warrants the products/equipment and related services are suitable for and will perform in accordance with the ordinary use for which they are intended.

1.3.4. The Vendor shall report to the Department of Central Management Services Bureau of Strategic Sourcing (BOSS) an annual Contract Usage Report which includes all governmental units and not-for-profit agencies. This report shall be in a tab-delimited text file or an Excel spreadsheet that references the BidBuy Purchase Order (PO) Number, time period being reported, and must include the following:

PO Line Number, Description, Quantity, Ordering Entity

A sample of the report's format is as follows:

Line Item #	Description	Quantity	Ordering Entity
1	XXXXXXXXXX	XXX	XXXXXXXX
2	XXXXXXXXXX	XXX	XXXXXXXX

1.4. VENDOR/STAFF SPECIFICATIONS:

1.4.1. Vendor Meetings:

- 1.4.1.1.** The Vendor shall participate in a pre-season meeting with IDOT Central Bureau of Operations. This meeting will be scheduled after the execution of the contract(s).
- 1.4.1.2.** The Vendor shall participate in weekly calls with IDOT Central Bureau of Operations throughout the winter season.
- 1.4.1.3.** The Vendor shall participate in a post-season meeting with IDOT Central Bureau of Operations that will be scheduled between April to June.

1.4.2. Stockpile and Delivery Performance:

- 1.4.2.1.** Delivery Performance: Freezing of waterways and the impact on delivery must be reasonably anticipated by the Vendor and is not a cause to claim Force Majeure.
- 1.4.2.2.** STOCKPILE AVAILABILITY: Successful Vendors shall have stockpiles of Rock Salt in Illinois or near its boundaries in quantities that are sufficient to satisfy the State of Illinois contractual requirements and stockpile staging requirements shall be as follows:
 - 1.4.2.2.1. 100% at upper MISSISSIPPI RIVER STOCKPILE locations, DISTRICT-1, DISTRICT-2, DISTRICT-3, and DISTRICT-4 by December 1st.
 - 1.4.2.2.2. 50% at all other Downstate Stockpile locations by December 1st and 100% by January 1st.

Stockpiles must be securely covered within 10 calendar days of the required 100% staging dates listed above. This may be accomplished by storing the material in a building or covering it with a waterproof material (generally a tarp) that is sufficiently secured to withstand damage from wind. Such stockpiles must be near enough to delivery points to allow for timely delivery as required by the State of Illinois contractual requirements.

Vendors may also be required to furnish a list of rock salt commitments against these stockpiles as a result of other contractual agreements.

1.4.2.3. STOCKPILE INSPECTIONS: The State reserves the right to inspect and/or test the rock salt provided at the Vendor's stockpile points or at the salt storage facility destination, whichever is most convenient to the State.

1.4.3. Safety Data Sheets: The Vendor is required to furnish a Safety Data Sheet (SDS) for each toxic substance shipped. Submission of Safety Data Sheets is required by the Illinois Toxic Substances Disclosure to Employees Act. 820 ILCS 255/1 ET SEQ, or subsequent amendment.

1.4.4. Vendor must be registered in BidBuy before entering into the resulting Contract with the State of Illinois.

1.5. TRANSPORTATION AND DELIVERY:

1.5.1. Delivery Time: Delivery will be made F.O.B. Destination with all transportation and handling paid by the Vendor to any participating Governmental Unit. Deliveries are to be made within seven (7) working days, or as extended by order guidelines in Section 1.2.5.6. For all orders placed by contract participants on or after December 1 and prior to May 1st of any year, order delivery performance shall be subject to application of Liquidated Damages as stated in Section 1.5.10 below.

1.5.2. Delivery Schedule: Salt order deliveries will be accepted only during regular workdays (Monday thru Friday) and work hours (7:30 a.m. - 3:30 p.m.) excluding state holidays, except where special arrangements are made in advance with an appropriate representative at the delivery site.

1.5.3. Delivery Locations: All delivery locations are listed within each line item in BidBuy. Specific delivery notes for other governmental units will be given at the time of order.

1.5.4. Payment of Tolls: The Vendor shall be required to pay the full amount of tolls, if any, incurred during the duration of the contract. Said tolls will not be refunded by the ordering agency.

1.5.5. Delivery Tickets: Each Vendor and subcontractor shall have an automatic printer to record the gross weight of rock salt. The automatic printer shall be an integral part of the scale equipment, or the scale and printer shall be directly connected in a manner that will prohibit the manual entry of gross weights. Tare and net weights shall be shown on weigh tickets and may be printed automatically or entered manually. The State reserves the right to immediately, and without notice to Vendor or subcontractor, take action to remedy Vendor failure of automatic printing. This action may include the termination of the order and purchase of salt from other sources, or other action to ensure all weights and measures are correct. Unless otherwise directed, delivery ticket must also be signed by an authorized agency representative at the delivery location point to verify that agency has accepted the material. The Vendor shall include the release order number and the date of delivery on each delivery ticket. The Vendor shall ensure all weights and measures shown on all tickets are correct.

1.5.6. Delivery Requirements: All truck loads shall be covered with weatherproof material (generally a tarp). Any truck loads not covered may be rejected at the delivery site. Vendor shall ensure the delivery person inspects the inside of the trailer and all salt is removed from the trailer before leaving a delivery point. Pre-loading trucks prior to the date of delivery is not allowed and may be rejected at the delivery site. In the event any agency discovers preloaded rock salt already dumped at its location, the salt may be reloaded onto the cartage hauler's truck by the agency and returned for credit and the Vendor shall immediately ship a conforming load of replacement Rock Salt, or at agencies' option to issue a refund consistent with the dollar amount of the original order.

1.5.7. Delivery Method: All deliveries will be on the basis of the "End-Dumping" method. Vendors shall be governed by the specific delivery instructions, as to unloading point, issued by an applicable agency when they place their order for a particular location.

1.5.8. Weights and Measures: Governmental units reserve the right to require that trucks may occasionally be directed to a scale in the vicinity of the delivery point as a check on delivered truckloads. The governmental units reserve the right to take action to remedy Vendor's failure to provide accurate weights and measures.

1.5.9. Foreign Materials: All truck loads shall be free of any foreign material such as mud, rocks, grader teeth, wood, tarpaulins, etc. or the load may

be rejected. In the event any agency discovers foreign material in truckloads of rock salt already dumped at its location, the salt and foreign matter may be reloaded onto the cartage hauler's truck by the agency and returned for credit and the Vendor shall immediately ship a conforming load of replacement Rock Salt, or at agencies' option to issue a refund consistent with the dollar amount of original order.

1.5.10. Damages: Governmental units reserve the right to take action against Vendor delivery failure as follows:

Liquidated Damages: From December 1 through May 1 of the current season, if the Vendor is unable to make delivery within the authorized delivery time, the governmental units shall assess and have the right to retain as Liquidated Damages, and not as a penalty, 5 percent per working day on the undelivered portion of the order, but not to exceed 50 percent of the total order. Governmental units and Vendor agree that at the time of contracting, the amount of actual damages is uncertain. Governmental units and Vendor further agree that the amount of Liquidated Damages in this Section is reasonable and bears relation to the damages which may be sustained in the event of a breach.

Delivery Failure Damages: If after seven (7) days' assessment of Liquidated Damage claims, a Vendor has still failed to deliver as required, governmental units reserve the right to immediately, and without notice to Vendor, take action to remedy Vendor failure. This may include the termination of the order and purchase of salt from other sources, or other action to ensure ice control availability for public safety purposes. Note that any or all additional costs may be collected from the original Vendor, in addition to the applied Liquidated Damages.

1.6. SUBCONTRACTING:

Subcontractors are allowed.

1.6.1. Will subcontractors be utilized? ☒ Yes ☐ No

A subcontractor is a person or entity that enters into a contractual agreement with a total value of \$100,000 or more with a person or entity who has a contract subject to the Illinois Procurement Code pursuant to which the person or entity provides some or all of the goods, services, real property, remuneration, or other monetary forms of consideration that are the subject of the primary State contract, including subleases from a lessee of a State contract.

All contracts with subcontractors where the annual value of the subcontract is greater than \$50,000 must include Illinois Standard Certifications completed by the subcontractor.

1.6.2. Please identify below subcontracts with an annual value of \$100,000 or more that will be utilized in the performance of the contract, the names and addresses of the subcontractors, and a description of the work to be performed by each.

- Subcontractor Name: Please see attached list.

Amount to Be Paid: Please see attached list.

Address: [Click here to enter text](#)

Description of Work: [Click here to enter text](#)

- Subcontractor Name: [Click here to enter text](#)

Amount to Be Paid: [Click here to enter text](#)

Address: [Click here to enter text](#)

Description of Work: [Click here to enter text](#)

If additional space is necessary to provide subcontractor information, please attach an additional page.

1.6.3. If the annual value of any subcontracts is more than \$100,000, then the Vendor must provide to the State the Financial Disclosures and Conflicts of Interest for that subcontractor.

1.6.4. If at any time during the term of the Contract, Vendor adds or changes any subcontractors, Vendor is required to promptly notify, in writing, the State Purchasing Officer or the Chief Procurement Officer of the names and addresses and the expected amount of money that each new or replaced subcontractor will receive pursuant to this Contract. Any subcontracts entered prior to award of this Contract are done at the sole risk of the Vendor and subcontractor(s).

1.7. WHERE SERVICES ARE TO BE PERFORMED: Unless otherwise disclosed in this section all services shall be performed in the United States. If the Vendor performs the services purchased hereunder in another country in violation of this provision, such action may be deemed by the State as a breach of the contract by Vendor.

Vendor shall disclose the locations where the services required shall be performed and the known or anticipated value of the services to be performed at each location.

If the Vendor received additional consideration in the evaluation based on work being performed in the United States, it shall be a breach of contract if the Offeror shifts any such work outside the United States.

- Location where services will be performed: Please see attached list.
- Value of services performed at this location: Please see attached list.
- Location where services will be performed: [Click here to enter text](#)
- Value of services performed at this location: [Click here to enter text](#)

2. PRICING

2.1. TYPE OF PRICING: The Illinois Office of the Comptroller requires the State to indicate whether the contract price is firm or estimated at the time it is submitted for obligation. The total price of this contract is estimated.

2.2. VENDOR'S PRICING: Vendor's pricing is located in the Items Tab in the BidBuy Purchase Order. The State includes in this contract the BidBuy Purchase Order as it contains the agreed pricing.

2.2.1. Pricing must include all costs shipped F.O.B. destination and may not include any additional costs due to taxes (federal or otherwise) unless accompanied by proof the State is subject to the tax.

2.3. GOVERNMENT ACTIONS: A price adjustment may be requested from the Vendor following the execution date of this Contract due to unforeseeable government actions including tariffs, duties or similar governmental charges that are beyond the control of either Party. The additional governmental charges will be added to the invoice as a separate line item.

2.3.1. Verifiable documentation of such changes, including but not limited to, invoices, published price lists or official price bulletins, etc., from the Vendor's supplier, will be provided with the request for economic adjustment in order to substantiate any requested change. The State reserves the right to consider various pertinent information sources to evaluate price increase requests (such as the CPI and PPI, as published by the US Department of Labor, Bureau of Labor Statistics). The State also reserves the right to consider other information related to special economic and/or industry circumstances, when evaluating a price change request. Changes may be either increases or decreases and may be requested by either party.

2.3.2. The claim for such adjustment must include a certification from the manufacturer/supplier verifying the actual cost at the time of the bid award and at the time of the requested increase. The increase will be allowed only on the cost to the Vendor. No increase or change in the Vendor's overhead, profit or other factors will be approved. Vendor shall not be entitled to apply any governmental charges without first obtaining approval of such request from the Department of Central Management Bureau of Strategic Sourcing.

2.3.3. At the sole discretion of the Agency, if the government action that warranted a price adjustment granted under this Section is rescinded, the price shall automatically revert to the previous contract price, without notice to the Vendor.

2.4. MAXIMUM AMOUNT: This Joint Purchase Master Contract is an indefinite quantity contract.

3. TERM AND TERMINATION

3.1. TERM OF THIS CONTRACT: The contract will have an initial term commencing upon October 1, 2025 or the last dated signature of the Parties, whichever is later and ending on September 30, 2026. In no event will the maximum total term of the contract, including the initial term, any renewal terms, and any extensions, exceed ten (10) years. Vendor shall not commence billable work in furtherance of the contract prior to final execution of the contract except when permitted pursuant to 30 ILCS 500/20-80.

3.2. TERMINATION FOR CAUSE: The State may terminate this contract, in whole or in part, immediately upon notice to the Vendor if: (a) the State determines that the actions or inactions of the Vendor, its agents, employees or subcontractors have caused, or reasonably could cause, jeopardy to health, safety, or property, or (b) the Vendor has notified the State that it is unable or unwilling to perform the contract.

If Vendor fails to perform to the State's satisfaction any material requirement of this contract, is in violation of a material provision of this contract, or the State determines that the Vendor lacks the financial resources to perform the contract, the State shall provide written notice to the Vendor to cure the problem identified within the period of time specified in the State's written notice. If not cured by that date the State may either: (a) immediately terminate the contract without additional written notice or (b) enforce the terms and conditions of the contract.

For termination due to any of the causes contained in this Section, the State retains its rights to seek any available legal or equitable remedies and damages.

- 3.3. TERMINATION FOR CONVENIENCE:** The State may, for its convenience and with thirty (30) days prior written notice to Vendor, terminate this contract in whole or in part and without payment of any penalty or incurring any further obligation to the Vendor.

Upon submission of invoices and proof of claim, the Vendor shall be entitled to compensation for supplies and services provided in compliance with this contract up to and including the date of termination.

- 3.4. AVAILABILITY OF APPROPRIATION:** This contract is contingent upon and subject to the availability of funds. The State, at its sole option, may terminate or suspend this contract, in whole or in part, without penalty or further payment being required, if (1) the Illinois General Assembly or the federal funding source fails to make an appropriation sufficient to pay such obligation, or if funds needed are insufficient for any reason (30 ILCS 500/20-60), (2) the Governor decreases the Agency's funding by reserving some or all of the Agency's appropriation(s) pursuant to power delegated to the Governor by the Illinois General Assembly, or (3) the Agency determines, in its sole discretion or as directed by the Office of the Governor, that a reduction is necessary or advisable based upon actual or projected budgetary considerations. Contractor will be notified in writing of the failure of appropriation or of a reduction or decrease.

4. STANDARD BUSINESS TERMS AND CONDITIONS

4.1. PAYMENT TERMS AND CONDITIONS:

- 4.1.1. LATE PAYMENT:** Payments, including late payment charges, will be paid in accordance with the State Prompt Payment Act and rules when applicable. 30 ILCS 540; 74 III. Adm. Code 900. This shall be Vendor's sole remedy for late payments by the State. Payment terms contained in Vendor's invoices shall have no force or effect.
- 4.1.2. MINORITY CONTRACTOR INITIATIVE:** Any Vendor awarded a contract of \$1,000 or more under Section 20-10, 20-15, 20-25 or 20-30 of the Illinois Procurement Code (30 ILCS 500) is required to pay a fee of \$15. The Comptroller shall deduct the fee from the first check issued to the Vendor under the contract and deposit the fee in the Comptroller's Administrative Fund. 15 ILCS 405/23.9.
- 4.1.3. EXPENSES:** The State will not pay for supplies provided or services rendered, including related expenses, incurred prior to the execution of this

contract by the Parties even if the effective date of the contract is prior to execution.

4.1.4. PREVAILING WAGE: As a condition of receiving payment Vendor must (i) be in compliance with the contract, (ii) pay its employees prevailing wages when required by law, (iii) pay its suppliers and subcontractors according to the terms of their respective contracts, and (iv) provide lien waivers to the State upon request. Examples of prevailing wage categories include public works, printing, janitorial, window washing, building and grounds services, site technician services, natural resource services, security guard and food services. The prevailing wages are revised by the Illinois Department of Labor (DOL) and are available on DOL's official website, which shall be deemed proper notification of any rate changes under this subsection. Vendor is responsible for contacting DOL at 217-782-6206 or (<https://labor.illinois.gov>) to ensure understanding of prevailing wage requirements.

4.1.5. FEDERAL FUNDING: This contract may be partially or totally funded with Federal funds. If Federal funds are expected to be used, then the percentage of the good/service paid using Federal funds and the total Federal funds expected to be used will be provided to the awarded Vendor in the notice of intent to award.

4.1.6. INVOICING: By submitting an invoice, Vendor certifies that the supplies or services provided meet all requirements of this contract, and the amount billed and expenses incurred are as allowed in this contract. Invoices for supplies purchased, services performed, and expenses incurred through June 30 of any year must be submitted to the State no later than July 31 of that year; otherwise Vendor may have to seek payment through the Illinois Court of Claims. 30 ILCS 105/25. All invoices are subject to statutory offset. 30 ILCS 210.

4.1.6.1. Vendor shall not bill for any taxes unless accompanied by proof that the State is subject to the tax. If necessary, Vendor may request the applicable agency's Illinois tax exemption number and Federal tax exemption information.

4.1.6.2. Vendor shall invoice at this completion of the contract unless invoicing is tied in this contract to milestones, deliverables, or other invoicing requirements agreed to in the contract.

Send invoices to:

Agency:	Requesting Agency/Entity
Attn:	Requesting Agency/Entity
Address:	Requesting Agency/Entity
City, State Zip	Requesting Agency/Entity

For procurements conducted in BidBuy, the Agency may include in this contract the BidBuy Purchase Order as it contains the Bill To address.

- 4.2. ASSIGNMENT:** This contract may not be assigned or transferred in whole or in part by Vendor without the prior written consent of the State.
- 4.3. SUBCONTRACTING:** For purposes of this section, subcontractors are those with contracts with an annual value exceeding \$100,000 and who are specifically hired to perform all or part of the work covered by this contract. Vendor must receive prior written approval before use of any subcontractors in the performance of this contract. Vendor shall describe, in an attachment if not already provided, the names and addresses of all authorized subcontractors to be utilized by Vendor in the performance of this contract, together with a description of the work to be performed by the subcontractor and the anticipated amount of money that each subcontractor is expected to receive pursuant to this contract. If required, Vendor shall provide a copy of any subcontracts within fifteen (15) days after execution of this contract. All subcontracts must include the same certifications that Vendor must make as a condition of this contract. Vendor shall include in each subcontract the Standard Illinois Certification form available from the State. If at any time during the term of the Contract, Vendor adds or changes any subcontractors, then Vendor must promptly notify, by written amendment to the Contract, the State Purchasing Officer or the Chief Procurement Officer of the names and addresses, the expected amount of money that each new or replaced subcontractor will receive pursuant to the Contract, and the general type of work to be performed. 30 ILCS 500/20-120.
- 4.4. AUDIT/RETENTION OF RECORDS:** Vendor and its subcontractors shall maintain books and records relating to the performance of this contract and any subcontract necessary to support amounts charged to the State pursuant this contract or subcontract. Books and records, including information stored in databases or other computer systems, shall be maintained by the Vendor for a period of three (3) years from the later of the date of final payment under the contract or completion of the contract, and by the subcontractor for a period of three (3) years from the later of final payment under the term or completion of the subcontract. If Federal funds are used to pay contract costs, the Vendor and its subcontractors must retain their respective records for five (5) years. Books and records required to be maintained under this section shall be available for review or audit by representatives of the

procuring Agency, the Auditor General, the Executive Inspector General, the Chief Procurement Officer, State of Illinois internal auditors or other governmental entities with monitoring authority, upon reasonable notice and during normal business hours. Vendor and its subcontractors shall cooperate fully with any such audit and with any investigation conducted by any of these entities. Failure to maintain books and records required by this section shall establish a presumption in favor of the State for the recovery of any funds paid by the State under this contract or any subcontract for which adequate books and records are not available to support the purported disbursement. The Vendor or subcontractors shall not impose a charge for audit or examination of the Vendor's or subcontractor's books and records. 30 ILCS 500/20-65.

- 4.5. TIME IS OF THE ESSENCE:** Time is of the essence with respect to Vendor's performance of this contract. Vendor shall continue to perform its obligations while any dispute concerning this contract is being resolved unless otherwise directed by the State.
- 4.6. NO WAIVER OF RIGHTS:** Except as specifically waived in writing, failure by a Party to exercise or enforce a right does not waive that Party's right to exercise or enforce that or other rights in the future.
- 4.7. FORCE MAJEURE:** Failure by either Party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control and not due to its negligence, including acts of nature, acts of terrorism, riots, labor disputes, fire, flood, explosion, and governmental prohibition. The non-declaring Party may cancel this contract without penalty if performance does not resume within thirty (30) days of the declaration.
- 4.8. CONFIDENTIAL INFORMATION:** Each Party to this contract, including its agents and subcontractors, may have or gain access to confidential data or information owned or maintained by the other Party in the course of carrying out its responsibilities under this contract. Vendor shall presume all information received from the State or to which it gains access pursuant to this contract is confidential. Vendor information, unless clearly marked as confidential and exempt from disclosure under the Illinois Freedom of Information Act, shall be considered public. No confidential data collected, maintained, or used in the course of performance of this contract shall be disseminated except as authorized by law and with the written consent of the disclosing Party, either during the period of this contract or thereafter. The receiving Party must return any and all data collected, maintained, created or used in the course of the performance of this contract, in whatever form it is maintained, promptly at the end of this contract, or earlier at the request of the disclosing Party, or notify the disclosing Party in writing of its destruction. The foregoing obligations shall not apply to confidential data or information lawfully in the receiving Party's possession prior to its acquisition from the disclosing Party; received in good faith from a third Party not subject to any confidentiality obligation to the disclosing Party; now is or later becomes publicly known through no breach of confidentiality obligation by the receiving Party; or that is independently

developed by the receiving Party without the use or benefit of the disclosing Party's confidential information.

- 4.9. USE AND OWNERSHIP:** All work performed or supplies created by Vendor under this contract, whether written documents or data, goods or deliverables of any kind, shall be deemed work for hire under copyright law and all intellectual property and other laws, and the State of Illinois is granted sole and exclusive ownership to all such work, unless otherwise agreed in writing. Vendor hereby assigns to the State all right, title, and interest in and to such work including any related intellectual property rights, and/or waives any and all claims that Vendor may have to such work including any so-called "moral rights" in connection with the work. Vendor acknowledges the State may use the work product for any purpose. Confidential data or information contained in such work shall be subject to the confidentiality provisions of this contract.
- 4.10. INDEMNIFICATION AND LIABILITY:** The Vendor shall indemnify and hold harmless the State of Illinois, its agencies, officers, employees, agents and volunteers from any and all costs, demands, expenses, losses, claims, damages, liabilities, settlements and judgments, including in-house and contracted attorneys' fees and expenses, arising out of: (a) any breach or violation by Vendor of any of its certifications, representations, warranties, covenants or agreements; (b) any actual or alleged death or injury to any person, damage to any real or personal property, or any other damage or loss claimed to result in whole or in part from Vendor's negligent performance; (c) any act, activity or omission of Vendor or any of its employees, representatives, subcontractors or agents; or (d) any actual or alleged claim that the services or goods provided under this contract infringe, misappropriate, or otherwise violate any intellectual property (patent, copyright, trade secret, or trademark) rights of a third party. In accordance with Article VIII, Section 1(a),(b) of the Constitution of the State of Illinois and 1973 Illinois Attorney General Opinion 78, the State may not indemnify private parties absent express statutory authority permitting the indemnification. Neither Party shall be liable for incidental, special, consequential, or punitive damages.
- 4.11. INSURANCE:** Vendor shall, at all times during the term of this contract and any renewals or extensions, maintain and provide a Certificate of Insurance naming the State as an additionally insured for all required bonds and insurance. Certificates may not be modified or canceled until at least thirty (30) days' notice has been provided to the State. Vendor shall provide: (a) General Commercial Liability insurance in the amount of \$1,000,000 per occurrence (Combined Single Limit Bodily Injury and Property Damage) and \$2,000,000 Annual Aggregate; (b) Auto Liability, including Hired Auto and Non-owned Auto (Combined Single Limit Bodily Injury and Property Damage), in amount of \$1,000,000 per occurrence; and (c) Worker's Compensation Insurance in the amount required by law. Insurance shall not limit Vendor's obligation to indemnify, defend, or settle any claims.
- 4.12. INDEPENDENT CONTRACTOR:** Vendor shall act as an independent contractor and not an agent or employee of, or joint venturer with the State. All payments by the State shall be made on that basis.

- 4.13. SOLICITATION AND EMPLOYMENT:** Vendor shall not employ any person employed by the State during the term of this contract to perform any work under this contract. Vendor shall give notice immediately to the Agency's director if Vendor solicits or intends to solicit State employees to perform any work under this contract.
- 4.14. COMPLIANCE WITH THE LAW:** The Vendor, its employees, agents, and subcontractors shall comply with all applicable Federal, State, and local laws, rules, ordinances, regulations, orders, Federal circulars and all license and permit requirements in the performance of this contract. Vendor shall be in compliance with applicable tax requirements and shall be current in payment of such taxes. Vendor shall obtain at its own expense, all licenses and permissions necessary for the performance of this contract.
- 4.15. BACKGROUND CHECK:** Whenever the State deems it reasonably necessary for security reasons, the State may conduct, at its expense, criminal and driver history background checks of Vendor's and subcontractor's officers, employees or agents. Vendor or subcontractor shall immediately reassign any individual who, in the opinion of the State, does not pass the background check.
- 4.16. APPLICABLE LAW:**
- 4.16.1. PREVAILING LAW:** This contract shall be construed in accordance with and is subject to the laws and rules of the State of Illinois.
- 4.16.2. EQUAL OPPORTUNITY:** The Department of Human Rights' Equal Opportunity requirements are incorporated by reference. 44 Ill. Adm. Code 750.
- 4.16.3. COURT OF CLAIMS; ARBITRATION; SOVEREIN IMMUNITY:** Any claim against the State arising out of this contract must be filed exclusively with the Illinois Court of Claims. 705 ILCS 505. The State shall not enter into binding arbitration to resolve any dispute arising out of this contract. The State of Illinois does not waive sovereign immunity by entering into this contract.
- 4.16.4. OFFICIAL TEXT:** The official text of the statutes cited herein is incorporated by reference. An unofficial version can be viewed at (www.ilga.gov/legislation/ilcs/ilcs.asp).
- 4.17. ANTI-TRUST ASSIGNMENT:** If Vendor does not pursue any claim or cause of action it has arising under Federal or State antitrust laws relating to the subject matter of this contract, then upon request of the Illinois Attorney General, Vendor shall assign to the State all of Vendor's rights, title and interest to the claim or cause of action.
- 4.18. CONTRACTUAL AUTHORITY:** The Agency that signs this contract on behalf of the State of Illinois shall be the only State entity responsible for performance and payment under this contract. When the Chief Procurement Officer or authorized designee or State Purchasing Officer signs in addition to an Agency, he/she does so as approving officer and shall have no liability to Vendor. When the Chief

Procurement Officer or authorized designee or State Purchasing Officer signs a master contract on behalf of State agencies, only the Agency that places an order or orders with the Vendor shall have any liability to the Vendor for that order or orders.

- 4.19. EXPATRIATED ENTITIES:** Except in limited circumstances, no business or member of a unitary business group, as defined in the Illinois Income Tax Act, shall submit a bid for or enter into a contract with a State agency if that business or any member of the unitary business group is an expatriated entity.
- 4.20. NOTICES:** Notices and other communications provided for herein shall be given in writing via electronic mail whenever possible. If transmission via electronic mail is not possible, then notices and other communications shall be given in writing via registered or certified mail with return receipt requested, via receipted hand delivery, via courier (UPS, Federal Express or other similar and reliable carrier), or via facsimile showing the date and time of successful receipt. Notices shall be sent to the individuals who signed this contract using the contact information following the signatures. Each such notice shall be deemed to have been provided at the time it is actually received. By giving notice, either Party may change its contact information.
- 4.21. MODIFICATIONS AND SURVIVAL:** Amendments, modifications and waivers must be in writing and signed by authorized representatives of the Parties. Any provision of this contract officially declared void, unenforceable, or against public policy, shall be ignored and the remaining provisions shall be interpreted, as far as possible, to give effect to the Parties' intent. All provisions that by their nature would be expected to survive, shall survive termination. In the event of a conflict between the State's and the Vendor's terms, conditions and attachments, the State's terms, conditions and attachments shall prevail.
- 4.22. PERFORMANCE RECORD/SUSPENSION:** Upon request of the State, Vendor shall meet to discuss performance or provide contract performance updates to help ensure proper performance of this contract. The State may consider Vendor's performance under this contract and compliance with law and rule to determine whether to continue this contract, suspend Vendor from doing future business with the State for a specified period of time, or whether Vendor can be considered responsible on specific future contract opportunities.
- 4.23. FREEDOM OF INFORMATION ACT:** This contract and all related public records maintained by, provided to, or required to be provided to the State are subject to the Illinois Freedom of Information Act (FOIA) notwithstanding any provision to the contrary that may be found in this contract. 5 ILCS 140.
- 4.24. SCHEDULE OF WORK:** Any work performed on State premises shall be performed during the hours designated by the State and performed in a manner that does not interfere with the State and its personnel.
- 4.25. WARRANTIES FOR SUPPLIES AND SERVICES:**

- 4.25.1.** Vendor warrants that the supplies furnished under this contract will: (a) conform to the standards, specifications, drawing, samples or descriptions furnished by the State or furnished by the Vendor and agreed to by the State, including but not limited to all specifications attached as exhibits hereto; (b) be merchantable, of good quality and workmanship, and free from defects for a period of twelve months or longer if so specified in writing, and fit and sufficient for the intended use; (c) comply with all federal and state laws, regulations and ordinances pertaining to the manufacturing, packing, labeling, sale and delivery of the supplies; (d) be of good title and be free and clear of all liens and encumbrances and; (e) not infringe any patent, copyright or other intellectual property rights of any third party. Vendor agrees to reimburse the State for any losses, costs, damages or expenses, including without limitations, reasonable attorney's fees and expenses, arising from failure of the supplies to meet such warranties.
- 4.25.2.** Vendor shall ensure that all manufacturers' warranties are transferred to the State and shall provide to the State copies of such warranties. These warranties shall be in addition to all other warranties, express, implied or statutory, and shall survive the State's payment, acceptance, inspection or failure to inspect the supplies.
- 4.25.3.** Vendor warrants that all services will be performed to meet the requirements of this contract in an efficient and effective manner by trained and competent personnel. Vendor shall monitor performances of each individual and shall immediately reassign any individual who does not perform in accordance with this contract, who is disruptive or not respectful of others in the workplace, or who in any way violates the contract or State policies.
- 4.26. REPORTING, STATUS AND MONITORING SPECIFICATIONS:** Vendor shall immediately notify the State of any event that may have a material impact on Vendor's ability to perform this contract.
- 4.27. EMPLOYMENT TAX CREDIT:** Vendors who hire qualified veterans and certain ex-offenders may be eligible for tax credits. 35 ILCS 5/216, 5/217. Please contact the Illinois Department of Revenue (telephone #: 217-524-4772) for information about tax credits.

5. STATE SUPPLEMENTAL PROVISIONS

☒ Agency Definitions

5.1 "Chief Procurement Officer" means the chief procurement officer appointed pursuant to 30 ILCS 500/10-20(a)(4).

5.2 "Governmental unit" means State of Illinois, any State agency as defined in Section 1-15.100 of the Illinois Procurement Code, officers of the State of Illinois, any public authority which has the power to tax, or any other public entity created by statute. In addition, the governmental unit must have participated in the CY25-26 Illinois Department of Central Management Services Joint Participation Agreement Survey and additional participation in the resultant contract is not allowed.

☐ Required Federal Clauses, Certifications and Assurances

☐ Public Works Requirements (construction and maintenance of a public work) 820 ILCS 130/4.

☐ Prevailing Wage (janitorial cleaning, window cleaning, building and grounds, site technician, natural resources, food services, security services, and printing, if valued at more than \$200 per month or \$2,000 per year) 30 ILCS 500/25-60.

☒ Agency Specific Terms and Conditions

5.3. The Chief Procurement Officer for General Services makes this contract available to all governmental units.

5.4. Vendor agrees to extend all terms and conditions, specifications, and pricing or discounts specified in this contract for the items in this contract to all governmental units.

5.5. The supplies or services subject to this Contract shall be distributed or rendered directly to each governmental unit.

5.6. Vendor shall bill each governmental unit separately for its actual share of the costs of the supplies or services purchased.

5.7. The credit or liability of each governmental unit shall remain separate and distinct.

5.8. Disputes between vendors and governmental units shall be resolved between the affected parties.

5.9. All terms and conditions in this Contract apply with full force and effect to all purchase orders.

☒ Other (describe)

5.10 Districts are defined as follows:

DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
COOK DUPAGE KANE LAKE MCHENRY WILL	BOONE CARROLL HENRY JO DAVIESS LEE OGLE ROCK ISLAND STEPHENSON WHITESIDE WINNEBAGO	BUREAU DEKALB FORD GRUNDY IROQUOIS KANKAKEE KENDALL LASALLE LIVINGSTON	FULTON HENDERSON KNOX MARSHALL MCDONOUGH MERCER PEORIA PUTNAM STARK TAZEWELL WARREN WOODFORD	CHAMPAIGN DEWITT DOUGLAS EDGAR MCCLEAN PIATT VERMILLION

DISTRICT 6	DISTRICT 7	DISTRICT 8	DISTRICT 9	
ADAM BROWN CASS CHRISTIAN HANCOCK LOGAN MACOUPIN MASON MENARD MONTGOMERY MORGAN PIKE SANGAMON SCHUYLER SCOTT	CLARK CLAY COLES CRAWFORD CUMBERLAND EDWARDS EFFINGHAM FAYETTE JASPER LAWRENCE MACON MOULTRIE RICHLAND SHELBY WABASH WAYNE	BOND CALHOUN CLINTON GREEN JERSEY MADISON MARION MONROE RANDOLPH ST. CLAIR WASHINGTON	ALEXANDER FRANKLIN GALLATIN HAMILTON HARDIN JACKSON JEFFERSON JOHNSON MASSAC PERRY POPE PULASKI SALINE UNION WHITE WILLIAMSON	

5.11 Illinois District Map

- 6.1. Financial Disclosures (including Illinois Procurement Gateway print-off if applicable)**
- 6.2. Business Enterprise Program Utilization Plan**

Central Management Services

JPMC Rock Salt, Bulk FY26

25-416CMS-BOSS4-P-85806

VENDOR

Vendor Name: <i>Compass Minerals America Inc.</i>	Address (City/State/Zip): 9900 W. 109 th St., Overland Park, KS 66210
Signature: _____	Phone: 800-323-1641
Printed Name: <i>Joel Gerdes</i>	Email: highwaygroup@compassminerals.com
Title: Director US Highway Sales	Date: July 17, 2025

STATE OF ILLINOIS

Purchasing Agency: Central Management Services	Phone: 866-455-2897
Street Address: 300 West Jefferson Street	
City, State ZIP: Springfield, IL 62702	
Official Signature: _____	Date: <i>9/29/25</i>
Printed Name: Raven Devaughn by David W. Thomas	
Official's Title: Director by Agency Procurement Officer	

AGENCY USE ONLY**NOT PART OF CONTRACTUAL PROVISIONS**

- Agency Reference #: 25-416CMS-BOSS4-R-266410
- Project Title: JPMC Rock Salt, Bulk FY26
- Contract #: 25-416CMS-BOSS4-P-85806
- Procurement Method (IFB, RFP, Small Purchase, etc.): IFB
- BidBuy / Bulletin Reference #: 25-416CMS-BOSS4-B-48267
- BidBuy / Bulletin Publication Date: 06/20/2025
- Award Code: A
- Subcontractor Utilization? ☒ Yes ☐ No Subcontractor Disclosure? ☒ Yes ☐ No
- Funding Source:
- Obligation #:
- Small Business Set-Aside? ☐ Yes ☒ No Percentage:
- Minority Owned Business? ☐ Yes ☒ No Percentage:
- Women Owned Business? ☐ Yes ☒ No Percentage:
- Persons with Disabilities Owned Business? ☐ Yes ☒ No Percentage:
- Veteran Owned Small Business? ☐ Yes ☒ No Percentage:
- Other Preferences?

Illinois State Bid Subcontractors Totals for Handling and Hauling

Solicitation: 25-416CMS-BOSS4-B-48267 / JPMC Rock Salt, Bulk FY26

Service Depot	LM	Depot Spend	Freight & Fuel Spend	Vendor Addresses	Forms A or B	Rec'd	LOI's
Chicago, IL	Victor						
Calumet Transload	Victor	\$1,652,558		10730 Burley Avenue, Chicago, IL 60617	Form B	X	
5 Star Hauling	Victor		\$1,800,178	14210 Kenton Ave., Crestwood, IL 60418	Form B	X	X
Garus Trucking	Victor		\$545,500	7264 W 21st Ave., Gary IN 46406	Form A	X	
Truck King Hauling Contractors, Inc.	Victor		\$3,491,254	4600 W 48th St, Chicago. IL 60632	Form B	X	X
Camanche, IA	Andrew						
ADM	Andrew	\$24,860		1419 N Washington Blvd, Comanche, IA 52730	Form A	X	
ADM- Transport	Andrew		\$29,717	4666 Faries Parkway Decatur, IL 62526	Form A	X	
Louisiana, MO	Andrew						
Wayne B Smith	Andrew	\$85,840		10415 Hwy 79, Louisiana, MO 63353	Form B	X	
George Potterfield Trucking	Andrew		\$14,089	207 County Line Road, Monroe City, MO 63456	Form B	X	
Metropolis, IL	Andrew						
Metropolis - Waterway Ag.	Andrew	\$178,158		208 Yasada Street, Metropolis, IL 62960	Form B	X	
Waterway Ag.	Andrew		\$266,280	208 Yasada Street, Metropolis, IL 62960	Form B	X	
Milwaukee, WI	Victor						
Compass Minerals	Brenda	\$954,229		2001 S Lincoln Memorial, Milwaukee, WI 53207	Form B	X	
Jung Bros	Victor		\$275,176	9825 Durand Ave., Sturtevant, WI 53177	Form A	X	
Blume Trucking	Victor		\$756,734	1480 240th Ave, Brighton, WI 53139	Form B	X	
CLK Systems Inc	Victor		\$343,970	39882 N Mauser Dr Wadsworth, IL 60083	Form B	X	X
PJ's Trucking	Victor		\$309,573	W12559861 N Cape Road, Muskego, WI 53150	Form A	X	
Portland	Victor		\$412,764	98 E Shore Drive, Random Lake, WI 53075	Form B	X	
Tonyan Bros.	Victor		\$275,176	5101 N Richmond Rd., Ringwood, IL 60072	Form A	X	
Zizzo's	Victor		\$1,066,307	3000 Sheridan Rd., Kenosha, WI 53140	Form B	X	
Castlen Terminals LLC - Mt. Vernon, IN	Shahzad						
Castlen Terminals LLC	Shahzad	\$118,909		4565 Hwy 2830, Owensboro KY 42303	Form A	X	
Mulzer Crushed Stone	Shahzad		\$264,368	10700 Hwy 69 S, Mt. Vernon, IN 47620	Form B	X	
Peoria, IL - J&L	Shahzad						
J&L Dock	Shahzad	\$546,220		92 South St., Peoria, IL 61602	Form A	X	
Heinz Bros. Trucking	Shahzad		\$907,935	538 W Knoxville St, Brimfield, IL 61517	Form A	X	
St. Louis, MO (Beelman)	Andrew						
Beelman Terminal	Andrew	\$177,936		210 Bremen Ave., Venice, IL 62090	Form B	X	
Beelman Logistics	Andrew		\$297,107	#1 Racehorse Drive, E. St. Louis, MO 62205	Form B	X	
St. Louis, MO (Oakley)	Andrew						
Oakley	Andrew	\$334,024		1 Angelica St. St. Louis, Mo 63353	Form B	X	
George Potterfield Trucking	Andrew		\$643,274	207 County Line Road, Monroe City, MO 63456	Form B	X	
Logistics Park Dubuque, IA	Andrew						
Logistics Park Dubuque	Andrew	\$151,610		2020 Lefebure Road, Fairfax, IA 52228	Form A	X	
All Seasons Trucking	Andrew		\$221,780	7750 Windy Ridge Dubuque, IA 52003	Form B	X	
Rock Island, IL	Andrew						
Alter- Rock Island River Terminal	Andrew	\$576,643		7th Ave MILI Street Rock Island, IL 61201	Form A	X	
Overland Systems	Andrew		\$766,741	13631 110th Ave Davenport, IA 52804	Form A	X	
Henry - Middle River Marine	Shahzad						
Henry - Middle River Marine	Shahzad	\$22,454		1440 County Road 1500 E, Henry, IL 61537	Form A	X	
Ozinga Transportation, Inc.	Shahzad		\$27,950	1440 County Road 1500 E, Henry, IL 61537	Form B	X	
Lemont - Middle River Marine	Shahzad						
Lemont - Middle River Marine	Shahzad	\$14,303		11400 Old Lemont Road, Lemont, IL 60439	Form A	X	
Ozinga Transportation, Inc.	Shahzad		\$26,128	11400 Old Lemont Road, Lemont, IL 60439	Form B	X	
Ottawa - Ottawa Barge Terminal	Shahzad						
Ottawa - Ottawa Barge Terminal	Shahzad	\$227,828		1365 N 2803 RD OTTAWA, IL 61350	Form A	X	
Wiesbrock Trucking	Shahzad		\$212,861	1748 E. 950th Road (PO Box 197) Leonore, IL 61335	Form A	X	

*All \$'s are subject to change based on contract award

**UNANIMOUS WRITTEN CONSENT
OF THE SOLE MEMBER
OF THE BOARD OF DIRECTORS
OF
COMPASS MINERALS AMERICA INC.**

July 9, 2025

The undersigned, being all of the members of the board of directors (the "Board") of Compass Minerals America Inc., a Delaware corporation (the "Corporation") hereby consent in writing pursuant to Section 141(f) of the Delaware General Corporation Law to the adoption of the following resolutions without a meeting and waive any notice required in connection therewith.

Authorized Signatories

WHEREAS, from time to time, it is desirable for individuals to sign documents on behalf of the Corporation in connection with sales transactions relating to the Corporation's Highway Sales Department.

NOW, THEREFORE, BE IT RESOLVED, that the following individuals (the "Authorized Signatories") be, and each of them hereby is, authorized, subject to applicable limitations under the Corporation's Delegation of Authority Policy, on behalf of the Corporation, to sign bids, performance bonds and contracts for the sale of sodium chloride and other deicing products, and to sign any other documents which, in his or her opinion, are necessary or desirable in order to effectuate and carry out the foregoing, and all other individuals who were so authorized prior to the date first written above are no longer so authorized:

Edward C. Dowling, Jr.	President and CEO
Peter Fjellman	Chief Financial Officer
Benjamin S. Nichols	Chief Commercial Officer
Patrick Merrin	Chief Operations Officer
Ashley Ward	Chief Accounting Officer
James D. Hughes	General Counsel and Corporate Secretary
Gary R. Gose	Vice President, Tax and Assistant Secretary
Brent A. Collins	Vice President, Treasurer
Jared M. Campbell	Assistant Secretary
Jon Schnieders	Vice President, Salt
Joel Gerdes	Director, U.S. Highway Sales
Ryan Royer	Director of Sales – Chemical & MgCl ₂
Sean Lierz	Highway Sales Senior Manager
Jason Fritz	Highway Sales Manager
Austin Hilbrands	Highway Sales Manager
Tess Virden	Sales Manager
Scott Douglass	Senior Director, Supply Chain

General

RESOLVED, that the officers of the Corporation are, and each of them is, hereby authorized, for and on behalf of the Corporation, to execute, deliver, file, acknowledge and record any and all such documents and instruments, and to take or cause to be done any and all such other things as they, or any of them, may deem necessary or desirable to effectuate and carry out the resolutions adopted hereby; and

FURTHER RESOLVED, that any actions previously taken or caused to be taken by any officer of the Corporation or any Authorized Signatory in connection with the matters contemplated by these resolutions, or in carrying out the terms and intentions of the above resolutions, are hereby acknowledged to be duly authorized acts performed on behalf of the Corporation and are hereby ratified, confirmed and adopted as such.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have caused this consent to be duly executed as of the date first written above. This consent may be executed via .pdf, facsimile or other electronic means and in two or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument.

Jared M. Campbell

To: Mayor and Board of Trustees

From: Kelsey Langelier, Business Services Manager
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of October 13, 2025

Subject: Village Hall Tenant Build Out

Financial Impact:

\$93,216 - 100-260-48299 - OTHER BLDG/FACILITIES

Attachments:

1. R-25-10-72 - Village of Mundelein Tenant Build Out

Background:

The Village seeks to build out the upper-level office space at Village Hall to better accommodate the needs of prospective tenants. The project includes subdividing the area by adding interior walls and doors. Following market research and limited interest from qualified contractors, staff anticipates that a formal bidding process would result in unfavorable pricing. Staff have reached out to references for CIC Corporation and all provided positive feedback. Staff recommends waiving the competitive bidding requirement and accepting the proposal from CIC Corporation, of Lake Zurich, Illinois, in the amount of \$93,216.

Recommendation:

Motion to adopt a Resolution waiving bids, accepting proposals from CIC Corporation, of Lake Zurich, IL, approving a budget amendment for account number 100-260-48299 in the amount of \$93,216, and approving purchase order number 26-00626 for \$93,216.

I hereby certify that the attached is an original of

Resolution No. R-25-10-72

that said Resolution was adopted on **October 13, 2025**,

that it was posted in the Village Hall commencing on

10/14/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-72

RESOLUTION WAIVING BIDS, ACCEPTING A PROPOSAL FROM CIC CORPORATION, LAKE ZURICH, IL, APPROVING A BUDGET AMENDMENT FOR ACCOUNT NUMBER 100-260-48299, AND APPROVING PURCHASE ORDER NUMBER 26-00626 FOR THE BUILD OUT OF THE UPPER VILLAGE HALL FOR THE AMOUNT OF \$93,216.

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, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, the Village seeks to build out the upper-level office space at Village Hall to better accommodate the needs of prospective tenants; and

WHEREAS, CIC Corporation, of Lake Zurich, IL, has provided a proposal for the build-out in the amount of \$93,216; and

WHEREAS, market research has shown bidding the work would likely yield unfavorable pricing; and

WHEREAS, accepting a proposal and authorizing a purchase order to CIC Corporation for the build-out of the upper level office space at Village Hall provides the most efficient and cost-effective project; and

WHEREAS, account number 100-260-48299 is over budget. Therefore, a budget amendment is necessary.

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

SECTION I. The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for the replacement of lead services.

SECTION II. The agreement submitted by CIC Corporation, of Lake Zurich, IL, for the project in the cumulative amount not to exceed \$93,216, attached as **Exhibit A**, is hereby approved.

SECTION III.. Purchase order #26-00626 in the amount of \$93,216.00 is hereby approved.

SECTION IV. A budget amendment for account number 100-260-48299 in the amount of \$93,216 is hereby approved.

XXX this 13th day of October 2025, by roll call vote:

RESULT: []
MOVER: None
SECONDER: None
AYES: None
NAYS: None
ABSTAIN: None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST:

Village Clerk



1380 Ensell Rd. Lake Zurich, IL 60084
O- 847-469-8622 F- 847-469-8617

September 24,2025

Proposal # 2025-038

John Lopez
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: Village Hall Tenant Build Out

John:

We hereby propose to provide all the labor, materials, tools, equipment, and transportation services necessary to preform and complete in a workmanlike manner all the work required in connection with the project known as village hall tenant build out at 300 Plaza Circle, Mundelein, IL in strict accordance with the documents set forth and the following scope of the work.

Scope of work:

1. Cover carpet in work area.
2. Supply and install light gauge metal framing to build a wall in area depicted in drawing provided for interior office subdivision. Adjust ACT.
3. Supply and install Acoustic Batts in new wall.
4. Supply and install 5/8" drywall.
5. Supply and install 4 interior access doors 3'0 X 7'0 between hallways and existing rooms with door frames. Doors keyed alike.
6. Transition closet into IT Area. Relocate Door and Frame. Re-use existing hardware.

7. Clean up and haul away all debris.

The cost of this work will be as outlined below:

Total for all Work:	\$93,216.00
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All material is guaranteed to be as specified and the above work to be performed in accordance with the manufacturers specification and completed in a substantial workman like manner.

Any permits required for this contract by the City, Village, Town, County, Township, State, or any other municipality. Will be the responsibility of the owner or will be obtained by C.I.C. Corporation but will be paid for by the owner in addition to this contract.

If any hazardous waste is found, the cost of the removal will be the responsibility of the owner and is not included in this contract.

TERMS: 35% down payment to be invoiced upon receipt of signed contract, invoice due upon receipt. Partial payments to be invoiced as work progresses. Final bill to be invoiced upon completion of work. Invoice terms Net 30. A service charge of 1 ½ % per month (18 % per annum) will be charged on the last day of the due month if the balances are not paid.

Any alterations and deviations from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, or delays by unions or delays beyond our control. Building owner to carry fire, wind, flood, tornado, and any other necessary insurance upon above work. Workman's compensation and public liability insurance on the above work to be carried by C.I.C. Corporation.

This proposal may be withdrawn by C.I.C. Corporation if not accepted within 30 days.

Respectfully submitted

Albert B. Seidl III

ACCEPTANCE OF THIS PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Date _____ By _____

PROPOSAL # 2025-038

To: Mayor and Board of Trustees

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

For: Village Board Meeting of October 13, 2025

Subject: Governing Body

Financial Impact:

\$2,127,158.04

Attachments:

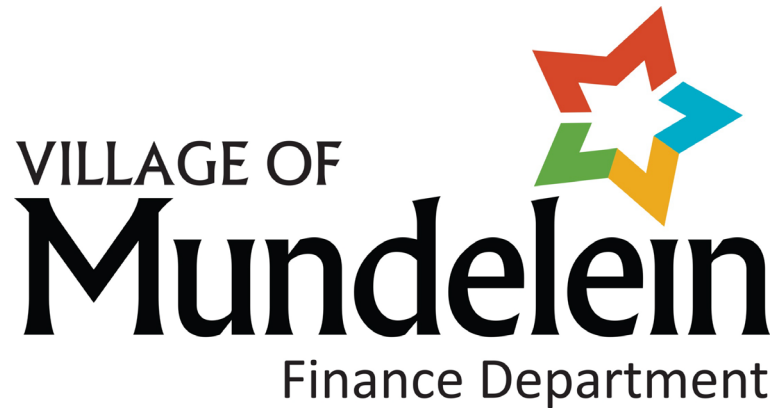
1. Governing Body

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 September 23, 2025 and ending October 13, 2025 in the amount of \$2,127,158.04



GOVERNING BODY

DISBURSEMENTS REPORT

October 13, 2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: ACH Transaction IRMA AUGUST 2025 DED								
301348 0000026024	IRMA IRMA AUGUST 2025 DED 100-231-46502.000 100-231-46502.000	08/31/2025 VJANKOWSKI IRMA DED-POLICE IRMA DED-PUBLIC WORKS		23,233.08 11,331.97 11,901.11	0.00	Paid	Y 09/23/2025	26-00530
3754 0000026025	IRMA CREDIT MEMO - AUG 2025 DEDUCTIBLE 100-231-46502.000	08/31/2025 VJANKOWSKI IRMA DEDUCTIBLE-POLICE		(100.00) (100.00)	0.00	Paid	Y 09/23/2025	
Total Pay By Check Type ACH Transaction:				23,133.08	0.00			
Pay By Check Type: EFT Transfer PAYLOCITY INVOICE SEPT 2025								
INV3101350 0000026148	PAYLOCITY CORP PAYLOCITY INVOICE SEPT 2025 100-205-46499.000	09/19/2025 VJANKOWSKI PROFESSIONAL SERVICES		6,130.00 6,130.00	0.00	Paid	Y 09/23/2025	26-00216
7514453 0000025185	HOME DEPOT CREDIT SVCS. JANITORIAL SUPPLIES 100-321-47030.000	08/02/2025 VJANKOWSKI JANITORIAL SUPPLIES		37.96 37.96	0.00	Paid	Y 09/25/2025	
8621207 0000025190	HOME DEPOT CREDIT SVCS. HUMIDIFER AND TEMP AC INSTALLATION 100-420-46620.000	08/01/2025 VJANKOWSKI MT BUILDING & GROUNDS		363.28 363.28	0.00	Paid	Y 09/25/2025	
8010127 0000025191	HOME DEPOT CREDIT SVCS. MATERIAL FOR LIGHTING IN OLD WESTON 100-420-47510.000	08/01/2025 SPAC VJANKOWSKI MT MTLs BLDGS & GROUNDS		66.43 66.43	0.00	Paid	Y 09/25/2025	
9010029 0000025192	HOME DEPOT CREDIT SVCS. SHOP SUPPLIES PW 100-420-47510.000	07/31/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		153.65 153.65	0.00	Paid	Y 09/25/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: EFT Transfer COUPLINGS FOR REPAIR							
15810							
0000025193	HOME DEPOT CREDIT SVCS. COUPLINGS FOR REPAIR 500-462-47563.000	07/30/2025 VJANKOWSKI MT MTLS WATERMAINS		17.30 17.30	0.00	Paid	Y 09/25/2025
3010416							
0000025724	HOME DEPOT CREDIT SVCS. MATERIAL FOR STREETLIGHT LINE REPAIR 100-420-47549.000	08/06/2025 VJANKOWSKI MT MTLS STREET LITES		59.43 59.43	0.00	Paid	Y 09/25/2025
3010420							
0000025725	HOME DEPOT CREDIT SVCS. WW SYSTEM SUPPLIES 500-452-47510.000	08/06/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		67.62 67.62	0.00	Paid	Y 09/25/2025
2904446							
0000025726	HOME DEPOT CREDIT SVCS. WW SYSTEM SUPPLIES 500-452-47510.000	08/07/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		103.92 103.92	0.00	Paid	Y 09/25/2025
1010537							
0000025727	HOME DEPOT CREDIT SVCS. MATERIALS FOR TRUCK 602 100-420-47510.000	08/08/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		66.92 66.92	0.00	Paid	Y 09/25/2025
6010799							
0000025728	HOME DEPOT CREDIT SVCS. UP LIGHTING FOR FIRE STATIONS 100-420-47510.000	08/13/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		49.96 49.96	0.00	Paid	Y 09/25/2025
7011402							
0000025729	HOME DEPOT CREDIT SVCS. MATERIAL FOR CAMERA INSTALL AT ABC 294-294-46620.000	08/22/2025 VJANKOWSKI MT BUILDING & GROUNDS		151.68 151.68	0.00	Paid	Y 09/25/2025
4011522							
0000025730	HOME DEPOT CREDIT SVCS. ABC CAMERAL INSTALL MATERIAL 294-294-46620.000	08/25/2025 VJANKOWSKI MT BUILDING & GROUNDS		75.18 75.18	0.00	Paid	Y 09/25/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

POSTED
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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
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Pay By Check Type: EFT Transfer MATERIAL FOR CEILING WORK AT FIRE 1 IN GEBERATOR ROOM

4022174

0000025731	HOME DEPOT CREDIT SVCS.	08/25/2025		139.81	0.00	Paid	Y
	MATERIAL FOR CEILING WORK AT FIRE 1 IN G VJANKOWSKI			139.81			09/25/2025
	100-420-47510.000	MT MTLS BLDGS & GROUNDS					

3011574

0000025732	HOME DEPOT CREDIT SVCS.	08/26/2025		41.82	0.00	Paid	Y
	WASP SPRAY FOR NEST IN PARKWAY TREES VJANKOWSKI			41.82			09/25/2025
	100-441-47070.000	TOOLS/SUPPLIES					

10012025

0000026158	INTERGOVERNMENTAL PERSONNEL	09/25/2025		347,676.40	0.00	Paid	Y 26-00220
	IPBC INSURANCE OCT 2025	VJANKOWSKI		347,676.40			10/01/2025
	100-000-26080.000	HEALTH INSURANCE PAYABLE					

Total Pay By Check Type EFT Transfer:

355,201.36	0.00
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Pay By Check Type: Paper Check BULK MAIL PERMIT 81 FOR MAILING MUNDELEIN INSIDER

BULK MAIL-FALL

0000026230	U.S. POSTAL SERVICE	09/30/2025		5,100.00	0.00	Paid	Y 26-00614
	BULK MAIL PERMIT 81 FOR MAILING MUNDELEI VJANKOWSKI			5,100.00			09/30/2025
	100-201-47016.000	POSTAGE					

PPP-37113

0000024443	PROMOTIONAL PRODUCTS CO-OP LLC	06/26/2025		6,030.00	0.00	Paid	Y 26-00575
	BEER CUPS MCD	VJANKOWSKI		6,030.00			10/13/2025
	100-103-47099.000	MISC SUPPLIES					

284085w

0000025441	MID AMERICAN WATER OF WAUCONDA	07/30/2025		662.00	0.00	Paid	Y
	WASTEWATER SYSTEM SUPPLIES	VJANKOWSKI		662.00			10/13/2025
	500-452-47570.000	MT MTLS SANITARY SEWERS					

284431w

0000025525	MID AMERICAN WATER OF WAUCONDA	08/07/2025		2,658.00	0.00	Paid	Y 26-00595
	MANHOLE AND MANHOLE LIDS REPLACE	VJANKOWSKI		2,658.00			10/13/2025
	500-452-47570.000	MT SANITARY SEWERS					

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check 2026 (FY27) DESIGN ENGINEERING SERVICES - INFRASTRUCTURE							
4485.474-1 0000025547	GEWALT HAMILTON ASSOC INC 2026 (FY27) DESIGN ENGINEERING SERVICES 210-442-48740.000	08/18/2025 VJANKOWSKI STREETS		13,736.50 13,736.50	0.00	Paid	Y 26-00499 10/13/2025
INV01759436 0000025549	NEARMAP US INC. NEARMAP SOFTWARE SUBSCRIPTION 100-203-47011.000	08/24/2025 VJANKOWSKI SOFTWARE		10,395.88 10,395.88	0.00	Paid	Y 26-00552 10/13/2025
CINV004112474 0000025610	MNJ TECHNOLOGIES DIRECT TONER FOR VILLAGE PRINTERS 100-202-47012.000	08/25/2025 VJANKOWSKI COMPUTER SUPPLIES		150.00 150.00	0.00	Paid	Y 10/13/2025
INV1718201 0000025622	CDS OFFICE TECHNOLOGIES PANASONIC TOUGHBOOK FZ-55 SEMI RUGGED LA 100-202-47012.000	08/25/2025 VJANKOWSKI COMPUTER SUPPLIES		11,733.00 11,733.00	0.00	Paid	Y 26-00523 10/13/2025
1046-F158668 0000025627	U.S. ALLIANCE FIRE PROTECTION, INC. FIRE SPRINKLER AND ALARM INSPECTIONS AT 100-420-46620.000 100-427-46620.000 294-294-46620.000	08/27/2025 VJANKOWSKI MT BUILDING & GROUNDS MT BUILDING & GROUNDS MT BUILDING & GROUNDS		4,650.00 4,650.00 0.00 0.00	0.00	Paid	Y 26-00250 10/13/2025
034509 0000025629	D&B POWER ASSOCIATES, INC BATTERIES FOR PD UPS 100-420-46620.000	08/27/2025 VJANKOWSKI MT BUILDING & GROUNDS		1,866.00 1,866.00	0.00	Paid	Y 10/13/2025
308615 0000025631	ENVIRONMENTAL DYNAMICS INT. INC. WW PLANT SUPPLIES 500-453-47510.000	08/26/2025 VJANKOWSKI SEWER PLANT		209.50 209.50	0.00	Paid	Y 10/13/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

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PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check TONER FOR PW COPIER							
5087							
0000025632	DIGITAL IMAGE SUPPLIES, INC.	08/18/2025		1,840.25	0.00	Paid	Y
	TONER FOR PW COPIER	VJANKOWSKI					10/13/2025
	500-462-47015.000	OFFICE SUPPLIES		163.30			
	500-461-47015.000	OFFICE SUPPLIES		900.00			
	500-451-47015.000	OFFICE SUPPLIES		750.00			
	100-410-47013.000	COPIER SUPPLIES		26.95			
8084							
0000025664	KEVIN WALSH EXCAVATING, INC	08/29/2025		960.30	0.00	Paid	Y
	SAND FOR DRYING BEDS	VJANKOWSKI					10/13/2025
	500-453-47542.000	MT MTLS SAND		960.30			
847566349008-25							
0000025667	AT&T	08/22/2025		182.58	0.00	Paid	Y
	ELEVATOR, 911 BUTTON AT FIRE,	VJANKOWSKI					10/13/2025
	100-202-47310.000	AMERITECH CHARGES		182.58			
847949329408-25							
0000025668	AT&T	08/22/2025		364.53	0.00	Paid	Y 26-00390
	POT AND CENTREX LINES FOR VILLAGE WIDE S	VJANKOWSKI					10/13/2025
	100-202-47310.000	AMERITECH CHARGES		364.53			
847566738508-25							
0000025669	AT&T	08/22/2025		246.52	0.00	Paid	Y 26-00396
	FIRE ELEVATOR AND 911 CALL BUTTONS 05/01	VJANKOWSKI					10/13/2025
	100-202-47310.000	AMERITECH CHARGES		246.52			
397126							
0000025687	BURKE, WARREN, MACKAY & SERRITELLA, 08/25/2025			2,901.00	0.00	Paid	Y 26-00565
	LEGAL FEES - JULY 2025 - CONCEPT #2022-0	VJANKOWSKI					10/13/2025
	630-000-27770.000	CONC 2022-001 FLAHERTY		2,901.00			
397128							
0000025689	BURKE, WARREN, MACKAY & SERRITELLA, 08/25/2025			19,735.00	0.00	Paid	Y 26-00566
	LEGAL FEES - JULY 2025 - CONCEPT #2022-0	VJANKOWSKI					10/13/2025
	630-000-27775.000	CONC 2022-006 WIRTZ		19,735.00			
97817832							
0000025695	SAFETY-KLEEN SYSTEMS INC.	08/19/2025		258.11	0.00	Paid	Y
	WASHER SERVICE	VJANKOWSKI					10/13/2025
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		258.11			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check FLEX VOIP SERVICE FOR PHONES AT PD								
3089507013 0000025717	AT&T FLEX VOIP SERVICE FOR PHONES AT PD 100-202-47310.000	08/07/2025 VJANKOWSKI AMERITECH CHARGES		1,398.41 1,398.41	0.00	Paid	Y 10/13/2025	
CINV004113434 0000025719	MNJ TECHNOLOGIES DIRECT CISCO COLLABORATION FLEX PLAN CALLING FO VJANKOWSKI 100-202-46415.000	12/01/2025 COMPUTER SOFTWARE SUPPORT		14,400.00 14,400.00	0.00	Paid	Y 10/13/2025	26-00430
349121 0000025733	CIVICPLUS, LLC ANNUAL RENEWAL AGENDA & MEETING MANAGEME VJANKOWSKI 100-202-46415.000	11/27/2025 COMPUTER SOFTWARE SUPPORT		13,553.03 13,553.03	0.00	Paid	Y 10/13/2025	26-00583
349711 0000025734	CIVICPLUS, LLC ANNUAL RENEWAL FOR VILLAGE, FIRE, AND PO VJANKOWSKI 100-202-46415.000	11/27/2025 COMPUTER SOFTWARE SUPPORT		10,549.82 10,549.82	0.00	Paid	Y 10/13/2025	26-00582
349839 0000025736	CIVICPLUS, LLC ANNUAL RENEWAL OF EMERGENCY AND MASS NOT VJANKOWSKI 100-202-46415.000	11/27/2025 COMPUTER SOFTWARE SUPPORT		11,971.81 11,971.81	0.00	Paid	Y 10/13/2025	26-00581
6311051 0000025743	MGN LOCK-KEY & SAFES INC. LOCK BOX REPAIR 500-452-47510.000	09/03/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		25.00 25.00	0.00	Paid	Y 10/13/2025	
154928 0000025744	ACTIVE ALARM COMPANY 500-453-46620.000	08/25/2025 VJANKOWSKI MT BUILDING & GROUNDS		389.56 389.56	0.00	Paid	Y 10/13/2025	
8096 0000025761	KEVIN WALSH EXCAVATING, INC HAULING SPOIL 100-441-47490.000	09/03/2025 VJANKOWSKI REFUSE DISPOSAL		8,050.00 8,050.00	0.00	Paid	Y 10/13/2025	26-00594

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Pay By Check Type: Paper Check SHELIVING TOES AND SMOKING RECEPTICLES							
197419316 0000025762	ULINE SHELIVING TOES AND SMOKING RECEPTICLES 100-108-46999.000 294-294-46620.000	09/03/2025 VJANKOWSKI MISC OTHER SERVICES MT BUILDING & GROUNDS		1,146.00 1,000.00 146.00	0.00	Paid	Y 10/13/2025
9630351824 0000025788	GRAINGER 500-453-47510.000	09/04/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		9.99 9.99	0.00	Paid	Y 10/13/2025
017 0000025795	POSITIVE SPACE STUDIOS INC MAC - PORTABALE WALL PURCHASE 100-108-46999.000	08/26/2025 VJANKOWSKI MAC - PORTABLE WALL PURCHASE		2,000.00 2,000.00	0.00	Paid	Y 26-00570 10/13/2025
882347657-1-082 0000025808	AT&T LONG DISTANCE LONG DISTANCE CHARGES 100-202-47310.000	08/22/2025 VJANKOWSKI AMERITECH CHARGES		328.37 328.37	0.00	Paid	Y 10/13/2025
CINV004113823 0000025810	MNJ TECHNOLOGIES DIRECT UPS FOR FIRE SERVER ROOM 100-202-47012.000	09/04/2025 VJANKOWSKI COMPUTER SUPPLIES		84.00 84.00	0.00	Paid	Y 10/13/2025
9631593275 0000025811	GRAINGER PIERCE ENGINE HEADLIGHTS 100-430-47523.000	09/05/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		695.46 695.46	0.00	Paid	Y 10/13/2025
7189306 0000025812	HAWKINS, INC SODIUM THIOSULFATE 30% 500-453-47051.000	08/28/2025 VJANKOWSKI TERTIARY TREATMENT		1,131.30 1,131.30	0.00	Paid	Y 10/13/2025
001429 0000025813	NAPA AUTO PARTS TRUCK 415 TIE ROD END 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		231.23 231.23	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check ENG 317 PM FILTERS							
<u>001450</u> 0000025814	NAPA AUTO PARTS ENG 317 PM FILTERS 100-430-47523.000	09/05/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		378.07 378.07	0.00	Paid	Y 10/13/2025
<u>001451</u> 0000025815	NAPA AUTO PARTS TRUCK 415 TIE ROD END 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		128.75 128.75	0.00	Paid	Y 10/13/2025
<u>001483</u> 0000025816	NAPA AUTO PARTS RETURN 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		(174.56) (174.56)	0.00	Paid	Y 10/13/2025
<u>1CW9-M1HV-LGJJ</u> 0000025817	AMAZON CAPITAL SERVICES, INC. PD OUTDOOR LIGHTS 100-301-47510.000	09/06/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		151.98 151.98	0.00	Paid	Y 10/13/2025
<u>2594353 090425</u> 0000025818	HINCKLEY SPRINGS WWTP SUPPLIES 500-453-47510.000	09/04/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		87.95 87.95	0.00	Paid	Y 10/13/2025
<u>001037328</u> 0000025819	CLARKE ENVIRONMENTAL MOSQUITO MGMT. WWTP INSECT CONTROL 500-453-47510.000	07/09/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		272.00 272.00	0.00	Paid	Y 10/13/2025
<u>46527997</u> 0000025821	BELLE TIRE DISTRIBUTORS TRUCK 415 ALIGNMENT 100-430-46648.000	09/08/2025 VJANKOWSKI MT PICK-UP TRUCKS		89.00 89.00	0.00	Paid	Y 10/13/2025
<u>087677/6</u> 0000025822	ACE HARDWARE OF LIBERTYVILLE TRUCK 436 FASTENERS 100-430-47526.000	09/08/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		7.38 7.38	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check PUBLIC NOTICE - PULTE ANNEXATION - CONCEPT #2025-004 - PULTE - WALNUT RIDGE								
350186								
0000025823	PADDOCK PUBLICATIONS INC.	09/08/2025		266.80	0.00	Paid	Y	
	PUBLIC NOTICE - PULTE ANNEXATION - CONCE	VJANKOWSKI					10/13/2025	
	630-000-27795.000	CONC 2025-004 PULTE-LEVIN PROPERTY		266.80				
087680/6								
0000025824	ACE HARDWARE OF LIBERTYVILLE	09/08/2025		6.29	0.00	Paid	Y	
	ENG 334 PAINT	VJANKOWSKI					10/13/2025	
	100-430-47523.000	MT MTLS FIRE APPARATUS		6.29				
PS-INV051493								
0000025825	CUTLER WORKWEAR	09/08/2025		161.95	0.00	Paid	Y	
	BOOTS FOR MIKE HASSEBROEK	VJANKOWSKI					10/13/2025	
	100-441-47120.000	CLOTHING ALLOWANCE		161.95				
204104								
0000025826	LAKELAND/LARSEN ELEVATOR CORP	09/01/2025		624.00	0.00	Paid	Y	
	QUARTERLY ELEVATOR MAINT	VJANKOWSKI					10/13/2025	
	100-321-46620.000	MT BUILDING & GROUNDS		624.00				
9210165346								
0000025827	STRYKER SALES LLC	08/29/2025		229.00	0.00	Paid	Y	
	REPAIR TO COT #2	VJANKOWSKI					10/13/2025	
	100-324-47530.000	MT MTLS OTHER EQUIPMENT		229.00				
9210165345								
0000025828	STRYKER SALES LLC	08/29/2025		503.00	0.00	Paid	Y	
	REPAIR TO ONE OF THE COTS	VJANKOWSKI					10/13/2025	
	100-324-46669.000	MT OTHER EQUIPMENT		503.00				
1070								
0000025829	FIRE INVESTIGATORS STRIKE FORCE	09/03/2025		125.00	0.00	Paid	Y	
	ANNUAL DUES FOR DEPARTMENT FIRE INVESTIG	VJANKOWSKI					10/13/2025	
	100-322-46305.000	PROFESSIONAL DUES		125.00				
4905								
0000025830	JS COMMUNICATIONS TECHNOLOGIES LLC	09/08/2025		21,848.00	0.00	Paid	Y	26-00265
	REPLACEMENT TORNADO SIREN W/SOLAR POWER,	VJANKOWSKI					10/13/2025	
	291-316-48299.000	OTHER BLDG/FACILITIES - 2ND 40% PAYMENT		21,848.00				

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Pay By Check Type: Paper Check TRUCK 317 TANK DRAIN							
P2V2389 001 0000025831	WATEROUS COMPANY TRUCK 317 TANK DRAIN 100-430-47523.000	09/08/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		923.93 923.93	0.00	Paid	Y 10/13/2025
82892753 0000025832	TERMINIX ANDERSON PEST CONTROL 100-420-46599.000	09/07/2025 VJANKOWSKI MISC PROPERTY SERVICES		72.98 72.98	0.00	Paid	Y 10/13/2025
001684 0000025833	NAPA AUTO PARTS TRUCK 436 BATTERIES 100-430-47526.000	09/08/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		536.19 536.19	0.00	Paid	Y 10/13/2025
001731 0000025834	NAPA AUTO PARTS LG A56 PM FILTERS 100-430-47535.000	09/08/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		49.31 49.31	0.00	Paid	Y 10/13/2025
001747 0000025835	NAPA AUTO PARTS CORE CREDIT 100-430-47526.000	09/08/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		(81.00) (81.00)	0.00	Paid	Y 10/13/2025
001821 0000025836	NAPA AUTO PARTS TRUCK 436 LICENSE KIT 100-430-47526.000	09/08/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		22.48 22.48	0.00	Paid	Y 10/13/2025
INV17191968 0000025838	ZORO TOOLS MATERIAL FOR LIGHTING REPAIRS 100-420-47549.000	09/09/2025 VJANKOWSKI MT MTLS STREET LITES		66.75 66.75	0.00	Paid	Y 10/13/2025
20250804119 0000025839	IL STATE POLICE REPLENISH FINGERPRINT BACKGROUND CHECK F 100-304-46999.000	08/31/2025 VJANKOWSKI MISC OTHER SERVICES		243.00 243.00	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check JANITORIAL SUPPLIES							
219265 0000025840	SUPERIOR INDUSTRY SUPPLY JANITORIAL SUPPLIES 100-420-47030.000	09/08/2025 VJANKOWSKI JANITORIAL SUPPLIES		1,981.40 1,981.40	0.00	Paid	Y 10/13/2025
87685/6 0000025841	ACE HARDWARE OF LIBERTYVILLE CORD HANGERS 100-430-47070.000	09/09/2025 VJANKOWSKI TOOLS/SUPPLIES		32.38 32.38	0.00	Paid	Y 10/13/2025
43036 0000025842	MOBILE HEALTH SOLUTIONS PW RANDOM DRUG SCREENING 9/9/25 100-205-46904.000	09/09/2025 VJANKOWSKI PHYSICAL EXAMS		180.00 180.00	0.00	Paid	Y 10/13/2025
3042207904 0000025843	RUSH TRUCK CTR- IL TRUCK 425 EXPANSION VALVE 100-430-47526.000	06/27/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		180.00 180.00	0.00	Paid	Y 10/13/2025
3042235296 0000025844	RUSH TRUCK CTR- IL TRUCK 425 EXPANSION VALVE 100-430-47526.000	06/27/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		198.98 198.98	0.00	Paid	Y 10/13/2025
3042497960 0000025845	RUSH TRUCK CTR- IL TRUCK 400 THERMAL SWITCH 100-430-47526.000	07/23/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		765.00 765.00	0.00	Paid	Y 10/13/2025
3042592928 0000025846	RUSH TRUCK CTR- IL TRUCK 400 OIL FILL TUBE 100-430-47526.000	07/25/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		219.03 219.03	0.00	Paid	Y 10/13/2025
3042670798 0000025847	RUSH TRUCK CTR- IL TRUCK 429 CLAMPS 100-430-47526.000	08/01/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		35.54 35.54	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check TRUCK 429 SURGE TANK							
3042681684 0000025848	RUSH TRUCK CTR- IL TRUCK 429 SURGE TANK 100-430-47526.000	08/01/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		80.55 80.55	0.00	Paid	Y 10/13/2025
3042682137 0000025849	RUSH TRUCK CTR- IL TRUCK 429 FENDER LIGHT HARNESS 100-430-47526.000	08/01/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		78.12 78.12	0.00	Paid	Y 10/13/2025
3042702913 0000025850	RUSH TRUCK CTR- IL TRUCK 429 SURGE TANK 100-430-47526.000	08/01/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		447.68 447.68	0.00	Paid	Y 10/13/2025
3042607674 0000025851	RUSH TRUCK CTR- IL RETURN 100-430-47526.000	08/08/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		(570.00) (570.00)	0.00	Paid	Y 10/13/2025
3042886277 0000025852	RUSH TRUCK CTR- IL TRUCK 438 ENGINE OIL COOLER 100-430-47526.000	08/20/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		1,571.34 1,571.34	0.00	Paid	Y 10/13/2025
3042912704 0000025853	RUSH TRUCK CTR- IL TRUCK 436 TANK STRAPS 100-430-47526.000	08/22/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		687.32 687.32	0.00	Paid	Y 10/13/2025
3042879508 0000025854	RUSH TRUCK CTR- IL TRUCK 549 BRAKE CHAMBERS 500-452-47525.000	08/22/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		178.08 178.08	0.00	Paid	Y 10/13/2025
3042931999 0000025855	RUSH TRUCK CTR- IL TRUCK 438 OIL TUBE 100-430-47526.000	08/22/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		334.11 334.11	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check TRUCK 438 ALTERNATOR							
3042989448 0000025857	RUSH TRUCK CTR- IL TRUCK 438 ALTERNATOR 100-430-47526.000	08/26/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		565.55 565.55	0.00	Paid	Y 10/13/2025
3042958892 0000025858	RUSH TRUCK CTR- IL TRUCK 438 ALTERNATOR CORE 100-430-47526.000	08/27/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		(159.60) (159.60)	0.00	Paid	Y 10/13/2025
P71878 0000025859	MCCANN INDUSTRIES INC. CONCRETE SAW TANK PARTS 100-430-47530.000	09/09/2025 VJANKOWSKI MT MTLS OTHER EQUIPMENT		102.83 102.83	0.00	Paid	Y 10/13/2025
20250438 0000025860	DAHME MECHANICAL INDUSTRIES REPAIR TO GATE VALVE 520-457-48770.000	08/31/2025 VJANKOWSKI REPAIR TO GATE VALVE		3,088.00 3,088.00	0.00	Paid	Y 26-00577 10/13/2025
PPP-37263 0000025861	PROMOTIONAL PRODUCTS CO-OP LLC EMPLOYEE GIFTS FOR 2025 WELLNESS FAIR 100-205-46902.000	09/04/2025 VJANKOWSKI EMPLOYEE AWARDS		3,937.80 3,937.80	0.00	Paid	Y 26-00561 10/13/2025
INV-20931 0000025862	LEGACY FIRE APPARATUS ENG 334 WATERWAY LEVER 100-430-47523.000	09/09/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		682.92 682.92	0.00	Paid	Y 10/13/2025
087690/6 0000025863	ACE HARDWARE OF LIBERTYVILLE HARDWARE FOR HOSE ASSEMBLY ON WATER TRUC 100-441-47070.000	09/09/2025 VJANKOWSKI TOOLS/SUPPLIES		47.32 47.32	0.00	Paid	Y 10/13/2025
333066 0000025864	TEKLAB, INC-ACCTS REC CHEMICAL ANALYSIS 500-453-46450.000	08/09/2025 VJANKOWSKI CHEMICAL ANALYSIS		324.80 324.80	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check REPLACE PO # 26-00258 DAHM ENTERPRISES WAS SOLD							
60996 0000025865	SYNAGRO CENTRAL, LLC REPLACE PO # 26-00258 DAHM ENTERPRISES VJANKOWSKI 500-453-47460.000	09/01/2025		30,498.93	0.00	Paid	Y 26-00543 10/13/2025
				30,498.93			
20571281 0000025866	ADVOCATE HEALTH-HOSPITALS CORP NEW HIRE SCREENS 7/9/25 - 8/16/25 VJANKOWSKI 100-205-46904.000	08/31/2025		664.00	0.00	Paid	Y 10/13/2025
				664.00			
PL-AHO 090925 0000025867	JOAN VASQUEZ AHO SERVICES 09-09-25 VJANKOWSKI 100-301-46499.000	09/09/2025		150.00	0.00	Paid	Y 10/13/2025
				150.00			
36865 0000025868	MENARD, INC WWTP SUPPLIES VJANKOWSKI 500-453-47510.000	08/06/2025		46.90	0.00	Paid	Y 10/13/2025
			MT MTLS BLDGS & GROUNDS	46.90			
36870 0000025869	MENARD, INC WWTP SUPPLIES VJANKOWSKI 500-453-47510.000	08/06/2025		8.98	0.00	Paid	Y 10/13/2025
			MT MTLS BLDGS & GROUNDS	8.98			
82891300 0000025871	TERMINIX ANDERSON STATION 2 PEST CONTROL VJANKOWSKI 100-321-46620.000	09/07/2025		55.26	0.00	Paid	Y 10/13/2025
			MT BUILDING & GROUNDS	55.26			
82891298 0000025872	TERMINIX ANDERSON STATION 1 PEST CONTROL VJANKOWSKI 100-321-46620.000	09/07/2025		86.98	0.00	Paid	Y 10/13/2025
			MT BUILDING & GROUNDS	86.98			
TBALLA 992025 0000025873	TONYA BALLA REIMBURSEMENT CHECK VJANKOWSKI 100-325-46340.000	09/09/2025		667.25	0.00	Paid	Y 10/13/2025
			CONV/SCHOOLS/MTGS	667.25			

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Pay By Check Type: Paper Check FINANCIAL BACKGROUND CHECKS

08500183

0000025874	TRANS UNION LLC	08/25/2025		105.00	0.00	Paid	Y
	FINANCIAL BACKGROUND CHECKS	VJANKOWSKI					10/13/2025
	100-304-46999.000	MISC OTHER SERVICES		52.50			
	100-105-46999.000	MISC OTHER SERVICES		52.50			

CINV004114183

0000025875	MNJ TECHNOLOGIES DIRECT	09/03/2025		348.00	0.00	Paid	Y
	APC REPLACEMENT BATTERY FOR VM UPS	VJANKOWSKI					10/13/2025
	100-202-47012.000	COMPUTER SUPPLIES		348.00			

001868

0000025876	NAPA AUTO PARTS	09/09/2025		26.32	0.00	Paid	Y
	SQUAD 10 AIR FILTER	VJANKOWSKI					10/13/2025
	100-430-47524.000	MT MTLS PATROL VEHICLES		26.32			

001881

0000025877	NAPA AUTO PARTS	09/09/2025		89.88	0.00	Paid	Y
	DEGREASER	VJANKOWSKI					10/13/2025
	100-430-47080.000	CHEMICAL SUPPLIES		89.88			

001973

0000025878	NAPA AUTO PARTS	09/09/2025		178.73	0.00	Paid	Y
	SKID 483 BATTERY	VJANKOWSKI					10/13/2025
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		178.73			

001974

0000025879	NAPA AUTO PARTS	09/09/2025		173.99	0.00	Paid	Y
	SUV 902 BRAKES	VJANKOWSKI					10/13/2025
	100-430-47521.000	MT MTLS INSP VEHICLES		173.99			

001975

0000025880	NAPA AUTO PARTS	09/09/2025		39.99	0.00	Paid	Y
	TRUCK 602 BRAKE PADS	VJANKOWSKI					10/13/2025
	100-430-47528.000	MT MTLS PICK-UP TRUCK		39.99			

001994

0000025881	NAPA AUTO PARTS	09/09/2025		(133.85)	0.00	Paid	Y
	RETURN	VJANKOWSKI					10/13/2025
	100-430-47528.000	MT MTLS PICK-UP TRUCK		(133.85)			

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Pay By Check Type: Paper Check CORE RETURN							
001995							
0000025882	NAPA AUTO PARTS	09/09/2025		(27.00)	0.00	Paid	Y
	CORE RETURN	VJANKOWSKI					10/13/2025
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		(27.00)			
25351							
0000025883	KTR MEDIA GROUP, LTD	09/09/2025		375.00	0.00	Paid	Y
	BOARD MEETING VIDEO RECORDING -	AUGUST 2 VJANKOWSKI					10/13/2025
	100-111-46499.000	PROFESSIONAL SERVICES		375.00			
21443							
0000025884	KEITH R. ELMS	08/25/2025		25.50	0.00	Paid	Y
	RETIREMENT PLATE FOR DISPLAY BOX FOR SGT VJANKOWSKI						10/13/2025
	100-305-47120.000	CLOTHING ALLOWANCE		25.50			
PL-272-092025							
0000025885	SECRETARY OF STATE	09/04/2025		151.00	0.00	Paid	Y
	RENEWAL OF CONFIDENTIAL REGISTRATION STI VJANKOWSKI						10/13/2025
	100-304-47524.000	MT MTLS PATROL VEHICLES		151.00			
TOW RTRN-0825							
0000025886	HAZEL DABDOUB CASTILLO	09/09/2025		500.00	0.00	Paid	Y
	ADMIN TOW REFUND	VJANKOWSKI					10/13/2025
	100-000-32215.000	TOWING FEE		500.00			
CALLAGHAN 09202							
0000025887	KEVIN CALLAGHAN	09/09/2025		497.95	0.00	Paid	Y
	CLOTHING ALLOWANCE REIMBURSEMENT INV. CA VJANKOWSKI						10/13/2025
	100-304-47120.000	CLOTHING ALLOWANCE		497.95			
MASC OCT 2025							
0000025888	HITZ PIZZA	09/03/2025		270.00	0.00	Paid	Y
	MASC OCTOBER 2025 LUNCH	VJANKOWSKI					10/13/2025
	100-303-46372.000	PREVENTION EDUCATION MTLS		270.00			
MCD-AUG 2025							
0000025894	MCDONALD'S #4532	08/31/2025		47.73	0.00	Paid	Y
	AUGUST 2025 PRISONER MEALS	VJANKOWSKI					10/13/2025
	100-301-47020.000	PRISONER'S BOARD		47.73			

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Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check CREAM AND SUGAR							
1XXJ-JRGG-RKLT							
0000025895	AMAZON CAPITAL SERVICES, INC.	09/10/2025		76.18	0.00	Paid	Y
	CREAM AND SUGAR	VJANKOWSKI					10/13/2025
	100-441-47070.000	TOOLS/SUPPLIES		76.18			
225852	AIR ONE EQUIPMENT INC	09/10/2025		1,429.00	0.00	Paid	Y
0000025897	FIREFIGHTING HOODS & GLOVES	VJANKOWSKI					26-00542
	100-323-47110.000	BARRIAIRE GOLD HOOD		1,390.00			10/13/2025
	100-321-46911.000	SHIPPING FEE		39.00			
3412-261738	O'REILLY AUTO PARTS	07/02/2025		17.99	0.00	Paid	Y
0000025899	POWER ADAPTER	VJANKOWSKI					10/13/2025
	100-430-47528.000	MT MTLS PICK-UP TRUCK		17.99			
3412-261742	O'REILLY AUTO PARTS	07/02/2025		(4.00)	0.00	Paid	Y
0000025900	RETURN	VJANKOWSKI					10/13/2025
	100-430-47528.000	MT MTLS PICK-UP TRUCK		(4.00)			
3412-263314	O'REILLY AUTO PARTS	07/21/2025		39.99	0.00	Paid	Y
0000025901	RADIATOR WAND	VJANKOWSKI					10/13/2025
	100-430-47070.000	TOOLS/SUPPLIES		39.99			
3412-265138	O'REILLY AUTO PARTS	08/11/2025		8.99	0.00	Paid	Y
0000025904	TRAILER RUBBER	VJANKOWSKI					10/13/2025
	100-430-47528.000	MT MTLS PICK-UP TRUCK		8.99			
3412-266486	O'REILLY AUTO PARTS	08/26/2025		64.46	0.00	Paid	Y
0000025905	TRUCK 646 ENGINE OIL	VJANKOWSKI					10/13/2025
	100-430-47080.000	CHEMICAL SUPPLIES		64.46			
2468277	NIELSEN ENTERPRISES	07/23/2025		228.93	0.00	Paid	Y
0000025906	LG RANGER FENDER	VJANKOWSKI					10/13/2025
	100-430-47523.000	MT MTLS FIRE APPARATUS		228.93			

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Pay By Check Type: Paper Check SUPPLIES FOR NEW AMBULANCE							
9626793666 0000025907	GRAINGER SUPPLIES FOR NEW AMBULANCE 272-335-48330.000	09/02/2025 VJANKOWSKI AMBULANCES		354.76 354.76	0.00	Paid	Y 10/13/2025
4314842 0000025908	ZOLL MEDICAL CORPORATION AED PRO BATTERY PACK 100-324-47040.000	08/29/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		157.50 157.50	0.00	Paid	Y 10/13/2025
1GML-HWC3-VHXN 0000025916	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 100-410-47015.000	09/10/2025 VJANKOWSKI OFFICE SUPPLIES		16.38 16.38	0.00	Paid	Y 10/13/2025
087699/6 0000025917	ACE HARDWARE OF LIBERTYVILLE MOWER 487 FITTINGS 100-430-47525.000	09/10/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		22.11 22.11	0.00	Paid	Y 10/13/2025
9651820250804 0000025920	MOTOROLA SOLUTIONS STARCOM21 NETWOR STARCOM21 USER AGREEMENT 100-302-46422.000	09/01/2025 VJANKOWSKI LK CTY RADIO NETWORK		3,136.00 3,136.00	0.00	Paid	Y 26-00214 10/13/2025
9651720250804 0000025921	MOTOROLA SOLUTIONS STARCOM21 NETWOR STARCOM21 MONTHLY RADIO SERVICE FEES INC 100-323-47351.000	09/01/2025 VJANKOWSKI RADIO SERVICING		2,340.00 2,340.00	0.00	Paid	Y 26-00536 10/13/2025
6311077 0000025922	MGN LOCK-KEY & SAFES INC. NEW ABUS KEYS 100-420-47510.000	09/10/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		189.00 189.00	0.00	Paid	Y 10/13/2025
6660028195 0000025923	COMMERCIAL TIRE SERVICE, INC INCORRECT SQUAD TIRES TO BE RETURNED 100-430-47524.000	09/10/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		861.00 861.00	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check TRUCK 436 FRONT TIRES							
6660028194 0000025924	COMMERCIAL TIRE SERVICE, INC TRUCK 436 FRONT TIRES 100-430-47526.000	09/10/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		1,531.48 1,531.48	0.00	Paid	Y 10/13/2025
002073 0000025925	NAPA AUTO PARTS AMB 172 FUSES 100-430-47535.000	09/10/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		19.74 19.74	0.00	Paid	Y 10/13/2025
002116 0000025926	NAPA AUTO PARTS MOWER 487 PM FILTERS 100-430-47525.000	09/10/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		65.12 65.12	0.00	Paid	Y 10/13/2025
002131 0000025927	NAPA AUTO PARTS AMB 342 HEADLIGHTS 100-430-47522.000	09/10/2025 VJANKOWSKI MT MTLS AMBULANCES		51.27 51.27	0.00	Paid	Y 10/13/2025
002165 0000025928	NAPA AUTO PARTS AMB 349 FILTERS 100-430-47522.000	09/10/2025 VJANKOWSKI MT MTLS AMBULANCES		45.68 45.68	0.00	Paid	Y 10/13/2025
87703/6 0000025929	ACE HARDWARE OF LIBERTYVILLE SIGN BOARD BATTERY WATER 100-430-47525.000	09/11/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		21.53 21.53	0.00	Paid	Y 10/13/2025
225935 0000025930	AIR ONE EQUIPMENT INC JEFF NORTON SAFETY BOOTS 500-453-47199.000	09/11/2025 VJANKOWSKI MISC PERSONAL SAFETY EQ		225.00 225.00	0.00	Paid	Y 10/13/2025
4485.464-23 0000025931	GEWALT HAMILTON ASSOC INC ENGINEERING SERVICES FOR THE EAST HAWLEY 210-442-48740.000	09/10/2025 VJANKOWSKI ENGINEERING DESIGN		2,771.64 2,771.64	0.00	Paid	Y 26-00441 10/13/2025

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Pay By Check Type: Paper Check TRUCK 436 HYDRAULIC HOSES							
245705 0000025932	MIDWEST HOSE AND FITTINGS INC TRUCK 436 HYDRAULIC HOSES 100-430-47526.000	09/08/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		270.33 270.33	0.00	Paid	Y 10/13/2025
245680 0000025933	MIDWEST HOSE AND FITTINGS INC TRUCK 436 FITTINGS 100-430-47526.000	09/05/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		16.04 16.04	0.00	Paid	Y 10/13/2025
163233 0000025934	BS&A INTERMEDIATE LLC AUGUST 25 UB ACH/DEBIT CARD FEES 500-463-46438.000	09/11/2025 VJANKOWSKI BANK CHARGES		556.50 556.50	0.00	Paid	Y 10/13/2025
SPI21272272 0000025935	RUSSO POWER EQUIPMENT FUEL FOR SMALL EQUIPMENT 100-430-47440.000	09/11/2025 VJANKOWSKI GASOLINE		51.98 51.98	0.00	Paid	Y 10/13/2025
533718 0000025936	SPEX CERTIPREP, LLC DMRQA TEST SETS 500-453-47080.000 500-453-46910.000	06/26/2025 VJANKOWSKI CHEMICAL SUPPLIES FREIGHT		843.39 700.00 143.39	0.00	Paid	Y 10/13/2025
1K3M-V7YM-7CXY 0000025937	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 100-410-47015.000	09/11/2025 VJANKOWSKI OFFICE SUPPLIES		6.99 6.99	0.00	Paid	Y 10/13/2025
9637813701 0000025938	GRAINGER DRUM LIFTER 100-430-47070.000	09/11/2025 RPETERSON TOOLS/SUPPLIES		132.20 132.20	0.00	Paid	Y 10/13/2025
002335 0000025939	NAPA AUTO PARTS SQUAD 40 PM FILTERS 100-430-47524.000	09/11/2025 RPETERSON MT MTLs PATROL VEHICLES		18.61 18.61	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check WWTP BACKFLOW INSPECTION AND REPAIR							
44012 0000025940	AMERICAN BACKFLOW & FIRE PREVENTION WWTP BACKFLOW INSPECTION AND REPAIR 500-453-46620.000	07/31/2025 RPETERSON BACKFLOW INSPECTION AND REPAIR		2,277.42 2,277.42	0.00	Paid	Y 26-00591 10/13/2025
P35589 0000025941	MACQUEEN EQUIPMENT LLC LIGHTS 100-430-47523.000	09/12/2025 RPETERSON MT MTLS FIRE APPARATUS		72.51 72.51	0.00	Paid	Y 10/13/2025
002963 0000025942	LAKE COUNTY DOOR CO. OH DOOR REPAIRS AT FIRE 100-420-46620.000	09/12/2025 RPETERSON MT BUILDING & GROUNDS		1,010.00 1,010.00	0.00	Paid	Y 10/13/2025
574859 0000025943	RILCO, INC. BULK DEF REFILL 100-430-47080.000	09/09/2025 RPETERSON CHEMICAL SUPPLIES		641.92 641.92	0.00	Paid	Y 10/13/2025
34564440-01 0000025944	GRIMCO, INC MATERIAL FOR MAKING SIGNS 100-441-47547.000	09/12/2025 RPETERSON MT MTLS SIGNS		250.00 250.00	0.00	Paid	Y 10/13/2025
38502 0000025945	MENARD, INC COOLERS FOR PW 100-420-47510.000	09/11/2025 RPETERSON MT MTLS BLDGS & GROUNDS		54.99 54.99	0.00	Paid	Y 10/13/2025
155543 0000025946	ACTIVE ALARM COMPANY WWTP ALARM MONITORING 500-453-46620.000	09/15/2025 RPETERSON MT BUILDING & GROUNDS		145.50 145.50	0.00	Paid	Y 10/13/2025
53078 0000025947	PETER BAKER & SON CO. ASPHALT FOR PATCHING 100-441-47543.000	09/15/2025 RPETERSON MT MTLS BITUMINOUS PATCH		275.11 275.11	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check MOWER 487 STROBE LIGHT								
14067								
0000025948	HAVEY COMMUNICATIONS INC. MOWER 487 STROBE LIGHT 100-430-47525.000	09/15/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		139.00 139.00	0.00	Paid	Y 10/13/2025	
9641182432								
0000025949	GRAINGER SPREADER LIGHTS 100-430-47526.000	09/15/2025 RPETERSON MT MTLS DUMP TRUCKS		295.04 295.04	0.00	Paid	Y 10/13/2025	
52037221								
0000025950	MCMASTER CARR SUPPLY CO LG RANGER BALL VALVE 100-430-47535.000	09/15/2025 RPETERSON CONTRACTUAL FIRE PARTS		66.82 66.82	0.00	Paid	Y 10/13/2025	
002597								
0000025951	NAPA AUTO PARTS SQUAD 47 PM PARTS 100-430-47524.000	09/15/2025 RPETERSON MT MTLS PATROL VEHICLES		82.28 82.28	0.00	Paid	Y 10/13/2025	
INV00827529								
0000025952	USABLUBOOK WWTP LAB SUPPLIES 500-453-47050.000	09/15/2025 RPETERSON LABORATORY SUPPLIES		706.90 706.90	0.00	Paid	Y 10/13/2025	
87724/6								
0000025953	ACE HARDWARE OF LIBERTYVILLE THERMOMETER 100-430-47070.000	09/16/2025 RPETERSON TOOLS/SUPPLIES		4.49 4.49	0.00	Paid	Y 10/13/2025	
108734								
0000025954	LAUTERBACH & AMEN, LLP FY25 AUDIT SERVICES 100-231-46402.000	09/15/2025 RPETERSON MUNICIPAL AUDIT		34,600.00 34,600.00	0.00	Paid	Y 10/13/2025	26-00585
218557C								
0000025955	SUPERIOR INDUSTRY SUPPLY JANITORIAL SUPPLIES 100-420-47030.000	09/15/2025 RPETERSON JANITORIAL SUPPLIES		368.24 368.24	0.00	Paid	Y 10/13/2025	

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Pay By Check Type: Paper Check JANITORIAL SUPPLIES PW							
219526							
0000025956	SUPERIOR INDUSTRY SUPPLY JANITORIAL SUPPLIES PW 100-420-47030.000	09/15/2025 RPETERSON JANITORIAL SUPPLIES		794.56 794.56	0.00	Paid	Y 10/13/2025
8018							
0000025957	SCHROEDER & SCHROEDER INC FY26 CONCRETE SIDEWALK REPAIR AND REPLAC 210-442-48742.000	09/15/2025 RPETERSON SIDEWALKS		58,804.00 58,804.00	0.00	Paid	Y 26-00506 10/13/2025
6311100							
0000025958	MGN LOCK-KEY & SAFES INC. FILE CABINET KEY VH 100-420-46620.000	09/16/2025 RPETERSON MT BUILDING & GROUNDS		12.50 12.50	0.00	Paid	Y 10/13/2025
29033							
0000025959	LAKE COUNTY HEALTH DEPT. ANIMAL DISPOSAL JULY 2025 100-301-46499.000	08/21/2025 RPETERSON PROFESSIONAL SERVICES		375.00 375.00	0.00	Paid	Y 10/13/2025
87728/6							
0000025960	ACE HARDWARE OF LIBERTYVILLE TOGGLE SWITCH FOR ABC ROOM 294-294-46620.000	09/16/2025 RPETERSON MT BUILDING & GROUNDS		1.43 1.43	0.00	Paid	Y 10/13/2025
65967							
0000025961	EQUIPMENT MANAGEMENT CO. EXTRICATION TOOLS 272-335-48599.000 272-335-48599.000 272-335-48599.000 272-335-48599.000 272-335-48599.000	09/15/2025 RPETERSON GENESIS C240 CUTTERS GENESIS S44 SPREADER GENESIS 22/54 TELESCOPIC RAM TL9 LIFTING PLATE/STABILIZER FOR S44 FREIGHT/SHIPPING		90,690.00 28,600.00 34,450.00 25,590.00 1,650.00 400.00	0.00	Paid	Y 26-00312 10/13/2025
285030w							
0000025962	MID AMERICAN WATER OF WAUCONDA REPLENISH OF STOCK MATERIAL 500-462-47563.000	08/25/2025 RPETERSON MT MTLS WATERMAINS		5,074.00 5,074.00	0.00	Paid	Y 26-00601 10/13/2025

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Pay By Check Type: Paper Check TRUCK 436 DUMP CYLINDER							
5510462 0000025963	MONROE TRUCK EQUIPMNT INC TRUCK 436 DUMP CYLINDER 100-430-47526.000	09/11/2025 RPETERSON MT MTLS DUMP TRUCKS		1,966.49 1,966.49	0.00	Paid	Y 10/13/2025
3043152313 0000025964	RUSH TRUCK CTR- IL TRUCK 431 MIRROR BRACKET 100-430-47526.000	09/08/2025 RPETERSON MT MTLS DUMP TRUCKS		220.00 220.00	0.00	Paid	Y 10/13/2025
PS-INV051683 0000025965	CUTLER WORKWEAR BOOTS AND JEANS FOR JEFF CARRIER 100-441-47120.000	09/16/2025 RPETERSON CLOTHING ALLOWANCE		206.93 206.93	0.00	Paid	Y 10/13/2025
9642767454 0000025966	GRAINGER WHEEL WEIGHTS 100-430-47528.000	09/16/2025 RPETERSON MT MTLS PICK-UP TRUCK		30.58 30.58	0.00	Paid	Y 10/13/2025
52157996 0000025967	MCMASTER CARR SUPPLY CO TRUCK 436 FITTINGS 100-430-47526.000	09/16/2025 RPETERSON MT MTLS DUMP TRUCKS		169.08 169.08	0.00	Paid	Y 10/13/2025
002807 0000025968	NAPA AUTO PARTS ELECTRICAL CONNECTOR 100-430-47526.000	09/16/2025 RPETERSON MT MTLS DUMP TRUCKS		29.69 29.69	0.00	Paid	Y 10/13/2025
002837 0000025969	NAPA AUTO PARTS HYDRAULIC ADAPTERS 100-430-47526.000	09/16/2025 RPETERSON MT MTLS DUMP TRUCKS		37.96 37.96	0.00	Paid	Y 10/13/2025
15770 0000025970	NORTHERN IL POLICE ALARM SYS LANGUAGE LINE USAGE - AUGUST 2025 - OFFI 100-301-46499.000	09/16/2025 RPETERSON PROFESSIONAL SERVICES		310.50 310.50	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check SALES TAX REBATE FY2026

YEAR 9 PAYMENT

0000025971	LAKE HAWLEY MUNDELEIN LLC	09/16/2025		40,000.00	0.00	Paid	Y	Multiple
	SALES TAX REBATE FY2026	RPETERSON					10/13/2025	
	330-263-49402.000	TAX REBATES		35,000.00				
	330-263-49402.000	TAX REBATES		5,000.00				

25159

0000025972	NICASA	06/30/2025		962.00	0.00	Paid	Y	
		RPETERSON					10/13/2025	
	100-301-47956.000	GRANT-DEFLECTION 312202 EXPS		962.00				

25149

0000025973	NICASA	06/30/2025		47,908.00	0.00	Paid	Y	26-00544
	DEFLECTION GRANT 03/17/25-06/30/25	RPETERSON					10/13/2025	
	100-301-47956.000	GRANT-DEFLECTION 312202 EXPS		47,908.00				

0046075

0000025974	NORTH CENTRAL AMBULANCE SALES	08/29/2025		233.60	0.00	Paid	Y	
	LG A55 LIGHT	RPETERSON					10/13/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		233.60				

204554

0000025975	CHRISTOPHER B BURKE ENGINEERING LTD	09/16/2025		1,225.00	0.00	Paid	Y	26-00526
	PROF ENG SERVICES RELATED TO IEPA PUBLIC	RPETERSON					10/13/2025	
	500-461-46410.000	CONSULTING SERVICES		1,225.00				

6660028283

0000025976	COMMERCIAL TIRE SERVICE, INC	09/16/2025		891.00	0.00	Paid	Y	
	SQUAD TIRES	RPETERSON					10/13/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		891.00				

6660028288

0000025977	COMMERCIAL TIRE SERVICE, INC	09/17/2025		(861.00)	0.00	Paid	Y	
	RETURN	RPETERSON					10/13/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		(861.00)				

87734/6

0000025978	ACE HARDWARE OF LIBERTYVILLE	09/17/2025		15.29	0.00	Paid	Y	
	WW SUPPLIES	RPETERSON					10/13/2025	
	500-452-47030.000	JANITORIAL SUPPLIES		15.29				

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Pay By Check Type: Paper Check JULIE TICKET MANAGEMENT PROGRAM- REQUIRED FOR JULIE POSITIVE RESPONSE SYSTEM LAW EFFECT. JAN 2026							
26584 0000025979	KORTERRA, INC. JULIE TICKET MANAGEMENT PROGRAM- REQUIRE 100-410-46371.000 TRAINING SUPPLIES 100-420-46599.000 MISC PROPERTY SERVICES 100-430-47010.000 BOOKS/PUBLICATIONS 500-451-46611.000 MT COMPUTER EQUIPMENT 500-451-47502.000 MT MTLs COMPUTER EQUIP 500-452-46410.000 CONSULTING SERVICES 500-453-46661.000 MT PURIFICATION EQUIPMENT	09/15/2025		7,450.00 700.00 300.00 700.00 500.00 750.00 1,500.00 3,000.00	0.00	Paid	Y 26-00567 10/13/2025
SIN416561 0000025980	INTL. ACADEMIES OF EMERGENCY DISPAT TRAINING REGISTRATION FOR TC PRINCIPE 100-305-46340.000 CONV/SCHOOLS/MTGS	09/15/2025		46.50 46.50	0.00	Paid	Y 26-00578 10/13/2025
1XCQ-1VPK-6QQR 0000025981	AMAZON CAPITAL SERVICES, INC. WWTP SUPPLIES 500-453-47510.000 MT MTLs BLDGS & GROUNDS	09/17/2025		8.99 8.99	0.00	Paid	Y 10/13/2025
226273 0000025982	AIR ONE EQUIPMENT INC REPLACEMENT HELMETS 100-323-47110.000 GLOVES/BOOTS/COATS	09/17/2025		830.00 830.00	0.00	Paid	Y 10/13/2025
7201527 0000025984	HAWKINS, INC SODIUM THIOSULFATE 500-453-47051.000 TERTIARY TREATMENT	09/11/2025		847.10 847.10	0.00	Paid	Y 10/13/2025
52203553 0000025985	MCMASTER CARR SUPPLY CO TRUCK 436 HYDRAULIC CLAMPS 100-430-47526.000 MT MTLs DUMP TRUCKS	09/17/2025		37.95 37.95	0.00	Paid	Y 10/13/2025
003009 0000025986	NAPA AUTO PARTS SQUAD 6 AIR FILTERS 100-430-47524.000 MT MTLs PATROL VEHICLES	09/17/2025		45.38 45.38	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check RETURN							
003037 0000025987	NAPA AUTO PARTS RETURN 100-430-47525.000	09/17/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		(13.39) (13.39)	0.00	Paid	Y 10/13/2025
003047 0000025988	NAPA AUTO PARTS SQUAD 9 GEAR OIL 100-430-47524.000	09/17/2025 RPETERSON MT MTLS PATROL VEHICLES		51.96 51.96	0.00	Paid	Y 10/13/2025
592241840 0000025989	DE LAGE LANDEN FINCL SVCS INC COPIER MAINTENANCE - FIRE DEPARTMENT AND 100-201-46613.000	09/17/2025 RPETERSON MT COPIERS		559.99 559.99	0.00	Paid	Y 10/13/2025
435851520001 0000025990	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES 100-321-47015.000	09/04/2025 RPETERSON OFFICE SUPPLIES		43.30 43.30	0.00	Paid	Y 10/13/2025
435855287001 0000025991	ODP BUSINESS SOLUTIONS, LLC TRAINING ROOM SUPPLIES 100-321-47070.000	09/05/2025 RPETERSON TOOLS/SUPPLIES		67.08 67.08	0.00	Paid	Y 10/13/2025
439453450001 0000025992	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/10/2025 RPETERSON OFFICE SUPPLIES		439.60 439.60	0.00	Paid	Y 10/13/2025
439453681001 0000025993	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/10/2025 RPETERSON OFFICE SUPPLIES		32.78 32.78	0.00	Paid	Y 10/13/2025
439453682001 0000025994	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/09/2025 RPETERSON OFFICE SUPPLIES		52.19 52.19	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check MOWER 487 FUEL FILTER							
4079914-00 0000025995	REINDERS INC MOWER 487 FUEL FILTER 100-430-47525.000	09/11/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		39.58 39.58	0.00	Paid	Y 10/13/2025
892170381 0000025996	VCNA PRAIRIE LLC CONCRETE FOR CURB REPLACEMENTS 100-441-47555.000	09/05/2025 RPETERSON MT MTLS CURBS		990.25 990.25	0.00	Paid	Y 10/13/2025
BR2830 0000025997	ATLAS BOBCAT, LLC SKID 483 PM FILTERS 100-430-47525.000	09/09/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		693.34 693.34	0.00	Paid	Y 10/13/2025
BR2844 0000025998	ATLAS BOBCAT, LLC SKID 483 HYDRAULIC FLUID 100-430-47525.000	09/10/2025 RPETERSON MT MTLS HEAVY EQUIPMENT		176.87 176.87	0.00	Paid	Y 10/13/2025
8-986-34374 0000025999	FEDEX OFFICE FED EX SHIPMENTS 100-201-46911.000	09/10/2025 RPETERSON UPS CHARGES		30.31 30.31	0.00	Paid	Y 10/13/2025
4485.031-8 0000026000	GEWALT HAMILTON ASSOC INC 630-000-27775.000	09/12/2025 RPETERSON CONC 2022-006 WIRTZ		810.00 810.00	0.00	Paid	Y 10/13/2025
4485.040-2 0000026001	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES 100-410-46410.000	09/12/2025 RPETERSON CONSULTING SERVICES		802.50 802.50	0.00	Paid	Y 26-00243 10/13/2025
4485.041-3 0000026002	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES 100-410-46410.000 630-000-27795.000 630-000-27785.000	09/12/2025 RPETERSON CONSULTING SERVICES CONC 2025-004 PULTE-LEVIN PROPERTY CONC 2020-002 PULTE		2,838.00 2,118.00 600.00 120.00	0.00	Paid	Y 26-00243 10/13/2025

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Pay By Check Type: Paper Check CONSTRUCTION INSPECTION SERVICES FOR THE 2025 (FY26) MFT ROADWAY IMPROVEMENTS PROJECT							
4485.122-4 0000026003	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE RPETERSON 210-442-48740.000	09/12/2025		4,240.00 4,240.00	0.00	Paid	Y 26-00289 10/13/2025
4485.123-2 0000026004	GEWALT HAMILTON ASSOC INC CONSTRUCTION ENGINEERING SERVICES FOR I3 RPETERSON 630-000-27540.000	09/12/2025		8,357.00 8,357.00	0.00	Paid	Y 26-00587 10/13/2025
4485.473-3 0000026005	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE RPETERSON 210-442-48740.000	09/12/2025		3,497.60 3,497.60	0.00	Paid	Y 26-00241 10/13/2025
4485.474-2 0000026006	GEWALT HAMILTON ASSOC INC 2026 (FY27) DESIGN ENGINEERING SERVICES RPETERSON 210-442-48740.000	09/12/2025		25,666.50 25,666.50	0.00	Paid	Y 26-00499 10/13/2025
I53820 0000026009	FLOOD'S ROYAL FLUSH INC CONCERTS IN THE PARK TOILET RENTAL RPETERSON 100-103-46520.000	09/08/2025		200.00 200.00	0.00	Paid	Y 10/13/2025
251180414 0000026010	COMCAST COMCAST FIBER SERVICES 100-202-47310.000	09/15/2025	VJANKOWSKI AMERITECH CHARGES	11,118.77 11,118.77	0.00	Paid	Y 10/13/2025
3028 0000026011	NEDCO LLC PARKWAY TREE REMOVALS, TRIMMING, STUMP R VJANKOWSKI 100-441-46676.000	09/17/2025	MT TREES	7,655.00 7,655.00	0.00	Paid	Y 26-00253 10/13/2025
087754/6 0000026012	ACE HARDWARE OF LIBERTYVILLE BATTERIES FOR ABC SPACE 294-294-46620.000	09/18/2025	VJANKOWSKI MT BUILDING & GROUNDS	17.99 17.99	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check TABLET CHARGERS							
1WXF-971X-1KJ1 0000026013	AMAZON CAPITAL SERVICES, INC. TABLET CHARGERS 100-410-47015.000	09/18/2025 VJANKOWSKI OFFICE SUPPLIES		19.97 19.97	0.00	Paid	Y 10/13/2025
9645501751 0000026014	GRAINGER LED DRIVERS FOR VH LIGHTING 100-420-47510.000	09/18/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		431.76 431.76	0.00	Paid	Y 10/13/2025
003232 0000026015	NAPA AUTO PARTS SQUAD 23 CONTROL ARMS 100-430-47524.000	09/18/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		307.02 307.02	0.00	Paid	Y 10/13/2025
87756/6 0000026016	ACE HARDWARE OF LIBERTYVILLE BUKLDING REPAIRS ABC 294-294-46620.000	09/19/2025 VJANKOWSKI MT BUILDING & GROUNDS		3.59 3.59	0.00	Paid	Y 10/13/2025
125313 0000026017	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		210.00 210.00	0.00	Paid	Y 26-00554 10/13/2025
125315 0000026018	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	VJANKOWSKI MT WATER TOWERS		640.00 640.00	0.00	Paid	Y 26-00554 10/13/2025
125318 0000026019	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		700.00 700.00	0.00	Paid	Y 26-00554 10/13/2025
125314 0000026020	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		1,500.00 1,500.00	0.00	Paid	Y 26-00554 10/13/2025

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Pay By Check Type: Paper Check SEAL COATING OF WATER TOWERS							
125319 0000026021	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		460.00 460.00	0.00	Paid	Y 26-00554 10/13/2025
125316 0000026022	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		210.00 210.00	0.00	Paid	Y 26-00554 10/13/2025
125317 0000026023	B & B COATINGS CO., INC. SEAL COATING OF WATER TOWERS 500-462-46694.000	09/15/2025 VJANKOWSKI MT WATER TOWERS		1,620.00 1,620.00	0.00	Paid	Y 26-00554 10/13/2025
145506 0000026026	THE LOCKER SHOP OPEN HOUSE "STAFF" SHIRTS 100-322-46372.000	09/19/2025 VJANKOWSKI PREVENTION EDUCATION MTLs		450.00 450.00	0.00	Paid	Y 10/13/2025
245963 0000026027	MIDWEST HOSE AND FITTINGS INC TRUCK 437 HYDRAULIC FITTINGS 100-430-47526.000	09/17/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		89.79 89.79	0.00	Paid	Y 10/13/2025
245995 0000026028	MIDWEST HOSE AND FITTINGS INC TRUCK 436 HYDRAULIC FITTING 100-430-47526.000	09/17/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		13.05 13.05	0.00	Paid	Y 10/13/2025
87763/6 0000026029	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR REMOVING SIGNS OFF WINDOWS 100-441-47070.000	09/19/2025 VJANKOWSKI TOOLS/SUPPLIES		14.92 14.92	0.00	Paid	Y 10/13/2025
19LF-HGL6-D99P 0000026030	AMAZON CAPITAL SERVICES, INC. WEDGES FOR CUTTING STUMPS 100-441-47070.000	09/18/2025 VJANKOWSKI TOOLS/SUPPLIES		19.26 19.26	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check APPRAISAL FOR 319 EAST PARK STREET							
3229							
0000026031	LORENZ & ASSOCIATES, LTD	09/19/2025		1,600.00	0.00	Paid	Y
	APPRAISAL FOR 319 EAST PARK STREET	VJANKOWSKI		1,600.00			10/13/2025
	100-240-46410.000	CONSULTING SERVICES					
87768/6							
0000026032	ACE HARDWARE OF LIBERTYVILLE	09/19/2025		40.42	0.00	Paid	Y
	FLOOR SCRUBBER PROPANE REFILL	VJANKOWSKI					10/13/2025
	100-430-47440.000	GASOLINE		40.42			
226412							
0000026033	AIR ONE EQUIPMENT INC	09/19/2025		305.00	0.00	Paid	Y
	DUTY BOOTS	VJANKOWSKI					10/13/2025
	100-321-47140.000	SAFETY SHOES & GLASSES		305.00			
226413							
0000026034	AIR ONE EQUIPMENT INC	09/19/2025		435.00	0.00	Paid	Y
	BUNKER BOOTS	VJANKOWSKI					10/13/2025
	100-323-47110.000	GLOVES/BOOTS/COATS		435.00			
9312832686							
0000026035	LAWSON PRODUCTS, INC.	09/19/2025		221.67	0.00	Paid	Y
	O RING ASSORTMENT FOR STOCK	VJANKOWSKI					10/13/2025
	100-430-47070.000	TOOLS/SUPPLIES		221.67			
003398							
0000026036	NAPA AUTO PARTS	09/19/2025		131.39	0.00	Paid	Y
	UTV 555 BATTERY	VJANKOWSKI					10/13/2025
	500-453-47525.000	MT MTLS HEAVY EQUIPMENT		131.39			
003439							
0000026037	NAPA AUTO PARTS	09/19/2025		17.09	0.00	Paid	Y
	CS A172 HEADLIGHTS	VJANKOWSKI					10/13/2025
	100-430-47535.000	CONTRACTUAL FIRE PARTS		17.09			
6660028330							
0000026038	COMMERCIAL TIRE SERVICE, INC	09/19/2025		918.56	0.00	Paid	Y
	SQUAD AND INSPECTION TIRES	VJANKOWSKI					10/13/2025
	100-430-47521.000	MT MTLS INSP VEHICLES		324.56			
	100-430-47524.000	MT MTLS PATROL VEHICLES		594.00			

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Pay By Check Type: Paper Check PLUMBING PARTS FOR REPAIRS							
9598104405 0000026039	GRAINGER PLUMBING PARTS FOR REPAIRS 100-420-47510.000	08/06/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		186.88 186.88	0.00	Paid	Y 10/13/2025
38685 0000026040	MENARD, INC WWTP SUPPLIES 500-453-47510.000	09/15/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		32.79 32.79	0.00	Paid	Y 10/13/2025
14075 0000026041	HAVEY COMMUNICATIONS INC. SQUAD 9 REAR SEAT BELTS 100-430-47524.000	09/22/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		121.60 121.60	0.00	Paid	Y 10/13/2025
INV-55454 0000026043	SIGNS NOW MUNDELEIN TABLECLOTH FOR HISTORICAL COMMISSION 100-101-46499.000	09/17/2025 VJANKOWSKI PROFESSIONAL SERVICES		152.00 152.00	0.00	Paid	Y 10/13/2025
53249 0000026044	PETER BAKER & SON CO. ASPHALT FOR POTHOLE PATCHING 100-441-47543.000	09/22/2025 VJANKOWSKI MT MTLS BITUMINOUS PATCH		627.08 627.08	0.00	Paid	Y 10/13/2025
87773/6 0000026045	ACE HARDWARE OF LIBERTYVILLE RIBBON FOR MARKING PARKWAY TREES 100-441-47070.000	09/22/2025 VJANKOWSKI TOOLS/SUPPLIES		7.18 7.18	0.00	Paid	Y 10/13/2025
35185 0000026046	NORTHSHORE TRUCK & EQUIP CO. TRUCK 436 HYDRAULIC TANK 100-430-47526.000	09/12/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		1,333.64 1,333.64	0.00	Paid	Y 10/13/2025
20644 0000026047	PETERSEN EXCAVATING GRAVEL 500-462-47544.000	09/08/2025 VJANKOWSKI MT MTLS GRAVEL		128.00 128.00	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check GAS-AUG 2025-937 NW HOLCOMB GENERATOR							
5616798725 0000026048	NORTH SHORE GAS GAS-AUG 2025-937 NW HOLCOMB GENERATOR 500-452-47430.000	09/05/2025 VJANKOWSKI HEATING FUELS		91.51 91.51	0.00	Paid	Y 10/13/2025
5618163981 0000026049	NORTH SHORE GAS GAS-AUG 2025-165 N ARCHER 294-294-47430.000	09/05/2025 VJANKOWSKI HEATING FUELS		388.73 388.73	0.00	Paid	Y 10/13/2025
470574 0000026050	IGS ENERGY GAS CHARGES-AUG 2025 500-453-47430.000 294-294-47430.000	09/24/2025 VJANKOWSKI HEATING FUELS HEATING FUELS		647.89 640.71 7.18	0.00	Paid	Y 10/13/2025
55248 0000026051	BEST QUALITY FACILITY SRV, LLC VILLAGE WIDE CUSTODIAL SERVICES - ONE YE 100-420-46510.000 100-427-46510.000	09/20/2025 VJANKOWSKI CUSTODIAL SERVICE CUSTODIAL SERVICE		5,951.25 5,251.25 700.00	0.00	Paid	Y 26-00224 10/13/2025
439453686001 0000026052	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES VILLAGE HALL 100-201-47015.000	09/11/2025 VJANKOWSKI OFFICE SUPPLIES		74.49 74.49	0.00	Paid	Y 10/13/2025
439453687001 0000026053	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/10/2025 VJANKOWSKI OFFICE SUPPLIES		41.39 41.39	0.00	Paid	Y 10/13/2025
6728 0000026054	IVANHOE NURSERY REPLACEMENT PARKWAY TREES 100-441-46676.000	09/04/2025 VJANKOWSKI MT TREES		565.00 565.00	0.00	Paid	Y 10/13/2025
10837438097 0000026055	DELL MARKETING L.P. DELL PRO 16 WITH 3 YEAR SUPPORT TO REPLA 100-202-47012.000	09/22/2025 VJANKOWSKI COMPUTER SUPPLIES		1,777.28 1,777.28	0.00	Paid	Y 26-00588 10/13/2025

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Pay By Check Type: Paper Check ANNUAL LICENSE RENEWAL FOR ARCGIS VILLAGE WIDE							
900097741 0000026056	ESRI, INC. ANNUAL LICENSE RENEWAL FOR ARCGIS VILLAG VJANKOWSKI 100-202-46415.000	09/17/2025		9,224.00 9,224.00	0.00	Paid	Y 26-00580 10/13/2025
3412-268539 0000026057	O'REILLY AUTO PARTS OIL DRY 100-323-47070.000	09/20/2025 VJANKOWSKI TOOLS/SUPPLIES		135.44 135.44	0.00	Paid	Y 10/13/2025
ARV/65858493 0000026058	SNAP-ON INDUSTRIAL SHOP TORQUE WRENCH 100-430-47070.000	09/22/2025 VJANKOWSKI TOOLS/SUPPLIES		268.91 268.91	0.00	Paid	Y 10/13/2025
003594 0000026059	NAPA AUTO PARTS TRUCK 420 OIL FILTER 100-430-47526.000	09/22/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		22.75 22.75	0.00	Paid	Y 10/13/2025
003630 0000026060	NAPA AUTO PARTS QUINT 334 FUEL FILTER 100-430-47523.000	09/22/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		22.01 22.01	0.00	Paid	Y 10/13/2025
34599611-01 0000026061	GRIMCO, INC BEAUTIFICATION SIGNS 100-109-46899.000	09/22/2025 VJANKOWSKI MISC COMMUNITY SERVICE		250.00 250.00	0.00	Paid	Y 10/13/2025
34599721-01 0000026063	GRIMCO, INC MATERIAL FOR MAKING SIGNS 100-441-47547.000	09/22/2025 VJANKOWSKI MT MTLS SIGNS		411.06 411.06	0.00	Paid	Y 10/13/2025
INV00834767 0000026064	USABBLUEBOOK LAB SUPPLIES 500-453-47050.000	09/22/2025 VJANKOWSKI LABORATORY SUPPLIES		111.62 111.62	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check AGREED ORDER OF FORFEITURE - 2024-10212 - DELIVERY OF A CONTROLLED SUBSTANCE							
DHOARD 092225 0000026065	IL STATE POLICE AGREED ORDER OF FORFEITURE - 2024-10212 296-000-32730.000	09/22/2025 VJANKOWSKI STATE DRUG ASSET SEIZURE		4,111.78 4,111.78	0.00	Paid	Y 26-00599 10/13/2025
151885 0000026066	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER FIERRO 100-305-47120.000	09/12/2025 VJANKOWSKI CLOTHING ALLOWANCE		335.95 335.95	0.00	Paid	Y 10/13/2025
151888 0000026067	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER DAIFALLAH 100-305-47120.000	09/12/2025 VJANKOWSKI CLOTHING ALLOWANCE		31.95 31.95	0.00	Paid	Y 10/13/2025
151890 0000026068	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER SORENSEN 100-305-47120.000	09/12/2025 VJANKOWSKI CLOTHING ALLOWANCE		190.95 190.95	0.00	Paid	Y 10/13/2025
151970 0000026069	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER DAIFALLAH 100-305-47120.000	09/16/2025 VJANKOWSKI CLOTHING ALLOWANCE		342.00 342.00	0.00	Paid	Y 10/13/2025
151972 0000026070	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER FIERRO 100-305-47120.000	09/16/2025 VJANKOWSKI CLOTHING ALLOWANCE		152.00 152.00	0.00	Paid	Y 10/13/2025
1569 0000026071	NORTHWEST POLICE ACADEMY MEMBERSHIP DUES FOR 2025 - 2026 100-301-46305.000	09/11/2025 VJANKOWSKI PROFESSIONAL DUES		75.00 75.00	0.00	Paid	Y 10/13/2025
VIN 36515 0000026073	SUTTON FORD FY26 PURCHASE OF TWO FORD F350 PICKUPS 520-457-48390.000	09/22/2025 VJANKOWSKI PICKUP TRUCKS		49,278.00 49,278.00	0.00	Paid	Y 26-00455 10/13/2025

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Pay By Check Type: Paper Check FY26 PURCHASE OF TWO FORD F350 PICKUPS							
VIN 36586 0000026074	SUTTON FORD FY26 PURCHASE OF TWO FORD F350 PICKUPS 520-457-48390.000	09/22/2025 VJANKOWSKI PICKUP TRUCKS		49,278.00 49,278.00	0.00	Paid	Y 26-00455 10/13/2025
CLAIM 188112-01 0000026075	IRMA REIMBURSEMENT TO IRMA FOR TAX PAID 100-000-34670.000	09/22/2025 VJANKOWSKI INS REIMBURSEMENTS		73.00 73.00	0.00	Paid	Y 10/13/2025
BSTADLMAN 25-5 0000026076	BOB STADLMAN OLD #1 REIMBURSEMENTS 630-000-27810.000	09/23/2025 VJANKOWSKI OLD #1 FIRE ENGINE		129.96 129.96	0.00	Paid	Y 10/13/2025
287303040917X09 0000026077	AT&T MOBILITY FLEET, HOTSPOT, AND TABLET SERVICE VILLA 100-202-47330.000	08/25/2025 VJANKOWSKI MOBILE PHONE CHARGES		4,614.27 4,614.27	0.00	Paid	Y 10/13/2025
287303040967X09 0000026078	AT&T MOBILITY CELL PHONE SERVICE VILLAGE WIDE 100-202-47330.000	08/25/2025 VJANKOWSKI MOBILE PHONE CHARGES		2,174.56 2,174.56	0.00	Paid	Y 10/13/2025
087780/6 0000026079	ACE HARDWARE OF LIBERTYVILLE PAINT FOR TRAINING 100-323-46371.000	09/23/2025 VJANKOWSKI TRAINING SUPPLIES		19.78 19.78	0.00	Paid	Y 10/13/2025
6965519931327 0000026080	ADVANCE AUTO PARTS QUINT 334 OUTRIGGER PAINT 100-430-47523.000	07/18/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		275.80 275.80	0.00	Paid	Y 10/13/2025
696552032592 0000026081	ADVANCE AUTO PARTS SQUAD 7 GEAR OIL 100-430-47524.000	08/08/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		39.80 39.80	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check CLEANING SUPPLIES								
6965524133705 0000026082	ADVANCE AUTO PARTS CLEANING SUPPLIES 100-430-47070.000	08/29/2025 VJANKOWSKI TOOLS/SUPPLIES		17.01 17.01	0.00	Paid	Y 10/13/2025	
215383 0000026083	ELECTRICAL OPTIONS, LLC LABOR AND MATERIALS TO REPAIR DAMAGED ST VJANKOWSKI 100-420-47549.000	08/12/2025 MT MTLs STREET LITES		5,180.99 5,180.99	0.00	Paid	Y 10/13/2025	26-00546
215119 0000026084	ELECTRICAL OPTIONS, LLC EMERGENCY REPAIR AT ABC BUILDING TO REPL VJANKOWSKI 294-294-46620.000	07/14/2025 MT BUILDING & GROUNDS		2,900.00 2,900.00	0.00	Paid	Y 10/13/2025	26-00609
17997 0000026085	A-LAMP CONCRETE CONTRACTORS, INC. CONSTRUCTION OF THE 2025 (FY26) INFRASTR VJANKOWSKI 520-456-48775.000 520-466-48760.000 210-442-48740.000 280-446-48750.000 341-265-48799.000	09/16/2025 INFRASTR VJANKOWSKI SANITARY SEWER LINES WATERMAINS STREETS STORM SEWER LINES OTHER INFRASTRUCTURE IMPR		791,633.67 191,633.67 200,000.00 200,000.00 200,000.00 0.00	0.00	Paid	Y 10/13/2025	26-00242
1G NR-LDXW-7NKH 0000026086	AMAZON CAPITAL SERVICES, INC. PUMP STATION 4 RELAY 500-462-47565.000	09/23/2025 VJANKOWSKI MT MTLs PUMPING STATIONS		18.04 18.04	0.00	Paid	Y 10/13/2025	
29116 0000026087	LAKE COUNTY HEALTH DEPT. ANIMAL DISPOSAL AUGUST 2025 100-301-46499.000	09/23/2025 VJANKOWSKI PROFESSIONAL SERVICES		105.00 105.00	0.00	Paid	Y 10/13/2025	
T2602570 0000026088	TECHNOLOGY MGMT REV FUND LEADS CONNECTION 5/1/25 - 04/30/26 100-301-47310.000	09/22/2025 VJANKOWSKI AMERITECH CHARGES		316.70 316.70	0.00	Paid	Y 10/13/2025	26-00213

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Pay By Check Type: Paper Check LEGAL FEES - AUGUST 2025 - 516 NORTH SEYMOUR								
178266								
0000026090	ZUKOWSKI ROGERS FLOOD MCARDLE	09/23/2025		675.00	0.00	Paid	Y	
	LEGAL FEES - AUGUST 2025 - 516 NORTH SEY VJANKOWSKI			675.00			10/13/2025	
	100-240-46401.000	CORPORATE COUNSEL						
2025FY25Q4-174								
0000026094	HFS BUREAU FISCAL OP-GEMT	08/29/2025		119,685.93	0.00	Paid	Y	26-00572
	GEMT PAYMENTS OF 50% FROM APRIL1, 2025 T VJANKOWSKI						10/13/2025	
	100-100-32205.000	AMBULANCE SERVICES		119,685.93				
AUG25COLLECT								
0000026095	PARAMEDIC BILLING SERVICES	08/31/2025		6,723.80	0.00	Paid	Y	26-00431
	4% AMBULANCE BILLING SERVICE FEE VJANKOWSKI						10/13/2025	
	100-324-46418.000	AMBULANCE BILLING		6,723.80				
002983								
0000026096	LAKE COUNTY DOOR CO.	09/23/2025		210.00	0.00	Paid	Y	
	LABOR FOR SALLY PORT DOOR REPAIR VJANKOWSKI						10/13/2025	
	100-301-46620.000	MT BUILDING & GROUNDS		210.00				
PL-AHO 092325								
0000026097	JOAN VASQUEZ	09/23/2025		150.00	0.00	Paid	Y	
	AHO SERVICES FOR 09-23-25 VJANKOWSKI						10/13/2025	
	100-301-46499.000	PROFESSIONAL SERVICES		150.00				
087783/6								
0000026098	ACE HARDWARE OF LIBERTYVILLE	09/23/2025		18.88	0.00	Paid	Y	
	GRAFFITI CLEAN UP AT 70 N. IDLEWILD VJANKOWSKI						10/13/2025	
	100-301-47510.000	MT MTLS BLDGS & GROUNDS		18.88				
90300764								
0000026099	CHEMTRADE CHEMICALS US LLC	09/18/2025		13,935.80	0.00	Paid	Y	26-00272
	HYPER+ION 5800 SUPPLY VJANKOWSKI						10/13/2025	
	500-453-47051.000	TERTIARY TREATMENT		13,935.80				
52203489								
0000026100	LINDE GAS & EQUIPMENT INC	09/23/2025		118.41	0.00	Paid	Y	
	STATION 1 O2 VJANKOWSKI						10/13/2025	
	100-324-47040.000	TRAUMA UNIT SUPPLIES		118.41				

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Pay By Check Type: Paper Check OXYGEN ORDER							
52203494 0000026101	LINDE GAS & EQUIPMENT INC OXYGEN ORDER 100-324-47040.000	09/23/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		40.16 40.16	0.00	Paid	Y 10/13/2025
003707 0000026102	NAPA AUTO PARTS ENG 334 INTERIOR FAN 100-430-47523.000	09/23/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		85.81 85.81	0.00	Paid	Y 10/13/2025
003710 0000026103	NAPA AUTO PARTS GEAR OIL 100-430-47080.000	09/23/2025 VJANKOWSKI CHEMICAL SUPPLIES		54.69 54.69	0.00	Paid	Y 10/13/2025
003726 0000026104	NAPA AUTO PARTS TRUCK 420 SUSPENSION PARTS 100-430-47526.000	09/23/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		570.20 570.20	0.00	Paid	Y 10/13/2025
003739 0000026105	NAPA AUTO PARTS UTV 555 DRIVE BELT 500-453-47525.000	09/23/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		89.72 89.72	0.00	Paid	Y 10/13/2025
003755 0000026106	NAPA AUTO PARTS TRUCK 420 STEERING STABILIZER 100-430-47526.000	09/23/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		55.67 55.67	0.00	Paid	Y 10/13/2025
003783 0000026107	NAPA AUTO PARTS QUINT 334 PM FILTERS 100-430-47523.000	09/23/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		335.77 335.77	0.00	Paid	Y 10/13/2025
003824 0000026108	NAPA AUTO PARTS TRUCK 420 TAIL LIGHTS 100-430-47526.000	09/23/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		55.78 55.78	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check EFD TRAINING FOR TC PALENIK								
SIN417173 0000026109	PRIORITY DISPATCH CORP. EFD TRAINING FOR TC PALENIK 100-305-46340.000	09/23/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		425.00 425.00	0.00	Paid	Y 10/13/2025	
087784/6 0000026110	ACE HARDWARE OF LIBERTYVILLE SHOP SUPPLIES 100-420-47510.000	09/24/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		12.22 12.22	0.00	Paid	Y 10/13/2025	
178260 0000026112	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - AUGUST 2025 - BEELOW LITIGA VJANKOWSKI 100-240-46401.000	09/23/2025 CORPORATE COUNSEL		5,579.05 5,579.05	0.00	Paid	Y 10/13/2025	26-00606
178259 0000026113	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - AUGUST 2025 - GENERAL CORPO VJANKOWSKI 100-240-46401.000	09/23/2025 CORPORATE COUNSEL		9,250.00 9,250.00	0.00	Paid	Y 10/13/2025	26-00605
178262 0000026114	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - AUGUST 2025 - LABOR / PERSO VJANKOWSKI 100-240-46401.000	09/23/2025 CORPORATE COUNSEL		2,500.00 2,500.00	0.00	Paid	Y 10/13/2025	26-00604
178264 0000026115	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - AUGUST 2025 - BANK TRIANGLE VJANKOWSKI 100-240-46401.000	09/23/2025 CORPORATE COUNSEL		100.00 100.00	0.00	Paid	Y 10/13/2025	
D57018-FAC 0000026116	ACE HARDWARE OF LIBERTYVILLE MATERIAL 100-420-47510.000	05/01/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		(65.95) (65.95)	0.00	Paid	Y 10/13/2025	
D57018-STR 0000026117	ACE HARDWARE OF LIBERTYVILLE MATERIAL 100-420-47510.000	05/01/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		(46.03) (46.03)	0.00	Paid	Y 10/13/2025	

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Pay By Check Type: Paper Check D75 STEAM FOUNDATION TRIVIA NIGHT SPONSOR							
D75 STEAM-TRIVI 0000026137	MUNDELEIN DISTRICT 75 D75 STEAM FOUNDATION TRIVIA NIGHT SPONSO VJANKOWSKI 100-111-46340.000	09/24/2025 CONV/SCHOOLS/MTGS		250.00 250.00	0.00	Paid	Y 10/13/2025
128961381 0000026139	FLEETPRIDE HEAVY DUTY PARTS & SRVC QUINT 334 BRAKE CHAMBERS AND SLACK ADJUS VJANKOWSKI 100-430-47523.000	09/23/2025 MT MTLS FIRE APPARATUS		700.74 700.74	0.00	Paid	Y 10/13/2025
CONTINV013981 0000026141	IMAGING ESSENTIALS INC LARGE COPIER/SCANNER 100-410-46613.000	09/24/2025 VJANKOWSKI MT COPIERS		250.00 250.00	0.00	Paid	Y 10/13/2025
00486 0000026142	IL ASSOC. OF PROPERTY & EVIDENCE MG MEMBERSHIP RENEWAL FOR KADZIELAWSKI VJANKOWSKI 100-304-46305.000	09/24/2025 PROFESSIONAL DUES		50.00 50.00	0.00	Paid	Y 10/13/2025
0276636 0000026144	BAXTER & WOODMAN VILLAGE STAFFING ASSISTANCE FOR UTILITY VJANKOWSKI 500-451-46410.000	09/22/2025 CONSULTING SERVICES		3,500.00 3,500.00	0.00	Paid	Y 26-00490 10/13/2025
0276635 0000026145	CONCENTRIC INTEGRATION SERVICE CALL FOR SCADA SYSTEM VJANKOWSKI 500-462-46691.000	09/22/2025 MT PUMP STATIONS		310.00 310.00	0.00	Paid	Y 10/13/2025
71961527 0000026146	LOWE'S SUPPLIES FOR VILLAGE LUNCHEON VJANKOWSKI 100-420-47510.000	09/11/2025 MT MTLS BLDGS & GROUNDS		47.48 47.48	0.00	Paid	Y 10/13/2025
202751251251030 0000026147	LOWE'S MATERIAL FOR PD FENCE REPAIRS VJANKOWSKI 100-420-47510.000	09/09/2025 MT MTLS BLDGS & GROUNDS		31.33 31.33	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check SODIUM THIOSULFATE 30%							
7207711							
0000026149	HAWKINS, INC	09/23/2025		816.50	0.00	Paid	Y
	SODIUM THIOSULFATE 30%	VJANKOWSKI					10/13/2025
	500-453-47051.000	TERTIARY TREATMENT		816.50			
87793/6							
0000026150	ACE HARDWARE OF LIBERTYVILLE	09/25/2025		25.18	0.00	Paid	Y
	FURNITURE MOVERS FOR FM	VJANKOWSKI					10/13/2025
	100-420-47510.000	MT MTLS BLDGS & GROUNDS		25.18			
PS-INV051929							
0000026152	CUTLER WORKWEAR	09/25/2025		300.57	0.00	Paid	Y
	BOOTS AND JEANS FOR TRAVIS HAMM	VJANKOWSKI					10/13/2025
	100-441-47120.000	CLOTHING ALLOWANCE		300.57			
P85772625							
0000026153	BATTERIES PLUS LLC	09/24/2025		45.90	0.00	Paid	Y
	FIRE 1 FIRE ALARM BATTERY	VJANKOWSKI					10/13/2025
	100-420-47510.000	MT MTLS BLDGS & GROUNDS		45.90			
250928							
0000026154	GRAYSLAKE FEED SALES, INC.	09/25/2025		339.00	0.00	Paid	Y
	SEED FOR ABC	VJANKOWSKI					10/13/2025
	294-294-46620.000	MT BUILDING & GROUNDS		339.00			
219526A							
0000026155	SUPERIOR INDUSTRY SUPPLY	09/24/2025		292.25	0.00	Paid	Y
	SUPPLIES FOR PW VH	VJANKOWSKI					10/13/2025
	100-420-47030.000	JANITORIAL SUPPLIES		292.25			
SPI21287699							
0000026156	RUSSO POWER EQUIPMENT	09/25/2025		635.00	0.00	Paid	Y
	NEW POLE PRUNER FOR TRIMMING TREES	VJANKOWSKI					10/13/2025
	100-441-47070.000	TOOLS/SUPPLIES		635.00			
SPI21287700							
0000026157	RUSSO POWER EQUIPMENT	09/25/2025		448.96	0.00	Paid	Y
	NEW FUEL CAN FOR SMALL EQUIPMENT AND GAS	VJANKOWSKI					10/13/2025
	100-441-47070.000	TOOLS/SUPPLIES		249.98			
	100-430-47440.000	GASOLINE		198.98			

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Pay By Check Type: Paper Check MATERIAL FOR LANDSCAPE AT ABC							
87796/6 0000026159	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR LANDSCAPE AT ABC 294-294-46620.000	09/25/2025 VJANKOWSKI MT BUILDING & GROUNDS		17.99 17.99	0.00	Paid	Y 10/13/2025
087798/6 0000026160	ACE HARDWARE OF LIBERTYVILLE MATERIAL FOR SAFETY STEP ON BUCKET TRUCK VJANKOWSKI 100-441-47070.000	09/25/2025 TOOLS/SUPPLIES		26.07 26.07	0.00	Paid	Y 10/13/2025
087799/6 0000026161	ACE HARDWARE OF LIBERTYVILLE PINS FOR LANDSCAPE ABC 294-294-46620.000	09/25/2025 VJANKOWSKI MT BUILDING & GROUNDS		17.99 17.99	0.00	Paid	Y 10/13/2025
09/26/2025 0000026162	GOLFVISIONS UB refund for account: 005-0000964-001 DFERRER 500-000-25000.000	09/26/2025 Overpayment		50.00 50.00	0.00	Paid	Y 10/13/2025
09/26/2025 0000026163	SMA RESIDENTIAL GROUP LLC UB refund for account: 002-0000218-006 DFERRER 500-000-25000.000	09/26/2025 Overpayment		38.25 38.25	0.00	Paid	Y 10/13/2025
09/26/2025 0000026164	MICHAEL BLOOMFIELD UB refund for account: 008-0000315-007 DFERRER 500-000-25000.000	09/26/2025 Overpayment		76.50 76.50	0.00	Paid	Y 10/13/2025
BD-AHO 090925 0000026165	JOAN VASQUEZ 100-240-46499.000	09/09/2025 VJANKOWSKI PROFESSIONAL DUES		300.00 300.00	0.00	Paid	Y 10/13/2025
087800/6 0000026166	ACE HARDWARE OF LIBERTYVILLE PINS FOR LANDSCAPE ABC 294-294-46620.000	09/25/2025 VJANKOWSKI MT BUILDING & GROUNDS		17.99 17.99	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check SAND							
8143							
0000026167	KEVIN WALSH EXCAVATING, INC SAND 500-453-47542.000	09/25/2025 VJANKOWSKI MT MTLS SAND		987.75 987.75	0.00	Paid	Y 10/13/2025
004148							
0000026169	NAPA AUTO PARTS TRUCK HUB GASKETS 100-430-47526.000	09/25/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		107.80 107.80	0.00	Paid	Y 10/13/2025
004156							
0000026170	NAPA AUTO PARTS ENG 334 INTERIOR FAN 100-430-47523.000	09/25/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		109.98 109.98	0.00	Paid	Y 10/13/2025
3582702							
0000026171	IMPACT NETWORKING LLC SHIPPING FOR TONER 100-201-46613.000	09/25/2025 VJANKOWSKI MT COPIERS		19.50 19.50	0.00	Paid	Y 10/13/2025
34620219-01							
0000026172	GRIMCO, INC 100-441-47547.000	09/25/2025 VJANKOWSKI MT MTLS SIGNS		223.73 223.73	0.00	Paid	Y 10/13/2025
R64674							
0000026174	VULCAN INC POST SIGN BLANKS 100-441-47546.000	09/24/2025 VJANKOWSKI MT MTLS STREET POSTS		1,866.82 1,866.82	0.00	Paid	Y 10/13/2025
87801/6							
0000026176	ACE HARDWARE OF LIBERTYVILLE WASP SPRAY FOR HORNETS NEST IN 100-441-47070.000	09/26/2025 PARKWAY T VJANKOWSKI TOOLS/SUPPLIES		43.14 43.14	0.00	Paid	Y 10/13/2025
P72694							
0000026178	MCCANN INDUSTRIES INC. RETURN 100-430-47530.000	09/26/2025 VJANKOWSKI MT MTLS OTHER EQUIPMENT		(64.35) (64.35)	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check NEW SKID STEER FORKS TO REPLACE BENT FORKS							
P72696 0000026179	MCCANN INDUSTRIES INC. NEW SKID STEER FORKS TO REPLACE BENT FOR VJANKOWSKI 100-430-47525.000	09/26/2025 MT MTLS HEAVY EQUIPMENT		1,250.00 1,250.00	0.00	Paid	Y 10/13/2025
P72695 0000026180	MCCANN INDUSTRIES INC. CONCRETE SAW PARTS 100-430-47530.000	09/26/2025 VJANKOWSKI MT MTLS OTHER EQUIPMENT		163.08 163.08	0.00	Paid	Y 10/13/2025
87802/6 0000026181	ACE HARDWARE OF LIBERTYVILLE CHAIN 100-430-47525.000	09/26/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		4.83 4.83	0.00	Paid	Y 10/13/2025
4908 0000026184	JS COMMUNICATIONS TECHNOLOGIES LLC AUTOMATIC NAT'L WEATHER SERVICE POLYGON 100-321-47011.000	09/26/2025 VJANKOWSKI WHELEN WEATHER WARNING SYSTEM		14,019.00 14,019.00	0.00	Paid	Y 26-00256 10/13/2025
6660028405 0000026185	COMMERCIAL TIRE SERVICE, INC AMB 349 FRONT TIRES 100-430-47522.000	09/26/2025 VJANKOWSKI MT MTLS AMBULANCES		727.48 727.48	0.00	Paid	Y 10/13/2025
437-507743 0000026186	AUTO-WARES-ILLINOIS TRUCK 420 ADJUSTING SLEEVE 100-430-47526.000	09/26/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		22.29 22.29	0.00	Paid	Y 10/13/2025
x644419 0000026187	CORE & MAIN LP FIRE HYDRANT MATERIALS STOCK 500-462-47563.000	09/26/2025 VJANKOWSKI MT MTLS WATERMAINS		278.72 278.72	0.00	Paid	Y 10/13/2025
004248 0000026188	NAPA AUTO PARTS TRUCK 420 OUTER TIE ROD 100-430-47526.000	09/26/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		63.75 63.75	0.00	Paid	Y 10/13/2025

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Pay By Check Type: Paper Check EMS TAGS							
2390798163 0000026190	MEDLINE INDUSTRIES, LP EMS TAGS 100-324-47040.000	09/27/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		127.32 127.32	0.00	Paid	Y 10/13/2025
67709 0000026191	DJS SCUBA LOCKER SCUBA EQUIPMENT 100-324-47130.000	09/25/2025 VJANKOWSKI SCUBA EQUIPMENT		879.00 879.00	0.00	Paid	Y 10/13/2025
11883 0000026192	DJS SCUBA LOCKER SCUBA EQUIP 100-324-47130.000	09/08/2025 VJANKOWSKI SCUBA EQUIPMENT		135.00 135.00	0.00	Paid	Y 10/13/2025
12610 0000026193	PROMOS 911, INC FIRE HELMETS - PUB ED MTLS 100-322-46372.000	09/25/2025 VJANKOWSKI PREVENTION EDUCATION MTLS		540.99 540.99	0.00	Paid	Y 10/13/2025
14090 0000026194	HAVEY COMMUNICATIONS INC. SQUAD 5 REAR WARNING LIGHT 100-430-47524.000	09/29/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		95.00 95.00	0.00	Paid	Y 10/13/2025
PS-I0014656 0000026197	HASTINGS AIR-ENERGY CONTROL, INC NEW AMBULANCE PLYMOVENT PARTS 100-430-47523.000	09/25/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		1,233.42 1,233.42	0.00	Paid	Y 10/13/2025
35682 0000026198	THE PRINTING FACTORY BUSINESS CARDS - HISTORICAL COMMISSION 100-101-46499.000	09/29/2025 VJANKOWSKI PROFESSIONAL SERVICES		325.00 325.00	0.00	Paid	Y 10/13/2025
IL07-00587781 0000026215	MOTION INDUSTRIES INC. FINE SCREEN REPAIR 500-453-47531.000	09/11/2025 VJANKOWSKI MT MTLS PUMP EQUIPMENT		34.71 34.71	0.00	Paid	Y 10/13/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

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PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
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Pay By Check Type: Paper Check FINE SCREENS REPAIR

IL07-00587951

0000026216	MOTION INDUSTRIES INC. FINE SCREENS REPAIR 500-453-47531.000	09/16/2025 VJANKOWSKI MT MTLS PUMP EQUIPMENT		435.96 435.96	0.00	Paid	Y 10/13/2025
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S2572594.001

0000026219	WILLOW ELECTRICAL SUPPLY LIGHTS FOR METRA 100-427-46620.000	09/09/2025 VJANKOWSKI MT BUILDING & GROUNDS		624.02 624.02	0.00	Paid	Y 10/13/2025
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S2570439.001

0000026220	WILLOW ELECTRICAL SUPPLY BRACKET FOR KRACKLAUR LIGHTS 100-420-47510.000	09/03/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		84.00 84.00	0.00	Paid	Y 10/13/2025
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0072695-00

0000026253	MENONI & MOCOgni DIRT FOR RESTORATIONS 500-462-47599.000	09/30/2025 VJANKOWSKI MISC MAINT MATERIALS		1,060.00 1,060.00	0.00	Paid	Y 10/13/2025
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101725 LOL OPEN

0000026302	JEREMY BEYER LURE OF THE LOCAL - OPENING NIGHT MUSIC 100-108-46999.000	10/06/2025 RPETERSON MISC OTHER SERVICES		750.00 750.00	0.00	Paid	Y 10/13/2025
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Total Pay By Check Type Paper Check:

1,748,823.60	0.00
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of Invoices: 362 # Due: 0

of Credit Memos: 13 # Due: 0

Net of Invoices and Credit Memos:

Totals:

Totals:

2,129,458.77

(2,300.73)

TOTAL 2,127,158.04

0.00

0.00

0.00

--- TOTALS BY GL BANK ---

POOL

2,127,158.04

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-26080.000

347,676.40

100-000-32215.000

500.00

100-000-34670.000

73.00

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-100-32205.000			119,685.93			
	100-101-46499.000			477.00			
	100-103-46520.000			200.00			
	100-103-47099.000			6,030.00			
	100-105-46999.000			52.50			
	100-108-46999.000			3,750.00			
	100-109-46899.000			250.00			
	100-111-46340.000			250.00			
	100-111-46499.000			375.00			
	100-201-46613.000			579.49			
	100-201-46911.000			30.31			
	100-201-47015.000			640.45			
	100-201-47016.000			5,100.00			
	100-202-46415.000			59,698.66			
	100-202-47012.000			14,092.28			
	100-202-47310.000			13,639.18			
	100-202-47330.000			6,788.83			
	100-203-47011.000			10,395.88			
	100-205-46499.000			6,130.00			
	100-205-46902.000			3,937.80			
	100-205-46904.000			844.00			
	100-231-46402.000			34,600.00			
	100-231-46502.000			23,133.08			
	100-240-46401.000			18,104.05			
	100-240-46410.000			1,600.00			
	100-240-46499.000			300.00			
	100-301-46305.000			75.00			
	100-301-46499.000			1,090.50			
	100-301-46620.000			210.00			
	100-301-47020.000			47.73			
	100-301-47310.000			316.70			
	100-301-47510.000			170.86			
	100-301-47956.000			48,870.00			
	100-302-46422.000			3,136.00			
	100-303-46372.000			270.00			
	100-304-46305.000			50.00			
	100-304-46999.000			295.50			
	100-304-47120.000			497.95			
	100-304-47524.000			151.00			
	100-305-46340.000			471.50			
	100-305-47120.000			1,078.35			
	100-321-46620.000			766.24			
	100-321-46911.000			39.00			
	100-321-47011.000			14,019.00			
	100-321-47015.000			43.30			
	100-321-47030.000			37.96			
	100-321-47070.000			67.08			
	100-321-47140.000			305.00			
	100-322-46305.000			125.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-322-46372.000			990.99			
	100-323-46371.000			19.78			
	100-323-47070.000			135.44			
	100-323-47110.000			2,655.00			
	100-323-47351.000			2,340.00			
	100-324-46418.000			6,723.80			
	100-324-46669.000			503.00			
	100-324-47040.000			443.39			
	100-324-47130.000			1,014.00			
	100-324-47530.000			229.00			
	100-325-46340.000			667.25			
	100-410-46371.000			700.00			
	100-410-46410.000			2,920.50			
	100-410-46613.000			250.00			
	100-410-47013.000			26.95			
	100-410-47015.000			43.34			
	100-420-46510.000			5,251.25			
	100-420-46599.000			372.98			
	100-420-46620.000			7,901.78			
	100-420-47030.000			3,436.45			
	100-420-47510.000			1,473.53			
	100-420-47549.000			5,307.17			
	100-427-46510.000			700.00			
	100-427-46620.000			624.02			
	100-430-46648.000			89.00			
	100-430-47010.000			700.00			
	100-430-47070.000			716.65			
	100-430-47080.000			850.95			
	100-430-47440.000			291.38			
	100-430-47521.000			498.55			
	100-430-47522.000			824.43			
	100-430-47523.000			5,751.64			
	100-430-47524.000			2,272.97			
	100-430-47525.000			2,550.72			
	100-430-47526.000			11,827.45			
	100-430-47528.000			145.12			
	100-430-47530.000			201.56			
	100-430-47535.000			386.56			
	100-441-46676.000			8,220.00			
	100-441-47070.000			1,160.87			
	100-441-47120.000			669.45			
	100-441-47490.000			8,050.00			
	100-441-47543.000			902.19			
	100-441-47546.000			1,866.82			
	100-441-47547.000			884.79			
	100-441-47555.000			990.25			
	210-442-48740.000			249,912.24			
	210-442-48742.000			58,804.00			
	272-335-48330.000			354.76			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	272-335-48599.000			90,690.00			
	280-446-48750.000			200,000.00			
	291-316-48299.000			21,848.00			
	294-294-46620.000			3,688.84			
	294-294-47430.000			395.91			
	296-000-32730.000			4,111.78			
	330-263-49402.000			40,000.00			
	500-000-25000.000			164.75			
	500-451-46410.000			3,500.00			
	500-451-46611.000			500.00			
	500-451-47015.000			750.00			
	500-451-47502.000			750.00			
	500-452-46410.000			1,500.00			
	500-452-47030.000			15.29			
	500-452-47430.000			91.51			
	500-452-47510.000			196.54			
	500-452-47525.000			178.08			
	500-452-47570.000			3,320.00			
	500-453-46450.000			324.80			
	500-453-46620.000			2,812.48			
	500-453-46661.000			3,000.00			
	500-453-46910.000			143.39			
	500-453-47050.000			818.52			
	500-453-47051.000			16,730.70			
	500-453-47080.000			700.00			
	500-453-47199.000			225.00			
	500-453-47430.000			640.71			
	500-453-47460.000			30,498.93			
	500-453-47510.000			935.21			
	500-453-47525.000			221.11			
	500-453-47531.000			470.67			
	500-453-47542.000			1,948.05			
	500-461-46410.000			1,225.00			
	500-461-47015.000			900.00			
	500-462-46691.000			310.00			
	500-462-46694.000			5,340.00			
	500-462-47015.000			163.30			
	500-462-47544.000			128.00			
	500-462-47563.000			5,370.02			
	500-462-47565.000			18.04			
	500-462-47599.000			1,060.00			
	500-463-46438.000			556.50			
	520-456-48775.000			191,633.67			
	520-457-48390.000			98,556.00			
	520-457-48770.000			3,088.00			
	520-466-48760.000			200,000.00			
	630-000-27540.000			8,357.00			
	630-000-27770.000			2,901.00			
	630-000-27775.000			20,545.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 09/23/2025 - 10/13/2025

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	630-000-27785.000			120.00			
	630-000-27795.000			866.80			
	630-000-27810.000			129.96			
--- TOTALS BY FUND ---							
	100 CORPORATE			845,648.48	0.00		
	210 ROAD & BRIDGE			308,716.24	0.00		
	272 EQUIPMENT			91,044.76	0.00		
	280 STORMWATER MANAGEMENT			200,000.00	0.00		
	291 9-1-1 SURCHARGE			21,848.00	0.00		
	294 ARCHER BUSINESS CTR			4,084.75	0.00		
	296 STATE DRUG ASSETS			4,111.78	0.00		
	330 TAX REBATES			40,000.00	0.00		
	500 WATERWORKS & SEWERAGE			85,506.60	0.00		
	520 DEPRECIATION			493,277.67	0.00		
	630 ESCROW DEPOSITS			32,919.76	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 NON DEPARTMENTAL			385,445.69	0.00		
	100 GENERAL			119,685.93	0.00		
	101 HISTORICAL COMMISSION			477.00	0.00		
	103 FOURTH OF JULY COMMISSION			6,230.00	0.00		
	105 POLICE/FIRE COMMISSION			52.50	0.00		
	108 ARTS COMMISSION			3,750.00	0.00		
	109 BEAUTIFICATION COMMITTEE			250.00	0.00		
	111 EXECUTIVE			625.00	0.00		
	201 ADMINISTRATIVE			6,350.25	0.00		
	202 ADMIN SERVICES			94,218.95	0.00		
	203 COMMUNITY DEVELOPEMENT			10,395.88	0.00		
	205 HUMAN RESOURCE			10,911.80	0.00		
	231 FINANCE - ADMINISTRATION			57,733.08	0.00		
	240 LEGAL			20,004.05	0.00		
	263 ADMINISTRATION (MX)			40,000.00	0.00		
	294 ARCHER BUSINESS CENTER			4,084.75	0.00		
	301 POLICE - ADMINISTRATION			50,780.79	0.00		
	302 POLICE - COMMUNICATIONS			3,136.00	0.00		
	303 POLICE - COMMUNITY SERV.			270.00	0.00		
	304 POLICE - INVESTIGATIONS			994.45	0.00		
	305 POLICE - PATROL			1,549.85	0.00		
	316 POLICE (911)			21,848.00	0.00		
	321 FIRE - ADMINISTRATION			15,277.58	0.00		
	322 FIRE - PREVENTION			1,115.99	0.00		
	323 FIRE - FIRE OPERATIONS			5,150.22	0.00		
	324 FIRE - RESQUE OPERATIONS			8,913.19	0.00		
	325 FIRE - EMERGENCY DISASTER			667.25	0.00		
	335 FIRE			91,044.76	0.00		
	410 PUBLIC WORKS ADMIN			3,940.79	0.00		
	420 FACILITY MAINTENANCE			23,743.16	0.00		

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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427	BLDG/GRDS - TRAIN PARK			1,324.02	0.00		
430	VEHICLE MAINTENANCE			27,106.98	0.00		
441	STREET - MAINTENANCE			22,744.37	0.00		
442	STREET (RB)			308,716.24	0.00		
446	STREET (SWM)			200,000.00	0.00		
451	SEWER - ADMINISTRATION			5,500.00	0.00		
452	SEWER - UPTOWN			5,301.42	0.00		
453	SEWER -TREATMENT PLANTS			59,469.57	0.00		
456	UPTOWN SR (DEP)			191,633.67	0.00		
457	SWR TREATMENT PLANT (DEP)			101,644.00	0.00		
461	WATER - ADMINISTRATION			2,125.00	0.00		
462	WATER - MAINTENANCE			12,389.36	0.00		
463	WATER - METER READING			556.50	0.00		
466	MAINTENANCE WR (DEP)			200,000.00	0.00		

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of October 13, 2025

Subject: Budget Amendment — Quicket Solutions Software

Financial Impact:

Requesting an increase of \$10,600.00 to account number 100-301-46415.000

Attachments:

None

Background:

On February 27, 2017, the Board of Trustees adopted Resolution 17-02-13 authorizing the execution of a service agreement for e-citation software between the Village of Mundelein and Quicket Solutions. Since then, we have paid an annual fee for the software. The unbudgeted expense resulted from the delayed transition to the Tyler/Brazos electronic citation software.

During the FYE2026 budget planning process, there were assurances the transition would occur prior to May 1, 2025. However, the unexpected Village computer network interruption impeded staff's ability to complete table maintenance for the project. The delay was further compounded by a change to shared code tables used by all law enforcement entities utilizing the Brazos software. The monthly subscription cost for Quicket Solutions per month is \$2,120.00, making the total unbudgeted expense for the last five months \$10,600.00.

The transition to the Brazos electronic citation software was completed on September 1, 2025, and there are no monthly subscription costs associated with Brazos. Quicket Solutions was used in September to update fine payments, citation status, and as a back-up in the event the Brazos software could not support our needs.

Recommendation:

Motion to approve a FYE2026 budget amendment of account number 100-301-46415.000 in the amount of \$10,600.00 and request approval of purchase order 26-00607 in the amount of \$10,600.00 and payment of same to Quicket Solutions.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of October 13, 2025

Subject: Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park Regarding Jail Facilities

Financial Impact:

Attachments:

1. R-25-10-73 - Exhibit A - IGA - VOM & RLP for Jail Services

Background:

As Mundelein and Round Lake Park are both units of local government, they are authorized to contract with each other and to otherwise agree among themselves and undertake certain transactions with each other pursuant to Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.). Due to the dispatch consolidation, and the CenCom building being slated for demolition, the Round Lake Park Police Department is losing their jail facilities. After other local jurisdictions denied requests to assist with housing detainees, Round Lake Park reached out to us as we now share a jurisdictional boundary.

This intergovernmental agreement will allow the Round Lake Park Police Department to house its prisoners at the Mundelein Police Departments jail when situations arise wherein the Lake County Jail is unwilling or unable to accept detainees.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Execution of an Intergovernmental Agreement Between The Village of Mundelein and The Village of Round Lake Park regarding use of the Mundelein Jail Facility.

I hereby certify that the attached is an original of
Resolution No. R-25-10-73
that said Resolution was adopted on **October 13, 2025**,
that it was posted in the Village Hall commencing on
10/14/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-10-73

A RESOLUTION AUTHORIZING THE ADOPTION AND EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MUNDELEIN AND ROUND LAKE PARK REGARDING JAIL FACILITIES

WHEREAS, Mundelein and Round Lake Park are both units of local government and pursuant to Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.) are authorized to contract with each other and to otherwise agree among themselves and undertake certain transactions with each other, all as provided more particularly therein; and

WHEREAS, it is in the mutual best interest of Mundelein and Round Lake Park to enter into this Intergovernmental Agreement and to undertake and perform, in a cooperative manner, the obligations herein provided; and

WHEREAS, the Sheriff of Lake County, from time to time, closes the Lake County Jail to prisoners from other Police Departments due to lack of capacity within the Lake County Jail; and

WHEREAS, the Round Lake Park Police Department needs to have an alternative place to house its prisoners when the Lake County Jail is closed by the Lake County Sheriff; and

WHEREAS, the Mundelein Police Department is willing to receive and house Round Lake Park's prisoners under the circumstances and pursuant to the conditions hereinafter stated,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Mundelein and Round Lake Park agree as follows:

Section 1: The recitals hereinbefore stated are hereby accepted as stated and are incorporated in this Agreement by this reference as though fully set forth herein.

Section 2: On such occasions when the Lake County Jail is closed by the Lake County Sheriff to the prisoners from other Police Departments and, if on such occasion the Mundelein Police Department has available space to house a Round Lake Park Police Department prisoner, the Mundelein Police Department will provide such space pursuant to the following terms and conditions:

1. Round Lake Park agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes and medical transportation or to reimburse Mundelein for these costs in an emergency.
2. Round Lake Park agrees to be responsible for damage caused by prisoners to the Mundelein property and for medical or hospital costs mandated by statute to be paid on behalf of any Round Lake Park prisoner.
3. Round Lake Park shall provide all services for Round Lake Park prisoners, including but not limited to the processing, jailing, prisoner checks, feeding, bonding out, and releasing of all prisoners transported to the jail facility by Round Lake Park. Further, Round Lake Park shall keep

a sworn officer at the Mundelein Police Department at any time a Round Lake Park prisoner is in the Mundelein jail facility.

4. Round Lake Park shall follow the written Mundelein Police Department policies regarding the detention of prisoners. A copy of these policies shall be provided to Round Lake Park upon passage and approval of this Agreement by both Villages.
5. Round Lake Park shall ensure all employees responsible for prisoner duties while located at the Mundelein Police Department will be certified law enforcement officers who are CPR and AED trained to the most current industry standards. These employees will also complete the training that is required by 20 Ill. Adm. Code 720.25, 20 Ill. Adm. Code 720.100(a)(3) and 20 Ill. Adm. Code 720.110.
6. Round Lake Park agrees to defend, indemnify, and hold Mundelein harmless for all actions, claims, causes of action, suits, damages, and demand of defenses of any nature whatsoever, which may be brought against Mundelein or any officer or agent of Mundelein as a result of Round Lake Park's use of the Mundelein jail facility, except for the negligence, reckless conduct, or intentional misconduct of Mundelein, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them maybe liable. Mundelein agrees to defend, indemnify, and hold Round Lake Park harmless for all actions, claims, causes of action, suits, damages, and demand of defenses of any nature whatsoever, which may be brought against Round Lake Park for the actions of any officer or agent of Mundelein which harms or injures any Round Lake Park prisoner.
7. Round Lake Park agrees to be solely responsible for workers' compensation coverage for any Round Lake Park employee while they are in the performance of their duties at the Mundelein Police Department. Subrogation rights against Mundelein are waived with regard to workers compensation.
8. Insurance Requirements. Round Lake Park shall maintain the following minimum insurance limits for the term of this Agreement:
 - Commercial General Liability: \$1,000,000 per occurrence for bodily injury, property damage and for personal injury. The general aggregate shall be no less than \$2,000,000.
 -
 - Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
 - Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.
 - Law Enforcement Liability (professional liability): \$3,000,000 per occurrence and no less than \$6,000,000 general aggregate.
 - Excess Liability: \$5,000,000 per occurrence and no less than \$5,000,000 general aggregate and follow form of the primary coverages of General Liability, Automobile Liability and Law Enforcement Liability.

- The insurance required above shall cover Mundelein, its officials, employees, agents and volunteers as additional insureds on all liability policies for any liability arising out of the performance of duties under this Agreement.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the respective Corporate Authorities of each Village.

Section 4: This Agreement shall supersede any and all prior agreements, whether written or oral, between the parties hereto, and shall become effective upon passage, approval, and execution of this agreement by the Corporate Authorities of both Villages. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives a 30-day written notice to the other of its intention of cancellation to the Chief of Police and Mayor of the other Village.

Section 5: This Agreement is not intended to inure any benefit on a third party, and each party retains full rights to assert any defense, privilege, or immunity available by law.

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

SECTION I: That the Village hereby authorizes the adoption and the execution of the Intergovernmental Agreement between the Village of Mundelein and the Village of Round Lake Park regarding the use of the Mundelein Police Jail Facility attached hereto as **Exhibit A**.

XXX this 13th day of October 2025, by a roll call vote.

RESULT:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, October 13, 2025

APPROVED: Monday, October 13, 2025

ATTEST: _____

Village Clerk

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MUNDELEIN AND
THE VILLAGE OF ROUND LAKE PARK REGARDING THE USE OF THE MUNDELEIN
POLICE JAIL FACILITY**

This Agreement made and entered into this **13** day of **October 2025** by and between the Village of Mundelein, a Municipal Corporation organized under the laws of the State of Illinois and having its principal administrative offices at 300 Plaza Circle, Mundelein, Illinois, (hereinafter referred to as "Mundelein") and the Village of Round Lake Park, a Municipal Corporation organized under the laws of the State of Illinois and having its principal administrative offices at 203 East Lake Shore Drive, Round Lake Park, Illinois, (hereinafter referred to as "Round Lake Park");

WITNESSETH

WHEREAS, Mundelein and Round Lake Park are both units of local government and pursuant to Section 10 of Article VII of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq.) are authorized to contract with each other and to otherwise agree among themselves and undertake certain transactions with each other, all as provided more particularly therein; and

WHEREAS, it is in the mutual best interest of Mundelein and Round Lake Park to enter into this Intergovernmental Agreement and to undertake and perform, in a cooperative manner, the obligations herein provided; and

WHEREAS, the Sheriff of Lake County, from time to time, closes the Lake County Jail to prisoners from other Police Departments due to lack of capacity within the Lake County Jail; and

WHEREAS, the Round Lake Park Police Department needs to have an alternative place to house its prisoners when the Lake County Jail is closed by the Lake County Sheriff; and

WHEREAS, the Mundelein Police Department is willing to receive and house Round Lake Park's prisoners under the circumstances and pursuant to the conditions hereinafter stated,

NOW, THEREFORE, in consideration of the mutual agreements contained in this Agreement, Mundelein and Round Lake Park agree as follows:

Section 1: The recitals hereinbefore stated are hereby accepted as stated and are incorporated in this Agreement by this reference as though fully set forth herein.

Section 2: On such occasions when the Lake County Jail is closed by the Lake County Sheriff to the prisoners from other Police Departments and, if on such occasion the Mundelein Police Department has available space to house a Round Lake Park Police Department prisoner, the Mundelein Police Department will provide such space pursuant to the following terms and conditions:

1. Round Lake Park agrees to be responsible for meals for its prisoners, transportation of its prisoners to and from court and for medical purposes and medical transportation or to reimburse Mundelein for these costs in an emergency.
2. Round Lake Park agrees to be responsible for damage caused by prisoners to the Mundelein property and for medical or hospital costs mandated by statute to be paid on behalf of any Round Lake Park prisoner.
3. Round Lake Park shall provide all services for Round Lake Park prisoners, including but not limited to the processing, jailing, prisoner checks, feeding, bonding out, and releasing of all prisoners transported to the jail facility by Round Lake Park. Further, Round Lake Park shall keep a sworn officer at the Mundelein Police Department at any time a Round Lake Park prisoner is in the Mundelein jail facility.
4. Round Lake Park shall follow the written Mundelein Police Department policies regarding the detention of prisoners. A copy of these policies shall be provided to Round Lake Park upon passage and approval of this Agreement by both Villages.
5. Round Lake Park shall ensure all employees responsible for prisoner duties while located at the Mundelein Police Department will be certified law enforcement officers who are CPR and AED trained to the most current industry standards. These employees will also complete the training that is required by 20 Ill. Adm. Code 720.25, 20 Ill. Adm. Code 720.100(a)(3) and 20 Ill. Adm. Code 720.110.
6. Round Lake Park agrees to defend, indemnify, and hold Mundelein harmless for all actions, claims, causes of action, suits, damages, and demand of defenses of any nature whatsoever, which may be brought against Mundelein or any officer or agent of Mundelein as a result of Round Lake Park's use of the Mundelein jail facility, except for the negligence, reckless conduct, or intentional misconduct of Mundelein, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them maybe liable. Mundelein agrees to defend, indemnify, and hold Round Lake Park harmless for all actions, claims, causes of action, suits, damages, and demand of defenses of any nature whatsoever, which may be brought against Round Lake Park for the actions of any officer or agent of Mundelein which harms or injures any Round Lake Park prisoner.

7. Round Lake Park agrees to be solely responsible for workers' compensation coverage for any Round Lake Park employee while they are in the performance of their duties at the Mundelein Police Department. Subrogation rights against Mundelein are waived with regard to workers compensation.

8. Insurance Requirements. Round Lake Park shall maintain the following minimum insurance limits for the term of this Agreement:

Commercial General Liability: \$1,000,000 per occurrence for bodily injury, property damage and for personal injury. The general aggregate shall be no less than \$2,000,000.

Business Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.

Workers' Compensation and Employers' Liability: Workers' Compensation coverage with statutory limits and Employers' Liability limits of \$500,000 per accident.

Law Enforcement Liability (professional liability): \$3,000,000 per occurrence and no less than \$6,000,000 general aggregate.

Excess Liability: \$5,000,000 per occurrence and no less than \$5,000,000 general aggregate and follow form of the primary coverages of General Liability, Automobile Liability and Law Enforcement Liability.

The insurance required above shall cover Mundelein, its officials, employees, agents and volunteers as additional insureds on all liability policies for any liability arising out of the performance of duties under this Agreement.

Section 3: Amendments to the terms and conditions of this Agreement may be made only upon written mutual agreement of the respective Corporate Authorities of each Village.

Section 4: This Agreement shall supersede any and all prior agreements, whether written or oral, between the parties hereto, and shall become effective upon passage, approval, and execution of this agreement by the Corporate Authorities of both Villages. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois. It will remain in full force and effect until either party gives a 30-day written notice to the other of its intention of cancellation to the Chief of Police and Mayor of the other Village.

Section 5: This Agreement is not intended to inure any benefit on a third party, and each party retains full rights to assert any defense, privilege, or immunity available by law.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed on the day, and year first above written.

Dated this ____ day of _____, 20__.

VILLAGE OF ROUND LAKE PARK

By: _____
Robert Seminary, Mayor

Attest: _____
Lucy Nava, Village Clerk

Dated this 13th day of October, 2025.

VILLAGE OF MUNDELEIN

By: _____
Robin Meier, Mayor

Attest: _____
Karen Walsh, Village Clerk

To: Mayor and Board of Trustees

From: Karen Walsh, Clerk

For: Village Board Meeting of October 13, 2025

Subject: Executive Session Meeting Minute Approval — July 28, 2025

Financial Impact:

N/A

Attachments:

None

Background:

The July 28, 2025 Executive Session Minutes were reviewed at the September 22, 2025 Executive Session Meeting.

Recommendation:

Motion to approve the Executive Session Meeting Minutes for the July 28, 2025 meeting.

To: Mayor and Board of Trustees

From: Kelsey Langelier, Business Services Manager
Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of October 13, 2025

Subject: Snow and Ice Control Services - Zone 7

Financial Impact:

\$70,000 - 100-441-46670 - Mt. All Streets

Attachments:

None

Background:

The FY26 budget provides funds for contractual snow and ice control services in Zone 7. A three-year contract (FY24-26) was awarded to Midwest Snow Solutions on August 28, 2023. This is the final year of the three-year contract.

Recommendation:

Motion to approve purchase order number 26-00589 in the amount of \$70,000 to Midwest Snow Solutions, Wauconda, Illinois, for contractual snow and ice control services in Zone 7.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of October 13, 2025

Subject: Snow and Ice Control Services - Zone 8

Financial Impact:

\$40,000 - 100-441-46670 - Mt. All Streets

Attachments:

None

Background:

The FY26 budget provides funds for contractual snow and ice control services in Zone 8 (Grand Dominion subdivision and Beckett Crossing). A four-year contract (FY24-27) was awarded to Yellowstone Landscape, Wauconda, IL, on September 25, 2023. This is year three of the four-year contract.

Recommendation:

Motion to approve purchase order number 26-00590 in the amount of \$40,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering
Kelsey Langelier, Business Services Manager

For: Village Board Meeting of October 13, 2025

Subject: FY26 Bulk Rock Salt - County Bid

Financial Impact:

\$42,969.60 - 100-441-47541 - MT MTLS SALT

Attachments:

None

Background:

Bulk rock salt was competitively bid through the Lake County joint bid in early 2024. Morton Salt, Inc. was the lowest responsive bidder. The Board approved a contract renewal with Morton Salt, Inc. earlier this year. The price per ton of salt is \$89.52. Staff is requesting 480 tons, totaling \$42,969.60. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00621 in the amount of \$42,969.60 to Morton Salt, Inc. of Chicago, Illinois for bulk rock salt.