

AGENDA
VILLAGE BOARD MEETING NO. 3332
November 10, 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. Approval of Board Meeting Minutes

Motion to approve the Board of Trustees Regular meeting minutes from October 27, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

A. Call to Order 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 November 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

B. Call to Order 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 November 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

VIII. MAYOR'S REPORT

A. Mayoral Proclamation - Celebrating the 100th Year Anniversary of Old Number One

B. New Lease - TS Financial Group, LLC

Motion to adopt a Resolution Approving and Authorizing Execution of an Office Lease Between the Village of Mundelein, as Lessor and TS Financial Group, as Lessee.

C. Artist Residency Program Lease Extensions

Motion to adopt a Resolution extending the Artist Residency Program through January 31, 2026, to allow continued use of 175 North Archer Avenue by the current Artist Residents.

D. IMRF Form 6.73: IMRF Earnings

Motion to adopt a Resolution to include compensation directed into a retirement health savings (RHS) plan as Illinois Municipal Retirement Fund earnings.

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. Mundelein Senior Apartments - Plat of Vacation - East Hawley Street and Prospect Avenue

Motion to pass an Ordinance Vacating a certain portion of the East Hawley Street right-of-way within the Mundelein Station Subdivision.

2. Resolution approving a S.T.A.R. Grant for equipment purchases for Nova Dental Care, located at 440 East Hawley Street, Mundelein, Illinois

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to equipment purchase for Nova Dental Care at 440 East Hawley Street, Mundelein, Illinois in the amount not to exceed \$5,000.

3. Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

Motion to pass an Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

4. Station 250 - Ordinance Approving Reimbursement Request No. 3 for Station 250 LLC for eligible redevelopment project costs

Motion to pass an Ordinance approving reimbursement request No. 3 for Station 250 LLC eligible redevelopment project costs.

5. Station 250 - Ordinance providing for issuance of Tax Increment Allocation Revenue Notes (Station 250 LLC) (250 Plaza Circle)

Motion to pass an Ordinance providing for issuance of Tax Increment Allocation

Revenue Notes (Station 250 LLC) (250 Plaza Circle)

6. An Ordinance Granting Variations for a Mini-Warehouse at 3400 West Route 60, Mundelein, Illinois (Best Self Storage)

Motion to pass an Ordinance granting variations for a mini-warehouse at 3400 West Route 60, Mundelein, Illinois (Best Self Storage).

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

- 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 October 28, 2025 and ending November 10, 2025 in the amount of \$3,090,469.52.

2. 2025 Property Tax Levy Estimate

Motion to authorize the Finance Director to publicly post the 2025 Property Tax Levy Estimate in the amount as discussed in the Committee of the Whole meeting after abatements.

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

- F. Building Committee (Krinski, Ugaste, Schwenk)

- G. Other Reports

X. SCHEDULED BUSINESS

- A. Omnibus Vote Items

1. Approval of Purchase Order and Payment to LakeComm (Lake Consolidated Emergency Communications) for Dispatch Services for the Mundelein Police Department

Motion to approve purchase order number 26-00657 and payment in the amount of \$330,000.00 to Lake Consolidated Emergency Communications for dispatch services for the Mundelein Police Department for November 1, 2025, through April 30, 2026.

2. Approval of Purchase Order 26-00655 and Payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.

Motion to approve purchase order number 26-00 and payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.

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 3331th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on October 27, 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: Trustees Grieco, Juarez, Krinski, Lambert, Schwenk, Ugaste, Mayor Meier

ABSENT: None

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 October 13, 2025.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Robert Lass spoke opposing the Solaria development due to traffic concerns.

John Sopata spoke regarding the Solaria development, saying installing a left-hand turn will be necessary.

John Anderson also spoke regarding the Solaria development, saying that the roads are too narrow now and there is no room for a children's play area/park.

Jessica Perminian (also about the proposed Solaria development) said traffic is their biggest concern; the roads are too narrow. And using Rt 83 as the entrance instead of Willow Springs Road makes more sense. Also, there is a retention pond concern, and the parking will be difficult for guests.

John Anderson spoke about the Solaria development not having any designated park area for children, and he feels there is too much density.

Pam Eulberg has concerns regarding the construction that will go on for the Solaria development project. Also, she is concerned about access for fire and police and the upcoming road widening of the 60/83 project.

Peter Rastrelli doesn't feel the community can foot these development bills when the developer can do so. Costs will be passed on to the community, and it doesn't have to be that way.

Trisha Kocanda spoke about the possible Walnut Ridge development, impact fees, and how it would affect Fremont District 79.

Shawn Killacky spoke regarding the Ivanhoe Village development. He said he spoke with some of the residents of Countryside Lake as they were unaware that they would be impacted by the Ivanhoe development project.

David Whitson spoke as a former educator regarding the impact fees for the Ivanhoe development project. He is concerned about what the effect will be on the taxpayers. He also said the news that a possible new development (Walnut Ridge) is upsetting.

PRESENTATIONS / AWARDS

None

PUBLIC HEARINGS

Call to Order 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 November 10, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Krinski

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

Call to Order 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 November 10, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Grieco
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

LIQUOR CONTROL COMMISSION MEETING

Recessed into Liquor Control Commission Meeting at 7:33 PM.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Reconvened the Regular Board Meeting at 7:38 PM.

MAYOR'S REPORT

Meeting Call - Committee of the Whole Meeting to discuss the Tax Levy on November 10, 2025 at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

Resolution Approving a Supplemental Statement of Work with Municipal GIS Partners (MGP) for Microsoft 365 Governance, Implementation, and Training Services

Motion to adopt a Resolution approving a Supplemental Statement of Work with Municipal GIS Partners (MGP) for Microsoft 365 governance, implementation, and training services in the amount of \$29,600 for the period January 1, 2026, through December 31, 2026, and to authorize the Assistant Village Administrator to execute the agreement.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

IGA Between the Village of Mundelein and Hawthorn School District 73 for Use of Mundelein Public Works Facility in the Event of an Emergency

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Hawthorn School District 73 for the use of Mundelein Public Works Facility in the Event of an Emergency.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Krinski
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco.

Trustee Grieco stated the Lure of the Local has been a great success, Trick or Treat is this Friday, October 31 from 4:00 PM to 8:00 PM, and Leaf Collection is underway.

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

Best Self Storage - Mundelein Crossings Shopping Center (PZ2025-0036)

Motion to authorize staff to draft an ordinance approving certain variations related to the proposed Best Self Storage at 3400 West Illinois Route 60.

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Ugaste

NAYS:	Trustee Lambert, Trustee Schwenk
ABSTAIN:	None

Ordinance establishing the Village of Mundelein Micro Shops Advisory Group

Motion to pass an Ordinance establishing the Village of Mundelein Micro Shops Advisory Group

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Lambert
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Ordinance Amending Certain Sections of the Municipal Code regarding Use Variations, Car Washes, and Gas Stations

Motion to pass an ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Use Variation, Car Washes, and Gas Stations.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Ordinance Approving a Map Amendment and Special Use Permit for a Preliminary Planned Unit Development for proposed townhouses at 301-319 East Illinois Route 83 (Solaria Crossings)

Motion to pass an Ordinance approving a map amendment and special use permit for a preliminary planned unit development for proposed townhouses at 301-319 East Illinois Route 83 (Solaria Crossings).

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert
NAYS:	Trustee Schwenk, Trustee Ugaste
ABSTAIN:	None

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

Resolution - Proposal Award - Fire Station 1 Boiler Replacement

Motion to adopt a resolution waiving bids, accepting a proposal from Cahill Heating and Air Conditioning, of Lake Bluff, IL, for the replacement of the boiler at Fire Station 1, approving a budget amendment in the amount of \$136,500, and approving a purchase order number 26-00627 in the amount of \$136,500.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Krinski
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Budget Amendment/Intergovernmental Agreement-QZ Recertification

Motion to approve an FYE2026 budget amendment for account number 100-410-46410 in the amount of \$21,900.00, approve purchase order number 26-00639 to the Village of Buffalo Grove and adopt a resolution to authorize the Mayor and Village Clerk to sign the Intergovernmental Agreement between the County of Lake, the Villages of Antioch, Lake Villa, Round Lake Beach, Grayslake, Libertyville, Vernon Hills, Buffalo Grove, and Wheeling, and the Village of Mundelein for the equally shared costs of maintaining and recertification of the Existing Quiet Zone Corridor along the Canadian National Railroad.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

2024 (FY25) Road Rehabilitation Program - Change Order #1

Motion to approve purchase order number 26-00641 for A Lamp Road Builders in the amount of \$99,070.47 for the change order to the 2024 (FY25) Road Rehabilitation Program.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Lambert
SECONDER:	Trustee Schwenk
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Finance Committee (Schwenk, Ugaste, Grieco)

Independent Auditor Services FY26-29

Motion to authorize the Village Administrator to sign a four-year professional auditing services agreement with Lauterbach & Amen to complete independent auditing services for FY 2026-2029 Annual Comprehensive Financial Reports.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Trustee Ugaste-Separated Bill for Approval

Motion to approve the payment of bills, as indicated on the Disbursement Report dated 10/27/25 for Trustee Ugaste in the amount of \$793.54 for reimbursement of expenses at the Illinois Municipal League Conference.

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk
NAYS:	None
ABSTAIN:	Trustee Tony Ugaste

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between October 14, 2025 and ending October 27, 2025 in the amount of \$956,545.44.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Grieco
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

None

Building Committee (Krinski, Ugaste, Schwenk)

None

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

Approval of Purchase Order and Payment to Motorola Solutions for purchase of mobile and portable radios

Motion to approve the budget amendment and purchase order number 26-00634 and payment for the four (4) mobile radios and installation and seven (7) portable radios in the amount of \$108,162.57 to Motorola Solutions.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Approval of Purchase Order and Payment to Motorola Solutions for purchase of mobile and portable radios

Motion to approve the budget amendment and purchase order number 26-00643 and payment for the sixty-four (64) APX N70 mobile radios and year one of programming software in the amount of \$449,364.82 to Motorola Solutions.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Ugaste
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

HGACBuy Intergovernmental Contract and Temporary IT Staffing Authorization

Motion to adopt a Resolution authorizing the Village Administrator to execute the intergovernmental contract with HGACBuy and any related documents necessary to facilitate participation in the program, and to hire a temporary IT employee to assist with technology-related needs.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Approval of Purchase Order and Payment to LakeComm (Lake Consolidated Emergency Communications) for Dispatch Services for the Mundelein Fire Department

MOTION to approve purchase order number 26-00650 and payment to Lake Consolidated Emergency Communications in the amount of \$83,000 for dispatch services for the Mundelein Fire Department for November 1, 2025, through April 30, 2026.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee 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 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).

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Juarez
AYES:	Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
NAYS:	None
ABSTAIN:	None

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 10, 2025

Subject: Call to Order 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, then to October 27, 2025, and finally to November 10, 2025, in order to finalize the agreements between the property owner and the Village. More time is needed to finalize the agreements and therefore the items need to be continued to the next public hearing on November 24, 2025.

Recommendation:

Motion to continue the public hearing to November 24, 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 November 10, 2025

Subject: Call to Order 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, then to October 27, 2025, and finally to November 10, 2025, in order to finalize the agreements with the Village. More time is needed to finalize the agreements and therefore the items need to be continued to the next public hearing on November 24, 2025.

Recommendation:

Motion to continue the public hearing to November 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

Mayoral Proclamation

MAYOR PROCLAMATION {ENTER TEXT HERE}

WHEREAS, Old Number One, as it is now called, is Mundelein's first fire truck, a 1925 Stoughton Fire Truck gifted to Mundelein in 1925 from George Cardinal Mundelein.

WHEREAS, Old Number One served the Village of Mundelein for two decades, saving lives and property within the Village and surrounding areas.

WHEREAS, in the mid 1940's this old truck was sold and continued to be used by other communities until it was no longer serviceable. It then moved from collector to collector until it came back to Mundelein in the early 2000's.

WHEREAS, the Mundelein Old Number One Preservation Committee was formed in 2008 and a retired Mundelein Department Lieutenant, Jim Carew and his workers, rebuilt Old Number One back to its original condition, if not better than original condition and presented it back to the Village of Mundelein for its Centennial Celebration on October 17, 2009.

WHEREAS, to this very day, Old Number One continues to be shown at events all over Lake County, Illinois. This 1925 Fire Truck delights people of all ages and continues to show Illinois residents the heritage of Mundelein. Kids of all ages stand in line with smiles on their faces to ring the bell on this 100-year-old fire truck.

WHEREAS, the year, 2025, marks the 100th Anniversary of this award-winning Fire Truck and keep in mind, that everything still works on this old fire truck, from the ground ladder to the pump. The Old Number One Preservation Committee continues to keep this 100-year-old relic running and looking just like it did back in 1925.

NOW THEREFORE, BE IT PROCLAIMED, by the Mayor and Board of Trustees of the Village of Mundelein, Lake County, Illinois, that we recognize 2025 as the 100th Anniversary of Old Number One, we encourage everyone in the community to help honor this extraordinary 100-year-old fire engine and the dedicated individuals who have kept its legacy alive.

PROCLAIMED, signed and sealed this 10th day of November 2025.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of November 10, 2025

Subject: New Lease - TS Financial Group, LLC

Financial Impact:

N/A

Attachments:

1. R-25-11-78 - Lease Agreement TS Financial 2025 Final
2. R-25-11-78 - Exhibit A - Floor Plan

Background:

TS Financial has been a tenant of Archer Business Center since 2017. TS Financial has expressed the need for a more visible, professional location and additional space to accommodate its growing business operations. Village staff have collaborated with TS Financial Partners to identify and negotiate suitable office space on the upper level of Village Hall.

The proposed build-out encompasses approximately 3,300 square feet within Village Hall. The Village will invest an estimated \$93,000 to complete necessary improvements, including the installation of demising walls, interior finishes, and minor reconfiguration of existing spaces. This build-out was approved at the October 13, 2025 board meeting.

The suite will include ten existing offices/storage rooms and a large open work area, offering flexibility for TS Financial to configure the space to meet operational needs, such as entryways, cubicles, workstations, or collaborative areas.

The project will also include the addition of doors to provide privacy and separation from the existing tenant, SRACLC, while maintaining accessibility and functionality for both tenants to the common areas. The design includes a common corridor that will preserve opportunities for future tenants in the remaining vacant areas and offices on the upper level.

The new lease will commence on January 1, 2026, at which time the current lease at 165 North Archer Avenue will terminate effective December 31, 2025, with no further obligations under that agreement. The proposed resolution authorizes execution of the new lease agreement between the

Village of Mundelein and TS Financial and formalizes the termination of the current lease upon relocation.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing Execution of an Office Lease Between the Village of Mundelein, as Lessor and TS Financial Group, as Lessee.

I hereby certify that the attached is an original of
Resolution No. R-25-11-78
that said Resolution was adopted on **November 10, 2025**,
that it was posted in the Village Hall commencing on
11/11/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-11-78

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN OFFICE LEASE BETWEEN THE VILLAGE OF MUNDELEIN, AS LESSOR, AND TS FINANCIAL, AS LESSEE

WHEREAS, on May 26, 2017, the Village of Mundelein, an Illinois municipal corporation (the “Village”), entered into an office lease with TS Financial (“TS Financial”) for Village-owned office space located at **165 North Archer Avenue** (the “Current Lease”); and

WHEREAS, the Current Lease was subsequently amended to extend the lease term through **June 30, 2026**; and

WHEREAS, TS Financial has expressed a desire to relocate to a more visible and professional space to accommodate its business growth, and Village staff have negotiated a new office lease for space located on the upper level of Village Hall (the “New Lease”); and

WHEREAS, the New Lease is intended to commence on January 1, 2026, and the parties mutually agree that the Current Lease shall terminate as of December 31, 2025, upon commencement of the New Lease, with no further financial obligation by either party under the Current Lease thereafter; and

WHEREAS, the Mayor and Board of Trustees, pursuant to the Village’s home rule powers and all other powers provided under Article VII, Section 6 of the Illinois Constitution, and applicable statutory authority, find that approval of the New Lease is in the best interests of the Village and its residents;

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 Office Lease between the Village of Mundelein and TS Financial, substantially in the form attached hereto as **Exhibit A**, is hereby approved.

SECTION II: The Village Administrator is hereby authorized and directed to execute and attest said Office Lease on behalf of the Village.

SECTION III: The Current Lease between the Village of Mundelein and TS Financial for space at 165 North Archer Avenue shall terminate effective December 31, 2025, concurrent with the commencement of the New Lease on January 1, 2026.

SECTION IV: This Resolution shall be in full force and effect from and after its passage and approval according to law.

XXX this 10th day of November, 2025 by a roll call vote.

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

NAYS: None

ABSTAIN: None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST:

Village Clerk

OFFICE LEASE AGREEMENT

Village of Mundelein

And

TS Financial Group, LLC

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OFFICE LEASE

THIS LEASE is made as of the _____ day of _____, 2025, by and between **Village of Mundelein, an Illinois Municipal** Corporation ("Landlord"), and **TS Financial Group, LLC** ("Tenant"). Landlord and Tenant may be collectively referred to as the "Parties" and each may be referred to individual as a Party.

ARTICLE 1 - BASIC TERMS

1.01 Basic Terms

A. Landlord's Address for Notices:

300 Plaza Circle
Mundelein, Illinois 60060

B. Tenant's Address for Notices:

291 North Archer Ave.
Mundelein, Illinois 60060

C. Building:

291 North Archer Ave., upper level of
Village Hall at 300 Plaza Circle, Mundelein;
together with any common areas, parking areas, walkways, landscaped areas, and
other improvements appurtenant thereto.

D. Leased Area of Premises ("Premises"):

3250 Sq. Feet of the second floor of the building for purposes of this Lease as
depicted in Exhibit A.

E. Lease Commencement:

January 1, 2026 or upon substantial completion of Tenant Improvement Process.
Rent shall commence only after Tenant's written acceptance of completed build-out
per Exhibit A.

F. Lease Term:

Lease Term – Per rent schedule below:

Term	Per Square Footage rent	Monthly rent
January 1, 2026 – March 31, 2026	\$0.00	\$0.00
April 1, 2026 – March 31, 2027	\$18.00	\$4875.00
April 1, 2027 – March 31, 2028	\$18.54	\$5,021.25
April 1, 2028 – March 31, 2029	\$19.09	\$5,170.20

April 1, 2029 – March 31, 2030	\$19.67	\$5,327.29
April 1, 2030 – March 31, 2031	\$20.26	\$5487.08

G. Security Deposit:

\$10,000

H. Permitted Use:

Office Space

1.02 Effect of Reference to Basic Terms

Each reference in this Lease to any of the Basic Terms contained In Section 1.01 shall be construed to incorporate into such reference the definition thereof as set forth in Section 1.

ARTICLE 2 - QUIET ENJOYMENT

2.01 Quiet Enjoyment

Landlord covenants that Tenant, on paying the Rent herein provided and keeping, performing and observing each and every term, covenant, and condition herein required of Tenant, shall peaceably and quietly hold and enjoy the Premises without hindrance or molestation by Landlord for the Lease Term, subject to the terms of this Lease and any encumbrances, easements, rights, covenants, conditions and restrictions of record existing as of the date of the Lease.

ARTICLE 3 - GRANT, DELIVERY AND TERM

3.01 Grant of Premises

In consideration of the rents, terms, covenants, and conditions hereinafter provided to be paid, kept, performed and observed, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the Premises.

3.02 Conditions of Grant

Tenant shall have and hold the Premises for and during the Lease Term, subject to the payment of the Rent and to the full and timely performance by Tenant of all of the covenants and conditions hereinafter set forth.

3.03 Delivery and Acceptance of Premises

Landlord shall invest approximately \$95,000 to perform a standard build out of the leased suite, including demising walls, offices and finishes as shown on the attached layout. The suite will include a large, open work area, offering flexibility to configure entryways,

cubicles, workstations or collaborative space. The suite will have entrances at both ends of the space. On the Lease Commencement Date, Landlord shall deliver possession of the Premises to Tenant with the build out, as is. Landlord makes no other representations or warranties of any kind, express or implied, including, but not limited to, any warranty of fitness for a particular purpose. This lease is for the lease of the premises in its "as is" condition as of the lease commencement date. Tenant acknowledges that no representations, warranties, or guarantees with respect to the condition of the premises have been made by landlord. Tenant's taking possession of the Premises, or any part thereof shall be conclusive evidence against Tenant that the portion of the Premises taken possession of was then both in good order, and satisfactory condition.

ARTICLE 4 - SURRENDER AND HOLDING OVER

4.01 Surrender

Upon the expiration of the Lease Term or upon the termination of Tenant's right of possession, whether by lapse of time or as otherwise herein provided, Tenant shall promptly surrender the Premises to Landlord in good order, repair and condition, ordinary wear and casualty damage excepted. Prior thereto, Tenant shall remove its office furniture, trade fixtures, office equipment and all other items of personal property on the Premises not belonging to Landlord. Tenant shall pay to Landlord, upon demand, the cost of repairing any damage to the Premises and the building caused by such removal. If Tenant shall fail or refuse to remove any such property from the Premises, Tenant shall be conclusively presumed to have abandoned the same, and title thereto shall thereupon pass to Landlord without any cost by set-off, credit, allowance or otherwise, and Landlord may at its option, accept the title to such property, and whether or not Landlord accepts such title, Landlord may at Tenant's expense: (i) remove the same or any part in any manner that Landlord shall choose, repairing any damage to the Premises caused by such removal; and (ii) store or otherwise dispose of the same without incurring liability to Tenant or any other person. If Landlord incurs any storage or other costs by reason of Tenant's failure to remove any property which Tenant is obligated to remove under this section, Tenant, upon demand, shall pay to Landlord the amount of costs so incurred. Tenant shall have no obligation to remove Landlord-approved structural changes unless such removal was a condition of the original Landlord approval.

4.02 Holdover

If Tenant shall not immediately surrender the Premises on the expiration of the Lease Term or the earlier termination of the Lease as provided herein, Tenant shall be deemed a month to month tenant at 150% of one month's Rent in effect during the last month of the Lease Term for each month or part thereof during which Tenant shall retain possession of the Premises or any part thereof thereafter. In addition, Tenant shall also pay all direct damages, if any, incurred by Landlord on account of such holding over. Nevertheless, neither the provisions

of this section, the acceptance of any Rent, nor any other act in apparent affirmance of tenancy (other than a written waiver) shall be held as a waiver by Landlord of any right of re-entry or any other rights or remedies of Landlord provided herein or at law or equity.

ARTICLE 5 - SECURITY DEPOSIT

5.01 Security Deposit

Tenant has deposited with the Landlord the sum of two month's rent as security for the full and faithful performance of every provision of this Lease to be performed by Tenant. If Tenant defaults with respect to any material provision of this Lease, including but not limited to the provisions relating to the payment of Rent, Landlord may use, apply or retain all or any part of this Security Deposit for the payment of any Rent and any other sum in default, or for the payment of any other amount which Landlord may spend, or become obligated to spend, by reason of Tenant's default or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said deposit is to be used or applied, Tenant shall, within thirty (30) days after written demand therefore, deposit cash with Landlord in an amount sufficient to restore the security deposit to its original amount. Tenant's failure to do so shall be a material breach of this Lease. Landlord shall not be required to keep this Security Deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposit. If Tenant shall fully and faithfully perform substantially every provision of this Lease to be performed by it, and no material breach of this Lease then exists, the Security Deposit, or any balance thereof, shall be returned to Tenant within thirty (30) days after the expiration of the Lease Term and Tenant's vacation of the Premises.

Tenant hereby agrees not to look to any mortgagee as mortgagee, mortgagee in possession, or successor in title to the building for accountability for any security deposit required by the Landlord hereunder unless said sums have actually been received by said mortgagee as security for the Tenant's performance of this Lease. The Landlord may deliver the funds deposited hereunder by Tenant to the purchaser of Landlord's interest in the Building, in the event that such interest is sold, and thereupon Landlord shall be discharged from any further liability with respect to such security deposit.

ARTICLE 6 - RENT

6.01 Base Rent

Tenant covenants to pay to Landlord, without notice, deduction, set-off, or abatement, the Base Rent in lawful money of the United States in consecutive monthly installments in advance commencing on the Commencement Date and thereafter on the first day of each

month during the Lease Term. Base Rent, Additional Rent as defined below, and all other amounts due from Tenant under this Lease shall collectively be referred to as "Rent". Rent shall be payable to Landlord at Landlord's address shown at Section 1.01 or such other place as Landlord may designate from time to time in writing. Anything to the contrary contained in this Lease notwithstanding, if the Commencement Date is other than the first day of a calendar month, the Base Rent and Additional Rent for such month shall be prorated on a per diem basis and the prorated Rent for such month, as well as the first full calendar month's Rent, shall be paid on the first day of the first full calendar month of the Lease Term. The obligation to pay Rent hereunder is independent of each and every other term, covenant, and condition contained in this Lease. "Base Rent" as identified in this Section shall be noted in Section 1.01, and adjusted from time to time hereunder.

6.02 No Rent Deduction or Set Off

Tenant's covenant to pay Rent is and shall be independent of each and every other covenant of this Lease. Tenant agrees that any claim by Tenant against Landlord shall not be deducted from rent nor set off against any claim for Rent in any action. No payment by Tenant or receipt by Landlord of a lesser amount than the Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated Rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any remedy provided in this Lease or at law.

ARTICLE 7 - UTILITY AND CLEANING SERVICES

7.01 Utilities

Landlord shall provide and manage electric, heating, air conditioning, water, and sewer services to the Premises. The cost of such utilities is included in the gross rent. Tenant shall use such utilities reasonably and shall not waste or permit the waste of water, electricity, or other resources. This is a full-service gross lease. Tenant shall not be responsible for any Common Area or Operating Expenses beyond Base Rent, and their own phone, data and internet services.

7.02 Cleaning Service

Landlord shall, at its cost and expense, provide basic cleaning services, consisting of routine janitorial tasks such as vacuuming, emptying trash receptacles, and light surface cleaning. Tenant acknowledges that such services are intended to maintain general cleanliness only. Any additional or excessive cleaning, special services, or repairs required due to Tenant's misuse, negligence, or unusual conditions shall be performed by Landlord and charged back to Tenant as additional rent.

7.03 Phone Service/Cable

Tenant shall arrange and pay for all phone, data, and/or cable service installation and utilization costs in the Premises.

7.04 Service Interruption

Landlord does not warrant against and shall not be liable to Tenant for any loss, injury, or damage to Tenant's property or otherwise, caused by, or resulting from, any variation, interruption, or failure of any utility or cleaning service due to any cause whatsoever. No interruption, variation, or failure of such services incident to the making of repairs, alterations, or improvements, or due to accident, strike, or conditions or events beyond Landlord's reasonable control shall be deemed an eviction of Tenant or relieve Tenant from any of Tenant's obligations hereunder. However, in the event of a service interruption caused by Landlord's negligence, rent shall abate during the term of said interruption.

ARTICLE 8 - MAINTENANCE AND COMPLIANCE WITH LAWS

8.01 General Use

The Premises shall be used by Tenant only for the Permitted Uses and for no other purposes. Throughout the Lease Term, Tenant shall, at Tenant's expense, promptly comply with reasonable Rules and Regulations as may be established and amended from time to time (provided such rules do not interfere with Tenant's use and enjoyment of the Premises for the purposes described herein), and all applicable governmental statutes, ordinances, rules, regulations, orders, and requirements in effect regulating the use of the Premises. Tenant shall not use or permit the use of the Premises in any manner that will tend to create waste or a nuisance, or will tend to unreasonably disturb other tenants in the Building. Landlord may hereafter from time to time promulgate additional reasonable rules and regulations regarding the Premises and the Building, and Tenant shall comply with such rules and regulations, so long as such regulations do not conflict, with the Permitted Uses of the Premises by Tenant.

8.02 Maintenance and Repair by Tenant

Tenant shall be responsible for all necessary or appropriate maintenance, repair, and replacement within the Premises of every kind or nature not hereinafter set forth as the obligation of Landlord. Tenant shall take good care of the Premises, and keep them in good repair and free from filth, overloading, danger of fire or any pest or nuisance, and, under the supervision or subject to the approval of Landlord and within a reasonable period of time specified by Landlord, Tenant shall repair or replace any damage or breakage to Premises caused by Tenant or Tenant's agents, employees, licensees, contractors, or invitees, or by Tenant's equipment or installations, including, but not limited to, replacing all broken glass with glass of the same size and quality as that broken, repair malfunctioning plumbing and electrical fixtures, and replace all burnt out light bulbs as applicable within the Premises. At the end of the Lease Term or any renewal or extension hereof, Tenant shall quit and surrender

the Premises in a condition as good as when received by Tenant, normal wear and casualty damage excepted. In the event Tenant fails to maintain, repair or replace any damage or breakage to the Premises as provided for herein, Landlord shall have the right, but not the obligation, to perform such maintenance, repair or replacement, in which event Tenant shall promptly reimburse Landlord for its costs in providing such maintenance, repair or replacements. Such amount charged to Tenant shall be deemed additional Rent under this Lease, payable upon demand.

8.03 Compliance with Laws

Tenant covenants to promptly comply throughout the Lease Term, at Tenant's sole cost and expense, with all laws, ordinances, rules, regulations, and orders of any governmental bodies having jurisdiction over the Premises and to make all repairs, replacements, installations or additions required thereby, foreseen or unforeseen, ordinary as well as extraordinary; provided Landlord shall not enact any laws, ordinances, rules, regulations, and orders, other than the Rules and Regulations attached hereto, that interfere with Tenant's use and enjoyment of the Premises for the Permitted Use. After the Commencement Date, Tenant will reimburse Landlord for all expenditures made by Landlord which are required by municipal, state or other governmental bodies (excluding any legislative or administrative requirement enacted or implemented by Landlord after the Commencement Date of this Lease) due to the type or extent of Tenant's use of the Premises. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and other insurance at any time in force with respect to the Building or the Premises and the personal property thereof, provided that such requirements do not interfere with Tenant's use and enjoyment of the Premises for the Permitted Use.

8.04 Hazardous Materials

Tenant shall not, and shall not direct, suffer or permit any of its agents, contractors, employees, licensees or invitees to at any time handle, use, manufacture, store or dispose of in or about the Premises or the Building any (collectively "Hazardous Material"), excepting gasoline and related products in Tenant's vehicles, in quantities necessary to operate Tenant's vehicles, flammables, explosives, radioactive material, hazardous wastes or materials, toxic wastes or materials, or other similar substances, petroleum products or derivatives, or any substance subject to regulation by or under any federal, state, and local laws and ordinances relating to the protection of the environment or the keeping, use or disposition of environmentally hazardous materials, substances, or wastes, presently in effect or hereafter adopted, all amendments to any of them, and all rules and regulations issued pursuant to any of such laws or ordinances (collectively "Environmental Laws"), nor shall Tenant suffer or permit any Hazardous Materials to be used in any manner not fully in compliance with all Environmental Laws, in the Premises or the Building and appurtenant land, or allow the environment to become contaminated with any Hazardous Materials. Notwithstanding the foregoing, and subject to Landlord's prior consent, Tenant may handle, store, use, or dispose

of products containing small quantities of medical waste products or other Hazardous Materials (such as aerosol cans containing insecticides, toner for copiers, paints, paint remover, and the like) to the extent customary and necessary for the use of the Premises for general office purposes; provided that Tenant shall always handle, store, use, and dispose of any such Hazardous Materials in a safe and lawful manner, and never allow such Hazardous Materials to contaminate the Premises, Building, and appurtenant land or the environment. Tenant shall protect, defend, indemnify, and hold Landlord harmless from and against any and all loss, claims, liability, or costs (including court costs and attorney's fees) incurred by reason of any actual or asserted failure of Tenant to fully comply with all applicable Environmental Laws, or the presence, handling, use, or disposition in or from the Premises of any Hazardous Materials (even though permissible under all applicable Environmental Laws or the provisions of this Lease), or by reason of any actual or asserted failure of Tenant to keep, observe, or perform any provision of this Section 8.04. The indemnity obligations of Tenant under this Section shall survive any termination of the Lease for a period not exceeding two (2) years.

ARTICLE 9 - COMMON AREAS

9.01 Definition

The term "Common Areas and "Shared Common Areas" means all areas and facilities of the Building not intended for lease to individual tenants, and which are instead designed for the common use and benefit of Landlord and all, or substantially all, of the tenants, their employees, agents, clients, customers, and invitees, and which shall be operated and maintained by Landlord at Landlord's cost and expense, subject to Tenant's Proportionate Share of Operating Expenses. The Common Areas include, but not by way of limitation: the roof, interior corridors, lobbies, elevators, common restrooms, atriums, shared waiting areas, exterior walls, the shared kitchen/breakroom, the shared conference room, lobby, all parking lots, delivery areas, loading dock and service areas, landscaped and vacant areas, driveways, pedestrian sidewalks, patios, walks and curbs with facilities appurtenant to each as such areas may exist from time to time. Landlord hereby grants to Tenant the non-exclusive use of the Common Areas (except the roof and any reserved or designated parking) by Tenant, Tenant's employees, agents, customers, and invitees, which use shall be subject at all times to the terms and conditions of this Lease, and such reasonable additional rules and regulations as Landlord may make pursuant to the terms hereof. In the event Landlord secures an additional tenant(s) for all or any portion of the remaining space on the second floor of the Building, Landlord shall install doors to separate the Premises from any other demised or common space.

9.02 Outside Storage and Parking

Landlord shall provide two (2) reserved parking spaces for Tenant's clients and adequate

shared non-reserved parking as required by this particular use. If the parking lot is full and additional parking is needed, Landlord will provide parking permits for on-street parking. Tenant shall not use any part of the Building exterior to the Premises for outside storage. No trash, crates, pallets, or refuse shall be placed anywhere outside the Premises by Tenant except in enclosed trash containers to be located as directed by Landlord. Except as hereinabove set forth, Tenant shall not park or permit parking of vehicles overnight anywhere about the Building's parking areas without the prior written consent of Landlord, which shall not be unreasonably withheld.

ARTICLE 10 - TENANT'S FIXTURES, ALTERATIONS, AND LIENS

10.01 Tenant's Fixtures

Tenant, at Tenant's sole expense, may install in, or affix to, the Premises necessary trade fixtures, personal property, equipment and furniture, provided that such items are installed and are removable without damage to the Building, and that such items do not exceed the weight bearing capacity of the Premises or place any unusual demands on the utility services to the Premises. Tenant, at Tenant's sole expense, may also install exterior signage, which Tenant is required to obtain all required permits for the installation of fixtures and signage. Landlord agrees to work with Tenant to secure required permits. Prior to the installation of fixtures and/or signage, Tenant will provide Landlord plans for their installation and obtain Landlord's approval. Landlord may require that Tenant, and Tenant upon demand shall, provide data regarding the weight and operating characteristics of such fixtures and signage, and may deny approval if Landlord, acting reasonably, determines that such fixture or signage will exceed Building capacities, is in an undesirable location, or place unusual demands on the utility services to the Premises. All fixtures and signage must meet Village Code requirements.

10.02 Future Leasehold Improvements

Except as noted in Section 10.01, Tenant shall not make any alterations, improvements, or additions ("Future Leasehold Improvements") to the Premises without the prior written consent of Landlord which consent shall not be unreasonably withheld. Prior to Landlord's final approval of any such Future Leasehold Improvements, Tenant must provide Landlord for Landlord's review and approval; (i) acceptable construction plans and specifications and (ii) the construction agreements between Tenant and a reputable contractor and subcontractors (each reasonably satisfactory to Landlord)

10.03 Leasehold Improvements

The Initial Leasehold Improvements and any Future Leasehold Improvements shall be collectively referred to as "Leasehold Improvements". Prior to construction of any Leasehold Improvements, Tenant shall provide to Landlord (i) satisfactory evidence (including, but not limited to, certificates of insurance against all liability which may arise out of the Leasehold

Improvements) that all contractors and subcontractors will be properly insured, and (ii) copies of necessary permits and governmental authorizations. Landlord may require that such insurance policies include Landlord as an additional insured. All work shall be required to be done promptly and in a good workmanlike manner using only good grades of materials and Tenant shall promptly pay the cost of all such Leasehold Improvements. In addition, Tenant shall reimburse Landlord for all sums expended for examination and approval of the architectural and working plans and specifications for the work and for its inspection and supervision of the work. Tenant shall also indemnify, defend, and hold Landlord harmless for any and all liabilities and costs of every kind and description, including reasonable attorney's fees, which may arise out of or be connected in any way with the Leasehold Improvements, or any work performed by Tenant. Upon completing any Leasehold Improvements, Tenant shall furnish Landlord with contractors' affidavits and full and final waivers of lien, and all other supporting documentation as Landlord may reasonably require, all in form satisfactory to Landlord or its lender. All Leasehold Improvements shall comply with all insurance requirements and with all statutes, regulations, Village Codes, and ordinances, of any applicable governmental authority. At all times, Tenant shall cause contractors and others performing Leasehold Improvements for Tenant to work in harmony with the contractors, agents, and employees performing work in the Building for Landlord or others, if any. All Leasehold Improvements, except movable furniture, equipment, and trade fixtures placed in the Premises at the expense of Tenant, shall become the property of Landlord and at the election of Landlord, shall either remain upon and be surrendered with the Premises to Landlord as a part thereof at the termination of this Lease or shall be removed at the sole cost and expense of Tenant. In the event damage to the Premises or the Building shall be caused by moving Tenant's furniture, equipment, trade fixtures, or personal property in or out of the Premises, said damage shall be promptly repaired at the cost of Tenant. In the event that Tenant should fail to remove Tenant's furniture, equipment, and trade fixtures, as required by Landlord, Landlord shall have the option, in addition to its other remedies under the Lease, to declare that such furniture, equipment, and trade fixtures are the property of Landlord and to thereafter dispose of such trade fixtures in a commercially reasonable manner and retain any proceeds of disposition as security for any liabilities or obligations Tenant may have to Landlord under the terms of this Lease.

10.04 Mechanics' Liens

Tenant has no authority, or power, to and shall not cause or permit any mechanics' liens or other liens to be placed upon the Building or any portion or component thereof or Landlord's interest therein whether created by act or inaction of Tenant, operation of law, or otherwise, and in case of the filing of any such lien or encumbrances or claim therefore, Tenant shall promptly discharge same; provided, however, that Tenant shall have the right to contest the validity or amount of any mechanics' lien upon its prior posting of security with Landlord, which security, in Landlord's sole judgment, must be adequate to pay and discharge any such

lien in full in addition to any applicable interest, penalties and Landlord's reasonable estimate of its legal fees. Tenant agrees to indemnify and hold Landlord harmless against any and all liabilities, reasonable legal fees and other costs whatsoever incurred by Landlord because of any mechanics or other liens attributable to Tenant being placed upon the Premises or the Building. Any mechanic's lien or claim for a mechanic's lien which Tenant desires to contest as herein provided shall be contested only in good faith by appropriate proceedings diligently pursued, and, in any event, such lien or claim for lien shall be released or removed within six (6) months of the date such claim or lien first attached. If the lien is not so contested and released or removed, Landlord, at its sole option, and in addition to any other available rights or remedies, may take any and all action necessary to release and remove such lien or claim of lien (it being agreed by Tenant that Landlord shall have no duty to investigate the validity thereof) and Tenant shall promptly upon written notice reimburse Landlord for all sums, costs and expenses (including, but not limit to, attorneys' fees incurred by Landlord in connection with the removal or release of any such lien or claim.

ARTICLE 11 - SERVICE AND MAINTENANCE BY LANDLORD AND RESERVATIONS

11.01 Specific Reservations

The Premises shall not include the roof, exterior walls, foundation of the Building, or any of the Common Areas, or any other area outside, above or below the Premises. In addition, so long as such activities do not unreasonably interfere with Tenant's use of the Premises and reasonable advance notice is given Tenant prior to their commencement, Landlord reserves the right to: place, install, maintain, carry through, repair and replace such utility lines, pipes, wires, appliances, tunneling and the like in, over, through, under and upon the Premises as may be reasonably necessary or advisable for the servicing of the Premises or any other portions of the Building; for such purposes, to reasonably enter upon the Premises; and during the continuance of any said work, to temporarily close: doors, entryways public space and corridors to or in the Building and to interrupt or temporarily suspend service or use of facilities all without affecting any of Tenant's obligations hereunder. Tenant shall be entitled to a setoff against its rent obligation to Landlord for each day that any such activity materially interferes with Tenant's use or occupancy of the Premises.

11.02 Building Alterations By Landlord

Notwithstanding any provision in this Lease to the contrary, Landlord reserves the right at any time and from time to time, without notice to Tenant and without constituting an eviction or disturbance or Tenant's use or possession of the Premises or giving rise to any claim for set-off or abatement of Rent: (i) to make alterations, changes and additions to the Building (including the Common Areas), (ii) to add additional areas to the Building and/or exclude areas there from, (iii) to construct additional buildings and other improvements on the land

occupied by the Building, (iv) to remove or relocate a part of the Building, and (v) to relocate any other tenant in the Building, provided in each case such changes shall not unreasonably interfere with the Permitted Uses. Tenant shall be entitled to a setoff against its rent obligation to Landlord for each day that any such activity materially interferes with Tenant's use or occupancy of the Premises.

11.03 Services Provided by Landlord

Landlord agrees to provide the following general services in connection with the Lease, subject to Tenant's Proportionate Share of Operating Expenses:

- A. To maintain in the Building, all mechanical, electrical and plumbing, and HVAC systems, the parking lot and all points of ingress and egress, in good operating condition, maintain reasonable temperatures in the Building, in accordance, with good standards applicable to the customary business occupancy of premises for general office purposes subject to governmental regulations; and
- B. To provide janitorial services to the Common Areas in accordance with the standards of similar office building.

11.04 Maintenance and Repair by Landlord

- A. Landlord shall maintain and repair the following at its cost and expense:
 - i. The Building (other than the Premises and premises of other tenants) including the entrance, lobbies, stairways, corridors, washrooms, landscaped areas, parking areas, and the exterior portions (including windows, doors, foundations and roofs) of all building, systems, and structural elements from time to time forming part of the Building and affecting its general appearance; the independent systems for interior climate control; the systems provided for bringing utilities to the Common Areas and the Premises; and the other facilities from time to time provided for use in common by Tenant and other tenants of the Building, and
 - ii. Defects in standard demising walls or in structural elements of the Building (excluding the Leasehold Improvements), if and to the extent that such defects are sufficient to impair Tenant's use of the Premises, and casualty damage pursuant to Article 15.
- B. Landlord shall not be liable for any failure to make repairs that are Landlord's responsibility herein until and unless Landlord is actually aware of the problem requiring repair and Landlord shall have had a reasonable time thereafter to make such repairs. Landlord reserves the right to the exclusive use of the roof

and exterior walls of the Building. If any portion of the Premises which Landlord is obligated to maintain or repair is damaged by the negligence or willful actions or omissions of Tenant, its agents, employees, contractors, or invitees, then repairs or replacements necessitated by, or appropriate because of, such damage shall be paid for by Tenant as Additional Rent upon demand by Landlord. Landlord shall in no event be required to make repairs to Leasehold Improvements caused by the negligence or willful actions or omissions of Tenant, its agents, employees, contractors, or invitees. Tenant is responsible only for non-structural interior maintenance. Landlord maintains structural, roof, HVAC, and building systems.

ARTICLE 12 - LANDLORD'S RIGHTS

12.01 Rights Reserved

Landlord reserves the following rights:

- A. To change the name of the Building, street address or suite number, without notice or liability to Tenant;
- B. To install, affix and maintain any and all signs on the exterior or interior of the Building;
- C. Following reasonable advance notice to Tenant, to take any and all measures, including making inspections, repairs, decorations, alterations, additions, and improvements, whether structural or otherwise, to the Premises or to the Building, and for such purposes to enter upon the Premises, as may be necessary or desirable in the operation thereof and the monitoring of the covenants and obligations of this Lease;
- D. Following reasonable advance notice to Tenant, to establish and change from time to time a security control and/or locking system with respect to entry to and exit from the Building. Landlord shall not be liable for any error with respect to admission to or eviction from the Building of any person;
- E. Following reasonable advance notice to Tenant, to exhibit the Premises to others at reasonable hours, and to decorate, remodel, repair, alter, or otherwise prepare the Premises for re- occupancy at any time in the event Tenant vacates or abandons the Premises;
- F. To assign certain parking spaces and parking areas on the Land now existing or

hereafter constructed (subject to Landlord's duty to provide parking spaces for Tenant's patrons and employees and exclusive parking for Tenant's buses as set forth in Section 9.02 of this Lease); to remove abandoned or unlicensed vehicles and vehicles that are unreasonably interfering with the use of the parking lot by others and to charge the responsible tenant for the expense of removing said vehicles; and to generally regulate the flow of automobile and truck traffic using the Building's facilities.

- G. To close temporarily any of the Common Areas as reasonably necessary for maintenance and repair purpose;
- H. To designate any part of the Building outside the Premises (exclusive of any improved leasehold space which is not currently leased out) to be part of the Common Areas without the necessity of an amendment or modification to this Lease;
- I. To take any other reasonable action in connection with the operation, maintenance, marketing or preservation of the Building.
- J. To use Common Areas as reasonably necessary while engaged in making alterations, additions, or repairs to the Premises or the Building;
- K. To retain a passkey to the Premises (for emergency purposes);
- L. To lease any other space in the Building to any other entity approved in Landlord's sole and exclusive discretion subject to the Tenant's right to use and enjoy the Premises.
- M. Following reasonable advance notice to Tenant, to enter upon the Premises at any reasonable time for the purpose of exercising any or all of the foregoing rights hereby reserved without being deemed guilty of an eviction or disturbance of Tenant's use or possession and without being liable in any manner to Tenant. Prior to any such entry except that required in an emergency or for the provision of normal Landlord services, Landlord shall provide Tenant reasonable notice thereof.

ARTICLE 13 - LANDLORD'S INABILITY TO PERFORM

13.01 Landlord's Inability to Perform

If, after reasonable efforts, by reason of inability to obtain suitable labor, materials or supplies; circumstances directly or indirectly the result of fire, weather, a state of war or national or local emergency; or any other cause beyond the reasonable control of Landlord (any of the foregoing being referred to herein as "Force Majeure"), Landlord shall be unable

to perform or shall be delayed in the performance of any covenant or obligation hereunder, such nonperformance or delay in performance shall not render Landlord liable in any respect to Tenant, its employees, invitees or licensees for damages to either person or property; provided that Tenant's Rent shall be abated by one day's Rent for each day any such delay occurs.

13.02 Limit of Landlord's Liability

It is expressly understood and agreed by Tenant that none of Landlord's covenants, undertakings, or agreements are made or intended as personal covenants, undertakings, or agreements by Landlord or its elected officials, officers agents, employees, legal representatives, successors or assigns. Any liability for damage or breach or nonperformance by Landlord shall be collectible only from Landlord and no personal liability is assumed by, nor at any time may be asserted against, Landlord's elected officials, officers, agents, employees, legal representatives, successors, or assigns.

ARTICLE 14 - INSURANCE / INDEMNIFICATION

14.01 Tenant's Insurance

- A. Tenant covenants and agrees to maintain at all times during the Lease Term, or any renewal thereof a policy or policies of (a) general liability insurance against claims for personal injury, death or property damage (on an occurrence basis), with respect to the business carried on by Tenant in or from the Premises and Tenant's use and occupancy of the Premises and any other part of the Building with coverage of not less than \$1,000,000.00 combined single limit in respect to personal injury and/or death and/or property damage; (b) comprehensive automobile liability insurance covering all owned, leased and hired automobiles of Tenant in the same amount; and (c) workmen's compensation insurance (including employer's liability insurance) in an amount not less than the statutory requirements for the State of Illinois for the workmen's compensation insurance and \$100,000 for the employer's liability insurance. Such insurance shall include Landlord (and any other party reasonably related to this Lease, upon request by Landlord) as an additional insured.
- B. Tenant covenants and agrees to maintain at all times during the Lease Term, or any renewal or extension there-of, "All Risk" physical damage insurance including fire, sprinkler leakage, vandalism, and the extended coverage perils for the full replacement cost of all Leasehold Improvements and of all office furniture, trade fixtures, office equipment, merchandise and all other items of Tenant's property on the Premises.

14.02 Landlord's Approval

All insurance required to be maintained by Tenant shall be with deductibles and with insurers satisfactory to Landlord, which approval shall not be unreasonably withheld. Whenever Landlord requests, Tenant shall furnish Landlord, certificates, or other evidence acceptable to Landlord regarding the insurance required to be affected by Tenant hereunder. If Tenant shall fail to take out, renew, or keep in force such insurance, or if the evidence submitted to Landlord fails to meet the requirements hereof, (or no such evidence is submitted within a reasonable period after request therefor by Landlord), then Landlord may give to Tenant written notice requiring compliance with this Section and specifying the respects in which Tenant is not then in compliance. If Tenant does not within forty-eight (48) hours provide appropriate evidence of compliance with this Section, Landlord may {but shall not be obligated to) obtain some or all of the additional coverage or other insurance which Tenant shall have failed to obtain, without prejudice to any other rights of Landlord under this Lease or otherwise, and Tenant shall pay all premiums and other reasonable expenses incurred by Landlord to Landlord as additional rent on demand.

14.03 Building Insurance Coverage

Landlord shall maintain throughout the Lease Term, or any extension thereof, fire and extended coverage insurance on the Building and the property owned by Landlord located in and about the Building in an amount equivalent to the full replacement cost thereof (excluding foundation, grading, and excavation costs) and with such deductibles as Landlord shall determine. Landlord shall not in any way or manner insure any property of Tenant or any property that may be in the Premises but not owned by Landlord. Landlord shall keep the Building insured for the benefit of Landlord and Tenant against loss or damage by fire and such other risk or risks of a similar or dissimilar nature as are now, or may in the future be, customarily covered with respect to buildings and improvements similar in construction, general location, use, occupancy, and design to the Building, including, but without limiting the generality of the foregoing: windstorms, hail, flood, explosion, vandalism, malicious mischief, civil commotion, provided coverage is obtainable. Landlord shall also maintain, for its benefit and the benefit of its managing agent, general liability insurance against claims for personal injury, death, or property damage occurring upon, in, or about the Building, and any other insurance that Landlord deems appropriate or is customarily carried with respect to buildings and improvements similar in construction, general location, use, occupancy, and design to the Building, including loss of rents coverage.

14.04 Landlord's Liability/Property Damage or Loss

Tenant agrees, to the extent not expressly prohibited by law, and further except to the extent caused by a negligent or willful act or omission of Landlord, that Landlord, its officers, directors, employees, legal representatives, agents, and servants shall not be liable for, and Tenant hereby waives all claims for, damage or loss to property and business sustained during the Lease Term by Tenant occurring in or about the Building or the Premises, resulting

directly or indirectly from any existing or future condition, defect, matter, or thing in, or on, or about the Building or the Premises, or from equipment or appurtenances becoming out of repair or from accident, or from any occurrence or act or emission of Landlord, its agents, employees, or servants, or another tenant or occupant of the Building, or any other person. This Section shall apply especially, but not exclusively, to damage caused as aforesaid or by flooding, sprinkler leakage, snow, frost, steam, excessive heat or cold, falling plaster, broken glass, sewage, gas, odors, or noise, or the bursting or leaking of pipes or plumbing fixtures, and shall apply equally, whether any such damage or loss results from the act or emission of other tenants or occupants in the Building or any other persons.

14.05 Indemnification of Landlord/Third Party Claims for Deductibles

Anything herein to the contrary notwithstanding, in the event any damage to the Building arises wholly or in part out of any act or omission of Tenant, its agent, employees, contractors, or invitees, and all or any portion of Landlord's loss is "deductible" under Landlord's insurance policies, Tenant shall pay to Landlord, on demand, the amount of such deductible loss not to exceed the lesser of \$5,000 or Landlord's applicable deductible, as Additional Rent.

14.06 Indemnity for Accidents; Non-Liability of Landlord

Tenant covenants and agrees that it will protect and save and keep Landlord forever harmless and indemnified against and from any penalty or damages or charges to the proportional extent arising from the acts and omissions of Tenant and its employees, officials, and agents. Further, Landlord shall not be liable or responsible to Tenant for any loss or damage to any property or person occasioned by theft or any other criminal act, fire, act of God, public enemy, riot, strike, insurrection, war, court order, law of requisition or order of any governmental authority. Tenant indemnifies Landlord **except to the extent** caused by Landlord's negligence or willful misconduct.

ARTICLE 15 - DAMAGE OR DESTRUCTION

15.01 Reconstruction Following Damage

Except as noted below, if the Premises or Building are damaged or destroyed during the Lease Term, Landlord shall diligently repair or rebuild the Premises, in compliance with all applicable laws, ordinances and regulations, to substantially the same condition in which it existed as of the Commencement Date. Landlord shall be under no obligation to restore any Leasehold Improvements made by Tenant after the Commencement Date. If Landlord fails within one hundred twenty (120) days after such damage occurs to substantially restore the Premises or eliminate any substantial interference with Tenant's use of the Premises, Tenant may terminate this Lease as of the end of said one hundred twenty (120) days by providing written notice to Landlord no later than five (5) days after expiration of said one hundred

twenty (120) day period.

15.02 Excessive Damage

If the Building or Premises is damaged or destroyed to the extent that the Premises or Building cannot, in Landlord's sole judgment, be fully repaired or restored by Landlord within one hundred fifty (150) days after the date of the damage or destruction, Landlord may terminate this Lease by providing Tenant written notice of Landlord's election within sixty (60) days after the damage or destruction.

15.03 Damage or Destruction at End of Terms

If the Building or the Premises is damaged or destroyed during the last twelve (12) months of the Lease Term and the Premises or the Building cannot in Landlord's sole judgment, be fully repaired or restored by Landlord within sixty (60) days after the damage or destruction, either Landlord or Tenant may terminate this Lease upon written notice to the other.

15.04 Rent Abatement

If the Premises are rendered untenantable, but this Lease is not terminated, all Rent shall abate from the date of the damage or destruction until the restoration of the Premises is substantially completed. If only a portion of the Premises is untenantable, Rent shall be prorated on a per diem basis and apportioned in accordance with the portion of the Premises which is usable by Tenant until the restoration of the Premises is substantially completed.

ARTICLE 16 - ASSIGNMENT AND SUBLETTING

16.01 Assignment and Subletting Generally

Tenant shall not permit or suffer to exist any assignment, transfer, mortgage, encumbrance, conveyance, lien or hypothecation of this Lease, voluntarily or by operation of law, not sublet or otherwise transfer its interest in all or any part of the Premises or permit the use of the Premises by any parties other than Tenant or its officers and employees without the prior written consent of Landlord, which shall not be unreasonably withheld. Any action by Tenant in violation of this Section 16.01 shall be void and of no effect.

ARTICLE 17 - ASSIGNMENT BY LANDLORD

17.01 Assignment by Landlord

The term "Landlord" as used in this Lease, so far as covenants or obligations on part of Landlord are concerned, shall be limited to mean and include only the owner or owners at the time in question of the fee of the Premises, and in the event of any transfer or transfers of the title to such fee, Landlord herein named (and in case of any subsequent transfers or conveyances, the then grantor) shall be automatically freed and relieved, from and after the date of such transfer or conveyance, of all liability as respects the performance of any

covenants or obligations on the part of Landlord contained in this Lease thereafter to be performed; provided that any funds in the hands of such Landlord or the then grantor at the time of such transfer, in which Tenant has an interest shall be turned over or credited to the grantee, and any obligation then due and payable to Tenant by Landlord or the then grantor and any liability that may have accrued under any provisions of this Lease, shall be, unless otherwise paid to Tenant, assumed by the grantee.

ARTICLE 18 - MORTGAGE AND TRANSFER

18.01 Right to Transfer

- A.** Landlord shall have the right to transfer, mortgage, pledge, or otherwise encumber, assign, sell, sell and leaseback, lease (such lease being hereinafter referred to as a "Ground Lease" and the lessor thereunder as a "Ground Lessor") and convey, in whole or in part, the Premises, the Building and this Lease, and all or any part of the rights now or thereafter existing and all rents and amounts payable to Landlord under the provisions hereof. Nothing herein contained shall limit or restrict any such rights, and the rights of Tenant under this Lease shall be subject and subordinate to all instruments executed and to be executed in connection with the exercise of any such rights, including, but not limited to, the lien of any mortgage, deed of trust, or security agreement now or hereafter placed upon Landlord's interest in the Premises (such mortgage, deed of trust, or security interest being hereinafter referred to as a "Mortgage" and the obligee hereunder as a "Mortgagee"). This Section shall be self-operative, however, No successor owner, lessee, lessor, successor landlord, Ground Lessor, or other entity assuming Landlord's rights and obligations hereunder shall interfere with Tenant's use, enjoyment, or possession of the Premises. Tenant hereby covenants and agrees to execute and deliver upon demand such further reasonable instruments subordinating this Lease to the lien of any such Mortgage as shall be requested by Landlord and/or proposed Mortgagee, provided such Mortgagee shall agree not to interfere with Tenant's use and possession of the Premises pursuant to the terms hereof.
- B.** Notwithstanding anything to the contrary contained herein, any Mortgagee or Ground Lessor may subordinate, in whole or in part, its Mortgage or Ground Lease (as the case may be) to this Lease by sending Tenant notice in writing subordinating such Mortgage or Ground Lease to this Lease, and Tenant agrees to execute and deliver to such Mortgagee or Ground Lessor such further instruments consenting to, or confirming, the subordination of such Mortgage or Ground Lease to this Lease and containing such other provisions

which may be requested in writing by such Mortgagee or Ground Lessor within ten (10) days after notice to Tenant of such request.

- C. Whether or not any Mortgage is foreclosed, or any Ground Lease is terminated, or any Successor succeeds to any interest of Landlord under this Lease, no Mortgagee, Ground Lessor, Successor, or other successor of Landlord's interest in this Lease shall have any liability to Tenant for any security deposit paid to Landlord by Tenant hereunder, unless such security deposit has actually been received by such person.

18.02 Estoppel Letter

Tenant covenants and agrees to execute and deliver to Landlord within fourteen (14) business days of written request from Landlord, estoppel letters setting forth: (i) the date of this Lease and any amendments thereto, the Commencement Date, and any rights or options to extend or renew this Lease or the Lease Term or to purchase or of first refusal or offer with respect to the Premises or the Building; (ii) the date through which rents have been paid hereunder; (iii) the amount of any security deposit held by Landlord; (iv) whether Tenant is in occupancy of the Premises and the improvements and space required to be furnished by Landlord with the Premises and the Building have been completed and paid for in all respects as required by this Lease; (v) whether the Lease is in full force and effect; (vi) whether Landlord or Tenant is in default under the Lease and whether there are defenses or offsets against the enforcement thereof, and setting forth such defaults, defenses, or offsets claimed by Tenant; (vii) whether Tenant is subject to any bankruptcy, insolvency, or similar proceedings in any Federal, state, or other court jurisdiction; and (viii) any other information which Landlord or its mortgagee or prospective mortgagee or purchaser may reasonably require relating to the Lease, which may include Tenant financial statements.

18.03 Delivery of Transfer Documents

If Tenant shall fail to deliver any subordination document, attornment document, or estoppel letter that may be submitted to Tenant under this Article 18 within fourteen (14) business days after the request by Landlord or any other permitted party, as the case may be; (i) Tenant hereby makes, constitutes, and irrevocably appoints Landlord or, if Landlord is a land trust, and of the beneficiaries of Landlord, as Tenant's attorney-in-fact (such power of attorney being coupled with an interest) to execute and deliver any such instruments for, and in the name of, Tenant. The notice provisions of Section 21.05 shall apply to any notice required hereunder.

ARTICLE 19 - EMINENT DOMAIN

19.01 Eminent Domain

If the Premises, the Building, or such a substantial part thereof, which in Landlord's reasonable judgment renders the remainder unfit for the intended uses, shall be taken by any competent authority under the power of the eminent domain or be acquired for any public or quasi-public or purpose (excepting the condemnation of the Premises by the Landlord), the Lease Term shall cease and terminate upon the effective date of the taking and Tenant shall have no claim against Landlord for the value of any unexpired Lease Term. If any part of the Building is taken by any competent authority under the power of eminent domain or is acquired for any public or quasi-public uses or purpose (excepting the condemnation of the Premises by the Landlord), or if the configuration or grade of any street or alley or other improvement or structure adjacent to the Building is changed and such taking, or acquisition, or change of grade or configuration makes it necessary or desirable, in Landlord's sole judgment to remodel the Building to conform to the taking, acquisition or changed grade or configuration, Landlord shall have the right to terminate this Lease after having given written notice of termination to Tenant not less than one hundred eighty (180) days prior to the date of termination designated in the Notice. In either of said events, Rent at the then current rate shall be apportioned as of the date of the termination. No money or other consideration shall be payable by Landlord to Tenant for the right of termination. Nothing in this Section shall preclude Tenant from independently seeking an award from the authority for any damages or relocation benefits to which Tenant is entitled under governing law.

ARTICLE 20 - DEFAULT AND REMEDIES

20.01 Default Generally

Tenant shall not be in default unless Landlord first provides written notice and Tenant fails to cure within the applicable period. Tenant shall be deemed in default under the terms of this Lease if any of the following events occur:

- A. Tenant shall have failed to pay an installment of Base Rent or Additional Rent and such failure shall be continuing for a period of more than fifteen (15) days after such installment was due or Tenant shall have failed to pay any other amount payable hereunder, and such failure shall be continuing for a period of more than fifteen (15) days after written notice to Tenant that such amount was due;
- B. There shall be a default under any material term, condition, covenant, or other obligation on the part of Tenant to be kept, observed, or performed hereunder (other than a condition, covenant, agreement, or other obligation to pay Base

Rent, Additional Rent, or any other amount of money) and such default shall be continuing for a period of more than thirty (30) days after written notice to Tenant; provided, however, if such default may not be practicably cured by Tenant within such thirty (30) day period, and provided further Tenant shall commence to cure the default within the thirty (30) day period, the fact that the default is not cured within the thirty (30) day period shall not constitute a breach of the Lease so long as Tenant diligently proceeds to cure the default and such default is cured within a reasonable period thereafter. Notwithstanding the thirty (30) day period for cure noted above, if the default creates a hazardous situation or involves disturbance of the quiet enjoyment of other Building tenants, Tenant must cure the default immediately upon notice;

- C. If any policy of insurance upon the Building or any part thereof shall be canceled or threatened with cancellation by the insurer by reason of the use or occupation of the Premises by Tenant or any assignee, sub-tenant, or licensee of Tenant, or anyone permitted by Tenant to be upon the Premises, and Tenant after receipt of written notice from Landlord shall have failed to take such prompt steps with respect to such use or occupation as shall enable Landlord to reinstate or avoid cancellation (as the case may be) of such policy of insurance;
- D. The Premises shall be vacated or abandoned, or remain unoccupied for sixty (60) consecutive business days or more while capable of being occupied, unless Tenant has provided Landlord prior written notice of its intent to vacate or abandon the Premises;
- E. The balance of the Lease Term or any other interest of Tenant in this Lease shall at any time be seized or levied in execution, attachment, or other legal process; or
- F. Any of the following shall be done or suffered to be done: (i) Tenant shall make any assignment for the benefit of creditors; (ii) Tenant shall become the subject of commencement of an involuntary case under the Federal bankruptcy law as now or hereafter constituted, or of a petition against Tenant seeking reorganization, arrangement, adjustment, or composition of or in respect of Tenant under the Federal bankruptcy law as now or hereafter constituted, or under any other applicable Federal or State bankruptcy, insolvency, reorganization, or other similar law, or seeking the appointment of a receiver, liquidator, or assignee, custodian, trustee, sequestrator (or similar official) of Tenant or any substantial part of its property, or seeking the winding-up or

liquidation of its affairs and such involuntary case or petition is not dismissed within sixty (60) days after the filing thereof; (iii) Tenant shall commence a voluntary case or institutes proceedings to be adjudicated a bankrupt or insolvent, or consents to the institution of bankruptcy or insolvency proceedings against it, under the federal bankruptcy laws as now or hereafter constituted or any other applicable Federal or State bankruptcy or insolvency or other similar law, or consents to the appointment of or taking possession by a receiver or liquidator or assignee, trustee, custodian, (or other similar official) of Tenant or of any substantial part of its property, or admits its inability to pay its debts generally as they become due; (iv) Tenant, its stockholders, or its governing Board of Directors, Managers, or Partners, or any committee thereof takes any action contemplating in preparation for, or in furtherance of, any of the occurrences, steps or proceedings in items (ii) or (iii) above; (v) Tenant, if a corporation, shall take any steps or offer any Order to be made for its winding-up or termination of its corporate existence, not approved by Landlord.

20.02 Landlord's Remedies

In the event of a default as defined herein by Tenant, Landlord shall have the following rights and remedies, all of which are cumulative, not alternative, and not to exclusion of any other or additional rights and remedies in law or equity available to Landlord by statute or otherwise:

- A. To remedy or attempt to remedy said default of Tenant, and in doing so to make any payments due or alleged to be due by Tenant to third parties and to enter upon Premises upon reasonable advance notice to do any work or other things therein (without such entry being in any way deemed a repossession of the Premises or a termination of this Lease), and in such event, all reasonable expenses of Landlord in remedying or attempting to remedy such default shall be payable by Tenant to Landlord on demand;
- B. To terminate this Lease forthwith by leaving upon the Premises or by affixing to an entrance door to the Premises or otherwise delivering notice of termination to Tenant not less than thirty (30) days prior to the effective date of termination in the notice, in which event the Lease Term and all right, title, and interest of Tenant hereunder shall end on the date stated in the notice;
- C. To enforce the provisions of this Lease and to enforce and protect the rights of Landlord hereunder by a suit or suits in equity and/or at law for the specific performance of any covenant or agreement contained herein, and for the enforcement of any other appropriate legal or equitable remedy, including without limitation: (i) injunctive relief; (ii) recovery of all monies due or to become due from Tenant under any of the provisions of the Lease; and (iii)

any other direct damages incurred by Landlord by reason of Tenant's default under this Lease.

20.03 Damages

- A. If Landlord exercises the remedy provided for in subsection 20.02 B above, Tenant shall surrender possession of and vacate the Premises and immediately deliver possession thereof to Landlord, and Landlord may re-enter and take complete and peaceful possession of the Premises, after due process of law.
- B. In the event of the termination of this Lease by Landlord as provided for by subsection 20.02 B above, Landlord shall be entitled to recover from Tenant all damages and other sums which Landlord is entitled to recover under any provision of this Lease or at law or equity, including, but not limited to, all the fixed dollar amounts of Rent accrued and unpaid for the period up to and including such termination date, as well as any other additional sums due from Tenant for which Tenant is liable which may be then owing and unpaid,
- C. All amounts owed by Tenant to Landlord under this Lease shall be deemed Additional Rent and unless otherwise provided, and (other than the Base Rent and Additional Rent which shall be due as provided) shall be paid within thirty (30) days from the date Landlord renders a written statement of account therefore to Tenant. All such amounts (including Base Rent) shall bear interest from thirty (30) days following the date due until the date paid at the annual rate of seven percent (7%) or at the then maximum legal rate of interest, if any, whichever is lower.
- D. If Tenant shall file for protection under the United States Bankruptcy Code now or hereafter in effect, or a trustee in bankruptcy shall be appointed for Tenant, Landlord, and Tenant agree, to the extent permitted by law, to request that the debtor-in-possession or trustee-in-bankruptcy, if one shall have been appointed, either assume or reject this Lease within sixty (60) days after such appointment.

20.04 No Reinstatement

No receipt of money by Landlord from Tenant after the expiration or termination of this Lease, or after final judgment for possession of the Premises, shall reinstate, continue, or extend the Lease Term or affect any such judgment or termination, unless expressly agreed to, in writing, by Landlord. Acceptance of any partial payment made by Tenant and received by Landlord shall not prejudice or terminate any rights of Landlord following service of any

applicable notice of default or commencement of suit. Receipt of full payment due under the terms of the lease prior to a judgment shall reinstate Tenant.

20.05 Waiver

No waiver by Landlord of any default or breach of any covenant by Tenant hereunder shall be inferred from any omission by Landlord to take action on account of such default. and no express waiver shall affect any default other than the default specified in the waiver and then said waiver shall be operative only for the time and to the extent therein stated. The consent or approval of Landlord to any act of Tenant shall not be deemed to waive or render unnecessary Landlord's consent or approval to any subsequent similar acts. No waiver by Landlord of any provision under this Lease shall be effective unless in writing and signed by Landlord. Landlord's acceptance of full or partial payment of Rent during the continuance of any breach of this Lease shall not constitute a waiver or acceptance of any such breach of this Lease. Efforts by Landlord to mitigate damages caused by Tenant's breach of this Lease shall not be construed as a waiver of Landlord's right to recover damages.

ARTICLE 21 - MISCELLANEOUS

21.01 No Option

Submission of this instrument for examination does not constitute a reservation of or option for the Premises. The instrument does not become effective as a lease or otherwise until execution and delivery by both Landlord and Tenant.

21.02 Renewal Option

If landlord elects to offer Tenant an opportunity to renew or extend the Lease, the parties shall negotiate in good faith the terms of such renewal. Any renewal term, if agreed upon, shall be at the then-prevailing fair market rental rate for comparable premises, not to exceed a three percent (3%) annual increase over the Base Rent payable during the final year of the initial term.

Nothing in this provision shall be deemed or construed as an obligation on the part of Landlord to offer or agree to a renewal or extension of the Lease.

21.03 Brokers

Tenant and Landlord each hereby represents to the other that it has dealt directly with each other and not with any broker or brokers and neither Party knows of any broker who negotiated this Lease or is entitled to any commission in connection herewith. Tenant and Landlord hereby agree to indemnify, defend (with counsel reasonably acceptable to the other) and hold the other harmless from and against all losses, damages, claims, liens, liabilities, costs, and expense (including without limitation reasonable attorneys' fees) arising from any claims or demands of any other broker or brokers or finders for any commission or other compensation alleged to be due such broker or brokers or finders in connection with it participating in the negotiation of this Lease or in exhibiting the Premises on behalf of the indemnifying party.

21.04 Financial Statements

In the event of a proposed sale or other transfer, financing or refinancing by Landlord of the Building, where the proposed lender or purchaser requests tenant financial statements, within thirty (30) days after Landlord's request, Tenant shall deliver to Landlord the most current year- end financial statements of Tenant, which statements shall have been reviewed or audited by an independent certified public accountant.

21.05 Notice

Except as otherwise herein provided, whenever by the terms of this Lease notice shall or may be given either to Landlord or to Tenant, such notice shall be in writing and shall be deemed to have been properly served only if: (a) sent via certified mail return receipt requested, (b) hand delivery, or (c) by overnight courier, to the appropriate address set forth in Section 1.01, provided, however, that either Landlord or Tenant may change the location at which it receives notices, to another location within the United States of America, upon not less than ten (10) days' notice. Communications delivered by hand or overnight courier shall be deemed to have been served on the date of receipt, if received prior to 5:00 P.M. Central Time. Mailed communications shall be deemed to have been served three (3) business days after deposited in U.S. Mail. Notwithstanding the foregoing, notices served with respect to emergency matters may be communicated in person, by telephone, email, or facsimile.

21.06 Exhibits

Reference is made to the Exhibits listed in Section 1.01, which Exhibits are attached hereto and incorporated herein by reference.

21.07 Survival

Tenant agrees that its obligations pursuant to Sections 4.02, 8.02, 10.04, 14.05, Article 20, 21.02, shall survive the termination of this Lease.

21.08 Persons Bound

The agreements, covenants, and conditions of this Lease shall be binding upon and inure to the benefit of the successors and assignees of each of the Parties, except that no assignment, encumbrance, or subletting by Tenant, unless permitted by the provisions of this Lease, shall vest any right in the assignee, encumbrance beneficiary, or subtenant under such assignment, encumbrance, or subletting.

21.09 Partial Invalidity

If any term, covenant, condition, or provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be declared invalid, unenforceable, or in violation of a party's legal rights, then such term, covenant, condition, or provision shall be deemed to be null and void and unenforceable. However, all other provisions of this Lease, or the application of such term or provision to persons or circumstances other than those to which are held invalid, unenforceable, or violative of legal rights, shall not be affected thereby, and

each and every other term, condition, covenant the provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

21.10 Captions

The headings and captions used throughout this Lease are for convergence and reference only and shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of any provisions in this Lease. The words "Landlord" and "Tenant" wherever used in this lease shall be construed to mean plural where necessary, and the necessary grammatical changes required to make the provisions hereof apply to corporations, limited liability companies, partnerships, or individuals, men and women, shall in all cases be assumed as though is each case fully expressed.

21.11 Applicable Law

This Lease, its interpretation and enforcement shall be governed by the laws of the State of Illinois, with venue in Lake County.

21.12 Rights Cumulative

All rights and remedies of Landlord under this Lease shall be cumulative, and none shall exclude any other rights and remedies allowed by law.

21.13 Entire Agreement

This Lease contains the entire agreement between the Parties and no modification of this Lease shall be binding upon the Parties unless evidenced by an agreement in writing signed by Landlord and Tenant after the date hereof. If there be more than one party comprising Tenant, the provisions of the Lease shall be applicable to and binding upon all such tenants jointly and severally.

21.14 Waiver of Jury

Landlord and Tenant agree that, to the extent permitted by law, each shall and hereby does waive trial by jury in any action, proceeding or counterclaim brought by either against the other on any matter whatsoever arising out of or in any way connected with this Lease.

21.15 Litigation

In the unlikely event of any litigation between parties hereto involving the terms of this Lease or the breach or enforcement hereof, the prevailing party shall bear its own legal fees and other costs and expenses incurred in connection therewith.

21.16 Successors

This Lease and all covenants and agreements herein contained shall be binding upon, apply, and inure to the respective successors, administrators, and assigns of all parties to this Lease; provided, however, that this Lease shall not inure to the benefit of any assignee, administrator, devisee, legal representative, successor, transferee or successor of Tenant except upon the prior written consent of Landlord.

21.17 Joint Lease

This Lease is and shall be deemed and construed to be the joint and collective work product of the Landlord and Tenant and, as such, this Lease shall not be construed against either party, as the otherwise purported drafter of same, by any court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict, if any, in the terms or provisions contained herein.

21.18 Period of Delay

In the event that either party thereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive government laws or regulations, riots, insurrection, war or other reason of a like nature and not at the fault of the party delayed in performing work or doing as required under the terms of this Lease, then performance of such act shall be excused for the period of delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

21.19 Accord and Satisfaction

No payment by Tenant of a lesser amount than the Rent nor any endorsement on any check or letter accompanying any check or payment as Rent shall be deemed an accord and satisfaction of full payment of Rent. and Landlord may accept such payment without prejudice to Landlord's right to recover the balance of such Rent or to pursue other remedies.

21.20 New/Existing Fixtures, Equipment

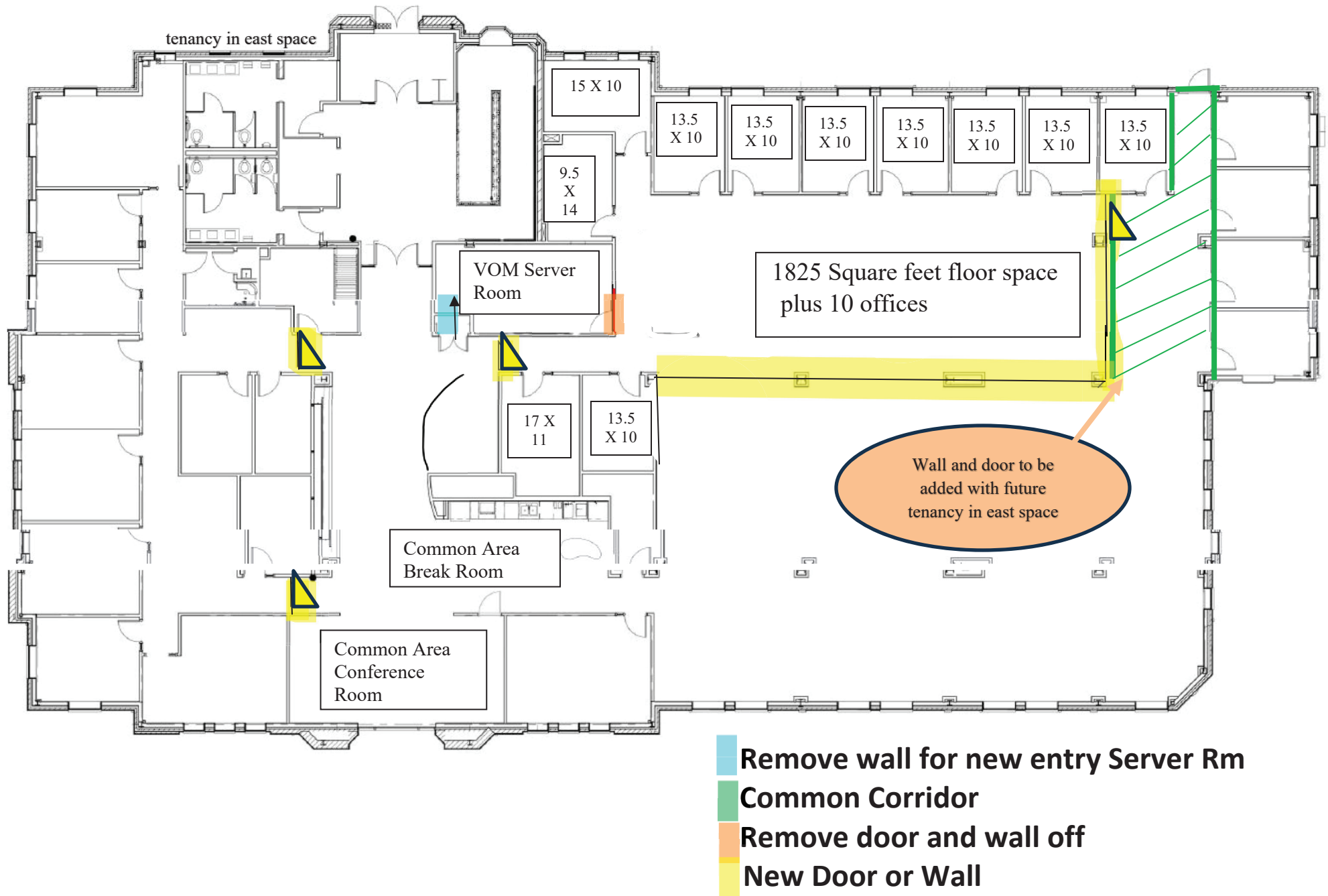
New/Existing Fixtures to remain property of Landlord.

SIGNATURE OF AGREEMENT:

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date of Lease stated above.

TENANT:**LANDLORD:****TS FINANCIAL GROUP, LLC****Village of Mundelein,****An Illinois Municipal Corporation****By:** _____**By:** _____**Its:** _____**Eric J. Guenther,
Village Administrator**

EXHIBIT A



Second Floor Plan ↑

To: Mayor and Board of Trustees

From: Colleen Malec, Senior Planner
Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of November 10, 2025

Subject: Artist Residency Program Lease Extensions

Financial Impact:

N/A

Attachments:

1. R-25-11-79 - Lease Extension Agreement Artists

Background:

On September 8, 2025, the Village Board approved Resolution R-25-09-63 establishing the Artist Residency Program as part of the *Lure of the Local* art exhibition. The program provided fourteen (14) artists with no-cost studio space within the exhibition facility at 175 North Archer Avenue from September 15, 2025 through November 21, 2025. The residency has been highly successful, fostering collaboration among artists, enriching the exhibition experience, and enhancing community engagement with the arts.

Due to the strong participation and positive feedback from both artists and the public, staff recommends extending the Artist Residency Program through January 31, 2026. This extension allows the current Artist Residents to continue their creative work under the same no-cost lease terms, with access to the facility from 6:00 AM to 12:00 AM daily.

Extending the program also allows the Village additional time to evaluate and contemplate future use of the facility at 175 North Archer Avenue, ensuring that any long-term decisions about the space align with community needs and the Village's broader arts and cultural development goals. The continuation of the Artist Residency Program sustains momentum in Mundelein's growing arts community while supporting thoughtful planning for the facility's future.

The residency has exceeded expectations, fostering cross-disciplinary collaboration, activating underutilized space, and enriching community engagement through the daily presence of working

artists. The program has also enhanced the visibility and vitality of the *Lure of the Local* exhibition, attracting visitors and demonstrating Mundelein's commitment to supporting the arts.

Recommendation:

Motion to adopt a Resolution extending the Artist Residency Program through January 31, 2026, to allow continued use of 175 North Archer Avenue by the current Artist Residents.

I hereby certify that the attached is an original of
Resolution No. R-25-11-79
that said Resolution was adopted on **November 10, 2025**,
that it was posted in the Village Hall commencing on
11/11/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-11-79

A RESOLUTION APPROVING THE EXTENSION OF THE ARTIST RESIDENCY PROGRAM AT THE LURE OF THE LOCAL ART EXHIBITION SPACE

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

WHEREAS, on September 8, 2025, the Village Board approved Resolution R-25-09-63 establishing a pilot “Artist Residency” program at the annual *Lure of the Local* art exhibition, which provided fourteen (14) artists with no-cost studio space at 175 North Archer Avenue for a period of approximately ten (10) weeks from September 15, 2025, through November 21, 2025; and

WHEREAS, the Artist Residency Program has proven to be highly successful in fostering collaboration among artists, activating underutilized space, and strengthening community engagement through the arts; and

WHEREAS, due to the positive outcomes and the expressed interest of participating artists and the community, Village staff recommends extending the Artist Residency Program through **January 31, 2026**; and

WHEREAS, the Village of Mundelein has considered extending the no-cost lease agreements with the fourteen (14) artist residents (the “Tenants”) to allow continued occupancy of their studio spaces within 175 North Archer Avenue under the same terms and conditions as the original agreements, including direct facility access from 6:00 a.m. to 12:00 a.m. daily; and

WHEREAS, taking into account the purpose and mission of the Tenants, and the demonstrated success of the program, it is in the best interests of the Village of Mundelein and the community that said Lease Agreements be extended.

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 extensions of the fourteen (14) “Artist Residency” Lease Agreements through **January 31, 2026** are hereby approved, and the Village Administrator is hereby authorized and directed to execute and attest to the same on behalf of the Village.

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

XXX this 10th day of November 2025, by roll call vote.

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

NAYS: None

ABSTAIN: None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST:

Village Clerk

LEASE EXTENSION AGREEMENT

This Lease Extension Agreement ("Extension") is made and entered into this ____ day of _____, 2025, by and between the **Village of Mundelein**, an Illinois municipal corporation ("Lessor"), and _____ ("Lessee"), collectively referred to as the "Parties."

WHEREAS, the Parties entered into a Lease Agreement dated September 15, 2025 (the "Original Lease"), for use of studio space at 175 North Archer Avenue, Mundelein, Illinois as part of the Artist Residency Program; and

WHEREAS, the Parties wish to extend the term of the Original Lease on the same terms and conditions, except as modified herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Lessee agrees as follows:

1. Extension of Term:

The term of the Original Lease is hereby extended from November 16, 2025, through January 31, 2026 ("Extended Term").

2. Rent:

Lessee shall continue to pay \$0.00 per month during the Extended Term.

3. Other Terms:

Except as expressly modified by this Extension, all terms and conditions of the Original Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Lease Extension Agreement as of the date first above written.

LESSOR:

Village of Mundelein

By: _____

Title: _____

Date: _____

LESSEE:

By: _____

Date: _____

To: Mayor and Board of Trustees

From: Tameika Jones, Director of Human Resources

For: Village Board Meeting of November 10, 2025

Subject: IMRF Form 6.73: IMRF Earnings

Financial Impact:

N/A

Attachments:

1. R-25-11-80 - IMRF Form 6.73

Background:

The Village is currently undergoing its second audit with the Illinois Municipal Retirement Fund (IMRF). The first audit was conducted in 2015. The 2025 audit involves reviewing data submitted during the calendar year 2024. We have received the findings, and while overall we are in good standing, one area requiring correction pertains to the Retirement Health Savings (RHS) plan.

IMRF noted that contributions to the RHS plan were included in payroll and reported to IMRF. The Village was given two options to address this issue:

1. To go back four years and complete a wage adjustment report for each impacted employee.
2. To retroactively adopt a resolution by the Board for IMRF Form 6.73.

Considering the extensive work involved in retroactively making adjustments for each employee over four years, I recommend option 2, adopting the resolution for IMRF Form 6.73. I am therefore presenting this motion for approval.

Recommendation:

Motion to adopt a Resolution to include compensation directed into a retirement health savings (RHS) plan as Illinois Municipal Retirement Fund earnings.

I hereby certify that the attached is an original of
Resolution No. R-25-11-80
that said Resolution was adopted on **November 10, 2025**,
that it was posted in the Village Hall commencing on
11/11/2025 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-11-80

A RESOLUTION TO INCLUDE COMPENSATION DIRECTED INTO A RETIREMENT HEALTH SAVINGS PLAN AS ILLINOIS MUNICIPAL RETIREMENT FUND EARNINGS

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;

WHEREAS, standard member earnings reportable to the Illinois Municipal Retirement Fund may not include certain forms of compensation directed into a Retirement Health Savings Plan; and

WHEREAS, the governing body of an IMRF participating unit of government may elect to include in IMRF earnings all compensation directed into a Retirement Health Savings Plan; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mundelein are authorized to include compensation directed into a Retirement Health Savings Plan as earnings reportable to IMRF and it is desirable that it do so.

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 Mayor and Board of Trustees of the Village of Mundelein do hereby elect to include as earnings reportable to IMRF compensation directed into a Retirement Health Savings Plan effective August 26, 2019.

SECTION II: That the Village Clerk is authorized and directed to file a duly certified copy of this resolution with the Illinois Municipal Retirement Fund.

XXXX this 10th day of November 2025 by roll call vote.

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

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST:

Village Clerk



Suggested resolution to include compensation directed into a Retirement Health Savings Plan as IMRF earnings

IMRF Form 6.73 (Rev. 04/03)

PLEASE ENTER Employer IMRF I.D. Number
0134

RESOLUTION

Number _____

WHEREAS, standard member earnings reportable to the Illinois Municipal Retirement Fund may not include certain forms of compensation directed into a Retirement Health Savings Plan; and

WHEREAS, the governing body of an IMRF participating unit of government may elect to include in IMRF earnings all compensation directed into a Retirement Health Savings Plan; and

WHEREAS, the BOARD OF TRUSTEES of the
BOARD, COUNCIL, etc.

VILLAGE OF MUNDELEIN is authorized to include
EMPLOYER NAME
compensation directed into a Retirement Health Savings Plan as earnings reportable to IMRF and it is desirable that it do so.

NOW THEREFORE BE IT RESOLVED that the BOARD OF TRUSTEES of the
BOARD, COUNCIL, etc.

VILLAGE OF MUNDELEIN does hereby elect to
EMPLOYER NAME
include as earnings reportable to IMRF compensation directed into a Retirement Health Savings Plan

effective 08/26/2019
EFFECTIVE DATE

BE IT FURTHER RESOLVED that the VILLAGE CLERK is authorized and directed
CLERK OR SECRETARY OF THE BOARD
to file a duly certified copy of this resolution with the Illinois Municipal Retirement Fund.

CERTIFICATION

I, KAREN WALSH, the VILLAGE CLERK
NAME CLERK OR SECRETARY
of the VILLAGE OF MUNDELEIN of the County of LAKE,
EMPLOYER NAME COUNTY

State of Illinois, do hereby certify that I am keeper of its books and records and that the foregoing is a true and correct copy

of a resolution duly adopted by its BOARD OF TRUSTEES at a meeting duly convened
GOVERNING BODY

and held on the 10 day of NOVEMBER, 2025.

SEAL

CLERK OR SECRETARY OF THE BOARD

Illinois Municipal Retirement Fund

Suite 500, 2211 York Road, Oak Brook Illinois 60523-2337

Member Services Representatives 1-800-ASK-IMRF (1-800-275-4673)

www.imrf.org

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 10, 2025

Subject: Mundelein Senior Apartments - Plat of Vacation - East Hawley Street and Prospect Avenue

Financial Impact:

N/A

Attachments:

1. O-25-11-77 - Exhibit A - Vacated Right-of-Way
2. O-25-11-77 - Exhibit B - Portion of East Hawley Street

Background:

During construction of the Mundelein Senior Apartments, a minor encroachment of approximately 0.6 feet into the East Hawley Street right-of-way was identified. The proposed vacation addresses and resolves this encroachment. It is the desire of the Village and best practice not to have private structures within the public right-of-way.

Recommendation:

Motion to pass an Ordinance Vacating a certain portion of the East Hawley Street right-of-way within the Mundelein Station Subdivision.

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 November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-77
which is entitled

Mundelein Senior Apartments - Plat of Vacation - East Hawley Street and Prospect Avenue

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 11/11/2025, 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 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-77

**AN ORDINANCE VACATING A CERTAIN PORTION OF THE EAST HAWLEY STREET RIGHT-OF-WAY
WITHIN THE MUNDELEIN STATION SUBDIVISION, VILLAGE OF 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, the Illinois Municipal Code provides, in 65 ILCS 5/11-91-1, that a municipality may vacate a certain street or alley within its jurisdiction in any incorporated area by an ordinance; and

WHEREAS, The DeBruler Company inadvertently constructed a portion of the Mundelein Senior Apartment project that encroaches approximately 0.6 feet into the East Hawley Street right-of-way.; and

WHEREAS, the Village Board hereby determines that the public interest will be subserved by vacating a certain portion of the East Hawley Street right-of-way west of Prospect Avenue, which is described and depicted in the proposed Mundelein Station Subdivision which is attached hereto and made part hereof as **Exhibit A** (the "Vacated Right-of-Way"), and now seeks to take action to vacate that certain portion of the East Hawley Street right-of-way, and finds that such action protects and promotes the public welfare, safety, health, and morals; and

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

SECTION I: Pursuant to 65 ILCS 5/11-91-1, the Village Board hereby vacates a certain portion of the East Hawley Street right-of-way which is legally described and depicted in **Exhibit B** (the "Portion of East Hawley Street").

There is hereby reserved to each public utility, as the case may be, owning any utility facilities in the certain portion of the East Hawley Street right-of-way, such East Hawley Street's rights of way and easements that are necessary or desirable for continuing public service by means of those facilities and for the maintenance, renewal and reconstruction thereof.

This Ordinance is not intended to affect or impact any existing rights of parties other than the Village in and to the certain portion of the East Hawley Street right-of-way.

This Ordinance shall be effective upon passage and the Village hereby conveys any interest it has in the certain portion of the East Hawley Street right-of-way to The DeBruler Company subject to the rights of any third parties including but not limited to any utility provider with utilities in the certain portion of the East Hawley Street right-of-way, whether or not there is a recorded easement for same as well as any rights of access to utilize the certain portion of the East Hawley Street right-of-way by third parties, if any.

No portion of the vacated certain portion of the East Hawley Street right-of-way shall vest with any other property owner.

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

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

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

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

President

ADOPTED:

Monday, November 10, 2025

APPROVED:

Monday, November 10, 2025

ATTEST:

Village Clerk

PLAT OF VACATION

OF

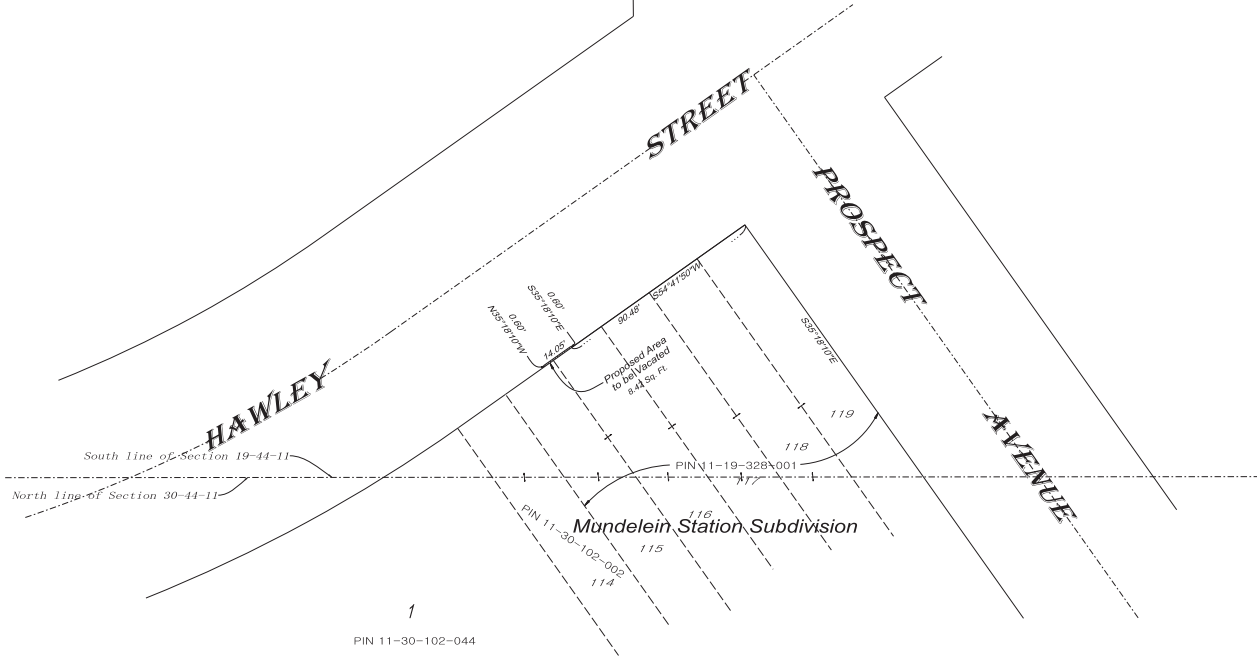
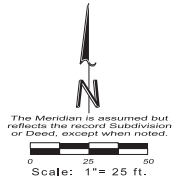
part of HAWLEY STREET

lying Northwesternly of Lots 115 and 116 in Mundelein Station, a subdivision in Sections 19 and 30, Township 44 North, Range 11, East of the Third Principal Meridian, in Lake County, Illinois.

PIN 11-19-328-001
Send Tax Bills to:

MSA LP
C/O
The DeBruler Company
131 E Park Ave Suite 101
Libertyville IL 60048

Space Reserved for Recorder



1
PIN 11-30-102-044

Hannigan's Resb'n.

State of Illinois)
County of Lake)

Approved by the President and the Board of Trustees of the Village of Mundelein, Lake County, Illinois this ___ day of _____, A.D. 20__.

Signed: _____ Attest: _____
President Village Clerk

Name: _____ Name: _____

State of Illinois)
County of Lake)

This Plat of Vacation is approved by the Village Engineer of the Village of Mundelein, Lake County, Illinois, this ___ day of _____, A.D. ____.

Signed: _____
Village Engineer

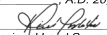
Name: _____

This plat submitted for recording by:
Name: _____
Business: _____
Address: _____
City: _____
State/Zip: _____
Date: _____

State of Illinois)
County of Lake)

I, Richard G. Pavletic, Illinois Professional Land Surveyor No. 3261 do hereby certify that I have prepared this plat of the property described in the above caption of this plat from office and public records solely for the purposes of depicting the property to be vacated; and to the best of our knowledge and belief, this plat is a correct representation of said office and public records.

Given under my hand and seal at Libertyville, Illinois this 2nd day of July, A.D. 2025.

By:  Professional Land Surveyor No. 3261



Prepared for:
THE DEBRULER CO.
131 E. PARK AVE.
SUITE 101
LIBERTYVILLE, IL 60048

Order Number: 25-003P
Field Work Completed on:
Date: OCTOBER 27, 2014

Prepared by:
R. E. DECKER, P.C.
Professional Land Surveyors
333 Peterson Road, Suite B
Libertyville, IL 60048
847-362-0091 Fax 847-362-0119
e-mail: deckersurvey@gmail.com



LEGAL DESCRIPTION

COMMONLY KNOWN AS: Mundelein Senior Apartments

PINS: 11-19-328-001 and 11-30-102-002

LEGAL DESCRIPTION: THAT PART OF HAWLEY STREET IN MUNDELEIN STATION SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING THE MOST NORTHERLY CORNER OF LOT 119 IN SAID MUNDELEIN STATION SUBDIVISION, BEING AT THE INTERSECTION OF PROSPECT AVENUE WITH HAWLEY STREET; THENCE SOUTH $54^{\circ}41'50''$ WEST, ON THE SOUTH LINE OF HAWLEY STREET, 90.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH $54^{\circ}41'50''$ WEST, 14.05 FEET; THENCE NORTH $35^{\circ}18'10''$ WEST, 0.60 FEET; THENCE NORTH $54^{\circ}41'50''$ EAST, 14.05 FEET; THENCE SOUTH $35^{\circ}18'10''$ EAST, 0.60 FEET TO THE POINT OF BEGINNING, BEING A SUBDIVISION OF PARTS OF SECTION 19 AND 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 22, 1926 AS DOCUMENT 277507, IN BOOK "P" OF PLATS, PAGES 24 TO 28, BOTH INCLUSIVE, IN LAKE COUNTY, ILLINOIS.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 10, 2025

Subject: Resolution approving a S.T.A.R. Grant for equipment purchases for Nova Dental Care, located at 440 East Hawley Street, Mundelein, Illinois

Financial Impact:

\$5,000 - 413-449-46599.000 - Misc. Property Services (STAR Grant)

Attachments:

1. R-25-11-81 - Findings of Fact
2. R-25-11-81 - EXHIBIT A

Background:

Nova Dental Care is a new business opening in the vacant space at 440 East Hawley Street (location of the old Village Hall) in Mundelein. The space is currently under construction to meet the specific needs of the clinic.

Owned by Dr. Muhammad Omari, Noval Dental Care aims to establish a state-of-the-art dental facility designed to expand access to modern, affordable, and advanced dentistry for residents of Mundelein and the greater Lake County area. The business has a 12-year lease with the building owner to operate the dental clinic.

As part of this mission, Dr. Omari is seeking assistance to acquire a cone beam CT scanner. This advanced imaging technology enables safer, faster, and more precise diagnostics and treatment planning for patients. This scanner would also serve individuals in wheelchairs. The scanner represents a significant investment of over \$56,000, and the clinic is requesting financial support to help offset this cost, especially given the rising prices of medical equipment.

The addition of this scanner will improve local access to essential dental services, allowing patients to receive specialized imaging in town rather than having to travel outside Mundelein. In addition to enhancing patient care, the investment is expected to support local job creation as the clinic grows.

At this time, \$4,000 remains in the S.T.A.R. Grant fund. The Economic Development Commission (EDC) has prioritized promoting the availability of these grants this year, resulting in a higher number of inquiries and applications compared to previous years. The current grant application was presented to the EDC on October 23, 2025. At that meeting, the EDC noted the remaining balance of \$4,000 in the program's budget but expressed support for the full \$5,000 request. The Commission recommends that the Village Board consider funding the additional \$1,000, recognizing Mr. Omari's significant investment in a property that has remained vacant since its construction.

Recommendation:

Motion to adopt a Resolution approving a S.T.A.R. Grant relating to equipment purchase for Nova Dental Care at 440 East Hawley Street, Mundelein, Illinois in the amount not to exceed \$5,000.

I hereby certify that the attached is an original of

Resolution No. R-25-11-81

that said Resolution was adopted on **November 10, 2025**,

that it was posted in the Village Hall commencing on

11/11/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-25-11-81

RESOLUTION APPROVING A S.T.A.R. GRANT FOR NOVA DENTAL CARE AT 440 EAST HAWLEY STREET, MUNDELEIN, ILLINOIS, IN AN AMOUNT NOT TO EXCEED \$5,000

WHEREAS, Dr. Muhammad Omari has applied for a Village of Mundelein Grant for new equipment under the S.T.A.R. Business Pilot Grant Program for the property 440 East Hawley Street, Mundelein, Illinois (the “Grant Application”) and has submitted cost proposals for the following:

Equipment Purchase	\$56,043.05
Total	\$56,043.05
Anticipated Village Participation	\$5,000.00

WHEREAS, Dr. Muhammad Omari, the owner, of Nova Dental Care at 440 East Hawley Street, Mundelein, Illinois, has signed the Grant Application; and

WHEREAS, the Village’s Economic Development Commission met on October 23, 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 \$5,000.00 for equipment purchases; 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 \$10,000, 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 the equipment purchase 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 \$5,000.00 for equipment purchases of a cone beam CT scanner shown on the application attached hereto and made a part hereof as **EXHIBIT A**, is hereby approved as provided herein. Reimbursement shall be made in multiple payments once the expenses have been incurred by the applicant.

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

XXX this 10th day of November 2025, by roll call vote.

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

NAYS: None

ABSTAIN: None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST:

Village Clerk

FINDINGS – EDC STAR BUSINESS GRANT PROGRAM

BUSINESS NAME	Nova Dental Care	BUSINESS ADDRESS	440 E. Hawley Street
PROJECT NAME/DESCRIPTION	Equipment	EDC MEETING DATE	October 23, 2025
PROJECT COSTS	\$ 56,043.05 (Improvement Costs)	\$ 5,000 (Grant Request)	\$ 51,043.05 (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

\$ 5,000

DENIAL

APPROVAL WITH

CONDITIONS

\$

SUBJECT TO THE FOLLOWING CONDITIONS (IF APPLICABLE):

1.

2.

3.

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

Narrative for Commission (STAR Grant Application):

I am a licensed dentist with extensive training and experience in advanced dental procedures. I earned my Doctor of Dental Surgery (DDS) degree, completed an Advanced Education in General Dentistry (AEGD) residency at Marquette University, and pursued advanced implant training through a fellowship program at Nova Southeastern University. Over the past decade, I have served patients in Illinois, providing comprehensive care in general dentistry, oral surgery, implants, and cosmetic dentistry.

We are excited to establish **Nova Dental Care** in Mundelein, a state-of-the-art dental clinic designed to expand access to modern, affordable, and advanced dentistry in Lake County. Our facility will feature the latest dental technology, including a cone beam CT (CBCT) scanner, which allows for safer, more precise diagnosis and treatment planning. This investment is critical for offering patients advanced services such as implant dentistry, oral surgery, and endodontics—all at a local, community-based clinic.

The STAR Grant would directly support this investment by helping us purchase the CBCT machine, a cornerstone of our planned operations. By equipping Nova Dental Care with this technology, we will not only provide a higher level of care to Mundelein residents but also attract patients from surrounding areas who would otherwise travel far distances for advanced services. In addition, our clinic will create new local jobs for dental assistants, hygienists, and administrative staff, contributing to Mundelein's economic growth.

In summary, with my professional experience, commitment to excellence, and investment in cutting-edge technology, Nova Dental Care is poised to deliver exceptional services to the community. I believe this aligns strongly with the goals of the STAR Grant and respectfully ask for your support in approving our application.

Regards,

Muhammad Omari, DDS



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: Nova Dental Care PLLC	Business Address: 440 E Hawley St
	Business DBA Name: Nova Dental Care	Federal Tax ID#/EIN#: 33-2273491
	Applicant (Business Owner or Authorized Agent) Name: Muhammad Omari Title: Owner Phone: 262-323-3443 Email: momaridds@gmail.com Mailing Address: 5740 Churchill Ln Libertyville IL 60004	
Property Information	Address of Property Applicable to the Grant Project:	Dental Clinic 440 E Hawley St Mundelein IL 60060
	Property Owner Name: Frank A. Dziaduz - Dziadus Development LLC Title: Manager Phone: 847-362-2211 Email: frank@midwestmasonryfnc.com Mailing Address: 1335 Wilhelm Rd. Ste A Mundelein IL 60060	

PROCESS:**1. Application Proposal Review**

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

2. Economic Development Commission (EDC) Recommendation

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

3. Village Board Approval

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

4. Implementation

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

Please provide thorough written responses to each of the following items. A separate sheet may be attached if additional space is needed. Applications which fail to adequately respond to these items will be considered incomplete.	
PROJECT TYPE:	☐ Building Improvement ☐ Workforce Development ☒ Equipment Purchase ☐ Overhead Costs ☐ Marketing/Branding ☐ Professional Services (e.g. architect, engineering) ☐ Other (short description): _____
PROJECT OVERVIEW (Scope of Work) Provide a written description of the proposed project. Be sure to include as many details as possible.	We are requesting funding to equip our new dental office in the Village of Mundelein with a Cone Beam Computed Tomography (CBCT) imaging system. This advanced technology will allow us to provide state-of-the-art diagnostic services, offering highly detailed 3D imaging to support accurate treatment planning in implant dentistry, oral surgery, endodontics, and other complex cases. The addition of a CBCT unit will significantly enhance the quality of care available to patients in our 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 healthcare provider establishing a new practice post-pandemic, we are facing financial challenges due to rising equipment costs, supply chain issues, and limited startup resources. While we are committed to creating a modern dental facility, the high cost of CBCT technology places a considerable strain on our budget. Without additional support, it will be difficult to acquire this essential equipment that is increasingly considered the standard of care in dentistry.
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)	This project will bring advanced diagnostic imaging to Mundelein, improving access to essential dental services for residents. The CBCT will reduce the need for patients to travel outside the community for specialized imaging, increasing convenience and continuity of care. It will also support local job creation through ongoing dental staff employment and contribute to the overall enhancement of healthcare infrastructure in the neighborhood. In addition, our commitment to community education and outreach will extend the benefits of this technology beyond our office, helping raise awareness about oral health and modern treatment options.
Total Project Budget (Include all costs for the project as a whole) Attach any estimates,	

quotes, contracts, or other written documentation to verify project costs.	\$ <u>56000</u>
Total Grant Amount Requested (maximum request of \$5,000) Grant request may not exceed 50% of the total project budget.	\$ <u>5000</u>
Number of jobs created (if applicable):	10
Number of jobs retained (if applicable):	
Estimated Project Completion Date or Timeline (project must be completed within 6 months):	6 months after approval

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.

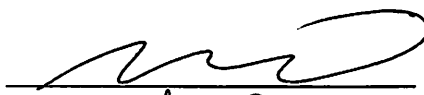
Signature (PROPERTY OWNER)*: _____

Date: _____

Printed Name: _____

Title: Owner

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

Signature (APPLICANT): Date: 9/23/25Printed Name: Muhammad OmariTitle: owner



Carestream Dental LLC
3625 Cumberland Blvd. Ste. 700
Atlanta, GA 30339
US

Equipment Purchase Agreement

This document is part of a multi-part agreement

Created Date 8/14/2025
Expiration Date 8/29/2025
Quote Number 00027228

Carestream Dental LLC ('Carestream Dental LLC', 'we', 'us', 'our'), a Georgia limited liability company with principal offices located at 3625 Cumberland Boulevard, Suite 700, Atlanta, Georgia 30339, presents this proposal to the customer identified below ('Customer', 'you', 'your'). This document incorporates by reference the attached terms and conditions and details order information and shall be a binding sales agreement (the 'Contract') when signed by you without alteration, and shall be effective as of the date you signed ('Effective Date'). If not signed by the 'valid until' date indicated below, this proposal shall expire.

Business Name NOVA DENTAL CARE PLLC

Bill To Name NOVA DENTAL CARE PLLC
Bill To 440 E HAWLEY SREET
MUNDELEIN, IL 60060
US

Ship To Name NOVA DENTAL CARE PLLC
Ship To 440 E HAWLEY SREET
MUNDELEIN, IL 60060
US

Prepared By Scott Cooper
Phone +14704819875
Email scott.cooper@csdental.com

Acct No 2623233443
Contact Name muhammad Omari DDS

Product Code	Line Item Description	List Price	Sales Price	Quantity	Total Price
1753672	SENSOR DOUBLES 6200 S1+S2	USD 14,998.00	USD 0.00	1.00	USD 0.00
1759317	CS IMAGING 8 C/S W LICENSE <100 USERS	USD 1,299.00	USD 0.00	1.00	USD 0.00
1760274	CS 8200 3D ADVANCE 12X10 (6 YR) PROMO	USD 68,750.00	USD 50,000.00	1.00	USD 50,000.00
6559991	CS1200 INTRA ORAL CAMERA WIRED USB	USD 2,500.00	USD 999.00	1.00	USD 999.00
8004442	BRIDGE FROM NON-CS DPMS TO DIS	USD 834.75	USD 0.00	1.00	USD 0.00

Total List Price USD 88,381.75
Effective Discount 42.30%
Quote Subtotal USD 50,999.00
Tax USD 3,729.29
Shipping and Handling USD 1,314.76
Grand Total USD 56,043.05

*Applicable taxes will be added and are subject to change. Organizations claiming tax-exempt status must provide proof of that status on or prior to the Effective Date.

Payment, Acceptance and Authorization	Credit Card	Credit Card on File
Finance Authorized ☐		Net30 Authorized ☐
ACH Debit Authorized ☐		Credit Card Authorized ☒
Bank details on file Bank details not on file		Credit Card Details No card on file



Carestream Dental LLC
3625 Cumberland Blvd. Ste. 700
Atlanta, GA 30339
US

New Bank account ☐

Account Holder Name: _____

Account Number: _____

Routing Number: _____

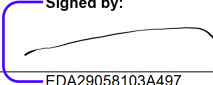
A voided check must be presented to us when using an ACH payment. Your signature authorizes the Company to verify your checking account information and begin ACH debit transactions against your checking account. To terminate an ACH authorization, you must give us notice, and we will cease ACH withdrawals within seven (7) days of receipt of that notice.

New Card ☐

Your signature authorizes the Company to begin debiting transactions against your credit card provided. To terminate a credit card authorization, you must give us written notice, and we will cease credit card withdrawals within seven (7) days of receipt of that notice.

BY SIGNING BELOW, YOU AGREE AS OF THE EFFECTIVE DATE THAT:

- YOU WILL PAY THE FEES DESCRIBED ABOVE FOR THE PRODUCTS SET FORTH IN THIS CONTRACT, AND YOUR ACH OR CREDIT CARD LISTED ABOVE MAY BE CHARGED THE BALANCE OF THE PURCHASE PRICE FOR THE PRODUCTS DESCRIBED ABOVE, AS WELL AS FOR APPLICABLE SALES TAX AND SHIPPING, LESS THE DEPOSIT, WHEN THE ORDER IS SHIPPED, UNLESS OTHERWISE SET FORTH IN SECTION 2 OF THE TERMS AND CONDITIONS OF THIS CONTRACT.
- YOUR ACH OR CREDIT CARD LISTED ABOVE MAY BE DEBITED MONTHLY FOR MONTHLY SUPPORT & MAINTENANCE FEES (IF ANY) AND/OR SUBSCRIPTION FEES (IF ANY) SET FORTH ABOVE.
- IF THIS CONTRACT REQUIRES RECURRING PAYMENTS, YOU AGREE TO MAINTAIN AN UP-TO-DATE FORM OF PAYMENT.
- YOU ACCEPT THE TERMS AND CONDITIONS OF THIS CONTRACT.
- YOU ARE A DULY AUTHORIZED REPRESENTATIVE OF THE CUSTOMER.

Signed by: 
Customer Signature: _____
Print Name: **muhammad Omari DDS** EDA29058103A497...
Title: **Owner** Signature Date: **9/1/2025**

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 10, 2025

Subject: Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20, regarding Micro Industrial Overlay District

Financial Impact:

N/A

Attachments:

1. O-25-11-78 - Exhibit A - Table 20.36-1 Amendments

Background:

The Village Board authorized staff to draft a series of text amendments at its September 22, 2025, Village Board meeting. Some of the topics of the amendments included a Micro Industrial Overlay District, 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 Micro Industrial Overlay District

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 November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-78
which is entitled

**Ordinance amending certain sections of the Municipal Code relating to the Zoning Ordinance, Title 20,
regarding Micro Industrial Overlay District**

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 11/11/2025, 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 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-78

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MUNICIPAL CODE RELATING TO THE ZONING ORDINANCE, TITLE 20, REGARDING MICRO INDUSTRIAL OVERLAY DISTRICT

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, 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, on October 13, 2025, the Village Board of Trustees adopted Ordinance No. 25-10-72, An Ordinance Amending Certain Sections of the Municipal Code, Title 20, Relating to Murals; and

WHEREAS, on October 27, 2025, the Village Board of Trustees adopted Ordinance No. 25-10-75, An Ordinance Amending Certain Sections of the Municipal Code, Title 20, Relating to Use Variations, Car Washes, and Gas Stations; 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 a micro industrial overlay district.

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 20.36.010 Downtown Zoning District is hereby amended to insert a new subsection E to read

E. Purpose of Micro Industrial Overlay District. Facilitate conversion of small spaces into makers' spaces, advanced technology research labs, small scale fabricators, and other similar uses and provide zoning parameters to allow these uses, with conditions, into urban settings. These uses should be cautiously introduced to certain sites that would benefit from adaptive reuse that has the potential for a mix of micro industrial and applied arts businesses, training, and performances in order to encourage entrepreneurship, collaboration, adaptive reuse, and economic vibrancy. The overlay is limited to C-5-C and C-5-MU.

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

SECTION IV: Section 20.36.020, is hereby amended to add a new subsection A to read as follows:

A. Application of the Districts.

1. The Micro Industrial Overlay District that, when applied, is in addition to and shall overlay the existing base zoning district where the Overlay District is established, so that any parcel of land lying in a Micro Industrial Overlay District (OD-MI) shall also lie in one or more of the other zoning districts provided for in this Code.
2. The Zoning Code provisions of the underlying district(s) shall apply within the Overlay District for permitted and conditional uses enumerated in the underlying district, except where specifically modified or supplemented by provisions of the overlay district.
3. Except as modified by the overlay zoning district, the provisions of the applicable base-zoning district shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable overlay zoning district regulations shall prevail.

B. A Micro Industrial Overlay District shall be established in accordance with the required procedures for a Zoning Amendment and, if applicable, Special Use pursuant to Chapter 20.16 and shall be applied in conjunction with base zoning districts. The boundaries of the Micro Industrial Overlay District shall be indicated on the Official Zoning Map and the district designation of OD-MI, as appropriate, shall be superimposed over the existing zoning designations on the Zoning Map.

SECTION V: Section 20.36.060 – Generic use standards is hereby amended to insert language alphabetically as follows:

Arts & Business Centers, Artisanal Fabricators, and Micro Industrial Uses:

1. In no way shall any micro processing/manufacturing establishment be conducted in a manner which would cause the premises to differ from the downtown character, either by the use of colors, materials, construction, lighting, noise, glare, electrical or audiovisual interference, dust, smoke, vibrations, or emissions of smells/odors.
2. No unreasonable volume of vehicular traffic shall be generated for the underlying district by the micro industrial establishments or arts and business centers. Any need for vehicular parking and loading incidental to the establishment shall be met off-street.
3. All shipments and deliveries must be conducted with vehicles less than class six as designated by the US Department of Energy.
4. At the discretion of the Village Administrator, in consultation with the Building Director, Micro industrial establishments shall be sealed and separated from all other tenant spaces

with an air transfer barrier.

5. In scenarios where there are fumes, dust, or other noxious emissions, micro industrial establishments shall not share common ducting or air handling equipment with other tenant spaces.
6. Micro processing/manufacturing establishments shall filter all mechanical exhaust from product manufacturing, processing and storage areas with a technology system/assembly suitable to adequately filter such mechanical exhaust.
7. Any harmful, noxious, or offensive emissions may be prohibited.
8. Micro processing/manufacturing establishments shall be subject to all other licensing and registration requirements of the Village, and of the State of Illinois, as applicable.
9. A floorplan and square footage of all spaces in the building must be submitted.
10. For multi-tenant spaces, provide use designations on the floorplan, which must be submitted annually and with any new business registrations.
11. Provide an anticipated distribution and receiving plan – this plan must illustrate that parking, streets, alleys, and driveways will not be impeded by deliveries. Additionally, an autoturn exhibit may be required by the Zoning Administrator or Building Director to demonstrate larger vehicles can make turns around buildings and utilize streets appropriately without causing blockage or damage.
12. Provide a noise abatement plan and a sound study, if requested.
13. Provide a plan demonstrating noxious fumes, air quality and pollution containment for uses that have strong odors, material shavings, material melting, etc.
14. Demonstrate compatibility with surrounding properties or adherence to a Village plan or vision.
15. Provide a disposal plan for any hazardous waste or chemicals.
16. Provide hours of operation, which may be reduced depending on the use's impact on adjacent properties.
17. Unless expressly outlined in the Special Use process or a special event permit, all activities must be conducted within an enclosed building.

SECTION VI: Section 20.68.040 – Generic use definitions is hereby amended to insert alphabetically:

“Arts & Business Center” means a use of a building that may include one or a combination of uses, including the following: Artisanal Fabricators; Micro Industrial; Offices with ancillary conference rooms, meeting rooms, classrooms, performance spaces, and storage spaces associated with an active tenant; or other compatible permitted uses within the underlying zoning district.

“Artisanal Fabricator” means the application, teaching, making, or fabricating of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, and small batch food and beverage preparation or sales. Examples may be the following or similar to (as determined by the Zoning Administrator):

- Woodworking and cabinet shops.
- Ceramic studios.
- Jewelry manufacturing.
- Leatherworking.
- Small-scale metalworking.
- Glassworking.
- Candle-making.
- Small-batch bakeries or food production, but not meat processing and packaging.
- Micro-breweries or distilleries.
- Screenprinting, embroidering, and fabric dying.
- Textiles and papercrafts.

“Micro Industrial” means compact production units that handle advanced manufacturing and technology development, training, design, assembly, and packaging with minimal distribution.

SECTION VII: Section 20.36.100, Table 20.36-11 is hereby amended to insert a new category under Other:

Arts & Business Centers, Artisanal Fabricators, or Micro Industrial: 1 space per 1,000 sq ft of gross floor area, except performance/classroom spaces, which shall be calculated at 1 space for each 100 sf of gross floor area.

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

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

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

RESULT: **[]**

MOVER: None
SECONDER: None
AYES: None
NAYS: None
ABSTAIN: None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST: _____

Village Clerk

EXHIBIT A – Micro Industrial Overlay District Chapter 20.36 Table 20.36-1 Amendments

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)
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, Standalone				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)

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	
<u>Artisanal Fabricator</u>		<u>OD-MI, P</u>		<u>OD-MI, P</u>	<u>20.36.060() ()</u>
<u>Micro Industrial</u>		<u>OD-MI, S</u>		<u>OD-MI, S</u>	<u>20.36.060() ()</u>
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					
<u>Arts & Business Center</u>		<u>OD-MI, S</u>		<u>OD-MI, S</u>	<u>20.36.060() ()</u>
Community Center	S	S	S	S	Section 20.36.060(C)(4)
Mural, Large	S	S		S	Section 20.36.060(C)(17)
Mural, Small	P	P		P	Section 20.36.060(C)(17)
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)

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 10, 2025

Subject: Station 250 - Ordinance Approving Reimbursement Request No. 3 for Station 250 LLC for eligible redevelopment project costs

Financial Impact:

N/A

Attachments:

1. O-25-11-79 - Station 250 Reimbursement Request No. 3

Background:

On October 24, 2022 the Village Board entered into a Redevelopment Agreement (RDA) via Ordinance No. 22-10-50 to redevelop the real property located at 250 Plaza Circle, Mundelein, Illinois.

The project culminated into a 166-unit residential multi-family project called Station 250. The project included TIF Financing, which encompassed TIF II District. As part of the RDA, Section 10(D) Procedure for Approved Eligible Costs provided for review of the costs with a reimbursement request form. The Developer submitted the Eligible Costs for Village review and acceptance.

Recommendation:

Motion to pass an Ordinance approving reimbursement request No. 3 for Station 250 LLC eligible redevelopment project costs.

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 November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-79
which is entitled

Station 250 - Ordinance Approving Reimbursement Request No. 3 for Station 250 LLC for eligible redevelopment project costs

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 11/11/2025, 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 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-79

ORDINANCE APPROVING REIMBURSEMENT REQUEST NO. 3 FOR STATION 250 LLC ELIGIBLE REDEVELOPMENT PROJECT COSTS

WHEREAS, Station 250 LLC and the Village are parties to a Redevelopment Agreement dated October 24, 2022 (“Redevelopment Agreement”) relating to the purchase and development of the real property located at 250 Plaza Circle and the western part of 205 Archer Avenue: Lot 3 of the Village Hall Subdivision (“Property”); and

WHEREAS, pursuant to the Redevelopment Agreement, the Village agreed to finance the reimbursement of Eligible Redevelopment Project Costs, as defined in the Redevelopment Agreement, for the Station 250 Project through tax increment financing and the issuance of TIF II Notes, all in accordance with the terms and provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. and the Redevelopment Agreement; and

WHEREAS, the Redevelopment Agreement requires that in order to receive reimbursement of Eligible Redevelopment Project Costs pursuant to the TIF II Notes, Station 250 LLC must submit and the Village must approve sworn reimbursement requests; and

WHEREAS, Station 250 LLC has submitted “Reimbursement Request No. 3,” attached hereto as Exhibit A, as well as documents in the form of sworn statements, invoices, lien waivers, etc. in support of Reimbursement Request No. 3, in compliance with the requirements of the Redevelopment Agreement; and

WHEREAS, the Village Board has determined that it is in the best interest of the Village to approve Reimbursement Request No. 3;

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

SECTION 1: Reimbursement Request No. 3 is hereby approved, subject to attorney review and approval.

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

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST: _____

Village Clerk

EXHIBIT P

Form of Reimbursement Request

Reimbursement Request No. 3

The undersigned representative of Station 250 LLC ("Owner"), pursuant to the "Redevelopment Agreement by and between the Village of Mundelein and District 250 LLC (250 Plaza Circle and the western part of 205 Archer Avenue; Lot 3 of the Village Hall Subdivision)" submits this Reimbursement Request and Certificate of Eligibility No. and does hereby certify, swear, and affirm under oath to the Village of Mundelein (the "Village") as follows:

1. Owner has actually incurred the Eligible Redevelopment Project Costs listed on the table attached hereto in furtherance of the Redevelopment Project (the "Subject Eligible Redevelopment Project Costs"), as evidenced by the attached written invoices and other documentation, and the amounts of the Subject Eligible Redevelopment Project Costs are accurate.

2. The Subject Eligible Redevelopment Project Costs are also "redevelopment project costs" as defined in the TIF Act and reimbursement of the Subject Eligible Redevelopment Project Costs is permitted pursuant to the Redevelopment Agreement, the [TIF I Ordinances OR TIF II Ordinances], and the TIF Act.

3. The Subject Eligible Redevelopment Project Costs have not been included in any prior Reimbursement Request and the Village has not previously reimbursed any of the Subject Eligible Redevelopment Project Costs.

4. To its knowledge, Owner is not in Default of the Redevelopment Agreement.

5. The amounts paid by Owner for the Subject Eligible Redevelopment Project Costs were solely private funds and no funds used to make such payments originated directly or indirectly from government funds (including federal, state, or local grants or loans).
Terms capitalized herein have the meanings specified in the Redevelopment Agreement, the terms of which are incorporated herein by reference.

Signed: _____

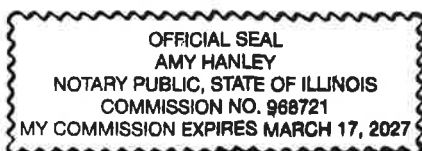
Name: Phil Domenico

Title: Member/Owner

Enclosures:

- Exhibit I Summary
- Owner Sworn Statement
- General Contractor Sworn Statement

Subscribed and sworn to before me this 25TH day of August, 2025



Notary Public

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of November 10, 2025

Subject: Station 250 - Ordinance providing for issuance of Tax Increment Allocation Revenue Notes (Station 250 LLC) (250 Plaza Circle)

Financial Impact:

A total not to exceed \$12,790,000.00 (\$6,700,000.00 from TIF Note A and \$6,090,000.00 from TIF Note B, respectively) - 341-265-49403.000 - Note

Attachments:

1. O-25-11-80 - Exhibit A - TIF II Notes A and B

Background:

On October 24, 2022, the Village and Station 250 LLC executed a Redevelopment Agreement for Station 250 and agreed to mechanisms and parameters for approval of TIF Notes; and Approved Eligible Costs. In the Agreement, language stated that Developer shall be entitled to be reimbursed for Approved Eligible Costs via TIF Notes after the costs have been incurred, and said costs are approved as provided in Section 10(D).

Terms of TIF II Note: The TIF III Note shall:

- i. be issued in the amount of the TIF II Notes Principal,
- ii. evidence the Village's obligation to reimburse Developer for TIF II Approved Eligible Costs, subject to and in accordance with this Agreement,
- iii. have a maximum term equal to the lesser of (a) 20 years, (b) the remaining term in the TIF II Redevelopment Plan, which is scheduled to expire on December 31, 2040, or (c) the maximum term permitted by the TIF Act and other Requirements of Law,
- iv. be secured solely by a first lien on the TIF II Pledged Amount,

- v. provide for payment of principal and interest once per year on February 1 on a "cash flow" basis, so that any TIF II Pledge Amount in the TIF II Notes Account will be used to pay the TIF II Notes, until such time as the TIF II Notes are paid in full or expires,
- vi. bear simple interest at 5.0%, with an accrued but unpaid interest being deferred to, and payable at, the next payment date (TIF II Note A only, TIF II Note B is non-interest bearing),
- vii. provide that each payment will be applied first to accrued but unpaid interest on TIF II Note A only, second to current interest TIF II Note A only, and third to principal on TIF II Note A and TIF II Note B on a prorated basis,
- viii. be subject to prepayment by the Village at any time,
- ix. be transferable or assignable only (a) to an Approved Assignee, (b) to a Mortgagee by way of a collateral assignment, (c) if otherwise approved by the Corporate Authorities in their sole discretion, or (d) to an Accredited Investor, and
- x. be otherwise consistent with this Agreement.

Recommendation:

Motion to pass an Ordinance providing for issuance of Tax Increment Allocation Revenue Notes (Station 250 LLC) (250 Plaza Circle)

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 November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-80
which is entitled

Station 250 - Ordinance providing for issuance of Tax Increment Allocation Revenue Notes (Station 250 LLC) (250 Plaza Circle)

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 11/11/2025, 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 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-80

ORDINANCE PROVIDING FOR ISSUANCE OF TAX INCREMENT ALLOCATION REVENUE NOTES (STATION 250 LLC) (250 PLAZA CIRCLE)

WHEREAS, On July 11, 2016, The Village Of Mundelein (The "Village") Adopted Ordinance Nos. 16-07-038; 16-07-039, And 16-07-040, Approving A Tax Increment Redevelopment Plan And Redevelopment Project (TIF II) For Certain Property Located Within The Village And Identified In Such Ordinances As The "Redevelopment Project Area" (Collectively, The "Redevelopment Approvals"); And

WHEREAS, On October 24, 2022, The Village Adopted Ordinance No.22-10-50, Approving A "Redevelopment Agreement By And Between The Village Of Mundelein And DISTRICT 250 LLC" (The "Agreement") Providing For The Development Of A Mixed-Use Residential Development On A Portion Of Property In The Redevelopment Project Area Defined In The Agreement; And

WHEREAS, The President And Board Of Trustees Of The Village (The "Corporate Authorities") Hereby Find That The Redevelopment Approvals And The Agreement Have Been Approved In Accordance With The Provisions Of The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 Et Seq. And All Other Applicable Law; And

WHEREAS, Pursuant To The Agreement, Including Section 10 Of The Agreement, The Village And District 250 LLC (The "Developer") Agreed That The Developer Had Paid, Or Will Be Paying, Certain Costs That Are Expected To Be Approved Eligible Costs (As Defined In The Agreement) And That It Serves A Public Purpose, And Is Necessary To Foster The Development Of The Property, For The Developer To Receive Reimbursement For Certain Approved Eligible Costs; And
{00128807.1} 2

WHEREAS, In The Agreement, The Village Agreed To Adopt An Ordinance Approving Two Notes Payable From A Portion Of The Incremental Property Taxes Generated By The Property And Received By The Village; And

WHEREAS, An Amount Is To Be Added To The Notes Principal, Which Has Been Determined Pursuant To The Agreement; And

WHEREAS, The Corporate Authorities Have Determined, Based On The Terms And Conditions Of The Agreement And The Findings Provided For Therein, That It Would Be In The Best Interests Of The Village To Approve This Ordinance Authorizing The Execution And Delivery Of Two Tax Increment Allocation Revenue Notes As Described Herein;

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 1: The Foregoing Recitals Are Incorporated Herein As Part Of This Ordinance.

Section 2: Pursuant And Subject To The Terms And Conditions Of The Agreement, Including But Not Limited To Section 10 Of The Agreement, The Corporate Authorities Hereby Approve "Tax Increment

Allocation Revenue Note A” And “Tax Increment Allocation Revenue Note B” In Substantially The Form Attached To, And Incorporated In, This Ordinance As Exhibit A (The “Notes”).

Section 3: The Village President, The Village Clerk, And All Other Village Officers Are Authorized And Directed To Execute The Notes And Take Such Other Action, Or Cause Such Other Action To Be Taken, As May Be Necessary Or Desirable To Issue The Notes. The Notes Shall Have A “Dated Date” Of The Date Upon Which This Ordinance Is Duly Approved By The Corporate Authorities, Shall Mature As Indicated In The Notes And Agreement, And Shall Be In Fully Registered Form. Note A Principal Shall Be \$6,700,000.00. Note A Shall Bear Interest (I) At The Rate Of 5% Percent Per Annum; (II) That Is Not Tax Exempt; And (Iii) That Shall Be Simple Interest And Shall Not Compound. Note B Principal Shall Be \$6,090,000.00. Note B Shall Not Bear Interest. The Notes Shall Have Impressed Or Imprinted Thereon The Official Corporate Seal Or Facsimile Thereof Of The Village And Shall Be Signed By The Manual Or Duly Authorized Facsimile Signatures Of The President And Village Clerk Of The Village, As They Shall Determine, And In Case Any Officer Whose Signature Shall Appear On The Notes Shall Cease To Be Such Officer Before The Delivery Of Such Notes, Such Signature Shall Nevertheless Be Valid And Sufficient For All Purposes, The Same As If Such Officer Had Remained In Office Until Delivery. The Notes Shall Have Thereon A Certificate Of Authentication Executed By The Village Director Of Finance As Authenticating Agent Of The Village And Showing The Date Of Authentication. The Notes Shall Not Be Valid Or Obligatory For Any Purpose Or Be Entitled To Any Security Or Benefit Under This Ordinance Unless And Until Such Certificate Of Authentication Shall Have Been Duly Executed By The Village Director Of Finance By Manual Signature, And Such Certificate Of Authentication Upon The Notes Shall Be Conclusive Evidence That The Notes Have Been Authenticated And Delivered Under This Ordinance.

Section 4: This Ordinance Shall Be In Full Force And Effect Only 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, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST: _____

Village Clerk

EXHIBIT J

TIF II Notes

(attached)

EXHIBIT J-1 FORM OF TIF II NOTE A
SERIES A 2022 TAX INCREMENT ALLOCATION REVENUE NOTE A

PRINCIPAL FACE AMOUNT: \$ 6,700,000.00

[See definition of "TIF II Notes Principal".
Section 2 of Redevelopment Agreement]

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF LAKE
VILLAGE OF MUNDELEIN
TAX INCREMENT ALLOCATION REVENUE NOTE
(DISTRICT 250 LLC-TIF II NOTE A)**

Registered Owner:	District 250 LLC
Interest Rate:	5.0% per annum
Dated Date:	See Section 10.F of Redevelopment Agreement
Maturity Date:	See Section 10.E.iii of the Redevelopment Agreement

KNOW ALL PERSONS BY THESE PRESENTS, that the Village of Mundelein, Lake County, Illinois (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, as hereinafter provided on or before the Maturity Date identified above but solely from the sources hereinafter identified (i) the TIF II Note Principal, which amount will be determined as provided in the Redevelopment Agreement (as defined below) and (ii) interest on that amount at the Interest Rate per year specified above as provided in and subject to the terms and conditions of the Redevelopment Agreement, the TIF II Note Ordinance, and this Note. Interest shall (i) be simple (non-compounded); (ii) not be tax exempt, and (iii) be computed on the basis of a 360-day year of twelve 30-day months. The TIF II Note A Principal and interest on this Note are payable on February 1 of each year from the TIF II Pledged Amount available on deposit in the TIF II Note Account

established pursuant to the TIF II Notes Ordinance, on a "cash flow" basis, so that any TIF II Pledged Amount in the TIF II Note Account on February 1 will be used to pay the TIF II Note Principal and interest on this Note until such time as this Note is paid in full or expires. Payments on this Note shall be applied first to accrued but unpaid interest, then to current interest, and thereafter to the TIF II Note A Principal. This Note may be prepaid by the Village at any time. Capitalized terms not otherwise defined herein shall have the meaning set forth in that certain Redevelopment Agreement dated as of October 24, 2022. by and between the Village and Registered Owner (the "Redevelopment Agreement"), the terms of which are incorporated herein by reference.

The TIF II Note A Principal shall equal the total amount of the TIF II Approved Eligible Costs, but shall not exceed the Maximum TIF II Note Principal of \$6,700,000.00. Interest on TIF II Note Principal shall accrue beginning on the Dated Date.

The TIF II Note A Principal and interest on this Note are payable in lawful money of the United States of America, and shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Director of Finance of the Village, as registrar, and paying agent (the "Registrar"), as of the close of business on the fifteenth day of the month immediately prior to the applicable payment, maturity or redemption date, and shall be paid by check or draft, of the Registrar, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Registrar, provided that the final installment of TIF II Note A Principal and accrued but unpaid interest will be payable solely upon presentation of this Note at the principal office of the Registrar in Mundelein, Illinois or as otherwise directed by the Village. The Village and the Registrar may deem and treat the person in whose name this Note is registered on such registration books as the absolute owner hereof for the purpose of receiving payments under this Note and for all other purposes related to this Note.

This Note is issued by the Village in fully registered form to evidence the TIF II Note A Principal, which is intended to reimburse Registered Owner for certain TIF II Approved

Eligible Costs incurred by Registered Owner in connection with the Redevelopment Project, which is a residential development, as further described in the Redevelopment Agreement, located in TIF II within the Village that was established pursuant to the TIF II Ordinances, all in accordance with the Constitution and the laws-of-the-State of Illinois as they may be amended from time to time, and particularly the TIF Act, the Local Government Debt Reform Act (30 ILCS 350/1 et. seq.), Section 6 of Article VII of the 1970 Constitution of the State of Illinois, the Omnibus Bond Acts, as amended, and the TIF II Note Ordinance, which was adopted by the Board of Trustees of the Village on _____, 2022, in all respects as by law required, to all of the provisions of which the Registered Owner, by acceptance of this Note assents.

The Village has assigned and pledged certain rights, title, and interest of the Village in and to the TIF II Pledged Amount, which is a portion of the TIF II Incremental Property Taxes, which the Village is entitled to receive pursuant to the TIF Act and the TIF II Ordinances, to pay the TIF II Note A Principal and interest on this Note. Reference is hereby made to the aforesaid TIF II Notes Ordinance, and Redevelopment Agreement, for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note and the terms and conditions under which this Note is issued and secured. Without limiting the preceding sentence, this Note is secured solely by a first lien on the TIF II Pledged Amount.

This Note is a special, limited obligation of the Village payable solely from the TIF II Pledged Amount consisting of a portion of the TIF II Incremental Taxes to be received by the Village Treasurer pursuant to the TIF Act. If the TIF II Pledged amount is insufficient to pay all the TIF II Note A Principal and interest due under this Note, the Registered Owner shall have no recourse against the Village, other than compelling the Village to deposit the required TIF II Pledged Amounts in the TIF II Note Account from time to time pursuant to the TIF Act and the Redevelopment Agreement, and to use such TIF II Pledged amount in each year solely to pay such TIF II Note A Principal and interest. The Registered Owner shall have no right to

compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the TIF II Pledged Amount in the TIF II Note Account) for payment of the TIF II Note Principal and interest.

This Note is transferable by the Registered Owner hereof in person or by its attorney duly authorized in writing at the principal office of the Registrar in Mundelein, Illinois, but only in the manner and subject to the limitations provided in the TIF II Note Ordinance and the Redevelopment Agreement. Upon such transfer, a new Note of authorized denomination of the same maturity, in a principal amount equal to the unpaid TIF II Note A Principal, and otherwise with the same terms and conditions of this Note, will be issued to the transferee in exchange herefor and upon the issuance of such new Note, this Note shall be surrendered and cancelled. Any accrued but unpaid interest as of the date of transfer shall be payable as provided herein, but shall not be added to the principal of the new Note. An assignment by the Registered Owner of its right, title, and interest in and to, and under this Note and the payments due under this Note as collateral for a loan will not be deemed a transfer of this Note. This Note shall be executed and delivered as provided in the TIF II Note Ordinance and the Redevelopment Agreement.

It is hereby certified and recited that all conditions, acts and things required by law to exist, to happen, or to be done or performed precedent to and in the issuance of this Note did exist, have happened, have been done, and have been performed in regular and due form and time as required by law, and that the issuance of this Note, together with all other obligations of the Village, does not exceed or violate any constitutional or statutory limitation applicable to the Village.

If any provision of this Note is deemed void, invalid, or unenforceable, that provision will be deemed ineffective to the extent it is void, invalid, or unenforceable, but the remaining provisions of this Note shall be deemed unaffected and shall remain in full force and effect.

This Note shall not be valid or become obligatory for any purpose until it has been signed by the Village President and attested to and impressed with the Village Seal by the Village Clerk, and until the certificate of authentication hereon shall have been signed by the Registrar.

[Signature Page Follows]

IN WITNESS WHEREOF, the Village of Mundelein, Lake County, Illinois, by its Village Board of Trustees, has caused its official seal to be imprinted by facsimile hereon or hereunto affixed, and has caused this Note to be signed by the duly authorized manual or facsimile signature of the President and attested by the duly authorized manual or facsimile signature of the Village Clerk of the Village, all as of _____, 202_.

Village President

(SEAL)

Attest:

Village Clerk

Registrar and Paying Agent: Director of
Finance of the Village of Mundelein, Lake
County, Illinois

**CERTIFICATE OF
AUTHENTICATION**

This Note is described in the within mentioned
TIF II Note Ordinance and is a Series A 2022
Tax Increment Allocation Revenue Note
(District 250 LLC – TIF II Note A), Village of
Mundelein, Lake County, Illinois.

Director of Finance

Date: _____

EXHIBIT J-2 FORM OF TIF II NOTE B
SERIES A 2022 TAX INCREMENT ALLOCATION REVENUE NOTE B

PRINCIPAL FACE AMOUNT: \$ 6,090,000.00

[See definition of "TIF II Notes Principal".
Section 2 of Redevelopment Agreement]

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF LAKE
VILLAGE OF MUNDELEIN
TAX INCREMENT ALLOCATION REVENUE NOTE
(DISTRICT 250 LLC-TIF II NOTE B)**

Registered Owner:	District 250 LLC
Interest Rate:	0.0% per annum. The TIF II Note B shall not bear interest
Dated Date:	See Section 10.F of Redevelopment Agreement
Maturity Date:	See Section 10.E.iii of the Redevelopment Agreement

KNOW ALL PERSONS BY THESE PRESENTS, that the Village of Mundelein, Lake County, Illinois (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on or before the Maturity Date identified above, but solely from the sources hereinafter identified (i) the TIF II Note B Principal, which amount will be determined as provided in the Redevelopment Agreement (as defined below), as provided in and subject to the terms and conditions of the Redevelopment Agreement, the TIF II Note Ordinance, and this Note. The TIF II Note B Principal is payable on February 1 of each year from the TIF II Pledged Amount available on deposit in the TIF II Note Account established pursuant to the TIF II Notes Ordinance, on a "cash flow" basis, so that any TIF II Pledged Amount in the TIF II Note Account on February 1 will be used to pay the TIF II Note Principal on this Note until such time as this Note is paid in full or expires. Payments on this Note shall be applied solely to the TIF II Note B Principal. This Note

may be prepaid by the Village at any time. Capitalized terms not otherwise defined herein shall have the meaning set forth in that certain Redevelopment Agreement dated as of October 24, 2022, by and between the Village and Registered Owner (the "Redevelopment Agreement"), the terms of which are incorporated herein by reference.

The TIF II Note B Principal shall equal the total amount of the TIF II Approved Eligible Costs, but shall not exceed the Maximum TIF II Note B Principal of \$6,090.000.00.

The TIF II Note B Principal is payable in lawful money of the United States of America. and shall be paid to the Registered Owner hereof as shown on the registration books of the Village maintained by the Director of Finance of the Village, as registrar, and paying agent (the "Registrar"), as of the close of business on the fifteenth day of the month immediately prior to the applicable payment, maturity or redemption date, and shall be paid by check or draft, of the Registrar, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Registrar, provided that the final installment of TIF II Note B Principal will be payable solely upon presentation of this Note at the principal office of the Registrar in Mundelein, Illinois or as otherwise directed by the Village. The Village and the Registrar may deem and treat the person in whose name this Note is registered on such registration books as the absolute owner hereof for the purpose of receiving payments under this Note and for all other purposes related to this Note.

This Note is issued by the Village in fully registered form to evidence the TIF II Note B Principal, which is intended to reimburse Registered Owner for certain TIF II Approved Eligible Costs incurred by Registered Owner in connection with the Redevelopment Project, which is a residential development, as further described in the Redevelopment Agreement, located in TIF II within the Village that was established pursuant to the TIF II Ordinances, all in accordance with the Constitution and the laws of the-State of Illinois as they may be amended from time to time, and particularly the TIF Act, the Local Government Debt Reform Act (30 ILCS 350/1 et. seq.), Section 6 of Article VII of the 1970 Constitution of the State of Illinois, the Omnibus Bond Acts, as amended, and the TIF II Note Ordinance, which was adopted by the Board of Trustees of the Village on _____,

2022, in all respects as by law required, to all of the provisions of which the Registered Owner, by acceptance of this Note assents.

The Village has assigned and pledged certain rights, title, and interest of the Village in and to the TIF II Pledged Amount, which is a portion of the TIF II Incremental Property Taxes, which the Village is entitled to receive pursuant to the TIF Act and the TIF II Ordinances, to pay the TIF II Note B Principal of this Note. Reference is hereby made to the aforesaid TIF II Ordinances, and Redevelopment Agreement, for a description, among others, with respect to the determination, custody and application of said revenues, the nature and extent of such security with respect to this Note and the terms and conditions under which this Note is issued and secured. Without limiting the preceding sentence, this Note is secured solely by a first lien on the TIF II Pledged Amount.

This Note is a special, limited obligation of the Village payable solely from the TIF II Pledged Amount consisting of a portion of the TIF II Incremental Taxes to be received by the Village Treasurer pursuant to the TIF Act. If the TIF II Pledged amount is insufficient to pay all the TIF II Note B Principal of this Note, the Registered Owner shall have no recourse against the Village, other than compelling the Village to deposit the required TIF II Pledged Amounts in the TIF II Note Account from time to time pursuant to the TIF Act and the Redevelopment Agreement, and to use such TIF II Pledged amount in each year solely to pay such TIF II Note B Principal. The Registered Owner shall have no right to compel the exercise of the taxing authority of the Village or to use any funds of the Village (other than the TIF II Pledged Amount in the TIF II Note Account) for payment of the TIF II Note Principal.

This Note is transferable by the Registered Owner hereof in person or by its attorney duly authorized in writing at the principal office of the Registrar in Mundelein, Illinois, but only in the manner and subject to the limitations provided in the TIF II Note Ordinance and the Redevelopment Agreement. Upon such transfer, a new Note of authorized denomination of the same maturity, in a principal amount equal to the unpaid TIF II Note B Principal, and otherwise with the same terms and conditions of

this Note, will be issued to the transferee in exchange therefore and upon the issuance of such new Note, this Note shall be surrendered and cancelled. An assignment by the Registered Owner of its right, title, and interest in and to, and under this Note and the payments due under this Note as collateral for a loan will not be deemed a transfer of this Note. This Note shall be executed and delivered as provided in the TIF II Note Ordinance and the Redevelopment Agreement.

It is hereby certified and recited that all conditions, acts and things required by law to exist, to happen, or to be done or performed precedent to and in the issuance of this Note did exist, have happened, have been done, and have been performed in regular and due form and time as required by law, and that the issuance of this Note, together with all other obligations of the Village, does not exceed or violate any constitutional or statutory limitation applicable to the Village.

If any provision of this Note is deemed void, invalid, or unenforceable, that provision will be deemed ineffective to the extent it is void, invalid, or unenforceable, but the remaining provisions of this Note shall be deemed unaffected and shall remain in full force and effect.

This Note shall not be valid or become obligatory for any purpose until it has been signed by the Village President and attested to and impressed with the Village Seal by the Village Clerk, and until the certificate of authentication hereon shall have been signed by the Registrar.

[Signature Page Follows]

IN WITNESS WHEREOF, the Village of Mundelein, Lake County, Illinois, by its Village Board of Trustees. has caused its official seal to be imprinted by facsimile hereon or hereunto affixed, and has caused this Note to be signed by the duly authorized manual or facsimile signature of the President and attested by the duly authorized manual or facsimile signature of the Village Clerk of the Village, all as of _____, 202_.

Village President

(SEAL)

Attest:

Village Clerk

Registrar and Paying Agent: Director of
Finance of the Village of Mundelein, Lake
County, Illinois

**CERTIFICATE OF
AUTHENTICATION**

This Note is described in the within mentioned
TIF II Note Ordinance and is a Series A 2022
Tax Increment Allocation Revenue Note
(District 250 LLC – TIF II Note B), Village of
Mundelein, Lake County, Illinois.

Director of Finance

Date: _____

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 10, 2025

Subject: An Ordinance Granting Variations for a Mini-Warehouse at 3400 West Route 60,
Mundelein, Illinois (Best Self Storage)

Financial Impact:

N/A

Attachments:

1. O-25-11-81 - Exhibit A - Legal Description
2. O-25-11-81 - Exhibit B - Building Plans

Background:

The Village Board authorized staff to draft an Ordinance at its October 27, 2025, Village Board meeting regarding the approval of variations for a self storage facility at 3400 West Illinois Route 60.

Recommendation:

Motion to pass an Ordinance granting variations for a mini-warehouse at 3400 West Route 60, Mundelein, Illinois (Best Self Storage).

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 November 10, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-81
which is entitled

**An Ordinance Granting Variations for a Mini-Warehouse at 3400 West Route 60, Mundelein, Illinois
(Best Self Storage)**

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 11/11/2025, 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 11/11/2025.

Village Clerk

ORDINANCE NO. O-25-11-81

AN ORDINANCE GRANTING VARIATIONS FOR A MINI-WAREHOUSE AT 3400 WEST ROUTE 60, MUNDELEIN, ILLINOIS (BEST SELF STORAGE)

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 Jordan Nelson on behalf of Nelson Property Acquisitions, ("Petitioner") requesting seven variations in conjunction with a proposed Mini-Warehouse at 3400 West Route 60: 1) a variation from Section 20.32.020 to permit a Mini-Warehouse facility in the C-4 Shopping Center zoning district; 2) a variation from Section 20.56.130 to reduce the number of required parking spaces to six spaces; 3) a variation from Section 20.52.040(A)(1) to increase the maximum footcandles at the property line from 0.0 footcandles to 1.2 footcandles; 4) a variation from Section 20.32.040(C)(1)(c) to permit a primary façade that is not oriented towards or clearly visible from the primary street; 5) a variation from Section 20.32.040(C)(2)(d) to waive the ground floor transparency requirements; 6) a variation from Section 20.32.040(C)(3)(a) regarding roofline articulation; and 7) a variation from Section 20.32.040(C)(4)(b) to permit metal wall panels; at 3400 West Route 60, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property"); and as designed in the plans, attached hereto and made part hereof as **Exhibit B** (the "Building Plans"), and;

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on October 15, 2025, by the Mundelein Planning and Zoning Commission; and

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

WHEREAS, at the Village Board meeting on October 27, 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 the above variations.

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: Certain variations are hereby granted to Nelson Property Acquisitions in conjunction with a proposed Mini-Warehouse at 3400 West Route 60, Mundelein, Illinois :

- A. A variation from Section 20.32.020 to permit a Mini-Warehouse facility in the C-4 Shopping Center zoning district;
- B. A variation from Section 20.56.130 to reduce the number of required parking spaces to six spaces for a Mini-Warehouse at 3400 West Route 60;

- C. A variation from Section 20.52.040(A)(1) to increase the maximum footcandles at the property line from 0.0 footcandles to 1.2 footcandles;
- D. A variation from Section 20.32.040(C)(1)(c) to permit a primary façade that is not oriented towards or clearly visible from the primary street;
- E. A variation from Section 20.32.040(C)(2)(d) to waive the ground floor transparency requirements;
- F. A variation from Section 20.32.040(C)(3)(a) regarding roofline articulation; and
- G. A variation from Section 20.32.040(C)(4)(b) to permit metal wall panels.

SECTION II: The final project design must be in substantial conformance with the Building Plans attached hereto and made part hereof as **Exhibit B**:

- A. Building Elevations and Renderings prepared by Groundwork, Ltd., dated September 23, 2025;
- B. Preliminary Engineering Plans prepared by Haeger Engineering, dated August 20, 2025; and
- C. Landscape Plan prepared by Dickson Design Studio, dated August 20, 2025.

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

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

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

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

RESULT:	[]
MOVER:	None
SECONDER:	None

AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, November 10, 2025

APPROVED: Monday, November 10, 2025

ATTEST: _____

Village Clerk

Exhibit A

Legal Description

Property Address: 3400 West Route 60 (Mundelein Crossings)

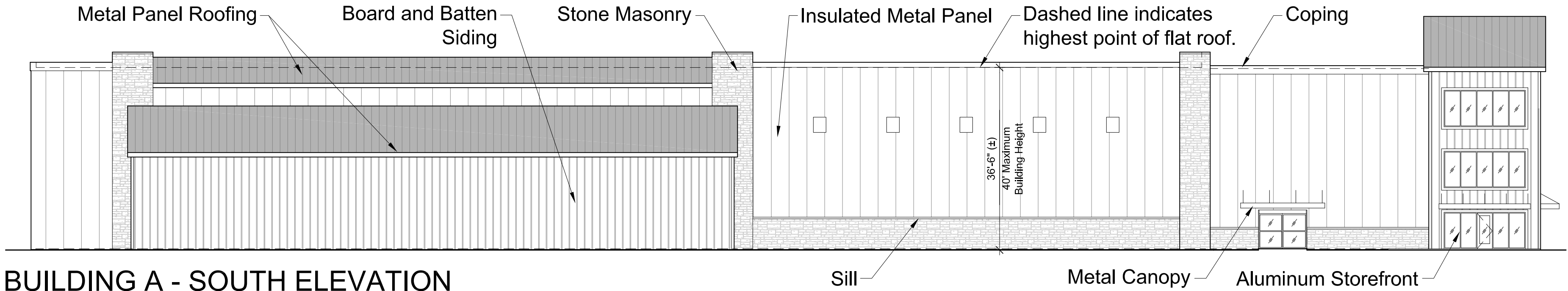
PIN: 10-15-403-001

PARCEL 1: LOT 11 IN MUNDELEIN CROSSINGS FINAL PLAT OF SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 2004 AS DOCUMENT NUMBER 5566516, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE APPURTENANT RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND MUNDELEIN 83, LLC RECORDED SEPTEMBER 4, 2003 AS DOCUMENT 5353854.

BUILDING ELEVATIONS

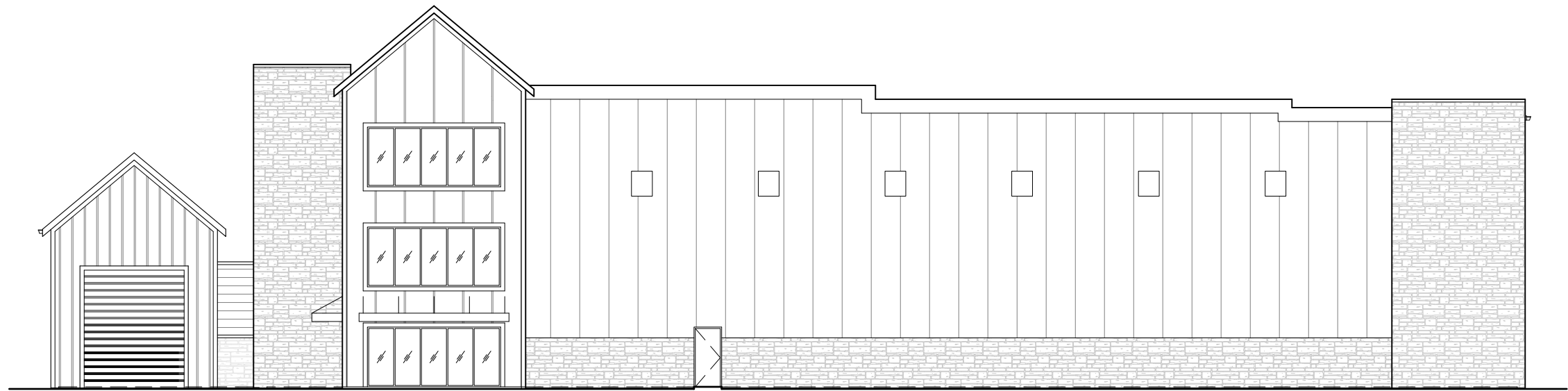
SELF-STORAGE
FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



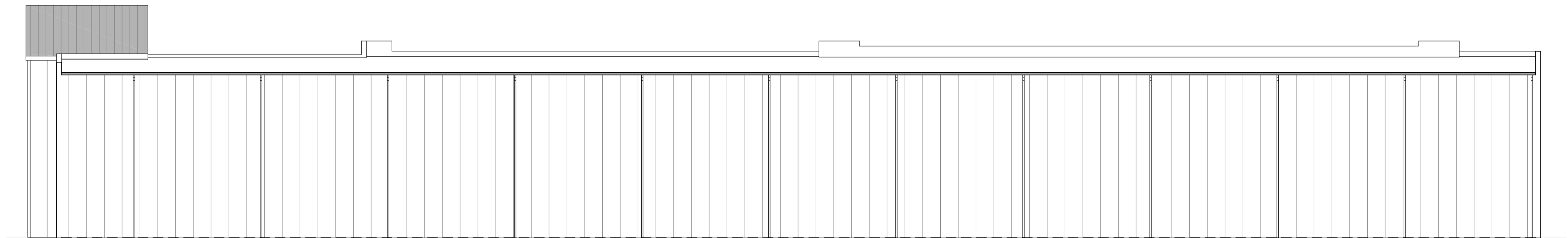
BUILDING A - SOUTH ELEVATION

Building Height 20.72.030
The vertical distance measured from grade to:

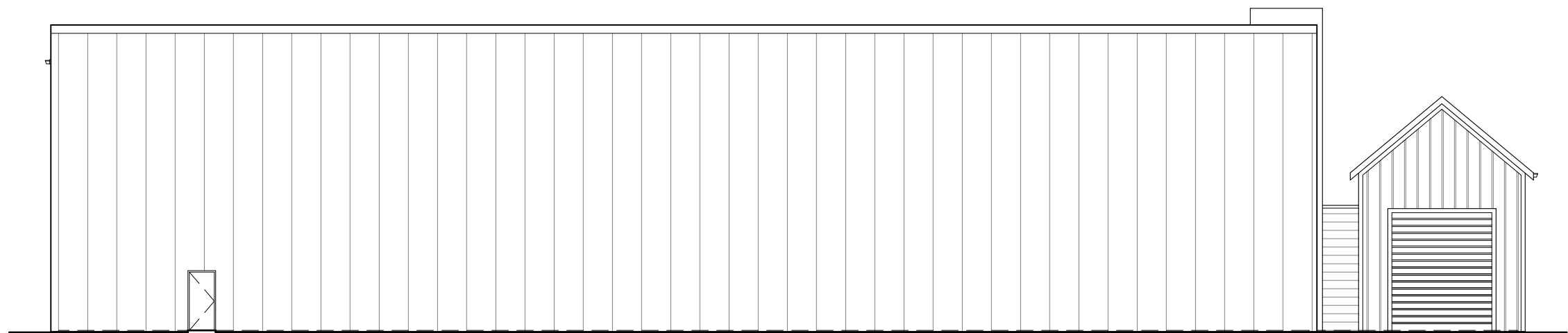
1. In the case of a flat roof, the highest point.
2. In the case of a mansard roof, the deck line.
3. In the case of a gable, hip or gambrel roof, the mean point between the eaves and the ridge. Chimneys, spires, steeples, towers, elevator penthouses, tanks and similar projections other than signs shall not be included in calculating the height.



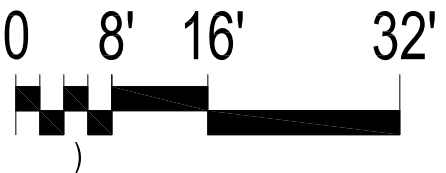
BUILDING A - EAST ELEVATION



BUILDING A - NORTH ELEVATION

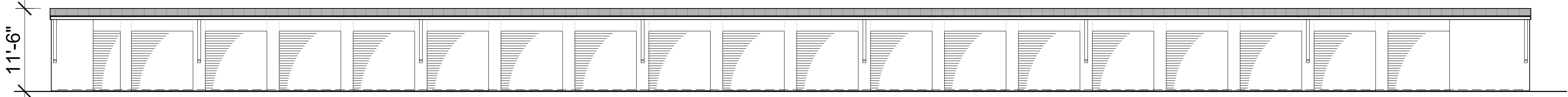


BUILDING A - WEST ELEVATION

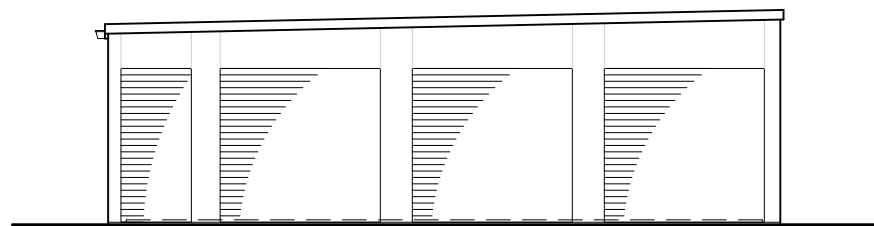


BUILDING ELEVATIONS

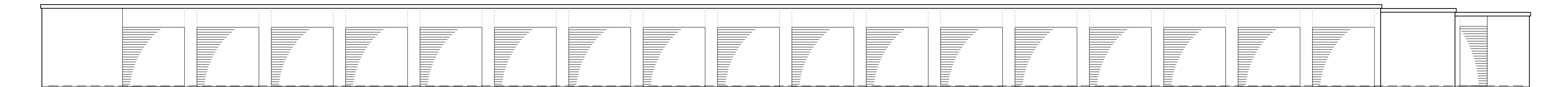
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



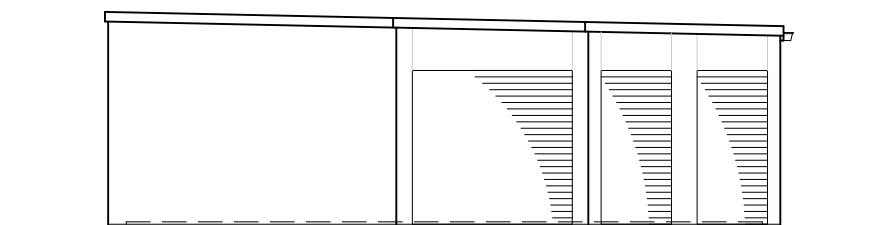
BUILDING C - WEST ELEVATION



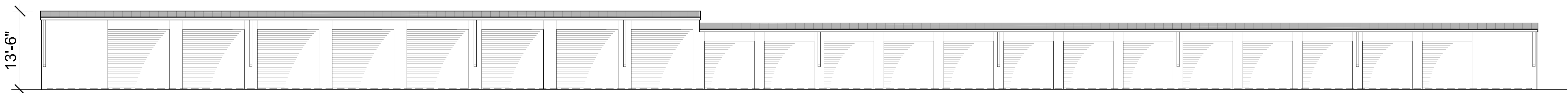
BUILDING C - SOUTH ELEVATION



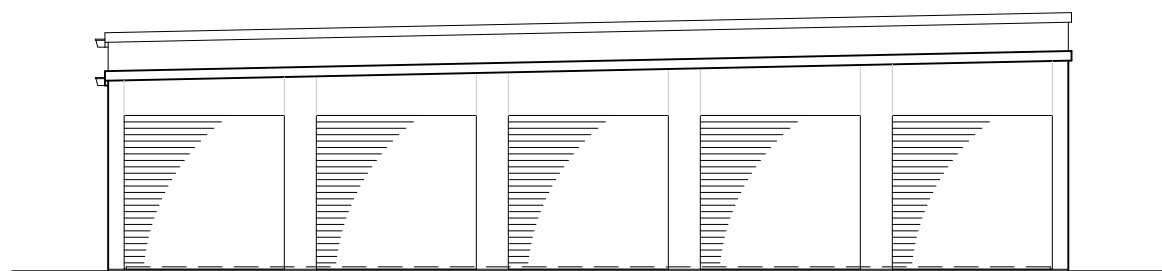
BUILDING C - EAST ELEVATION



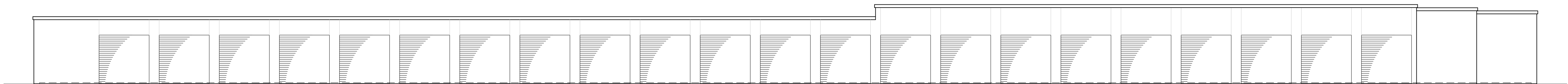
BUILDING C - NORTH ELEVATION



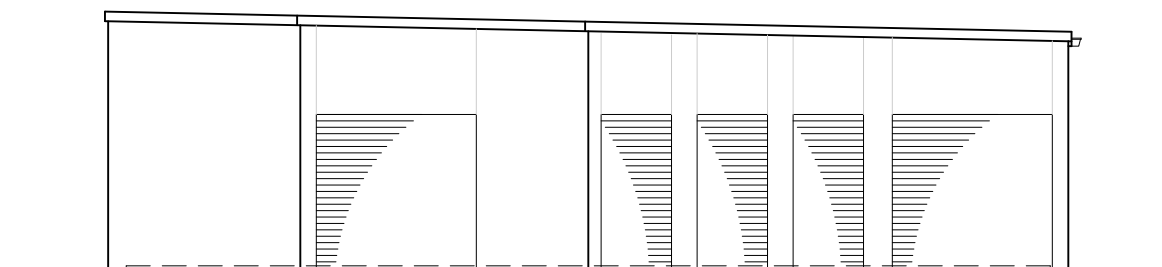
BUILDING D - WEST ELEVATION



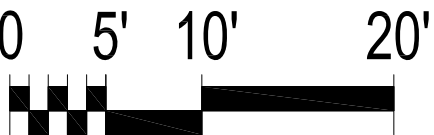
BUILDING D - SOUTH ELEVATION



BUILDING D - EAST ELEVATION



BUILDING D - NORTH ELEVATION



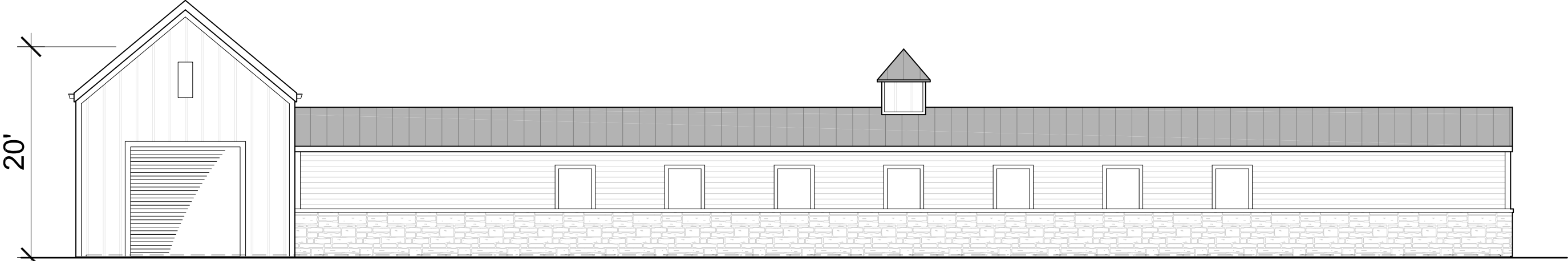
BUILDING ELEVATIONS

SELF-STORAGE FACILITY

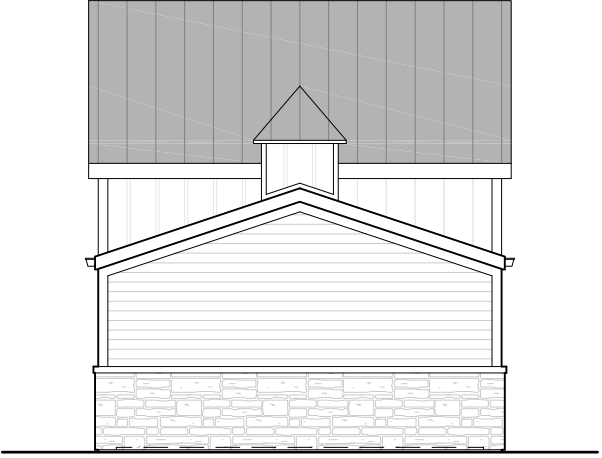
IL ROUTE 60

MUNDELEIN, IL

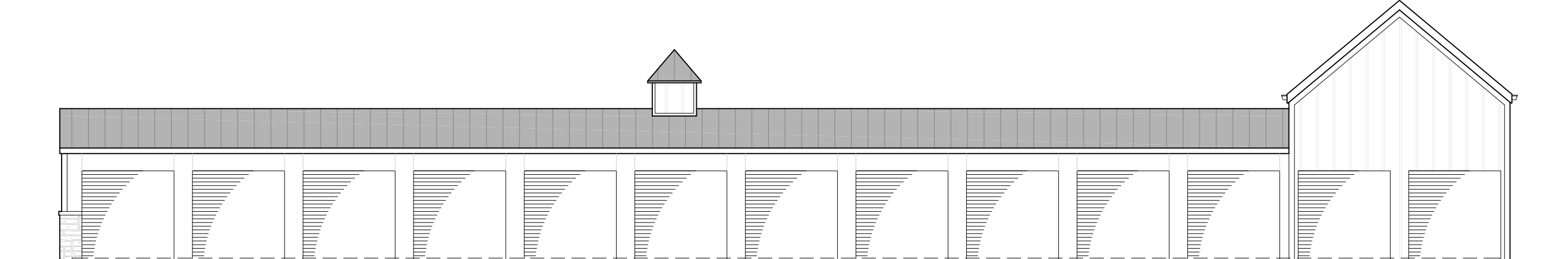
SEPT. 23, 2025



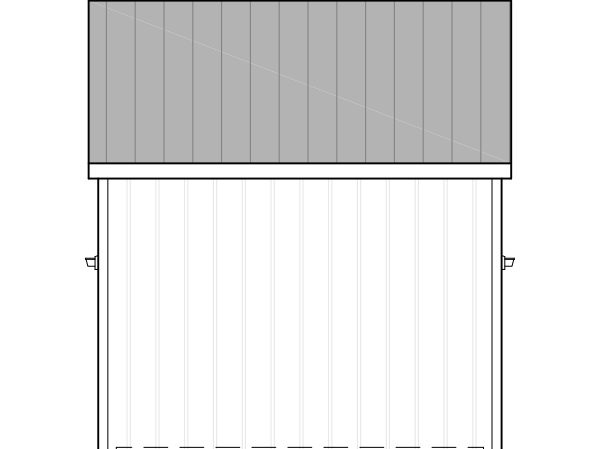
BUILDING E - WEST ELEVATION



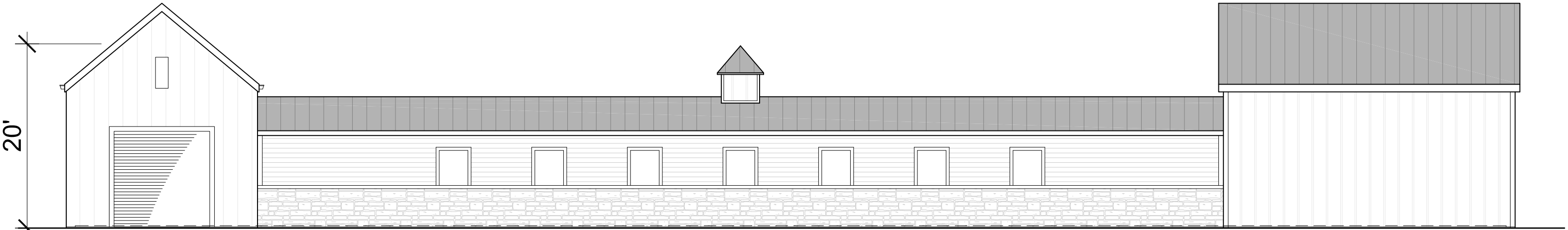
BUILDING E - SOUTH ELEVATION



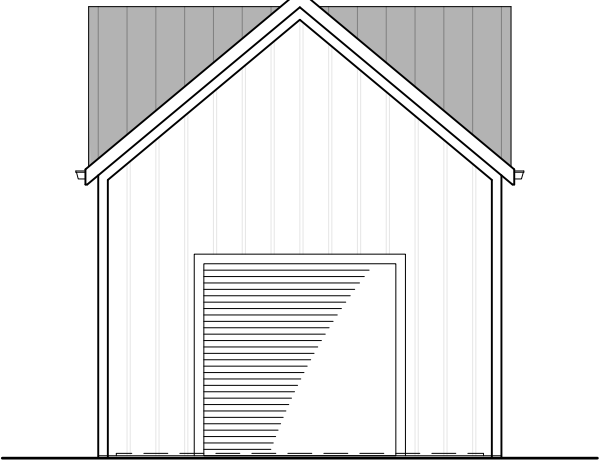
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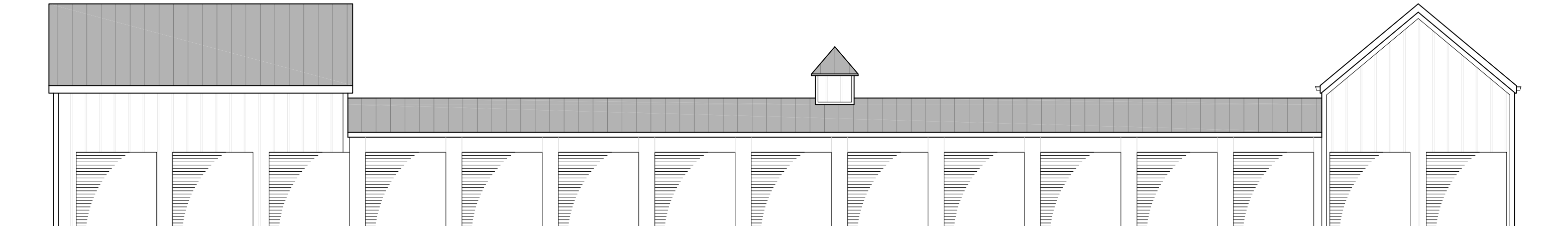
BUILDING E - NORTH ELEVATION



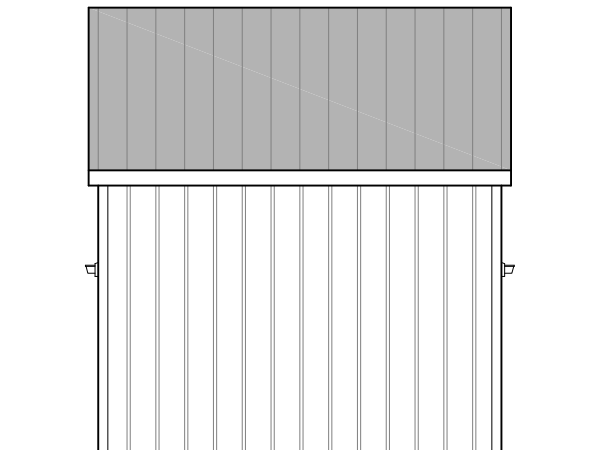
BUILDING F - WEST ELEVATION



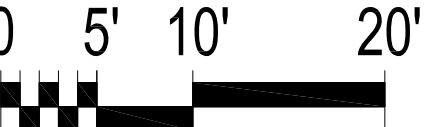
BUILDING F - SOUTH ELEVATION



BUILDING F - EAST ELEVATION



BUILDING F - NORTH ELEVATION



Groundwork. Ltd.

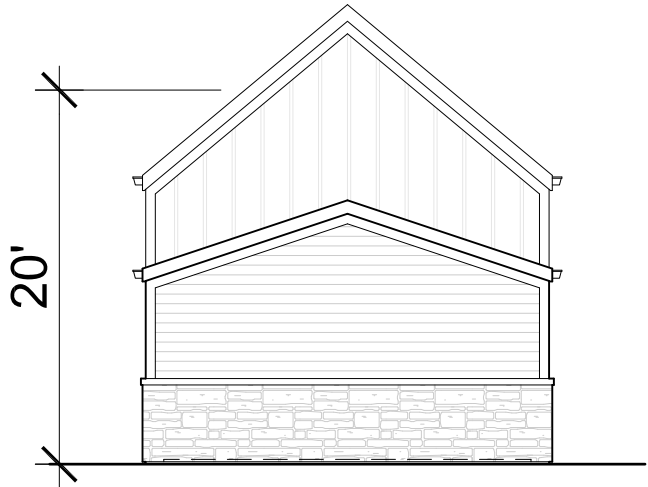
Architects / Planners
Ph. (847) 541-4151 © 2025
www.groundworkltd.com

L150

0925

BUILDING ELEVATIONS

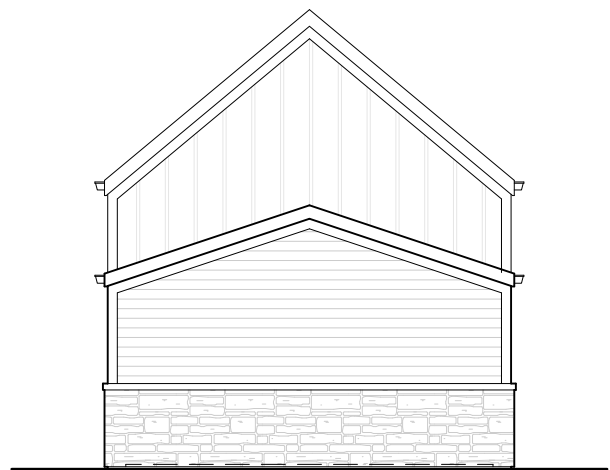
SELF-STORAGE FACILITY
IL ROUTE 60
MUNDELEIN, IL
SEPT. 23, 2025



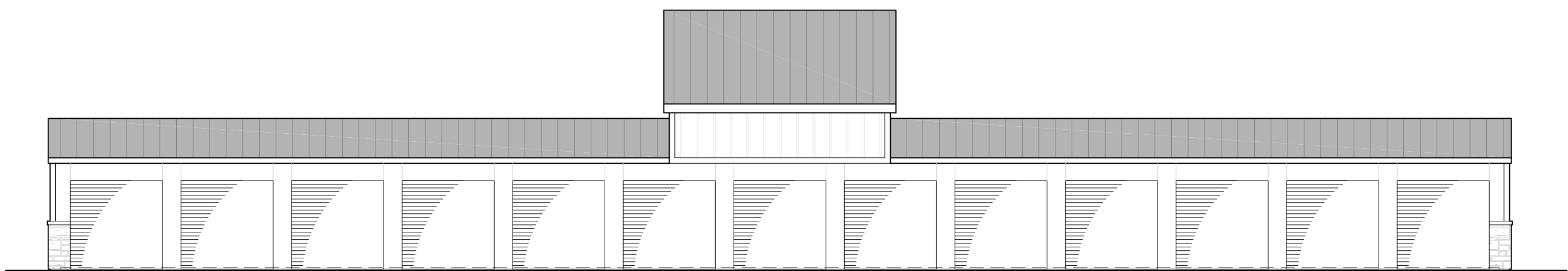
BUILDING G - WEST ELEVATION



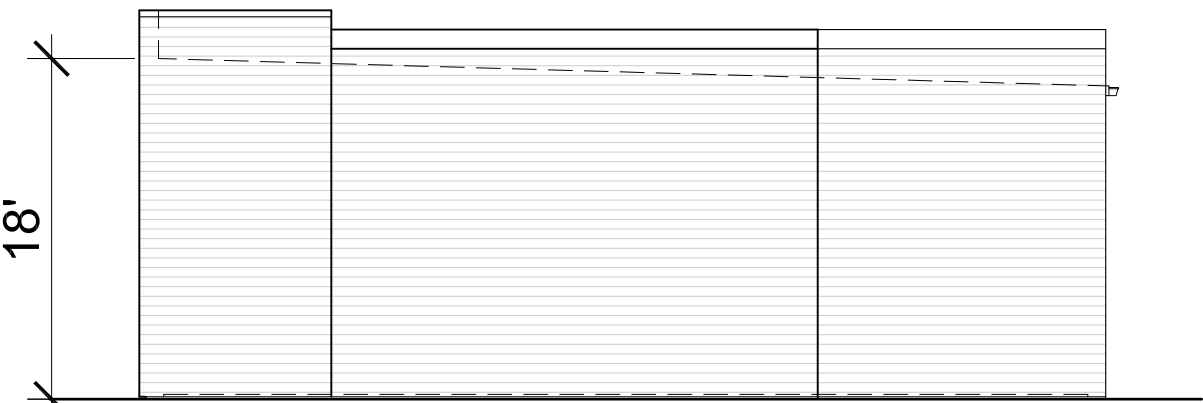
BUILDING G - SOUTH ELEVATION



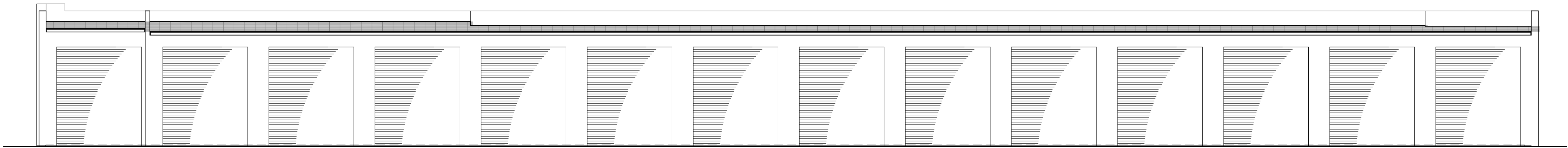
BUILDING G - EAST ELEVATION



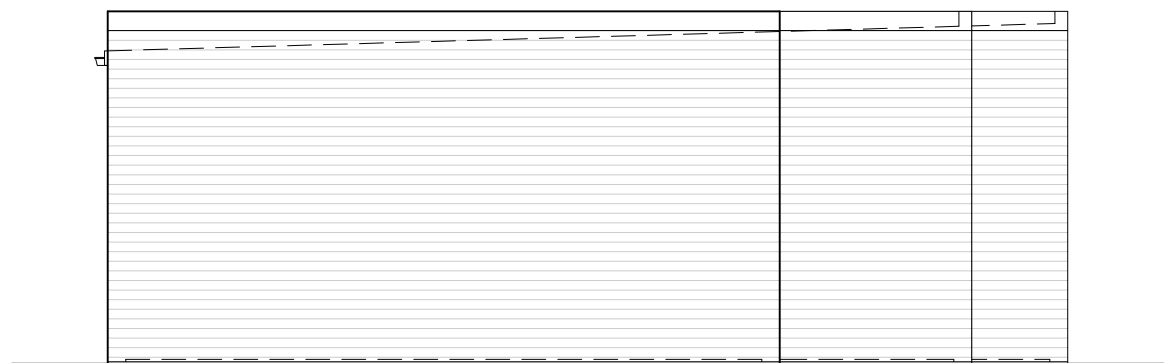
BUILDING G - NORTH ELEVATION



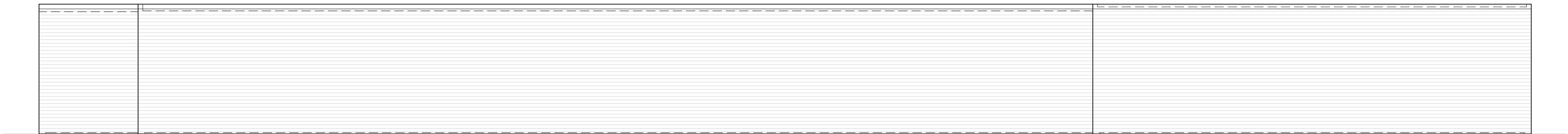
BUILDING H - WEST ELEVATION



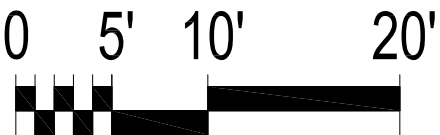
BUILDING H - SOUTH ELEVATION



BUILDING H - EAST ELEVATION



BUILDING H - NORTH ELEVATION



Exterior Materials (1 of 2)

Self-Storage Facility
IL Route 60, Mundelein, IL
September 24, 2025

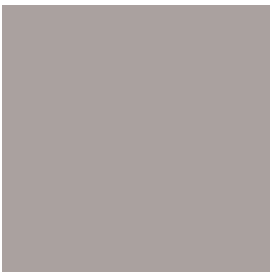
Profile Sample

Color

C1 - Canopy:
Material: Pre-manufactured Metal Canopy
Manufacturer: Mapes Architectural Canopies
Model: SuperShade
Color: Iron Ore



CP1 - Coping:
Material: Brake Metal
Manufacturer: MBCI
Color: Driftwood



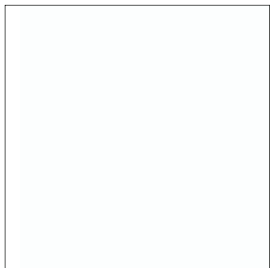
D2 - Hi-speed Roll-up Overhead Door:
Material: Aluminum / Glass
Manufacturer: Assa Abloy
Model: RR3000 Vision
Color: Brushed Aluminum



M1 - Stone Masonry:
Material: Stone
Manufacturer: Cultured Stone
Color: Cobblefield



S1 - Siding:
Material: Architectural Insulated Metal Panel
Manufacturer: Kingspan
Color: Regal White, embossed finish
Orientation: Vertical



Note: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.

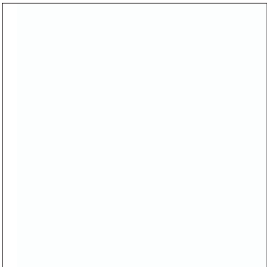
Exterior Materials (2 of 2)

Self-Storage Facility
IL Route 60, Mundelein, IL
September 24, 2025

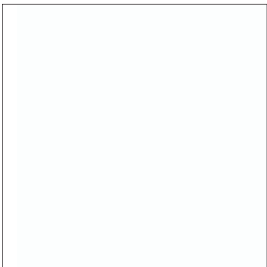
Profile Sample

Color

S2 - Siding Panels (Non-Insulated):
Material: Cementitious
Manufacturer: James Hardie
Style: Board and Batten
Color: White
Orientation: Vertical



S3 - Siding Panels (Non-Insulated):
Material: Cementitious
Manufacturer: James Hardie
Color: White
Orientation: Horizontal



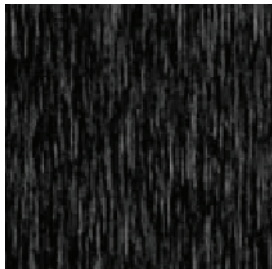
PS1 - Precast Sill:
Material: Precast Concrete
Manufacturer: TBD
Color: Light Gray



R1 - Standing Seam Roofing:
Material: Metal
Manufacturer: MBCI
Color: Zinc Gray



W1 - Storefront:
Material: Aluminum / Glass
Manufacturer: Kawneer
Model: TriFab VersaGlaze 451T
Color: Black Anodized



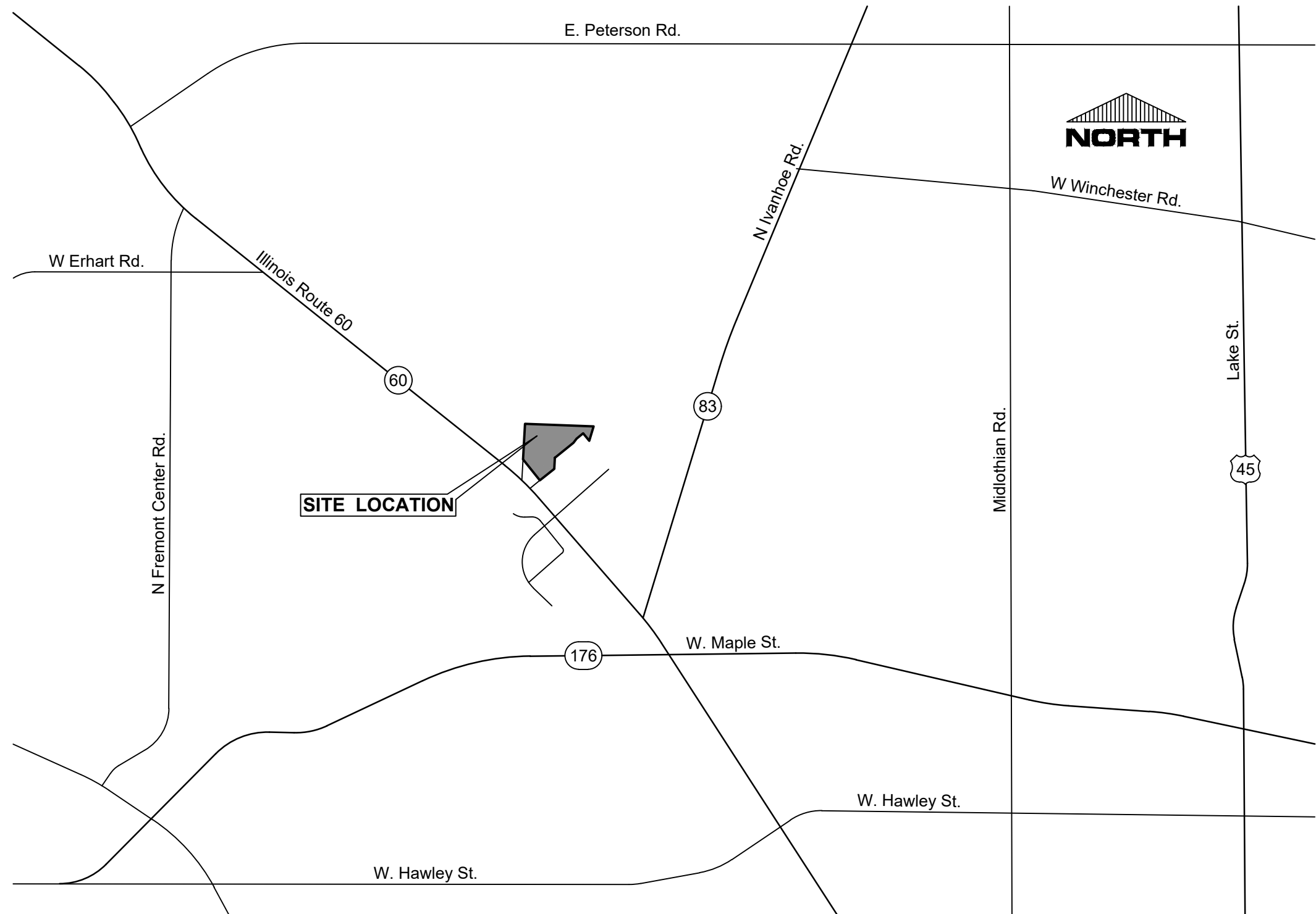
Note: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.





MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
3400 W. ILLINOIS ROUTE 60

SECTION 23 TOWNSHIP 44 NORTH RANGE 10 EAST
MUNDELEIN, ILLINOIS
LAKE COUNTY



PREPARED BY:
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF MUNDELEIN
300 Plaza Circle, Mundelein, IL 60060
Tel: 847-949-3200

Benchmark
Site Benchmark
CP # 604 (see survey) Description: Cross Notch Elevation: 835.78 NAVD 88 (Geoid 12A)
CP # 611 (see survey) Description: Arrow Bolt on Hydrant Elevation: 839.61 NAVD 88 (Geoid 12A)
CP # 612 (see survey) Description: Cross Notch Elevation: 837.22 NAVD 88 (Geoid 12A)
CP # 614 (see survey) Description: Cross Notch Elevation: 836.65 NAVD 88 (Geoid 12A)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

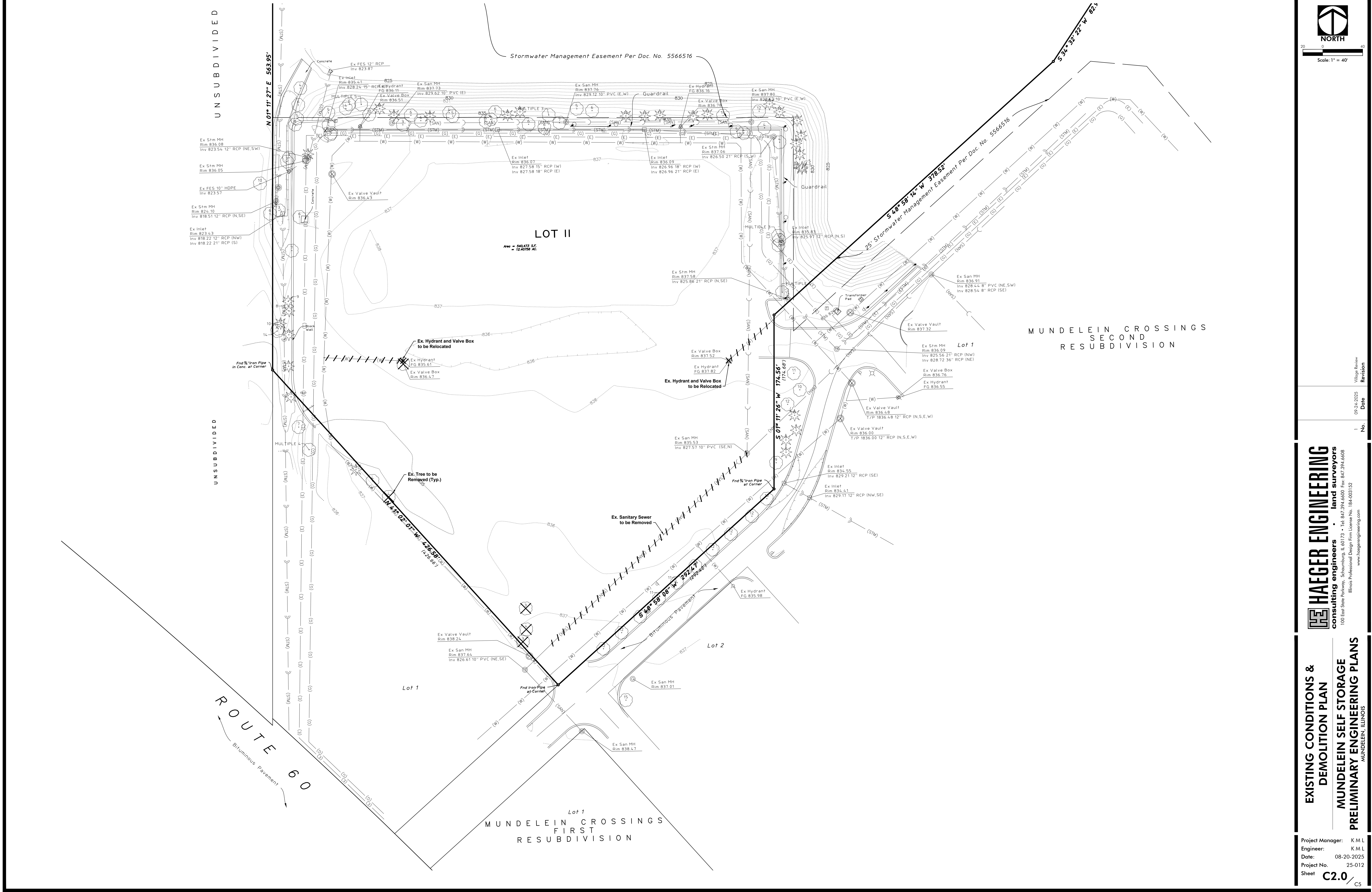
TITLE SHEET
MUNDELEIN SELF STORAGE
PRELIMINARY ENGINEERING PLANS
MUNDELEIN, ILLINOIS

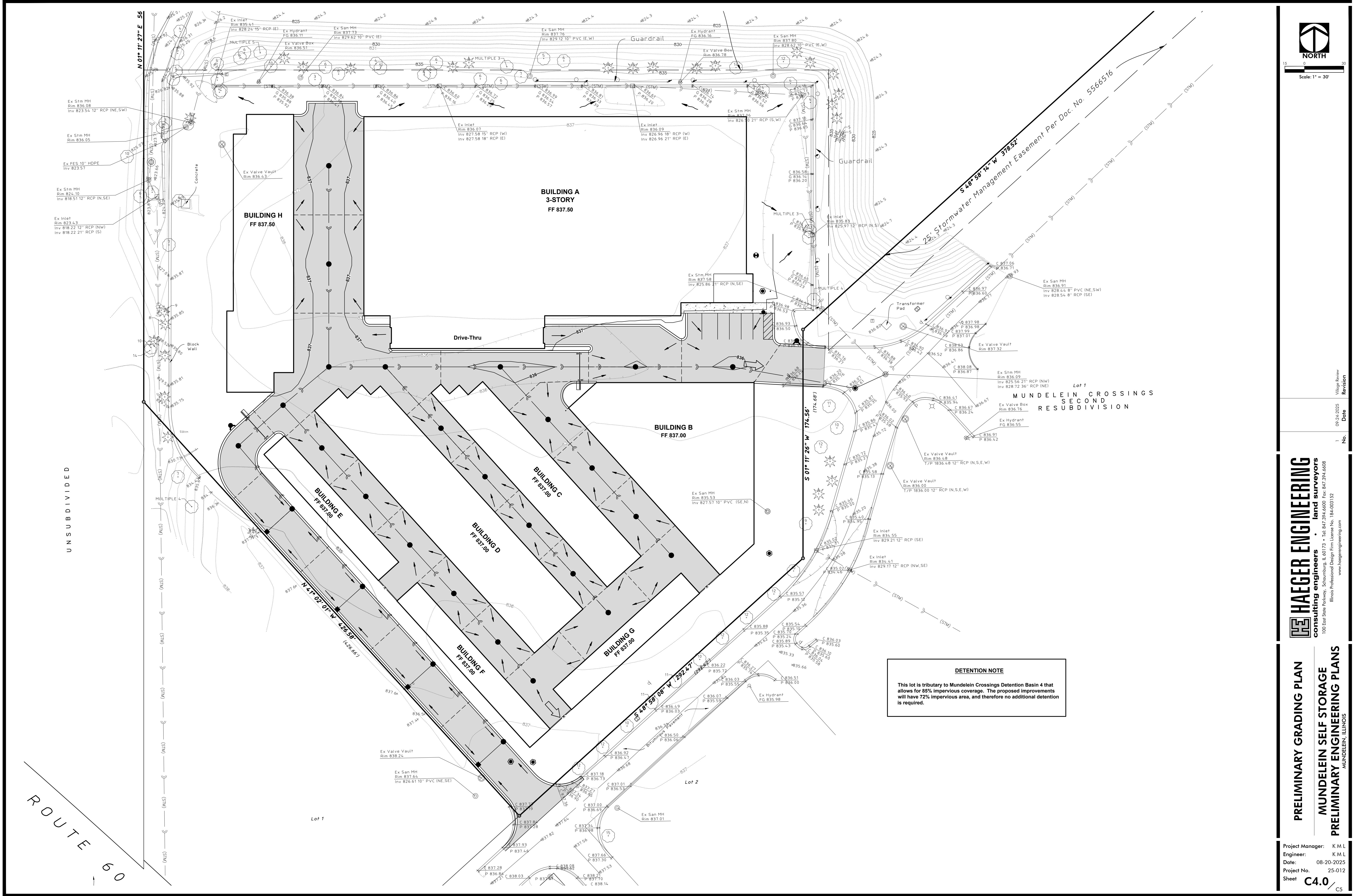
Project Manager: K M L
Engineer: K M L
Date: 08-20-2025
Project No. 25-012
Sheet C1.0

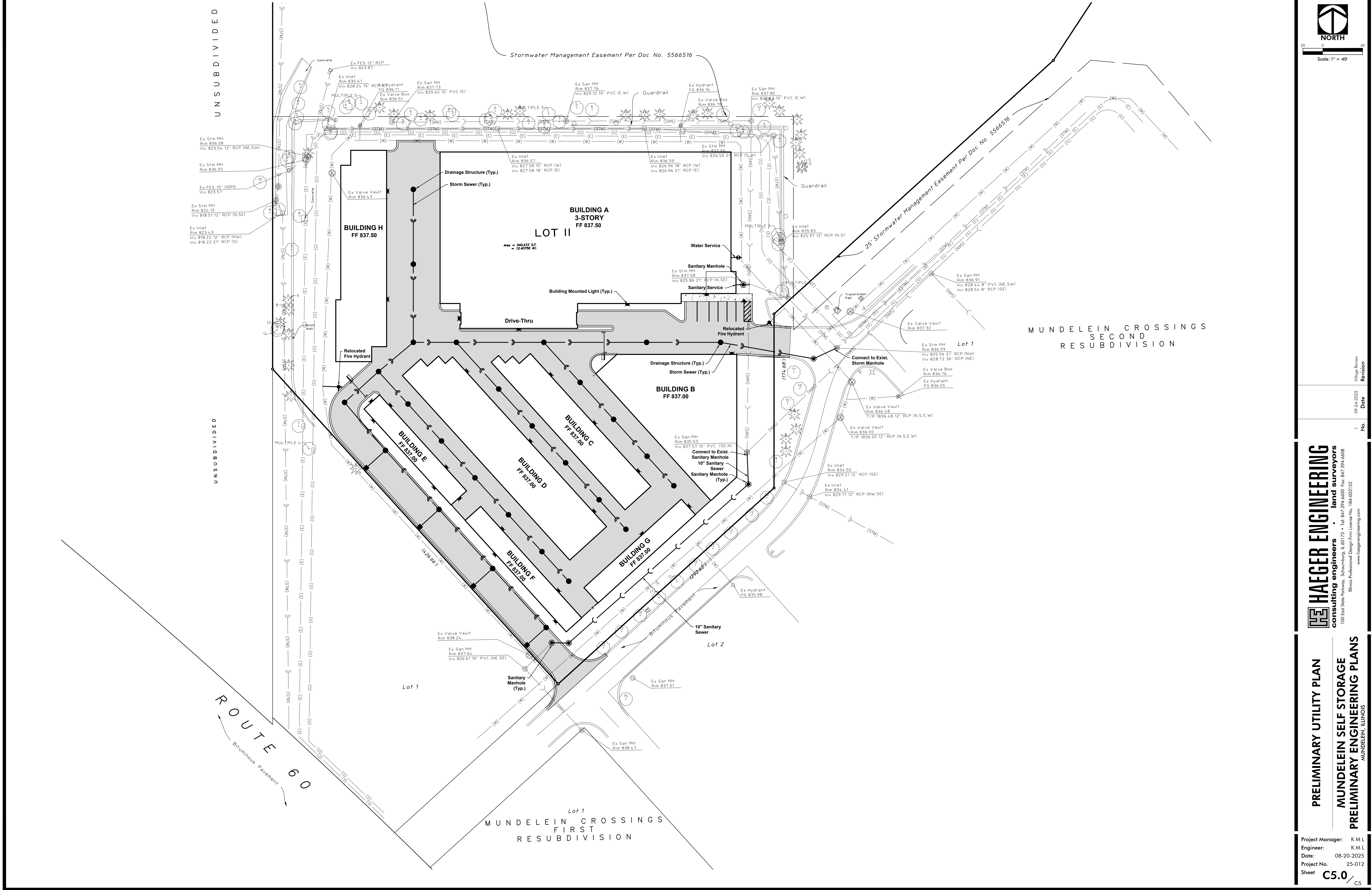


Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.









NORTH

Scale: 1" = 40'

Project Manager: K M L

Engineer: K M L

Date: 08-20-2025

Project No. 25-012

Sheet C5.0

PRELIMINARY UTILITY PLAN

MUNDELEIN SELF STORAGE

PRELIMINARY ENGINEERING PLANS

MUNDELEIN, ILLINOIS

HAEGER ENGINEERING

consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003132

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1

No.

Date

Revision

09-24-2025

Village Review

Plot Date: Sep 24, 2025 - 8:32am Plotted By: kiml

File Name: P:\2025\25012\Drawings\Preliminary\25012 Prelim Eng.dwg

Page 139 of 192

MUNDELEIN SELF-STORAGE CENTER

MUNDELEIN, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
NELSON DEVELOPMENT, LLC
13500 WATERTOWN PLANK ROAD, SUITE 207
ELM GROVE, WI 53122
TEL (262) 420-0652
CONTACT: JORDAN NELSON

SURVEYOR / CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600
CONTACT: LEN KLEINJAN / KIM LASK

ARCHITECT:
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, IL 60089
TEL (847) 541-4151
CONTACT: DAVID WYTMAR / RUSSELL THIELE

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / KARL KROGSTAD

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE PLANT SYMBOLS KEY LANDSCAPE CODE REQUIREMENTS
L0.3	SHEET KEY
L1.0	TREE PRESERVATION & REMOVAL PLAN
L2.0	LANDSCAPE PLAN



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

AUGUST 20, 2025

REVISIONS

1.	9/24/25 PER REVISED SITE PLAN
2.	
3.	
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PROJECT NAME AND SHEET TITLE

**MUNDELEIN SELF-STORAGE
MUNDELEIN, IL**

**PRELIMINARY LANDSCAPE PLAN
- COVER**

SHEET NUMBER

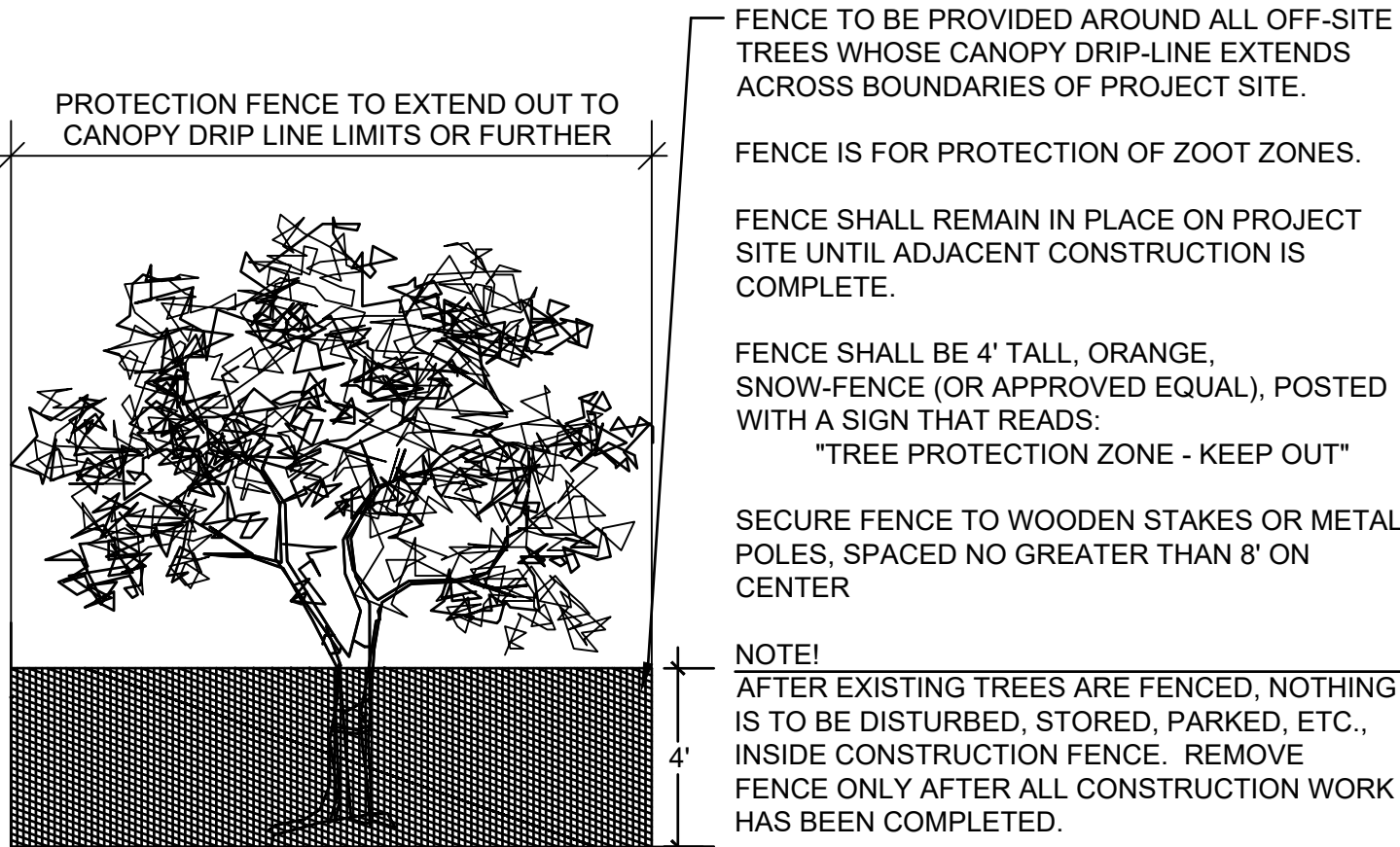
L0.1

NOTES: TREE PRESERVATION

TREE PRESERVATION:

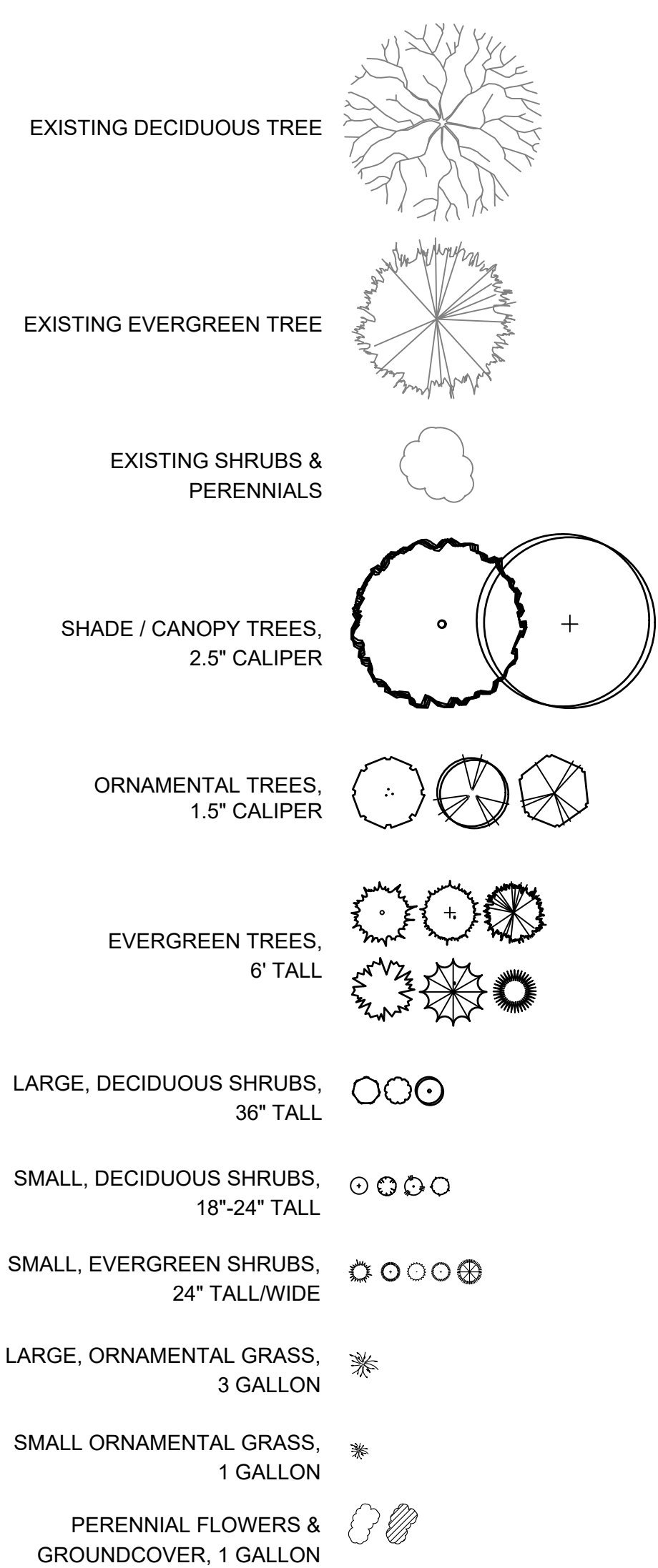
- A. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).
- B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
- C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
- D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
- E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
- F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
- G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
- H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
- I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
- J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
- K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
- L. REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
- M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
- N. ALL OFF-SITE TREES SHALL BE PRESERVED.
- O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE

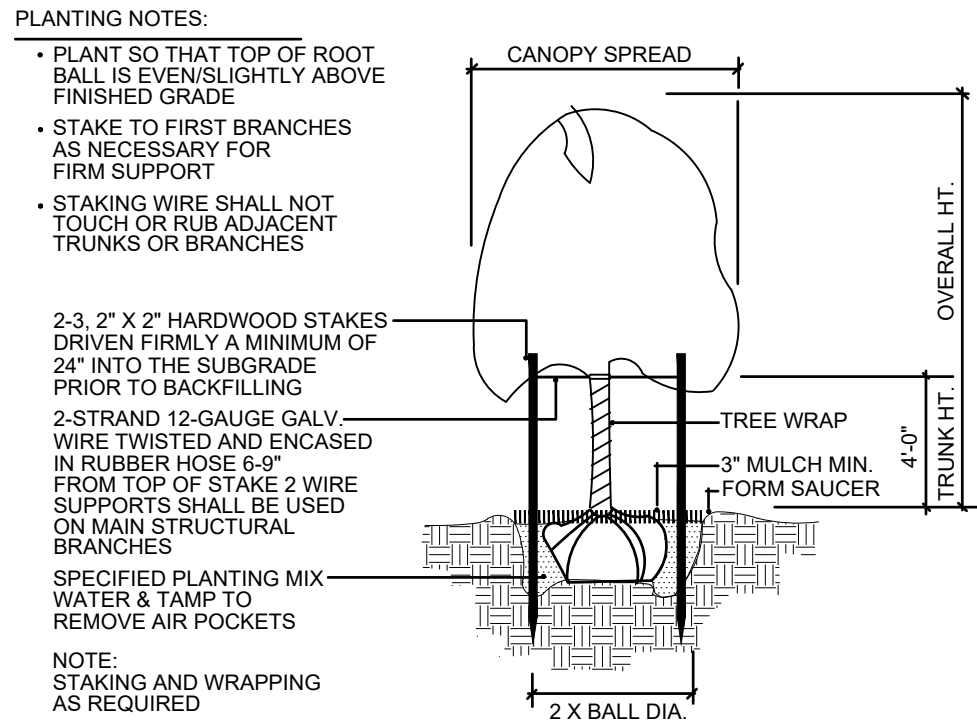


PLANT SYMBOLS KEY

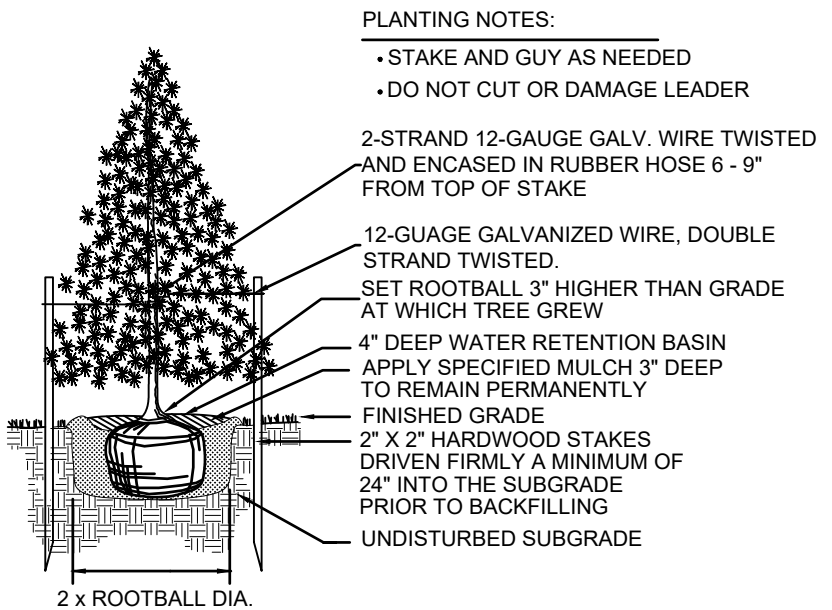
NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



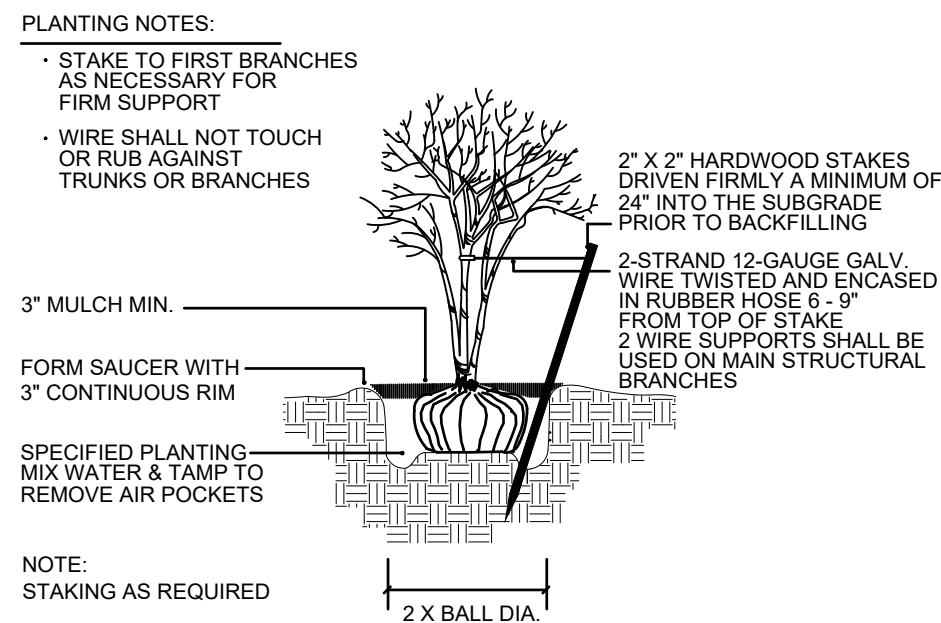
DETAILS: PLANTING



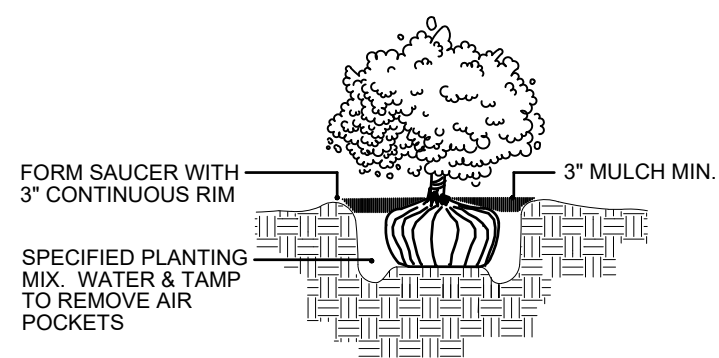
TREE PLANTING & STAKING
NOT TO SCALE



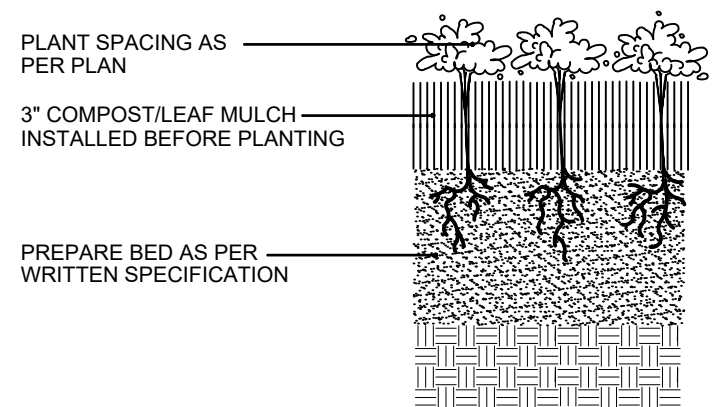
EVERGREEN TREE PLANTING
NOT TO SCALE



MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6\"/>



dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

AUGUST 20, 2025

REVISIONS

1.	9/24/25 PER REVISED SITE PLAN
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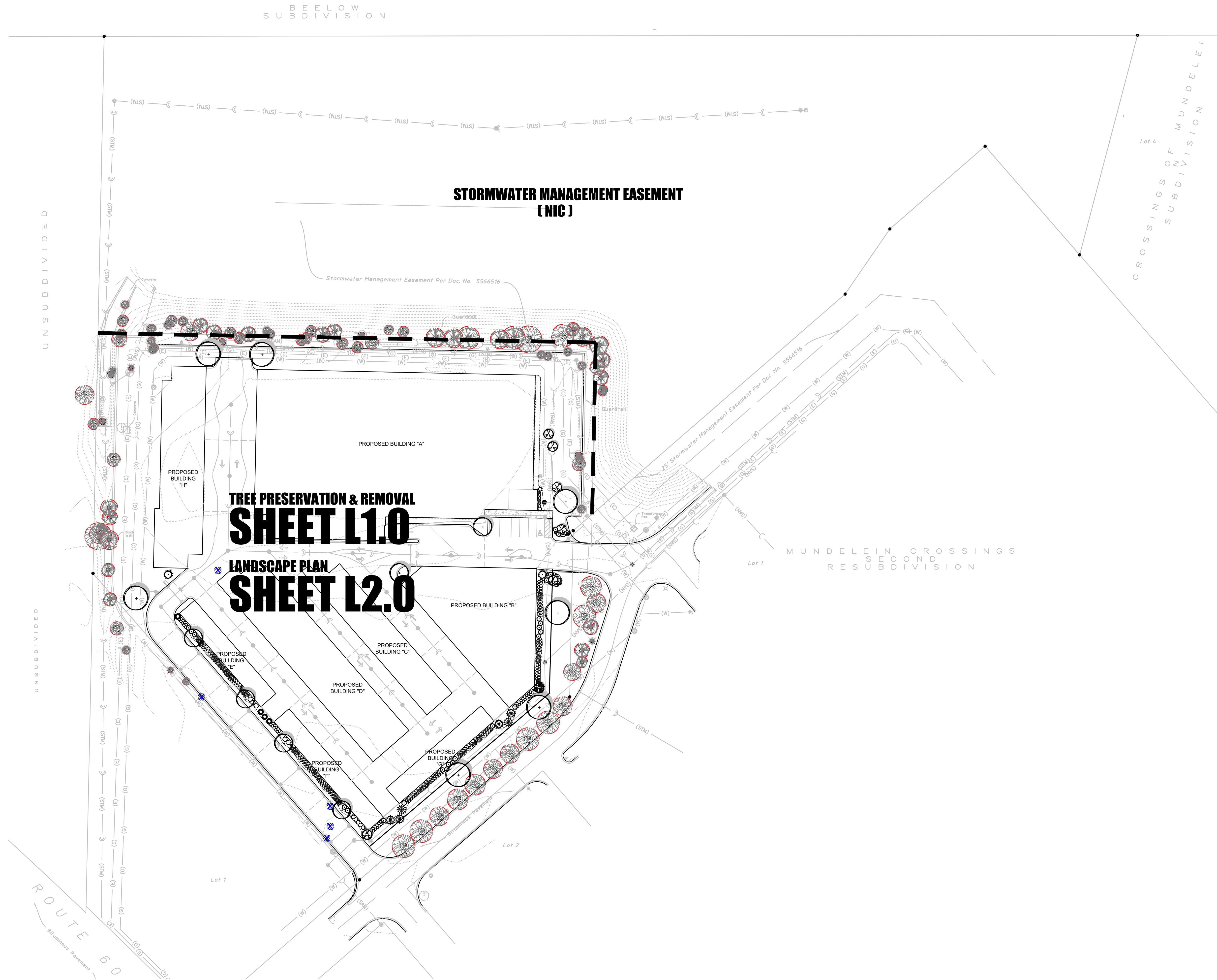
PROJECT NAME AND SHEET TITLE

MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- NOTES, SYMBOLS KEY &
PLANTING DETAILS

SHEET NUMBER

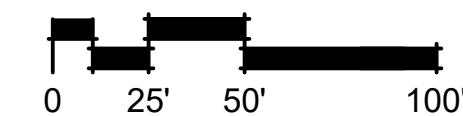
LO.2



TREE PRESERVATION & REMOVAL
SHEET L1.0
LANDSCAPE PLAN
SHEET L2.0



SHEET KEY
SCALE: 1" = 50'-0"



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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE

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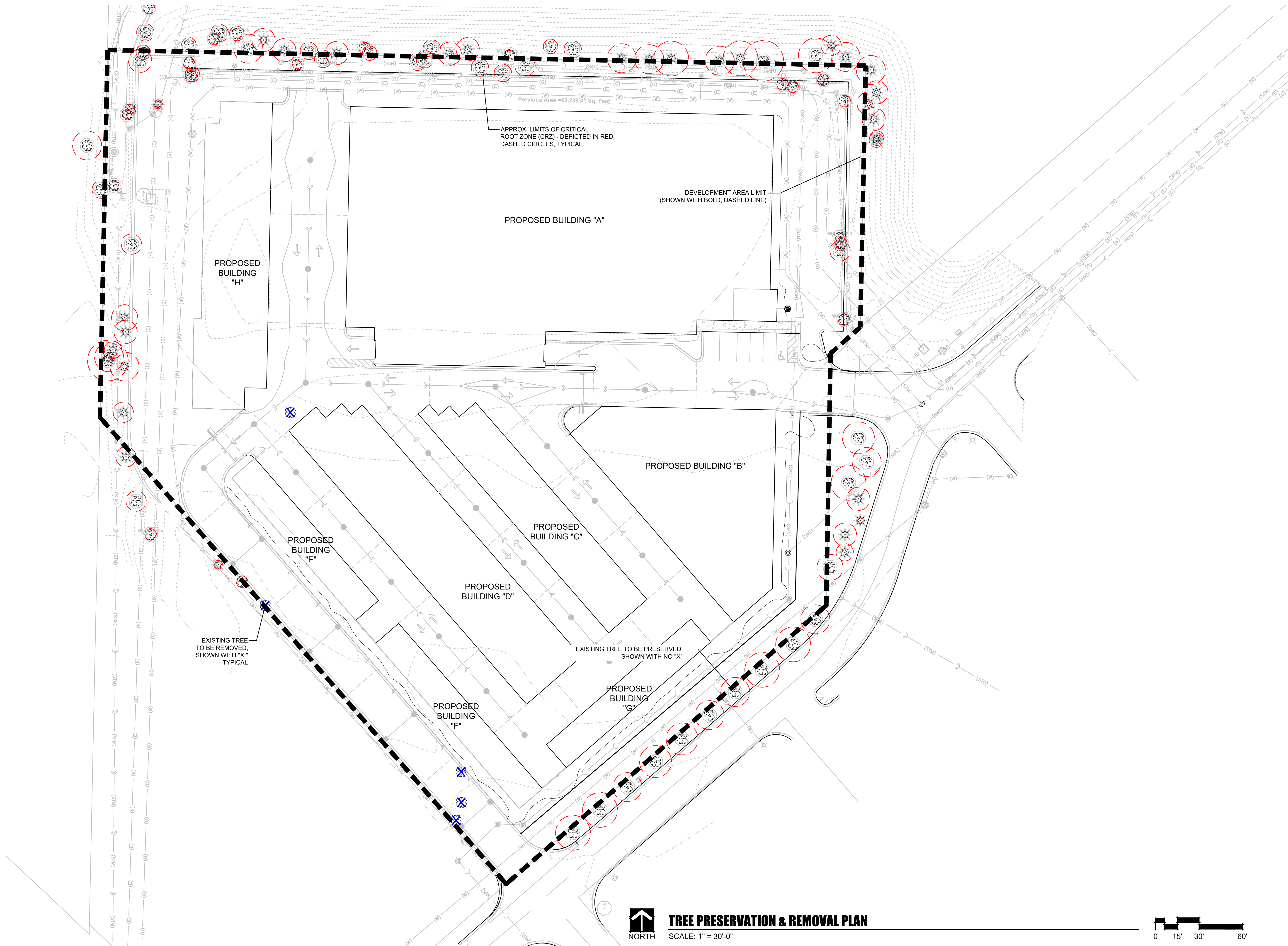
PROJECT NAME AND SHEET TITLE

MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L0.3



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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
NELSON DEVELOPMENT, LLC

ELM GROVE, WI

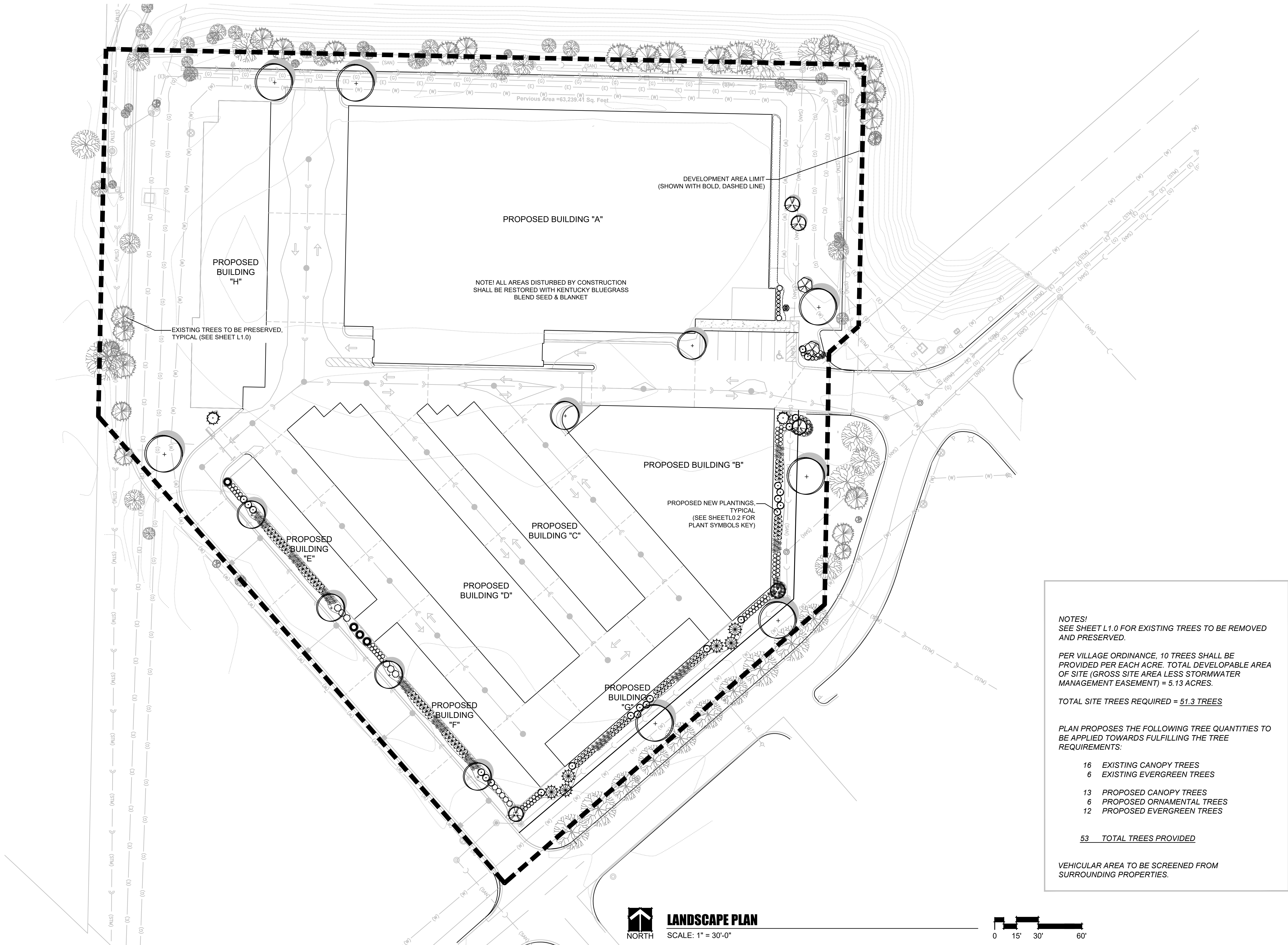
PLAN DATE
AUGUST 20, 2025

REVISIONS	
1.	9/24/25 PER REVISED SITE PLAN
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PROJECT NAME AND SHEET TITLE
MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- TREE PRES & REMOVAL PLAN

SHEET NUMBER
L1.0



dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS
NELSON DEVELOPMENT, LLC

ELM GROVE, WI

PLAN DATE
AUGUST 20, 2025

REVISIONS	
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PROJECT NAME AND SHEET TITLE
MUNDELEIN SELF-STORAGE
MUNDELEIN, IL

PRELIMINARY LANDSCAPE PLAN
- DEVELOPMENT AREA

SHEET NUMBER
L2.0



8/19/2025

Nelson Development, LLC
Self-Storage Center - Mundelein, IL

Landscape Architect's Opinion of Probable Cost (per plan dated 8/20/25)

NOTE! This opinion of probable cost represents an estimate; it does not include anything not specifically listed and it is subject to change based upon availability, market conditions, site conditions, time of year, duration of construction schedule, installation year, and other unforeseen challenges.

QTY	SIZE	COMMON NAME	UNIT	EXTENSION
General Labor & Misc. (estimated)				
13	Each	Tree Removals	\$ 225.00	\$ 2,925.00
Softscape - Plant Material (supply & install - estimated)				
9	2.5" caliper	Canopy Trees (<i>deciduous</i>)	\$ 450.00	\$ 4,050.00
2	2.5" caliper	Columnar, Canopy Trees (<i>deciduous</i>)	\$ 525.00	\$ 1,050.00
7	6' high	Ornamental Trees (<i>deciduous</i>)	\$ 450.00	\$ 3,150.00
4	6' high	Evergreen Trees (<i>Arborvitae</i> var.)	\$ 425.00	\$ 1,700.00
8	6' high	Evergreen Trees (<i>Misc. var., non-Arb var.</i>)	\$ 475.00	\$ 3,800.00
TBD	S.Y.	Turf: Seed & Blanket (<i>Kentucky Bluegrass Blend</i>)	\$ 2.50	\$ -
TBD	S.Y.	Turf: Sod (<i>Kentucky Bluegrass Blend</i>)	\$ 5.00	\$ -
Materials (supply & install - estimated)				
1.25	C.Y.	Soil Amendments	\$ 90.00	\$ 112.50
3.5	C.Y.	Premium Shredded Hardwood Mulch	\$ 90.00	\$ 315.00
ESTIMATED TOTAL - Tree Removals & Landscape :				\$ 17,102.50

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 10, 2025

Subject: Governing Body

Financial Impact:

\$3,090,469.52

Attachments:

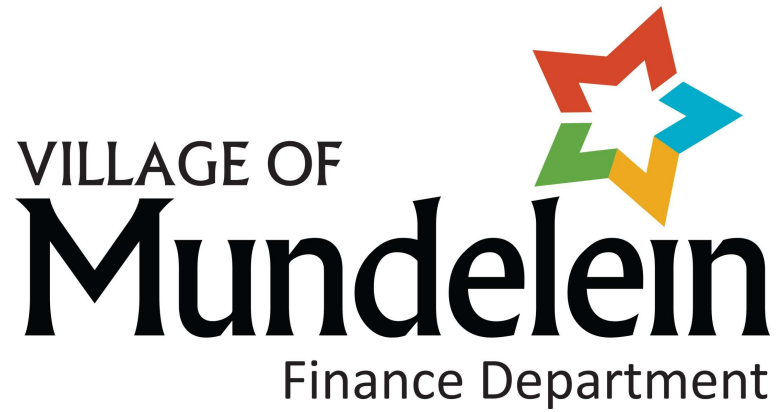
1. GOVERNING BODY 111025

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 October 28, 2025 and ending November 10, 2025 in the amount of \$3,090,469.52.



GOVERNING BODY

DISBURSEMENTS REPORT

November 10, 2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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 SEPTEMBER 2025 LIQUOR LIABILITY COVERAGE - LURE OF THE LOCAL LIQUOR LICENSE

301447

0000026502	IRMA	09/30/2025		125.00	0.00	Paid	Y	
	SEPTEMBER 2025 LIQUOR LIABILITY COVERAGE VJANKOWSKI			125.00			11/10/2025	
	100-108-46999.000	MISC OTHER SERVICES						

Total Pay By Check Type ACH Transaction:

125.00	0.00
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Pay By Check Type: EFT Transfer PAYLOCITY INVOICE OCT 2025

INV3172332

0000026708	PAYLOCITY CORP	10/20/2025		8,311.02	0.00	Paid	Y	26-00216
	PAYLOCITY INVOICE OCT 2025	VJANKOWSKI					10/28/2025	
	100-205-46499.000	PROFESSIONAL SERVICES		6,561.02				
	100-260-48410.000	COMPUTER EQUIPMENT		1,750.00				

6203039

0000025777	HOME DEPOT CREDIT SVCS.	09/02/2025		(90.72)	0.00	Paid	Y	
	WALLPLATES	VJANKOWSKI					10/29/2025	
	100-420-47510.000	MT MTLs BLDGS & GROUNDS		(90.72)				

11753

0000025778	HOME DEPOT CREDIT SVCS.	08/29/2025		116.60	0.00	Paid	Y	
	ABC EVENT KSN	VJANKOWSKI					10/29/2025	
	294-294-46620.000	MT BUILDING & GROUNDS		116.60				

22211

0000025779	HOME DEPOT CREDIT SVCS.	08/29/2025		24.97	0.00	Paid	Y	
	WW SUPPLIES	VJANKOWSKI					10/29/2025	
	500-452-47510.000	MT MTLs BLDGS & GROUNDS		24.97				

6011953

0000025780	HOME DEPOT CREDIT SVCS.	09/02/2025		84.13	0.00	Paid	Y	
	ABC CAMERA INSTALL MATERIAL	VJANKOWSKI					10/29/2025	
	294-294-46620.000	MT BUILDING & GROUNDS		84.13				

6011968

0000025781	HOME DEPOT CREDIT SVCS.	09/02/2025		11.81	0.00	Paid	Y	
	ABC BUILDING MATERIALS	VJANKOWSKI					10/29/2025	
	294-294-46620.000	MT BUILDING & GROUNDS		11.81				

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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: EFT Transfer HAND TOOLS FOR TRUCK 102							
6614411							
0000025782	HOME DEPOT CREDIT SVCS. HAND TOOLS FOR TRUCK 102 500-462-47070.000	09/02/2025 VJANKOWSKI TOOLS/SUPPLIES		127.79 127.79	0.00	Paid	Y 10/29/2025
2012826							
0000026201	HOME DEPOT CREDIT SVCS. ST 2 TRAINING ROOM 100-323-46371.000	09/16/2025 VJANKOWSKI TRAINING SUPPLIES		275.78 275.78	0.00	Paid	Y 10/29/2025
9203441							
0000026202	HOME DEPOT CREDIT SVCS. PARTS FOR REPAIRS 294-294-46620.000	09/19/2025 VJANKOWSKI MT BUILDING & GROUNDS		(9.73) (9.73)	0.00	Paid	Y 10/29/2025
3012215							
0000026203	HOME DEPOT CREDIT SVCS. LIGHTIJNG REPAIRS AT KRACKLAUR PARK 100-420-46620.000	09/05/2025 VJANKOWSKI MT BUILDING & GROUNDS		18.97 18.97	0.00	Paid	Y 10/29/2025
9012427							
0000026204	HOME DEPOT CREDIT SVCS. PARTS FOR METRA FLAG POLE 100-427-47510.000	09/09/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		26.78 26.78	0.00	Paid	Y 10/29/2025
9012428							
0000026205	HOME DEPOT CREDIT SVCS. ELECTRICAL MATERIAL FOR CAMERA INSTALL 294-294-46620.000	09/09/2025 VJANKOWSKI MT BUILDING & GROUNDS		279.98 279.98	0.00	Paid	Y 10/29/2025
8012507							
0000026206	HOME DEPOT CREDIT SVCS. TOOLS FOR REPLACING BRICK PAVERS 100-441-47070.000	09/10/2025 VJANKOWSKI TOOLS/SUPPLIES		60.94 60.94	0.00	Paid	Y 10/29/2025
8022324							
0000026207	HOME DEPOT CREDIT SVCS. CAMERA INSTALL FOR ABC KSN SPACE 294-294-46620.000	09/10/2025 VJANKOWSKI MT BUILDING & GROUNDS		56.37 56.37	0.00	Paid	Y 10/29/2025

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Pay By Check Type: EFT Transfer CLEANING SUPPLIES FORE ABC							
12885 0000026208	HOME DEPOT CREDIT SVCS. CLEANING SUPPLIES FORE ABC 294-294-46620.000	09/18/2025 VJANKOWSKI MT BUILDING & GROUNDS		75.74 75.74	0.00	Paid	Y 10/29/2025
524485 0000026209	HOME DEPOT CREDIT SVCS. SHELVING FOR SUPPLIES ABC 294-294-46620.000	09/18/2025 VJANKOWSKI MT BUILDING & GROUNDS		59.43 59.43	0.00	Paid	Y 10/29/2025
9012941 0000026210	HOME DEPOT CREDIT SVCS. BUDLING REPAIRS FOR ABC 294-294-46620.000	09/19/2025 VJANKOWSKI MT BUILDING & GROUNDS		127.69 127.69	0.00	Paid	Y 10/29/2025
9012951 0000026211	HOME DEPOT CREDIT SVCS. BUILDING REPAIRS AT ABC 294-294-46620.000	09/19/2025 VJANKOWSKI MT BUILDING & GROUNDS		1.50 1.50	0.00	Paid	Y 10/29/2025
3525057 0000026212	HOME DEPOT CREDIT SVCS. LURE OF THE LOCAL - PAINT 100-108-46999.000	09/25/2025 VJANKOWSKI MISC OTHER SERVICES		83.90 83.90	0.00	Paid	Y 10/29/2025
2013352 0000026213	HOME DEPOT CREDIT SVCS. REPLACE GFIS AT FIRE 1 100-420-47510.000	09/26/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		53.98 53.98	0.00	Paid	Y 10/29/2025
2013353 0000026214	HOME DEPOT CREDIT SVCS. MATERIALS FOR ABC ROOF HATCH 294-294-46620.000	09/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		61.83 61.83	0.00	Paid	Y 10/29/2025
524486 0000026568	HOME DEPOT CREDIT SVCS. ABC BUILDING CAMERA MATERIAL 294-294-46620.000	09/18/2025 VJANKOWSKI MT BUILDING & GROUNDS		12.52 12.52	0.00	Paid	Y 10/29/2025

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Pay By Check Type: EFT Transfer IPBC INSURANCE NOV 2025							
11012025							
0000026767	INTERGOVERNMENTAL PERSONNEL	10/25/2025		348,061.76	0.00	Paid	Y 26-00220
	IPBC INSURANCE NOV 2025	VJANKOWSKI					11/03/2025
	100-000-26080.000	HEALTH INSURANCE PAYABLE		348,061.76			
Total Pay By Check Type EFT Transfer:				357,833.04	0.00		
Pay By Check Type: Paper Check FY22 ESCHEATED CHECKS TO STATE OF IL UNCLAIMED PROP							
FY22ESCHEATEDCH							
0000026636	TREASURER OF THE STATE OF IL	10/21/2025		488.76	0.00	Paid	Y
	FY22 ESCHEATED CHECKS TO STATE OF IL UNC	VJANKOWSKI					10/28/2025
	100-231-46999.000	MISC OTHER SERVICES		488.76			
822347657-1-082							
0000026234	AT&T LONG DISTANCE	08/22/2025		328.37	0.00	Paid	Y
	LONG DISTANCE CHARGES VILLAGE WIDE	VJANKOWSKI					11/10/2025
	100-202-47310.000	AMERITECH CHARGES		328.37			
034486							
0000026239	D&B POWER ASSOCIATES, INC	09/29/2025		10,870.00	0.00	Paid	Y 26-00631
	EXHAUST MODIFICATIONS FOR GENERATOR AND	VJANKOWSKI					11/10/2025
	100-420-46620.000	MT BUILDING & GROUNDS		10,870.00			
2436746							
0000026308	RAY O'HERRON CO.	10/01/2025		274.12	0.00	Paid	Y
	1.5 OZ STREAM MK-3 INERT	RPETERSON					11/10/2025
	100-305-47121.000	GUNS AND ACCESSORIES		274.12			
53521							
0000026326	PETER BAKER & SON CO.	09/30/2025		308.05	0.00	Paid	Y
	ASPHALT FOR ROAD PATCHING	RPETERSON					11/10/2025
	100-441-47543.000	MT MTLS BITUMINOUS PATCH		308.05			
SPI21302764							
0000026366	RUSSO POWER EQUIPMENT	10/08/2025		716.94	0.00	Paid	Y
	REPLACEMENT CHAIN BARS, AND PARTS FOR CH	RPETERSON					11/10/2025
	100-441-47070.000	TOOLS/SUPPLIES		716.94			

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Pay By Check Type: Paper Check REPLACEMENT HOSE FOR BUCKET TRUCK							
087873/6 0000026367	ACE HARDWARE OF LIBERTYVILLE REPLACEMENT HOSE FOR BUCKET TRUCK 100-441-47070.000	10/08/2025 RPETERSON TOOLS/SUPPLIES		19.42 19.42	0.00	Paid	Y 11/10/2025
34645427-01 0000026377	GRIMCO, INC MATERIAL FOR MAKING SIGNS 100-441-47547.000	10/08/2025 RPETERSON MT MTLS SIGNS		208.89 208.89	0.00	Paid	Y 11/10/2025
252949 0000026378	GRAYSLAKE FEED SALES, INC. SEED FOR FACILITIES AND CC 100-420-47510.000	10/09/2025 RPETERSON MT MTLS BLDGS & GROUNDS		339.00 339.00	0.00	Paid	Y 11/10/2025
252959 0000026379	GRAYSLAKE FEED SALES, INC. SEED 100-420-47510.000	10/09/2025 RPETERSON MT MTLS BLDGS & GROUNDS		(113.00) (113.00)	0.00	Paid	Y 11/10/2025
272875 0000026385	MCGINTY BROS., INC. SELECTIVE HERBICIDE APPLICATION FOR DIAM 100-441-46677.000	10/08/2025 RPETERSON MT LANDSCAPING		2,400.00 2,400.00	0.00	Paid	Y 26-00398 11/10/2025
272879 0000026386	MCGINTY BROS., INC. SELECTIVE HERBICIDE APPLICATION FOR DIAM 100-441-46677.000	10/08/2025 RPETERSON MT LANDSCAPING		760.00 760.00	0.00	Paid	Y 26-00398 11/10/2025
427852417231 0000026399	GARLAND/DBS, INC FULL REHABILITATION OF THE ROOFING SYSTE 100-260-48299.000 294-294-48299.000	09/30/2025 VJANKOWSKI OTHER BLDG/FACILITIES OTHER BLDG/FACILITIES		539,395.00 0.00 539,395.00	0.00	Paid	Y 26-00563 11/10/2025
PS-INV052143 0000026400	CUTLER WORKWEAR CLOTHING 606 100-420-47120.000	10/02/2025 VJANKOWSKI CLOTHING ALLOWANCE		80.98 80.98	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check TRUCK 423 TUBING								
87854/6								
0000026408	ACE HARDWARE OF LIBERTYVILLE	10/06/2025		8.59	0.00	Paid	Y	
	TRUCK 423 TUBING	VJANKOWSKI					11/10/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		8.59				
1N71-9NVC-476J								
0000026409	AMAZON CAPITAL SERVICES, INC.	10/07/2025		141.95	0.00	Paid	Y	
	WORK HEAD LAMPS	VJANKOWSKI					11/10/2025	
	100-420-47070.000	TOOLS/SUPPLIES		141.95				
R65216								
0000026414	VULCAN INC	10/08/2025		558.00	0.00	Paid	Y	
	SIGN BLANKS	VJANKOWSKI					11/10/2025	
	100-441-47547.000	MT MTLS SIGNS		558.00				
87887/6								
0000026416	ACE HARDWARE OF LIBERTYVILLE	10/10/2025		30.57	0.00	Paid	Y	
	TAPE FOR PAINTING	VJANKOWSKI					11/10/2025	
	100-441-47070.000	TOOLS/SUPPLIES		30.57				
1VNf-LTLD-PXRG								
0000026422	AMAZON CAPITAL SERVICES, INC.	10/10/2025		75.03	0.00	Paid	Y	
	IPAD COVER FOR PAYLOCITY	VJANKOWSKI					11/10/2025	
	100-202-47012.000	COMPUTER SUPPLIES		75.03				
3174								
0000026423	PATRIOT PAVEMENT MAINTENANCE	10/08/2025		19,512.50	0.00	Paid	Y	26-00262
	CRACK SEALING VARIOUS VILLAGE STREETS -	VJANKOWSKI					11/10/2025	
	100-441-46670.000	MT ALL STREETS		19,512.50				
16Y7-M4CF-NJTC								
0000026424	AMAZON CAPITAL SERVICES, INC.	10/10/2025		24.28	0.00	Paid	Y	
	IPAD COVER FOR PAYLOCITY	VJANKOWSKI					11/10/2025	
	100-202-47012.000	COMPUTER SUPPLIES		24.28				
53799								
0000026432	PETER BAKER & SON CO.	10/13/2025		611.22	0.00	Paid	Y	
	ASPHALT FOR ROAD PATCHING	VJANKOWSKI					11/10/2025	
	100-441-47543.000	MT MTLS BITUMINOUS PATCH		611.22				

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Pay By Check Type: Paper Check A LAMP SHADDLE SANITARY MH							
170075 0000026439	RAY SCHRAMER & CO. A LAMP SHADDLE SANITARY MH 500-452-47570.000	10/10/2025 VJANKOWSKI MT MTLs SANITARY SEWERS		915.85 915.85	0.00	Paid	Y 11/10/2025
20716 0000026442	PETERSEN EXCAVATING SPOIL HAULING BRICKS 100-441-47490.000	10/06/2025 VJANKOWSKI REFUSE DISPOSAL		255.00 255.00	0.00	Paid	Y 11/10/2025
8-946-84389 0000026444	FEDERAL EXPRESS EMPLOYEE AWARDS 100-205-46902.000	08/06/2025 VJANKOWSKI EMPLOYEE AWARDS		14.96 14.96	0.00	Paid	Y 11/10/2025
441302470001 0000026449	ODP BUSINESS SOLUTIONS, LLC WATSON RETURN 100-301-47015.000	09/26/2025 VJANKOWSKI OFFICE SUPPLIES		(21.27) (21.27)	0.00	Paid	Y 11/10/2025
441891978001 0000026450	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/25/2025 VJANKOWSKI OFFICE SUPPLIES		18.99 18.99	0.00	Paid	Y 11/10/2025
441892034001 0000026451	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES 100-201-47015.000	09/26/2025 VJANKOWSKI OFFICE SUPPLIES		37.72 37.72	0.00	Paid	Y 11/10/2025
246362 0000026452	MIDWEST HOSE AND FITTINGS INC HYD FITTING 100-430-47526.000	10/02/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		13.68 13.68	0.00	Paid	Y 11/10/2025
9436142414 0000026456	3M COMPANY MATERIAL FOR MAKING SIGNS 100-441-47547.000	10/02/2025 VJANKOWSKI MT MTLs SIGNS		591.24 591.24	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check KEY CABINET ABC							
198509951 0000026457	ULINE KEY CABINET ABC 294-294-46620.000	09/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		171.90 171.90	0.00	Paid	Y 11/10/2025
5144706 0000026463	LIBERTYVILLE LINCOLN SALES INC TRUCK 415 MIRROR LIGHT 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		169.02 169.02	0.00	Paid	Y 11/10/2025
5144716 0000026464	LIBERTYVILLE LINCOLN SALES INC TRUCK 415 DRAG LINK 100-430-47528.000	09/05/2025 VJANKOWSKI MT MTLS PICK-UP TRUCK		273.89 273.89	0.00	Paid	Y 11/10/2025
5144775 0000026465	LIBERTYVILLE LINCOLN SALES INC SQUAD 10 PINS 100-430-47524.000	09/09/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		12.80 12.80	0.00	Paid	Y 11/10/2025
5144856 0000026466	LIBERTYVILLE LINCOLN SALES INC TRUCK 61 LICENSE COVER 100-430-47521.000	09/12/2025 VJANKOWSKI MT MTLS INSP VEHICLES		99.08 99.08	0.00	Paid	Y 11/10/2025
5144864 0000026467	LIBERTYVILLE LINCOLN SALES INC CAR 393 WINDOW SWITCH 100-430-47523.000	09/12/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		60.94 60.94	0.00	Paid	Y 11/10/2025
5144910 0000026468	LIBERTYVILLE LINCOLN SALES INC CAR 393 WINDOW SWITCH 100-430-47523.000	09/16/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		60.94 60.94	0.00	Paid	Y 11/10/2025
5145001 0000026469	LIBERTYVILLE LINCOLN SALES INC SQUAD 43 DRAIN PLUG 100-430-47524.000	09/19/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		9.72 9.72	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check SQUAD 8 NUTS								
5145083 0000026470	LIBERTYVILLE LINCOLN SALES INC SQUAD 8 NUTS 100-430-47524.000	09/24/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		7.54 7.54	0.00	Paid	Y 11/10/2025	
5145159 0000026471	LIBERTYVILLE LINCOLN SALES INC SQUAD 5 FUEL TUBE BRACKET 100-430-47524.000	09/29/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		122.90 122.90	0.00	Paid	Y 11/10/2025	
5145178 0000026472	LIBERTYVILLE LINCOLN SALES INC ALTRENATOR TO BE RETURNED 100-430-47524.000	09/30/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		640.91 640.91	0.00	Paid	Y 11/10/2025	
5145185 0000026473	LIBERTYVILLE LINCOLN SALES INC RETURN 100-430-47524.000	09/30/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		(640.91) (640.91)	0.00	Paid	Y 11/10/2025	
5145186 0000026474	LIBERTYVILLE LINCOLN SALES INC SQUAD 5 ALTERNATOR 100-430-47524.000	09/30/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		714.54 714.54	0.00	Paid	Y 11/10/2025	
5145196 0000026475	LIBERTYVILLE LINCOLN SALES INC CORE RETURN 100-430-47524.000	09/30/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		(30.00) (30.00)	0.00	Paid	Y 11/10/2025	
5145219 0000026476	LIBERTYVILLE LINCOLN SALES INC SQUAD 5 O2 SENSOR 100-430-47524.000	10/01/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		85.12 85.12	0.00	Paid	Y 11/10/2025	
5145255 0000026477	LIBERTYVILLE LINCOLN SALES INC SQUAD 8 REAR CAMERA 100-430-47524.000	10/03/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		45.18 45.18	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check CS 319 WIRING							
9312894709 0000026479	LAWSON PRODUCTS, INC. CS 319 WIRING 100-430-47535.000	10/13/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		100.60 100.60	0.00	Paid	Y 11/10/2025
006327 0000026480	NAPA AUTO PARTS OIL DRY 100-323-47070.000	10/13/2025 VJANKOWSKI TOOLS/SUPPLIES		119.90 119.90	0.00	Paid	Y 11/10/2025
112P322694 0000026481	CIT TRUCKS LLC EN3 311 GASKETS AND FILTERS 100-430-47523.000	10/14/2025 VJANKOWSKI MT MTLs FIRE APPARATUS		166.10 166.10	0.00	Paid	Y 11/10/2025
1WFF-7W6L-NNHG 0000026482	AMAZON CAPITAL SERVICES, INC. WEAPONS ACCESSORIES AND REPAIR TOOLS 100-305-47121.000	10/13/2025 VJANKOWSKI GUNS AND ACCESSORIES		127.83 127.83	0.00	Paid	Y 11/10/2025
714493 0000026483	MEADE, INC. TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	07/30/2025 VJANKOWSKI MT TRAFFIC SIGNALS		385.66 385.66	0.00	Paid	Y 11/10/2025
714492 0000026484	MEADE, INC. TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	08/30/2025 VJANKOWSKI MT TRAFFIC SIGNALS		385.66 385.66	0.00	Paid	Y 11/10/2025
1965761 0000026486	POLYDYNE INC. POLYMER FOR SLUDGE PRESS AT WWTP 500-453-47080.000	09/29/2025 VJANKOWSKI CLARIFLOC SUPPLY		3,927.94 3,927.94	0.00	Paid	Y 26-00269 11/10/2025
170093 0000026487	RAY SCHRAMER & CO. CATCH BASIN ADJUSTMENT RINGS 100-441-47550.000	10/14/2025 VJANKOWSKI MT MTLs ADJUSTMENT RING		81.20 81.20	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check CONSTRUCTION OF THE 2025 (FY26) MFT ROADWAY IMPROVEMENTS PROJECT							
35229 0000026488	BROTHERS ASPHALT PAVING, INC. CONSTRUCTION OF THE 2025 (FY26) MFT ROAD VJANKOWSKI 260-436-48740.000 260-436-48740.000	09/12/2025 STREETS STREETS		93,845.27 48,147.40 45,697.87	0.00	Paid	Y Multiple 11/10/2025
1002155041 0000026489	INTERNATIONAL CODE COUNCIL 100-281-46441.000 100-281-47014.000	10/08/2025 VJANKOWSKI PRINTING SERVICES MAPS/BOOKS PRINTING		956.89 540.00 416.89	0.00	Paid	Y 11/10/2025
PD-SEPT 25 0000026490	ATLAS CAR WASH SEPTEMBER CAR WASHES 100-305-46644.000	09/30/2025 VJANKOWSKI MT PATROL VEHICLES		8.00 8.00	0.00	Paid	Y 11/10/2025
46133326 0000026491	CAHILL HEATING & A/C INVESTIGATE RTU 1 NOISE AT VH 100-420-46620.000	10/14/2025 VJANKOWSKI MT BUILDING & GROUNDS		225.00 225.00	0.00	Paid	Y 11/10/2025
PD-AHO 101425 0000026492	JOAN VASQUEZ AHO SERVICES 10-14-25 100-301-46499.000	10/14/2025 VJANKOWSKI PROFESSIONAL SERVICES		150.00 150.00	0.00	Paid	Y 11/10/2025
0223148-IN 0000026493	BONNELL INDUSTRIES, INC. 3 TON PLOW CURB GUARDS 100-430-47526.000	10/14/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		1,826.57 1,826.57	0.00	Paid	Y 11/10/2025
BD-AHO 101425 0000026494	JOAN VASQUEZ 100-240-46499.000	10/14/2025 VJANKOWSKI PROFESSIONAL SERVICES		300.00 300.00	0.00	Paid	Y 11/10/2025
439415523001 0000026503	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/23/2025 VJANKOWSKI OFFICE SUPPLIES		18.42 18.42	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check OFFICE SUPPLIES - VILLAGE HALL								
439421341001 0000026504	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/22/2025 VJANKOWSKI OFFICE SUPPLIES		15.88 15.88	0.00	Paid	Y 11/10/2025	
847566349009-25 0000026506	AT&T POT AND CENTREX LINES FOR VILLAGE WIDE S 100-202-47310.000	09/22/2025 VJANKOWSKI AMERITECH CHARGES		60.77 60.77	0.00	Paid	Y 11/10/2025	26-00390
439421349001 0000026507	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/23/2025 VJANKOWSKI OFFICE SUPPLIES		15.98 15.98	0.00	Paid	Y 11/10/2025	
439421366001 0000026508	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/23/2025 VJANKOWSKI OFFICE SUPPLIES		27.64 27.64	0.00	Paid	Y 11/10/2025	
440975404001 0000026509	ODP BUSINESS SOLUTIONS, LLC SD CARDS FOR CAMERAS 100-321-47018.000	09/23/2025 VJANKOWSKI PHOTO SUPPLIES/PROCESSING		51.56 51.56	0.00	Paid	Y 11/10/2025	
441074762001 0000026510	ODP BUSINESS SOLUTIONS, LLC ADMIN AND BOFPC OFFICE SUPPLIES 100-301-47015.000 100-105-47015.000	09/18/2025 VJANKOWSKI OFFICE SUPPLIES OFFICE SUPPLIES		415.29 362.61 52.68	0.00	Paid	Y 11/10/2025	
441148341001 0000026511	ODP BUSINESS SOLUTIONS, LLC ADMIN OFFICE SUPPLIES 100-301-47015.000	09/18/2025 VJANKOWSKI OFFICE SUPPLIES		49.02 49.02	0.00	Paid	Y 11/10/2025	
441304388001 0000026512	ODP BUSINESS SOLUTIONS, LLC 2026 PLANNER FOR WATSON 100-301-47015.000	09/22/2025 VJANKOWSKI OFFICE SUPPLIES		17.19 17.19	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check INTERNET SERVICE VILLAGE WIDE							
253615969 0000026513	COMCAST INTERNET SERVICE VILLAGE WIDE 100-202-47310.000	10/15/2025 VJANKOWSKI AMERITECH CHARGES		11,217.63 11,217.63	0.00	Paid	Y 11/10/2025
9436071619 0000026514	3M COMPANY MATERIAL FOR MAKING SIGNS 100-441-47547.000	09/29/2025 VJANKOWSKI MT MTLS SIGNS		1,152.95 1,152.95	0.00	Paid	Y 11/10/2025
71591324201 0000026515	CONSTELLATION NEWENERGY ENERGY-STREET LIGHTS SEPT 2025 100-441-47420.000	09/30/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		3,522.01 3,522.01	0.00	Paid	Y 11/10/2025
1GC1-N1GR-1HMQ 0000026516	AMAZON CAPITAL SERVICES, INC. SUPPLIES 500-462-47070.000	10/14/2025 VJANKOWSKI TOOLS/SUPPLIES		34.44 34.44	0.00	Paid	Y 11/10/2025
1P61-N7GG-YFM1 0000026517	AMAZON CAPITAL SERVICES, INC. MIC MOUNTS 100-430-47526.000	10/13/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		19.98 19.98	0.00	Paid	Y 11/10/2025
146145 0000026518	THE LOCKER SHOP UNIFORMS - MEEK 100-321-47120.000	10/14/2025 VJANKOWSKI CLOTHING ALLOWANCE		22.00 22.00	0.00	Paid	Y 11/10/2025
006489 0000026520	NAPA AUTO PARTS SQUAD 7 PM FILTERS 100-430-47524.000	10/14/2025 VJANKOWSKI MT MTLS PATROL VEHICLES		45.38 45.38	0.00	Paid	Y 11/10/2025
P54C0169690 0000026522	ALTORFER INDUSTRIES HYDRAULIC CAP SET 100-430-47070.000	10/14/2025 VJANKOWSKI TOOLS/SUPPLIES		94.03 94.03	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check STORM SEWER MTLS BECKETS CROSSING							
170101 0000026523	RAY SCHRAMER & CO. STORM SEWER MTLS BECKETS CROSSING 100-441-47551.000	10/15/2025 VJANKOWSKI MT MTLS STORM SEWERS		282.75 282.75	0.00	Paid	Y 11/10/2025
INV-5314-524 0000026524	SENTINEL EMERGENCY SOLUTIONS LLC CS E12 REAR CAMERA 100-430-47535.000	10/15/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		853.00 853.00	0.00	Paid	Y 11/10/2025
PS-INV052556 0000026525	CUTLER WORKWEAR JEANS FOR TRAVIS 100-441-47120.000	10/15/2025 VJANKOWSKI CLOTHING ALLOWANCE		25.19 25.19	0.00	Paid	Y 11/10/2025
170103 0000026526	RAY SCHRAMER & CO. STORM SEWER MTLS BECKETS CROSSING 100-441-47551.000	10/15/2025 VJANKOWSKI MT MTLS STORM SEWERS		358.75 358.75	0.00	Paid	Y 11/10/2025
87916/6 0000026527	ACE HARDWARE OF LIBERTYVILLE SUPPLIES FOR SHOP AND 646 100-420-47510.000	10/15/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		52.17 52.17	0.00	Paid	Y 11/10/2025
1CK7-C633-7T7F 0000026528	AMAZON CAPITAL SERVICES, INC. 100-410-47015.000	10/14/2025 VJANKOWSKI OFFICE SUPPLIES		10.31 10.31	0.00	Paid	Y 11/10/2025
227467 0000026531	AIR ONE EQUIPMENT INC TOOL HOLDERS FOR VEHICLES 100-323-47070.000	10/15/2025 VJANKOWSKI TOOLS/SUPPLIES		110.00 110.00	0.00	Paid	Y 11/10/2025
006665 0000026532	NAPA AUTO PARTS ENGINE 311 VALVE STEM EXTENSION 100-430-47523.000	10/15/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		18.89 18.89	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check CAR 59 PM FILTERS								
006701 0000026533	NAPA AUTO PARTS CAR 59 PM FILTERS 100-430-47521.000	10/15/2025 VJANKOWSKI MT MTLS INSP VEHICLES		36.73 36.73	0.00	Paid	Y 11/10/2025	
006733 0000026534	NAPA AUTO PARTS TRUCK 434 FILTERS 100-430-47526.000	10/15/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		79.25 79.25	0.00	Paid	Y 11/10/2025	
006766 0000026535	NAPA AUTO PARTS CAR 52 PM FILTERS AND BATTERY 100-430-47521.000	10/15/2025 VJANKOWSKI MT MTLS INSP VEHICLES		218.42 218.42	0.00	Paid	Y 11/10/2025	
52649611 0000026536	LINDE GAS & EQUIPMENT INC O2 FOR STATIONS 100-324-47040.000	10/16/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		95.05 95.05	0.00	Paid	Y 11/10/2025	
87917/6 0000026537	ACE HARDWARE OF LIBERTYVILLE SPRAY TANK FOR ASPHALT RELEASE AGENT 100-441-47070.000	10/16/2025 VJANKOWSKI TOOLS/SUPPLIES		35.99 35.99	0.00	Paid	Y 11/10/2025	
522915 0000026538	STERLING SERVICE GROUP REPAIR TO SUB-ZERO FRIDGE/FREEZER AT STA 100-321-47099.000	10/15/2025 VJANKOWSKI MISC SUPPLIES		3,361.03 3,361.03	0.00	Paid	Y 11/10/2025	26-00628
220547 0000026539	SUPERIOR INDUSTRY SUPPLY CLEANING SUPPLIES ABC 175 294-294-46620.000	10/15/2025 VJANKOWSKI MT BUILDING & GROUNDS		151.35 151.35	0.00	Paid	Y 11/10/2025	
INV-55794 0000026540	SIGNS NOW MUNDELEIN MAC - LURE OF THE LOCAL VINYL SIGNAGE 100-108-46999.000	10/13/2025 VJANKOWSKI MISC OTHER SERVICES		272.81 272.81	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check ASPHALT SPOILS HAULED OUT							
38820							
0000026541	SUPER AGGREGATES INC	10/11/2025		240.00	0.00	Paid	Y
	ASPHALT SPOILS HAULED OUT	VJANKOWSKI					11/10/2025
	100-441-47490.000	REFUSE DISPOSAL		240.00			
87919/6							
0000026542	ACE HARDWARE OF LIBERTYVILLE	10/16/2025		5.37	0.00	Paid	Y
	BLADES FOR SNAP KNIFE	VJANKOWSKI					11/10/2025
	100-441-47070.000	TOOLS/SUPPLIES		5.37			
2024-168							
0000026543	METROPOLITAN MAYORS CAUCUS	12/31/2024		1,420.20	0.00	Paid	Y
	2024 - 2025 CAUCUS DUES	VJANKOWSKI					11/10/2025
	100-111-46305.000	PROFESSIONAL DUES		1,420.20			
4485.031-9							
0000026544	GEWALT HAMILTON ASSOC INC	10/09/2025		876.25	0.00	Paid	Y
		VJANKOWSKI					11/10/2025
	630-000-27775.000	CONC 2022-006 WIRTZ		876.25			
4485.038-9							
0000026545	GEWALT HAMILTON ASSOC INC	10/09/2025		835.00	0.00	Paid	Y 26-00423
	ENGINEERING SERVICE AGREEMENT FOR THE EL	VJANKOWSKI					11/10/2025
	341-265-48799.000	OTHER BLDG/FACILITIES		835.00			
4485.040-3							
0000026546	GEWALT HAMILTON ASSOC INC	10/09/2025		217.50	0.00	Paid	Y 26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI					11/10/2025
	100-410-46410.000	CONSULTING SERVICES		217.50			
4485.041-4							
0000026547	GEWALT HAMILTON ASSOC INC	10/09/2025		2,880.00	0.00	Paid	Y 26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI					11/10/2025
	100-410-46410.000	CONSULTING SERVICES		2,760.00			
	630-000-27785.000	CONC 2020-002 PULTE		120.00			
4485.122-5							
0000026548	GEWALT HAMILTON ASSOC INC	10/09/2025		2,537.50	0.00	Paid	Y 26-00289
	CONSTRUCTION INSPECTION SERVICES FOR THE	VJANKOWSKI					11/10/2025
	210-442-48740.000	STREETS		2,537.50			

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Pay By Check Type: Paper Check CONSTRUCTION ENGINEERING SERVICES FOR I3 BROADBAND UTILITY INSTALLATION.								
4485.123-3 0000026549	GEWALT HAMILTON ASSOC INC CONSTRUCTION ENGINEERING SERVICES FOR I3 VJANKOWSKI 630-000-27540.000	10/09/2025		8,400.52	0.00	Paid	Y 11/10/2025	26-00642
		REVIEW PROCESS ESCROW		8,400.52				
4485.473-4 0000026550	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE VJANKOWSKI 210-442-48740.000	10/09/2025		11,803.50	0.00	Paid	Y 11/10/2025	26-00241
		STREETS		11,803.50				
4485.474-3 0000026551	GEWALT HAMILTON ASSOC INC 2026 (FY27) DESIGN ENGINEERING SERVICES VJANKOWSKI 210-442-48740.000	10/09/2025		26,777.50	0.00	Paid	Y 11/10/2025	26-00499
		STREETS		26,777.50				
PS-INV052592 0000026552	CUTLER WORKWEAR NICK PROCHNOW CLOTHING ALLOWANCE 500-452-47120.000	10/16/2025		50.38	0.00	Paid	Y 11/10/2025	
		VJANKOWSKI CLOTHING ALLOWANCE		50.38				
35826 0000026553	THE PRINTING FACTORY BUSINESS APPRECIATION POSTCARDS 100-102-46999.000	10/16/2025		788.00	0.00	Paid	Y 11/10/2025	
		VJANKOWSKI MISC OTHER SERVICES		788.00				
440779830001 0000026554	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLY RETURN - VILLAGE HALL 100-201-47015.000	09/20/2025		(52.19)	0.00	Paid	Y 11/10/2025	
		VJANKOWSKI OFFICE SUPPLIES		(52.19)				
439421364001 0000026555	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	09/23/2025		23.16	0.00	Paid	Y 11/10/2025	
		VJANKOWSKI OFFICE SUPPLIES		23.16				
144T-WW9J-7KD1 0000026557	AMAZON CAPITAL SERVICES, INC. 100-410-47015.000	10/16/2025		17.98	0.00	Paid	Y 11/10/2025	
		VJANKOWSKI OFFICE SUPPLIES		17.98				

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Pay By Check Type: Paper Check INK FOR PRINTERS IN STREET SHOP							
1MT9-LVH6-CMD1 0000026558	AMAZON CAPITAL SERVICES, INC. INK FOR PRINTERS IN STREET SHOP 100-410-47015.000	10/16/2025 VJANKOWSKI OFFICE SUPPLIES		189.46 189.46	0.00	Paid	Y 11/10/2025
087925/6 0000026559	ACE HARDWARE OF LIBERTYVILLE SUPPLIES FOR LOCATOR 100-420-47510.000	10/16/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		35.58 35.58	0.00	Paid	Y 11/10/2025
006929 0000026560	NAPA AUTO PARTS TRUCK 434 AIR FILTER 100-430-47526.000	10/16/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		52.82 52.82	0.00	Paid	Y 11/10/2025
24283 0000026562	DJW MACHINING PRIMARY CROSS COLLECTOR #1 HUBS 500-453-46660.000	10/01/2025 MODIFIED VJANKOWSKI MT PUMP EQUIPMENT		298.00 298.00	0.00	Paid	Y 11/10/2025
0182558-IN 0000026563	MIDWEST METER INC LARGE METERS FOR NEW DEVELOPMENTS 500-463-47560.000	10/17/2025 VJANKOWSKI MT MTLS METERS		2,358.48 2,358.48	0.00	Paid	Y 26-00646 11/10/2025
107595 0000026564	TOTAL PARKING SOLUTIONS KEYS FOR METRA PAY BOX 100-427-46620.000	10/15/2025 VJANKOWSKI MT BUILDING & GROUNDS		210.00 210.00	0.00	Paid	Y 11/10/2025
147110 0000026565	THE LOCKER SHOP UNIFORMS & BOOTS - AKERS 100-321-47140.000 100-321-47120.000	10/17/2025 VJANKOWSKI SAFETY SHOES & GLASSES CLOTHING ALLOWANCE		377.00 159.00 218.00	0.00	Paid	Y 11/10/2025
146012 0000026566	THE LOCKER SHOP UNIFORMS - GAUNKY 100-321-47120.000	10/17/2025 VJANKOWSKI CLOTHING ALLOWANCE		300.00 300.00	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check LARGE COPIER/SCANNER								
CONTINV014299 0000026567	IMAGING ESSENTIALS INC LARGE COPIER/SCANNER 100-410-46613.000	10/17/2025 VJANKOWSKI MT COPIERS		250.00 250.00	0.00	Paid	Y 11/10/2025	
007077 0000026580	NAPA AUTO PARTS TRUCK 422 OIL FILTER 100-430-47526.000	10/17/2025 VJANKOWSKI MT MTLS DUMP TRUCKS		18.85 18.85	0.00	Paid	Y 11/10/2025	
4813104 0000026581	VULCAN CONSTR MATLS, LLC GRAVEL 500-462-47544.000	10/17/2025 VJANKOWSKI MT MTLS GRAVEL		1,278.65 1,278.65	0.00	Paid	Y 11/10/2025	
40030 0000026583	MENARD, INC WWTP SUPPLIES 500-453-47510.000	10/14/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		59.69 59.69	0.00	Paid	Y 11/10/2025	
579745 0000026585	RILCO, INC. PURCHASE OF BULK ENGINE OIL AND HYDRAULI 100-430-47080.000	10/14/2025 VJANKOWSKI CHEMICAL SUPPLIES		3,090.96 3,090.96	0.00	Paid	Y 11/10/2025	26-00648
592621100 0000026586	DE LAGE LANDEN FINCL SVCS INC COPIER LEASE - FIRE DEPARTEMENT & VILLAG 100-201-46613.000	10/19/2025 VJANKOWSKI MT COPIERS		533.32 533.32	0.00	Paid	Y 11/10/2025	
592621103 0000026587	DE LAGE LANDEN FINCL SVCS INC LATE FEE - COPIER LEASE 100-201-46613.000	10/19/2025 VJANKOWSKI MT COPIERS		11.47 11.47	0.00	Paid	Y 11/10/2025	
253039 0000026588	LAKE COUNTY CLERK TOP 10 TAXPAYER 2024 100-231-46402.000	10/16/2025 VJANKOWSKI MUNICIPAL AUDIT		5.00 5.00	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check 02 SENSOR							
INV00859716 0000026589	USABUEBOOK 02 SENSOR 500-462-47565.000	10/17/2025 VJANKOWSKI MT MTLS PUMPING STATIONS		219.56 219.56	0.00	Paid	Y 11/10/2025
003032 0000026590	LAKE COUNTY DOOR CO. WWTP PRESS ROOM DOOR REPAIR 500-453-46620.000	10/17/2025 VJANKOWSKI MT BUILDING & GROUNDS		1,106.50 1,106.50	0.00	Paid	Y 11/10/2025
SO21358154 0000026591	RUSSO POWER EQUIPMENT TOOLS FOR SHARPENING SAW BLADES. 100-441-47070.000	10/08/2025 VJANKOWSKI TOOLS/SUPPLIES		18.98 18.98	0.00	Paid	Y 11/10/2025
53955 0000026592	PETER BAKER & SON CO. ASPHALT FOR ROAD PATCHING 100-441-47543.000	10/20/2025 VJANKOWSKI MT MTLS BITUMINOUS PATCH		2,013.29 2,013.29	0.00	Paid	Y 26-00647 11/10/2025
KAMINSKI-1025 0000026593	KYLE KAMINSKI PARKING REIMBURCEMENT 500-462-46340.000	10/15/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		27.00 27.00	0.00	Paid	Y 11/10/2025
61084 0000026594	STANDARD IND & AUTO EQUIP INC. PRESSURE SWITCH FOR IN GROUND LIFT 100-420-47510.000	10/02/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		146.00 146.00	0.00	Paid	Y 11/10/2025
892227143 0000026595	VCNA PRAIRIE LLC CONCRETE FOR SIDEWALK REPAIRS 100-441-47545.000	10/07/2025 VJANKOWSKI MT MTLS SIDEWALKS		277.88 277.88	0.00	Paid	Y 11/10/2025
55581 0000026597	BEST QUALITY FACILITY SRV, LLC VILLAGE WIDE CUSTODIAL SERVICES - ONE YE 100-420-46510.000 100-427-46510.000	10/20/2025 VJANKOWSKI CUSTODIAL SERVICE CUSTODIAL SERVICE		5,951.25 5,251.25 700.00	0.00	Paid	Y 26-00224 11/10/2025

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Pay By Check Type: Paper Check 2025 CONTRACT FIREFIGHTER/PARAMEDICS								
25-421780 0000026599	METRO PARAMEDIC SERVICES 2025 CONTRACT FIREFIGHTER/PARAMEDICS 100-323-46417.000	11/05/2025 VJANKOWSKI CONTRACTUAL FF/PARAMEDICS		33,584.56 33,584.56	0.00	Paid	Y 11/10/2025	26-00281
9680981082 0000026600	GRAINGER CART WHEELS 100-420-47510.000	10/20/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		50.09 50.09	0.00	Paid	Y 11/10/2025	
53983508 0000026601	MCMASTER CARR SUPPLY CO FILTERS FOR THE TURBO BLOWER 500-453-47510.000	10/20/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		144.76 144.76	0.00	Paid	Y 11/10/2025	
007230 0000026602	NAPA AUTO PARTS GREASE TUBES 100-430-47080.000	10/20/2025 VJANKOWSKI CHEMICAL SUPPLIES		70.50 70.50	0.00	Paid	Y 11/10/2025	
007308 0000026603	NAPA AUTO PARTS CS E12 BATTERIES 100-430-47535.000	10/20/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		1,171.80 1,171.80	0.00	Paid	Y 11/10/2025	
17569571 0000026604	W.S. DARLEY & CO REPLACEMENT HOSE 100-323-47530.000	10/20/2025 VJANKOWSKI DP30-800-ECO10 - 3"X50' (YELLOW)		660.36 660.36	0.00	Paid	Y 11/10/2025	26-00573
101825 0000026605	ERNEST J. SCHWEIT PHOTOGRAPHY MAC - LURE OF THE LOCAL - PHOTOGRAPHY SE 100-108-46999.000	10/18/2025 VJANKOWSKI MISC OTHER SERVICES		375.00 375.00	0.00	Paid	Y 11/10/2025	
112P322697 0000026606	CIT TRUCKS LLC ENG 317 OIL PAN GASKET 100-430-47523.000	10/21/2025 VJANKOWSKI MT MTLS FIRE APPARATUS		66.66 66.66	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check CS E12 STARTER							
112P323961 0000026607	CIT TRUCKS LLC CS E12 STARTER 100-430-47535.000	10/21/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		418.54 418.54	0.00	Paid	Y 11/10/2025
28237 0000026608	T.O.P.S. IN DOG TRAINING K9 MAINTENANCE FOR RANGER AND GROMMING A 100-305-47099.000	09/01/2025 VJANKOWSKI MISC SUPPLIES		700.00 700.00	0.00	Paid	Y 11/10/2025
T2604897 0000026609	TECHNOLOGY MGMT REV FUND LEADS CONNECTION 5/1/25 - 04/30/26 100-301-47310.000	10/20/2025 VJANKOWSKI AMERITECH CHARGES		316.70 316.70	0.00	Paid	Y 26-00213 11/10/2025
472927 0000026610	IGS ENERGY GAS CHARGES SEPT 2025 500-453-47430.000 294-294-47430.000	10/23/2025 VJANKOWSKI HEATING FUELS HEATING FUELS		776.39 751.00 25.39	0.00	Paid	Y 11/10/2025
8530 0000026611	GUSTAFSON BODY SHOP IRMA REPAIR SQUAD #5 100-000-34670.000	08/22/2025 VJANKOWSKI INS REIMBURSEMENTS		1,642.60 1,642.60	0.00	Paid	Y 11/10/2025
SPI21315365 0000026612	RUSSO POWER EQUIPMENT FILES FOR SHARPENING CHAINSAW BLADES 100-441-47070.000	10/21/2025 VJANKOWSKI TOOLS/SUPPLIES		18.98 18.98	0.00	Paid	Y 11/10/2025
87937/6 0000026613	ACE HARDWARE OF LIBERTYVILLE SPRAY GLUE FOR RANGE 100-305-47121.000	10/19/2025 VJANKOWSKI GUNS AND ACCESSORIES		57.56 57.56	0.00	Paid	Y 11/10/2025
0277981 0000026615	BAXTER & WOODMAN VILLAGE STAFFING ASSISTANCE FOR UTILITY 500-451-46410.000	10/21/2025 VJANKOWSKI CONSULTING SERVICES		18,500.00 18,500.00	0.00	Paid	Y 26-00490 11/10/2025

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Pay By Check Type: Paper Check SUPPLIES FOR THE TRAINING ROOM							
441245774001 0000026616	ODP BUSINESS SOLUTIONS, LLC SUPPLIES FOR THE TRAINING ROOM 100-301-46371.000	10/10/2025 VJANKOWSKI TRAINING SUPPLIES		257.05 257.05	0.00	Paid	Y 11/10/2025
2841560110 0000026617	AT&T PD PHONE SERVICE THROUGH ATT FLEX LINE 100-202-47310.000	10/07/2025 VJANKOWSKI AMERITECH CHARGES		559.56 559.56	0.00	Paid	Y 11/10/2025
035254 0000026618	LITURGICAL PUBLICATIONS, INC. 100-204-46804.000	10/16/2025 VJANKOWSKI NEWSLETTER PUBLICATION		1,098.00 1,098.00	0.00	Paid	Y 11/10/2025
164331 0000026619	BS&A INTERMEDIATE LLC PERMIT APPLICATION SUBMISSION SERVICE 100-281-46999.000	10/16/2025 FE VJANKOWSKI MISC OTHER SERVICES		1,314.00 1,314.00	0.00	Paid	Y 11/10/2025
5655687785 0000026620	NORTH SHORE GAS CO. GAS SEPT 25-937 NW HOLCOMB 500-452-47430.000	10/06/2025 VJANKOWSKI HEATING FUELS		91.56 91.56	0.00	Paid	Y 11/10/2025
5654428594 0000026621	NORTH SHORE GAS CO. GAS SEPT 25-165 N ARCHER 294-294-47430.000	10/06/2025 VJANKOWSKI HEATING FUELS		408.04 408.04	0.00	Paid	Y 11/10/2025
85000649 0000026622	AMERICAN NATL SPRINKLER & LIGHTING IRRIGATION SHUT DOWN CC 100-420-46620.000	10/14/2025 VJANKOWSKI MT BUILDING & GROUNDS		400.00 400.00	0.00	Paid	Y 11/10/2025
159052 0000026623	AZAVAR AUDIT SOLUTIONS 2025 OCT SALES TAX REVIEW 100-231-46999.000	10/16/2025 VJANKOWSKI MISC OTHER SERVICES		571.41 571.41	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check BATTALION 396 BATTERY								
007386 0000026625	NAPA AUTO PARTS BATTALION 396 BATTERY 100-430-47523.000	10/21/2025 VJANKOWSKI MT MTLs FIRE APPARATUS		236.55 236.55	0.00	Paid	Y 11/10/2025	
153135 0000026627	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER SORENSEN 100-305-47120.000	10/16/2025 VJANKOWSKI CLOTHING ALLOWANCE		178.00 178.00	0.00	Paid	Y 11/10/2025	
153136 0000026628	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER DAIFALLAH 100-305-47120.000	10/16/2025 VJANKOWSKI CLOTHING ALLOWANCE		178.00 178.00	0.00	Paid	Y 11/10/2025	
153137 0000026629	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER FIERRO 100-305-47120.000	10/16/2025 VJANKOWSKI CLOTHING ALLOWANCE		178.00 178.00	0.00	Paid	Y 11/10/2025	
87950/6 0000026630	ACE HARDWARE OF LIBERTYVILLE DECO SUPPLIES FOR TREE 100-420-46899.000	10/22/2025 VJANKOWSKI MISC COMMUNITY SERVICE		54.88 54.88	0.00	Paid	Y 11/10/2025	
INUS386884 0000026631	AXON ENTERPRISE, INC AXON BWC AND FLEET - YEAR #4 OF 5 100-305-47011.000	10/15/2025 VJANKOWSKI SOFTWARE		8,937.99 8,937.99	0.00	Paid	Y 11/10/2025	26-00231
SEELEY-1025 0000026632	JASON SEELEY EXPENSE REIMBURSEMENT FOR DINNER FOR CHI 100-301-46340.000	10/22/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		55.32 55.32	0.00	Paid	Y 11/10/2025	
AE45694-1025 0000026633	IL SECRETARY OF STATE NEW MP REGISTRATION FOR SQUAD #20 100-301-47520.000	10/17/2025 VJANKOWSKI MT MTLs ADMIN VEHICLES		8.00 8.00	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check AIR PACK FRONT BRACKET KIT								
227755 0000026635	AIR ONE EQUIPMENT INC AIR PACK FRONT BRACKET KIT 100-323-47110.000	10/22/2025 VJANKOWSKI GLOVES/BOOTS/COATS		30.25 30.25	0.00	Paid	Y 11/10/2025	
IN00401609 0000026637	CONVERGINT TECHNOLOGIES IMPROVED DOOR ACCESS FOR LOWER-LEVEL FRO VJANKOWSKI 100-260-48410.000	10/22/2025 COMPUTER EQUIPMENT		9,478.00 9,478.00	0.00	Paid	Y 11/10/2025	26-00603
007545 0000026639	NAPA AUTO PARTS AMB 349 HEADLIGHT 100-430-47522.000	10/22/2025 VJANKOWSKI MT MTLS AMBULANCES		11.06 11.06	0.00	Paid	Y 11/10/2025	
52791484 0000026640	LINDE GAS & EQUIPMENT INC O2 - ST 1 100-324-47040.000	10/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		124.67 124.67	0.00	Paid	Y 11/10/2025	
52791486 0000026641	LINDE GAS & EQUIPMENT INC O2 - ST 2 100-324-47040.000	10/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		40.16 40.16	0.00	Paid	Y 11/10/2025	
P86517441 0000026642	BATTERIES PLUS LLC UPS FOR ALLANSON TOWER 500-462-47566.000	10/22/2025 VJANKOWSKI MT MTLS WATER TOWERS		123.95 123.95	0.00	Paid	Y 11/10/2025	
3094 0000026643	NEDCO LLC REMOVAL AND DISPOSAL OF 3 TREES AT WWTP 500-453-46620.000	10/22/2025 VJANKOWSKI TREE REMOVAL AND DISPOSAL		2,850.00 2,850.00	0.00	Paid	Y 11/10/2025	26-00629
39137 0000026644	SUPER AGGREGATES INC ASPHALT SPOILS HAULED OUT 100-441-47490.000	10/18/2025 VJANKOWSKI REFUSE DISPOSAL		360.00 360.00	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check								
04066								
0000026645	IL FIRE & PD COMMISSONERS ASSOC.	10/23/2025		400.00	0.00	Paid	Y	
		VJANKOWSKI					11/10/2025	
	100-105-46305.000	ILLINOIS FIRE AND POLICE COMM. ASSOC.		400.00				
6311280								
0000026646	MGN LOCK-KEY & SAFES INC.	10/28/2025		19.50	0.00	Paid	Y	
	KEYS FOR WINCHESTER PUMPO	VJANKOWSKI					11/10/2025	
	100-420-47510.000	MT MTLS BLDGS & GROUNDS		19.50				
P36139								
0000026647	MACQUEEN EQUIPMENT LLC	10/23/2025		672.72	0.00	Paid	Y	
	ENG 334 VALVE REBUILD KITS	VJANKOWSKI					11/10/2025	
	100-430-47523.000	MT MTLS FIRE APPARATUS		672.72				
178932								
0000026649	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		2,681.25	0.00	Paid	Y	26-00654
	LEGAL FEES - SEPTEMBER 2025 +- WINCHESTE	VJANKOWSKI					11/10/2025	
	100-240-46401.000	CORPORATE COUNSEL		2,681.25				
178929								
0000026652	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		710.00	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 225 - 516 NORTH S	VJANKOWSKI					11/10/2025	
	100-240-46401.000	CORPORATE COUNSEL		710.00				
178927								
0000026655	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		2,550.00	0.00	Paid	Y	26-00653
	LEGAL FEES - SEPTEMBER 2025 - BANK TRAIN	VJANKOWSKI					11/10/2025	
	100-240-46401.000	CORPORATE COUNSEL		2,550.00				
178925								
0000026656	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		750.00	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - PERSONNEL	VJANKOWSKI					11/10/2025	
	100-240-46401.000	CORPORATE COUNSEL		750.00				
178924								
0000026657	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		900.00	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - 169 NORTH	VJANKOWSKI					11/10/2025	
	100-240-46401.000	CORPORATE COUNSEL		900.00				

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Pay By Check Type: Paper Check LEGAL FEES - SEPTEMBER 2025 - GENERAL CORPORATE								
178922 0000026658	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - SEPTEMBER 2025 - GENERAL CO VJANKOWSKI 100-240-46401.000	09/30/2025 CORPORATE COUNSEL		9,250.00 9,250.00	0.00	Paid	Y 11/10/2025	26-00652
178923 0000026659	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - SEPTEMBER 2025 - BEELOW LIT VJANKOWSKI 100-240-46401.000	09/30/2025 CORPORATE COUNSEL		900.00 900.00	0.00	Paid	Y 11/10/2025	
4294 0000026660	PRIME BEEF LTD DINNER FOR EMPLOYES & RETIRED MEMBERS OF VJANKOWSKI 100-321-46902.000	10/20/2025 EMPLOYEE AWARDS		2,500.00 2,500.00	0.00	Paid	Y 11/10/2025	26-00651
309929 0000026661	BRAD MANNING FORD INC IRMA REIMBURSEMENT - TRUCK 61 GRILLE VJANKOWSKI 100-430-47521.000	10/22/2025 MT MTLS INSP VEHICLES		351.91 351.91	0.00	Paid	Y 11/10/2025	
9686196297 0000026662	GRAINGER PM MAINT SUPPLIES FOR FM VJANKOWSKI 100-420-47510.000	10/23/2025 MT MTLS BLDGS & GROUNDS		452.68 452.68	0.00	Paid	Y 11/10/2025	
9685049679 0000026663	GRAINGER GAS MONITOR VJANKOWSKI 500-462-47599.000	10/23/2025 MISC MAINT MATERIALS		370.94 370.94	0.00	Paid	Y 11/10/2025	
7234900 0000026664	HAWKINS, INC SODIUM THIOSULFATE 30% VJANKOWSKI 500-453-47051.000	10/21/2025 TERTIARY TREATMENT		1,046.50 1,046.50	0.00	Paid	Y 11/10/2025	
13VV-XXWW-KRL3 0000026665	AMAZON CAPITAL SERVICES, INC. CREDIT FOR RETURNED PAYLOCITY TABLET CAS VJANKOWSKI 100-202-47012.000			(42.09) (42.09)	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check ENG 311 OIL FILTER								
007734 0000026666	NAPA AUTO PARTS ENG 311 OIL FILTER 100-430-47523.000	10/23/2025 VJANKOWSKI MT MTLs FIRE APPARATUS		42.38 42.38	0.00	Paid	Y 11/10/2025	
007735 0000026667	NAPA AUTO PARTS CS E19 PM FILTERS 100-430-47535.000	10/23/2025 VJANKOWSKI CONTRACTUAL FIRE PARTS		378.07 378.07	0.00	Paid	Y 11/10/2025	
007781 0000026669	NAPA AUTO PARTS EXTINGUISHERS AND TRIANGLES 500-452-47528.000	10/23/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		197.34 197.34	0.00	Paid	Y 11/10/2025	
57739 0000026670	FIRE SERVICE INC MS F6 EVT PREP 100-430-46340.000	08/14/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		400.00 400.00	0.00	Paid	Y 11/10/2025	
INV30413 0000026671	HAAS ALERT HAAS ALERTING FOR FIRE DEPARTMENT 100-321-47011.000 100-321-47011.000 100-321-47011.000 100-321-47011.000 100-321-47011.000	10/06/2025 VJANKOWSKI SAFETY CLOUD SVC RESPONDER-TO-RESPONDER SVC HA-D ERICCSO R920 EXTENSIBILITY DOCK SHIPPING HA-D PER VEHICLE ACTIVATION FEE (C10012)		7,288.25 3,490.00 2,990.00 286.25 22.00 500.00	0.00	Paid	Y 11/10/2025	26-00579
142140 0000026672	TKK ELECTRONICS, LLC AMB 346 DASH MOUNT 100-430-47522.000	08/07/2025 VJANKOWSKI MT MTLs AMBULANCES		406.22 406.22	0.00	Paid	Y 11/10/2025	
87968/6 0000026673	ACE HARDWARE OF LIBERTYVILLE EVENT CORD REPLACE 100-420-47510.000	10/24/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		14.38 14.38	0.00	Paid	Y 11/10/2025	

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Pay By Check Type: Paper Check 4% AMBULANCE BILLING SERVICE FEE							
SEPT25COLLECT							
0000026674	PARAMEDIC BILLING SERVICES	09/30/2025		5,372.22	0.00	Paid	Y 26-00431
	4% AMBULANCE BILLING SERVICE FEE	VJANKOWSKI		5,372.22			11/10/2025
	100-324-46418.000	AMBULANCE BILLING					
4349683	ZOLL MEDICAL CORPORATION	10/17/2025		1,549.38	0.00	Paid	Y
0000026675	LIFEBANDS FOR AUTOPULSE	VJANKOWSKI		1,549.38			11/10/2025
	100-324-47040.000	TRAUMA UNIT SUPPLIES					
70942	DOD TECHNOLOGIES, INC	10/24/2025		721.00	0.00	Paid	Y
0000026676	SENSOR FOR DIGESTER METHANE METER	VJANKOWSKI		721.00			11/10/2025
	500-453-47530.000	MT MTLs OTHER EQUIPMENT					
3096	NEDCO LLC	10/24/2025		6,274.00	0.00	Paid	Y 26-00253
0000026677	PARKWAY TREE REMOVALS, TRIMMING, STUMP R	VJANKOWSKI		6,274.00			11/10/2025
	100-441-46676.000	MT TREES					
INV-55152	SIGNS NOW MUNDELEIN	10/24/2025		981.75	0.00	Paid	Y
0000026678		VJANKOWSKI		981.75			11/10/2025
	100-204-46998.000	GENERAL MARKETING					
335816	TEKLAB, INC-ACCTS REC	10/24/2025		889.60	0.00	Paid	Y
0000026679	CHEMICAL ANALYSIS	VJANKOWSKI		889.60			11/10/2025
	500-453-46450.000	CHEMICAL ANALYSIS					
007936	NAPA AUTO PARTS	10/24/2025		79.01	0.00	Paid	Y
0000026680	AMB 342 FUEL FILTER	VJANKOWSKI		79.01			11/10/2025
	100-430-47522.000	MT MTLs AMBULANCES					
EV-4485.038 - 1	POWERLINK ELECTRIC, LLC	10/24/2025		89,050.00	0.00	Paid	Y 26-00562
0000026681	PURCHASE AND INSTALLATION OF ELECTRIC VE	VJANKOWSKI		89,050.00			11/10/2025
	341-265-48799.000	OTHER INFRASTRUCTURE IMPR					

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Pay By Check Type: Paper Check ASPHALT FOR ROAD PATCHING							
54105							
0000026682	PETER BAKER & SON CO. ASPHALT FOR ROAD PATCHING 100-441-47543.000	10/27/2025 VJANKOWSKI MT MTLs BITUMINOUS PATCH		1,514.89 1,514.89	0.00	Paid	Y 11/10/2025
22891							
0000026683	TKG ENVIRONMENTAL SRVCS GRP LLC VILLAGE WIDE STREET SWEEPING (6 CYCLES), 100-441-46670.000	10/27/2025 VJANKOWSKI MT ALL STREETS		8,414.55 8,414.55	0.00	Paid	Y 26-00248 11/10/2025
87971/6							
0000026684	ACE HARDWARE OF LIBERTYVILLE SUPPLIES 500-462-47070.000	10/27/2025 VJANKOWSKI TOOLS/SUPPLIES		10.23 10.23	0.00	Paid	Y 11/10/2025
3684							
0000026685	KANZLER LANDSCAPE CONTRACTOR INC. TOP SOIL 500-462-47599.000	05/15/2025 VJANKOWSKI MISC MAINT MATERIALS		1,160.00 1,160.00	0.00	Paid	Y 11/10/2025
1569641							
0000026686	MCDONALD HOPKINS LLC PROFESSIONAL SERVICES THROUGH SEPTEMBER 100-000-34670.000	10/27/2025 VJANKOWSKI INS REIMBURSEMENTS		639.00 639.00	0.00	Paid	Y 11/10/2025
087973/6							
0000026687	ACE HARDWARE OF LIBERTYVILLE STEP BIT 100-430-47070.000	10/27/2025 VJANKOWSKI TOOLS/SUPPLIES		45.89 45.89	0.00	Paid	Y 11/10/2025
20833028							
0000026688	ADVOCATE HEALTH-HOSPITALS CORP NEW HIRE SCREEN 100-205-46904.000	09/28/2025 VJANKOWSKI PHYSICAL EXAMS		66.00 66.00	0.00	Paid	Y 11/10/2025

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Pay By Check Type: Paper Check CONSTRUCTION OF THE 2025 (FY26) INFRASTRUCTURE PROJECT							
18030 0000026691	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	10/24/2025		990,517.82	0.00	Paid	Y 26-00242 11/10/2025
				208,366.33			
				50,000.00			
				266,173.87			
				300,000.00			
				165,977.62			
283721 0000026692	EL-COR INDUSTRIES, INC. CAPS AND SCREWS 500-462-47563.000	10/27/2025 VJANKOWSKI MT MTLS WATERMAINS		545.79 545.79	0.00	Paid	Y 11/10/2025
283720 0000026693	EL-COR INDUSTRIES, INC. SCREWS AND NUTS 500-462-47563.000	10/27/2025 VJANKOWSKI MT MTLS WATERMAINS		574.79 574.79	0.00	Paid	Y 11/10/2025
650017 0000026696	LAKECOMM QUARTERLY INVOICES FOR LAKECOMM 100-321-46499.000	10/10/2025 DISPATCH VJANKOWSKI DISPATCH SERVICES FROM LAKECOMM		41,186.25 41,186.25	0.00	Paid	Y 26-00650 11/10/2025
18020 0000026697	A-LAMP CONCRETE CONTRACTORS, INC. CONTRACT WITH A LAMP CONCRETE CONTRACTOR VJANKOWSKI 520-466-48760.000 210-442-48740.000 520-456-48775.000 520-466-48760.000	10/14/2025 WATERMAINS STREETS SANITARY SEWER LINES WATERMAINS		489,888.57 390,818.10 33,000.00 33,070.47 33,000.00	0.00	Paid	Y Multiple 11/10/2025
1HHV-NKX4-T6M9 0000026702	AMAZON CAPITAL SERVICES, INC. TELECOMMUNICATOR SHADOW BOXES, MINI DRON VJANKOWSKI 100-301-46902.000 100-305-47999.000 100-301-46910.000	10/27/2025 EMPLOYEE AWARDS OTHER COMMODITIES FREIGHT		557.64 114.95 424.08 18.61	0.00	Paid	Y 11/10/2025

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check FIRE COMPNAY OFFICER ACADEMY - KORNFEIND							
2025-724 0000026703	VILLAGE OF ROMEOVILLE FIRE COMPNAY OFFICER ACADEMY - KORNFEIND VJANKOWSKI 100-323-46340.000	10/22/2025 CONV/SCHOOLS/MTGS		650.00 650.00	0.00	Paid	Y 11/10/2025
IL07-00589623 0000026705	MOTION INDUSTRIES INC. PRIMARY CLARIFIERS PARTS 500-453-47531.000	10/24/2025 VJANKOWSKI MT MTLS PUMP EQUIPMENT		172.00 172.00	0.00	Paid	Y 11/10/2025
C64388A 0000026706	I/O SOLUTIONS, INC. PD ENTRY-LEVEL APPLICATIONS AND TESTING 100-105-46410.000	10/24/2025 VJANKOWSKI CONSULTING SERVICES		5,157.00 5,157.00	0.00	Paid	Y 26-00656 11/10/2025
87979/6 0000026709	ACE HARDWARE OF LIBERTYVILLE BATTERY FOR PD BUTTON EM 100-420-47510.000	10/28/2025 VJANKOWSKI MT MTLS BLDGS & GROUNDS		10.69 10.69	0.00	Paid	Y 11/10/2025
CHARMKIDZ102425 0000026710	CHARM KIDZ HOME DAYCARE, INC RETURN OF ESCROW DEPOSIT - ACCOUNT CLOSE 630-000-27796.000	10/24/2025 VJANKOWSKI CONC 2025-05 HOME DAYCARE TEXT AMENDMENT		880.40 880.40	0.00	Paid	Y 11/10/2025
227970 0000026711	AIR ONE EQUIPMENT INC DUTY BOOTS - RUBIO 100-321-47140.000	10/28/2025 VJANKOWSKI SAFETY SHOES & GLASSES		325.00 325.00	0.00	Paid	Y 11/10/2025
7701742000-0825 0000026712	COMED 500 N DUNBAR-ENERGY 06/12-07/14/25 100-441-47420.000	08/25/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		9,110.60 9,110.60	0.00	Paid	Y 11/10/2025
15925 0000026735	AUTO GLASS SHOP SQUAD 45 WINDSHIELD 100-430-46644.000	07/29/2025 VJANKOWSKI MT PATROL VEHICLES		555.00 555.00	0.00	Paid	Y 11/10/2025

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 CAR 56 WINDSHIELD							
15874							
0000026736	AUTO GLASS SHOP	07/23/2025		555.00	0.00	Paid	Y
	CAR 56 WINDSHIELD	VJANKOWSKI					11/10/2025
	100-430-46640.000	MT ADMIN VEHICLES		555.00			
PD-AHO 102825							
0000026737	JOAN VASQUEZ	10/28/2025		150.00	0.00	Paid	Y
	AHO SERVICES - 10-28-25	VJANKOWSKI					11/10/2025
	100-301-46999.000	MISC OTHER SERVICES		150.00			
84260393							
0000026758	TERMINIX ANDERSON	10/28/2025		257.73	0.00	Paid	Y
	PEST CONTROL	RPETERSON					11/10/2025
	100-420-46599.000	MISC PROPERTY SERVICES		257.73			
9682936456							
0000026761	GRAINGER	10/21/2025		450.16	0.00	Paid	Y
	VEHICLE WASH & WAX FLUID	RPETERSON					11/10/2025
	100-323-47080.000	CHEMICAL SUPPLIES		450.16			
78168							
0000026762	DINGES FIRE COMPANY	10/28/2025		363.00	0.00	Paid	Y
	LIQUID SMOKE FOR SMOKE MACHINE USED FOR	RPETERSON					11/10/2025
	100-323-46371.000	TRAINING SUPPLIES		363.00			
0182929-IN							
0000026763	MIDWEST METER INC	10/29/2025		7,073.48	0.00	Paid	Y 26-00646
	LARGE METERS FOR NEW DEVELOPMENTS	RPETERSON					11/10/2025
	500-463-47560.000	MT MTLs METERS		7,073.48			
CSP102325							
0000026768	SECRETARY OF STATE	10/23/2025		302.00	0.00	Paid	Y
	RENEWAL OF CONFIDENTIAL REGISTRATION STI	VJANKOWSKI					11/10/2025
	100-304-47524.000	MT MTLs PATROL VEHICLES		302.00			
PSAD 52000							
0000026769	STEVEN KROLL	10/29/2025		988.32	0.00	Paid	Y
	S. KROLL TUITION REIMBURS PSAD52000	VJANKOWSKI					11/10/2025
	100-301-46340.000	CONV/SCHOOLS/MTGS		988.32			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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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
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Pay By Check Type: Paper Check P COLLINS TUITION OCT 2025

COLLINS-TR-10-2

0000026776	COLLINS, PATRICK P COLLINS TUITION OCT 2025 100-321-46340.000	10/29/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		1,300.00 1,300.00	0.00	Paid	Y 11/10/2025
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188250

0000026777	P.F.PETTIBONE & CO. OVERWEIGHT TRUCK TICKETS 100-301-46441.000	10/27/2025 VJANKOWSKI PRINTING SERVICES		604.25 604.25	0.00	Paid	Y 11/10/2025
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w37103

0000026785	WEST SIDE TRACTOR SALES LOADER 451 RADIATOR HOSE 100-430-47525.000	10/30/2025 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		185.74 185.74	0.00	Paid	Y 11/10/2025
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11146

0000026788	IL TACTICAL OFFICER ASSN ITOA CONFERENCE FOR OFFICER REYES AND OF VJANKOWSKI 100-305-46340.000	10/27/2025 CONV/SCHOOLS/MTGS		740.00 740.00	0.00	Paid	Y 11/10/2025
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TAXREB 111025

0000026792	DANIEL BEELOW SALES TAX REBATE FY2026 MAY-AUG 2025 330-263-49402.000	10/30/2025 VJANKOWSKI TAX REBATES		161,859.29 161,859.29	0.00	Paid	Y 26-00207 11/10/2025
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10/30/2025

0000026793	JUAN REYNOSO UB refund for account: 001-0001391-011 500-000-25000.000	10/30/2025 DFERRER overpayment		14.15 14.15	0.00	Paid	Y 11/10/2025
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10/30/2025

0000026794	RICHARD ROZNOWSKI UB refund for account: 002-0000434-001 500-000-25000.000	10/30/2025 DFERRER overpayment		6.00 6.00	0.00	Paid	Y 11/10/2025
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10/30/2025

0000026795	JEREMY SIEBEN UB refund for account: 028-0000044-005 500-000-25000.000	10/30/2025 DFERRER overpayment		88.25 88.25	0.00	Paid	Y 11/10/2025
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INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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
Pay By Check Type: Paper Check UB refund for account: 030-0000014-006							
10/30/2025 0000026796	LING XU UB refund for account: 030-0000014-006 500-000-25000.000	10/30/2025 DFERRER overpayment		374.76 374.76	0.00	Paid	Y 11/10/2025
10/30/2025 0000026797	SAMANTHA WADE UB refund for account: 021-0000012-004 500-000-25000.000	10/30/2025 DFERRER overpayment		26.50 26.50	0.00	Paid	Y 11/10/2025
10/30/2025 0000026798	ANDREW BEHRENS UB refund for account: 005-0000830-003 500-000-25000.000	10/30/2025 DFERRER overpayment		38.21 38.21	0.00	Paid	Y 11/10/2025
10/30/2025 0000026799	BILLTECH UB refund for account: 004-0000642-007 500-000-25000.000	10/30/2025 DFERRER overpayment		38.24 38.24	0.00	Paid	Y 11/10/2025
10/30/2025 0000026800	BETTY SEBRING UB refund for account: 002-0000976-000 500-000-25000.000	10/30/2025 DFERRER overpayment		120.53 120.53	0.00	Paid	Y 11/10/2025
10/30/2025 0000026801	PONIENTE PROPERTIES UB refund for account: 003-0000386-005 500-000-25000.000	10/30/2025 DFERRER overpayment		70.50 70.50	0.00	Paid	Y 11/10/2025
Total Pay By Check Type Paper Check:				2,732,511.48	0.00		

# of Invoices:	264	# Due: 0	Totals:	3,091,469.43	0.00
# of Credit Memos:	8	# Due: 0	Totals:	(999.91)	0.00
Net of Invoices and Credit Memos:			TOTAL	3,090,469.52	0.00

--- TOTALS BY GL BANK ---
ONMFT

93,845.27

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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
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POOL

2,996,624.25

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-26080.000	348,061.76
100-000-34670.000	2,281.60
100-102-46999.000	788.00
100-105-46305.000	400.00
100-105-46410.000	5,157.00
100-105-47015.000	52.68
100-108-46999.000	856.71
100-111-46305.000	1,420.20
100-201-46613.000	544.79
100-201-47015.000	105.60
100-202-47012.000	57.22
100-202-47310.000	12,166.33
100-204-46804.000	1,098.00
100-204-46998.000	981.75
100-205-46499.000	6,561.02
100-205-46902.000	14.96
100-205-46904.000	66.00
100-231-46402.000	5.00
100-231-46999.000	1,060.17
100-240-46401.000	17,741.25
100-240-46499.000	300.00
100-260-48410.000	11,228.00
100-281-46441.000	540.00
100-281-46999.000	1,314.00
100-281-47014.000	416.89
100-301-46340.000	1,043.64
100-301-46371.000	257.05
100-301-46441.000	604.25
100-301-46499.000	150.00
100-301-46902.000	114.95
100-301-46910.000	18.61
100-301-46999.000	150.00
100-301-47015.000	407.55
100-301-47310.000	316.70
100-301-47520.000	8.00
100-304-47524.000	302.00
100-305-46340.000	740.00
100-305-46644.000	8.00
100-305-47011.000	8,937.99
100-305-47099.000	700.00
100-305-47120.000	534.00
100-305-47121.000	459.51
100-305-47999.000	424.08
100-321-46340.000	1,300.00
100-321-46499.000	41,186.25

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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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
	100-321-46902.000			2,500.00			
	100-321-47011.000			7,288.25			
	100-321-47018.000			51.56			
	100-321-47099.000			3,361.03			
	100-321-47120.000			540.00			
	100-321-47140.000			484.00			
	100-323-46340.000			650.00			
	100-323-46371.000			638.78			
	100-323-46417.000			33,584.56			
	100-323-47070.000			229.90			
	100-323-47080.000			450.16			
	100-323-47110.000			30.25			
	100-323-47530.000			660.36			
	100-324-46418.000			5,372.22			
	100-324-47040.000			1,809.26			
	100-410-46410.000			2,977.50			
	100-410-46613.000			250.00			
	100-410-47015.000			217.75			
	100-420-46510.000			5,251.25			
	100-420-46599.000			257.73			
	100-420-46620.000			11,513.97			
	100-420-46899.000			54.88			
	100-420-47070.000			141.95			
	100-420-47120.000			80.98			
	100-420-47510.000			970.35			
	100-427-46510.000			700.00			
	100-427-46620.000			210.00			
	100-427-47510.000			26.78			
	100-430-46340.000			400.00			
	100-430-46640.000			555.00			
	100-430-46644.000			555.00			
	100-430-47070.000			139.92			
	100-430-47080.000			3,161.46			
	100-430-47521.000			706.14			
	100-430-47522.000			496.29			
	100-430-47523.000			1,325.18			
	100-430-47524.000			1,013.18			
	100-430-47525.000			185.74			
	100-430-47526.000			2,019.74			
	100-430-47528.000			442.91			
	100-430-47535.000			2,922.01			
	100-441-46670.000			27,927.05			
	100-441-46671.000			771.32			
	100-441-46676.000			6,274.00			
	100-441-46677.000			3,160.00			
	100-441-47070.000			907.19			
	100-441-47120.000			25.19			
	100-441-47420.000			12,632.61			
	100-441-47490.000			855.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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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
	100-441-47543.000			4,447.45			
	100-441-47545.000			277.88			
	100-441-47547.000			2,511.08			
	100-441-47550.000			81.20			
	100-441-47551.000			641.50			
	210-442-48740.000			340,292.37			
	260-436-48740.000			93,845.27			
	280-446-48750.000			300,000.00			
	294-294-46620.000			1,201.12			
	294-294-47430.000			433.43			
	294-294-48299.000			539,395.00			
	330-263-49402.000			161,859.29			
	341-265-48799.000			255,862.62			
	500-000-25000.000			777.14			
	500-451-46410.000			18,500.00			
	500-452-47120.000			50.38			
	500-452-47430.000			91.56			
	500-452-47510.000			24.97			
	500-452-47528.000			197.34			
	500-452-47570.000			915.85			
	500-453-46450.000			889.60			
	500-453-46620.000			3,956.50			
	500-453-46660.000			298.00			
	500-453-47051.000			1,046.50			
	500-453-47080.000			3,927.94			
	500-453-47430.000			751.00			
	500-453-47510.000			204.45			
	500-453-47530.000			721.00			
	500-453-47531.000			172.00			
	500-462-46340.000			27.00			
	500-462-47070.000			172.46			
	500-462-47544.000			1,278.65			
	500-462-47563.000			1,120.58			
	500-462-47565.000			219.56			
	500-462-47566.000			123.95			
	500-462-47599.000			1,530.94			
	500-463-47560.000			9,431.96			
	520-456-48775.000			241,436.80			
	520-466-48760.000			473,818.10			
	630-000-27540.000			8,400.52			
	630-000-27775.000			876.25			
	630-000-27785.000			120.00			
	630-000-27796.000			880.40			
--- TOTALS BY FUND ---							
	100 CORPORATE			625,619.02	0.00		
	210 ROAD & BRIDGE			340,292.37	0.00		
	260 MOTOR FUEL TAX			93,845.27	0.00		

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 10/28/2025 - 11/10/2025

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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
	280 STORMWATER MANAGEMENT			300,000.00	0.00		
	294 ARCHER BUSINESS CTR			541,029.55	0.00		
	330 TAX REBATES			161,859.29	0.00		
	341 TIF DOWNTOWN 3			255,862.62	0.00		
	500 WATERWORKS & SEWERAGE			46,429.33	0.00		
	520 DEPRECIATION			715,254.90	0.00		
	630 ESCROW DEPOSITS			10,277.17	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 NON DEPARTMENTAL			361,397.67	0.00		
	102 BUSINESS DEVELOPMENT			788.00	0.00		
	105 POLICE/FIRE COMMISSION			5,609.68	0.00		
	108 ARTS COMMISSION			856.71	0.00		
	111 EXECUTIVE			1,420.20	0.00		
	201 ADMINISTRATIVE			650.39	0.00		
	202 ADMIN SERVICES			12,223.55	0.00		
	204 MARKETING			2,079.75	0.00		
	205 HUMAN RESOURCE			6,641.98	0.00		
	231 FINANCE - ADMINISTRATION			1,065.17	0.00		
	240 LEGAL			18,041.25	0.00		
	260 CAPITAL PROJECTS			11,228.00	0.00		
	263 ADMINISTRATION (MX)			161,859.29	0.00		
	265 DOWNTOWN TIF 3			255,862.62	0.00		
	281 BUILDING - ADMINISTRATION			2,270.89	0.00		
	294 ARCHER BUSINESS CENTER			541,029.55	0.00		
	301 POLICE - ADMINISTRATION			3,070.75	0.00		
	304 POLICE - INVESTIGATIONS			302.00	0.00		
	305 POLICE - PATROL			11,803.58	0.00		
	321 FIRE - ADMINISTRATION			56,711.09	0.00		
	323 FIRE - FIRE OPERATIONS			36,244.01	0.00		
	324 FIRE - RESQUE OPERATIONS			7,181.48	0.00		
	410 PUBLIC WORKS ADMIN			3,445.25	0.00		
	420 FACILITY MAINTENANCE			18,271.11	0.00		
	427 BLDG/GRDS - TRAIN PARK			936.78	0.00		
	430 VEHICLE MAINTENANCE			13,922.57	0.00		
	436 STREET DEPT (MFT)			93,845.27	0.00		
	441 STREET - MAINTENANCE			60,511.47	0.00		
	442 STREET (RB)			340,292.37	0.00		
	446 STREET (SWM)			300,000.00	0.00		
	451 SEWER - ADMINISTRATION			18,500.00	0.00		
	452 SEWER - UPTOWN			1,280.10	0.00		
	453 SEWER -TREATMENT PLANTS			11,966.99	0.00		
	456 UPTOWN SR (DEP)			241,436.80	0.00		
	462 WATER - MAINTENANCE			4,473.14	0.00		
	463 WATER - METER READING			9,431.96	0.00		
	466 MAINTENANCE WR (DEP)			473,818.10	0.00		

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of November 10, 2025

Subject: 2025 Property Tax Levy Estimate

Financial Impact:

TBD

Attachments:

None

Background:

Recommendation:

Motion to authorize the Finance Director to publicly post the 2025 Property Tax Levy Estimate in the amount as discussed in the Committee of the Whole meeting after abatements.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of November 10, 2025

Subject: Approval of Purchase Order and Payment to LakeComm (Lake Consolidated Emergency Communications) for Dispatch Services for the Mundelein Police Department

Financial Impact:

\$330,000.00 - 100-302-46499.000 - Professional Services

Payment of the first two quarters (11/1/25 to 1/31/26 and 2/1/26 to 4/30/26) for dispatch services for the Police Department.

Attachments:

1. Invoices - LAKECOMM - L11 - 10-10-2025
2. Purchase Order 26-00649

Background:

Recommendation:

Motion to approve purchase order number 26-00657 and payment in the amount of \$330,000.00 to Lake Consolidated Emergency Communications for dispatch services for the Mundelein Police Department for November 1, 2025, through April 30, 2026.



Lake Consolidated Emergency Communications
656 W Winchester Rd
Libertyville, IL 60048

INVOICE

650018

Bill to: L11

Mundelein Police
10000 N Midlothian
Mundelein, IL 60060

Invoice #	Invoice Date	Due Date	P.O. Number
650018	10/10/25	11/09/25	

Description	Amount
Service Period 11/1/2025 - 1/31/2026	
Dispatch Services	164,818.75
Invoice Total:	164,818.75

Please make Checks Payable to LakeComm

Electronic Deposits can be made to:

Libertyville Bank & Trust
Account # 071925567
Routing # 8982097619



Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060
Phone: (847) 949-3200

PURCHASE ORDER

DATE	P.O. No.
10/28/2025	26-00649

SUPPLIER
Vendor Code: 0000014503 LAKECOMM 656 W WINCHESTER RD LIBERTYVILLE, IL 60048-1329

SHIP TO:

DESCRIPTION: DISPATCH SERVICES - SERVICE PERIOD 11/1/25 - 04/30/26

ADDITIONAL COMMENTS:

Item No.	QTY	Description	Unit Price	Extended Price
1	1.00	PROFESSIONAL SERVICES <i>100-302-46499.000 \$330,000.00</i>	\$330,000.00	\$330,000.00

	Total:	\$330,000.00
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TERMS AND CONDITIONS

Purchaser is exempt from Federal Excise and State Sales Tax. #E9995-7582-06
Promptly acknowledge this order and advise by mail when shipment will be made.
All purchases are subject to terms and conditions of Purchase Order.
The Vendor shall be in full compliance with all provisions of the Illinois Prevailing Wage Act.
The contract resulting from the acceptance of this order is to be construed according to the laws of the state of Illinois. This contract is a non-assignable by Seller.
Deliveries are to be made both in quantities and at times specified in schedules furnished by Buyer. Buyer may from time to time change delivery schedules or direct temporary suspension of scheduled shipments.
Seller expressly warrants that all the material and work covered by this order will conform to the specifications, samples or other description furnished or specified by Buyer, and will be merchantable of good material and workmanship and free from defect.
Seller expressly warrants that all material covered by this order which is the product of Seller or is in accordance with Seller's specifications, will be fit and sufficient for purposes intended.

VILLAGE OF MUNDELEIN
AUTHORIZED BY

To: Mayor and Board of Trustees

From: Bill Lark, Chief
Jennifer Rogers, Executive Assistant

For: Village Board Meeting of November 10, 2025

Subject: Approval of Purchase Order 26-00655 and Payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.

Financial Impact:

\$28,918.40 - 100-324-47530.000 - Zoll Monitor Lease Agreement - Payment of year 4 of 10 year lease.

Attachments:

1. Zoll - lease payment yr 4 of 10

Background:

The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Attached is a Departmental Purchase Request exceeding the \$20,000 limitation. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00 and payment to Zoll Medical Corporation for year four (4) of the ten (10) year heart monitor lease agreement for the Mundelein Fire Department in the amount of \$28,918.40.



World Wide Headquarters
269 Mill Road
Chelmsford, MA 01824

Remit To:
ZOLL Medical Corporation
PO Box 27028
New York, NY 10087
Phone: (800) 348-9011

Invoice		
Invoice	Seq	PO Number
91001622		CW2233980

Bill To

Attn: Accounts Payable
Mundelein Fire Dept
1000 North Midlothian Road
Mundelein, IL 60060

Ship To

Mundelein Fire Dept
1000 North Midlothian Road
Mundelein, IL 60060

Payment Terms	Inv Date	Due Date	Sales Order Number	Customer Number
NET 30 DAYS	21-OCT-25	20-NOV-25	840925	109698
	Ship Date	Ship Via	Shipping Reference	Sales Person
				Caroline Guibord

Item	Description	Qty	Unit Price	Amount
1	8888-90000-X XSERIES LEASE: Term: 2025-10-21-2026-10-20 Serial No: AR22I070444,AR22I070454,AR22I070564, AR22I070648	4	5,987.35	23,949.40
2	8778-89044-WF WORRY-FREE SERVICE PLAN, 4 YEARS, ON-SITE, POINT OF SALE: Term: 2025-10-21-2026-10-20 Serial No: AR22I070444,AR22I070454,AR22I070564, AR22I070648	4	1,242.25	4,969.00

Remit to: ZOLL Medical Corporation
PO Box 27028
New York, NY 10087

Sub-Total:	28,918.40
Tax Total:	0.00
Invoice Total:	28,918.40
Currency:	USD

EFT or ACH information: Acct# 323284051 ABA# 021000021
Please email EFT/ACH remittance to EFT-ACHremit@zoll.com

Online Payments – Register or pay as guest at
<https://zollbillpay.radiusone.com/>

TAX REGISTRATION NUMBER: 04-2711626

All discounts off list price are contingent upon payment within agreed upon terms.
Any invoice discrepancies must be reported to ZOLL in writing within 7 business days of receipt. Otherwise, the customer deems all charges, terms and conditions valid.
For invoice terms and conditions go to - <http://www.zoll.com/about-zoll/compliance/>

ZOLL Medical has gone **Green**. If you wish to receive your invoices via email instead of mail, please contact us at CHM-Collection_Team@zoll.com. We will be happy to make this change for you.