AGENDA
VILLAGE BOARD MEETING NO. 3333
November 24, 2025 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

A. **Motion** to approve the Board of Trustees Regular meeting minutes from November 10, 2025.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

A. Presentation Of Audited Financial Reports for Fiscal Year 2025 by Lauterbach & Amen, LLC

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

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

VIII. MAYOR'S REPORT

A. Board Policy - Commission Vacancy - Application Process

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

B. Robert Half Purchase Order

Motion to approve purchase order number 26-00674 in the amount of $46,400 to Robert Half for temporary employment services.

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. Annexation Agreement for the properties located at 29808, 29730, 29508, and 29498 North Illinois Route 83

   Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83. Please refer to Public Hearing A for the attachments.

2. Petition and Annexation of the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

   Motion to pass an Ordinance approving the petition for annexation and annexing the properties commonly known as 29808, 29730, 29508 and 29498 North IL Route 83.

3. Zoning Map Amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

   Motion to pass an Ordinance granting a zoning map amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83.

4. Annexation Agreement for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

   Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

5. Petition for Annexation of Properties for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83

   Motion to pass an Ordinance approving the Petition for Annexation and Annexing the properties commonly known as 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83.

6. Zoning Map Amendment, Planned Unit Development, and Preliminary Plat of Subdivision for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

   Motion to pass an Ordinance approving a Map Amendment upon annexation, Planned Unit Development, and Preliminary Plat of Subdivision for the properties located at

20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

7. Negotiating Team Appointment - 100-800 South Midlothian Road

Motion to appoint Trustee Lambert and Trustee Krinski to the 100-800 South Midlothian Road Negotiating Team.

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

1. Subdivision Acceptance--Crossings at Mundelein

Motion to adopt a resolution to accept the Crossings at Mundelein subdivision improvements.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. Fiscal Year 2025 Audited Financial Reports

Motion to accept the Fiscal Year 2025 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 11, 2025 and ending November 24, 2025 in the amount of $3,178,404.59.

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

1. Donation of Found/Unclaimed Bicycles

Motion to adopt a Resolution to donate found/unclaimed bicycles and scooter in possession of the Mundelein Police Department to Working Bikes in Chicago.

F. Building Committee (Krinski, Ugaste, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

XI. VILLAGE STAFF REPORTS

A. Village Administrator

B. Village Attorney

C. Village Clerk

XII. EXECUTIVE SESSION

A. Motion to recess into Executive Session to discuss pending litigation pursuant to 5 ILCS 120, Section 2(c)(11), land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(c)(5), personnel pursuant to 5 ILCS 120, Section 2(c)(1), and minutes pursuant to 5 ILCS 120, Section 2(c)(21).

B. Motion to reconvene Village Board Meeting

C. Attendance

D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

A. Motion to Adjourn the Regular Board Meeting

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

CALL TO ORDER

The 3332th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on November 10, 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 Deputy Chief Poynor, Building Department Director Sellas, Community Development Director Orenchuk
ABSENT: Public Works and Engineering Director Boeche

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

Before we begin tonight's meeting, I'd like to take a moment to recognize and honor our veterans. This week, as our nation observes Veterans Day, we pause to express our deep gratitude to the men and women who have served in the United States Armed Forces. Their courage, sacrifice, and dedication have preserved the freedoms and opportunities we all enjoy today. To all veterans here with us tonight—and to the families who have supported them—thank you. Your service reminds us of the strength of our community and the values that unite us. We honor your commitment, and we pledge to continue working together to make this community worthy of your sacrifice. Please join me in a round of applause for our veterans.

MINUTES APPROVAL

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

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

None.

PRESENTATIONS / AWARDS

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 24, 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 Erich Schwenk
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony 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 24, 2025, at 7:00 PM at the Mundelein Village Hall, 300 Plaza Circle, Mundelein, IL 60060

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

MAYOR'S REPORT

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

Mayor Meier read a Proclamation for Old Number one saying 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. It served the Village for decades and now makes numerous appearances throughout the year at the many Village events.

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 OldNumber One Preservation Committee continues to keep this 100-year-old relic running and looking just like it did back in 1925

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Arnold Krinski
SECONDER:	Trustee Jennifer Grieco
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco spoke about upcoming events in town: Leaf pickup is going on in the Village (keep the leaves on the curbs NOT the streets); there will be a ribbon-cutting at Wildflower Early Learning Center this Wednesday, November 12; the Tree Lighting is Saturday, December 6; and the Fire Department will be holding a Blood Drive on Saturday, December 6.

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

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Arnold Krinski
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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)

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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).

RESULT:	**Passed [Yes 4, No 2, Abstained 0]**
MOVER:	Trustee Daniel Juarez
SECONDER:	Trustee Arnold Krinski

AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Tony Ugaste
NAYS:	Kara Lambert, Erich Schwenk
ABSTAIN:	None

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

No report.

Finance Committee (Schwenk, Ugaste, Grieco)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between October 28, 2025 and ending November 10, 2025 in the amount of $3,090,469.52.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Daniel Juarez
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

Public Safety Committee (Ugaste, Lambert, Krinski)

No report.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

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.

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

None.

Village Attorney

None.

Village Clerk

None.

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss 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

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

RESULT:	**Passed [Yes 6, No 0, Abstained 0]**
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Tony Ugaste
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

The Regular Board Meeting adjourned at 7:22 PM.

_____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of November 24, 2025

Subject: Presentation Of Audited Financial Reports for Fiscal Year 2025 by Lauterbach & Amen, LLC

Financial Impact:
N/A

Attachments:
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2. Mundelein SAS 114 25
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Background:
Please see the attached audit reports.

Recommendation:
N/A - Presentation

VILLAGE OF MUNDELEIN, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT



FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

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

VILLAGE OF MUNDELEIN, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED APRIL 30, 2025

Prepared by:

Finance Department

VILLAGE OF MUNDELEIN, ILLINOIS

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VILLAGE OF MUNDELEIN, ILLINOIS

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INTRODUCTORY SECTION

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

List of Principal Officials

Organizational Chart

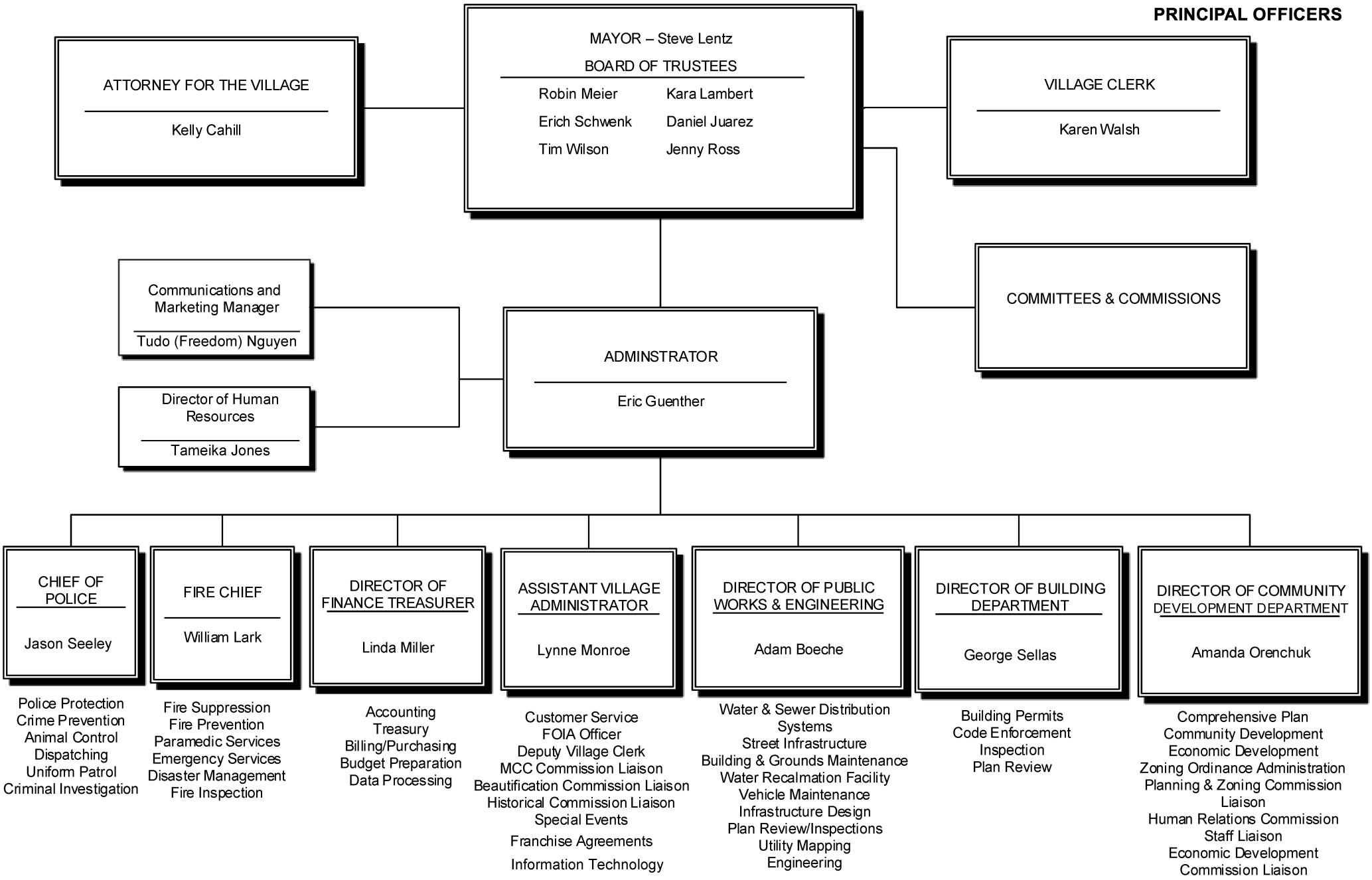
Letter of Transmittal

VILLAGE OF MUNDELEIN, ILLINOIS

List of Principal Officials
April 30, 2025

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

PRINCIPAL OFFICERS



November 6, 2025

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

The Annual Comprehensive Financial Report (ACFR) of the Village of Mundelein, Illinois for the fiscal year ended April 30, 2025, is hereby submitted. The purpose of this report is to provide citizens, investors, grantor agencies and any interested parties with reliable financial information about the Village. The report has been prepared in accordance with generally accepted accounting principles (GAAP) and with standards prescribed by the Governmental Accounting Standards Board (GASB) and the Government Finance Officers Association of the United States and Canada. Responsibility for the accuracy of the data, and the completeness and fairness of the presentation, including disclosures, rests with the Village of Mundelein. The Village believes the report, and data contained herein, to be accurate in all material respects and that it gives an accurate representation of the financial position and results of the Village as of, and for the year ended, April 30, 2025. All disclosures regarding the Village's financial position necessary to enable the reader to understand the Village's financial activities have been included.

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

Lauterbach & Amen, LLP, Independent Certified Public Accountants, have issued an unmodified (clean) opinion on the Village’s financial statements for the fiscal year ended April 30, 2025. The independent auditors’ report is presented at the front of the financial section of this report.

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

Budgetary Control and Accounting Systems

The annual budget serves as the foundation for the Village’s financial planning and as a management spending control document. All departments of the Village are required to submit their budget requests to the Village Administrator and Director of Finance in early January. The Village Administrator and Director of Finance use these requests to develop the proposed budget which is presented to the Village Board the first Saturday in March. The Village Board is required to hold a public hearing on the proposed budget and to adopt a final budget no later than April 30th of each year. All budget adjustments must be approved by the Village Board to amend the legal spending thresholds.

The accounts of the Village are organized on the basis of funds, each of which is considered a separate and distinct accounting entity. The operations of each fund are accounted for with a separate set of self- balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Revenues are allocated and accounted for in individual funds based upon the purpose for which they are to be expended and the means by which spending activities are controlled. The accounting records for general governmental operations are maintained on the modified accrual basis, with revenues being recorded when available and measurable and expenditures being recorded when the material or services are received, and the liability is incurred.

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

Economic Outlook

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

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

Many housing projects are under construction or near completion in the downtown area. An additional building of an existing two-building apartment development is near completion which will provide a total of 180 additional apartments. Recently completed in the downtown area, there is a 139-unit apartment development consisting of 16 townhouse-stylized buildings, and a 4-story apartment building providing 165 apartment units. Also in the downtown vicinity, a 4-story 46-unit independent living senior housing facility is near completion. Construction recently began on a new downtown development to include approximately 225 multi-family residential units and 17 townhouse units with retail development coming in a future phase. In addition, improvements continue to be made to our retail/dining corridor for outdoor dining and parking along with a new restaurant opening soon.

On the west side of the Village, construction continues on two subdivisions which will result in 182 townhomes and 192 single family homes. Also, a development team is working on a new large-scale Traditional Neighborhood /Urbanist project in the Village Growth Area. This development is proposed to include approximately 3,157 residential units, made up of single-family, multi-family, townhomes, and senior housing. The units are going to be constructed in phases of around 150-250 units each over 25 years. In addition, a new residential community is being considered for single family homes at the Village's western edge.

On the east side of the Village, a new residential community was recently completed offering 147 garden-style apartment units. On the south side of the Village, construction continues on a 222-unit townhomes project designed with a new urbanism inspired layout.

Major Initiatives

The Village has continued its investment in capital assets and public infrastructure. Over $12.5 million in capital assets and local road repairs and related improvements to the water, sanitary and storm sewer systems in the adjacent rights-of-way were spent in 2025.

Long Term Financial Planning

The Village Board approves a Capital Improvement Plan in conjunction with the annual adoption of the fiscal budget, which includes the projects anticipated during the next 5-year period. Projects are broken out into the following categories and include both funding sources and uses: Street Improvements, Transportation Improvements, Stormwater Improvements, Water System Improvements, Sanitary Sewer System Improvements, Operations Improvements, Vehicle and Equipment Replacement and Other. There is a total of $74.2 million of projects included for the 5-year period. The Long-Term Planning process begins with the annual Board planning session each fall and works through the budget process each spring.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) has established a Certificate of Achievement for Excellence in Financial Reporting for state and local governments. The GFOA's Certificate of Achievement is the highest form of recognition for excellence in government financial reporting. To be awarded a Certificate of Achievement, the Village of Mundelein must go beyond the minimum requirements of generally accepted accounting principles and prepare an annual comprehensive financial report that evidences the spirit of transparency and full disclosure. A Certificate of Achievement is valid for a period of one year only. At the time of the issuance of this report, the certificate and comments for the prior submission were not yet available. We believe our current comprehensive annual financial report meets the Certificate of Achievement Program's requirements, and it will be submitted to the GFOA to determine its eligibility for the Certificate of Achievement. The preparation of the annual comprehensive financial report was made possible by the dedicated service of the entire staff of the finance department, especially Assistant Finance Director Lee Limperatos who led the report preparation. Each department member has our sincere appreciation for the contributions made to prepare this report. In closing, we would like to thank the Mayor and Board of Trustees for their leadership and support in conducting the financial operations of the Village of Mundelein in a responsible manner.

Sincerely,

Erid Guenther
Village Administrator

Linda Miller
Finance Director

FINANCIAL SECTION

This section includes:

Independent Auditor's Report

Management’s Discussion and Analysis

Basic Financial Statements

Required Supplementary Information

Other Supplementary Information

Supplemental Schedules

INDEPENDENT AUDITOR'S REPORT

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

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT

November 6, 2025

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

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein (the Village), Illinois as of and for the year ended April 30, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein, Illinois, as of April 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the Village of Mundelein (the Village), Illinois' financial performance provides an overview of the Village's financial activities for the fiscal year ended April 30, 2025. Please read it in conjunction with the transmittal letter, which can be found in the introductory section of this report and the Village's financial statements, which can be found in the basic financial statements section of this report.

FINANCIAL HIGHLIGHTS

- The Village's net position increased as a result of this year's operations. Net position of the governmental activities increased by $11,703,750, or 12.0 percent and net position of business-type activities increased by $4,874,491, or 10.0 percent.

- During the year, government-wide revenues for the primary government totaled $71,171,710, while expenses totaled $54,593,469, resulting in an increase to net position of $16,578,241.

- The Village's net position totaled $162,899,252 on April 30, 2025, which includes $164,182,853 net investment in capital assets, $15,126,341 subject to external restrictions, and deficit $16,409,942 unrestricted net position that may be used to meet the ongoing obligations to citizens and creditors.

- The General Fund reported an increase this year of $8,347,339 or 25.1 percent, resulting in ending fund balance of $41,648,460.

USING THIS ANNUAL REPORT

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

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

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

Government-Wide Financial Statements

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

USING THIS ANNUAL REPORT - Continued

Government-Wide Financial Statements - Continued

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

Fund Financial Statements

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

Governmental Funds

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

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

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

The Village adopts an annual appropriated budget for all of the governmental funds except for the Transportation Fund, Tax Increment Finance #4 Fund, Police Pension Fund, Firefighters' Pension Fund, and Special Assessments Fund. A budgetary comparison statement and schedules for these funds have been provided to demonstrate compliance with this budget.

USING THIS ANNUAL REPORT - Continued

Proprietary Funds

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

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

Fiduciary Funds

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

Notes to the Financial Statements

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

Other Information

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of a government's financial position. The following tables show that in the case of the Village, assets/deferred outflows exceeded liabilities/deferred inflows by $162,899,252.

	Net Position					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current Assets	$ 78,074,322	63,254,129	14,092,120	11,154,858	92,166,442	74,408,987
Capital Assets	148,662,604	145,253,603	50,186,750	48,347,832	198,849,354	193,601,435
Total Assets	226,736,926	208,507,732	64,278,870	59,502,690	291,015,796	268,010,422
Deferred Outflows	17,802,535	19,690,182	664,138	907,287	18,466,673	20,597,469
Total Assets/Deferred Outflows	244,539,461	228,197,914	64,943,008	60,409,977	309,482,469	288,607,891
Long-Term Liabilities	88,829,980	87,130,563	9,781,328	9,909,107	98,611,308	97,039,670
Other Liabilities	7,325,777	5,901,185	1,044,765	1,226,901	8,370,542	7,128,086
Total Liabilities	96,155,757	93,031,748	10,826,093	11,136,008	106,981,850	104,167,756
Deferred Inflows	39,216,416	37,702,628	384,951	416,496	39,601,367	38,119,124
Total Liabilities/Deferred Inflows	135,372,173	130,734,376	11,211,044	11,552,504	146,583,217	142,286,880
Net Position						
Net Investment in Capital Assets	122,261,535	114,995,694	41,921,318	39,815,232	164,182,853	154,810,926
Restricted	15,126,341	13,203,774	—	—	15,126,341	13,203,774
Unrestricted (Deficit)	(28,220,588)	(30,735,930)	11,810,646	9,042,241	(16,409,942)	(21,693,689)
Total Net Position	109,167,288	97,463,538	53,731,964	48,857,473	162,899,252	146,321,011

A large portion of the Village's net position, $164,182,853, reflects its investment in capital assets (for example, land, constructions in progress, buildings, land improvements, machinery and equipment, sidewalks, streets, curbs, and gutters, traffic signals, storm sewers, improvements other than buildings, and infrastructure), less any related debt used to acquire those assets that is still outstanding. The Village uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Village's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion, $15,126,341, of the Village's net position represents resources that are subject to external restrictions on how they may be used. The remaining deficit $16,409,942 represents unrestricted net position and may be used to meet the government's ongoing obligations to citizens and creditors.

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

	Changes in Net Position					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues						
Charges for Services	$ 8,319,185	7,700,521	12,954,784	11,897,908	21,273,969	19,598,429
Operating Grants/Contributions	3,473,144	2,208,722	—	—	3,473,144	2,208,722
Capital Grants/Contributions	—	—	—	—	—	—
General Revenues						
Property Tax	17,966,770	16,308,328	—	—	17,966,770	16,308,328
Home Rule Sales Tax	7,050,236	6,000,864	—	—	7,050,236	6,000,864
Other Taxes	4,098,367	3,755,293	—	—	4,098,367	3,755,293
Sales Tax	7,548,622	6,968,159	—	—	7,548,622	6,968,159
State Income Tax	5,485,267	5,166,831	—	—	5,485,267	5,166,831
Use Tax	873,737	1,240,063	—	—	873,737	1,240,063
Replacement Tax	251,976	410,237	—	—	251,976	410,237
ARPA	—	4,992,241	—	—	—	4,992,241
Investment Income	2,067,443	1,531,788	549,062	320,551	2,616,505	1,852,339
Miscellaneous	533,117	939,200	—	—	533,117	939,200
Total Revenues	57,667,864	57,222,247	13,503,846	12,218,459	71,171,710	69,440,706
Expenses						
General Government	10,716,035	10,502,984	—	—	10,716,035	10,502,984
Public Safety	23,874,117	27,249,378	—	—	23,874,117	27,249,378
Public Works	9,095,462	8,413,881	—	—	9,095,462	8,413,881
Interest on Long-Term Debt	2,278,500	2,093,798	—	—	2,278,500	2,093,798
Waterworks and Sewerage	—	—	8,629,355	7,812,085	8,629,355	7,812,085
Total Expenses	45,964,114	48,260,041	8,629,355	7,812,085	54,593,469	56,072,126
Change in Net Position	11,703,750	8,962,206	4,874,491	4,406,374	16,578,241	13,368,580
Net Position - Beginning	97,463,538	88,501,332	48,857,473	44,451,099	146,321,011	132,952,431
Net Position - Ending	109,167,288	97,463,538	53,731,964	48,857,473	162,899,252	146,321,011

GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

Net position of the Village's governmental activities increased by 12.0 percent ($109,167,288 in 2025 compared to $97,463,538 in 2024). Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints, totaled deficit $28,220,588 at April 30, 2025.

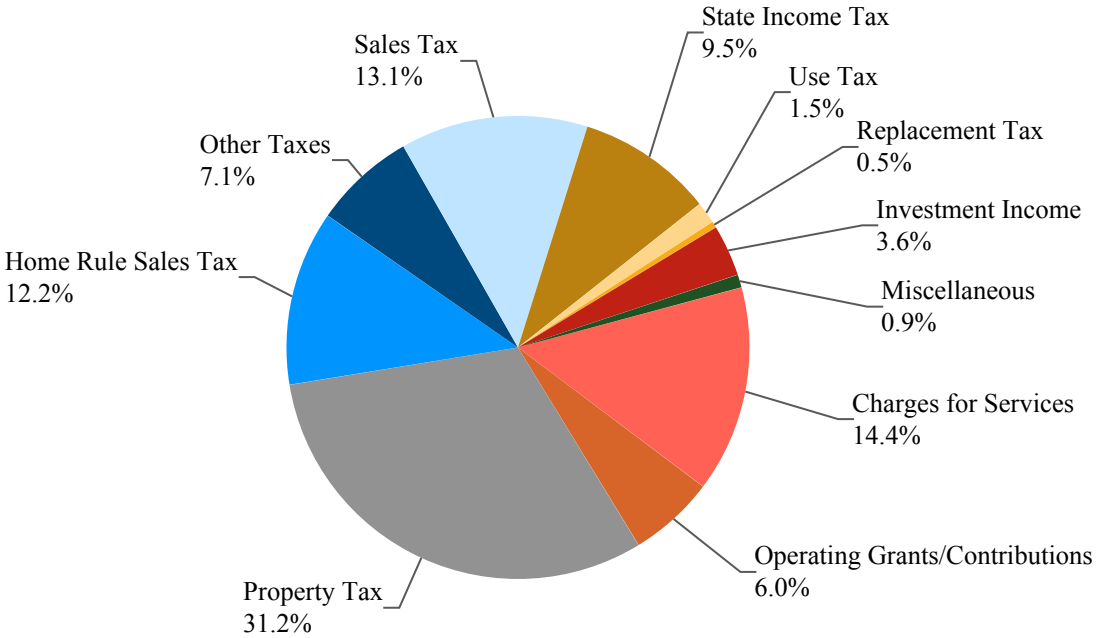
Net position of business-type activities increased by 10.0 percent ($53,731,964 in 2025 compared to $48,857,473 in 2024).

Governmental Activities

Revenues for governmental activities totaled $57,667,864, the cost of all governmental functions totaled $45,964,114. This results in a surplus of $11,703,750. In 2024, revenues of $57,222,247 exceeded expenses of $48,260,041, resulting in a surplus of $8,962,206. The surplus in 2025 was due to larger than expected revenue from several revenue sources as well as delay in spending on some capital projects. Building permit fees generated $1,234,241 more revenue than expected driven by the construction of many housing developments in the Village. Ambulance service fees were more than expected by 38% or $501,168 resulting from increased service calls, and interest and investment income were higher than anticipated by 42% or $467,237 as interest rate declines were at a slower pace than expected.

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

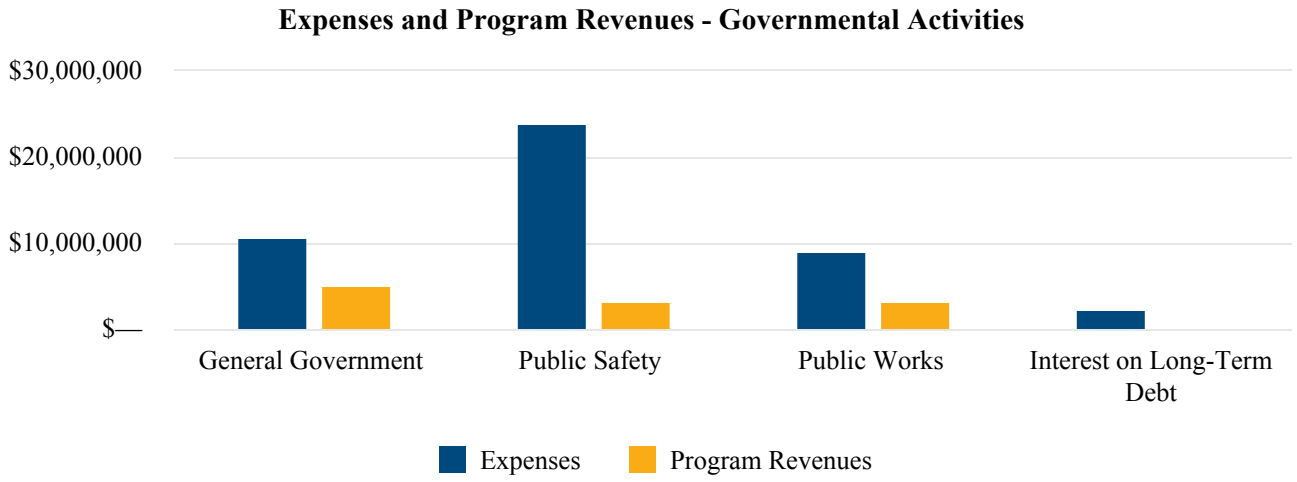
Revenue by Source - Governmental Activities



GOVERNMENT-WIDE FINANCIAL ANALYSIS - Continued

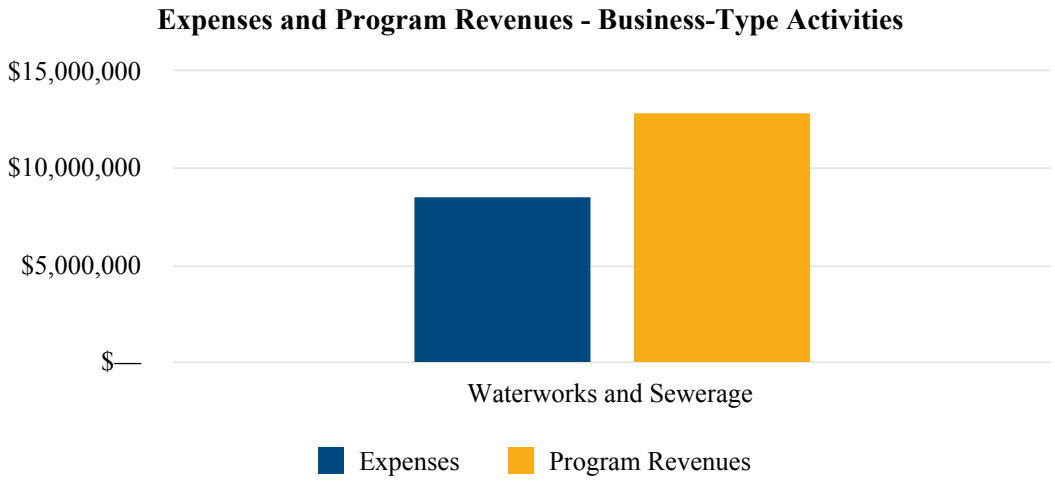
Governmental Activities - Continued

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



Business-Type Activities

Business-type activities posted total revenues of $13,503,846, while the cost of all business-type activities totaled $8,629,355. This results in a surplus of $4,874,491. In 2024, revenues of $12,218,459 exceeded expenses of $7,812,085, resulting in a surplus of $4,406,374. The surplus in the current year is due to decreased spending related to the timing of some maintenance and capital projects extended to next year.



FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

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

Governmental Funds

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

The Village's governmental funds reported combining ending fund balances of $51,232,113, which is $9,221,488, or 22.0 percent, higher than last year's total of $42,010,625. Of the $51,232,113 total, $28,813,477, or approximately 56.2 percent, of the fund balance constitutes unassigned fund balance.

The General Fund is the chief operating fund of the Village. At April 30, 2025, unassigned fund balance in the General Fund was $33,412,846, which represents 80.2 percent of the total fund balance of the General Fund. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance in the General Fund represents approximately 94.1 percent of total General Fund expenditures.

The fund balance in the General Fund at year-end was $41,648,460, while the previous fiscal year reported a fund balance of $33,301,121. This is an increase of $8,347,339, or 25.1 percent. The increase is due to larger than expected revenue from charged services and interest and investment income, as well as delays in spending on some capital projects.

The fund balance in the Stormwater Management Fund at year-end was $1,418,478, while the previous fiscal year reported a surplus fund balance of $1,315,231. This is an increase of $103,247, or 7.9%. The increase is due to the timing of some capital projects extended to next year.

The fund balance in the Tax Increment Finance #3 Fund at year-end was a deficit $3,947,381, while the previous fiscal year reported a deficit fund balance of $3,020,874. This is a decrease of $926,507, or 30.7%. The decrease is due to the incremental tax revenue not currently sufficient to fund debt repayment and developer agreements. Current housing developments underway will rectify this deficit as property equalized assessed value will increase with the completion of the projects.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS - Continued

Proprietary Funds

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

The Village reports the Waterworks and Sewerage Fund as a major proprietary fund. The Waterworks and Sewerage Fund accounts for all of the operations of the municipal water and the sewer system. Water is purchased from the Central Lake County Joint Action Water agency at a rate of $1.89 per thousand gallons. Sewage is treated by the Village's operated Sewage Treatment Center. Water is sold to all municipal customers at a rate of $6.80 per unit which is equivalent to 100 cubic feet or approximately 750 gallons of water and a rate of $4.55 for sewer. The spread between purchase and sale rates is intended to finance the operations of the utility system, including labor costs, supplies, and infrastructure maintenance. The Village intends to run the fund at a breakeven rate. Periodically, there will be an annual surplus or draw down due to timing of capital projects.

The net position in the Waterworks and Sewerage Fund at year-end was $53,731,964, while the previous fiscal year reported a net position of $48,857,473. This is an increase of $4,874,491, or 10.0 percent. Unrestricted net position in the Waterworks and Sewerage Fund totaled $11,810,646 at April 30, 2025. The increase is due to the timing of some maintenance and capital projects extended to next year.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Trustees made no budget amendments to the General Fund during the year. General Fund actual revenues for the year totaled $42,954,782, compared to budgeted revenues of $35,850,000. All revenues sources were significantly higher than budgeted.

The General Fund actual expenditures for the year were $2,680,263 less than budgeted ($35,489,736 actual compared to $38,169,999 budgeted). All expenditure functions were lower than budgeted expenditures.

CAPITAL ASSETS

The Village's investment in capital assets for its governmental and business type activities as of April 30, 2025 was $198,849,354 (net of accumulated depreciation). This investment in capital assets includes land, constructions in progress, buildings, land improvements, machinery and equipment, sidewalks, streets, curbs, and gutters, traffic signals, storm sewers, improvements other than buildings, and infrastructure.

	Capital Assets - Net of Depreciation					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	$ 51,289,915	51,247,224	1,718,514	1,718,514	53,008,429	52,965,738
Construction in Progress	83,792	1,500	11,771	3,076	95,563	4,576
Buildings	34,341,537	34,673,691	19,404,310	20,032,237	53,745,847	54,705,928
Land Improvements	3,095,640	2,879,230	—	—	3,095,640	2,879,230
Machinery and Equipment	4,452,518	4,917,714	—	—	4,452,518	4,917,714
Sidewalks	3,978,827	4,010,386	—	—	3,978,827	4,010,386
Streets, Curbs, and Gutters	33,772,277	29,925,785	—	—	33,772,277	29,925,785
Traffic Signals	179,293	194,335	—	—	179,293	194,335
Storm Sewers	17,468,805	17,403,738	—	—	17,468,805	17,403,738
Improvements Other Than Buildings	—	—	28,366,133	25,830,717	28,366,133	25,830,717
Infrastructure	—	—	686,022	763,288	686,022	763,288
Totals	148,662,604	145,253,603	50,186,750	48,347,832	198,849,354	193,601,435

This year's major additions included:

Land	$ 42,691
Construction in Progress	92,487
Buildings	615,796
Land Improvements	393,147
Machinery and Equipment	731,813
Sidewalks	124,892
Streets, Curbs, and Gutters	5,687,440
Storm Sewers	385,956
Improvements Other Than Buildings	3,583,649
Infrastructure	181,168
	11,839,039

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

DEBT ADMINISTRATION

At year-end, the Village had total outstanding debt of $35,240,000 as compared to $36,625,000 the previous year, a decrease of 3.8 percent. The following is a comparative statement of outstanding debt:

	Long-Term Debt Outstanding					
	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
General Obligation Bonds	$ 24,466,251	25,604,950	7,743,749	7,990,050	32,210,000	33,595,000
TIF Notes Payable	3,030,000	3,030,000	—	—	3,030,000	3,030,000
Total	27,496,251	28,634,950	7,743,749	7,990,050	35,240,000	36,625,000

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

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

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Village's elected and appointed officials considered many factors when setting the fiscal year 2025-26 budget, including tax rates and fees that will be charged for its various activities. The state of the economy was a major factor, as the Village is faced with a similar economic environment as many other local municipalities are faced with, including continuing concerns related to inflation, supply chain and staffing challenges with the low unemployment.

REQUESTS FOR INFORMATION

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

BASIC FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

Fund Financial Statements

Governmental Funds

Proprietary Funds

Fiduciary Funds

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position
April 30, 2025

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position
April 30, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 47,894,917	12,247,707	60,142,624
Restricted Cash	120,717	—	120,717
Receivables - Net of Allowances			
Property Taxes	20,698,018	—	20,698,018
Other Taxes	4,130,592	—	4,130,592
Accounts	887,795	1,688,495	2,576,290
Grants	497,886	—	497,886
Leases	1,386,261	—	1,386,261
Deposits	510,830	83,159	593,989
Prepaids/Inventories	465,455	72,759	538,214
Land Held for Resale	1,481,851	—	1,481,851
Total Current Assets	78,074,322	14,092,120	92,166,442
Noncurrent Assets			
Capital Assets			
Nondepreciable	51,373,707	1,730,285	53,103,992
Depreciable	173,554,668	101,845,576	275,400,244
Accumulated Depreciation	(76,265,771)	(53,389,111)	(129,654,882)
Total Noncurrent Assets	148,662,604	50,186,750	198,849,354
Total Assets	226,736,926	64,278,870	291,015,796
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	2,318,236	550,998	2,869,234
Deferred Items - Police Pension	8,744,144	—	8,744,144
Deferred Items - Firefighters' Pension	5,698,494	—	5,698,494
Deferred Items - RBP	741,958	113,140	855,098
Unamortized Loss on Refunding	299,703	—	299,703
Total Deferred Outflows of Resources	17,802,535	664,138	18,466,673
Total Assets and Deferred Outflows of Resources	244,539,461	64,943,008	309,482,469

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

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 2,523,183	464,200	2,987,383
Accrued Payroll	1,030,172	101,990	1,132,162
Retainage Payable	359,349	—	359,349
Accrued Interest Payable	636,930	109,915	746,845
Other Payables	506,233	67,797	574,030
Current Portion of Long-Term Liabilities	2,269,910	300,863	2,570,773
Total Current Liabilities	7,325,777	1,044,765	8,370,542
Noncurrent Liabilities			
Compensated Absences Payable	243,965	105,700	349,665
Net Pension Liability - IMRF	5,122,050	1,217,413	6,339,463
Net Pension Liability - Police Pension	36,387,394	—	36,387,394
Net Pension Liability - Firefighters' Pension	15,935,229	—	15,935,229
Total OPEB Liability - RBP	2,962,910	449,792	3,412,702
General Obligation Bonds Payable - Net	25,148,432	8,008,423	33,156,855
TIF Notes Payable	3,030,000	—	3,030,000
Total Noncurrent Liabilities	88,829,980	9,781,328	98,611,308
Total Liabilities	96,155,757	10,826,093	106,981,850
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	20,859,270	—	20,859,270
Leases	1,365,182	—	1,365,182
Grants	26,000	—	26,000
Deferred Revenues	172,820	16,775	189,595
Deferred Items - IMRF	5,482	1,303	6,785
Deferred Items - Police Pension	9,405,603	—	9,405,603
Deferred Items - Firefighters' Pension	4,976,156	—	4,976,156
Deferred Items - RBP	2,405,903	366,873	2,772,776
Total Deferred Inflows of Resources	39,216,416	384,951	39,601,367
Total Liabilities and Deferred Inflows of Resources	135,372,173	11,211,044	146,583,217
NET POSITION			
Net Investment in Capital Assets	122,261,535	41,921,318	164,182,853
Restricted			
Public Works	3,944,987	—	3,944,987
Highways and Streets	5,011,511	—	5,011,511
Community Development	1,857,032	—	1,857,032
Employee Benefits	1,527,469	—	1,527,469
Public Safety	776,193	—	776,193
Capital Development	906,847	—	906,847
State Drug Assets	1,102,302	—	1,102,302
Unrestricted (Deficit)	(28,220,588)	11,810,646	(16,409,942)
Total Net Position	109,167,288	53,731,964	162,899,252

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Activities
For the Fiscal Year Ended April 30, 2025

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants/ Contributions	Program Revenues: Capital Grants/ Contributions
Governmental Activities				
General Government	$ 10,716,035	4,366,463	807,148	—
Public Safety	23,874,117	2,461,828	790,099	—
Public Works	9,095,462	1,490,894	1,875,897	—
Interest on Long-Term Debt	2,278,500	—	—	—
Total Governmental Activities	45,964,114	8,319,185	3,473,144	—
Business-Type Activities				
Waterworks and Sewerage	8,629,355	12,954,784	—	—
Total Primary Government	54,593,469	21,273,969	3,473,144	—
General Revenues				
Taxes				
Property Tax				
Home Rule Sales Tax				
Telecommunications Tax				
Hotel/Motel Tax				
911 Surcharge Tax				
Other Taxes				
Intergovernmental - Unrestricted				
Sales Tax				
State Income Tax				
Use Tax				
Replacement Tax				
Investment Income				
Miscellaneous				
Change in Net Position				
Net Position - Beginning				
Net Position - Ending				

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

Net (Expenses)/Revenues		
Governmental Activities	Business-Type Activities	Totals
(5,542,424)	—	(5,542,424)
(20,622,190)	—	(20,622,190)
(5,728,671)	—	(5,728,671)
(2,278,500)	—	(2,278,500)
(34,171,785)	—	(34,171,785)
—	4,325,429	4,325,429
(34,171,785)	4,325,429	(29,846,356)
17,966,770	—	17,966,770
7,050,236	—	7,050,236
492,172	—	492,172
344,582	—	344,582
1,022,268	—	1,022,268
2,239,345	—	2,239,345
7,548,622	—	7,548,622
5,485,267	—	5,485,267
873,737	—	873,737
251,976	—	251,976
2,067,443	549,062	2,616,505
533,117	—	533,117
45,875,535	549,062	46,424,597
11,703,750	4,874,491	16,578,241
97,463,538	48,857,473	146,321,011
109,167,288	53,731,964	162,899,252

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

VILLAGE OF MUNDELEIN, ILLINOIS

Balance Sheet - Governmental Funds
April 30, 2025

	General	Special Revenue: Stormwater Management	Special Revenue: Tax Increment Finance #3	Nonmajor	Totals
ASSETS					
Cash and Investments	$ 32,935,443	1,329,217	—	13,630,257	47,894,917
Restricted Cash	120,717	—	—	—	120,717
Receivables - Net of Allowances					
Property Taxes	12,017,578	—	192,613	8,487,827	20,698,018
Other Taxes	3,856,391	—	—	274,201	4,130,592
Accounts	663,820	89,261	—	134,714	887,795
Grants	68,720	—	—	429,166	497,886
Leases	—	—	—	1,386,261	1,386,261
Advances to Other Funds	6,157,027	—	—	—	6,157,027
Deposits	510,830	—	—	—	510,830
Prepaids	465,455	—	—	—	465,455
Land Held for Resale	—	—	1,481,851	—	1,481,851
Total Assets	56,795,981	1,418,478	1,674,464	24,342,426	84,231,349
LIABILITIES					
Accounts Payable	1,685,338	—	10,320	827,525	2,523,183
Accrued Payroll	959,290	—	—	70,882	1,030,172
Retainage Payable	—	—	—	359,349	359,349
Advances from Other Funds	—	—	5,418,912	738,115	6,157,027
Other Payables	419,926	—	—	86,307	506,233
Total Liabilities	3,064,554	—	5,429,232	2,082,178	10,575,964
DEFERRED INFLOWS OF RESOURCES					
Property Taxes	12,017,578	—	192,613	8,649,079	20,859,270
Leases	—	—	—	1,365,182	1,365,182
Deferred Revenues	39,389	—	—	133,431	172,820
Grants	26,000	—	—	—	26,000
Total Deferred Inflows of Resources	12,082,967	—	192,613	10,147,692	22,423,272
Total Liabilities and Deferred Inflows of Resources	15,147,521	—	5,621,845	12,229,870	32,999,236
FUND BALANCES					
Nonspendable	7,133,312	—	—	—	7,133,312
Restricted	1,102,302	1,418,478	—	12,764,544	15,285,324
Unassigned	33,412,846	—	(3,947,381)	(651,988)	28,813,477
Total Fund Balances	41,648,460	1,418,478	(3,947,381)	12,112,556	51,232,113
Total Liabilities, Deferred Inflows of Resources and Fund Balances	56,795,981	1,418,478	1,674,464	24,342,426	84,231,349

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

VILLAGE OF MUNDELEIN, ILLINOIS

Reconciliation of the Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities
April 30, 2025

Total Governmental Fund Balances	$ 51,232,113
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in Governmental Activities are not financial resources and therefore, are not reported in the funds.	148,662,604
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	2,312,754
Deferred Items - Police Pension	(661,459)
Deferred Items - Firefighters' Pension	722,338
Deferred Items - RBP	(1,663,945)
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(1,219,826)
Net Pension Liability - IMRF	(5,122,050)
Net Pension Liability - Police Pension	(36,387,394)
Net Pension Liability - Firefighters' Pension	(15,935,229)
Total OPEB Liability - RBP	(3,063,968)
General Obligation Bonds Payable	(24,466,251)
Unamortized Bond Premium	(1,875,172)
Unamortized Loss on Refunding	299,703
TIF Notes Payable	(3,030,000)
Accrued Interest Payable	(636,930)
Net Position of Governmental Activities	109,167,288

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

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended April 30, 2025

	General	Special Revenue: Stormwater Management	Special Revenue: Tax Increment Finance #3	Nonmajor	Totals
Revenues					
Taxes	$ 19,063,209	381,314	187,010	9,483,840	29,115,373
Intergovernmental	14,972,539	—	—	2,660,207	17,632,746
Charges for Services	3,004,380	604,421	—	886,473	4,495,274
Licenses, Permits, and Fees	3,211,893	—	—	—	3,211,893
Fines and Forfeits	612,018	—	—	—	612,018
Investment Income	1,567,236	27,200	—	473,007	2,067,443
Miscellaneous	523,507	4,805	—	4,805	533,117
Total Revenues	42,954,782	1,017,740	187,010	13,508,332	57,667,864
Expenditures					
General Government	5,997,844	—	493,392	2,198,691	8,689,927
Public Safety	22,570,599	—	—	98,766	22,669,365
Public Works	5,165,631	975	—	499,117	5,665,723
Capital Outlay	1,755,662	385,956	—	6,030,173	8,171,791
Debt Service					
Principal Retirement	—	236,571	465,000	437,128	1,138,699
Interest and Fiscal Charges	—	290,991	155,125	1,732,048	2,178,164
Total Expenditures	35,489,736	914,493	1,113,517	10,995,923	48,513,669
Excess (Deficiency) of Revenues Over (Under) Expenditures	7,465,046	103,247	(926,507)	2,512,409	9,154,195
Other Financing Sources (Uses)					
Disposal of Capital Assets	67,293	—	—	—	67,293
Transfers In	2,400,000	—	—	1,585,000	3,985,000
Transfers Out	(1,585,000)	—	—	(2,400,000)	(3,985,000)
	882,293	—	—	(815,000)	67,293
Net Change in Fund Balances	8,347,339	103,247	(926,507)	1,697,409	9,221,488
Fund Balances - Beginning	33,301,121	1,315,231	(3,020,874)	10,415,147	42,010,625
Fund Balances - Ending	41,648,460	1,418,478	(3,947,381)	12,112,556	51,232,113

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

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities - Governmental Activities
For the Fiscal Year Ended April 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	9,221,488
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital Outlays		8,065,527
Depreciation Expense		(4,656,526)
Disposals - Cost		(331,738)
Disposals - Accumulated Depreciation		331,738
The net effect of deferred outflows (inflows) of resources related to the pensions not reported in the funds.		
Change in Deferred Items - IMRF		(778,545)
Change in Deferred Items - Police Pension		(634,619)
Change in Deferred Items - Firefighters" Pension		2,442,330
Change in Deferred Items - RBP		12,435
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of the governmental funds.		
Change in Compensated Absences Payable		46,523
Change in Net Pension Liability- IMRF		(698,386)
Change in Net Pension Liability - Police Pension		622,026
Change in Net Pension Liability - Firefighters' Pension		(2,656,418)
Change in Total OPEB Liability - RBP		(320,448)
Debt Retirement		1,138,699
Amortization of Bond Premium		107,431
Amortization of Loss on Refunding		(59,941)
Changes to accrued interest on long-term debt in the Statement of Activities does not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		(147,826)
Changes in Net Position of Governmental Activities		11,703,750

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Net Position - Proprietary Fund
April 30, 2025

	Business-Type Activities Waterworks and Sewerage
ASSETS	
Current Assets	
Cash and Investments	$ 12,247,707
Receivables - Net of Allowances	
Accounts	1,688,495
Deposits	83,159
Prepaids	72,759
Total Current Assets	14,092,120
Noncurrent Assets	
Capital Assets	
Nondepreciable	1,730,285
Depreciable	101,845,576
Accumulated Depreciation	(53,389,111)
Total Noncurrent Assets	50,186,750
Total Assets	64,278,870
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Items - IMRF	550,998
Deferred Items - RBP	113,140
Total Deferred Outflows of Resources	664,138
Total Assets and Deferred Outflows of Resources	64,943,008

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

	Business-Type Activities Waterworks and Sewerage
LIABILITIES	
Current Liabilities	
Accounts Payable	$ 464,200
Accrued Payroll	101,990
Accrued Interest Payable	109,915
Other Payables	67,797
Current Portion of Long-Term Debt	300,863
Total Current Liabilities	1,044,765
Long-Term Liabilities	
Compensated Absences	105,700
Net Pension Liability - IMRF	1,217,413
Total OPEB Liability - RBP	449,792
General Obligation Bonds	8,008,423
Total Long-Term Liabilities	9,781,328
Total Liabilities	10,826,093
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenues	16,775
Deferred Items - IMRF	1,303
Deferred Items - RBP	366,873
Total Deferred Inflows of Resources	384,951
Total Liabilities and Deferred Inflows of Resources	11,211,044
NET POSITION	
Net Investment in Capital Assets	41,921,318
Unrestricted	11,810,646
Total Net Position	53,731,964

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Fund
For the Fiscal Year Ended April 30, 2025

	Business-Type Activities
	Waterworks and Sewerage
Operating Revenues	
Charges for Services	$ 12,954,784
Operating Expenses	
Operations	6,869,667
Depreciation and Amortization	1,913,727
Total Operating Expenses	8,783,394
Operating Income	4,171,390
Nonoperating Revenues (Expenses)	
Investment Income	549,062
Disposal of Non-Capital Assets	453,303
Interest Expense	(299,264)
	703,101
Change in Net Position	4,874,491
Net Position - Beginning	48,857,473
Net Position - Ending	53,731,964

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Cash Flows - Proprietary Fund
For the Fiscal Year Ended April 30, 2025

	Business-Type Activities Waterworks and Sewerage
Cash Flows from Operating Activities	
Receipts from Customers and Users	$ 14,059,804
Payments to Employees	(3,111,088)
Payments to Suppliers	(3,832,871)
	7,115,845
Cash Flows from Capital and Related Financing Activities	
Purchase of Capital Assets	(3,773,512)
Principal Paid on Debt	(246,301)
Interest Paid on Debt	(299,264)
	(4,319,077)
Cash Flows from Investing Activities	
Investment Income	549,062
Net Change in Cash and Cash Equivalents	3,345,830
Cash and Cash Equivalents - Beginning	8,901,877
Cash and Cash Equivalents - Ending	12,247,707
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities	
Operating Income	4,171,390
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities	
Depreciation and Amortization	1,913,727
Other Income	453,303
(Increase) Decrease in Current Assets	651,717
Increase (Decrease) in Current Liabilities	(74,292)
Net Cash Provided by Operating Activities	7,115,845

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Fiduciary Net Position
April 30, 2025

	Pension Trust	Custodial Special Assessments
ASSETS		
Cash and Cash Equivalents	$ 900,855	852,026
Investments		
Illinois Police Pension Investment Fund	46,515,804	—
Illinois Firefighters' Pension Investment Fund	29,795,022	—
Illinois Funds	16,441	—
Receivables - Net of Allowances		
Accrued Interest	1,295	—
Prepaids	6,629	—
Total Assets	77,236,046	852,026
LIABILITIES		
Accounts Payable	3,222	—
NET POSITION		
Restricted for Pensions	77,232,824	—
Restricted for Individuals, Organizations, and Other Governments	—	852,026
	77,232,824	852,026
Total Net Position	77,232,824	852,026

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

VILLAGE OF MUNDELEIN, ILLINOIS

Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended April 30, 2025

	Pension Trust	Custodial Special Assessments
Additions		
Contributions - Employer	$ 4,018,665	—
Contributions - Plan Members	978,101	—
Other Income	77,039	—
Total Contributions	5,073,805	—
Investment Income		
Interest Earned	993,287	29,782
Net Change in Fair Value	5,885,707	—
	6,878,994	29,782
Less Investment Expenses	(77,279)	—
Net Investment Income	6,801,715	29,782
Total Additions	11,875,520	29,782
Deductions		
Administration	111,745	—
Benefits and Refunds	5,293,738	—
Total Deductions	5,405,483	—
Change in Fiduciary Net Position	6,470,037	29,782
Restricted for Individuals, Organizations, and Other Governments		
Beginning	70,762,787	822,244
Ending	77,232,824	852,026

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

REPORTING ENTITY

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

Police Pension Employees Retirement System

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

Firefighters' Pension Employees Retirement System

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION

Government-Wide Statements

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

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

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

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

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

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

Fund Financial Statements

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Fund Financial Statements - Continued

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

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

> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
>
> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

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

Governmental Funds

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

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

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

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

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Proprietary Funds

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

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

Fiduciary Funds

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

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

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

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

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

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

Measurement Focus

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

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING - Continued

Measurement Focus - Continued

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

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

Basis of Accounting

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

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

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

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

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION

Cash and Investments

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

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

Restricted Cash and Investments

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

Receivables

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

Interfund Receivables, Payables and Activity

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

Prepaids/Inventories/Land Held for Resale

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION - Continued

Capital Assets

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

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

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

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

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

Long-Term Obligations

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

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND FUND BALANCE/ NET POSITION - Continued

Compensated Absences

The Village provides paid sick leave to full-time and part-time employees, accruing at a rate of one day per month worked, with part-time employees accruing on a prorated basis. Sick leave may be accumulated up to 250 days for employees working 8-hour shifts and up to 111 days for those on 24-hour shifts. Sick leave may be used for personal illness, injury, or medical appointments, as well as for the care of qualified family members, subject to limitations. Employees may use up to half of their accrued sick leave for family-related absences. Sick leave does not accrue during extended unpaid leave periods. Upon retirement, eligible employees may receive payment for up to 50% of their unused accumulated sick leave, subject to maximum thresholds and advance notice requirements. Additionally, employees may elect to forfeit a portion of sick leave annually in exchange for a contribution to a health savings account, provided minimum sick leave balances are maintained.

Vacation time is granted annually at the beginning of the calendar year and must be used within that year unless approved for limited carryover. Full-time employees earn between 80 and 200 hours of vacation annually depending on years of service, while firefighters working 24-hour shifts earn between 144 and 312 hours. New employees receive prorated vacation based on hire date. Unused vacation time is compensated upon separation from employment. Employees with ten or more years of service may convert a limited number of unused vacation days to sick leave annually. Vacation scheduling is subject to departmental approval and operational needs.

Deferred Outflows/Inflows of Resources

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

Net Position

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

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

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

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

Use of Estimates

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

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGETARY INFORMATION

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

All departments of the Village submit requests for appropriation to the Village's Administrator so that a budget may be prepared. The budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. Annual appropriated budgets are adopted for all funds except for the Transportation Fund, Tax Increment Finance #4 Fund, Police Pension Fund, Firefighters' Pension Fund, and Special Assessments Fund.

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

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

EXCESS OF ACTUAL EXPENDITURES OVER BUDGET IN INDIVIDUAL FUNDS

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

Fund		Excess
Tax Increment Finance #3	$	493,392
911 Surcharge		40,766
Tax Increment Finance #2		928,094
Debt Service		1,763

DEFICIT FUNDS BALANCE

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

Fund		Deficit
Tax Increment Finance #3	$	3,947,381
Archer Business Center		307,696
Train Station Parking		344,292

NOTE 3 - DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

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

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

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

Village

Deposits. At year-end, the carrying amount of the Village's deposits for governmental and business-type activities totaled $42,834,888 and the bank balances totaled $44,411,209. In addition, the Village has $17,428,453 invested in IPRIME, which has an average maturity of less than one year.

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

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

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

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

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

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Police Pension Fund

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

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IPOPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $463,782 and the bank balances totaled $462,640.

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

Investments. At year-end the Fund has $46,515,804 invested in IPOPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ipopif.org. Investments in IPOPIF are valued at IPOPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The fund may redeem shares with a seven calendar day notice. IPOPIF may, at its sole discretion and based on circumstances, process redemption requests with fewer than a seven calendar day notice. Regular redemptions of the same amount on a particular day of the month may be arranged with IPOPIF.

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

Rate of Return. For the year ended April 30, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 8.72%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

Firefighters' Pension Fund

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

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IFPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $437,073 and the bank balances totaled $437,072. In addition, the Fund has $16,441 invested in Illinois Funds, which have an average maturity of less than one year and is measured by net asset value per share as determined by the pool.

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

Investments. At year-end the Fund has $29,795,022 invested in IFPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ifpif.org. Investments in IFPIF are valued at IFPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The plan may redeem shares by giving notice by 5:00 pm central time on the 1st of each month. Requests properly submitted on or before the 1st of each month will be processed for redemption by the 14th of the month. Expedited redemptions may be processed at the sole discretion of IFPIF.

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

Rate of Return. For the year ended April 30, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 9.93%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

PROPERTY TAXES

Property taxes for 2024 attach as an enforceable lien on January 1, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and are payable in two installments, on or about June and September. The County collect such taxes and remit them periodically.

INTERFUND TRANSFERS

Interfund transfers for the fiscal year consisted of the following:

Transfer In	Transfer Out	Amount	
General	Nonmajor Governmental	$ 2,400,000	(1)
Nonmajor Governmental	General	1,585,000	(2)
		3,985,000	

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

INTERFUND ADVANCES

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

Receivable Fund	Payable Fund	Amount
General	Tax Increment Finance #3	$ 5,418,912
General	Nonmajor Governmental	738,115
		6,157,027

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LEASES RECEIVABLE

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

Leases	Start Date	End Date	Payments	Interest Rate
Tighthead Brewery	August 1, 2015	July 1, 2035	$13,352 to $15,180 per Month	4.00%
KSN	August 1, 2014	July 1, 2025	$23,932 to $24,487 per Month	4.00%
Tighthead Brewery	August 1, 2025	July 1, 2035	$12,040 to $14,890 per Month	4.00%

During the fiscal year, the Village has recognized $231,123 of lease revenue. There were no variable or other payments not included in the measurement of the leases receivable recognized in the current year. The future principal and interest lease payments as of the year-end were as follows:

Fiscal Year	Governmental Activities	
	Principal	Interest
2026	$ 153,402	34,343
2027	97,386	47,544
2028	104,336	43,534
2029	112,558	39,212
2030	121,269	34,551
2031	130,365	29,535
2032	139,923	24,147
2033	149,993	18,367
2034	160,686	12,174
2035	171,969	5,541
2036	44,374	296
	1,386,261	289,244

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS

Governmental Activities

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

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 51,247,224	42,691	—	51,289,915
Construction in Progress	1,500	83,792	1,500	83,792
	51,248,724	126,483	1,500	51,373,707
Depreciable Capital Assets				
Buildings	46,906,836	617,296	—	47,524,132
Land Improvements	5,670,729	393,147	—	6,063,876
Machinery and Equipment	15,921,605	731,813	331,738	16,321,680
Sidewalks	8,131,757	124,892	—	8,256,649
Streets, Curbs, and Gutters	64,502,043	5,687,440	—	70,189,483
Traffic Signals	611,324	—	—	611,324
Storm Sewers	24,201,568	385,956	—	24,587,524
	165,945,862	7,940,544	331,738	173,554,668
Less Accumulated Depreciation				
Buildings	12,233,145	949,450	—	13,182,595
Land Improvements	2,791,499	176,737	—	2,968,236
Machinery and Equipment	11,003,891	1,197,009	331,738	11,869,162
Sidewalks	4,121,371	156,451	—	4,277,822
Streets, Curbs, and Gutters	34,576,258	1,840,948	—	36,417,206
Traffic Signals	416,989	15,042	—	432,031
Storm Sewers	6,797,830	320,889	—	7,118,719
	71,940,983	4,656,526	331,738	76,265,771
Total Net Depreciable Capital Assets	94,004,879	3,284,018	—	97,288,897
Total Net Capital Assets	145,253,603	3,410,501	1,500	148,662,604

Depreciation expense was charged to governmental activities as follows:

General Government	$ 354,980
Public Safety	978,071
Public Works	3,323,475
	4,656,526

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS - Continued

Business-Type Activities

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

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 1,718,514	—	—	1,718,514
Construction in Progress	3,076	8,695	—	11,771
	1,721,590	8,695	—	1,730,285
Depreciable Capital Assets				
Buildings	31,922,745	—	—	31,922,745
Improvements Other Than Buildings	60,539,354	3,583,649	—	64,123,003
Infrastructure	5,647,665	181,168	29,005	5,799,828
	98,109,764	3,764,817	29,005	101,845,576
Less Accumulated Depreciation				
Buildings	11,890,508	627,927	—	12,518,435
Improvements Other Than Buildings	34,708,637	1,048,233	—	35,756,870
Infrastructure	4,884,377	258,434	29,005	5,113,806
	51,483,522	1,934,594	29,005	53,389,111
Total Net Depreciable Capital Assets	46,626,242	1,830,223	—	48,456,465
Total Net Capital Assets	48,347,832	1,838,918	—	50,186,750

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

Waterworks and Sewerage	$ 1,934,594

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT

General Obligation Bonds

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

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
General Obligation Refunding Bonds of 2017, due in annual installments of $25,000 to $605,000 plus interest at 2.00% to 4.00% through December 15, 2030.	Tax Increment Finance #3	$ 3,750,000	—	465,000	3,285,000
General Obligation Refunding Bonds of 2019, due in annual installments of $390,000 to $1,510,000 plus interest at 3.125% to 4.000% through December 15, 2049.	Debt Service	21,854,950	—	673,699	21,181,251
	Waterworks and Sewerage	7,990,050	—	246,301	7,743,749
		33,595,000	—	1,385,000	32,210,000

TIF Notes Payable

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

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

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Legal Debt Margin

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

Long-Term Liabilities Activity

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

Type of Debt	Beginning Balances	Additions	Deductions	Ending Balances	Amounts Due within One Year
Governmental Activities					
Compensated Absences	$ 1,266,349	—	46,523	1,219,826	975,861
Net Pension Liability - IMRF	4,423,664	698,386	—	5,122,050	—
Net Pension Liability - Police Pension	37,009,420	—	622,026	36,387,394	—
Net Pension Liability - Firefighters' Pension	13,278,811	2,656,418	—	15,935,229	—
Total OPEB Liability - RBP	2,743,520	320,448	—	3,063,968	101,058
General Obligation Bonds Payable	25,604,950	—	1,138,699	24,466,251	1,192,991
Plus: Unamortized Bond Premium	1,982,603	—	107,431	1,875,172	—
TIF Notes Payable	3,030,000	—	—	3,030,000	—
	89,339,317	3,675,252	1,914,679	91,099,890	2,269,910
Business-Type Activities					
Compensated Absences	125,005	7,120	—	132,125	26,425
Net Pension Liability - IMRF	1,122,101	95,312	—	1,217,413	—
Total OPEB Liability - RBP	473,355	—	6,134	467,221	17,429
General Obligation Bonds Payable	7,990,050	—	246,301	7,743,749	257,009
Plus: Unamortized Bond Premium	542,550	—	20,867	521,683	—
	10,253,061	102,432	273,302	10,082,191	300,863

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

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

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Debt Service Requirements to Maturity

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

Fiscal Year	Governmental Activities General Obligation Bonds Principal	Governmental Activities General Obligation Bonds Interest	Business-Type Activities General Obligation Bonds Principal	Business-Type Activities General Obligation Bonds Interest
2026	$ 1,192,991	933,125	257,009	293,106
2027	1,238,620	885,405	266,380	282,826
2028	1,292,912	835,860	277,088	272,171
2029	1,350,864	784,144	289,136	261,087
2030	1,405,156	730,109	299,844	249,522
2031	1,458,108	673,903	311,892	237,528
2032	889,722	615,579	325,278	225,052
2033	922,675	579,990	337,325	212,041
2034	959,289	543,083	350,711	198,548
2035	633,424	504,711	231,576	184,520
2036	659,054	479,374	240,946	175,257
2037	684,683	453,012	250,317	165,619
2038	713,975	425,625	261,025	155,606
2039	743,266	397,066	271,734	145,165
2040	772,557	367,335	282,443	134,296
2041	801,849	336,433	293,151	122,998
2042	834,801	304,359	305,199	111,272
2043	867,754	270,967	317,246	99,064
2044	904,368	236,257	330,632	86,374
2045	937,321	200,082	342,679	73,149
2046	977,596	162,589	357,404	59,442
2047	1,006,887	132,040	368,113	48,273
2048	1,039,840	100,575	380,160	36,769
2049	1,072,793	68,080	392,207	24,889
2050	1,105,746	34,555	404,254	12,633
Totals	24,466,251	11,054,262	7,743,749	3,867,207

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS

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

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

		Special Revenue			
	General	Stormwater Management	Tax Increment Finance #3	Nonmajor	Totals
Fund Balances					
Nonspendable					
Deposits	$ 510,830	—	—	—	510,830
Advances	6,157,027	—	—	—	6,157,027
Prepaids	465,455	—	—	—	465,455
	7,133,312	—	—	—	7,133,312
Restricted					
Public Works	—	1,418,478	—	2,526,509	3,944,987
Highways and Streets	—	—	—	5,011,511	5,011,511
Debt Service	—	—	—	158,983	158,983
Community Development	—	—	—	1,857,032	1,857,032
Employee Benefits	—	—	—	1,527,469	1,527,469
Public Safety	—	—	—	776,193	776,193
Capital Development	—	—	—	906,847	906,847
State Drug Assets	1,102,302	—	—	—	1,102,302
	1,102,302	1,418,478	—	12,764,544	15,285,324
Unassigned	33,412,846	—	(3,947,381)	(651,988)	28,813,477
Total Fund Balances	41,648,460	1,418,478	(3,947,381)	12,112,556	51,232,113

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

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

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS - Continued

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

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

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

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

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of April 30, 2025:

Governmental Activities	
Capital Assets - Net of Accumulated Depreciation	$ 148,662,604
Plus: Unamortized Loss on Refunding	299,703
Less Capital Related Debt:	
Retainage Payable	(359,349)
General Obligation Bonds Payable	(24,466,251)
Unamortized Premium	(1,875,172)
Net Investment in Capital Assets	122,261,535
Business-Type Activities	
Capital Assets - Net of Accumulated Depreciation	50,186,750
Less Capital Related Debt:	
General Obligation Bonds Payable	(7,743,749)
Unamortized Premium	(521,683)
Net Investment in Capital Assets	41,921,318

NOTE 4 - OTHER INFORMATION

RISK MANAGEMENT

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

Intergovernmental Risk Management Agency (IRMA)

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

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

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

CONTINGENT LIABILITIES

Litigation

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

Grants

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

NOTE 4 - OTHER INFORMATION - Continued

CONTINGENT LIABILITIES - Continued

Central Lake County Joint Action Water Agency (CLCJAWA)

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

As a charter member, the Village was required to enter into a water purchase and sale contract with the Agency. This contract requires the Village to purchase from the Agency an amount of water necessary to serve its full water requirements. Total purchases for the year ended April 30, 2025 were $1,653,926.

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

Developer Financing Agreements

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

The Village’s liability under the sales tax incentive agreements as of April 30, 2025 amounted to $47,316 and has been reported in the Tax Rebate Fund. The Village has elected to record the liability under all such agreements on the Statement of Net Position in Other liabilities. The total expense incurred under these agreements amounted to $746,574 for the year ended April 30, 2025. The Village incurred $328,414 related to the incremental property tax incentive agreement. This amount is presented and recorded in the Tax Increment Fund. The maximum amount remaining under these agreements is approximately $4,000,000 and the agreements expire at various times through 2032.

JOINT VENTURE

Solid Waste Agency of Lake County (SWALCO)

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

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

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURE - Continued

Solid Waste Agency of Lake County (SWALCO) - Continued

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

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

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

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

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS

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

The aggregate amounts recognized for the pension plans are:

	Pension Expense	Net Pension Liability	Deferred Outflows	Deferred Inflows
IMRF	$ 2,695,123	6,339,463	2,869,234	6,785
Police Pension	2,884,996	36,387,394	8,744,144	9,405,603
Firefighters' Pension	1,360,350	15,935,229	5,698,494	4,976,156
	6,940,469	58,662,086	17,311,872	14,388,544

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF)

Plan Descriptions

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

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

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

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

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

Plan Membership. As of December 31, 2024, the measurement date,the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	124
Inactive Plan Members Entitled to but not yet Receiving Benefits	93
Active Plan Members	103
Total	320

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Contributions. As set by statute, the Village's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the fiscal year-ended April 30, 2025, the Village's contribution was 9.41% of covered payroll.

Net Pension Liability. The Village's net pension liability was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total pension liabilities were determined by an actuarial valuation performed, as of December 31, 2024, using the following actuarial methods and assumptions:

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

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

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

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

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

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	24.50%	5.20%
Domestic Equities	33.50%	4.35%
International Equities	18.00%	5.40%
Real Estate	10.50%	6.40%
Blended	12.50%	4.85% - 6.25%
Cash and Cash Equivalents	1.00%	3.60%

Discount Rate

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

Discount Rate Sensitivity

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

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Net Pension Liability	$ 14,228,644	6,339,463	3,940

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2023	$ 62,982,426	57,436,661	5,545,765
Changes for the Year:			
Service Cost	804,120	—	804,120
Interest on the Total Pension Liability	4,465,669	—	4,465,669
Difference Between Expected and Actual Experience of the Total Pension Liability	1,454,561	—	1,454,561
Changes of Assumptions	—	—	—
Contributions - Employer	—	903,517	(903,517)
Contributions - Employees	—	423,472	(423,472)
Net Investment Income	—	5,702,529	(5,702,529)
Benefit Payments, Including Refunds of Employee Contributions	(3,578,114)	(3,578,114)	—
Other (Net Transfer)	—	(1,098,866)	1,098,866
Net Changes	3,146,236	2,352,538	793,698
Balances at December 31, 2024	66,128,662	59,789,199	6,339,463

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

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

For the fiscal year ended April 30, 2025, the Village recognized pension expense of $2,695,123. At April 30, 2025, the Village reported deferred outflows or resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 1,207,037	—	1,207,037
Change in Assumptions	—	(6,785)	(6,785)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	1,378,129	—	1,378,129
Total Expenses to be Recognized in Future Periods	2,585,166	(6,785)	2,578,381
Pension Contributions Made Subsequent to the Measurement Date	284,068	—	284,068
Total Deferred Amounts Related to IMRF	2,869,234	(6,785)	2,862,449

$284,068 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the reporting year ended April 30, 2026. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 1,263,926
2027	2,238,527
2028	(592,111)
2029	(331,961)
2030	—
Thereafter	—
Totals	2,578,381

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan

Plan Descriptions

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

Plan Membership. At April 30, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	47
Inactive Plan Members Entitled to but not yet Receiving Benefits	15
Active Plan Members	53
Total	115

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

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Police officer salary for the pension purposes was capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the preceding calendar year.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended April 30, 2025, the Village's contribution was 46.95% of covered payroll.

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

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of April 30, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	4.00% to 10.90%
Cost of Living Adjustments	3.25%
Inflation	2.50%

Mortality rates were based on the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Discount Rate

A Single Discount Rate of 6.78% was used to measure the total pension liability and the prior year rate was 6.56%. The projection of cash flow used to determine this Single Discount Rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. The Single Discount Rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and

2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating (which is published by the Federal Reserve) as of the measurement date (to the extent that the contributions for use with the long-term expected rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.00%, the municipal bond rate is 5.24%, and the resulting single discount rate is 6.78%.

Discount Rate Sensitivity

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

	1% Decrease (5.78%)	Current Discount Rate (6.78%)	1% Increase (7.78%)
Net Pension Liability	$ 48,719,465	36,387,394	26,372,043

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at April 30, 2024	$ 79,959,000	42,949,580	37,009,420
Changes for the Year:			
Service Cost	1,505,679	—	1,505,679
Interest on the Total Pension Liability	5,252,751	—	5,252,751
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	1,795,225	—	1,795,225
Changes of Assumptions	(1,747,820)	—	(1,747,820)
Contributions - Employer	—	2,872,403	(2,872,403)
Contributions - Employees	—	627,756	(627,756)
Contributions - Other	—	73,595	(73,595)
Net Investment Income	—	3,919,329	(3,919,329)
Benefit Payments, Including Refunds of Employee Contributions	(3,394,888)	(3,394,888)	—
Other (Net Transfer)	—	(65,222)	65,222
Net Changes	3,410,947	4,032,973	(622,026)
Balances at April 30, 2025	83,369,947	46,982,553	36,387,394

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

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

For the fiscal year ended April 30, 2025, the Village recognized pension expense of $2,884,996. At April 30, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 4,466,435	(728,685)	3,737,750
Change in Assumptions	3,498,883	(8,676,918)	(5,178,035)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	778,826	—	778,826
Total Deferred Amounts Related to Police Pension	8,744,144	(9,405,603)	(661,459)

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

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 1,433,456
2027	(255,320)
2028	(1,413,406)
2029	(394,678)
2030	(31,900)
Thereafter	389
Total	(661,459)

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan

Plan Descriptions

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

Plan Membership. At April 30, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	23
Inactive Plan Members Entitled to but not yet Receiving Benefits	7
Active Plan Members	31
Total	61

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

The Firefighters' Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of creditable service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a firefighter who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the firefighter during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Firefighters' salary for the pension purposes was capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 firefighter shall be increased annually at age 60 on the January 1st after the firefighter retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the proceeding calendar year.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Plan Descriptions - Continued

Contributions. Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the fiscal year-ended April 30, 2025, the Village's contribution was 31.12% of covered payroll.

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

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of April 30, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.00%
Salary Increases	4.00% to 8.60%
Cost of Living Adjustments	3.25%
Inflation	2.50%

Mortality rates were based on the Sex Distinct Raw Rates as developed in the PubS-2010(A) Study improved to 2021 using MP-2021 Improvement Rates. These rates are then improved generationally using MP-2021 Improvement Rates.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Discount Rate

A Single Discount Rate of 6.55% was used to measure the total pension liability and the prior year rate was 6.77%. The projection of cash flow used to determine this Single Discount Rate assumed that the plan members' contributions will be made at the current contribution rate, and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. The Single Discount Rate reflects:

1. The long-term expected rate of return on pension plan investments (during the period in which the fiduciary net position is projected to be sufficient to pay benefits), and

2. The tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating (which is published by the Federal Reserve) as of the measurement date (to the extent that the contributions for use with the long-term expected rate of return are not met).

For the purpose of the most recent valuation, the expected rate of return on plan investments is 7.00%, the municipal bond rate is 5.24%, and the resulting single discount rate is 6.55%.

Discount Rate Sensitivity

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

	1% Decrease (5.55%)	Current Discount Rate (6.55%)	1% Increase (7.55%)
Net Pension Liability	$ 22,493,696	15,935,229	10,572,377

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at April 30, 2024	$ 41,092,018	27,813,207	13,278,811
Changes for the Year:			
Service Cost	879,318	—	879,318
Interest on the Total Pension Liability	2,788,800	—	2,788,800
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	991,436	—	991,436
Changes of Assumptions	2,332,778	—	2,332,778
Contributions - Employer	—	1,146,262	(1,146,262)
Contributions - Employees	—	350,345	(350,345)
Contributions - Other		3,444	(3,444)
Net Investment Income	—	2,882,386	(2,882,386)
Benefit Payments, Including Refunds of Employee Contributions	(1,898,850)	(1,898,850)	—
Other (Net Transfer)	—	(46,523)	46,523
Net Changes	5,093,482	2,437,064	2,656,418
Balances at April 30, 2025	46,185,500	30,250,271	15,935,229

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

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

For the fiscal year ended April 30, 2025, the Village recognized pension expense of $1,360,350. At April 30, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 1,479,796	(815,724)	664,072
Change in Assumptions	4,201,578	(4,160,432)	41,146
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	17,120	—	17,120
Total Deferred Amounts Related to Firefighters' Pension	5,698,494	(4,976,156)	722,338

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

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 569,804
2027	(199,904)
2028	(470,121)
2029	(94,623)
2030	272,745
Thereafter	644,437
Total	722,338

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

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

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

Plan Membership. As of April 30 2025, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	10
Inactive Plan Members Entitled to but not yet Receiving Benefits	—
Active Plan Members	184
Total	194

Total OPEB Liability

The Village's total OPEB liability was measured as of April 30, 2025, and was determined by an actuarial valuation as of April 30 2025.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the April 30 2025 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.25%
Salary Increases	3.00%
Discount Rate	5.24%
Healthcare Cost Trend Rates	The initial trend rate is based on the 2025 Segal Health Plan Cost Trend Survey. The grading period and ultimate trend rates selected fall within a generally accepted range.
Retirees' Share of Benefit-Related Costs	100% of Projected Health Insurance Premiums for Retirees

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Total OPEB Liability - Continued

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

Mortality rates were based on the PubG-2010(B) Improved Generationally using MP-2021 Improvement Rates.

Change in the Total OPEB Liability

	Total OPEB Liability
Balances at April 30, 2024	$ 3,216,875
Changes for the Year:	
Service Cost	278,653
Interest on the Total OPEB Liability	128,516
Changes of Benefit Terms	130,283
Difference Between Expected and Actual Experience	(311,623)
Changes of Assumptions or Other Inputs	206,972
Benefit Payments	(118,487)
Net Changes	314,314
Balances at April 30, 2025	3,531,189

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

The discount rate used to measure the total pension liability was 5.24%, while the prior valuation used 4.07%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease (4.24%)	Current Discount Rate (5.24%)	1% Increase (6.24%)
Total OPEB Liability	$ 3,954,116	3,531,189	3,172,022

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

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

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

	1% Decrease (Varies)	Healthcare Cost Trend Rates (Varies)	1% Increase (Varies)
Total OPEB Liability	$ 3,050,644	3,531,189	4,131,534

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

For the fiscal year ended April 30, 2025, the Village recognized OPEB expense of $384,864. At April 30, 2025, the Village and reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ —	(1,646,083)	(1,646,083)
Change in Assumptions	855,098	(1,126,693)	(271,595)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	—	—
Total Deferred Amounts Related to OPEB	855,098	(2,772,776)	(1,917,678)

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

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

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year	Net Deferred (Inflows) of Resources
2026	$ (152,588)
2027	(152,588)
2028	(152,588)
2029	(152,588)
2030	(158,059)
Thereafter	(1,149,267)
Total	(1,917,678)

REQUIRED SUPPLEMENTARY INFORMATION

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

- Schedule Employer Contributions - Last Ten Fiscal Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Measurement Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Investment Returns - Last Ten Fiscal Years
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Total OPEB Liability
  - Retiree Benefit Plan

- Budgetary Comparison Schedules
  - General Fund
  - Stormwater Management - Special Revenue Fund
  - Tax Increment Finance Area #3 - Special Revenue Fund

Notes to the Required Supplementary Information

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

Illinois Municipal Retirement Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
April 30, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 1,091,237	$ 1,086,716	$ (4,521)	$ 8,045,813	13.51%
2017	1,023,231	1,025,028	1,797	7,845,210	13.07%
2018	1,018,394	1,018,394	—	8,165,357	12.47%
2019	1,008,110	1,008,110	—	8,480,110	11.89%
2020	932,929	932,929	—	8,480,706	11.00%
2021	1,120,039	1,045,154	(74,885)	8,712,810	12.00%
2022	1,078,685	1,078,685	—	8,972,791	12.02%
2023	916,671	916,671	—	9,061,768	10.12%
2024	796,738	796,738	—	8,727,049	9.13%
2025	888,440	888,440	—	9,443,975	9.41%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Aggregate Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	19 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.75% to 13.75%, Including Inflation
Investment Rate of Return	7.25%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2020 valuation pursuant to an experience study of the period 2017-2019.
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

Police Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
April 30, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 1,309,898	$ 1,305,730	$ (4,168)	$ 5,492,977	23.77%
2017	1,701,682	1,698,322	(3,360)	4,955,441	34.27%
2018	1,438,964	1,436,044	(2,920)	5,150,531	27.88%
2019	1,824,647	1,827,290	2,643	5,123,728	35.66%
2020	1,941,213	1,937,531	(3,682)	5,236,609	37.00%
2021	2,038,532	2,030,261	(8,271)	5,406,799	37.55%
2022	2,381,996	2,376,978	(5,018)	5,247,896	45.29%
2023	2,406,776	2,447,356	40,580	5,346,884	45.77%
2024	2,299,326	2,650,649	351,323	5,520,658	48.01%
2025	2,526,387	2,872,403	346,016	6,118,496	46.95%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Projected Unit Credit
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	90% Funded Over 17 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	3.75% - 8.28%
Investment Rate of Return	7.00%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

Note: The Village's contribution requirements disclosed above are based on the statutory minimum contributions, rather than the funding recommendations of the external actuary that are based on the entry age normal actuarial cost method and 100% funding over 18 years. This calculation is determined in accordance with Section 3-125 of the Illinois Pension Code. The assumptions have been set based on expectations for all Article 3 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Police Officers' Pension Investment Fund.

Firefighters' Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
April 30, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 584,429	$ 582,571	$ (1,858)	$ 3,138,475	18.56%
2017	661,523	660,248	(1,275)	2,298,259	28.73%
2018	618,072	616,808	(1,264)	2,519,605	24.48%
2019	786,540	787,679	1,139	2,776,128	28.37%
2020	896,871	895,232	(1,639)	2,749,613	32.56%
2021	939,671	935,904	(3,767)	2,838,975	32.97%
2022	1,107,382	1,105,066	(2,316)	2,892,982	38.20%
2023	974,438	1,003,648	29,210	3,187,128	31.49%
2024	897,807	1,034,207	136,400	3,290,709	31.43%
2025	971,813	1,146,262	174,449	3,683,846	31.12%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Projected Unit Credit
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	90% Funded Over 17 Years
Asset Valuation Method	5-year Smoothed Fair Value
Inflation	2.25%
Salary Increases	3.75% - 6.96%
Investment Rate of Return	7.00%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Adjusted for Plan Status, Demographics, and Illinois Public Pension Data, as Described

Note: The Village's contribution requirements disclosed above are based on the statutory minimum contributions, rather than the funding recommendations of the external actuary that are based on the entry age normal actuarial cost method and 100% funding over 18 years. This calculation is determined in accordance with Section 4-118 of the Illinois Pension Code. The assumptions have been set based on expectations for all Article 4 funds in the State of Illinois. The actuarial methods are prescribed by the Illinois Pension Code and do not necessarily represent the approach recommended by either the actuary or the Firefighters' Pension Investment Fund.

Illinois Municipal Retirement Fund
Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Fiscal Years
April 30, 2025

	12/31/2015	12/31/2016	12/31/2017
Total Pension Liability			
Service Cost	$ 831,273	843,761	831,213
Interest	3,178,103	3,294,134	3,481,926
Differences Between Expected and Actual Experience	(703,325)	247,066	65,720
Change of Assumptions	58,166	(120,189)	(1,485,982)
Benefit Payments, Including Refunds of Member Contributions	(1,747,929)	(1,777,102)	(1,966,998)
Net Change in Total Pension Liability	1,616,288	2,487,670	925,879
Total Pension Liability - Beginning	42,889,608	44,505,896	46,993,566
Total Pension Liability - Ending	44,505,896	46,993,566	47,919,445
Plan Fiduciary Net Position			
Contributions - Employer	$ 1,044,957	1,050,531	994,735
Contributions - Members	346,772	352,763	364,609
Net Investment Income	186,539	2,554,161	6,816,040
Benefit Payments, Including Refunds of Member Contributions	(1,747,929)	(1,777,102)	(1,966,998)
Other (Net Transfer)	(221,714)	396,067	(760,393)
Net Change in Plan Fiduciary Net Position	(391,375)	2,576,420	5,447,993
Plan Net Position - Beginning	37,485,939	37,094,564	39,670,984
Plan Net Position - Ending	37,094,564	39,670,984	45,118,977
Employer's Net Pension Liability/(Asset)	$ 7,411,332	7,322,582	2,800,468
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.35%	84.42%	94.16%
Covered Payroll	$ 7,739,513	7,826,376	8,002,702
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	95.76%	93.56%	34.99%

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

12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024
810,288	871,229	873,641	856,375	845,523	827,791	804,120
3,545,328	3,634,565	3,805,624	3,993,158	4,190,253	4,331,801	4,465,669
(820,923)	253,933	1,024,774	883,037	217,576	201,528	1,454,561
1,545,046	—	(486,509)	—	—	(13,761)	—
(2,107,105)	(2,391,524)	(2,411,461)	(2,832,990)	(3,184,194)	(3,400,022)	(3,578,114)
2,972,634	2,368,203	2,806,069	2,899,580	2,069,158	1,947,337	3,146,236
47,919,445	50,892,079	53,260,282	56,066,351	58,965,931	61,035,089	62,982,426
50,892,079	53,260,282	56,066,351	58,965,931	61,035,089	62,982,426	66,128,662
1,057,053	897,143	1,037,124	1,126,387	961,976	807,352	903,517
391,888	379,788	399,380	401,008	402,879	417,722	423,472
(2,288,274)	7,680,649	6,808,478	9,092,454	(8,009,821)	5,848,512	5,702,529
(2,107,105)	(2,391,524)	(2,411,461)	(2,832,990)	(3,184,194)	(3,400,022)	(3,578,114)
(553,838)	205,564	557,078	103,464	(507,733)	1,428,747	(1,098,866)
(3,500,276)	6,771,620	6,390,599	7,890,323	(10,336,893)	5,102,311	2,352,538
45,118,977	41,618,701	48,390,321	54,780,920	62,671,243	52,334,350	57,436,661
41,618,701	48,390,321	54,780,920	62,671,243	52,334,350	57,436,661	59,789,199
9,273,378	4,869,961	1,285,431	(3,705,312)	8,700,739	5,545,765	6,339,463
81.78%	90.86%	97.71%	106.28%	85.74%	91.19%	90.41%
8,422,732	8,439,729	8,875,114	8,911,298	8,940,307	8,881,762	9,550,915
110.10%	57.70%	14.48%	(41.58%)	97.32%	62.44%	66.38%

VILLAGE OF MUNDELEIN, ILLINOIS

Police Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Measurement Years
April 30, 2025

	4/30/2016	4/30/2017	4/30/2018
Total Pension Liability			
Service Cost	$ 1,419,301	1,505,684	1,517,547
Interest	2,638,886	3,464,447	3,422,071
Changes in Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	(674,152)	411,780	69,000
Change of Assumptions	9,714,586	(4,102,425)	825,139
Benefit Payments, Including Refunds of Member Contributions	(1,724,726)	(1,911,997)	(1,895,829)
Net Change in Total Pension Liability	11,373,895	(632,511)	3,937,928
Total Pension Liability - Beginning	46,676,357	58,050,252	57,417,741
Total Pension Liability - Ending	58,050,252	57,417,741	61,355,669
Plan Fiduciary Net Position			
Contributions - Employer	$ 1,305,730	1,698,322	1,436,044
Contributions - Members	503,875	483,774	507,505
Contributions - Other	—	241,973	2,256
Net Investment Income	226,006	2,192,077	2,366,652
Benefit Payments, Including Refunds of Member Contributions	(1,724,726)	(1,911,997)	(1,895,829)
Administrative Expenses	(44,653)	(46,958)	(47,408)
Net Change in Plan Fiduciary Net Position	266,232	2,657,191	2,369,220
Plan Net Position - Beginning	23,485,243	23,751,475	26,408,666
Plan Net Position - Ending	23,751,475	26,408,666	28,777,886
Employer's Net Pension Liability	$ 34,298,777	31,009,075	32,577,783
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	40.92%	45.99%	46.90%
Covered Payroll	$ 5,492,977	4,955,441	5,150,531
Employer's Net Pension Liability as a Percentage of Covered Payroll	624.41%	625.76%	632.51%

4/30/2019	4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024	4/30/2025
1,663,104	1,617,310	1,289,744	1,717,140	1,494,399	1,566,625	1,505,679
3,556,182	3,787,714	4,160,509	4,258,794	4,582,722	4,887,457	5,252,751
—	549,099	—	—	(54,323)	402,664	—
1,549,856	677,777	(115,452)	(1,803,180)	1,800,084	2,382,039	1,795,225
(1,570,580)	(7,821,612)	11,807,369	(4,824,321)	776,972	(3,746,221)	(1,747,820)
(2,162,798)	(2,314,956)	(2,297,974)	(2,546,849)	(3,121,267)	(3,544,696)	(3,394,888)
3,035,764	(3,504,668)	14,844,196	(3,198,416)	5,478,587	1,947,868	3,410,947
61,355,669	64,391,433	60,886,765	75,730,961	72,532,545	78,011,132	79,959,000
64,391,433	60,886,765	75,730,961	72,532,545	78,011,132	79,959,000	83,369,947
1,827,290	1,937,531	2,030,261	2,376,978	2,447,356	2,650,649	2,872,403
543,702	518,022	514,964	538,131	529,877	574,258	627,756
36,450	2,257	2,202	2,311	32,835	88,443	73,595
2,484,707	204,597	9,943,683	(3,218,007)	1,004,423	3,461,834	3,919,329
(2,162,798)	(2,314,956)	(2,297,974)	(2,546,849)	(3,121,267)	(3,544,696)	(3,394,888)
(51,998)	(70,439)	(57,982)	(63,171)	(69,218)	(61,712)	(65,222)
2,677,353	277,012	10,135,154	(2,910,607)	824,006	3,168,776	4,032,973
28,777,886	31,455,239	31,732,251	41,867,405	38,956,798	39,780,804	42,949,580
31,455,239	31,732,251	41,867,405	38,956,798	39,780,804	42,949,580	46,982,553
32,936,194	29,154,514	33,863,556	33,575,747	38,230,328	37,009,420	36,387,394
48.85%	52.12%	55.28%	53.71%	50.99%	53.71%	56.35%
5,123,728	5,236,609	5,406,799	5,247,896	5,346,884	5,520,658	6,118,496
642.82%	556.74%	626.31%	639.79%	715.00%	670.38%	594.71%

VILLAGE OF MUNDELEIN, ILLINOIS

Firefighters' Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Measurement Years
April 30, 2025

	4/30/2016	4/30/2017	4/30/2018
Total Pension Liability			
Service Cost	$ 757,787	693,011	736,116
Interest	1,339,984	1,893,269	1,918,806
Change of Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	777,345	337,279	(10,210)
Change in Assumptions	5,493,935	(1,584,757)	1,180,355
Benefit Payments, Including Refunds of Member Contributions	(806,871)	(865,810)	(990,673)
Net Change in Total Pension Liability	7,562,180	472,992	2,834,394
Total Pension Liability - Beginning	23,309,141	30,871,321	31,344,313
Total Pension Liability - Ending	30,871,321	31,344,313	34,178,707
Plan Fiduciary Net Position			
Contributions - Employer	$ 582,571	660,248	616,808
Contributions - Members	229,938	229,724	227,416
Contributions - Other	—	9,000	5,000
Net Investment Income	(18,917)	1,659,918	1,202,485
Benefit Payments, Including Refunds of Member Contributions	(806,871)	(865,810)	(990,673)
Administrative Expenses	(29,055)	(31,739)	(38,579)
Net Change in Plan Fiduciary Net Position	(42,334)	1,661,341	1,022,457
Plan Net Position - Beginning	17,318,662	17,276,328	18,937,669
Plan Net Position - Ending	17,276,328	18,937,669	19,960,126
Employer's Net Pension Liability	$ 13,594,993	12,406,644	14,218,581
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	55.96%	60.42%	58.40%
Covered Payroll	$ 3,138,475	2,298,259	2,519,605
Employer's Net Pension Liability as a Percentage of Covered Payroll	433.17%	539.83%	564.32%

4/30/2019	4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024	4/30/2025
919,788	915,686	1,184,882	970,310	836,987	883,905	879,318
2,011,766	2,145,070	2,289,462	2,313,227	2,506,946	2,599,349	2,788,800
—	223,400	—	—	(54,129)	—	—
343,011	263,797	162,374	(1,683,862)	642,128	7,169	991,436
(939,216)	4,395,388	(1,467,680)	(4,906,429)	624,187	(1,348,763)	2,332,778
(1,074,261)	(1,234,407)	(1,385,286)	(1,644,529)	(1,717,577)	(1,869,382)	(1,898,850)
1,261,088	6,708,934	783,752	(4,951,283)	2,838,542	272,278	5,093,482
34,178,707	35,439,795	42,148,729	42,932,481	37,981,198	40,819,740	41,092,018
35,439,795	42,148,729	42,932,481	37,981,198	40,819,740	41,092,018	46,185,500
787,679	895,232	935,904	1,105,066	1,003,648	1,034,207	1,146,262
260,138	265,021	273,699	277,143	302,804	314,747	350,345
—	4,510	—	—	564	85,803	3,444
1,393,214	245,047	6,474,463	(1,414,658)	151,311	2,689,480	2,882,386
(1,074,261)	(1,234,407)	(1,385,286)	(1,644,529)	(1,717,577)	(1,869,382)	(1,898,850)
(42,625)	(48,026)	(62,784)	(55,837)	(52,400)	(44,827)	(46,523)
1,324,145	127,377	6,235,996	(1,732,815)	(311,650)	2,210,028	2,437,064
19,960,126	21,284,271	21,411,648	27,647,644	25,914,829	25,603,179	27,813,207
21,284,271	21,411,648	27,647,644	25,914,829	25,603,179	27,813,207	30,250,271
14,155,524	20,737,081	15,284,837	12,066,369	15,216,561	13,278,811	15,935,229
60.06%	50.80%	64.40%	68.23%	62.72%	67.69%	65.50%
2,776,128	2,749,613	2,838,975	2,892,982	3,187,128	3,290,709	3,683,846
509.90%	754.18%	538.39%	417.09%	477.44%	403.52%	432.57%

VILLAGE OF MUNDELEIN, ILLINOIS

Police Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
April 30, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	1.00%
2017	9.11%
2018	8.80%
2019	8.53%
2020	0.64%
2021	31.04%
2022	(7.97%)
2023	2.55%
2024	8.37%
2025	8.72%

VILLAGE OF MUNDELEIN, ILLINOIS

Firefighters' Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
April 30, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	(0.11%)
2017	9.72%
2018	6.20%
2019	7.00%
2020	1.15%
2021	30.94%
2022	(5.28%)
2023	0.59%
2024	10.07%
2025	9.93%

VILLAGE OF MUNDELEIN, ILLINOIS

Retiree Benefits Plan
Schedule of Changes in the Employer's Total OPEB Liability
April 30, 2025

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

Notes:

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

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

Changes of Assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate in 2019, 2021, and 2025.

4/30/2020	4/30/2021	4/30/2022	4/30/2023	4/30/2024	4/30/2025
85,082	108,112	435,346	354,818	303,468	278,653
161,401	138,056	112,004	147,124	110,010	128,516
—	(174,442)	—	—	—	130,283
—	(579,175)	—	(1,308,880)	—	(311,623)
1,066,337	212,869	(742,887)	(522,850)	(259,007)	206,972
(173,089)	(183,790)	(144,452)	(166,080)	(108,066)	(118,487)
1,139,731	(478,370)	(339,989)	(1,495,868)	46,405	314,314
4,344,966	5,484,697	5,006,327	4,666,338	3,170,470	3,216,875
5,484,697	5,006,327	4,666,338	3,170,470	3,216,875	3,531,189
16,449,443	16,942,926	17,149,065	16,371,218	18,073,960	19,228,633
33.34%	29.55%	27.21%	19.37%	17.80%	18.36%

VILLAGE OF MUNDELEIN, ILLINOIS

General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes	$ 17,780,858	17,780,858	19,063,209
Intergovernmental	13,100,000	13,100,000	14,972,539
Charges for Services	1,445,000	1,445,000	3,211,893
Licenses and Permits	2,063,000	2,063,000	3,004,380
Fines and Forfeitures	300,000	300,000	612,018
Investment Income	1,100,000	1,100,000	1,567,236
Miscellaneous	61,142	61,142	523,507
Total Revenues	35,850,000	35,850,000	42,954,782
Expenditures			
General Government	6,591,535	6,591,535	5,997,844
Public Safety	23,648,966	23,648,966	22,570,599
Public Works	5,472,648	5,472,648	5,165,631
Capital Outlay	2,456,850	2,456,850	1,755,662
Total Expenditures	38,169,999	38,169,999	35,489,736
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,319,999)	(2,319,999)	7,465,046
Other Financing Sources (Uses)			
Disposal of Capital Assets	—	—	67,293
Transfers In	800,000	800,000	2,400,000
Transfers Out	(1,585,000)	(1,585,000)	(1,585,000)
	(785,000)	(785,000)	882,293
Net Change in Fund Balance	(3,104,999)	(3,104,999)	8,347,339
Fund Balance - Beginning			33,301,121
Fund Balance - Ending			41,648,460

VILLAGE OF MUNDELEIN, ILLINOIS

Stormwater Management - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Other Taxes	$ 300,000	300,000	381,314
Charges for Services	400,000	400,000	604,421
Investment Income	—	—	27,200
Miscellaneous	—	—	4,805
Total Revenues	700,000	700,000	1,017,740
Expenditures			
Public Works			
Services	25,000	25,000	975
Capital Outlay	800,000	800,000	385,956
Debt Service			
Principal Retirement	236,571	236,571	236,571
Interest and Fiscal Charges	290,991	290,991	290,991
Total Expenditures	1,352,562	1,352,562	914,493
Net Change in Fund Balance	(652,562)	(652,562)	103,247
Fund Balance - Beginning			1,315,231
Fund Balance - Ending			1,418,478

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Increment Finance #3 - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 90,000	90,000	187,010
Expenditures			
General Government			
Services	—	—	493,392
Debt Service			
Principal Retirement	465,000	465,000	465,000
Interest and Fiscal Charges	155,125	155,125	155,125
Total Expenditures	620,125	620,125	1,113,517
Net Change in Fund Balance	(530,125)	(530,125)	(926,507)
Fund Balance - Beginning			(3,020,874)
Fund Balance - Ending			(3,947,381)

OTHER SUPPLEMENTARY INFORMATION

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

Such statements and schedules include:

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

INDIVIDUAL FUND DESCRIPTIONS

GENERAL FUND

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

SPECIAL REVENUE FUNDS

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

Stormwater Management Fund

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

Tax Increment Finance #3 Fund

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

Archer Business Center Fund

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

Illinois Municipal Retirement Fund

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

Social Security Fund

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

Road and Bridge Fund

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

SPECIAL REVENUE FUNDS - Continued

Train Station Parking Fund

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

Motor Fuel Tax Fund

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

911 Surcharge Fund

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

Tax Rebate Fund

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

Revolving Loan/Grants Fund

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

Transportation Fund

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

Tax Increment Finance #2 Fund

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

SPECIAL REVENUE FUNDS - Continued

Tax Increment Finance #4 Fund

The Tax Increment Finance #4 Fund is used to account for the activity relating to Tax Increment Allocation Financing for the Oak Creek/Townline Road Redevelopment Project Area created in 2021.

Equipment Replacement Fund

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

DEBT SERVICE FUND

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

CAPITAL PROJECTS FUND

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

Capital Development Fund

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

ENTERPRISE FUND

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

Waterworks and Sewerage Fund

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

FIDUCIARY FUNDS

PENSION TRUST FUND

Police Pension Fund

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

Firefighters' Pension Fund

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

CUSTODIAL FUND

Special Assessments

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

VILLAGE OF MUNDELEIN, ILLINOIS

General Fund
Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Taxes			
Property Tax	$ 11,180,858	11,180,858	11,175,094
Home Rule Sales Tax	5,900,000	5,900,000	7,050,236
Telecommunications Tax	400,000	400,000	492,172
Hotel/Motel Tax	300,000	300,000	344,582
Other Taxes	—	—	1,125
	17,780,858	17,780,858	19,063,209
Intergovernmental			
Sales Tax	6,850,000	6,850,000	7,548,622
Income Tax	5,400,000	5,400,000	5,485,267
Use Tax	700,000	700,000	824,790
Cannabis Use Tax	50,000	50,000	48,947
Grants	—	—	511,551
Donations	100,000	100,000	553,362
	13,100,000	13,100,000	14,972,539
Charges for Services	2,063,000	2,063,000	3,004,380
Licenses and Permits	1,445,000	1,445,000	3,211,893
Fines and Forfeitures	300,000	300,000	612,018
Investment Income	1,100,000	1,100,000	1,567,236
Miscellaneous	61,142	61,142	523,507
Total Revenues	35,850,000	35,850,000	42,954,782

VILLAGE OF MUNDELEIN, ILLINOIS

General Fund
Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
General Government			
Boards and Commissions			
Services	$ 357,070	357,070	275,064
Supplies	55,945	55,945	48,644
	413,015	413,015	323,708
Administration			
Personnel	1,883,920	1,883,920	1,923,842
Services	836,590	836,590	770,167
Supplies	340,710	340,710	296,425
	3,061,220	3,061,220	2,990,434
Finance			
Personnel	336,384	336,384	257,650
Services	68,100	68,100	73,143
Supplies	19,926	19,926	6,035
	424,410	424,410	336,828
Legal			
Services	497,000	497,000	369,828
Building			
Personnel	1,207,693	1,207,693	1,213,719
Services	26,300	26,300	12,589
Supplies	21,720	21,720	19,558
	1,255,713	1,255,713	1,245,866
Community Development			
Personnel	743,632	743,632	641,094
Services	155,625	155,625	91,211
Supplies	15,920	15,920	12,626
	915,177	915,177	744,931
Non-Departmental			
Services	25,000	25,000	(13,751)
Total General Government	6,591,535	6,591,535	5,997,844

General Fund
Schedule of Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Public Safety			
Fire			
Personnel	$ 6,089,334	6,089,334	5,926,604
Services	708,675	708,675	677,981
Supplies	324,545	324,545	316,099
	7,122,554	7,122,554	6,920,684
Police			
Personnel	14,051,350	14,051,350	13,769,518
Services	2,083,727	2,083,727	1,359,659
Supplies	391,335	391,335	520,738
	16,526,412	16,526,412	15,649,915
Total Public Safety	23,648,966	23,648,966	22,570,599
Public Works			
Department of Public Works			
Personnel	2,801,548	2,801,548	2,805,447
Services	1,473,200	1,473,200	1,343,911
Supplies	1,197,900	1,197,900	1,016,273
Total Public Works	5,472,648	5,472,648	5,165,631
Capital Outlay	2,456,850	2,456,850	1,755,662
Total Expenditures	38,169,999	38,169,999	35,489,736

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental Funds
Combining Balance Sheet
April 30, 2025

	Special Revenue	Debt Service	Capital Projects Capital Development	Totals
ASSETS				
Cash and Investments	$ 12,402,700	159,458	1,068,099	13,630,257
Receivables - Net of Allowances				
Property Taxes	7,503,067	984,760	—	8,487,827
Other Taxes	274,201	—	—	274,201
Accounts	134,714	—	—	134,714
Leases	1,386,261	—	—	1,386,261
Grants	429,166	—	—	429,166
Total Assets	22,130,109	1,144,218	1,068,099	24,342,426
LIABILITIES				
Accounts Payable	827,050	475	—	827,525
Accrued Payroll	70,882	—	—	70,882
Retainage Payable	359,349	—	—	359,349
Advances from Other Funds	738,115	—	—	738,115
Other Payables	86,307	—	—	86,307
Total Liabilities	2,081,703	475	—	2,082,178
DEFERRED INFLOWS OF RESOURCES				
Property Taxes	7,503,067	984,760	161,252	8,649,079
Leases	1,365,182	—	—	1,365,182
Deferred Revenues	133,431	—	—	133,431
Total Deferred Inflows of Resources	9,001,680	984,760	161,252	10,147,692
Total Liabilities and Deferred Inflows of Resources	11,083,383	985,235	161,252	12,229,870
FUND BALANCES				
Restricted	11,698,714	158,983	906,847	12,764,544
Unassigned	(651,988)	—	—	(651,988)
Total Fund Balances	11,046,726	158,983	906,847	12,112,556
Total Liabilities, Deferred Inflows of Resources and Fund Balances	22,130,109	1,144,218	1,068,099	24,342,426

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2025

	Special Revenue	Debt Service	Capital Projects Capital Development	Totals
Revenues				
Taxes	$ 8,503,851	979,989	—	9,483,840
Intergovernmental	2,660,207	—	—	2,660,207
Charges for Services	678,078	—	208,395	886,473
Investment Income	437,671	12,067	23,269	473,007
Miscellaneous	4,805	—	—	4,805
Total Revenues	12,284,612	992,056	231,664	13,508,332
Expenditures				
General Government	2,198,691	—	—	2,198,691
Public Safety	98,766	—	—	98,766
Public Works	499,117	—	—	499,117
Capital Outlay	6,030,173	—	—	6,030,173
Debt Service				
Principal Retirement	—	437,128	—	437,128
Interest and Fiscal Charges	1,192,128	539,920	—	1,732,048
Total Expenditures	10,018,875	977,048	—	10,995,923
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,265,737	15,008	231,664	2,512,409
Other Financing Sources (Uses)				
Transfers In	1,585,000	—	—	1,585,000
Transfers Out	(1,900,000)	—	(500,000)	(2,400,000)
	(315,000)	—	(500,000)	(815,000)
Net Change in Fund Balances	1,950,737	15,008	(268,336)	1,697,409
Fund Balances - Beginning	9,095,989	143,975	1,175,183	10,415,147
Fund Balances - Ending	11,046,726	158,983	906,847	12,112,556

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds
Combining Balance Sheet
April 30, 2025

	Archer Business Center	Illinois Municipal Retirement	Social Security	Road and Bridge	Train Station Parking	Motor Fuel Tax
ASSETS						
Cash and Investments	$ 157,682	754,112	844,239	1,927,992	—	2,777,101
Receivables - Net of Allowances						
Property Taxes	—	775,000	1,400,005	1,711,324	—	—
Other Taxes	—	—	—	160,133	—	114,068
Accounts	1,283	—	—	—	—	—
Grants	—	—	—	429,166	—	—
Leases	1,386,261	—	—	—	—	—
Total Assets	1,545,226	1,529,112	2,244,244	4,228,615	—	2,891,169
LIABILITIES						
Accounts Payable	31,984	—	—	36,689	22,941	93,930
Accrued Payroll	—	—	70,882	—	—	—
Retainage Payable	—	—	—	266,330	—	—
Advances from Other Funds	416,764	—	—	—	321,351	—
Other Payables	38,992	—	—	—	—	—
Total Liabilities	487,740	—	70,882	303,019	344,292	93,930
DEFERRED INFLOWS OF RESOURCES						
Property Taxes	—	775,000	1,400,005	1,711,324	—	—
Leases	1,365,182	—	—	—	—	—
Deferred Revenues	—	—	—	—	—	—
Total Deferred Inflows of Resources	1,365,182	775,000	1,400,005	1,711,324	—	—
Total Liabilities and Deferred Inflows of Resources	1,852,922	775,000	1,470,887	2,014,343	344,292	93,930
FUND BALANCES						
Restricted	—	754,112	773,357	2,214,272	—	2,797,239
Unassigned	(307,696)	—	—	—	(344,292)	—
Total Fund Balances	(307,696)	754,112	773,357	2,214,272	(344,292)	2,797,239
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	1,545,226	1,529,112	2,244,244	4,228,615	—	2,891,169

911 Surcharge	Tax Rebate	Revolving Loan/Grants	Transportation	Tax Increment Finance #2	Tax Increment Finance #4	Equipment Replacement	Totals
777,043	887,351	318,764	1,956,110	785,016	628,174	589,116	12,402,700
—	—	—	—	1,882,351	1,734,387	—	7,503,067
—	—	—	—	—	—	—	274,201
128,290	—	—	5,141	—	—	—	134,714
—	—	—	—	—	—	—	429,166
—	—	—	—	—	—	—	1,386,261
905,333	887,351	318,764	1,961,251	2,667,367	2,362,561	589,116	22,130,109
850	506,411	198	—	115,330	—	18,717	827,050
—	—	—	—	—	—	—	70,882
—	—	—	—	93,019	—	—	359,349
—	—	—	—	—	—	—	738,115
—	25,659	—	—	21,656	—	—	86,307
850	532,070	198	—	230,005	—	18,717	2,081,703
—	—	—	—	1,882,351	1,734,387	—	7,503,067
—	—	—	—	—	—	—	1,365,182
128,290	—	—	5,141	—	—	—	133,431
128,290	—	—	5,141	1,882,351	1,734,387	—	9,001,680
129,140	532,070	198	5,141	2,112,356	1,734,387	18,717	11,083,383
776,193	355,281	318,566	1,956,110	555,011	628,174	570,399	11,698,714
—	—	—	—	—	—	—	(651,988)
776,193	355,281	318,566	1,956,110	555,011	628,174	570,399	11,046,726
905,333	887,351	318,764	1,961,251	2,667,367	2,362,561	589,116	22,130,109

VILLAGE OF MUNDELEIN, ILLINOIS

Nonmajor Governmental - Special Revenue Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended April 30, 2025

	Archer Business Center	Illinois Municipal Retirement	Social Security	Road and Bridge	Train Station Parking	Motor Fuel Tax
Revenues						
Taxes	$ —	771,248	1,393,245	3,559,916	—	—
Intergovernmental	—	125,988	125,988	429,166	—	1,426,468
Charges for Services	482,568	—	—	—	22,285	—
Investment Income	9,839	30,512	39,094	61,562	—	72,397
Miscellaneous	—	—	—	4,805	—	—
Total Revenues	492,407	927,748	1,558,327	4,055,449	22,285	1,498,865
Expenditures						
General Government	—	733,861	1,421,941	—	—	—
Public Safety	—	—	—	—	—	—
Public Works	411,957	—	—	—	85,760	1,400
Capital Outlay	60,381	—	—	2,863,284	—	1,902,027
Debt Service						
Interest and Fiscal Charges	—	—	—	—	—	—
Total Expenditures	472,338	733,861	1,421,941	2,863,284	85,760	1,903,427
Excess (Deficiency) of Revenues Over (Under) Expenditures	20,069	193,887	136,386	1,192,165	(63,475)	(404,562)
Other Financing Sources (Uses)						
Transfers In	—	—	—	—	—	—
Transfers Out	—	—	—	(300,000)	—	—
	—	—	—	(300,000)	—	—
Net Change in Fund Balances	20,069	193,887	136,386	892,165	(63,475)	(404,562)
Fund Balances - Beginning	(327,765)	560,225	636,971	1,322,107	(280,817)	3,201,801
Fund Balances - Ending	(307,696)	754,112	773,357	2,214,272	(344,292)	2,797,239

911 Surcharge	Tax Rebate	Revolving Loan/Grants	Transportation	Tax Increment Finance #2	Tax Increment Finance #4	Equipment Replacement	Totals
1,022,268	—	—	—	1,144,288	612,886	—	8,503,851
532,334	—	—	20,263	—	—	—	2,660,207
—	—	—	173,225	—	—	—	678,078
34,950	33,730	10,971	65,122	41,454	15,288	22,752	437,671
—	—	—	—	—	—	—	4,805
1,589,552	33,730	10,971	258,610	1,185,742	628,174	22,752	12,284,612
—	—	42,889	—	—	—	—	2,198,691
98,766	—	—	—	—	—	—	98,766
—	—	—	—	—	—	—	499,117
—	—	—	—	962,540	—	241,941	6,030,173
—	746,574	—	—	445,554	—	—	1,192,128
98,766	746,574	42,889	—	1,408,094	—	241,941	10,018,875
1,490,786	(712,844)	(31,918)	258,610	(222,352)	628,174	(219,189)	2,265,737
—	900,000	185,000	—	—	—	500,000	1,585,000
(1,600,000)	—	—	—	—	—	—	(1,900,000)
(1,600,000)	900,000	185,000	—	—	—	500,000	(315,000)
(109,214)	187,156	153,082	258,610	(222,352)	628,174	280,811	1,950,737
885,407	168,125	165,484	1,697,500	777,363	—	289,588	9,095,989
776,193	355,281	318,566	1,956,110	555,011	628,174	570,399	11,046,726

VILLAGE OF MUNDELEIN, ILLINOIS

Archer Business Center - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	$ 800,000	800,000	482,568
Investment Income	—	—	9,839
Total Revenues	800,000	800,000	492,407
Expenditures			
Public Works			
Buildings and Grounds			
Services	253,200	253,200	305,462
Supplies	210,000	210,000	106,495
Capital Outlay	135,000	135,000	60,381
Total Expenditures	598,200	598,200	472,338
Net Change in Fund Balance	201,800	201,800	20,069
Fund Balance - Beginning			(327,765)
Fund Balance - Ending			(307,696)

VILLAGE OF MUNDELEIN, ILLINOIS

Illinois Municipal Retirement - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 725,000	725,000	771,248
Intergovernmental			
Replacement Tax	100,000	100,000	125,988
Investment Income	—	—	30,512
Total Revenues	825,000	825,000	927,748
Expenditures			
General Government			
Administration	802,200	802,200	733,861
Net Change in Fund Balance	22,800	22,800	193,887
Fund Balance - Beginning			560,225
Fund Balance - Ending			754,112

VILLAGE OF MUNDELEIN, ILLINOIS

Social Security - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 1,400,000	1,400,000	1,393,245
Intergovernmental			
Replacement Tax	50,000	50,000	125,988
Investment Income	—	—	39,094
Total Revenues	1,450,000	1,450,000	1,558,327
Expenditures			
General Government			
Administration	1,485,620	1,485,620	1,421,941
Net Change in Fund Balance	(35,620)	(35,620)	136,386
Fund Balance - Beginning			636,971
Fund Balance - Ending			773,357

VILLAGE OF MUNDELEIN, ILLINOIS

Road and Bridge - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 1,700,000	1,700,000	1,703,010
Road and Bridge Tax	—	—	181,295
Other Taxes	1,500,000	1,500,000	1,675,611
Intergovernmental			
Grants	600,000	600,000	429,166
Investment Income	—	—	61,562
Miscellaneous	—	—	4,805
Total Revenues	3,800,000	3,800,000	4,055,449
Expenditures			
Capital Outlay	3,500,000	3,500,000	2,863,284
Excess (Deficiency) of Revenues Over (Under) Expenditures	300,000	300,000	1,192,165
Other Financing (Uses)			
Transfers Out	(300,000)	(300,000)	(300,000)
Net Change in Fund Balance	—	—	892,165
Fund Balance - Beginning			1,322,107
Fund Balance - Ending			2,214,272

VILLAGE OF MUNDELEIN, ILLINOIS

Train Station Parking - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	$ 10,000	10,000	22,285
Expenditures			
Public Works			
Buildings and Grounds			
Services	81,100	81,100	68,605
Supplies	50,950	50,950	17,155
Total Expenditures	132,050	132,050	85,760
Net Change in Fund Balance	(122,050)	(122,050)	(63,475)
Fund Balance - Beginning			(280,817)
Fund Balance - Ending			(344,292)

VILLAGE OF MUNDELEIN, ILLINOIS

Motor Fuel Tax - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Intergovernmental			
Motor Fuel Tax	$ 1,200,000	1,200,000	1,426,468
Investment Income	—	—	72,397
Total Revenues	1,200,000	1,200,000	1,498,865
Expenditures			
Public Works			
Highways and Streets			
Services	—	—	1,400
Capital Outlay	3,327,240	3,327,240	1,902,027
Total Expenditures	3,327,240	3,327,240	1,903,427
Net Change in Fund Balance	(2,127,240)	(2,127,240)	(404,562)
Fund Balance - Beginning			3,201,801
Fund Balance - Ending			2,797,239

VILLAGE OF MUNDELEIN, ILLINOIS

911 Surcharge - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
911 Surcharge Tax	$ 700,000	700,000	1,022,268
Intergovernmental			
Reimbursements	500,000	500,000	532,334
Investment Income	—	—	34,950
Total Revenues	1,200,000	1,200,000	1,589,552
Expenditures			
Public Safety			
Services	3,000	3,000	48,396
Supplies	55,000	55,000	50,370
Total Expenditures	58,000	58,000	98,766
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,142,000	1,142,000	1,490,786
Other Financing (Uses)			
Transfers Out	(1,600,000)	(1,600,000)	(1,600,000)
Net Change in Fund Balance	(458,000)	(458,000)	(109,214)
Fund Balance - Beginning			885,407
Fund Balance - Ending			776,193

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Rebate - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Investment Income	$ —	—	33,730
Expenditures			
Debt Service			
Interest and Fiscal Charges	900,000	900,000	746,574
Excess (Deficiency) of Revenues Over (Under) Expenditures	(900,000)	(900,000)	(712,844)
Other Financing Sources			
Transfers In	900,000	900,000	900,000
Net Change in Fund Balance	—	—	187,156
Fund Balance - Beginning			168,125
Fund Balance - Ending			355,281

Revolving Loans/Grants - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Investment Income	$ —	—	10,971
Expenditures			
General Government			
Services	185,000	185,000	42,889
Excess (Deficiency) of Revenues Over (Under) Expenditures	(185,000)	(185,000)	(31,918)
Other Financing Sources			
Transfers In	185,000	185,000	185,000
Net Change in Fund Balance	—	—	153,082
Fund Balance - Beginning			165,484
Fund Balance - Ending			318,566

VILLAGE OF MUNDELEIN, ILLINOIS

Tax Increment Finance #2 - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 700,000	700,000	1,144,288
Investment Income	—	—	41,454
Total Revenues	700,000	700,000	1,185,742
Expenditures			
General Government			
Services	50,000	50,000	—
Capital Outlay	—	—	962,540
Debt Service			
Interest and Fiscal Charges	430,000	430,000	445,554
Total Expenditures	480,000	480,000	1,408,094
Net Change in Fund Balance	220,000	220,000	(222,352)
Fund Balance - Beginning			777,363
Fund Balance - Ending			555,011

VILLAGE OF MUNDELEIN, ILLINOIS

Equipment Replacement - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Investment Income	$ —	—	22,752
Expenditures			
Capital Outlay	414,078	414,078	241,941
Excess (Deficiency) of Revenues Over (Under) Expenditures	(414,078)	(414,078)	(219,189)
Other Financing Sources			
Transfers In	500,000	500,000	500,000
Net Change in Fund Balance	85,922	85,922	280,811
Fund Balance - Beginning			289,588
Fund Balance - Ending			570,399

VILLAGE OF MUNDELEIN, ILLINOIS

Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Taxes			
Property Tax	$ 975,000	975,000	979,989
Investment Income	—	—	12,067
Total Revenues	975,000	975,000	992,056
Expenditures			
Debt Service			
Principal Retirement	437,128	437,128	437,128
Interest and Fiscal Charges	538,157	538,157	539,920
Total Expenditures	975,285	975,285	977,048
Net Change in Fund Balance	(285)	(285)	15,008
Fund Balance - Beginning			143,975
Fund Balance - Ending			158,983

Capital Development - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Charges for Services	$ 150,000	150,000	208,395
Investment Income	—	—	23,269
Total Revenues	150,000	150,000	231,664
Expenditures			
Capital Outlay	—	—	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	150,000	150,000	231,664
Other Financing (Uses)			
Transfers Out	(500,000)	(500,000)	(500,000)
Net Change in Fund Balance	(350,000)	(350,000)	(268,336)
Fund Balance - Beginning			1,175,183
Fund Balance - Ending			906,847

VILLAGE OF MUNDELEIN, ILLINOIS

Waterworks and Sewerage - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Operating Revenues			
Charges for Services	$ 12,348,500	12,348,500	12,954,784
Operating Expenses			
Operations			
Personnel	3,028,624	3,028,624	3,111,088
Services	1,206,350	1,206,350	689,854
Supplies	3,642,300	3,642,300	2,977,991
Capital Outlay	4,759,500	4,759,500	90,734
Depreciation and Amortization	—	—	1,913,727
Total Operating Expenses	12,636,774	12,636,774	8,783,394
Operating Income (Loss)	(288,274)	(288,274)	4,171,390
Nonoperating Revenues (Expenses)			
Investment Income	—	—	549,062
Disposal of Capital Assets	—	—	453,303
Interest Expense	(549,259)	(549,259)	(299,264)
	(549,259)	(549,259)	703,101
Change in Net Position	(837,533)	(837,533)	4,874,491
Net Position - Beginning			48,857,473
Net Position - Ending			53,731,964

VILLAGE OF MUNDELEIN, ILLINOIS

Pension Trust Funds
Statement of Fiduciary Net Position
April 30, 2025

	Police Pension	Firefighters' Pension	Totals
ASSETS			
Cash and Cash Equivalents	$ 463,782	437,073	900,855
Investments			
Illinois Police Pension Investment Fund	46,515,804	—	46,515,804
Illinois Firefighters' Pension Investment Fund	—	29,795,022	29,795,022
Illinois Funds	—	16,441	16,441
Receivables - Net of Allowances			
Accrued Interest	—	1,295	1,295
Prepaids	5,272	1,357	6,629
Total Assets	46,984,858	30,251,188	77,236,046
LIABILITIES			
Accounts Payable	2,305	917	3,222
NET POSITION			
Net Position Restricted for Pensions	46,982,553	30,250,271	77,232,824

VILLAGE OF MUNDELEIN, ILLINOIS

Pension Trust Funds
Combining Schedule of Changes in Fiduciary Net Position
For the Fiscal Year Ended April 30, 2025

	Police Pension	Firefighters' Pension	Totals
Additions			
Contributions - Employer	$ 2,872,403	1,146,262	4,018,665
Contributions - Plan Members	627,756	350,345	978,101
Other Income	73,595	3,444	77,039
Total Contributions	3,573,754	1,500,051	5,073,805
Investment Income			
Interest Earned	396,566	596,721	993,287
Net Change in Fair Value	3,551,463	2,334,244	5,885,707
	3,948,029	2,930,965	6,878,994
Less Investment Expenses	(28,700)	(48,579)	(77,279)
Net Investment Income	3,919,329	2,882,386	6,801,715
Total Additions	7,493,083	4,382,437	11,875,520
Deductions			
Administration	65,222	46,523	111,745
Benefits and Refunds	3,394,888	1,898,850	5,293,738
Total Deductions	3,460,110	1,945,373	5,405,483
Change in Fiduciary Net Position	4,032,973	2,437,064	6,470,037
Net Position Restricted for Pensions			
Beginning	42,949,580	27,813,207	70,762,787
Ending	46,982,553	30,250,271	77,232,824

SUPPLEMENTAL SCHEDULES

VILLAGE OF MUNDELEIN, ILLINOIS

Long-Term Debt Requirements
General Obligation Refunding Bonds of 2017
April 30, 2025

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

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 490,000	131,400	621,400
2027	510,000	111,800	621,800
2028	535,000	91,400	626,400
2029	560,000	70,000	630,000
2030	585,000	47,600	632,600
2031	605,000	24,200	629,200
	3,285,000	476,400	3,761,400

VILLAGE OF MUNDELEIN, ILLINOIS

Long-Term Debt Requirements
General Obligation Refunding Bonds of 2019
April 30, 2025

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

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal Year	Principal	Interest	Totals
2026	$ 960,000	1,094,831	2,054,831
2027	995,000	1,056,431	2,051,431
2028	1,035,000	1,016,631	2,051,631
2029	1,080,000	975,231	2,055,231
2030	1,120,000	932,031	2,052,031
2031	1,165,000	887,231	2,052,231
2032	1,215,000	840,631	2,055,631
2033	1,260,000	792,031	2,052,031
2034	1,310,000	741,631	2,051,631
2035	865,000	689,231	1,554,231
2036	900,000	654,631	1,554,631
2037	935,000	618,631	1,553,631
2038	975,000	581,231	1,556,231
2039	1,015,000	542,231	1,557,231
2040	1,055,000	501,631	1,556,631
2041	1,095,000	459,431	1,554,431
2042	1,140,000	415,631	1,555,631
2043	1,185,000	370,031	1,555,031
2044	1,235,000	322,631	1,557,631
2045	1,280,000	273,231	1,553,231
2046	1,335,000	222,031	1,557,031
2047	1,375,000	180,313	1,555,313
2048	1,420,000	137,344	1,557,344
2049	1,465,000	92,969	1,557,969
2050	1,510,000	47,188	1,557,188
	28,925,000	14,445,065	43,370,065

Debt Service	21,181,251
Waterworks and Sewerage	7,743,749
	28,925,000

STATISTICAL SECTION
(Unaudited)

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

Financial Trends

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

Revenue Capacity

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

Debt Capacity

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

Demographic and Economic Information

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

Operating Information

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

VILLAGE OF MUNDELEIN, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
April 30, 2025 (Unaudited)

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
April 30, 2025 (Unaudited)

	2016	2017	2018
Governmental Activities			
Net Investment in Capital Assets	$ 101,203,959	105,640,469	109,733,224
Restricted	5,318,609	5,685,264	4,711,772
(Deficit)	(25,711,290)	(31,028,080)	(36,845,316)
Total Governmental Activities Net Position	80,811,278	80,297,653	77,599,680
Business-Type Activities			
Net Investment in Capital Assets	34,159,465	36,784,278	39,674,688
Restricted	2,972,402	4,481,203	4,587,759
Unrestricted (Deficit)	414,711	(2,639,335)	(4,606,823)
Total Business-Type Activities Net Position	37,546,578	38,626,146	39,655,624
Primary Government			
Net Investment in Capital Assets	135,363,424	142,424,747	149,407,912
Restricted	8,291,011	10,166,467	9,299,531
(Deficit)	(25,296,579)	(33,667,415)	(41,452,139)
Total Primary Government Net Position	118,357,856	118,923,799	117,255,304

*Accrual Basis of Accounting

Data Source: Audited Financial Statements

2019	2020	2021	2022	2023	2024	2025
114,089,262	105,508,385	112,351,585	110,285,788	113,098,285	114,995,694	122,261,535
2,526,835	1,831,209	2,635,958	6,693,897	9,413,672	13,203,774	15,126,341
(49,479,126)	(47,668,246)	(51,587,371)	(45,153,620)	(34,010,625)	(30,735,930)	(28,220,588)
67,136,971	59,671,348	63,400,172	71,826,065	88,501,332	97,463,538	109,167,288
38,357,781	42,704,239	38,368,334	36,061,670	37,588,050	39,815,232	41,921,318
4,671,865	5,236,377	5,239,377	679,812	—	—	—
(3,882,586)	(9,199,905)	(4,079,975)	4,887,858	6,863,049	9,042,241	11,810,646
39,147,060	38,740,711	39,527,736	41,629,340	44,451,099	48,857,473	53,731,964
152,447,043	148,212,624	150,719,919	146,347,458	150,686,335	154,810,926	164,182,853
7,198,700	7,067,586	7,875,335	7,373,709	9,413,672	13,203,774	15,126,341
(53,361,712)	(56,868,151)	(55,667,346)	(40,265,762)	(27,147,576)	(21,693,689)	(16,409,942)
106,284,031	98,412,059	102,927,908	113,455,405	132,952,431	146,321,011	162,899,252

VILLAGE OF MUNDELEIN, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years*
April 30, 2025 (Unaudited)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities										
General Government	$ 7,307,202	6,605,436	7,485,857	8,718,975	9,523,356	7,586,453	5,456,347	9,583,822	10,502,984	10,716,035
Public Safety	20,810,134	21,553,196	20,436,488	22,283,355	23,489,769	20,896,834	21,515,128	20,114,985	27,249,378	23,874,117
Public Works	9,562,746	8,189,889	7,401,582	11,584,341	11,069,352	10,618,835	8,811,215	7,801,098	8,413,881	9,095,462
Interest on Long-Term Debt	587,012	536,498	421,074	322,634	596,622	183,302	1,684,940	2,158,177	2,093,798	2,278,500
Total Governmental Activities Expenses	38,267,094	36,885,019	35,745,001	42,909,305	44,679,099	39,285,424	37,467,630	39,658,082	48,260,041	45,964,114
Business-Type Activities										
Waterworks and Sewerage	9,278,438	8,798,374	8,731,120	10,033,816	10,096,700	9,317,853	7,460,499	8,423,822	7,812,085	8,629,355
Total Primary Government Expenses	47,545,532	45,683,393	44,476,121	52,943,121	54,775,799	48,603,277	44,928,129	48,081,904	56,072,126	54,593,469
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	3,116,975	2,903,335	3,002,865	3,972,415	3,252,466	2,555,336	3,768,788	3,224,491	3,411,371	4,366,463
Public Safety	1,685,135	1,697,146	1,674,800	2,182,633	2,337,447	1,588,084	1,362,242	2,590,289	2,523,989	2,461,828
Public Works	—	—	—	—	—	—	1,569,065	1,949,333	1,765,161	1,490,894
Operating Grants and Contributions	1,965,881	302,690	142,470	163,875	308,567	5,424,265	2,202,602	2,530,025	2,208,722	3,473,144
Capital Grants and Contributions	—	4,158,118	1,010,326	906,867	1,264,641	1,286,120	682,414	341,207	—	—
Total Governmental Activities Program Revenues	6,767,991	9,061,289	5,830,461	7,225,790	7,163,121	10,853,805	9,585,111	10,635,345	9,909,243	11,792,329
Business-Type Activities										
Charges for Services										
Waterworks and Sewerage	8,635,952	9,494,734	9,596,655	9,911,425	9,685,314	10,101,503	10,663,047	11,245,257	11,897,908	12,954,784
Capital Grants and Contributions	100,005	450,470	292,425	24,590	5,001	3,335	—	—	—	—
Total Business-Type Activities Program Revenues	8,735,957	9,945,204	9,889,080	9,936,015	9,690,315	10,104,838	10,663,047	11,245,257	11,897,908	12,954,784
Total Primary Government Program Revenues	15,503,948	19,006,493	15,719,541	17,161,805	16,853,436	20,958,643	20,248,158	21,880,602	21,807,151	24,747,113

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (Expense) Revenue										
Governmental Activities	$ (31,499,103)	(27,823,730)	(29,914,540)	(35,683,515)	(37,515,978)	(28,431,619)	(27,882,519)	(29,022,737)	(38,350,798)	(34,171,785)
Business-Type Activities	(542,481)	1,146,830	1,157,960	(97,801)	(406,385)	786,985	3,202,548	2,821,435	4,085,823	4,325,429
Total Primary Government Net (Expense) Revenue	(32,041,584)	(26,676,900)	(28,756,580)	(35,781,316)	(37,922,363)	(27,644,634)	(24,679,971)	(26,201,302)	(34,264,975)	(29,846,356)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property Tax	12,510,448	12,526,617	13,346,143	13,967,358	14,563,196	14,551,685	15,122,591	15,408,972	16,308,328	17,966,770
Home Rule Sales Tax	3,682,561	3,575,175	3,330,464	3,311,340	3,265,841	4,487,306	5,824,503	6,560,088	6,000,864	7,050,236
Telecommunications Tax	904,337	832,609	763,659	778,566	646,378	496,488	407,266	424,509	527,845	492,172
Hotel/Motel Tax	345,933	343,111	336,341	363,899	324,769	87,331	223,343	306,932	328,635	344,582
911 Surcharge Tax	230,405	365,485	327,832	564,105	693,353	738,964	925,118	971,106	1,165,668	1,022,268
Other Taxes	195,802	205,292	198,878	202,322	210,283	638,452	828,775	1,620,466	1,733,145	2,239,345
Intergovernmental - Unrestricted										
Sales Tax	5,127,786	5,117,877	5,017,697	4,962,802	4,921,187	5,289,966	6,371,674	6,989,428	6,968,159	7,548,622
State Income Tax	3,310,567	2,936,319	2,816,942	3,015,972	3,366,851	3,561,094	4,501,927	5,099,414	5,166,831	5,485,267
Use Tax	720,793	764,571	821,478	961,030	1,110,283	1,387,329	1,260,128	1,353,502	1,240,063	873,737
Replacement Tax	150,954	178,569	146,496	149,958	197,396	185,602	429,485	567,720	410,237	251,976
ARPA	—	—	—	—	—	—	—	4,131,880	4,992,241	—
Investment Income	275,262	61,275	15,806	111,459	318,041	24,472	10,408	476,628	1,531,788	2,067,443
Miscellaneous	49,007	403,205	94,831	256,866	432,777	711,754	1,147,590	1,787,359	939,200	533,117
Total Governmental Activities	27,503,855	27,310,105	27,216,567	28,645,677	30,050,355	32,160,443	37,052,808	45,698,004	47,313,004	45,875,535
Business-Type Activities										
Investment Income (Loss)	29,295	(67,262)	(128,482)	78,251	36	40	76	324	320,551	549,062
Miscellaneous	—	—	—	—	—	—	6,660	—	—	—
Total Business-Type Activities	29,295	(67,262)	(128,482)	78,251	36	40	6,736	324	320,551	549,062
Total Primary Government	27,533,150	27,242,843	27,088,085	28,723,928	30,050,391	32,160,483	37,059,544	45,698,328	47,633,555	46,424,597
Changes in Net Position										
Governmental Activities	(3,995,248)	(513,625)	(2,697,973)	(7,037,838)	(7,465,623)	3,728,824	9,170,289	16,675,267	8,962,206	11,703,750
Business-Type Activities	(513,186)	1,079,568	1,029,478	(19,550)	(406,349)	787,025	3,209,284	2,821,759	4,406,374	4,874,491
Total Primary Government Changes in Net Position	(4,508,434)	565,943	(1,668,495)	(7,057,388)	(7,871,972)	4,515,849	12,379,573	19,497,026	13,368,580	16,578,241

*Accrual Basis of Accounting

Data Source: Audited Financial Statements

VILLAGE OF MUNDELEIN, ILLINOIS

Fund Balances of Governmental Funds - Last Ten Fiscal Years*
April 30, 2025 (Unaudited)

	2016	2017	2018
General Fund			
Nonspendable	$ 1,574,277	1,585,940	1,369,421
Restricted	217,985	274,237	351,239
Unassigned	11,959,519	11,023,908	10,239,771
Total General Fund	13,751,781	12,884,085	11,960,431
All Other Governmental Funds			
Nonspendable	—	250,000	—
Restricted	5,315,626	5,411,027	4,504,376
Assigned	1,265,764	930,227	831,031
Unassigned	(2,475,020)	(3,692,277)	(4,722,182)
Total All Other Governmental Funds	4,106,370	2,898,977	613,225
Total Governmental Funds	17,858,151	15,783,062	12,573,656

*Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2019	2020	2021	2022	2023	2024	2025
1,471,398	1,182,022	1,745,951	376,836	590,316	10,780,957	7,133,312
329,870	493,990	—	559,954	627,727	1,008,789	1,102,302
9,308,519	8,372,496	9,670,968	14,022,526	24,616,881	21,511,375	33,412,846
11,109,787	10,048,508	11,416,919	14,959,316	25,834,924	33,301,121	41,648,460
300,000	—	—	—	—	—	—
2,196,965	3,725,006	2,882,359	6,209,439	8,913,677	12,338,960	14,183,022
469,291	8,217,224		—	—	—	—
(9,249,578)	(4,203,988)	(856,844)	(4,871,283)	(3,345,478)	(3,629,456)	(4,599,369)
(6,283,322)	7,738,242	2,025,515	1,338,156	5,568,199	8,709,504	9,583,653
4,826,465	17,786,750	13,442,434	16,297,472	31,403,123	42,010,625	51,232,113

Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years*
April 30, 2025 (Unaudited)

	2016	2017	2018
Revenues			
Taxes	$ 17,836,896	18,026,858	18,449,813
Intergovernmental	11,623,380	13,372,359	9,971,726
Charges for Services	2,887,897	2,935,010	2,640,162
Licenses and Permits	895,669	825,654	1,065,261
Fines and Forfeitures	713,569	741,261	802,561
Investment Income	275,262	61,275	15,806
Miscellaneous	138,892	476,083	68,617
Total Revenues	34,371,565	36,438,500	33,013,946
Expenditures			
General Government	9,167,317	7,284,612	7,618,213
Public Safety	16,959,000	17,303,850	18,028,131
Public Works	10,530,590	11,560,840	8,688,645
Capital Outlay	—	—	—
Debt Service			
Principal Retirement	1,745,000	1,790,000	1,925,000
Interest and Fiscal Charges	622,481	574,287	491,235
Total Expenditures	39,024,388	38,513,589	36,751,224
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,652,823)	(2,075,089)	(3,737,278)
Other Financing Sources (Uses)			
Debt Issuance	—	—	5,565,000
Premium on Debt Issuance	—	—	526,872
Payment to Escrow Agent	—	—	(5,997,392)
Disposal of Capital Assets	—	—	433,367
Transfers In	1,310,000	1,010,000	1,035,000
Transfers Out	(1,310,000)	(1,010,000)	(1,035,000)
	—	—	527,847
Net Change in Fund Balances	(4,652,823)	(2,075,089)	(3,209,431)
Debt Service as a Percentage of Noncapital Expenditures	7.00%	7.00%	8.00%

*Modified Accrual Basis of Accounting

Data Source: Audited Financial Statements

2019	2020	2021	2022	2023	2024	2025
19,337,548	19,010,467	21,000,256	23,331,596	25,292,073	26,064,485	29,115,373
10,122,688	12,224,081	15,870,632	15,448,230	21,013,176	20,986,253	17,632,746
4,168,594	3,555,692	3,531,878	3,707,200	5,235,145	4,701,701	4,495,274
1,159,710	902,527	1,409,529	2,478,026	2,039,817	2,297,458	3,211,893
740,946	769,891	465,727	514,869	489,151	701,362	612,018
111,459	318,041	24,472	10,408	476,628	1,531,788	2,067,443
140,602	424,192	711,754	1,147,590	1,787,359	939,200	533,117
35,781,547	37,204,891	43,014,248	46,637,919	56,333,349	57,222,247	57,667,864
7,866,054	9,466,656	7,729,902	7,040,808	7,988,487	11,383,487	8,689,927
19,301,346	19,926,723	19,410,937	20,010,615	19,367,771	21,665,834	22,669,365
14,033,257	8,593,185	18,544,592	5,784,031	4,958,038	5,361,165	5,665,723
119,813	10,732,024	—	7,041,921	7,400,689	8,764,578	8,171,791
1,940,000	2,010,000	1,255,000	1,415,000	970,000	1,088,069	1,138,699
384,532	321,624	418,133	1,763,648	2,168,910	2,038,902	2,178,164
43,645,002	51,050,212	47,358,564	43,056,023	42,853,895	50,302,035	48,513,669
(7,863,455)	(13,845,321)	(4,344,316)	3,581,896	13,479,454	6,920,212	9,154,195
—	24,790,000	—	—	—	3,030,000	—
—	2,007,021	—	—	—	—	—
—	—	—	—	—	—	—
116,264	8,585	—	854,519	1,626,197	657,290	67,293
785,000	1,385,000	2,116,455	825,000	2,025,000	3,420,000	3,985,000
(785,000)	(1,385,000)	(2,116,455)	(825,000)	(2,025,000)	(3,420,000)	(3,985,000)
116,264	26,805,606	—	854,519	1,626,197	3,687,290	67,293
(7,747,191)	12,960,285	(4,344,316)	4,436,415	15,105,651	10,607,502	9,221,488
6.00%	6.00%	4.00%	8.73%	8.87%	6.22%	8.20%

VILLAGE OF MUNDELEIN, ILLINOIS

Assessed Value and Actual Value of Taxable Property - Last Ten Tax Levy Years
April 30, 2025 (Unaudited)

Tax Levy Year		Residential Property	Commercial Property	Industrial Property
2015	$	562,771,479	123,932,778	68,172,819
2016		594,575,262	136,866,492	72,025,862
2017		631,304,025	140,709,817	74,053,834
2018		655,826,312	142,126,276	76,074,785
2019		706,482,068	147,839,348	77,633,098
2020		721,217,970	146,040,232	77,558,626
2021		746,164,460	148,637,546	80,912,550
2022		782,354,799	153,498,487	85,850,904
2023		850,473,401	156,350,102	87,488,625
2024		955,498,472	163,606,057	95,134,449

Tax Rate per $100 EAV

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

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

Data Source: Lake County Aggregate Property Tax Information Database

Equalized Assessed Value	Estimated Actual Value	Equalization Factor	Village Direct Tax Rate	Total Direct Tax Rate (1)
754,877,076	2,264,631,228	33.33	1.5710	11.8250
803,467,616	2,410,402,848	33.33	1.5630	11.4490
846,067,676	2,538,203,028	33.33	1.5590	11.1170
874,027,373	2,622,082,119	33.33	1.5360	11.0160
931,954,514	2,795,863,542	33.33	1.4870	10.7150
944,816,828	2,834,450,484	33.33	1.5130	10.8340
975,714,556	2,927,143,668	33.33	1.4698	10.6891
1,021,704,190	3,065,112,570	33.33	1.4721	10.0204
1,094,312,128	3,282,936,384	33.33	1.4716	9.8660
1,214,238,978	3,642,716,934	33.33	1.3909	9.1017

VILLAGE OF MUNDELEIN, ILLINOIS

Equalized Assessed Value Per Township by General Zoning Classification
April 30, 2025 (Unaudited)

Zoning Classification	All Townships		Fremont Township		Libertyville Township		Vernon Township	
	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total	Equalized Assessed Value	Percent of Total
Residential	$ 955,498,472	78.7%	$ 575,826,090	78.7%	$ 309,708,357	78.7%	$ 69,964,026	78.7%
Commercial	163,606,057	13.5%	98,596,323	13.5%	53,030,083	13.5%	11,979,651	13.5%
Industrial	95,134,449	7.8%	57,332,271	7.8%	30,836,192	7.8%	6,965,986	7.8%
Totals	1,214,238,978	100.0%	731,754,684	100.0%	393,574,632	100.0%	88,909,663	100.0%
Percent of Total		100.0%		60.3%		32.4%		7.3%

Data Source: Lake County Aggregate Property Tax Information Database

VILLAGE OF MUNDELEIN, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
April 30, 2025 (Unaudited)

See Following Page

VILLAGE OF MUNDELEIN, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
April 30, 2025 (Unaudited)

	2015	2016	2017
Village of Mundelein			
General	0.7750	0.7800	0.7414
Road and Bridge	0.1410	0.1870	0.1774
Illinois Municipal Retirement	0.0930	0.0930	0.0891
Social Security	0.1190	0.1240	0.1261
Debt Service	0.1300	0.1230	0.1160
Police Pension	0.2250	0.1790	0.2160
Firefighters' Pension	0.0880	0.0770	0.0930
Total Direct Tax Rates	1.5710	1.5630	1.5590
Overlapping Rates			
Lake County	0.6630	0.6320	0.6220
Lake County Forest Preserve District	0.2180	0.1930	0.1870
Central Lake County Joint Water Action Water Agency	0.0540	0.0460	0.0410
Libertyville Township	0.0650	0.0640	0.0600
Libertyville Township Road and Bridge	0.0630	0.0600	0.0590
Fremont Township	0.1240	0.1150	0.1100
Fremont Township Road and Bridge	0.0320	0.0280	0.0270
Fremont Gravel	0.1230	0.1190	0.1170
Vernon Township	0.0590	0.0610	0.0560
Vernon Township Road and Bridge	0.0260	0.0240	0.0220
Vernon Gravel	0.0200	0.0190	0.0220
Cook Memorial Library District	0.3040	0.2890	0.2840
Fremont Library District	0.4830	0.4570	0.3580
Vernon Area Library District	0.3080	0.2930	0.2910
Mundelein Park and Rec. District	0.5030	0.4780	0.4660
Vernon Hills Park District	0.4580	0.4190	0.4160
School District #70	3.0460	2.8870	2.8100
School District #73	4.0330	3.8710	3.8250
School District #75	5.1410	4.9120	4.7980
School District #76	4.8710	4.6800	4.5670
School District #79	3.5140	3.2980	3.2090
High School District #120	2.7710	2.5540	2.5520
High School District #125	3.0040	2.8580	2.8620
High School District #127	2.7320	2.5320	2.4940
Community College District #532	0.2990	0.2850	0.2810
Representative Tax Rate (Village of Mundelein)	11.8250	11.4490	11.1170

Data Source: Lake County Clerk's Office

2018	2019	2020	2021	2022	2023	2024
0.7170	0.6730	0.6630	0.6462	0.6603	0.6574	0.6200
0.1720	0.1840	0.1810	0.1754	0.1675	0.1564	0.1409
0.0800	0.0780	0.0770	0.0743	0.0710	0.0708	0.0638
0.1260	0.1260	0.1190	0.1179	0.1150	0.1279	0.1153
0.1160	0.1060	0.1040	0.1009	0.0964	0.0900	0.0811
0.2220	0.2190	0.2520	0.2518	0.2603	0.2638	0.2664
0.1030	0.1010	0.1170	0.1033	0.1016	0.1053	0.1034
1.5360	1.4870	1.5130	1.4698	1.4721	1.4716	1.3909
0.6120	0.5970	0.5980	0.5977	0.5887	0.5863	0.5513
0.1820	0.1800	0.1820	0.1789	0.1732	0.1680	0.1616
—	—	—	0.0001	—	—	—
0.0630	0.0640	0.0660	0.0670	0.6809	0.6868	0.0661
0.0590	0.0590	0.0610	0.0623	0.0613	0.0618	0.0595
0.1060	0.1040	0.1020	0.0987	0.0994	0.0981	0.0918
0.0250	0.0250	0.0260	0.0237	0.0226	0.0211	0.0189
0.1170	0.1180	0.1180	0.1195	0.1216	0.1213	0.1143
0.0550	0.0530	0.0540	0.0566	0.0590	0.0545	0.0540
0.0210	0.0200	0.0200	0.0185	0.0178	0.0171	0.0159
0.0200	0.0180	0.0180	0.0200	0.0192	0.0189	0.0179
0.2840	0.2830	0.2860	0.2914	0.2880	0.2859	0.2755
0.3570	0.3540	0.3580	0.3547	0.3576	0.3526	0.3297
0.2940	0.2940	0.3040	0.3123	0.3199	0.3207	0.3115
0.4740	0.4580	0.4640	0.4656	0.4725	0.4665	0.4552
0.4110	0.4200	0.4340	0.4457	0.4597	0.4634	0.4504
2.8150	2.8550	2.9490	3.0170	3.0811	3.1140	2.9777
3.8470	3.7400	3.8510	3.9162	4.0174	3.9763	3.8161
4.7860	4.6290	4.6700	4.6042	4.6354	4.5543	4.1847
4.5800	4.4840	4.5970	4.6222	4.7373	4.7118	4.4781
3.1760	3.1970	3.2370	3.0191	3.0511	3.0360	2.8590
2.5430	2.4890	2.5120	2.4829	2.5189	2.4860	2.3364
2.8880	2.8720	2.9830	3.0923	3.1922	3.2027	3.1175
2.5020	2.5130	2.6030	3.7382	2.7496	3.4104	3.3848
0.2820	0.2820	0.2900	1.4697	0.2958	0.2942	0.2802
11.0160	10.7150	10.8340	10.6891	10.0204	9.8660	9.1017

VILLAGE OF MUNDELEIN, ILLINOIS

Principal Property Tax Payers - Current Tax Levy Year and Nine Tax Levy Years Ago
April 30, 2025 (Unaudited)

	2024 Tax Levy			2015 Tax Levy		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value
TLC Park Butterfield LLC	$ 16,850,248	1	1.39%	$ 9,455,686	1	1.25%
Medline Industries	9,028,079	2	0.74%	7,820,721	2	1.04%
Bridge Point Mundelein LLC	7,159,952	3	0.59%			
1300 Allanson Road Investors LLC	6,123,815	4	0.50%			
CS Building D, LLC	6,081,754	5	0.50%			
Sysmex America. INC.	5,466,120	6	0.45%			
Ruprecht Co	4,445,554	7	0.37%			
Mundelein 83	4,269,609	8	0.35%	7,180,274	3	0.95%
SS MP Lakeside Village, LLC	4,819,866	9	0.40%			
Morris Station, LLC	4,361,662	10	0.36%			
Williamsburg Hospitality, LLC				3,736,759	4	0.50%
Oak Creek Plaza, LLC				3,671,932	5	0.49%
Target Corporation				3,311,447	6	0.44%
Hickory Walnut LLC				3,014,349	7	0.40%
JEH Limited Partnership				2,930,828	8	0.39%
Townline Retail				2,822,521	9	0.37%
Home Depot USA, Inc.				2,414,129	10	0.32%
Total	68,606,659		5.65%	46,358,646		6.14%

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

Data Source: Lake County Clerk's Office

VILLAGE OF MUNDELEIN, ILLINOIS

Property Tax Levies and Collections - Last Ten Tax Levy Years
April 30, 2025 (Unaudited)

Fiscal Year	Tax Levy Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2016	2014	$ 11,863,762	$ 11,822,804	99.65%	$ 578	$ 11,823,382	99.66%
2017	2015	11,859,987	11,819,908	99.66%	22,675	11,842,583	99.85%
2018	2016	12,559,782	12,552,000	99.94%	7,535	12,559,535	100.00%
2019	2017	13,188,932	13,186,654	99.98%	2,278	13,188,932	100.00%
2020	2018	13,390,830	13,364,111	99.80%	24,719	13,388,830	99.99%
2021	2019	13,792,266	13,701,219	99.34%	142,712	13,843,931	100.37%
2022	2020	14,303,431	14,296,682	99.95%	159,505	14,456,187	101.07%
2023	2021	14,340,400	14,340,000	100.00%	—	14,340,000	100.00%
2024	2022	15,040,160	15,040,160	100.00%	—	15,040,160	100.00%
2025	2023	16,103,679	16,019,087	99.47%	—	16,019,087	99.47%

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

Data Source: Lake County Tax Extension Office

VILLAGE OF MUNDELEIN, ILLINOIS

Taxable Sales by Category - Municipal Sales Tax - Last Ten Calendar Years
April 30, 2025 (Unaudited)

Category		2015	2016	2017
General Merchandise	$	756,748	703,664	651,113
Food		736,270	739,790	926,229
Drinking and Eating Places		535,996	551,087	580,169
Apparel		76,763	71,961	72,891
Furniture & H.H. & Radio		93,604	133,621	135,681
Lumber, Building Hardware		309,541	349,354	340,300
Automobile and Filling Stations		600,469	617,334	663,463
Drugs and Miscellaneous Retail		1,263,525	1,303,502	928,530
Agriculture and All Others		578,770	562,039	546,792
Manufacturers		101,610	117,697	114,167
Totals		5,053,296	5,150,049	4,959,335

Data Source: Illinois Department of Revenue

2018	2019	2020	2021	2022	2023	2024
653,968	629,025	571,722	669,562	700,856	716,387	875,478
970,559	918,152	967,223	946,389	1,057,981	1,066,349	1,163,695
577,958	588,230	531,551	664,693	721,441	742,736	755,692
73,804	21,641	12,610	39,141	31,331	34,011	43,938
135,277	116,969	117,103	173,510	179,502	125,505	102,048
257,561	269,295	318,512	346,452	345,454	333,941	318,512
681,591	586,306	443,000	562,752	680,227	666,321	690,251
1,018,098	1,078,496	1,511,356	2,032,896	2,112,673	2,071,576	1,974,924
564,780	519,102	440,943	637,521	953,755	1,063,706	1,227,207
123,584	129,536	84,715	66,971	105,596	123,130	113,441
5,057,180	4,856,752	4,998,735	6,139,887	6,888,816	6,943,662	7,265,186

VILLAGE OF MUNDELEIN, ILLINOIS

Taxable Sales by Category - Home Rule Sales Tax - Last Ten Calendar Years
April 30, 2025 (Unaudited)

Category		2015	2016	2017
General Merchandise	$	482,890	489,605	489,065
Food		277,982	259,839	315,028
Drinking and Eating Places		526,769	540,624	570,371
Apparel		76,687	71,929	72,862
Furniture & H.H. & Radio		93,349	133,623	135,684
Lumber, Building Hardware		309,426	349,209	340,149
Automobile and Filling Stations		361,227	320,501	369,906
Drugs and Miscellaneous Retail		852,183	811,850	404,158
Agriculture and All Others		574,293	557,352	540,498
Manufacturers		99,612	114,755	110,391
Totals		3,654,418	3,649,287	3,348,112

Data Source: Illinois Department of Revenue

2018	2019	2020	2021	2022	2023	2024
484,063	461,844	423,298	519,571	568,535	565,664	772,563
329,924	299,210	285,294	344,180	382,430	376,217	431,192
567,014	577,486	520,832	650,434	707,365	726,713	827,641
73,770	21,640	12,611	39,122	31,299	33,966	49,425
135,245	116,972	117,106	173,496	179,486	125,134	112,438
257,757	269,159	318,384	346,238	345,294	333,845	356,721
422,045	416,959	303,433	385,072	482,504	425,137	504,503
488,096	463,343	838,276	1,247,463	1,309,017	1,227,463	1,306,495
556,961	510,508	432,946	625,359	942,295	1,043,283	1,358,708
122,285	127,893	83,304	65,703	104,468	122,280	128,932
3,437,160	3,265,014	3,335,484	4,396,638	5,052,693	4,979,702	5,848,618

VILLAGE OF MUNDELEIN, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
April 30, 2025 (Unaudited)

Fiscal Year	Governmental Activities		Business-Type Activities		Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligation Bonds	TIF Notes Payable	General Obligation Bonds	IEPA Loans			
2016	$ 14,164,087	$ —	$ —	$ 840,181	$ 15,004,268	1.46%	$ 483
2017	12,333,382	—	—	511,323	12,844,705	1.25%	413
2018	10,986,262	—	—	172,892	11,159,154	1.09%	359
2019	8,965,159	—	—	—	8,965,159	0.87%	289
2020	33,604,174	—	8,626,018	—	42,230,192	4.12%	1,359
2021	32,213,630	—	8,605,151	—	40,818,781	3.36%	1,293
2022	29,860,484	—	9,121,265	—	38,981,749	3.04%	1,235
2023	28,783,053	—	8,790,398	—	37,573,451	2.66%	1,189
2024	27,587,553	3,030,000	8,532,600	—	39,150,153	2.62%	1,232
2024	26,341,423	3,030,000	8,265,432	—	37,636,855	2.29%	1,153

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

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

Data Source: Annual Comprehensive Financial Report

VILLAGE OF MUNDELEIN, ILLINOIS

Ratio of General Bonded Debt Outstanding - Last Ten Fiscal Years
April 30, 2025 (Unaudited)

Fiscal Year	General Obligation Bonds	Less Amounts Available for Debt Service	Net General Obligation Bonds	Total Estimated Actual Value of Taxable Property	Percentage of Estimated Actual Value of Taxable Property (1)	Per Capita (2)
2016	$ 14,164,087	$ 1,409,898	$ 12,754,189	$ 754,877,076	1.69%	$ 411
2017	12,333,382	907,295	11,426,087	803,467,616	1.42%	368
2018	10,986,262	393,607	10,592,655	846,067,676	1.25%	341
2019	8,965,159	—	8,965,159	874,027,373	1.03%	289
2020	42,230,192	—	42,230,192	931,954,514	4.53%	1,359
2021	40,818,781	246,401	40,572,380	944,816,828	4.29%	1,286
2022	38,981,749	—	38,981,749	975,714,556	4.00%	1,235
2023	37,573,451	—	37,573,451	1,021,704,190	3.68%	1,189
2024	36,120,153	—	36,120,153	1,094,312,128	3.30%	1,136
2025	34,606,855	—	34,606,855	1,214,238,978	2.85%	1,060

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

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

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

Data Source: Annual Comprehensive Financial Report

VILLAGE OF MUNDELEIN, ILLINOIS

Schedule of Direct and Overlapping Bonded Debt
April 30, 2025 (Unaudited)

Governmental Unit	Governmental Activities Gross Debt	Percentage to Debt Applicable to Village (1)	Village's Share of Debt
Village of Mundelein	$ 29,371,423	100.00%	$ 29,371,423
Overlapping Debt			
Lake County	5,380,000	5.10%	274,353
Lake County Forest Preserve District	174,080,000	5.10%	8,877,217
Central Lake County Joint Action Water Agency	—	21.78%	—
Mundelein Park District	1,359,485	89.86%	1,221,686
Fremont Public Library District	—	51.08%	—
Elementary School Districts:			
#70 - Libertyville	7,705,000	0.05%	3,859
#73 - Hawthorn	70,580,000	16.11%	11,370,265
#75 - Mundelein	8,000,000	98.60%	7,888,036
#76 - Diamond Lake	8,990,000	37.01%	3,327,366
#79 - Fremont	1,875,000	27.61%	517,602
High School District #120 - Mundelein	49,205,000	58.97%	29,016,854
High School District #125 -Stevenson	49,095,000	0.58%	284,116
High School District #128 - Libertyville	—	1.65%	—
Community College #532	71,000,000	6.25%	4,436,620
Total Overlapping Debt	447,269,485		67,217,974
Total Direct and Overlapping Debt	476,640,908		96,589,397

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

Data Source: Lake County Clerk's Office

VILLAGE OF MUNDELEIN, ILLINOIS

Demographic and Economic Statistics - Last Ten Fiscal Years
April 30, 2025 (Unaudited)

Fiscal Year	Population	Personal Income (in Thousands)	Per Capita Personal Income	Median Age	Unemployment Rate
2016	31,064	$ 1,025,267	$ 33,005	35.1	5.50%
2017	31,064	1,025,267	33,005	35.1	4.40%
2018	31,064	1,025,267	33,005	35.1	3.90%
2019	31,064	1,025,267	33,005	35.1	3.90%
2020	31,064	1,025,267	33,005	35.1	14.70%
2021	31,560	1,216,259	38,538	37.2	5.30%
2022	31,560	1,283,324	40,663	37.6	4.80%
2023	31,612	1,414,542	44,747	38.2	4.60%
2024	31,790	1,495,084	47,030	38.3	4.50%
2025	32,641	1,641,842	50,300	38.3	3.70%

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

Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago
April 30, 2025 (Unaudited)

	2025			2016		
Employer	Employees	Rank	Percentage of Total Village Employment	Employees	Rank	Percentage of Total Village Employment
Medline	899	1	2.75%	1,800	1	5.79%
Mundelein High School #120	286	2	0.88%	210	7	0.68%
Kilcoy/Ruprecht Global Foods	270	3	0.83%	200	8	0.64%
Mundelein Elementary School #75	256	4	0.78%	220	5	0.71%
Amcor Flexibles Healthcare Inc.	235	5	0.72%	313	3	1.01%
Mundelein Park District	204	6	0.62%			
Target Store T-1912	203	7	0.62%			
Pet Factory	200	8	0.61%			
Village of Mundelein	195	9	0.60%	185	9	0.60%
Jewel Osco	168	10	0.51%			
Accurate Transmissions				320	2	1.03%
Maclean Fogg Co.				240	4	0.77%
University of St Mary of the Lake				220	6	0.71%
Carter Hoffman Co.				110	10	0.35%
Total	2,916		8.93%	3,818		12.29%

Data Source: Village Records - Community Development Department

Full-Time Equivalent Employees - Last Ten Budget Years
April 30, 2025 (Unaudited)

Function	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
Administration	13	13	14	14	14	14	12	13	13	13
Building	7	8	8	9	9	10	10	10	10	10
Community Development	4	4	4	4	4	5	5	5	4	5
Finance	6	6	6	4	4	4	4	5	2	2
Public Safety										
Police										
Officers	54	54	54	54	54	54	53	53	53	54
Civillians	18	18	18	19	24	24	29	29	34	30
Fire										
Firefighters, Paramedics, and Officers	27	26	26	29	29	32	29	31	31	33
Civillians	2	2	2	2	2	1	1	1	1	1
Contractual	6	6	6	6	6	6	6	6	3	2
Public Works										
Administration	3	3	3	3	3	3	5	4	7	7
Engineering	3	3	3	2	1	1	1	1	—	—
Facility	5	5	5	5	5	6	4	4	5	4
Vehicle	4	4	4	4	4	5	4	5	5	5
Street	11	10	10	10	10	9	9	10	9	9
Utility Billing	2	2	2	2	2	2	2	2	2	2
Water	10	10	10	10	10	9	9	9	8	8
Wastewater	12	12	12	12	12	11	11	11	9	10
Totals	187	186	187	189	193	196	193	199	196	195

Data Source: Village Records

Operating Indicators by Function/Program - Last Ten Calendar Years
April 30, 2025 (Unaudited)

Function/Program	2015	2016	2017
General Government			
Administration			
Registered Voters (1)	21,046	21,046	21,046
Votes Cast in Last Election	2,297	2,297	2,297
Public Safety			
Police			
CALEA Accreditation	Yes	Yes	Yes
Arrests	1,002	1,002	1,002
Ordinance Citations	2,087	2,087	2,087
Traffic Citations	5,436	5,436	5,436
Part I Incidents (2)	331	331	281
Part II Incidents (2)	2,789	2,789	899
Service Incidents	15,714	15,714	13,206
Fire			
Emergency Responses	2,995	3,116	3,116
Fire Responses	1,674	1,674	1,674
Patients Transported	1,442	1,442	1,442
Public Works			
Streets			
Street Resurfaced (Sq. Yds.)	32,325	32,325	32,325
Sidewalk Replaced (Sq. Ft.)	6,152	6,152	6,152
Workorders Processed	7,895	7,895	7,895
Water			
Average Daily Demand (MGD)	2.355	2.355	2.355
Highest Daily Demand (MGD)	4.239	4.239	4.239
Date of Highest Daily Demand	12/15/15	12/15/15	8/15/17
Lake Water Allocation	3.031	3.031	3.031
Average Residential Usage	14.4	14.4	14.4
Watermain Breaks	34	34	34
Wastewater			
Total Volume (MG)	1,042.11	1,042.11	1,042.11
Biological Oxygen Demand (lbs)	1,399,385	1,399,385	1,399,385
Average Daily Flow	2.86	2.86	2.86
Average Dry Weather Flow (MGD)	2.18	2.18	2.18
Highest Daily Flow	16.69	16.69	16.69
Date of Highest Daily Flow	4/9/15	4/9/15	4/9/16
Workorders Processed	8,869	8,869	8,870

(1) Municipal Elections occur every two years.
(2) Categorized based upon I-UCR Crime Index, where Part II includes: murder, criminal sexual assault, robbery, aggravated assault/battery, burglary, theft, motor vehicles theft, and arson. Part II includes all other activities.
Data Source: Village Departments
N/A - Not Available

2018	2019	2020	2021	2022	2023	2024
24,005	24,005	24,223	25,357	25,357	25,357	25,357
2,647	2,647	3,741	3,321	3,321	3,321	3,923
Yes	Yes	Yes	Yes	Yes	Yes	Yes
806	833	684	546	471	461	435
2,158	1,988	1,121	1,406	1,390	785	1,141
6,097	5,804	5,204	4,217	3,576	4,467	4,716
229	268	182	213	287	228	224
823	1,055	1,202	1,004	987	1,044	926
14,096	14,796	10,524	11,014	11,392	11,299	12,741
3,116	3,177	3,880	4,194	4,441	4,568	5,017
1,624	1,449	1,449	1,412	1,420	1,383	1,585
1,553	1,571	1,571	1,807	1,912	2,060	2,163
34,857	34,857	34,857	—	—	57,400	57,325
5,814	5,814	5,814	14,420	10,975	6,700	22,970
8,002	8,002	8,002	1,217	958	7,311	1,516
2.321	2.321	2.327	2.520	2.475	2.470	2.440
4.244	4.244	4.244	3.690	N/A	3.580	3.560
7/17/18	7/17/19	7/17/20	7/26/21	6/21/22	6/23/23	10/3/24
3.028	3.028	3.028	3.258	3.258	3.250	3.000
14.4	14.4	14.4	15.6	15.4	14.8	14.6
15	15	15	24	16	22	22
1,042.11	1,042.11	1,042.11	875.63	988.76	990.00	990.00
1,399,385	1,399,385	1,399,385	1,190,943	1,109,734	1,120,178	1,120,000
2.86	2.86	2.86	2.40	2.71	2.30	2.30
2.18	2.18	2.18	1.99	2.17	1.98	1.98
16.69	16.69	16.69	5.70	9.08	10.10	10.10
5/9/18	5/9/19	5/9/20	2/28/21	9/11/22	8/11/23	8/1/24
8,871	8,872	8,873	2,178	1,417	2,561	4,405

Capital Asset Statistic by Function/Program - Last Ten Fiscal Years
April 30, 2025 (Unaudited)

Function/Program	2016	2017	2018
General Government			
Metra Stations	1	1	1
Metra Parking Spots	522	522	522
Public Safety			
Police			
Stations	1	1	1
Patrol Districts	5	5	5
Patrol Units	16	16	16
Fire			
Stations	2	2	2
ISO Rating	3	3	3
Fire Apparatus	6	6	5
Rescue Apparatus	4	4	4
Public Works			
Streets			
Streets (Miles)	84	85	87
Streetlights	1,400	1,400	1,410
Traffic Signals (1)	5	5	5
Curbs (Miles)	145	147	150
Sidewalks (Miles)	122	123	124
Water			
Water Mains (Miles)	117	117	118
Fire Hydrants	1,800	1,825	1,838
Booster Pump Stations	1	1	1
Ground Storage	4	4	4
Elevated Storage	4	4	4
Storage Capacity (2)	7	7	7
Wastewater			
Sanitary Sewers (Miles)	170	171	173
Storm Sewers (Miles)	92	93	95
Treatment Capacity (2)	5	5	5

(1) Village owned
(2) Millions of Gallons

Data Source: Various Village Departments

2019	2020	2021	2022	2023	2024	2025
1	1	1	1	1	1	1
522	522	522	522	522	522	522
1	1	1	1	1	1	1
5	5	5	5	5	5	5
16	16	16	16	16	17	17
2	2	2	2	2	2	2
2	2	2	2	2	2	2
5	5	5	4	4	4	4
4	4	4	5	5	5	5
88	89	92	96	96	93	96
1,414	1,436	1,444	1,942	1,942	1,624	1,642
5	5	5	2	2	2	2
152	153	155	155	155	155	175
126	129	133	145	145	135	136
119	121	125	125	125	125	126
1,847	1,855	1,888	1,956	1,956	1,760	1,782
1	1	1	1	1	1	1
4	4	4	3	3	3	3
4	4	4	4	4	4	4
7	7	7	7	7	7	7
174	176	179	114	114	114	116
96	98	101	126	126	127	128
5	5	5	5	5	5	5

Miscellaneous Statistics - Waterworks and Sewerage Fund - Last Ten Fiscal Years
April 30, 2025 (Unaudited)

Function/Program	2016	2017	2018
Number of Users			
Water Users	10,544	10,568	10,570
Water and Sewer Users	10,573	10,597	10,599
Increase in Users	32	24	2
Nonactive Accounts	257	248	249
Users by Class			
Residential	7,716	7,596	7,589
Senior Citizen	1,554	1,718	1,727
Commercial	734	715	740
Apartment Buildings	146	146	146
Industrial	61	60	61
Other	362	362	336
Total Users	10,573	10,597	10,599
Billing Units by Class (1)			
Residential (2)	668,264	692,563	669,732
Business (3)	299,628	313,734	299,089
Industrial	114,653	133,096	119,785
Other	21,766	20,333	21,730
Total Billing Units	1,104,311	1,159,726	1,110,336
Rate History Per Billing Unit (4)			
Ordinance No.	15-04-16	16-04-20	17-04-18
Effective Date	6/1/2015	6/1/2016	6/1/2017
Water	2.56	2.60	2.88
Sewer	3.16	3.40	3.50
CLCJAWA	2.08	2.40	2.34
Combined Rate	7.80	8.40	8.72
Pumped vs. Billed			
Total Gallons of Water Pumped	864,295,000	903,739,000	896,452,000
Total Gallons of Water Billed	828,233,250	869,794,500	864,217,000
Gallons Pumped but not Billed	36,061,750	33,944,500	32,235,000
Percentage of Unbilled	4.2%	3.8%	3.6%

Data Source: Village Records

(1) Billing unit equals 100 cubic feet, or 750 gallons
(2) Residential includes commercial and apartment building classes
(3) Business includes commercial and apartment building classes
(4) Annualized inside the Village rates only
N/A - Not available

2019	2020	2021	2022	2023	2024	2025
10,818	10,819	10,751	10,769	10,683	11,254	26,025
10,703	10,710	10,774	10,849	10,976	10,884	25,211
104	7	64	75	127	479	14,771
250	250	255	262	358	374	406
7,676	7,669	7,722	7,638	7,598	7,710	8,141
1,744	1,755	1,766	1,897	2,055	2,067	2,123
740	744	744	726	739	737	1,017
146	146	146	141	145	153	84
61	60	60	62	61	64	71
336	336	336	385	378	396	19
10,703	10,710	10,774	10,849	10,976	11,127	11,455
674,258	690,443	730,582	691,154	640,545	657,940	661,563
296,054	304,698	307,586	293,252	295,753	291,290	271,285
119,257	122,978	124,192	124,976	138,447	122,706	91,133
22,222	33,266	33,185	41,859	37,052	19,240	—
1,111,791	1,151,385	1,195,545	1,151,241	1,111,797	1,091,176	1,023,981
18-04-21	19-04-34	19-04-34	22-05-28	23-05-33	23-05-33	24-05-22
6/1/2018	6/1/2019	6/1/2020	6/1/2021	6/1/2022	6/1/2023	6/1/2024
3.00	3.14	3.14	5.54	5.70	4.40	4.40
3.60	3.70	3.70	3.70	3.80	4.55	4.55
2.40	2.40	2.40	N/A	N/A	2.40	2.40
9.00	9.24	9.24	9.24	9.50	11.35	11.35
897,379,000	918,552,000	945,112,000	908,016,000	877,317,000	853,852,000	858,739,000
863,843,250	881,274,750	896,658,750	863,430,750	865,494,000	817,884,750	853,308,000
33,535,750	37,277,250	48,453,250	44,585,250	11,823,000	35,967,250	5,431,000
3.7%	4.1%	5.1%	4.9%	1.3%	4.2%	0.6%

VILLAGE OF MUNDELEIN, ILLINOIS

Property Value and Construction - Last Ten Calendar Years
April 30, 2025 (Unaudited)

Calendar Year	Multi-Family Construction		Residential Construction		Total Value of all Building Permits	Estimated Actual Property Value
	Number of Units	Value	Number of Units	Value		
2015	96	$ 12,575,000	30	$ 6,258,943	$ 23,548,167	$ 2,464,631,228
2016	40	7,500,000	25	5,215,786	22,585,167	2,610,402,848
2017	—	—	36	7,346,488	25,827,943	2,738,203,028
2018	6	1,752,500	24	5,817,939	17,538,515	2,822,082,119
2019	—	—	47	9,578,264	33,565,879	2,995,863,542
2020	—	—	39	8,825,963	28,564,789	3,034,450,484
2021	180	25,000,000	114	18,118,181	57,739,775	2,927,143,668
2022	—	—	143	34,850,671	78,141,265	3,065,112,570
2023	230	31,900,000	127	30,951,295	95,605,216	3,846,767,152
2024	165	22,884,000	42	9,250,864	40,653,515	3,098,368,873

Data Source: Village Records

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

November 6, 2025

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mundelein (the Village), Illinois for the year ended April 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you in our engagement letter. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Village are described in the Note 1 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended April 30, 2025, except for the implementation of GASB Statement No. 101, *Compensated Absences*. We noted no transactions entered into by the Village during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental and business-type activities' financial statements are noted below.

Management's estimates of the:

- Depreciation/amortization expense on capital assets is based on estimated useful lives of the underlying capital assets
- Compensated absences are based on management assumptions and estimates related to benefit time usage
- Net pension related accounts are based on estimated assumptions used by the actuary
- Total OPEB related accounts are based on estimated assumptions used by the actuary

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Significant Audit Findings - Continued

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Any material misstatements detected as a result of audit procedures were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 6, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Village's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI), as listed in the table of contents, that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Other Matters - Continued

We were engaged to report on the other supplementary information and supplemental schedules, as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with the accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, and we do not express an opinion or provide any assurance on it.

Restrictions on Use

This information is intended solely for the use of the Board of Trustees and management of the Village and is not intended to be, and should not be, used by anyone other than these specified parties.

We wish to express our gratitude to the Board of Trustees and staff (in particular the Finance Department) of the Village of Mundelein, Illinois for their valuable cooperation throughout the audit engagement.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

VILLAGE OF MUNDELEIN, ILLINOIS

MANAGEMENT LETTER

VILLAGE OF Mundelein
start here. star here.

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

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

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

November 6, 2025

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

In planning and performing our audit of the financial statements of the Village of Mundelein, (the Village), Illinois, for the year ended April 30, 2025, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

We do not intend to imply that our audit failed to disclose commendable aspects of your system and structure. For your consideration, we herein submit our comments and suggestions which are designed to assist in effecting improvements in internal controls and procedures. Those less-significant matters, if any, which arose during the course of the audit, were reviewed with management as the audit field work progressed.

The accompanying comments and recommendations are intended solely for the information and use of the Board of Trustees, management, and others within the Village of Mundelein, Illinois.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Village personnel. We would be pleased to discuss our comments and suggestions in further detail with you at your convenience, to perform any additional study of these matters, or to review the procedures necessary to bring about desirable changes.

We commend the finance department for the well prepared audit package and we appreciate the courtesy and assistance given to us by the entire Village staff.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

CURRENT RECOMMENDATION

1. IT SECURITY AWARENESS AND MONITORING OF EMERGING RISKS

Comment

Recently, we have noted the increasing importance of information technology (IT) security for local governments. It is essential for governments to ensure that protocols and precautions are being put in place to address the increasing risks to local governments in the following areas of IT security:

- Ransomware and Phishing Attacks – Increasingly targeted at local governments due to limited IT staffing and valuable public data.
- Multi-Factor Authentication (MFA) – This is now considered a minimum standard of protection for access to email, financial systems and remote logins.
- Vendor and Third-Party Risk – Cloud service providers, software vendors, and contractors may present risks if not adequately monitored.
- Data Backup and Recovery – Secure, tested backups are critical to minimize downtime and financial loss in the event of an incident.
- Staff Awareness and Training – Many breaches in local government occur due to human error; regular training and simulated testing can help reduce exposure.

Recommendation

We recommend that the Village continue to increase awareness around IT security issues by:

- Engaging in ongoing monitoring or cyber security trends affecting local governments.
- Incorporating regular staff training on phishing and other social engineering tactics.
- Periodically reviewing policies for password strength, MFA, and incident response.
- Ensuring vendor contracts address security standards and data protection.
- Testing data backup and recovery plans on at least an annual basis.

By increasing awareness and preparedness, the Village can reduce the likelihood of a security incident, protect sensitive constituent and financial data, and help to ensure continuity of operations.

Management Response

Management acknowledges this comment and will continue to monitor and strengthen IT security efforts.

PRIOR RECOMMENDATIONS

1. **TIMELINESS OF AUDIT**

Comment

Previously, we noted significant delays regarding the timeliness of the audit. Financial statement audits should be completed within six months of the fiscal year-end to ensure that the financial statements are not reporting stale information that provides minimal value to the users of the financial statements.

Recommendation

We recommended that the Village ensure that the financial information required to complete the financial statement audits be made available in a more timely manner.

Status

This comment has been implemented and will not be repeated in the future.

2. **FUNDS OVER BUDGET**

Comment

Previously and during our current year-end audit procedures, we noted that the following funds had excess of actual expenditures over budget for the fiscal year:

Fund	4/30/2025	4/30/2024
General	$ —	1,657,440
Stormwater Management	—	6,458
Tax Increment Finance #3	493,392	2,927,575
Road and Bridge	—	22,523
911 Surcharge	40,766	—
Revolving Loans/Grants	—	105,868
Tax Increment Finance #2	928,094	—
Equipment Replacement	—	74,230
Debt Service	1,763	475

Recommendation

We recommended the Village investigate the causes of the funds over budget and adopt appropriate future funding measures.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Management acknowledges this comment and will concentrate on improving the budget process to correct it in the coming years.

PRIOR RECOMMENDATIONS - Continued

3. **DEFICIT FUND BALANCES**

Comment

Previously and during our current year-end audit procedures, we noted the following funds with deficit fund balances:

Fund		4/30/2025	4/30/2024
Tax Increment Finance #3	$	3,947,381	3,020,874
Train Station Parking		344,292	280,817
Archer Business Center		307,696	327,765

Recommendation

We recommended the Village investigate the causes of the various deficits and adopt appropriate future funding measures.

Status

This comment has been implemented and will not be repeated in the future.

Management Response

Management acknowledges this comment and is viewing the fund structure to correct the deficit fund balances in the coming years.

4. **INTERFUND RECEIVABLE AND PAYABLES**

Comment

Previously and during our current year-end audit procedures, we noted that the Village has several old, outstanding interfund balances between funds.

Recommendation

We recommended that the Village review these balances to understand how the balance has accumulated over time and attempt to establish procedures to eliminate these balances.

Status

This comment has not been implemented and will be repeated in the future.

Management Response

Management acknowledges this comment and will work to correct it in the coming year.

UPCOMING STANDARDS

1. GASB STATEMENT NO. 102 CERTAIN RISK DISCLOSURES

In December 2023, the Governmental Accounting Standards Board (GASB) issued Statement No. 102, *Certain Risk Disclosures*, which establishes the requirements for disclosing, in the notes to the financial statements, the risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. Governments may be vulnerable to risks from certain concentrations or constraints that limit its ability to acquire resources or control spending. Concentration risk is a lack of diversity related to an aspect of a significant inflow of resources (revenues) or outflow of resources (expenses). Constraint risk is a limitation that is imposed by an external party or by formal action of a government's highest level of decision-making authority. GASB Statement No. 102, *Certain Risk Disclosures* is applicable to the Village's financial statements for the year ended April 30, 2026.

2. GASB STATEMENT NO. 103 FINANCIAL REPORTING MODEL IMPROVEMENTS

In April 2024, the Governmental Accounting Standards Board (GASB) issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes improvements to key components of the financial reporting model to enhance effectiveness in providing information that is essential for decision making and assessing a government's accountability. The Statement addresses application issues related to management' discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. GASB Statement No. 103, *Financial Reporting Model Improvements* is applicable to the Village's financial statements for the year ended April 30, 2027.

VILLAGE OF MUNDELEIN, ILLINOIS

TAX INCREMENT FINANCING DISTRICT #2

REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1145

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

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

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

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

November 6, 2025

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

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Mundelein, Illinois' compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #2. The management of the Village of Mundelein, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

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

In our opinion, the Village of Mundelein, Illinois, complied in all material respects with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #2.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

November 6, 2025

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein, Illinois, as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein (the Village), Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

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

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the Tax Increment Financing District #2 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

Balance Sheet
April 30, 2025

ASSETS	
Cash and Investments	$ 785,016
Receivables - Net of Allowances	
Property Taxes	1,882,351
Total Assets	2,667,367
LIABILITIES	
Accounts Payable	115,330
Retainage Payable	93,019
Other Payables	21,656
Total Liabilities	230,005
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	1,882,351
Total Liabilities and Deferred Inflows of Resources	2,112,356
FUND BALANCES	
Restricted	555,011
Total Liabilities, Deferred Inflows of Resources and Fund Balances	2,667,367

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #2

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2025

Revenues	
Property Tax	$ 1,144,288
Investment Income	41,454
Total Revenues	1,185,742
Expenditures	
Capital Outlay	962,540
Debt Services	
Interest and Fiscal Charges	445,554
Total Expenditures	1,408,094
Net Change in Fund Balances	(222,352)
Fund Balance - Beginning	777,363
Fund Balance - Ending	555,011

VILLAGE OF MUNDELEIN, ILLINOIS

TAX INCREMENT FINANCING DISTRICT #3

REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1145

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

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

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

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

November 6, 2025

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

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Mundelein, Illinois' compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #3. The management of the Village of Mundelein, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

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

In our opinion, the Village of Mundelein, Illinois, complied in all material respects with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #3.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

November 6, 2025

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois, as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

The accompanying schedules present only the Tax Increment Financing District #3 and are intended to present fairly the financial position and changes in financial position of the Village of Mundelein, Illinois in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the Tax Increment Financing District #3 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

Balance Sheet
April 30, 2025

ASSETS	
Receivables - Net of Allowances	
Property Taxes	$ 192,613
Land Held for Resale	1,481,851
Total Assets	1,674,464
LIABILITIES	
Accounts Payable	10,320
Advances from Other Funds	5,418,912
Total Liabilities	5,429,232
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	192,613
Total Liabilities and Deferred Inflows of Resources	5,621,845
FUND BALANCES	
Unassigned	(3,947,381)
Total Liabilities, Deferred Inflows of Resources and Fund Balances	1,674,464

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #3

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2025

Revenues	
Property Tax	$ 187,010
Expenditures	
General Government	
Services	493,392
Debt Service	
Principal Retirement	465,000
Interest and Fiscal Charges	155,125
Total Expenditures	1,113,517
Net Change in Fund Balances	(926,507)
Fund Balance - Beginning	(3,020,874)
Fund Balance - Ending	(3,947,381)

VILLAGE OF MUNDELEIN, ILLINOIS

TAX INCREMENT FINANCING DISTRICT #4

REPORT ON COMPLIANCE WITH PUBLIC ACT 85-1145

FOR THE FISCAL YEAR ENDED
APRIL 30, 2025

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

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #4

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

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

November 6, 2025

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

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have also audited the Village of Mundelein, Illinois' compliance with the provisions of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #4. The management of the Village of Mundelein, Illinois, is responsible for the Village's compliance with those requirements. Our responsibility is to express an opinion on compliance with those requirements.

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

In our opinion, the Village of Mundelein, Illinois, complied in all material respects with the requirements of subsection (q) of Illinois Compiled Statutes 65 (ILCS) 5/11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) for the fiscal year ended April 30, 2025 for the Tax Increment Financing District #4.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

November 6, 2025

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

We have audited the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, which collectively comprise the basic financial statements of the Village of Mundelein (the Village), Illinois, as of and for the fiscal year ended April 30, 2025, and have issued our report separately dated November 6, 2025. These financial statements are the responsibility of the Village of Mundelein, Illinois' management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

The accompanying schedules present only the Tax Increment Financing District #4 and are intended to present fairly the financial position and changes in financial position of the Village of Mundelein, Illinois in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of revenue, expenditures, and changes in fund balance and schedule of fund balance by the source for the Tax Increment Financing District #4 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The information in these schedules has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

SUPPLEMENTARY INFORMATION

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #4

Balance Sheet
April 30, 2025

ASSETS	
Cash and Investments	$ 628,174
Receivables - Net of Allowances	
Property Taxes	1,734,387
Total Assets	2,362,561
LIABILITIES	
None	—
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	1,734,387
Total Liabilities and Deferred Inflows of Resources	1,734,387
FUND BALANCES	
Restricted	628,174
Total Liabilities, Deferred Inflows of Resources and Fund Balances	2,362,561

VILLAGE OF MUNDELEIN, ILLINOIS
TAX INCREMENT FINANCING DISTRICT #4

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Fiscal Year Ended April 30, 2025

Revenues	
Property Tax	$ 612,886
Investment Income	15,288
Total Revenues	628,174
Expenditures	
None	—
Net Change in Fund Balances	628,174
Fund Balance - Beginning	—
Fund Balance - Ending	628,174

VILLAGE OF Mundelein
Incorporated in 1909

To: Commission Members

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

For: Village Board Meeting of November 24, 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

Attachments:

1. Annexation Agreement
2. EXHIBIT A - Legal Description
3. Exhibit B - Plat of Annexation Winchester
4. Exhibit C - Walnut Ridge Subdivision
5. EXHIBIT D - Letter of Credit
6. EXHIBIT E - Subdivision Improvements Agreement
7. PZC Minutes - 07-16-2025
8. PZC Minutes - 08-06-2025

Background:

The Village received several zoning applications from Pulte Group Company, LLC. These applications are being processed under two separate cases: PZ2025-0020 and PZ2025-0021. These items were opened by the Village Board at the September 22, 2025, meeting after receiving a recommendation for approval from the Planning and Zoning Commission, but were continued to the November 24, 2025, meeting. This report will specifically address Case PZ2025-0020, referred to as the SW Corner of Route 83 and Winchester Road. The subject properties comprise approximately 167.442 acres and are currently located within unincorporated Lake County. Pulte, a developer known for residential subdivisions, is seeking to annex these parcels into the Village of Mundelein to facilitate their next phase of development on an adjacent parcel.

Currently, the proposed location of their residential development is not contiguous with the Village's corporate limits. Since the Village requires that properties be contiguous to the municipality to be eligible for annexation, the Petitioner coordinated with the owner of adjacent land that shares a boundary with the Village. Agreements between the Petitioner and this adjacent property owner have been formalized and are reflected in the map amendment and annexation petition associated

with this project. Many of these terms will be incorporated into the formal Annexation Agreement to be presented to the Village Board.

The specific properties under consideration in this report are commonly known as 29808, 29730, 29508 and 29498 North IL Route 83. These parcels correspond to the following PINs: 10-14-100-012, 10-14-300-001, 10-15-200-001, and 10-15-200-002.

Map Amendment Requested:
Upon annexation into the Village, properties are automatically assigned the R-1 Single-Family Residential Zoning District. However, the Petitioner requests to rezone the properties from R-1 to R-3 Single-Family Residential, pending annexation. Surrounding properties are currently zoned R-1 or are located within unincorporated Lake County. The R-3 zoning district allows for single-family residential, parks/playgrounds, and very few special uses such as places of worship. The Annexation Agreement would require any proposed project in the future to seek approval from the Village.

Comprehensive Plan:
The Village's Comprehensive Plan's vision for housing is to continue to expand high-quality housing options for members of the community. The plan designates the subject properties as "Flexible Use" in the Future Land Use Plan. This designation reflects the Village's intention for the area's general use, character, and development density over a 10-year planning horizon, based on land use patterns existing at the time the Plan was adopted.

This portion of the Village's western edge includes a mix of residential, open space, and commercial uses. Recognizing the dynamic nature of development, the Comprehensive Plan intentionally identifies certain unincorporated areas as flexible, allowing for adaptability to unforeseen development opportunities while still aligning with the Village's broader planning goals.

Planning and Zoning Commission:
The Planning and Zoning Commission held a public hearing on July 16, 2025, to review the proposed map amendment. During the hearing, several property owners from the surrounding neighborhood expressed concerns about the potential future use of the property. Many of these families have lived in the area for decades and value the natural environment and quiet atmosphere.

Their primary concern was that the strip of land to the south could be deforested and developed as an entrance to the future development to the west, resulting in increased traffic and noise in their backyards.

In response, representatives from the Pulte Group stated that their organization is not interested in purchasing or developing this southern strip. They explained that the area contains significant wetlands, which would require a costly and time-consuming delineation process to meet County standards. As a result, the likelihood of development on that strip is very low. However, they acknowledged that no formal site testing or studies had been conducted to confirm this assessment.

The Commission also questioned the necessity of changing the zoning at this time without a concrete development plan. Pulte Group responded that the zoning change was a condition of their agreement with the current property owner and was necessary to facilitate the annexation of their

adjacent development site. The property owner, however, has no current plans to develop or sell the land.

To address the residents' concerns, the Commission voted to continue the public hearing to the next meeting on August 6, 2025. They requested that Pulte Group present a conceptual sketch of what development might look like on the site, taking into account the presence of wetlands.

At the August 6 meeting, Pulte Group presented a draft site plan based on publicly available wetland data. They emphasized that the plan was strictly conceptual and did not reflect an actual development proposal, as no formal wetland delineation or buildability analysis had been conducted.

The draft plan depicted 200 homes concentrated on the northern portion of the site, connecting to the proposed Pulte development to the east and the proposed Ivanhoe Village development to the west. Both the residents and the Commission expressed comfort with the sketch and requested that staff incorporate language into the annexation agreement that reflects the conceptual site plan and aims to minimize disruption to existing wetlands, particularly those near the residents to the southeast and the proposed development to the west.

With these conditions in place, the Commission voted to move the map amendment forward.

Annexation Agreement:
The summary of the Annexation Agreement below is intended to provide the Village Board with a general overview of the most significant elements. It is not intended to be all-inclusive. If more details are needed the Board is encouraged to reference the Annexation Agreement.

Section	**Description**
Preambles	Chicago Title Land Trust Company, as Trustee under Trust Agreement dated August 15, 1995, and known as Trust Number 12072401 and its beneficiary Winchester Development L.L.C., an Illinois limited liability company hold the title to the property.
	It is the desire of the Owner to annex the property to the Village
Annexation	The Contract Purchaser has filed with the Village a petition for annexation.
Zoning	Upon annexation, the Village shall adopt an Ordinance classifying the property as R-3 Single-Family Residence.
	Prior to development, the Owner will submit to the Village a complete application for approval of a site plan, preliminary plat of subdivision, and planned unit development for the Subject Property for approval of a Planned Unit Development (PUD) Zoning Ordinance.
	The PUD approval ordinance shall include the following deviations from the Village Code:

	1. To reduce the required road width from 33'edge of pavement to 28' back of curb under the Subdivision Code; 2. To waive the Subdivision Code requirement that sanitary sewer be located under the roadway and permit sanitary sewer to be located in the parkway; 3. To waive the Subdivision Code requirement that utilities be installed in the rear and side yards and to permit the installation of utilities in front yards, with the location and design of utility boxes in the front yard subject to the review and approval of Village staff, provided that the Village staff shall approve the location and design of utility boxes that do not unreasonably impact the layout and aesthetic of the right-of-way or are appropriately screened.
Disconnection	The Owner shall not seek disconnection of any portion of the Subject Property and Owner and Developer, for themselves and their successors in interest.
Impact Fees	Annexation Fee, Capital Improvement Fee, Transportation Fee, Stormwater Fee, Tree Replacement Fee, Downtown Fee, Water Expansion Fee, Sewer Expansion Fee is subject to the amount required per the Village Code present at the time of development.
	Commission Donation $500 per unit.
Fire Protection	$1,018.86
Lake County Road Impact Fee	The road impact fees as stated in the Lake County ordinance shall be paid to Lake County.
School Donation	A school district donation is required by the provision of Section 19.01.011 of the Subdivision Code plus an additional $750 per dwelling unit to School District 79 and an additional $250 per dwelling unit to School District 120.
Library Donation	Owner shall be responsible for payment of a fee in lieu of land donation to the Library District for each residential dwelling constructed on the Subject Property.
Other Fees	Owner agrees to reimburse the Village for all engineering and other consultant fees in accordance with the provisions of Village Ordinance No. 06-07-63 incurred in relation to development of the Subject Property.
	The Owner must pay the fees and donations listed in this Agreement in addition to any required improvements, but no other fees or contributions can be required for five years.

General Provisions	Time is of the essence and both parties agree to cooperate with one another on an ongoing basis to execute the terms of this Agreement.
	If there is a conflict with Village Ordinances, this Agreement shall supersede said inconsistent ordinances or resolutions.
	The term of this agreement is for twenty years.
	This Agreement applies to the property and is binding on all future owners and the homeowners association, whether or not they agree, except for individual homebuyers. The Village is not responsible for building any improvements or completing any obligations that belong to the Developer or future owners. The Developer may not transfer its rights or duties under this Agreement to a new owner unless the Village gives written consent, which will not be unreasonably withheld.
	This Agreement may be amended for any part of the Subject Property by the owner of that portion and the Village, following the required public hearings and the adoption of the necessary ordinances and resolutions.

Analysis:
Given the limited number of unincorporated parcels bordering the Village, it is important that the Village take a strategic approach to annexation decisions. The Comprehensive Plan supports the development of high-quality housing to serve both current and future residents.

While Pulte has a strong reputation in Mundelein and has completed several successful residential projects, this is an independent zoning request. The second application (Case PZ2025-0021) can be denied on its own, but Pulte's proposed development depends on the approval of this annexation and rezoning. Although an official development plan hasn't been submitted, that uncertainty may be considered when evaluating the proposed map amendment. Language is included in the Annexation Agreement to require future proposals seek Village approval.

Compared to the R-1 Zoning District, the R-3 Zoning District allows for more moderate density single-family neighborhoods by allowing smaller lots. Because the subject properties are currently outside the Village's corporate limits, the Village has full discretion to request development proposals or design standards that align with its planning vision and zoning regulations. This annexation represents a key opportunity to shape the quality and character of future growth at the Village's western edge.

Recommendation:

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ANNEXATION AGREEMENT

by and between

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1995, AND KNOWN AS TRUST NUMBER 12072401, AND ITS BENEFICIARY WINCHESTER DEVELOPMENT L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

and

THE VILLAGE OF MUNDELEIN

DATED AS OF _____

(PROPERTY LOCATED _____)

Prepared by and, after recording, return to:

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ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "**Agreement**") is made and entered into at Mundelein, Illinois, as of the "Effective Date" (as defined in Section 1B), by and between the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation and home rule unit of local government (the "**Village**"); **Chicago Title Land Trust Company, as Trustee under Trust Agreement dated August 15, 1995, and known as Trust Number 12072401** (the "**Trust**"), and its beneficiary **Winchester Development L.L.C., an Illinois limited liability company** (the "Beneficiary" and together with the Trust, collectively, the "**Owner**"). The Village and Owner are hereinafter sometimes collectively referred to as the "**Parties**" and individually as a "**Party**".

PREAMBLES

A. The Trust is the owner of and holder of record title to a certain tract or tracts of real estate which is located in unincorporated Lake County and is legally described on **Exhibit A** attached hereto and made a part hereof comprising approximately 165 acres which is located in Lake County, Illinois (the "**Subject Property**"). The Beneficiary is the sole beneficiary of the Trust.

B. The Subject Property is contiguous to the incorporated territory of the Village, is not part of any other municipality, and constitutes territory which may be annexed to the Village as provided by Article 7 of the Illinois Municipal Code (65 ILCS 5/7-1-1 *et seq*.).

C. The Zoning Ordinance authorizes the development of the Subject Property as a "Planned Unit Development" and the Parties desire that the Subject Property be annexed to and developed within the Village as a Planned Unit Development, subject to the terms and conditions of this Agreement (the "**Development**"). Owner intends to request the Subject Property be zoned upon annexation to R-3 Single-Family Zoning District with a special use for Planned Unit Development classification.

D. Pursuant to 65 ILCS 5/7-1-8 of the Illinois Municipal Code, Owner submitted to the Village a duly executed petition for annexation, submitting to the corporate authorities a request for annexation of the Subject Property to the Village (the "**Annexation**"), and Owner has filed all other necessary and appropriate applications, petitions, and other documentation to facilitate the annexation and zoning of the Subject Property to the Village.

E. There are no electors residing upon the property to be annexed.

F. The Parties desire that the Subject Property be annexed to and developed within the Village on the terms and conditions hereinafter set forth, and to that end, Owner is about to materially change position in reliance upon the execution of this Agreement by the Village and the performance by the Village of its undertakings contained herein.

G. Owner seeks certain assurances from the Village regarding the zoning and subdivision of the Subject Property under the Village's Zoning Ordinance ("**Zoning Ordinance**"), Stormwater Control and Watershed Development Ordinance, ("**Stormwater Control Ordinance**"), Subdivision Ordinance ("**Subdivision Ordinance**"), Appearance Code ("**Appearance Code**"), Landscape Code ("**Landscape Code**"), and assurances as to other matters

covered in this Agreement. The Village's Zoning Ordinance, Stormwater Control Ordinance, Subdivision Ordinance, Appearance Code, and Landscape Code may be collectively referred to herein as "**Village Code**".

H. The Parties desire to enter into a binding Agreement governing and relating to the annexation, zoning and subdivision of, and other regulations applicable to, the Subject Property and related matters pursuant to: (i) the provisions of Article 11, Division 11-15.1-1 of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 et seq.); (ii) the provisions of Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.); (iii) the intergovernmental provisions of the Illinois Constitution (Article VII, Section 10); (iv) the Village's authority as a home rule unit of local government under the Illinois Constitution (Article VII, Section 6); and (v) all other applicable authority.

I. Pursuant to the provisions of the Illinois Municipal Code, the Mayor and the Board of Trustees of the Village (the "**Corporate Authorities**") and the other subsidiary bodies of the Village, have duly fixed times for and held all public hearings required by law relative to the execution and delivery of this Agreement, after giving all required notices and publication in the manner provided by law for such actions, and after due consideration and public participation, have made findings of fact, determinations and recommendations with respect to Owner's application and petition and such other provisions of this Agreement and matters as were within its purview, and have taken all further action required by the provisions of Illinois Compiled Statutes, 65 ILCS 5/11-15.1-1 *et seq.* and 65 ILCS 5/7-1-1 *et seq.* and the Village Code relating to the procedure for the authorization, approval, and execution of this Agreement by the Village.

NOW, THEREFORE, in consideration of the foregoing preambles and in consideration of the mutual covenants, agreements, and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties do hereby agree as follows:

SECTION 1 PREAMBLES; EFFECTIVE DATE; EXECUTION OF THIS AGREEMENT

A. **Preambles**. The foregoing preambles are material to this Agreement and are incorporated herein, as if restated in their entirety.

B. **Effective Date**. The "**Effective Date**" of this Agreement shall be the date of its execution by both Parties.

C. **Execution of this Agreement**. The Owner shall deliver to the Village four (4) executed copies of this Agreement within five (5) business days after it is approved by the Village Board of Trustees. The Village shall execute this Agreement within five (5) business days after being presented with this Agreement executed by the Owner. Time is of the essence.

SECTION 2 ANNEXATION, REZONING, DEVIATIONS, USE AND DENSITY, AND PUD APPLICATION

A. **Annexation**. The Owner, in accordance with and pursuant to the provisions of the Illinois Municipal Code, has filed, with the Clerk of the Village, a duly executed petition pursuant to and in accordance with the provisions of 65 ILCS 5/7-1-8 of the Illinois Compiled Statutes to

annex the Subject Property to the Village, subject to the approval of this Agreement (the "**Petition for Annexation**") and a plat of annexation (the "**Plat of Annexation**") attached hereto as **Exhibit B** and made a part hereof. It is expressly understood that at Owner's election, this Agreement, in its entirety, together with the aforesaid Annexation Petition, shall be null, void and of no force and effect unless upon annexation, the Subject Property is zoned R-3 Single-Family Zoning District with a special use requiring the Subject Property to be developed as a Planned Unit Development as provided for in this Agreement by the adoption of ordinances by the Village contemporaneously with the execution of this Agreement by the Village.

The Village, concurrent with adoption of an ordinance authorizing the Village's entry into this Annexation Agreement, and concurrent with the Village's execution of this Agreement, will enact a valid and binding ordinance (hereinafter referred to as the "**Annexation Ordinance**") annexing the Subject Property to the Village. As described below, the Village shall also contemporaneously adopt the zoning approval ordinance, the zoning district map amendment, and a special use for a planned unit development consistent with this Agreement. The Annexation Ordinance for the Subject Property shall be filed with the Clerk of Lake County and recorded at Owner's expense with the Lake County Recorder's Office, along with a Plat of Annexation prepared by Owner in compliance with State law. The Village shall send all notices required by law to be sent in connection with the enactment of the Annexation Ordinance and shall furnish copies thereof to Owner.

The Village represents that, to the best of its knowledge, it has taken all action(s) and given such notices as may be required by the Village Code and Illinois Municipal Code as may be necessary to annex, zone, classify and allow for the development of the Subject Property in the manner described in this Agreement and to enable the Village to execute this Agreement and fully carry out and perform the terms, covenants, agreements and duties and obligations on its part to be kept and performed as created and imposed by the terms and provisions hereof.

B. **Rezoning and Special Use**. Immediately following the Village's approval of the Agreement, the Corporate Authorities shall enact an ordinance reclassifying the Subject Property within the Village's R-3 Single-Family Zoning District, and approving a special use for the Subject Property to be developed as a Planned Unit Development (collectively, the "**PUD Zoning Ordinance**").

C. **Use and Density**. The Subject Property shall be developed for residential purposes, in accordance with the R-3 Single-Family Zoning District, with a minimum lot size of 6,000 square feet permitted. Owner agrees to preserve not less than a total of 30 acres of wetlands and wetland buffer areas in the aggregate on the Subject Property, provided that if a wetland study conducted by a qualified wetland delineation specialist shows that the total acreage of wetlands and wetland buffer areas then existing on the Subject Property is less than 30 acres in the aggregate, then Owner shall preserve such lesser actual acreage of wetlands and wetland buffer areas then existing on the Subject Property as evidenced by the wetland study. The Village may specifically allow, in its sole discretion, to preserve less acreage of wetlands and wetland buffer areas as part of the approval of the Development Plans (as hereinafter defined).

D. **Planned Unit Development Application**. Prior to development, the Owner will submit to the Village a complete application for approval of a site plan, preliminary plat of

subdivision, and planned unit development (collectively "**Development Plans**") for the Subject Property, which application shall include all information required by the PUD Chapter for approval of the planned unit development and the PUD Zoning Ordinance. Notwithstanding anything to the contrary contained in the PUD Chapter, Owner shall not be required to submit a development agreement. To the extent they are not provided for in this Agreement, all development standards for the Subject Property, including, but not limited to, standards for the timing of phases, permanent and temporary signage, dirt cleanup, construction parking, construction of a sixteen (16) inch water and sanitary sewer mains, trees, fences, mailbox design, architectural standards, and other matters specific to the Subject Property shall be addressed in the Development Plans and established in the "**PUD Approval Ordinance**" to be enacted by the Village upon approval of the Development Plans. The Parties specifically agree that so long as the Development Plans meet the R-3 zoning classification requirements, provide for connectivity with regards to rights of way to the adjacent developments as contemplated in Section 5B below, protects the wetland area as specified in Section 2C above from adverse impacts in accordance with good wetland stewardship practices, and meet the Village's architecture expectations the Village shall approve the Development Plans and the planned unit development application. The PUD Approval Ordinance shall expressly include the following deviations from the Village Code:

1. To reduce the required road width from 33'edge of pavement to 28' back of curb under the Subdivision Code;

2. To waive the Subdivision Code requirement that sanitary sewer be located under the roadway and permit sanitary sewer to be located in the parkway;

3. To waive the Subdivision Code requirement that utilities be installed in the rear and side yards and to permit the installation of utilities in front yards, with the location and design of utility boxes in the front yard subject to the review and approval of Village staff, provided that the Village staff shall approve the location and design of utility boxes that do not unreasonably impact the layout and aesthetic of the right-of-way or are appropriately screened.

E. Disconnection Prohibited. Provided that the Village has approved the Annexation, PUD Zoning Ordinance, and thereafter recorded this Agreement and the Annexation Ordinance, all as required by this Agreement, the Owner shall not seek disconnection of any portion of the Subject Property and Owner, for themselves and their successors in interest, hereby waives and releases any right to seek disconnection of the Subject Property pursuant to Sections 7-3-4 or 7-3-6 of the Illinois Municipal Code (65 ILCS 5/7-3-4 and 7-3-6) or any other applicable statute, law, or doctrine.

SECTION 3 PHASES; PLATS AND PLANS; BUILDING AND OTHER PERMITS.

A. Phases Permitted. Owner shall be entitled to separate approvals of final plans or final plats of subdivision for portions of the Subject Property in multiple phases (each a "**Phase**" collectively the "**Phases**") so long as such phasing does not violate this Agreement or Village Code and provides for the orderly installation of public improvements, as determined in the Village Engineer's sole discretion.

B. **Construction of Certain Improvements Within Phases**. If Owner elects to develop the Subject Property in Phases, Owner shall complete all portions of the public improvements and storm water facilities that are reasonably determined by the Village to be necessary or desirable for public safety.

C. **Plat of Subdivision.** The Development Plans shall be processed in accordance with this Agreement and as otherwise set forth in the Village Code. The Zoning Administrator in coordination with the Village Engineer shall examine the Development Plans and recommend approval or disapproval of the same. If the Development Plans are not recommended for approval, the reasons therefor shall be set forth with specificity in a written notice to Owner citing the specific provisions of the Village Code or this Agreement that are not satisfied. Upon Owner's correction of the items set forth in said notice and the resubmission of the Development Plan, the Zoning Administrator in cooperation with the Village Engineer shall re-examine them and recommend approval or disapproval of the Development Plan. Final engineering plans and final plats for a Phase shall be submitted for consideration to the Village Planning and Zoning Commission after the Zoning Administrator in cooperation with the Village Engineer recommends their approval. Final plats shall be submitted to the Corporate Authorities for consideration after action on same by the Village Planning and Zoning Commission.

D. **Building Permits**. The Village shall issue building permits in the normal course of business after receipt of a complete application, subject to standard review procedures, but in no event later than forty-five (45) days following receipt of a complete application, or issue a letter of denial within said period identifying specifically the corrections necessary for issuance of a building permit and the section of any Village Code relied upon by the Village in its denial. Owner may submit and the Village shall process building permit applications for master plan approval for each of the home types to be constructed on the Subject Property ("**Master Plan**"). The Master Plan approval for a home type shall not relieve the Owner from the obligation, as set forth in Village Code, to submit a separate building permit for each lot prior to commencement of construction, but shall serve as a mechanism to facilitate prompt and efficient review of individual building permit applications by the Village. If Master Plans have been approved from a home type, thereafter the plans for each individual building permit application need not to be signed and sealed by an architect provided that said plans do not deviate from the approved Master Plan set.

E. **Foundation-Only Permits**. The Village may issue, in its sole discretion, foundation-only permits for up to five (5) dwelling units once a final plat of subdivision and final plan have been approved by the Corporate Authorities, final engineering plans have been approved by the Village Engineer, a Subdivision Improvement Agreement has been fully executed, and Subdivision Security has been furnished to the Village, as required by this Agreement. Owner acknowledges, however, that building permits shall not be issued by the Village, and no framing or superstructure (other than model homes in accordance herewith) shall be started on buildings for which foundation-only permits have been issued until watermains and fire hydrants necessary to provide fire protection to that portion of the Development then under development have been constructed, connected to, tested and approved by the Village, and provision has been made for emergency vehicle access thereto on a gravel or other road, all in a manner acceptable to the Village Fire Chief. Owner agrees that the first group of building permits for which it will apply will include an application for building permit for the model home that is to contain the sales office for the Subject Property. In addition, it shall be a requirement for foundation-only permits that the

foundation cannot remain for more than three (3) months without the building being constructed and all open foundations must be fenced off until such time that vertical construction begins.

F. **Occupancy Certificates**. The Village shall issue temporary occupancy certificates within forty-five (45) business days of application therefor, or issue a letter of denial within said period identifying the corrections necessary for issuance of a certificate and the section of any Village Code relied upon by the Village in its denial. Owner's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping and final grading, shall not delay the issuance of a temporary certificate of occupancy provided Owner delivers security to the Village (that is similar in nature and form to the Subdivision Security) to assure the completion of said unfinished items. Once unfinished items have been completed and approved by the Village Engineer and Building Commissioner, the Village shall issue final occupancy certificates within the time prescribed herein and release the above described security.

SECTION 4 ON-SITE IMPROVEMENTS.

A. **Construction of Improvements and Installation of Utilities**. In connection with its construction of the Development, Owner shall, at its expense, construct all improvements located on the Subject Property, including but not limited to sanitary sewers and facilities, watermains and facilities, storm sewers, stormwater detention and retention areas, on-site roads, pavements, sidewalks, curbs and gutters, street lighting, traffic signs, street name signs, and parkway trees ("**On-Site Improvements**"), in accordance with all applicable Village Code and final engineering plans that are approved by the Village Engineer after the Effective Date of this Agreement. All newly installed utility lines within the Subject Property, including electricity, gas, telephone, and cable, shall be installed underground and at locations approved by the Village Engineer. Owner shall not be required to bury existing overhead utility lines that are on the Subject Property or that are within a portion of a right of way that is contiguous to the Subject Property.

B. **Binder Course.** The surface of roadways internal to the Development may be constructed in two lifts. The first lift shall include the sub-base, the aggregate base course, curbing, and the binder course. The second lift shall consist of the final surface course. Owner shall not be required to install the final surface course until it has completed the sale and construction of all residential dwelling units. If the first lift will be exposed for more than thirty (30) days, Owner shall install curb protection.

C. **Oversizing; Recapture Agreement.** Owner may be required to oversize public improvements that may be required as a result of the development of the Subject Property. If the Village requests such oversizing, Owner shall install the requested oversized improvements and, to the extent permitted by, and in accordance with, applicable law, Owner and the Village shall enter into a recapture agreement whereby Owner shall be reimbursed for such oversizing by owners of other properties that will benefit from such oversizing.

D. **Grading and Underground Improvements**.

1. **Earth Change**. Upon completion of the Village's review of final engineering for a Phase and provided that there are not major objections to the proposed grading outlined therein, the Village shall allow the Owner to

submit a request for an earth change approval under the Watershed Development Ordinance on the Subject Property. Prior to commencing any such earth work, Owner shall, at its sole cost and expense, provide the Village with evidence of all required third party approvals to perform the earth change work, provide Village with a certificate of insurance evidencing general liability insurance policy with respect to all of Owner's activities in, on or about the Subject Property; and also deposit with the Village surety in compliance with Section 9 of this Agreement, the amount of one hundred and ten percent (110%) of the Village's costs of the earth work as reasonably determined by Village engineer which amount shall be held to insure that the earth work is performed pursuant to Village requirements. Owner shall also provide the Village Engineer with soil erosion control plans and grading plans sufficient for the Village Engineer to review and approve Owner's earth work activities.

2. Once final engineering drawings have been approved by the Village Engineer, the final subdivision plat has been approved by the Village Board of Trustees, a subdivision improvement agreement and Subdivision Security have been furnished to the Village and the IEPA permit for construction has been applied for, Owner may commence construction of underground water and sanitary sewer improvements at its risk. However, Owner shall not connect any such improvements to public water and sanitary sewer mains and the public facilities providing such service until required IEPA permits have been issued.

SECTION 5 PUBLIC IMPROVEMENTS AND TRANSPORTATION RELATED IMPROVEMENTS.

A. Any public improvements contemplated as part of a future development on the Subject Property shall be determined at the time which preliminary plan approval is sought. The Village shall review and, if found to be in compliance with applicable Village Code and this Agreement, approve and accept the public improvements.

B. To provide for future mobility and infrastructure connections, Owner shall dedicate, at no cost to the Village any and all right-of-way or easements within the Subject Property that are necessary for the installation of the roadway improvements, including a right-of-way easement connecting to the right-of-way located on the northwest side of the Walnut Ridge subdivision to the property located northwest of the Subject Property as depicted on **Exhibit C** attached hereto (the "**Walnut Ridge Subdivision**"), as well as right-of-way easements to allow right-of-way connection to the Ivanhoe Development, and easements for utility improvements necessary to service the Subject Property. Said right-of-way dedication and easements shall be granted pursuant to the final plat of subdivision. The Village shall not require the Owner to obtain property rights from third parties for the construction of any roadway improvements for the Subject Property.

SECTION 6 RECAPTURE FEES.

Village represents and warrants to Owner that there are no applicable recapture fees or contribution costs due from Owner in connection with the development of the Subject Property.

SECTION 7 WATER AND SEWER AVAILABILITY, STORM WATER.

A. The Village shall provide sanitary sewer and potable water services to all portions of the Subject Property for which Final Plats have been approved, provided the Owner is not in default hereunder, on a "first-come/first-served" basis with all other property located within or annexed into the Village's boundaries, subject to interruptions in service caused by acts of God or other circumstances beyond the Village's control. The Village shall cooperate with the Owner who shall submit permit applications to the Illinois Environmental Protection Agency (the "**IEPA**") for water main and sanitary sewer extensions within the Subject Property upon the applications and supporting engineering plans being properly prepared by Owner.

B. As part of the Development Plans, Owner shall provide stormwater detention/retention for the development of the Subject Property in compliance with (i) the Lake County Stormwater Management Commission criteria and Village Ordinance No. 94-8-35 (Stormwater Watershed Development Ordinance), as amended; and (ii) to the extent applicable to newly constructed stormwater management basins, requirements of the U.S. Army Corps of Engineers and the Illinois Department of Water Resources- OWR. To the extent that other state of federal agencies have jurisdiction over the proposed stormwater management facilities, Owner shall also comply with the requirements of those governmental agencies with jurisdiction.

SECTION 8 IMPACT FEES AND DONATIONS; GENERAL VILLAGE FEES.

A. Village Impact Fees.

1. **Impact Fees.** In recognition of the impacts to Village services that will be caused by the annexation and ultimate development of the Subject Property, Owner shall be responsible for payment of fees pursuant to Village Code according to the following schedule:

Fee	Fee Schedule	Timing
Annexation Fee	Per Village Code*	At issuance of a building permit for construction pursuant to approved Development Plans
Capital Improvement Fee	Per Village Code*	At Certificate of Occupancy
Transportation Fee	Per Village Code*	At Certificate of Occupancy
Stormwater Fee	Per Village Code*	At Watershed Development Permit
Tree Replacement Fee	Per Village Code*	At Building Permit
Downtown Fee	Per Village Code*	At Certificate of Occupancy
Water Expansion Fee	Per Village Code*	At Building Permit
Sewer Expansion Fee	Per Village Code*	At Building Permit
Commissions Donation	$500 per unit	At Building Permit

	Total:	

*Present at time of development.

2. **Platting Fees**: Prior to the execution, recording and filing of any final plat of subdivision for the Subject Property, a platting fee shall be paid by the Owner to the Village in accordance with the Village Code as in effect as of the date of the Village's approval of the final plat of subdivision.

3. **Building Permit:** Building Permit fees shall be payable by Owner to the Village at the time of Building Permit application. Building Permit fees shall be at the rate of the established fee at the time of permits.

B. Fire Protection District Fee: Within 30 days after adoption of the Annexation Ordinance, Owner shall pay to the Village the total amount that the Village will be required to pay to the Countryside Fire Protection District and the Grayslake Fire Protection District pursuant to Section 20(e) of the Illinois Fire Protection District Act, 70 ILCS 705/20, which amount, the Parties agree, is $1,018.86.

C. Lake County Road Impact Fee: The Owner shall pay road impact fees to Lake County in an amount consistent with the Lake County ordinance. Said fee must be paid directly to Lake County, and a receipt shall be presented to the Community Development Department prior to the release of any building permits.

D. School, Park, and Library Donations.

1. School Donations. Owner shall be responsible for payment of a fee in lieu of land donation to applicable school districts for each residential dwelling constructed on the Subject Property (the "**School Fee**"). The School Fee due for a dwelling unit shall be payable by Owner as a condition to the issuance of the building permit for said dwelling unit. The School Fee shall be payable pursuant to the terms of the Village Code as of the date of each respective building permit application plus an additional $750.00 per dwelling unit to School District 79 and an additional $250.00 per dwelling unit to School District 120. The Owner agrees that the School Fee may be used not only for land and site purchase but also for site improvements and the construction of school facilities.

2. Park District Donations. Prior to the submittal of a plat of subdivision for the Subject Property, the Village, the Park District, and the Owner shall coordinate to determine whether a new park site shall be a condition to the subdivision of the Subject Property. If the parties agree that a new park site is deemed necessary and appropriate, then the parties shall enter into an agreement setting for the terms associated with the improvement and dedication of the new park site. Owner's obligation for any new park site shall not exceed the value of a fee in lieu of land dedication as calculated pursuant to the terms of Village Code as of the date of Owner's application to the Village for subdivision of the Subject Property. If the parties do not agree to the dedication of a new park site, then Owner shall be responsible for a fee in lieu of land donation to the Park District ("**Park Fee**"). The Park Fee due for a dwelling unit shall be payable by Owner as a condition to the issuance of the building permit for said dwelling unit. Owner shall pay the Park Fee pursuant to the terms of the Village Code as of the date of the building permit application.

The Owner agrees that any park fee may be used not only for land and site purchase, but also for site improvements and the construction of park facilities.

3. **Library Donation**. Owner shall be responsible for payment of a fee in lieu of land donation to the Library District for each residential dwelling constructed on the Subject Property (the "**Library Fee**"). The Library Fee due for a dwelling unit shall be payable by Owner as a condition to the issuance of the building permit for said dwelling unit. The Library Fee shall be payable pursuant to the terms of the Village Code as of the date of each respective building permit application. The Owner agrees that the Library Fee may be used not only for land and site purchase, but also for site improvements and the construction of library facilities.

4. **Engineering and Other Consultants' Fees/Litigation Expense**. Owner agrees to reimburse the Village for all engineering and other consultant fees in accordance with the provisions of Village Ordinance No. 06-07-63 incurred in relation to development of the Subject Property.

E. **No Other Impact Fees or Donations**. The fees and donations to be paid pursuant to this Agreement shall be in addition to any on-site or off-site improvements or facilities that Owner has agreed to construct or pay for as provided herein. Except for those impact fees and donations they have agreed to pay in this Agreement, and except for the on-site and off-site improvements required by this Agreement, Owner shall not be required by the Village to pay any fees or to donate any land or money or make any other contributions to the Village or any other governmental agency that are intended to pay or provide for public facilities or property made necessary by the development of the Subject Property. Further, no new fees or contributions shall be applicable to the Subject Property for a period of five (5) years from the date of this Agreement.

SECTION 9 SURETY FOR SUBDIVISION IMPROVEMENTS.

A. **Subdivision Security**. At the time the Village approves a final plat, Owner shall provide, and the Village shall accept, either (i) a cash deposit, (ii) subdivision improvement bonds, or (iii) irrevocable letters of credit from a sound and reputable bank in the Metropolitan Chicago area acceptable to the Village Board in an amount equal to 110% of the estimated cost, as approved by the Village Engineer, of constructing the "Subdivision Improvements" (as required by Village Code and/or the PUD Approval Ordinance) that are expected to be completed during such Phase (the "**Subdivision Security**"). The Subdivision Security shall be substantially in the form of **Exhibit D** attached hereto and made a part hereof. In addition, Owner agrees to enter into subdivision improvement agreements with the Village relative to the construction of the improvements identified herein substantially in the form as that which is attached hereto and made a part hereof as **Exhibit E**. Owner shall not be obligated to post Subdivision Security for Subdivision Improvements if it has already posted security for such Subdivision Improvements with another governmental agency.

B. **Transfer of Private Subdivision Improvements**. All stormwater detention/retention facilities and other private subdivision improvements, after completion, inspection and approval by the Village Engineer and satisfactory completion of all punch list items, shall be transferred by Owner without cost by bill of sale to and accepted for ownership, maintenance and operation by the homeowners association (the "**HOA**") formed by Owner

pursuant to the terms of the Declaration (as defined in Section 9D below). Owner's turnover of the HOA to the resident owners shall not occur until sufficient annual operating funds are in place to ensure that the residents will have sufficient funding (in the form of operating funds and committed association dues) for required maintenance obligations of the HOA for one year following its turnover. Alternatively, should Owner turnover the HOA to the resident owners prior to at least eighty percent (80%) of the homes having been sold and should the dues collected by the HOA be insufficient to meet the HOA operating expenses, then the Owner shall be responsible to pay the shortfall to the HOA until such time as eighty percent (80%) of the homes have been sold to homeowners. Notwithstanding the foregoing, nothing in this paragraph shall preclude the Owner from collecting and assessing each homeowner for their proportionate share of assessments for maintenance, real estate taxes, and repair obligations for the association owned property and improvements prior to turnover of the association to the resident board. Notwithstanding anything to the contrary herein, the Owner shall be responsible for all warranty work on the stormwater detention/retention facilities in the Subject Property and other Subdivision Improvements during the one-year warranty period.

C. **Recorded Covenants and Special Service Area**. Owner will, prior to the approval of a final plat, submit a draft of the declaration of covenants, conditions, restrictions and easements to be recorded against the Subject Property (the "**Declaration**") for review and approval by Village staff and the Village Attorney. The Parties specifically agree that so long as the Declaration complies with the requirements contained in this Agreement, the Development Plans, the PUD Zoning Ordinance, the PUD Approval Ordinance, and the Village Code, and, at a minimum, includes provisions (i) requiring the maintenance of all common areas and common elements; (ii) granting the Village the right, but not the obligation, to enter upon the common areas to maintain or repair any common areas or common elements in the event the homeowners' association fails to do so, with the Village to be reimbursed from the backup SSA funds; (iii) providing that the Declaration may not be repealed without the Village's prior written consent; (iv) providing that the Declaration may not be amended in any manner that affects the Village's rights thereunder without the Village's prior written consent; and (v) prohibiting the Developer from turning over the Development to the homeowners' association prior to the Development reaching eighty percent (80%) occupancy, the Village shall approve the Declaration. Owner and the Village agree that, within 180 days from the date of annexation of the Subject Property, the Parties shall cooperate to create a dormant back-up special service area to provide for the financing of and the maintenance, inspection, and replanting of those portions of the Subject Property, if any, maintained by a Homeowners Association. The Parties acknowledge that the Village may undertake such a special service if the homeowner's association fails to do so within the timeframe set forth in the ordinance.

D. **Model/Sales and Office Trailers**. Following approval of a final plat, Owner shall have the right to construct up to four (4) model homes and other appurtenant facilities, including potable water and temporary sanitary facilities (i.e., holding tanks, not septic fields) on the Subject Property in locations to be reasonably approved by the Village as part of the Development Plan. The Owner shall be allowed to install parking stalls for visitors to the model homes located perpendicular to the roadway in lieu of constructing a parking lot. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the Village's Building Department. One of such model homes may be used as a sales office. In addition, one transportable modular trailer may be located on the Subject Property (in

the specific location and with landscaping approved by the Village Engineer) and used as a sales office, provided that it is equipped with a fire alarm system with a connection to the Village's fire alarm center, until such time as a model home that can serve as a sales office has been constructed on the Subject Property and authorized for occupancy by the Village. Such modular trailer shall only be utilized for a period of six (6) months following the date of the Village's issuance of a permit authorizing the use and occupancy of such trailer, provided that the Village shall not unreasonably withhold its consent to extending said six (6) month period if the model home that is to become the sales office has not been completed and authorized for occupancy by the Village prior to that date. Owner shall promptly cause the modular trailer to be removed from the Subject Property after it is no longer being utilized by Owner as hereinabove provided and Owner shall promptly restore the property to a clean, graded and seeded condition. In addition to the foregoing, one transportable modular trailer may be located on the Subject Property and utilized for on-site construction offices provided that it has potable water and temporary sanitary facilities (i.e., holding tanks, not septic fields), and up to four (4) semi-tractor trailers may be located on the Subject Property and utilized to store materials on-site (subject to approval as to their number and location by the Village Engineer). All trailers in the Subject Property shall be removed from the Subject Property no later than 90 days following issuance of the building permit for the final dwelling unit to be constructed in the Development. Within ninety (90) days after completion of the sanitary sewer system for any Phase, Owner, at its expense, shall remove all holding tanks serving the model homes in said phase and connect them to the sanitary sewer system in accordance with the applicable statutes, ordinances, rules and regulations. No occupancy permit for final residency shall be issued for any model home until they are reinspected by the Village and connected to the Village's water supply, sanitary and storm sewer systems and all on-site and off-site improvements are completed (except for parkway sod and parkway trees, final lift of paving for roadways and sidewalks provided that security acceptable to the Village is posted with the Village for those items to the extent they have not been completed).

SECTION 10 COMPLIANCE WITH LAWS.

Except as expressly set forth herein, any plat of subdivision and associated development of the Subject Property shall comply with the Village Code in effect as of the date of Owner's application therefor and with this Agreement. The provisions of this Agreement and the entitlements, approvals, and rights granted herein to Owner and with respect to the Subject Property shall remain in effect during the term of this Agreement. Except as otherwise provided in this Agreement, herein, Owner shall be subject to and comply with all of the provisions of the Village Code. Also, to the extent applicable, Owner shall comply with the laws and requirements of all other jurisdictional governmental agencies.

SECTION 11 USE OF SUBJECT PROPERTY FOR FARMING

Any portion of the Subject Property which is not under development as provided herein may be used for farming purposes ("farming purposes" shall mean the raising of crops only and excludes all forms of live stock on the Subject Property) and/or for continuation of the present uses on the Subject Property, regardless of the underlying zoning, until actual development of the portion of the Subject Property currently devoted to such uses.

SECTION 12 GENERAL PROVISIONS.

A. **Time Of Essence/Cooperation Of Parties**. Time is of the essence of this Agreement and of each and every provision hereof. The Parties shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to the Village, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Agreement and the intentions of the Parties as reflected by the provisions of this Agreement. It is further understood and agreed the successful consummation of this Agreement and the development of the Subject Property are in the best interests of all the Parties and requires their continued cooperation; however, nothing contained in this Agreement shall affect any Owner's right to mortgage, encumber or convey the Subject Property as a whole or separately to one or several third parties. The Village acknowledges that it does not anticipate enacting an ordinance establishing a development moratorium unless unforeseen circumstances arise that would prevent the safe and efficient construction and development of new residential and commercial structures.

B. **Conflict with Ordinances**. If any pertinent existing resolutions or ordinances, or interpretations thereof, of the Village are inconsistent or in conflict with any provision hereof or limit or restrict the rights granted herein to Owner or increases the obligations over those contained herein, then the provisions of this Agreement and the ordinances passed pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Subject Property. Notwithstanding the foregoing, if during the term of this Agreement, except as otherwise specifically agreed upon in this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of improvements, buildings or appurtenances, or any other development of any kind or character upon the Subject Property, are amended or modified in a manner to impose less restrictive requirements on development of, or construction upon, properties in similarly zoned and developed parcels within the Village (whether or not encompassed by agreements of annexation), including without limitation any subsequent changes to the R-3 zoning ordinance, then the benefit of such less restrictive requirements shall inure to the benefit of the Owner, and anything to the contrary contained herein notwithstanding, the Owner may elect to proceed with respect to the development of, or construction upon, the tract with the less restrictive amendment or modification applicable generally to all properties within the Village. However, under no circumstances would any less restrictive ordinance apply to as to modify any approved final plans for the Subject Property.

C. **Term**. This Agreement shall be binding upon and inure to the benefit of Village, Owner, subsequent owners of the Subject Property or any portion thereof, any successor municipal authorities of the Village, and successor municipalities, for a period of 20 years commencing on the Effective Date, as provided by Section 11-15.1-1 of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 et seq.,) and for whatever additional period of time as may be consented to in writing by the Parties pursuant to any amendment of such statute allowing a longer period ("**Term**"). If the annexation of the Subject Property to the Village, the zoning of the Subject Property, or the execution and delivery of this Agreement is challenged either directly or indirectly in any court proceeding which shall delay the construction of the Development, the period of time during which such litigation is pending, to the extent permitted by law, shall not be included in calculating such Term. The provisions contained in this Agreement shall survive annexation of the Subject Property and shall not be merged or expunged by the annexation of the Subject Property to the Village.

D. **Assignability**. This Agreement, both its obligations and benefits, shall run with the land, its terms and provisions constituting covenants running with the Subject Property, and, as such, shall be binding upon each and every subsequent owner of record, beneficial owner, successor owner, purchaser and grantee and successor for and to all or any portion of the Subject Property, or any portion thereof, whether or not they agree to be bound by this Agreement, including the homeowners association (other than purchasers of individual dwelling units constructed on the Subject Property). However, under no circumstance shall the Village be obligated to construct any improvements on the Subject Property at the Village's cost or fulfill the Owner's or their successors, successor owners of record, purchasers, grantees or beneficial owners of various portions of the Subject Property, obligations under this Agreement under any theory in law or in equity.

If the Subject Property, or any portion of the Subject Property, is bought or acquired by a third party (other than the purchaser of an individual dwelling unit who acquires the same for residential occupation by such purchaser itself as well as the Village an any other governmental entity) and assigns to such party the Owner's then existing and remaining obligations under this Agreement relative to the Subject Property, or such portion of the Subject Property, the Owner shall be released from liability for the performance of such obligations provided:

1. Replacement Subdivision Security, in the form attached hereto as **Exhibit D.**, is delivered to the Village for Subdivision Improvements;

2. Such third party then expressly assumes such obligations in writing; and

3. Owner is not then in default of any of its obligations under this Agreement.

Notwithstanding any other provision in this Agreement to the contrary, or which may be inconsistent with this provision, in the event Owner is not released from liability for the performance of its obligations in this Agreement as set forth herein, or if any obligation of Owner is unfulfilled or not completed, each successor owner of record, purchaser, grantee, beneficial owner of all or any portion of the Subject Property (other than the purchaser of an individual dwelling unit who acquires the same for residential occupation by such purchaser itself as well as the Village an any other governmental entity relative to any portion of the Subject property they acquire) shall be responsible for completing such obligations in an amount proportional to the amount of dwelling units planned or contemplated on the portion of the Subject Property owned by such owner of record, successor, assign, beneficial owner, purchaser or grantee owns as set forth in a final plat of subdivision encompassing such portion of the Subject Property compared to the maximum total number of planned or contemplated dwelling units in such final plat of subdivision.

E. **Amendment of Agreement**. This Agreement may be amended as to any portion of the Subject Property by the owner of such portion and the Village, by a duly executed amendment, after all requisite public hearings and enactment of required ordinances and resolutions. Any such amendment as to a portion of the Subject Property may be made without the approval, consent or participation of the owners of the balance of the Subject Property, so long as the amendment does not materially and adversely affect the balance of the Subject Property.

F. **Notices**. All notices or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Agreement shall be in writing and shall be (i) delivered personally, or (ii) sent by certified or registered mail, return receipt requested, postage prepaid, or (iii) sent by a national overnight courier company, to the following addresses to the Parties at the following facsimile numbers:

If to Village:	Village Clerk Village of Mundelein 300 Plaza Circle Mundelein, IL 60060
With a copy to:	Zukowski, Rogers, Flood and McArdle 50 Virginia Street Crystal Lake, Illinois 60014 Attn: Kelly Cahill Fax: 815-459-9057
Owner:	Winchester Development L.L.C. 3350 Salt Creek Lane #110 Arlington Heights, IL 60005
Owner's Attorney:	Gould & Ratner 222 North LaSalle Street, Suite 300 Chicago, IL 60601 Attn: John Mays; Nelly Rosenberg

Or to such other address or facsimile number as any Party may from time to time designate in written notices to the other Parties. All notices shall be deemed effective as of the date of receipt, in the case of personal delivery; two (2) business days after deposit in the U.S. mail, in the case of notice sent by certified or registered mail; one (1) business day after deposit with a national overnight courier company.

G. **Attorney's Fees**. Within thirty (30) days after receipt of a statement from the Village for the attorney's fees incurred by the Village related to the preparation of this Agreement, Owner shall reimburse the Village for such fees. In the event of litigation by any Party to enforce any term hereof, the non-prevailing Party or Parties shall pay the prevailing Party or Parties' reasonable attorneys' fees, costs and expenses in connection with such litigation.

H. **Interpretation**.

1. **Severability**. If any provision of this Agreement is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein. If, for any reason during the term of this Agreement, any approval or permission is granted hereunder regarding plans, or plats of subdivision are declared invalid by a court of competent jurisdiction, the Village agrees to immediately take whatever action is necessary to grant in a valid manner such plans and ordinances effectuating the variations and plat approvals proposed herein, if consistent with the court order. If for any reason the annexation

of all of the Subject Property is ruled by a court of competent jurisdiction to be invalid, then this Agreement shall remain in effect and the Village agrees that it shall, as soon as possible, upon proper petition, which Owner shall promptly provide, annex the Subject Property to the Village in a valid manner upon the terms and conditions contained herein, if consistent with the court order. If for any reason the zoning or any variances are ruled invalid for part or all of the Subject Property by a court of competent jurisdiction, then, Village agrees that it shall immediately take such action as may be required to grant in a valid manner the zoning and any variances contemplated herein, if consistent with the court order.

2. **No Waiver**. The failure of any of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

3. **Captions**. Throughout this Agreement, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires. Section numbers and caption headings are purely descriptive and shall be disregarded in construing this Agreement.

4. **Integration/Exhibits**. This Agreement constitutes the entire agreement and understanding of the Parties relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this Agreement are incorporated herein by this reference thereto.

I. **Default; Remedies; No Punitive Damages**. If any Party shall fail to perform any of its obligations hereunder, and the Party affected by such default shall give notice of such default to the defaulting Party, and if such defaulting Party shall have failed to cure such default within thirty (30) days of such default notice (which 30-day period shall be extended so long as the defaulting Party has initiated the cure of said default and is diligently proceeding to cure the same), then the Party affected by such default shall have the right (but not the obligation) to seek any and all remedies that may be available at law or in equity, including without limitation the filing of a suit, action, mandamus, or other proceeding, to enforce or compel performance of this Agreement pursuant to Section 11-15.1-4 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-4. No action taken by any Party pursuant to this Agreement shall be deemed to constitute an election of remedies, and all remedies shall be cumulative and non-exclusive, and shall continue to be available to any Party. Notwithstanding the foregoing, under no circumstances shall any of the Parties be liable to the other Parties for any consequential or punitive damages as a result of a default by any Party under this Agreement.

J. **Counterparts**. This Agreement may be executed in multiple counterparts, each of which shall be deemed in to an original.

K. **Third-Party Beneficiaries.** Except as expressly provided herein with respect to Beneficiary's rights and interests, there are no third-party beneficiaries to this Agreement. Unless explicitly stated otherwise elsewhere in this Agreement, no person or entity other than the parties to this Agreement have any rights or remedies under this Agreement.

[Signature pages follow]

VILLAGE:

VILLAGE OF MUNDELEIN,
an Illinois municipal corporation

By: _____
Name: _____
Title: President

Attest:

By: _____
Name: _____
Title: Village Clerk

OWNER:

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1995, AND KNOWN AS TRUST NUMBER 12072401

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, personally known to me to be the _____ of Chicago Title Land Trust Company, as Trustee under Trust Agreement dated August 15, 1995, and known as Trust Number 12072401, appeared before me this day in person and acknowledged that he/she signed the foregoing instrument as a free and voluntary act for the uses and purposes therein set forth and that said instrument is the act and deed of said company.

Subscribed and sworn to before me this ____ day of _____, 2025.

_____
Notary Public

My commission expires:

WINCHESTER DEVELOPMENT L.L.C., an
Illinois limited liability company

By: _____
Name: Brenda Levin
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Brenda Levin, personally known to me to be the Manager of Winchester Development L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that she signed the foregoing instrument as a free and voluntary act for the uses and purposes therein set forth and that said instrument is the act and deed of said limited liability company.

Subscribed and sworn to before me this ____ day of _____, 2025.

_____
Notary Public

My commission expires:

EXHIBIT LIST

EXHIBIT A	LEGAL DESCRIPTION OF SUBJECT PROPERTY
EXHIBIT B	PLAT OF ANNEXATION
EXHIBIT C	WALNUT RIDGE SUBDIVISION
EXHIBIT D_	SUBDIVISION SURETY FORM/LETTER OF CREDIT
EXHIBIT E	SUBDIVISION IMPROVEMENT AGREEMENT

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

THE WEST 165 FEET OF THE SOUTH 66 FEET OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PREMISES: THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP AND RANGE AFORESAID, LYING WEST OF THE CENTER LINE OF ROUTE 83 (EXCEPT THE SOUTH 1046.76 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PINS: 10-14-100-012, 10-14-300-001, 10-15-200-001, 10-15-200-002

EXHIBIT B
PLAT OF ANNEXATION

[see attached]

EXHIBIT C
WALNUT RIDGE SUBDIVISION

[to be attached]

EXHIBIT D
SUBDIVISION SURETY FORM/LETTER OF CREDIT FORM

[see attached]

EXHIBIT E
SUBDIVISION IMPROVEMENT AGREEMENT FORM

[see attached]

4905-3517-6016, v. 16

LEGAL DESCRIPTION

Parcel 1:

The West 165 feet of the South 66 feet of the Northwest 1/4 of Section 14, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

Parcel 2:

The North 1/2 of the following described premises: that part of the North 1/2 of the Southwest 1/4 of Section 14, Township and Range aforesaid, lying West of the center line of Route 83 (except the South 1046.76 feet thereof), in Lake County, Illinois.

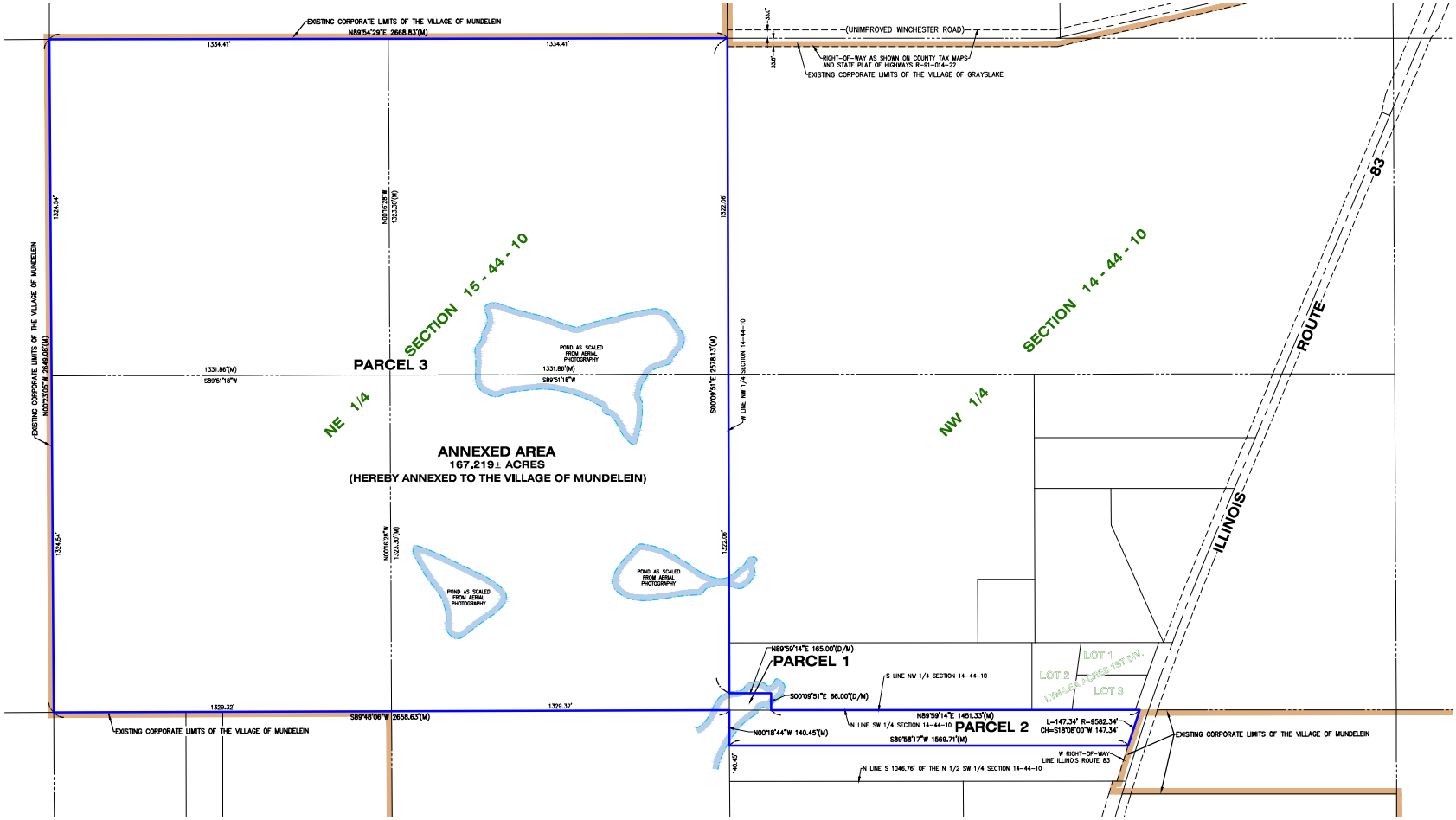
Parcel 3:

The Northeast 1/4 of Section 15, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

PINS: 10-14-100-012, 10-14-300-001, 10-15-200-001, 10-15-200-002

Vanderstappen
Land Surveying, Inc.
www.vanderinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
Always faithful to the property line

PLAT OF ANNEXATION



PARCEL 1:
The West 165 feet of the South 66 feet of the Northwest Quarter of Section 14, Township 44 North, Range 10 East of the Third Principal Meridian, in Lake County, Illinois.

PARCEL 2:
The North Half of the following described premises: that part of the North Half of the Southwest Quarter of Section 14, Township and Range aforesaid, lying West of the West right-of-way line of Illinois Route 83 (except the South 1046.76 feet thereof), in Lake County, Illinois.

PARCEL 3:
The Northeast Quarter of Section 15, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

LEGEND	
●	CATCH BASIN (C.B.)
●	FOUND IRON BAR
○	FOUND IRON PIPE
⌀	UTILITY POLE
CMP	CORRUGATED METAL PIPE
(D)	DEED
(M)	MEASURE

200' 0' 200' 400'
SCALE: 1" = 200'

CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: SES CHECKED BY:
SCALE: 1"=200' SEC. 14,15 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: **
JOB NO.: 250273-A I.D. PAN
FIELDWORK COMP.: 4/5/25 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

**P.I.N.:
10-14-100-012
10-14-300-001
10-15-200-001
10-15-200-002

C:\PLATS\2025\2200-2299\250273_V-250273\250273-A-PAN-ORD.dwg-Layout1-5/30/2025 3:48 PM

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

This instrument filed for record in the Recorder's Office of Lake County, Illinois,

on this _____ day of _____, 2025, A.D.,

at _____ o'clock_____M. and recorded as

Document Number _____

_____
Lake County Recorder

THIS PLAT PRESENTED FOR RECORDING BY:

_____

_____

_____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I _____, Village Clerk of the Village of Mundelein, Illinois hereby certify that the Plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on the _____ day of _____, 20___, that all dedications to the Village of Mundelein, Illinois depicted thereon were accepted by the Village Board of Trustees on said date, and that the required bond or other guaranty has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereunder set my hand and seal of the Village of Mundelein, Illinois,

this _____ day of _____, 20___ A.D.

By: _____ _____
Village Clerk Printed name

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

Plat approved by the Village Board of Trustees of the Village of Mundelein, Illinois

this _____ day of _____, 20___ A.D.

Signed this _____ day of _____ 20___ A.D.

_____ _____
Village Mayor Attest: Village Clerk

5/30/2025 SES – ADDED CERTIFICATES PER VILLAGE REVIEW
4/14/2025 SES – REVISED PER CLIENT REVIEW

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 4/9 A.D., 20 25.

**Vanderstappen Land Surveying, Inc..
Design Firm No. 184-002792**

By: _____
Illinois Professional Land Surveyor No.

Vanderstappen
Land Surveying, Inc.
www.vanderinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

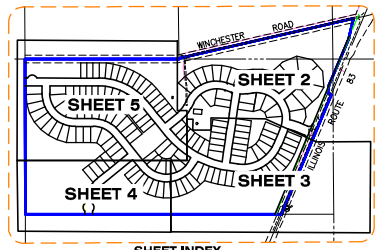
PRELIMINARY PLAT OF SUBDIVISION

WALNUT RIDGE SUBDIVISION

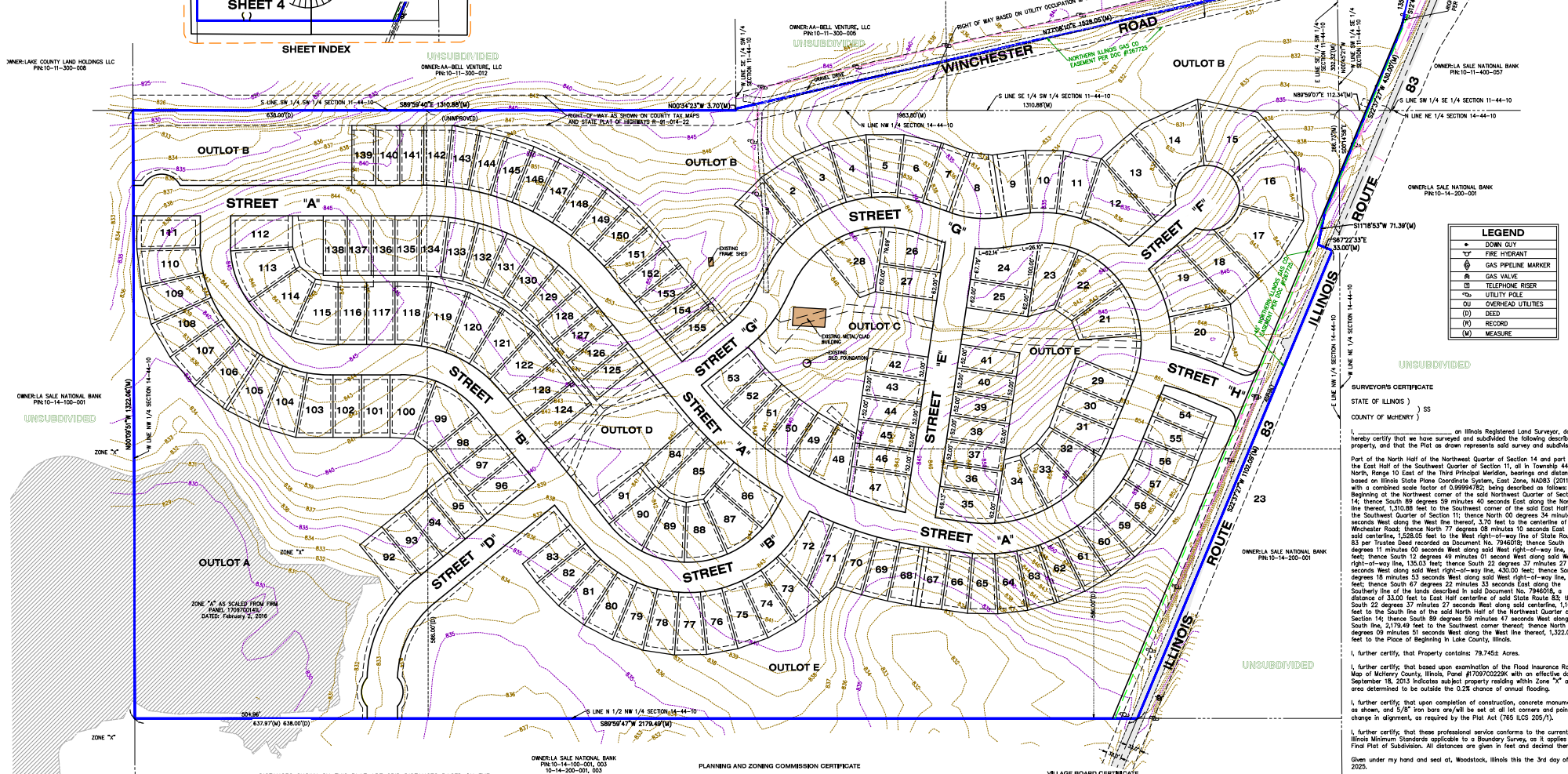
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS .

CURRENT ZONING "AG" FREEMONT TOWNSHIP

PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN



SHEET INDEX



LEGEND	
◆	DOWN GUY
	FIRE HYDRANT
	GAS PIPELINE MARKER
	GAS VALVE
	TELEPHONE RISER
	UTILITY POLE
OU	OVERHEAD UTILITIES
(D)	DEED
(R)	RECORD
(M)	MEASURE

DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES BASED ON THE NOTED STATE PLANE COORDINATE SYSTEM AT THE LOWER LEFT HAND CORNER OF THIS PLAT. TO OBTAIN GROUND LEVEL DISTANCES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.9999478227.

EXISTING PROPERTY AREA

GROSS AREA: 79.745± ACRES
NET AREA: 76.761± ACRES

PROPOSE PROPERTY AREA

RESIDENTIAL LOTS 1-155: 30.897± ACRES
OUTLOTS A, B, C, D, E & F: 35.952± ACRES
IDOT ROW DEDICATION: 1.323± ACRES
VILLAGE OF MUNDELEIN ROW DEDICATION: 11.573± ACRES
TOTAL=79.745± ACRE+

100' 0' 100' 200'
SCALE: 1" = 100'

PROJECT BENCHMARK
NATIONAL GEODETIC CONTROL STATION "LDO10"
ELEV=662.36 NAVD88

CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 N. R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 240667

**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

C:\VLIS\2025\2001-2099\250149_\x-250149\250149-PPS.dwg-Sheet 1-8/19/2025 8:26 AM

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____ Chairman of the Village of Mundelein, Plan Commission, do certify that on this _____ day of _____, 20_____, this Preliminary Plat of Subdivision was duly approved by the Plan Commission of the Village of Mundelein

_____ _____
Chairman (print name of signer)

_____ _____
Secretary (print name of signer)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

Approved by the Mayor and Board of Trustees of the Village of Mundelein, Lake County Illinois.

Dated at Mundelein, Lake County, Illinois this _____ day of_____

A.D., 20_____

_____
Mayor

_____
Attest, Village Clerk

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____ on Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision;

Part of the North Half of the Northwest Quarter of Section 14 and part of the East Half of the Southwest Quarter of Section 11, all in Township 44 North, Range 10 East of the Third Principal Meridian, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011), with a combined scale factor of 0.99994782; being described as follows: Beginning at the Northwest corner of the said Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 40 seconds East along the North line thereof, 1,310.88 feet to the Southwest corner of the said East Half of the Southwest Quarter of Section 11; thence North 00 degrees 34 minutes 23 seconds West along the West line thereof, 3.70 feet to the centerline of Winchester Road; thence North 77 degrees 08 minutes 10 seconds East along said centerline, 1,528.05 feet to the West right-of-way line of State Route 83 per Trustee Deed recorded as Document No. 7946018; thence South 21 degrees 11 minutes 00 seconds West along said West right-of-way line, 39.83 feet; thence South 12 degrees 49 minutes 01 second West along said West right-of-way line, 135.03 feet; thence South 22 degrees 37 minutes 27 seconds West along said West right-of-way line, 430.00 feet; thence South 11 degrees 18 minutes 53 seconds West along said West right-of-way line, 71.39 feet; thence South 67 degrees 22 minutes 33 seconds East along the Southerly line of the lands described in said Document No. 7946018, a distance of 33.00 feet to East Half centerline of said State Route 83; thence South 22 degrees 37 minutes 27 seconds West along said centerline, 1,102.09 feet to the South line of the said North Half of the Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 47 seconds West along said South line, 2,179.49 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 51 seconds West along the West line thereof, 1,322.06 feet to the Place of Beginning in Lake County, Illinois.

I, further certify, that Property contains: 79.745± Acres.

I, further certify; that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17097C0229K with an effective date of September 18, 2013 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.

I, further certify, that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars are/will be set at all lot corners and points of change in alignment, as required by the Plat Act (765 ILCS 205/1).

I, further certify; that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All distances are given in feet and decimal thereof.

Given under my hand and seal at, Woodstock, Illinois this the 3rd day of April, 2025.

_____
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/07/25	PER CLIENTS REVIEW	PJD
2	05/30/25	PER VILLAGE REVIEW	PJD
3	06/9/25	REVISED LOTS	PJD
4	08/19/25	REVISED LOTS	PJD
5	08/12/25	REVISED LOTS	PJD
6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION | SHEET NO. 1 OF 5

Vanderstappen
Land Surveying, Inc.
www.vanderslnc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PRELIMINARY PLAT OF SUBDIVISION

WALNUT RIDGE SUBDIVISION

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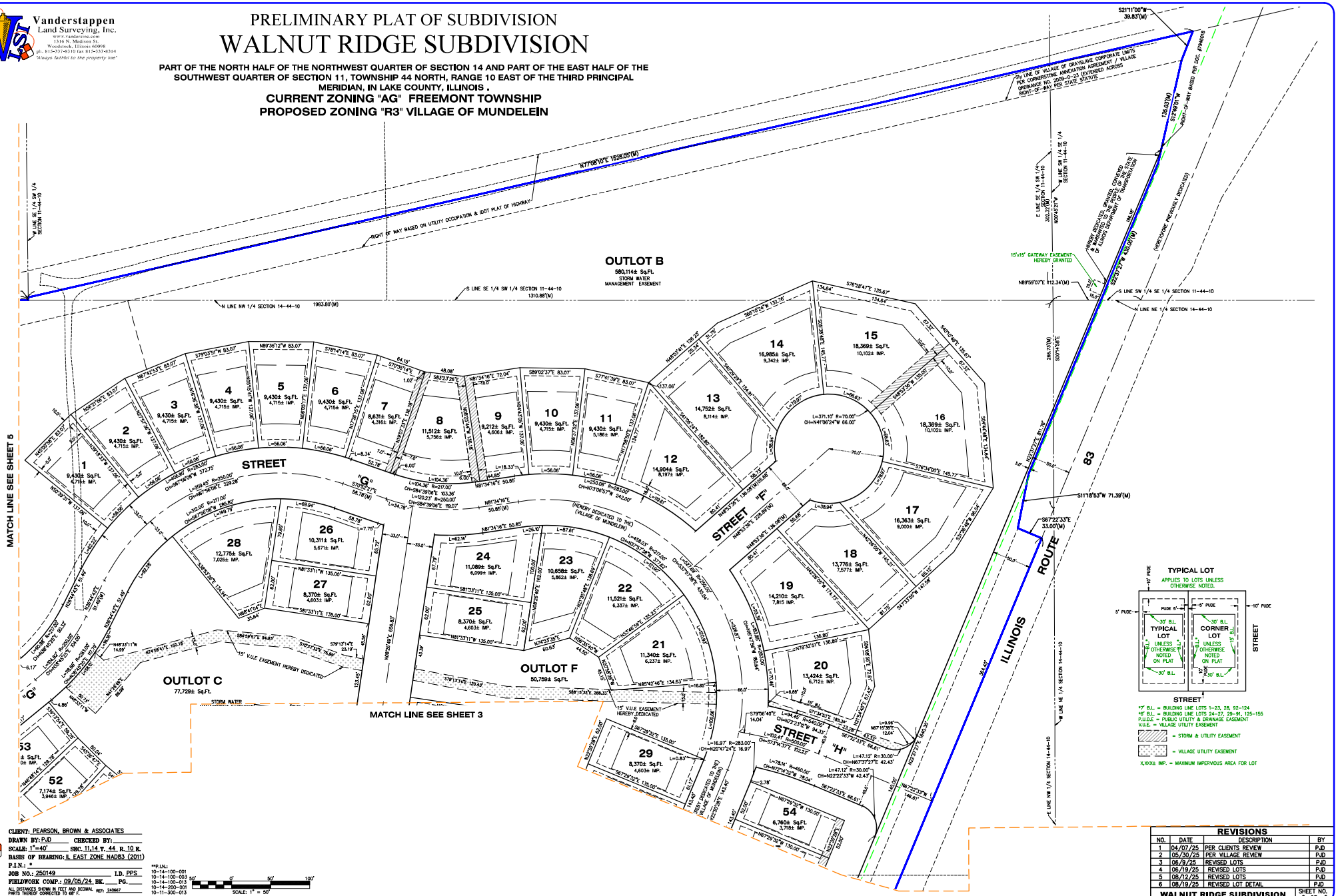
CURRENT ZONING "AG" FREEMONT TOWNSHIP
PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN



CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05,24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: 240667

**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

SCALE: 1" = 50'

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6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION — SHEET NO. 2 OF 5

Vanderstappen
Land Surveying, Inc.
www.vanderinc.com
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Woodstock, Illinois 60098
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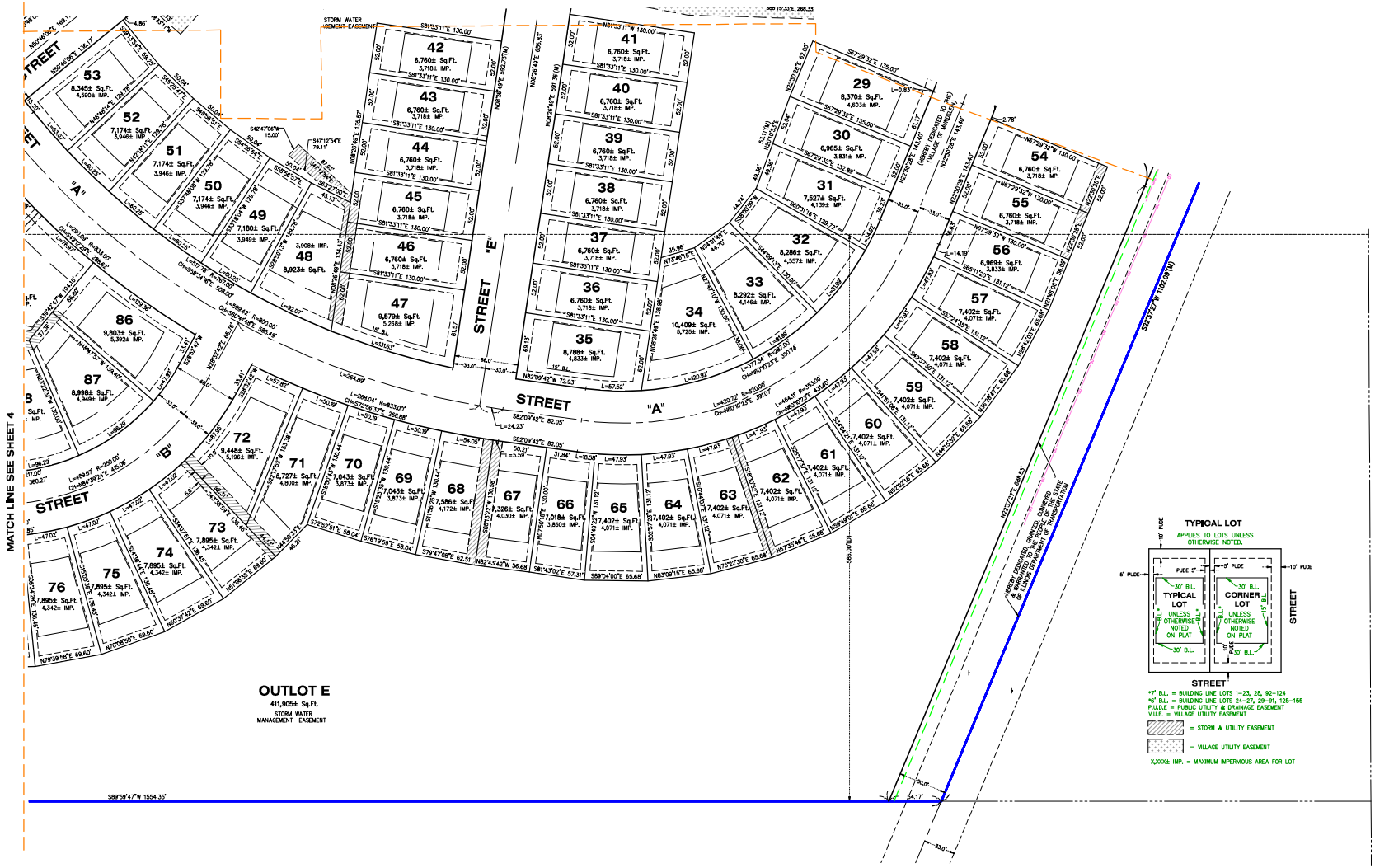
CURRENT ZONING "AG" FREEMONT TOWNSHIP

PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN

MATCH LINE SEE SHEET 2



CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. PG.
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10-14-100-003
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SCALE: 1" = 50'

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WALNUT RIDGE SUBDIVISION — SHEET NO. 3 OF 5

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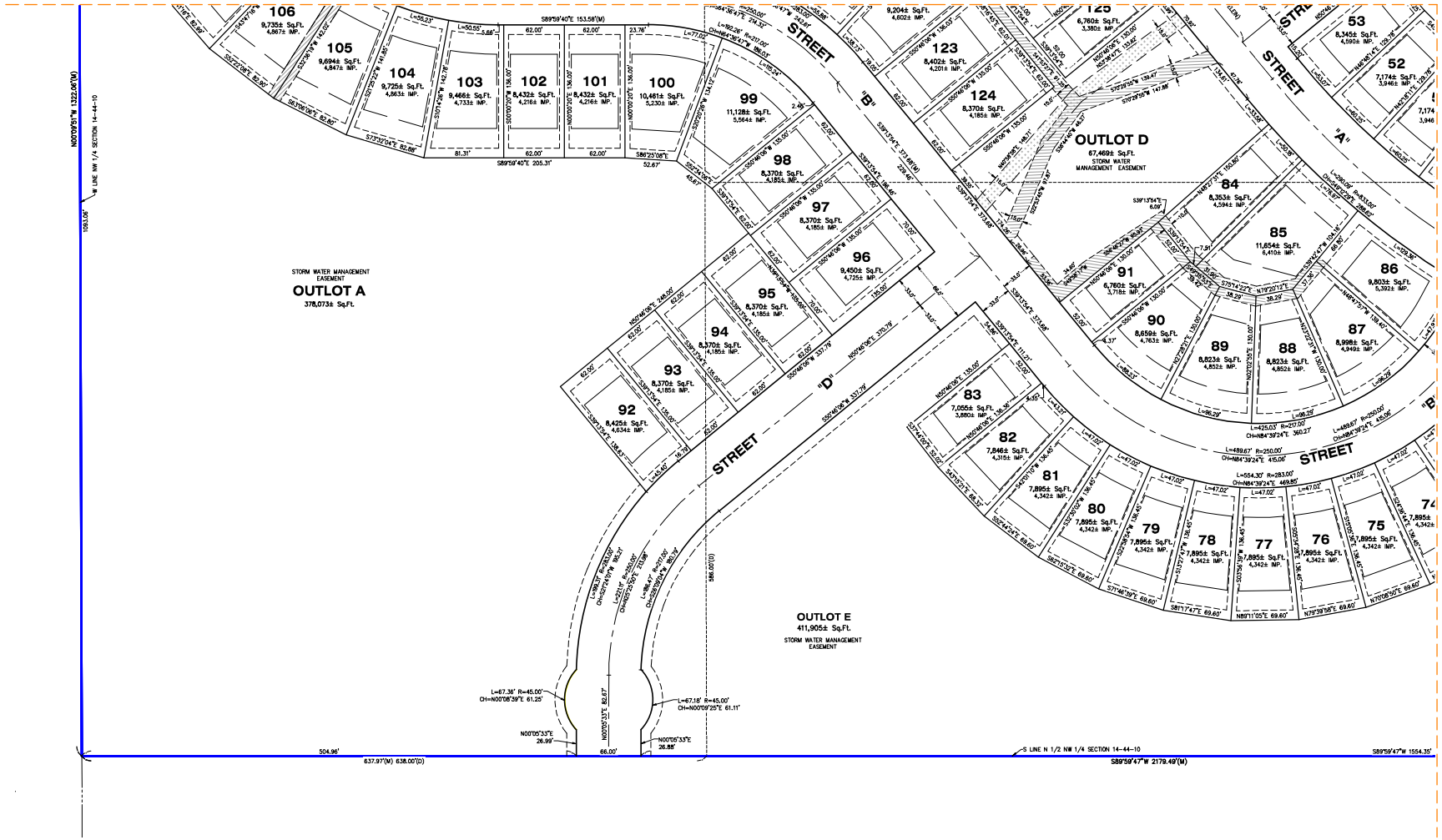
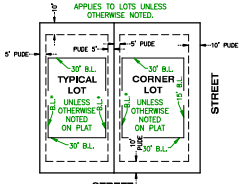


TYPICAL LOT

APPLIES TO LOTS UNLESS OTHERWISE NOTED.



*7' B.L. = BUILDING LINE LOTS 1-23, 28, 92-124
*6' B.L. = BUILDING LINE LOTS 24-27, 29-91, 125-155
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
V.U.E. = VILLAGE UTILITY EASEMENT

= STORM & UTILITY EASEMENT

= VILLAGE UTILITY EASEMENT

X,XXX± IMP. = MAXIMUM IMPERVIOUS AREA FOR LOT

CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
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10-14-100-003
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WALNUT RIDGE SUBDIVISION — SHEET NO. 4 OF 5

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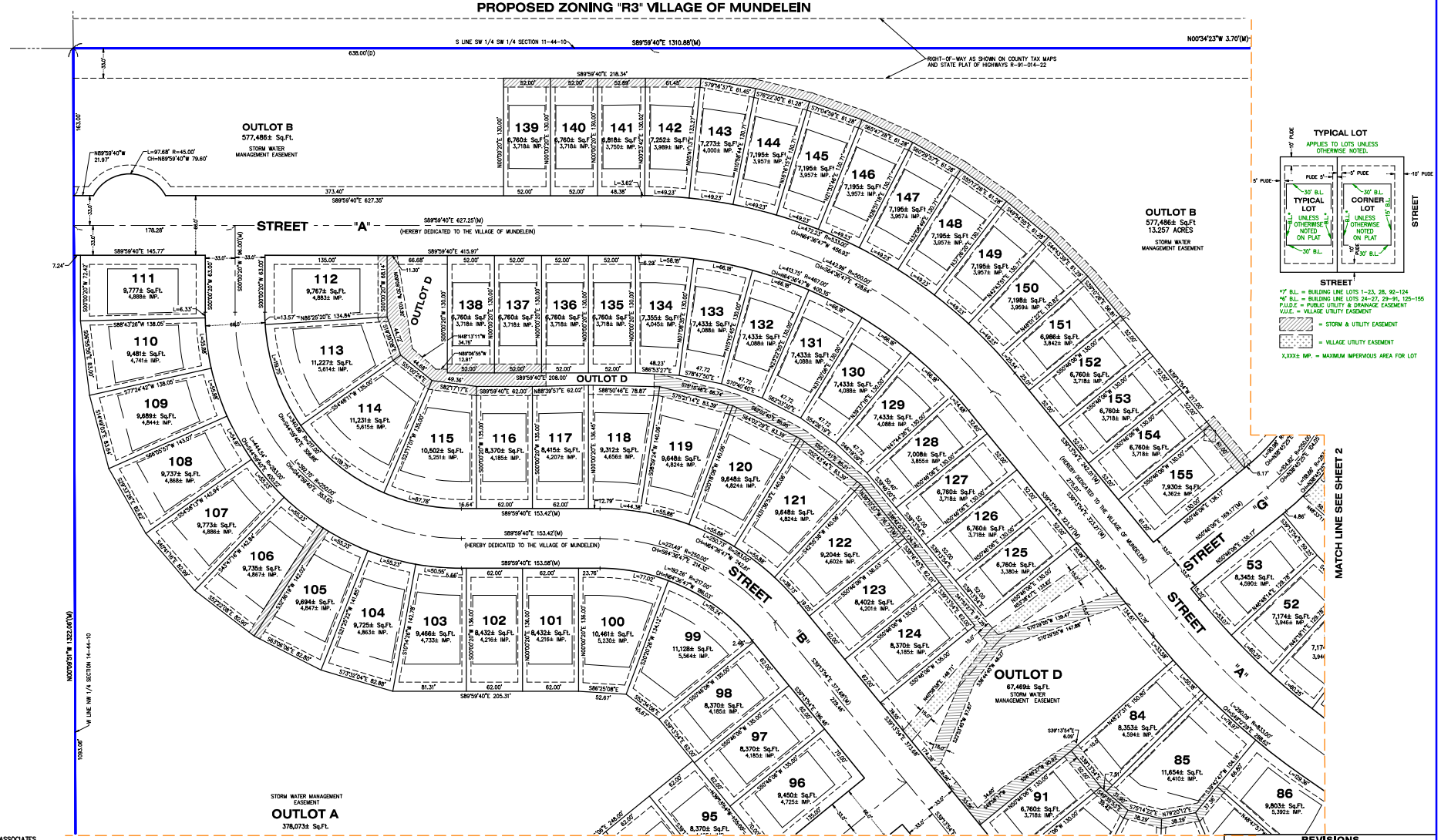

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6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION — SHEET NO. 5 OF 5

EXHIBIT D
LETTER OF CREDIT FORM
(This form must be used verbatim, please fill in the blanks and make selections)

BENEFICIARY:
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060

Date:

By the order of Applicant:

(Name):
(Address):

We hereby issue in your favor our Irrevocable Stand-by Letter of Credit No. _____ "Letter of Credit" for the account of _____ (Applicant) for an amount or amounts not to exceed in the aggregate US dollars _____ (Amount) available at sight upon presentation of a written demand signed by an authorized representative of the Village stating as follows:

"The amount of $_____ (US Dollars only) is hereby drawn under _____ (name of issuer bank) Letter of Credit Number _____ in accordance with the terms of:

1. an annexation agreement between _____ (name of developer or applicant) and the Village of Mundelein, with regard to _____ (development or subdivision name), and _____ (name of developer or applicant) is in default thereunder;

2. A Subdivision Improvement Agreement dated _____ between Applicant and the Village of Mundelein, and _____ (name of developer or applicant) is in default thereunder;

3. An agreement between the Village of Mundelein and _____ (name of developer or applicant) dated _____, and _____ (name of developer or applicant) is in default thereunder;

4. The Village Subdivision Ordinance and that _____ (name of developer or applicant) is in violation of same; or

5. _____ (name of developer or applicant) has failed to deliver to the Village satisfactory evidence of renewal of Letter of Credit No. _____ _____ and that the Letter of Credit will expire within 60 days or less.

The principal amount of the Letter of Credit may be reduced, prior to the then current expiration date, upon presentation of a written statement from the Village of Mundelein, signed by the

Mayor or the Administrator of the Village of Mundelein, certifying the dollar amount of such reduction, which shall not be more than the remaining unpaid principal balance of this Letter of Credit, and that the reduction in the amount requested is permitted pursuant to the recommendation of the Village Engineer. In the event _____ (developer/applicant) is in default under the Subdivision Improvement Agreement for not completing one or more of the public improvements within the timeframes required in said Agreement, then any request for a reduction shall be accompanied by a revised Engineers Opinion of Probable Costs outlining the estimated costs of the remaining improvements covered by this Letter of Credit No. ____, and in no case shall this Letter of Credit be reduced to an amount less than One Hundred Ten Percent (110%) of those remaining improvements.

This Letter of Credit shall expire on the date referenced above only if we provide written notice, at least sixty (60) days prior to the expiration date, to the Village Clerk at the address shown above by certified mail or hand-delivered courier that we elect not to extend this Letter of Credit for any additional period.

We hereby agree with Beneficiary that if, on or before the Expiration Date, any such draft and any such certificate is presented to us at our Illinois office as specified under this Letter of Credit, at or prior to 10:00 a.m. _____ (city of opening bank) on a business day, and provided that such documents presented to us conform with the terms and conditions hereof, payment shall be effected in immediately available funds by certified funds or wire transfer in accordance with the instructions set forth on such certificate by the close of the next following business day. A business day shall mean any day other than a Saturday, Sunday or a day on which banking institutions in the City of Chicago are authorized or required by law to close.

If a demand for payment by you hereunder does not, in any respect, conform to the terms and conditions of this Letter of Credit, we will give prompt notice that the demand for payment was not submitted in accordance with the terms and conditions of this Letter of Credit, we will state the reasons therefore and will upon your instructions hold any documents at your disposal or return the same to you. Upon being notified with detail that the demand for payment does not conform with the terms and conditions of this Letter of Credit, you may attempt to correct any such non-conforming demand for payment to the extent that you are able to do so on or before the Expiration Date.

If, within three days after any draft drawn under this Letter of Credit is presented to us in conformance with the terms of this Letter of Credit, we fail to honor it, we agree to pay all attorney's fees, court costs, and other expenses incurred by the Village in enforcing the terms hereof.

This Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended, or amplified by reference to any document or instrument referred to herein or in which this Letter of Credit is referred to or to which this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

Any controversy or claim arising out of or relating to this Letter of Credit, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules or JAMS Dispute Resolution as determined in your

discretion, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois, 60060, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The Village may elect, at its exclusive option, to file suit by litigation rather than arbitration in the Circuit Court of the 19th Judicial Circuit, Lake County, Illinois, and to enforce equitable remedies such as injunctive relief. Issuing Bank agrees that an arbitration award by default may be entered upon it failing to appear or defend itself in any arbitration proceeding.

In the event of arbitration or litigation of this Letter of Credit between the Village and Issuing Bank and Applicant, the Issuing Bank and/or Applicant shall pay all expenses incurred by the Village in the said proceeding, including, but not limited to attorneys' fees, filing costs, witness fees, and other general expenses of the proceeding.

Partial draws are permitted under this Letter of Credit.

To the extent not inconsistent with the express terms hereof, this Letter of Credit is issued subject to the Uniform Customs and Practice for Documentary Credits (1998 Revision or most current version) International Chamber of Commerce Publication ISP98 ("UCP") except that, as to matters not governed by the UCP, this Letter of Credit shall be governed by and construed in accordance with the laws of the State of Illinois (without giving effect to principles of conflicts of laws).

Please address all correspondence regarding this Letter of Credit to the attention of _____ (specify name of issuing bank contact or department name along with full address and phone number), mentioning our reference number as it appears above.

[signature block of issuer]

EXHIBIT E
FORM OF SUBDIVISION IMPROVEMENTS AGREEMENT

THIS SUBDIVISION IMPROVEMENTS AGREEMENT (this "Agreement") made and entered into _____, 20___, by and between the Village of Mundelein, an Illinois municipal corporation, 300 Plaza Circle, Mundelein, Illinois, hereinafter called "Village" and (SUBDIVIDER'S NAME), an Illinois corporation or limited liability company, hereinafter called the "Subdivider."

WITNESSETH:

WHEREAS, the Subdivider owns a certain tract of real estate which is legally described on Exhibit 1 attached hereto and made a part thereof;

WHEREAS**,** the Subdivider desires to subdivide said real estate and has submitted to the Village a final plat of subdivision designated as (SUBDIVISION'S NAME); and

WHEREAS, the Village Board of Trustees is willing to approve said final plat of subdivision provided that this Agreement is executed to insure completion of certain subdivision improvements, as a condition precedent to the issuance of occupancy permits for any buildings to be constructed on said real estate.

NOW THEREFORE, the parties hereto agree as follows:

1. Reference is hereby made to that certain Development Agreement by and between the Village and Subdivider dated _____, 20___ (the "Development Agreement"). Unless the context clearly requires otherwise, all capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement. The Subdivider shall furnish, at its own cost and expense, all the necessary materials, labor and equipment to complete all subdivision improvements, as provided in the Development Agreement, including, but not limited to the following:

(a) On-Site Public Improvements;
(b) Off-Site Public Improvements;
(c) Private Common Improvements;
(d) Mass grading and earth work within all rights-of-way and detention basins;
(e) Erosion/sedimentation control;
(f) Driveway aprons; and
(g) Other Improvements: (Specify). _____

all in accordance with the plans and specifications shown on Exhibit 2 attached hereto and made a part hereof, which have been prepared by (ENGINEER'S NAME), who are registered professional engineers. Such plans and specifications shall be subject to the review and written approval of the Village Engineer. All water, sanitary sewer and storm sewer mains and appurtenances, as well as service lines leading therefrom which go under the street, shall be installed prior to paving the street.

2. Prior to commencing work on said subdivision improvements, the Subdivider shall deliver to the Village Engineer (a) copies of all contracts entered into between it and any contractor for the installation of said subdivision improvements or a complete cost estimate therefor which shall be subject to review and written approval by the Village Engineer and (b) one of the following (the "Subdivision Security"):

(a) An irrevocable letter of credit guaranteeing payment of the cost of said subdivision improvements from a sound and reputable bank in the Metropolitan Chicago area acceptable to the Village Board of Trustees (the "Bank") in an amount equal to 110% of said contract price or cost estimate, as the case may be, and in a form as set forth on Exhibit 3 attached hereto and made a part hereof; or

(b) A receipt showing that a sum of money guaranteeing payment of the cost of said subdivision improvements has been deposited in escrow in an amount equal to 110% of said contract price or cost estimate, as the case may be. The identity of the Escrowee (the "Escrowee") and the form of the escrow deposit agreement shall be subject to the written approval of the Village.

The expiration date on said letter of credit or receipt shall be at least six months following the completion date of said subdivision improvements as provided in Paragraph 5 hereof; no request for extension of time on said completion date shall be considered by the Village unless the expiration date on said letter of credit or receipt is extended for a like period of time.

3. Also, prior to commencing work on said subdivision improvements, the Subdivider shall deliver to the Village Engineer a sworn statement from each contractor as contemplated under Section S of the Illinois Mechanics Lien Law (770 ILCS 60/5). Thereafter, the Subdivider shall deliver to the Village Engineer partial and final waivers of lien from the contractor(s) and any subcontractor(s) and materialmen as they are paid for labor and materials furnished. All payments to the contractor(s) and any subcontractor(s) and materialmen by the Subdivider shall be subject to certification by the Village Engineer that the work for which such payments are being made has been properly completed. Ten percent (10%) shall be withheld from each partial payment made to the contractor(s) and any subcontractor(s) and materialmen until all of the subdivision improvements covered under its contract are completed, at which time one half the sum withheld shall be disbursed provided that said subdivision improvements have been approved by the Village Engineer and the requirements for certification and lien waivers have been complied with as herein

set out. The remaining one-half of the sum shall be disbursed upon delivery of the Warranty Security to the Village as provided in Paragraph 5 hereof. Neither the Village, the Village Engineer, nor any other employees or agents of the Village shall incur any liability to the Subdivider or any third party with respect to any certification or approval to be made or given hereunder or as required by said irrevocable letter of credit.

4. Further, prior to commencing work on said subdivision improvements, the Subdivider shall furnish the Village Engineer with certificates of insurance issued by companies satisfactory to the Village and providing for Workman's Compensation in the statutory amount and comprehensive liability insurance with limits of not less than $500,000.00 per person and $1,000,000.00 per occurrence covering bodily injury, death and property damage. Said insurance certificates shall show on their face that the Village of Mundelein is an additional insured with respect to the subdivision improvements to be installed as provided herein. Also, the Subdivider shall indemnify the Village and hold it harmless against all losses, damages and expenses which it may sustain or be liable for as a result of the installation of said subdivision improvements, except for negligent acts or omissions of the Village and its employees.

5. Said subdivision improvements shall be completed within ____ months from the date of this Agreement. Upon receiving a written request from the Subdivider, the Village shall extend the completion date by the time consumed by any delays caused by strikes, lockouts, acts of God or unavoidable casualties, unusual weather conditions or causes beyond the control of the Subdivider or its contractor(s). If said subdivision improvements are not completed and/or any deficiencies are not corrected within said period of time, the Village shall have the right to draw upon the Subdivision Security sufficient funds to pay for the completion of said subdivision improvements and/or the correction of any deficiencies therein. All work on said subdivision improvements shall be subject to inspection and approval of the Village Engineer from time to time as such work progresses and upon it being finished. Upon completion of said subdivision improvements as evidenced by the certificate of the Village Engineer, the Village shall be deemed to have approved said subdivision improvements. The Subdivider shall cause its engineer to provide the Village with Record Drawings as provided in the Development Agreement. Upon completion of all punch-list items to the satisfaction of the Village Engineer, presentment of a bill of sale from the Subdivider in a form satisfactory to the Village and submittal of a letter of credit from the Bank or a receipt from the Escrowee in an amount equal to five percent (5%) of the cost of the Public Improvements and Private Common Improvements in a form satisfactory to the Village (the “Warranty Security”), the Village Board shall take appropriate action to accept all Public Improvements. The expiration date on said letter of credit or receipt shall be at least six months following the expiration of the one-year warranty of said Public Improvements and Private Common Improvements. Upon completion of all punch-list items to the satisfaction of the Village Engineer, the Subdivider shall transfer by bill of sale all Private Common Improvements to (i) a homeowner’s association, in the case of a single family residential development, or (ii) a condominium association, in the case of a condominium development, or (iii) a property owner's

association, in the case of a commercial or industrial development, for future operation, maintenance, repair and replacement under such conditions as may be approved by the Village or retained by the Subdivider (in the case of rental properties).

6. All work in the construction of said subdivision improvements shall be done in good, substantial and workmanlike manner and all materials used therein shall be new and of good quality. Subject to the terms of the Development Agreement, the Subdivider shall comply with all requirements of the Village's Subdivision Control Ordinance, including but not limited to guaranteeing the satisfactory correction of all defects of every kind and nature in said subdivision improvements which occur within one (1) year after their completion and acceptance by the Village Board or failure of nursery stock or plantings. If any correction is not diligently and expeditiously made by the Subdivider or its contractor(s) or subcontractor(s), then the Village shall have the right to draw upon the Warranty Security sufficient funds to pay for the correction of such defects.

7. The Subdivider shall pay the Village a plan review fee, inspection fee and any other fees or charges provided by the Development Agreement, ordinance, code, rule or regulation with respect to the installation of said subdivision improvements; such fees shall be paid within ten (10) days from the date of this Agreement or at such time as may be otherwise agreed upon between the Village and the Subdivider.

8. It is agreed that, subject to the terms of the Development Agreement, no occupancy permits shall be requested or issued for any building or buildings constructed on said real estate until all of said subdivision improvements are completed.

9. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and all subsequent owners of all or any part of said real estate.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Mundelein, Illinois.

ATTEST:

_____
Village Clerk

VILLAGE OF MUNDELEIN, an Illinois municipal corporation

By: _____
Mayor

(SUBDIVIDER'S NAME), an Illinois corporation or limited liability company

By:_____
President or Managing Partner

Planning and Zoning Commission Meeting **July 16, 2025**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on July 16, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

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

Village Attendance

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

MINUTES APPROVAL

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

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

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

PUBLIC COMMENTARY

There was no public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

PUBLIC HEARING - PZ2025-0022 - 900 Tower Road

Open Public Hearing

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

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

Staff Presentation

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

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

Petitioner Presentation

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

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

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

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

Close Public Hearing

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

0022

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

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

Open Public Hearing

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

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

Staff Presentation

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

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Open Public Hearing

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

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

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

Staff Presentation

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

Petitioner Presentation

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

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

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

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

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

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

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

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

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

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

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

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

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

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

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

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

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

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

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

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

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

Continue Public Hearing

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

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

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

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

Open Public Hearing

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

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

Car Washes

Staff Presentation

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

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

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

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary

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

Chariman T. Roswick closed the floor to public commentary

Commission Discussion

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

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

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

Murals
Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary

There was no public commentary

Chariman T. Roswick closed the floor to public commentary

Commission Discussion

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

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

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

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

Truck Stops
Staff Presentation

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chariman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

Incubator Programs
Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chariman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

Use Variations
Staff Presentation

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

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

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

There was no public commentary.

Chariman T. Roswick closed the floor to public commentary.

Commission Discussion

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

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

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

ABSTAIN: None

QUESTIONS AND COMMENTS
There were no further questions and comments

ADJOURNMENT

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

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

Meeting was adjourned at 11:41 PM

Erin Swanson

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning and Zoning Commission Meeting
July 16, 2025
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: PETER SOUZA - UDVERA	29516 N Hwy 83	Phone: 847-533-8328
Company:		Email: PSOUZA50@GMAIL.COM
Name: DOUG HOSELTON	29538 N. RT. 83	Phone: 847 207-5958
Company:		Email:
Name: Shelley Hoselton	29538 N IL RT 83	Phone: 847-702-8277
Company:		Email:
Name: JIM MORTON	29530 N. IL RT 83	Phone: (847) 363-5958
Company:		Email:
Name: Lawrence	95 Revere Dr. Northbrook	Phone: 312346-1390
Company: Friedman		Email:
Name: Antonios Zoggas	1850 W. Winchester	Phone: 847-367-6707
Company: Pearson Brown		Email:
Name: John Cerbus	" " "	Phone: " " "
Company: Pearson Brown		Email:
Name: MATT NELSON	333 E Butterfield Rd Ste 610 Lombard	Phone: 630-589-7253
Company: Manhard Consulting		Email:
Name: Scott J. Brejcha	7325 James Ave	Phone: 630-625-8584
Company: V3 Companies	Woodridge, IL 60517	Email: Sbrejcha@v3co.com
Name: Andy Samarshy	1193 Garfield Ave	Phone: 847-873-9649
Company: Toy Barn Inc	Libertyville, IL 60048	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning and Zoning Commission Meeting
July 16, 2025
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Ross Whitaker	445 Jackson Ave, #200	Phone: 630-355-4600
Company: Rosenbloom + Whitaker	Naperville IL	Email:
Name: Andrew Bowen		Phone: 734-649-9354
Company: KLOA, Inc.	9575 Higgins Road Rosemont, IL	Email:
Name: Nelly Rosenberg	106 Gala Dr	Phone: (847) 322-5597
Company: Gould & Ratner	Mundelein, IL	Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
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Public Hearing: Walnut Ridge Subdivision

PZ2025-0020 and PZ2025-0021

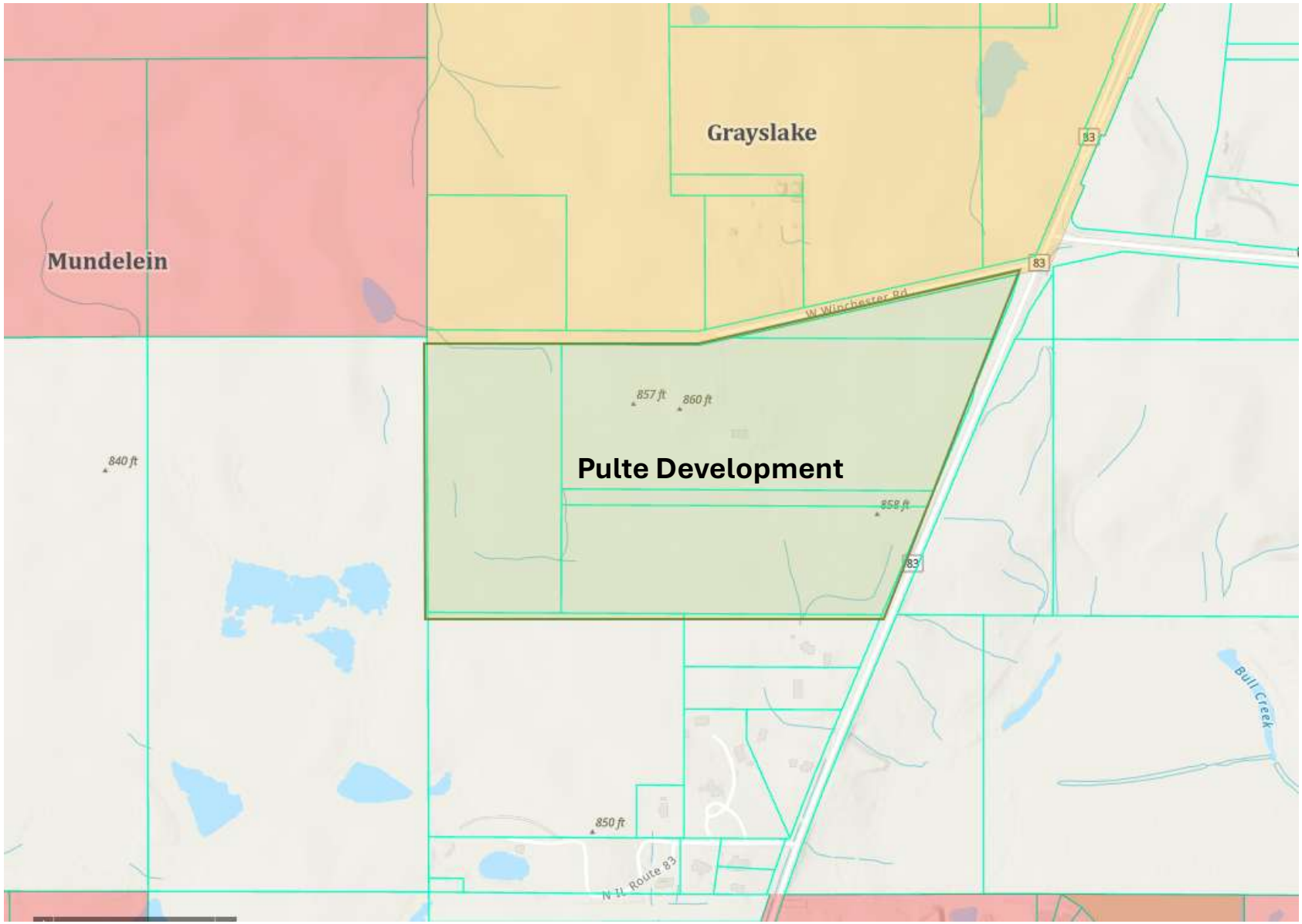
PZ2025-0020 and PZ2025-0021

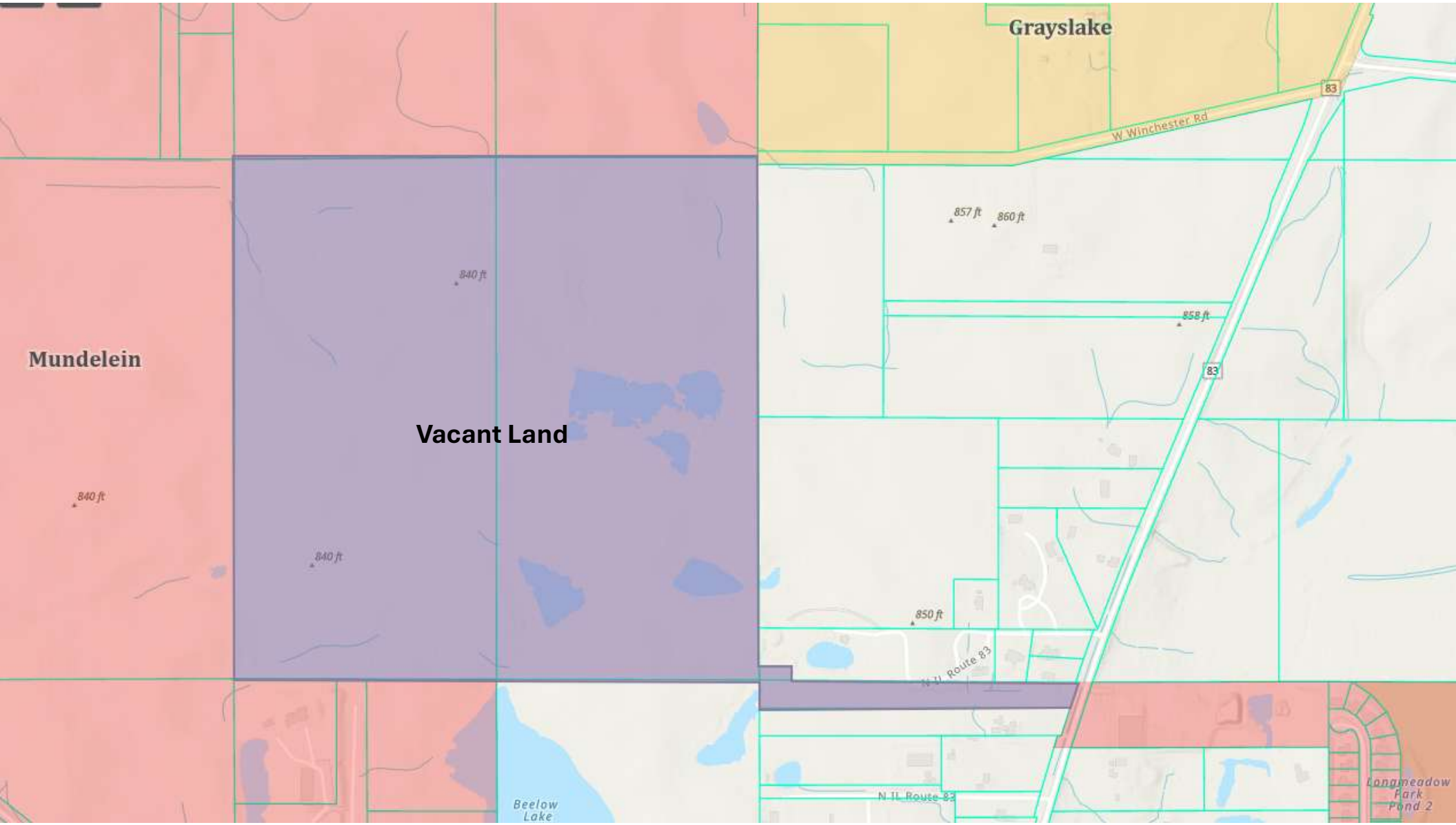
SW Corner of Route 83 & Winchester Road

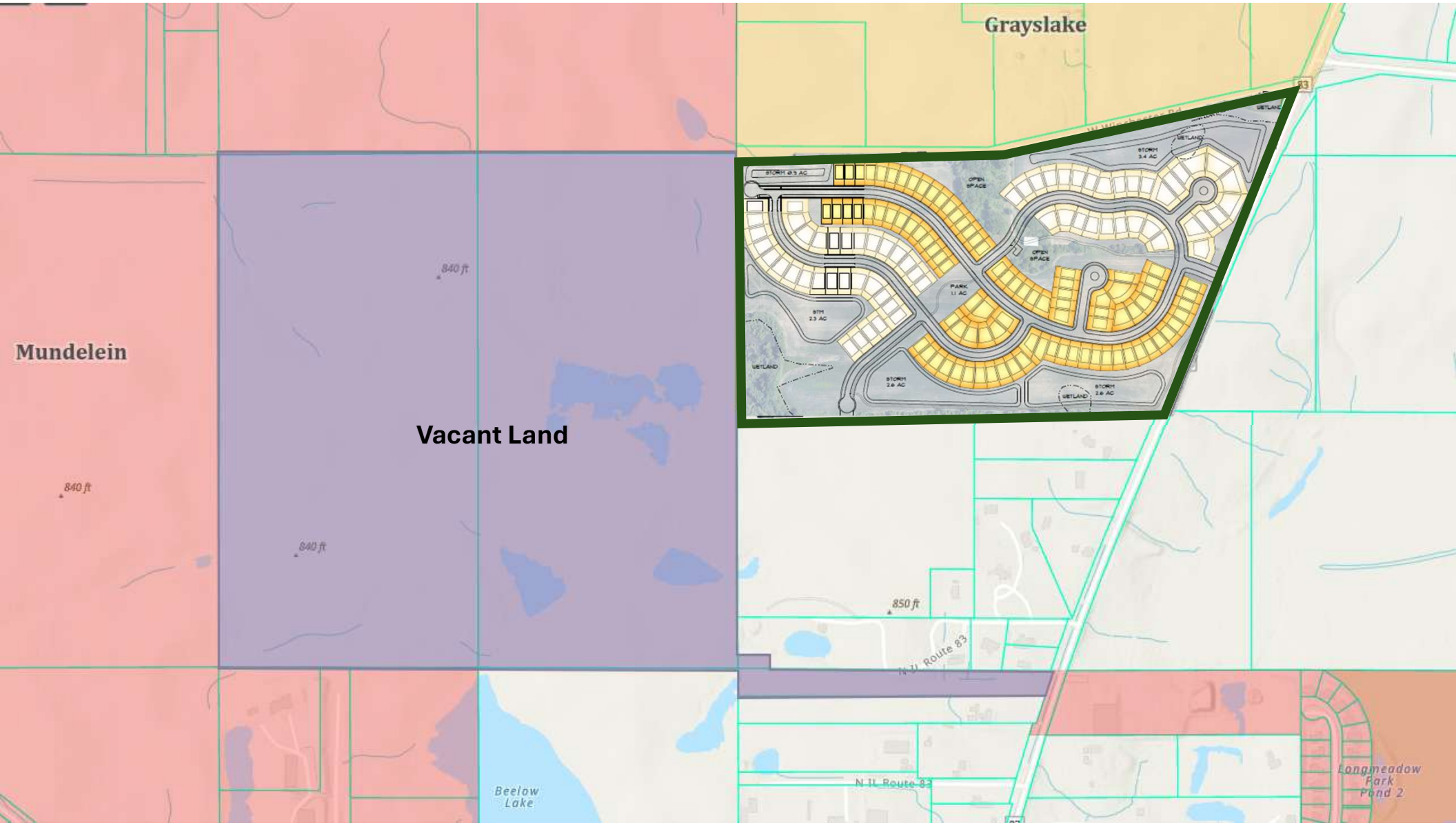
- Annexation
- Map Amendment

Walnut Ridge Subdivision

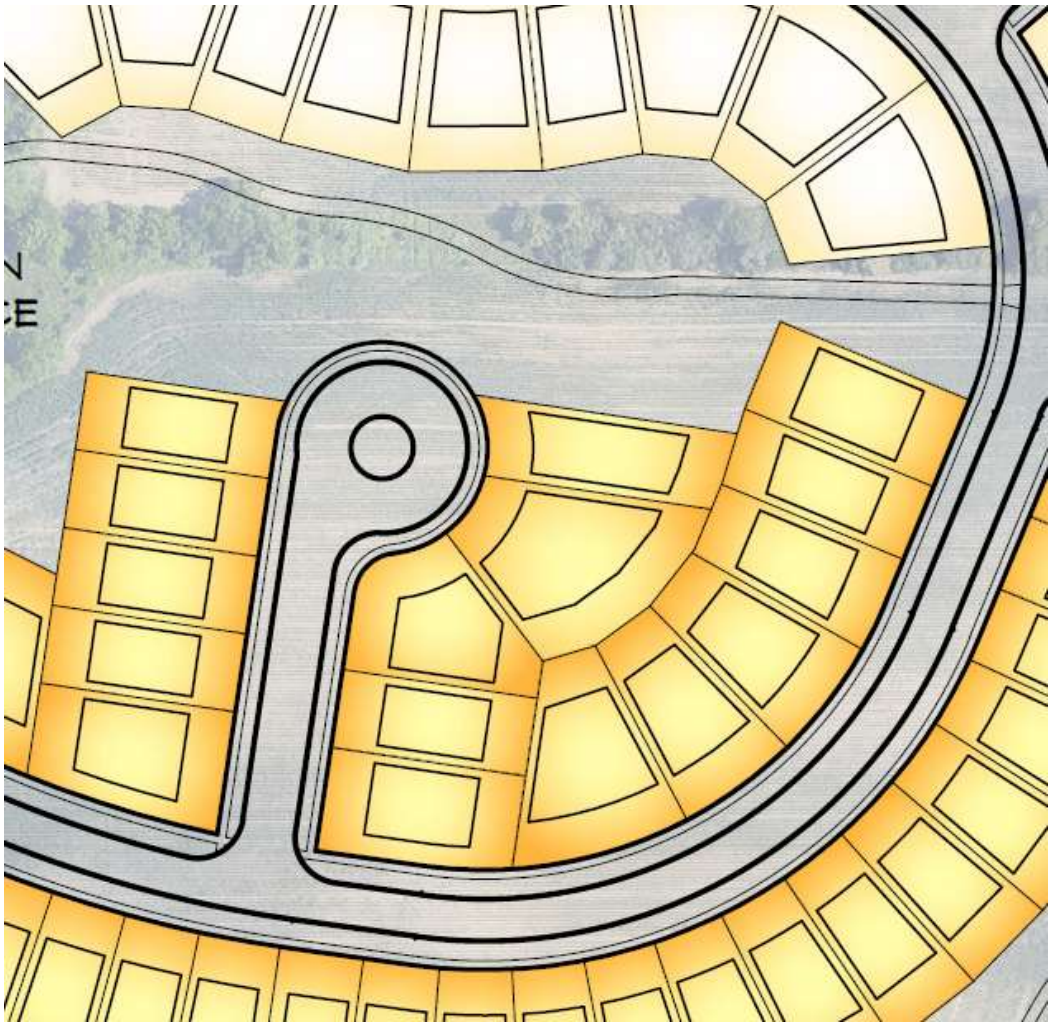
- Annexation
- Map Amendment
- Special Use
- Planned Unit Development
- Preliminary Plat

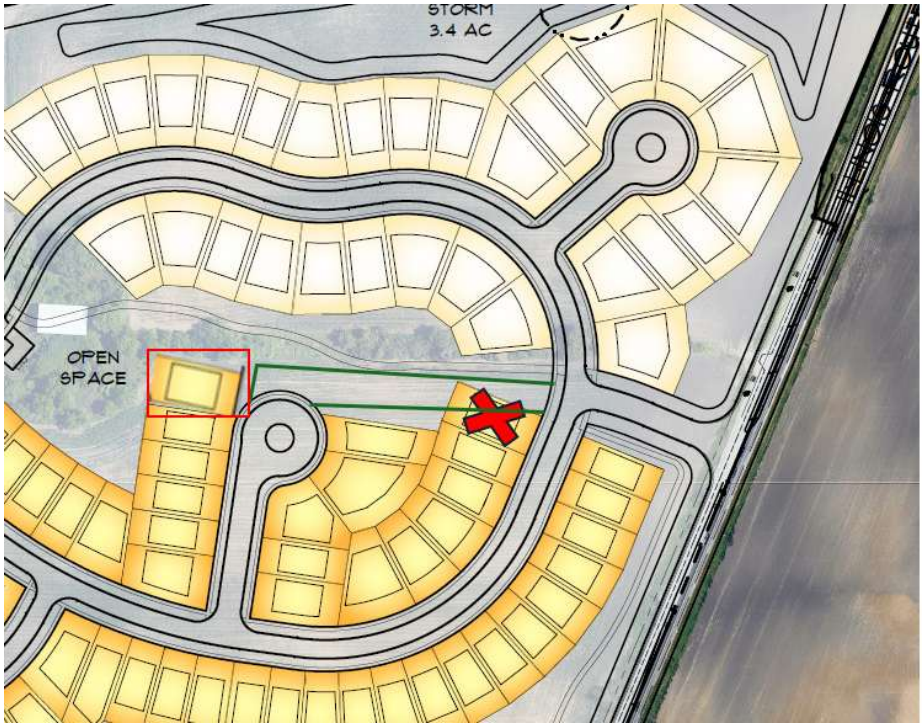

Grayslake
Mundelein
Pulte Development
W Winchester Rd
83
857 ft
860 ft
840 ft
858 ft
850 ft
N IL Route 83
Bull Creek


Grayslake
Mundelein
Vacant Land
W Winchester Rd
83
857 ft
860 ft
858 ft
840 ft
840 ft
840 ft
850 ft
N IL Route 83
N IL Route 83
Beelow Lake
Longmeadow Park Pond 2

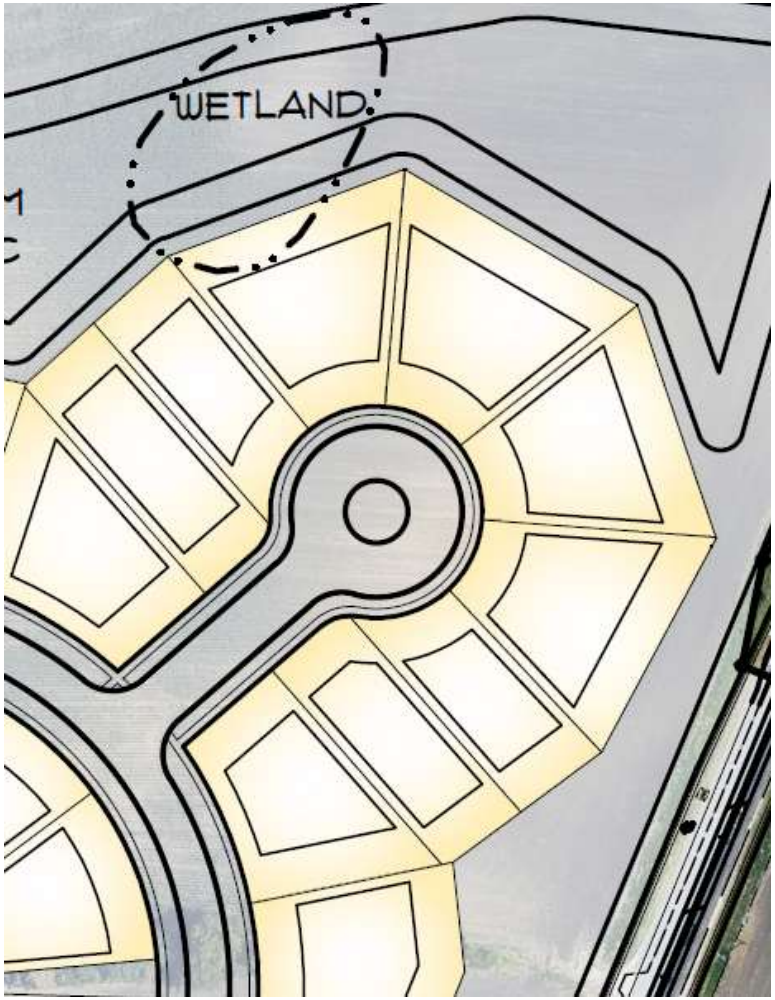

Grayslake
Mundelein
Vacant Land
840 ft
840 ft
840 ft
850 ft
N IL Route 83
N IL Route 83
Beelow Lake
Longmeadow Park Pond 2
OPEN SPACE
OPEN SPACE
PARK
1.1 AC
STM
2.3 AC
STORM
3.4 AC
STORM
2.6 AC
STORM
2.6 AC
WETLAND
WETLAND
WETLAND


WINCHESTER RD.
WETLAND
WETLAND
STORM 3.4 AC
STORM 0.9 AC
OPEN SPACE
OPEN SPACE
PARK 1.1 AC
STM 2.3 AC
WETLAND
STORM 2.6 AC
WETLAND
STORM 2.6 AC




STORM
3.4 AC
OPEN
SPACE


PEN
ACE


WETLAND


TORM
.4 AC

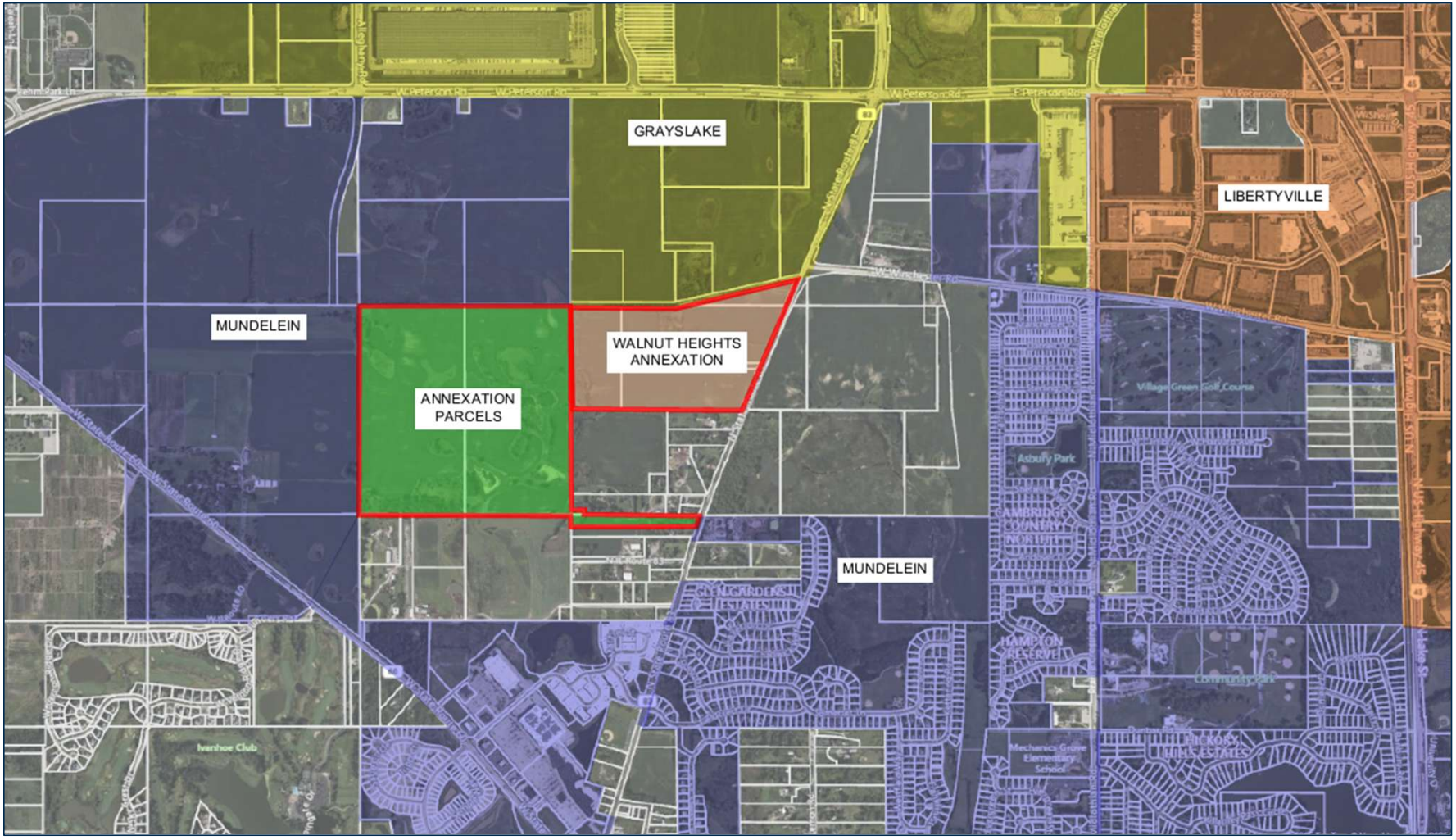
Actionable Options

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

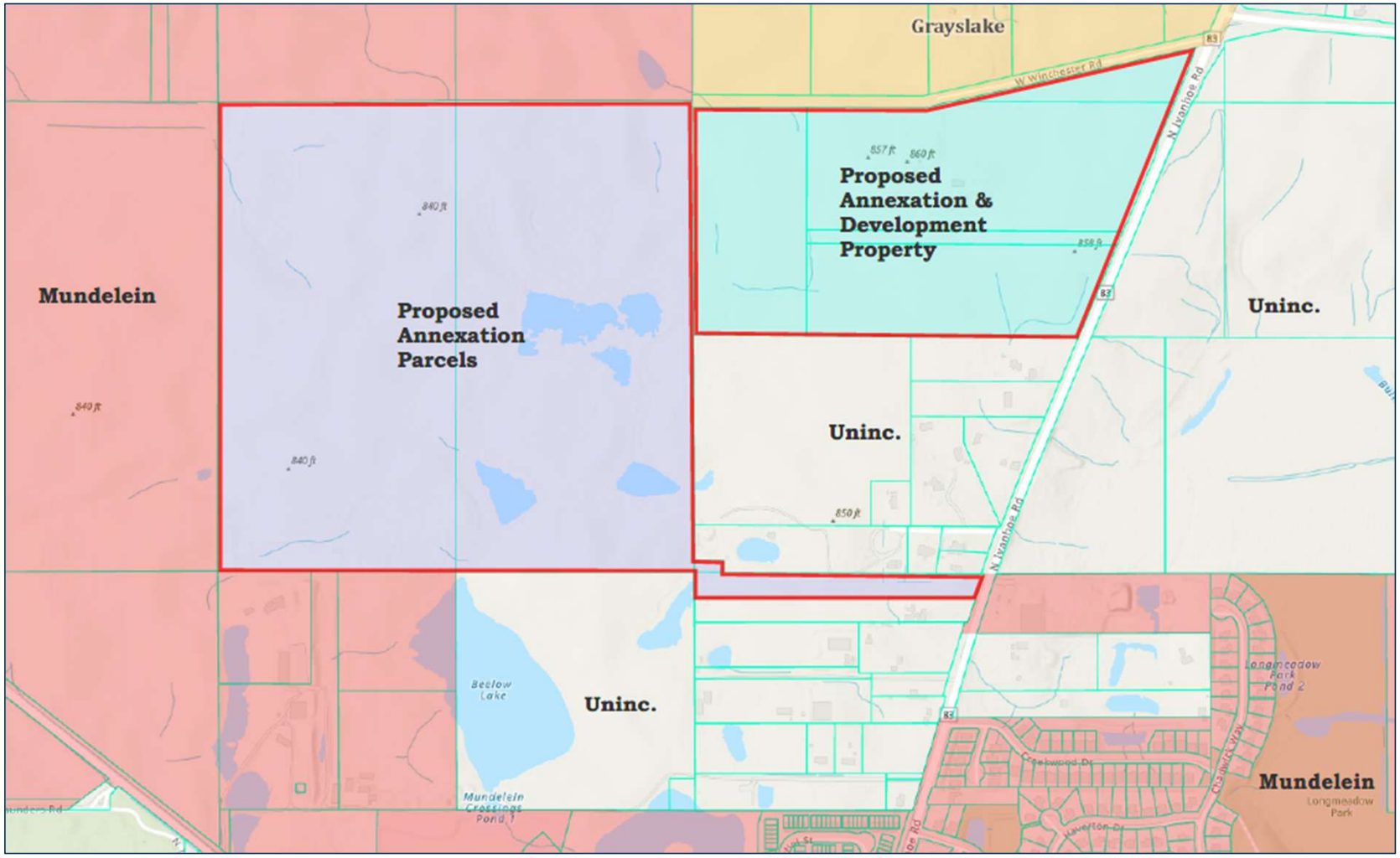
Winchester Annexation

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

ANNEXATION

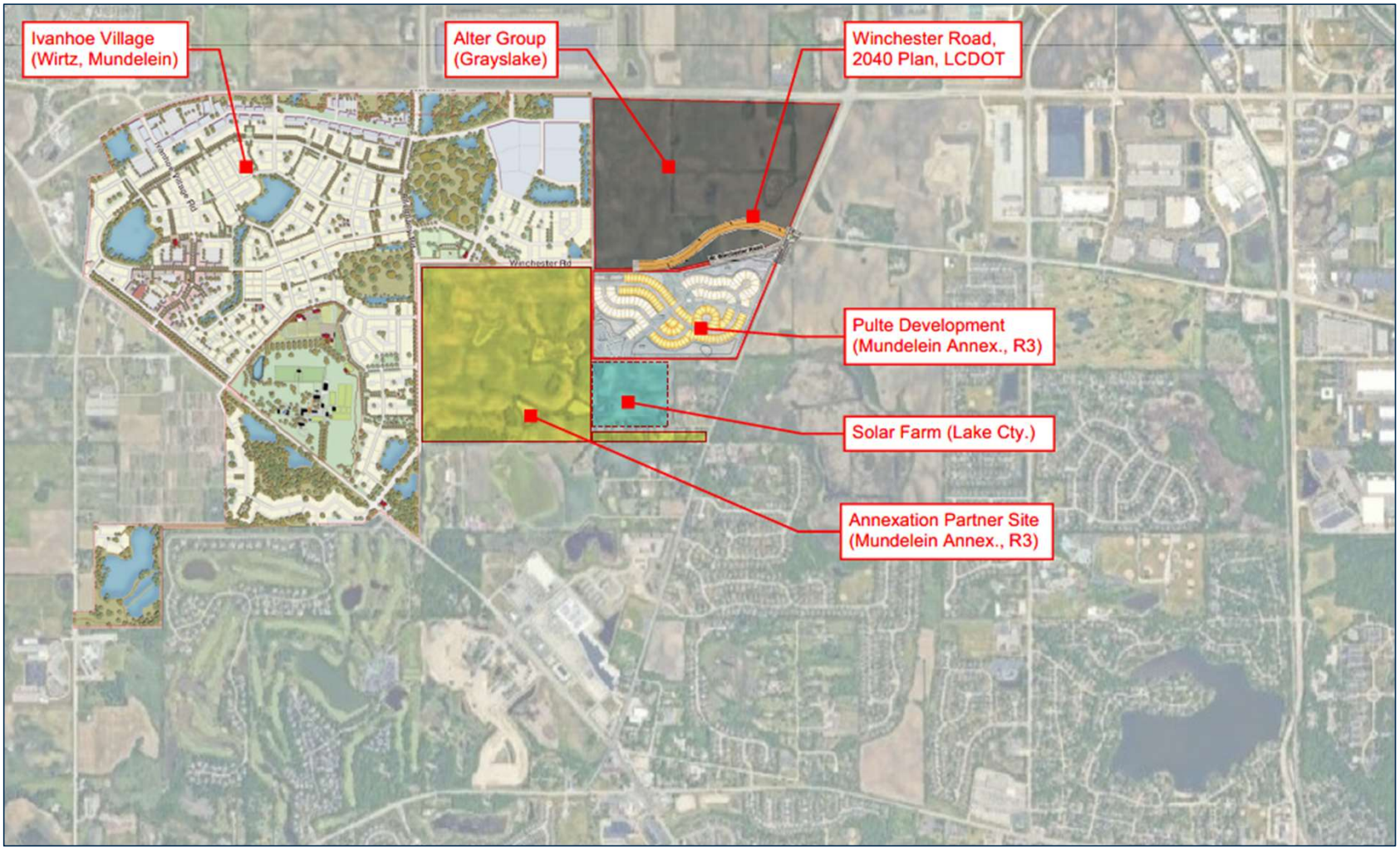

GRAYSLAKE
LIBERTYVILLE
MUNDELEIN
WALNUT HEIGHTS ANNEXATION
ANNEXATION PARCELS
MUNDELEIN
Ivanhoe Club

ANNEXATION

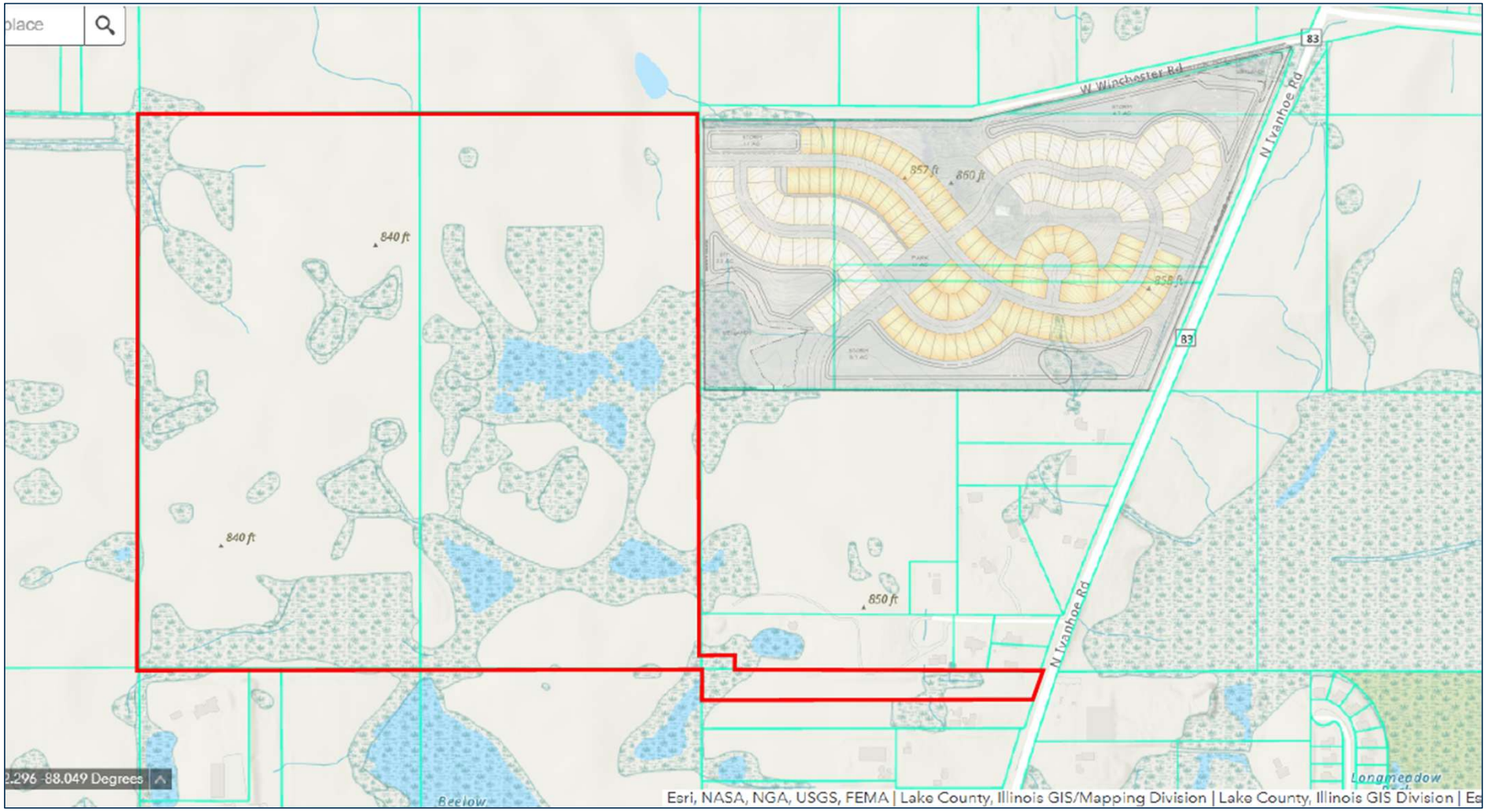

Grayslake
W Winchester Rd
N Ivanhoe Rd
Proposed Annexation & Development Property
Mundelein
Proposed Annexation Parcels
Uninc.
Uninc.
Uninc.
Below Lake
Mundelein Crossings Pond 1
Longmeadow Park Pond 2
Creekwood Dr
Chadwick Way
Haverton Dr
Mundelein
Longmeadow Park


PULTEGROUP
Thank You

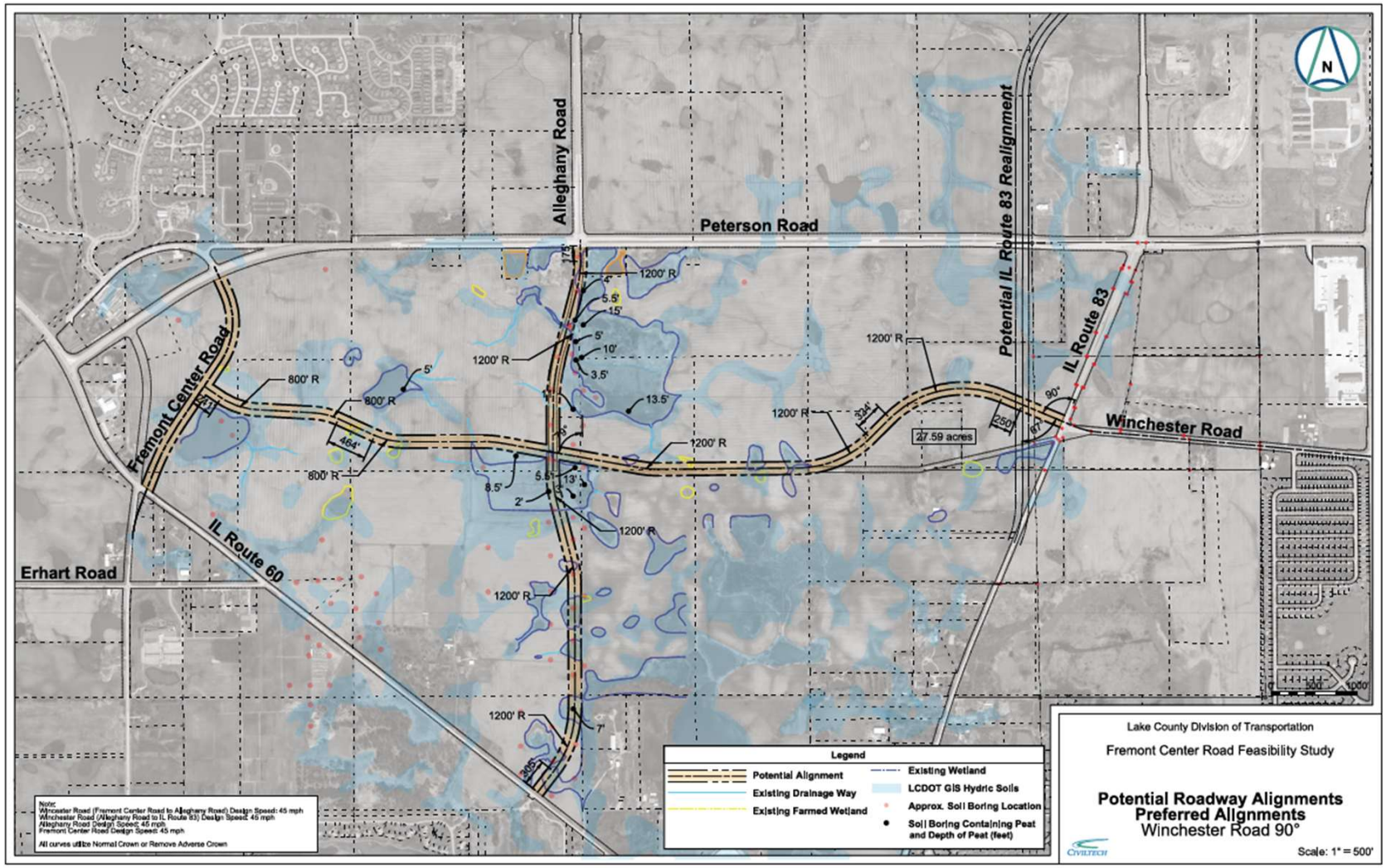
MUNDELEIN PLANNING



WETLANDS


W Winchester Rd
N Ivanhoe Rd
83
857 ft
860 ft
840 ft
840 ft
850 ft
Esri, NASA, NGA, USGS, FEMA | Lake County, Illinois GIS/Mapping Division | Lake County, Illinois GIS Division

WINCHESTER ROAD EXTENSION





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

PULTE GROUP

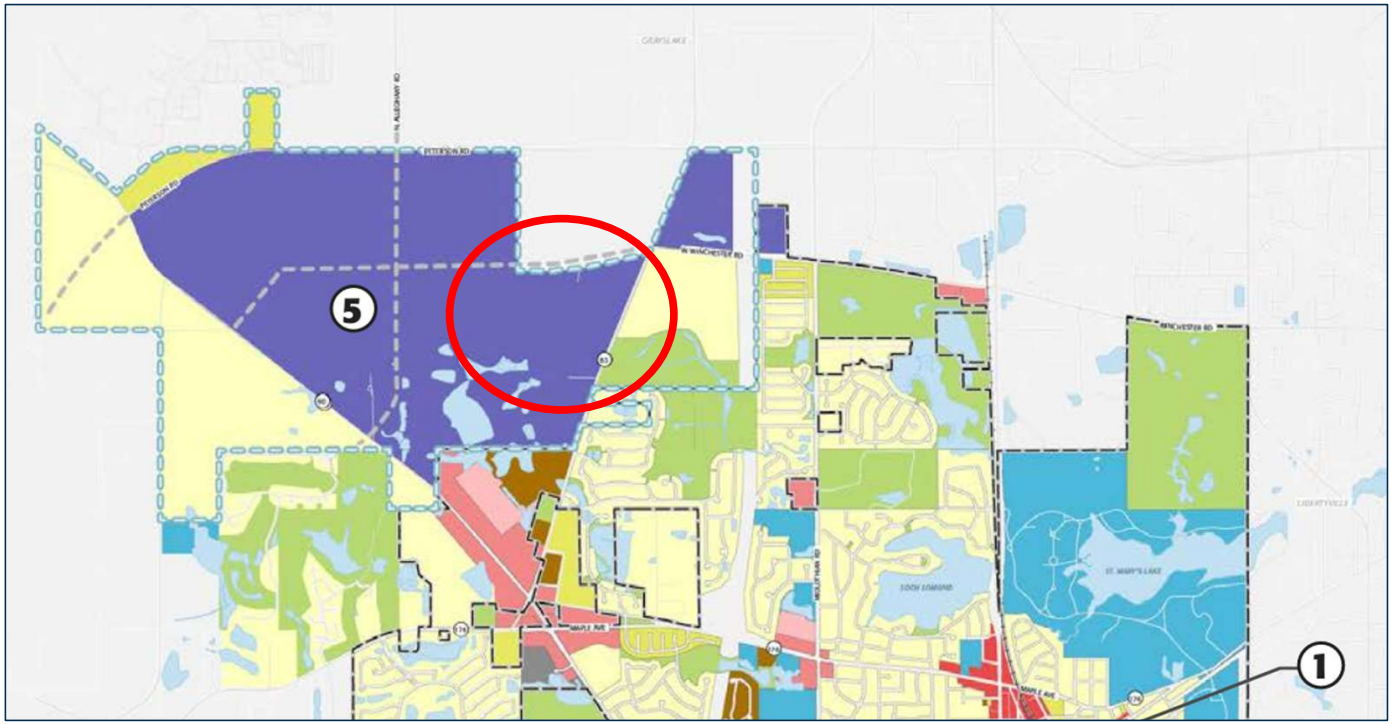
- Publicly Traded Homebuilding Company (PHM)
- Third Largest Builder in US and Chicago
- Building homes in Chicagoland since the early 1960's
- Sold over 930 homes in 2024
- Actively selling in 17 different communities throughout Chicagoland
- Top selling community in Illinois 4 years running



SUBJECT PROPERTY



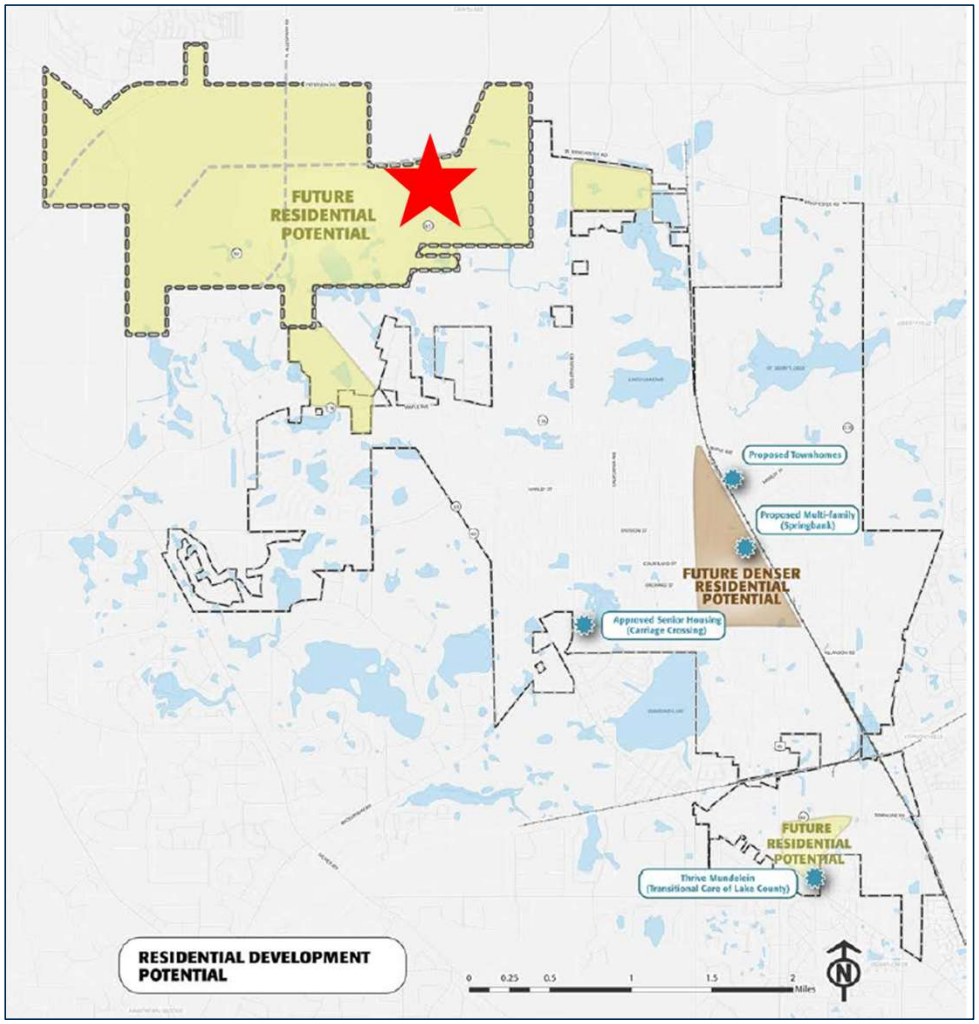
COMPREHENSIVE PLAN – FUTURE LAND USE

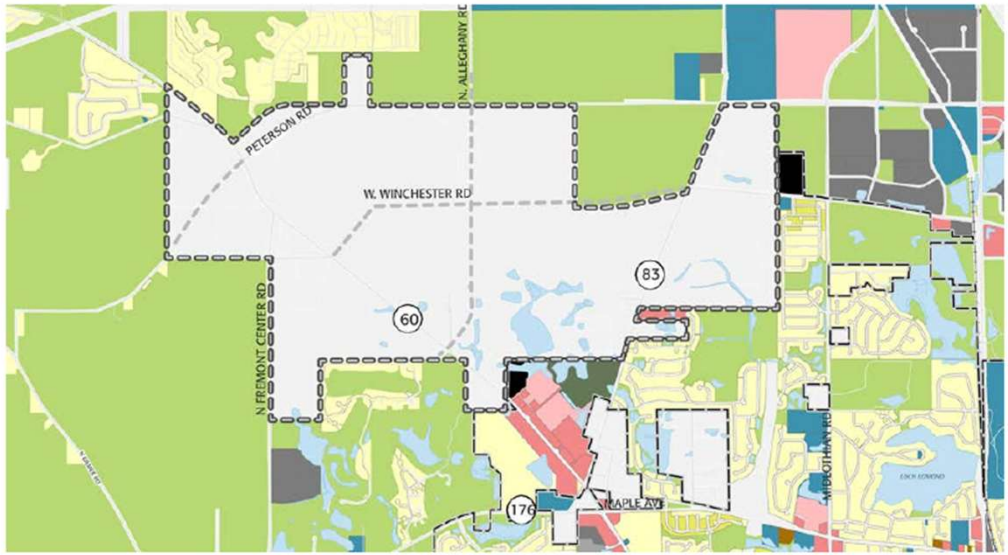


FUTURE LAND USE LEGEND

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

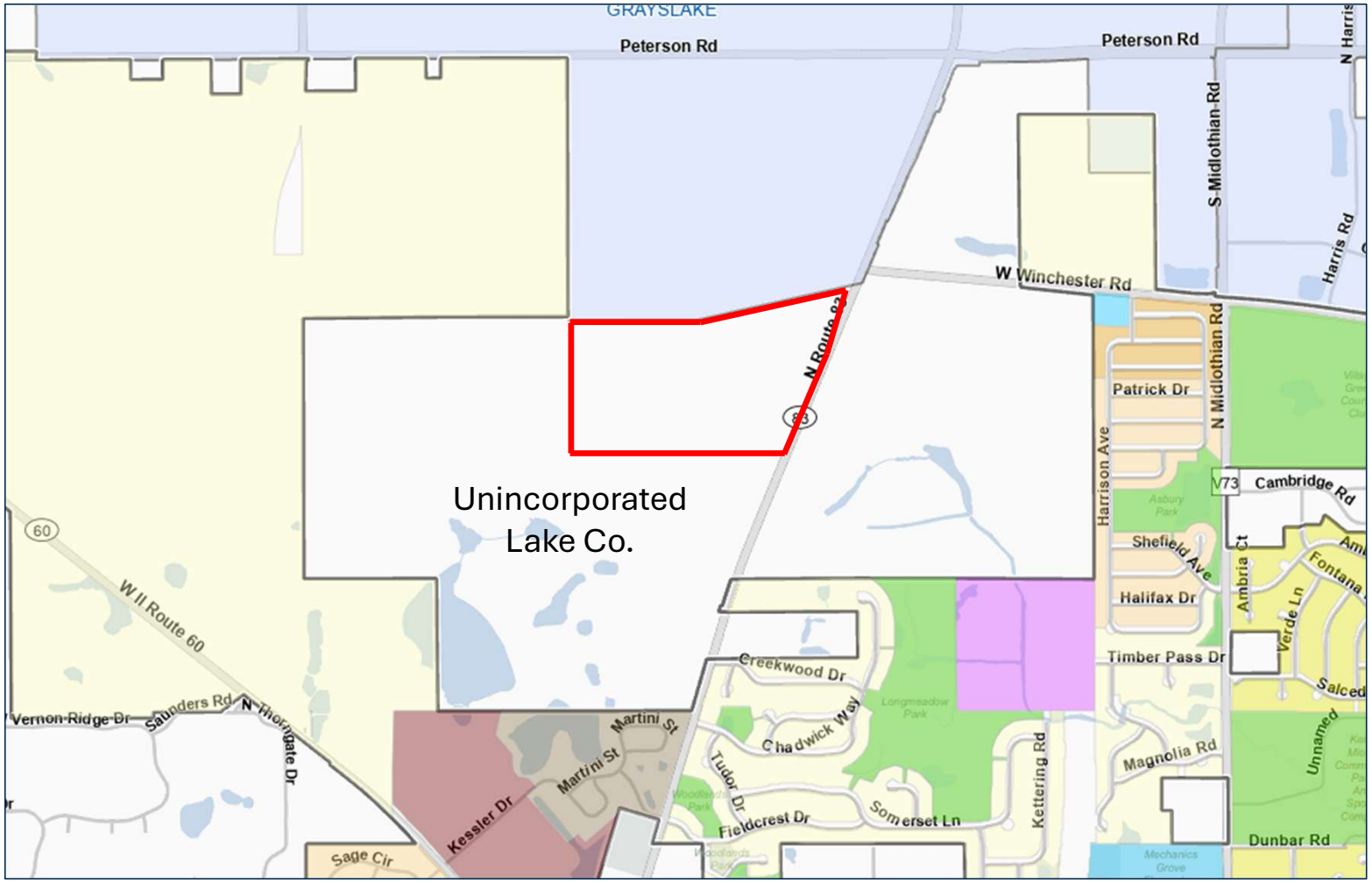
COMPREHENSIVE PLAN – FUTURE GROWTH





▲ *Figure 24: Growth Areas Location*

ZONING



Zoning

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

LAKE COUNTY HOUSING ANALYSIS

Lake County Housing Analysis

For Lake County Partners

October 2023

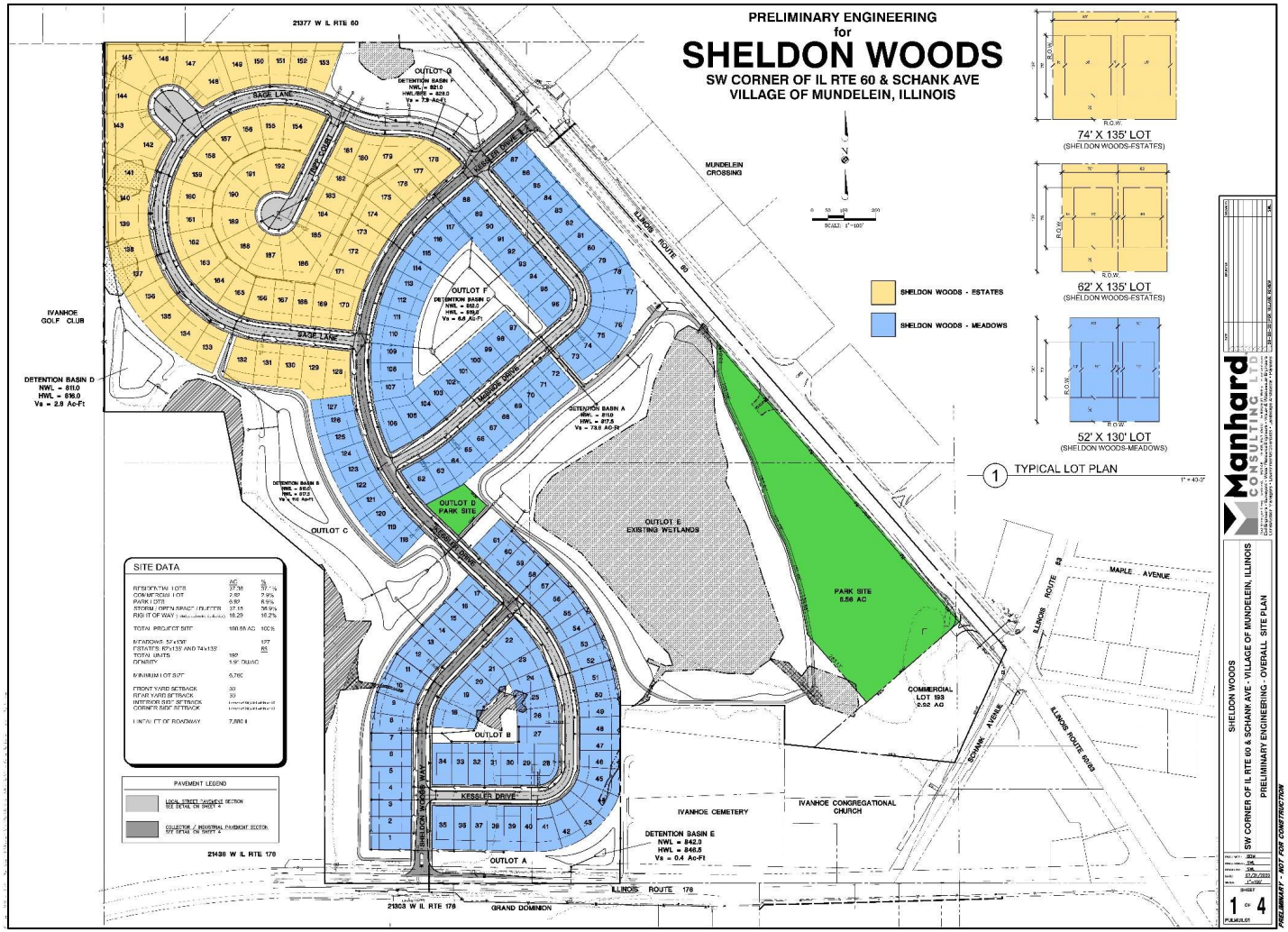
- Supply constraints are leading to price increases.
- Median single family Home prices increased 37%, or over $100,000 in the three-year period between 2019 and 2022.
- Countywide building permits averaged 1,244 annually between 2018 and 2022. This pace is well below ESRI's projected 5-year household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

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

Lake County Partners
YOUR LAKE COUNTY PARTNER FOR BUSINESS

Kretchmer Associates

SHELDON WOODS



WALNUT RIDGE

PULTEGROUP



SITE DATA

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

MEADOWS LOTS

ESTATES LOTS

PRODUCT MATRIX

MEADOWS SERIES

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

(*) Additional post-Sheldon Woods

ESTATES SERIES

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

MEADOW SERIES ELEVATIONS

ABBEYVILLE



NEWBERRY



MERCER



CONTINENTAL



WAVERLY



ESTATE SERIES ELEVATIONS

HILLTOP



RIVERTON



WESTCHESTER



WOODSIDE



CASTLETON

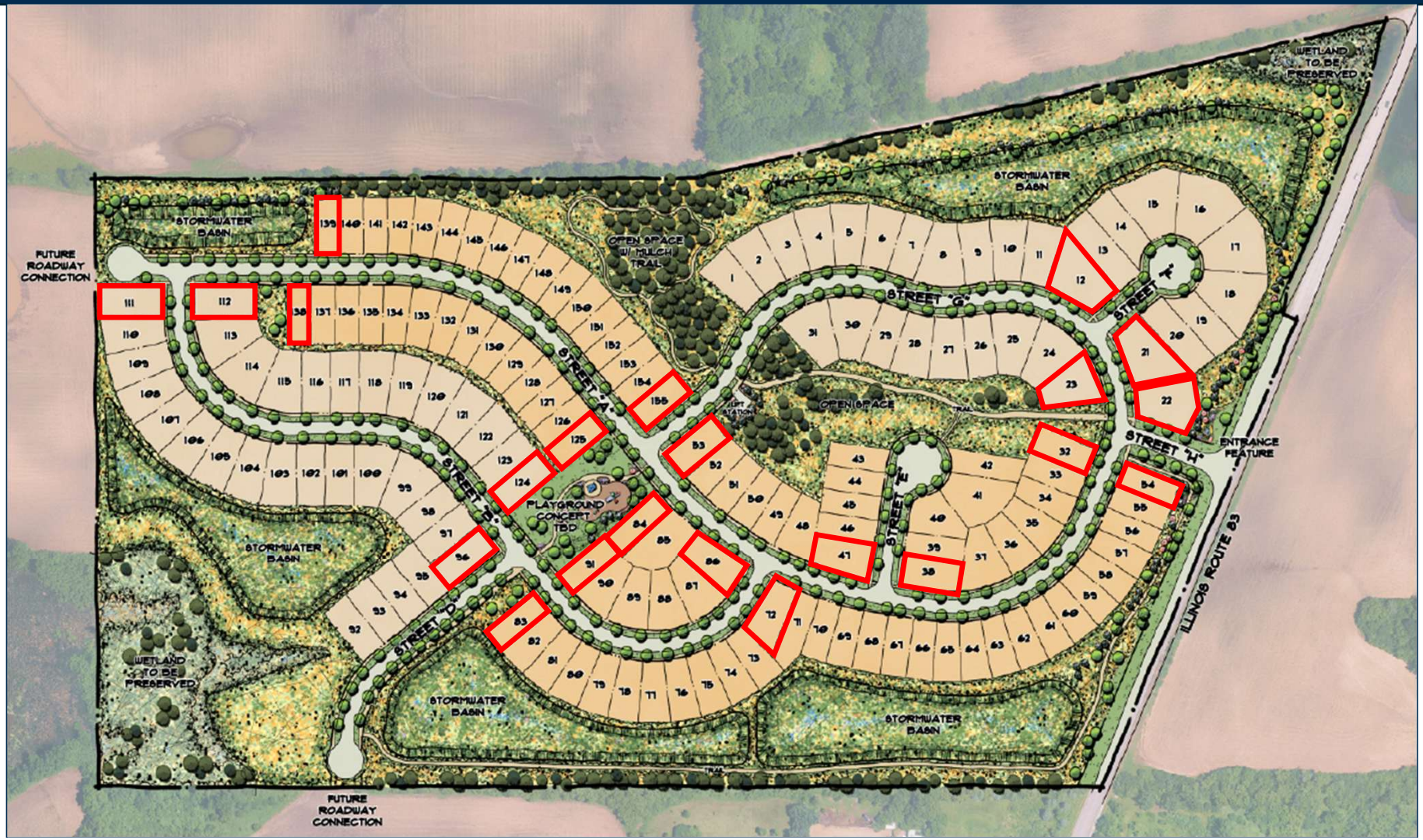


SINGLE-FAMILY ANTI-MONOTONY

Pulte Group Monotony - Village of Mundelein - Sheldon Woods

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

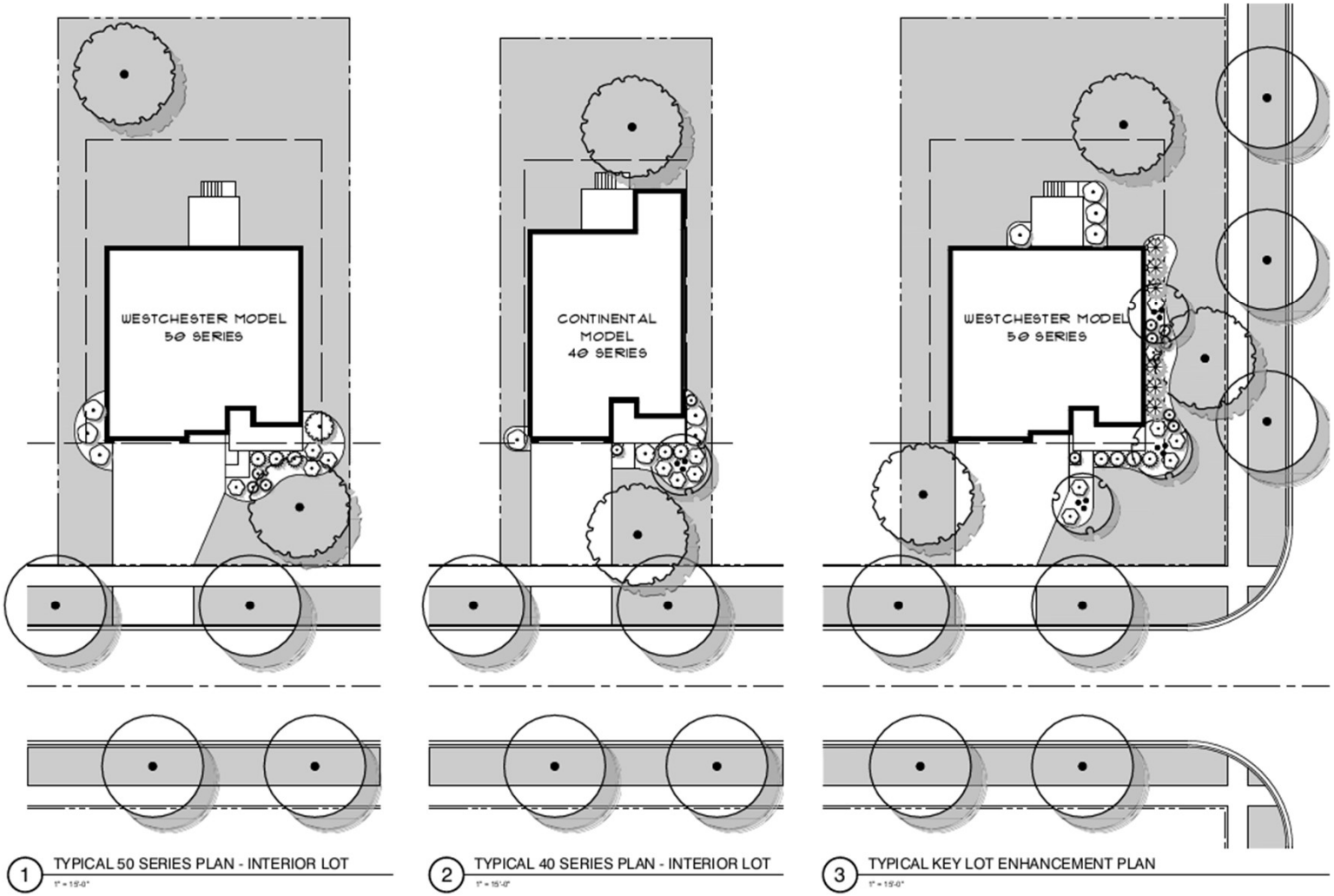
KEY LOT SIDE ELEVATIONS



KEY LOT SIDE ELEVATIONS



LANDSCAPE LOT DETAIL



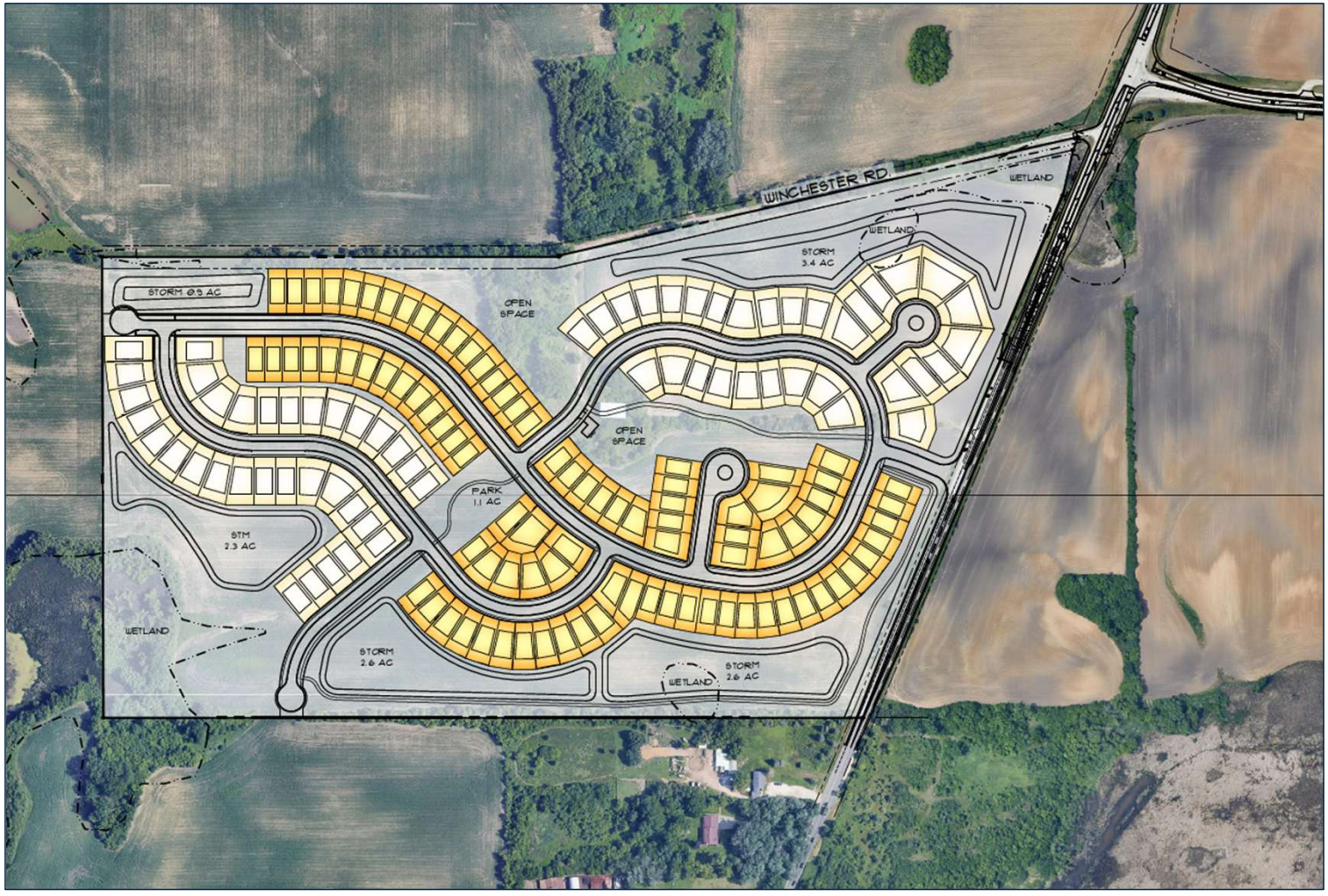
1 TYPICAL 50 SERIES PLAN - INTERIOR LOT

2 TYPICAL 40 SERIES PLAN - INTERIOR LOT

3 TYPICAL KEY LOT ENHANCEMENT PLAN


PULTEGROUP
Thank You

SITE PLAN



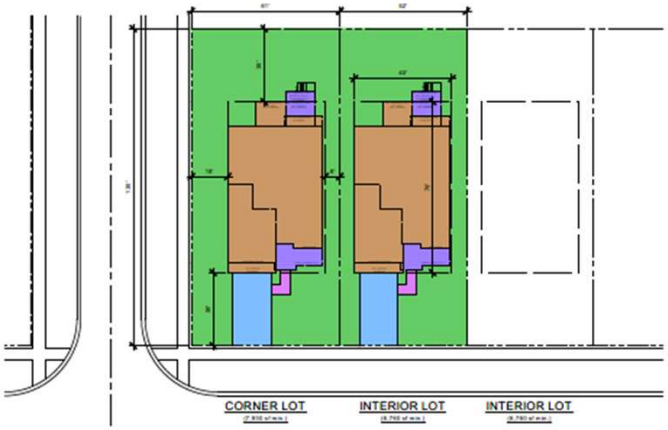
SITE DATA

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

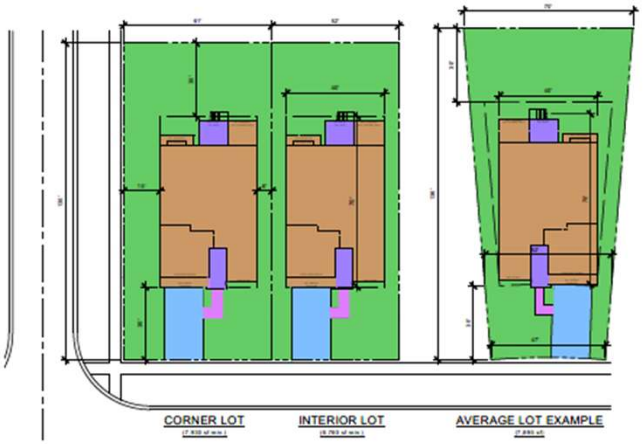
MEADOWS LOTS

ESTATES LOTS

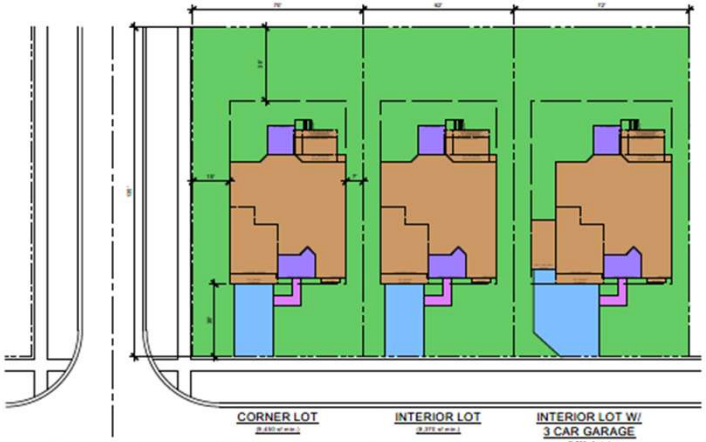
LOT FIT AND COVERAGE



1 WAVERLY LOT FIT - LARGEST 2 - STORY MEADOWS SERIES FOOTPRINT



2 ABBEYVILLE LOT FIT - RANGE MEADOWS SERIES FOOTPRINT



3 CASTLETON LOT FIT - LARGEST ESTATE SERIES FOOTPRINT

WAVERLY SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,317 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	283 SF
TYP. WALK	54 SF
MIN. LOT AREA	7,500 SF
TOTAL IMPERVIOUS	3,134 SF (39.5%)
TOTAL OPEN SPACE	4,796 SF (60.5%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (60%)	1,624 SF

WAVERLY SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,317 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	283 SF
TYP. WALK	54 SF
MIN. LOT AREA	6,780 SF
TOTAL IMPERVIOUS	3,134 SF (46.4%)
TOTAL OPEN SPACE	3,626 SF (53.6%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	584 SF

LEGEND

- BUILDING
- DRIVEWAY
- PORCH / PATIO
- WALK
- OPEN SPACE / LANDSCAPE

ABBEYVILLE SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
MIN. LOT AREA	7,900 SF
TOTAL IMPERVIOUS	3,218 SF (40.6%)
TOTAL OPEN SPACE	4,712 SF (59.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (60%)	1,540 SF

ABBEYVILLE SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
MIN. LOT AREA	6,780 SF
TOTAL IMPERVIOUS	3,218 SF (47.6%)
TOTAL OPEN SPACE	3,542 SF (52.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	500 SF

ABBEYVILLE SUMMARY - AVERAGE LOT

MAX. BUILDING STRUCTURE	2,357 SF
TYP. DRIVEWAY	560 SF
MAX. PORCH / PATIO	251 SF
TYP. WALK	50 SF
LOT AREA	7,895 SF
TOTAL IMPERVIOUS	3,142 SF (39.8%)
TOTAL OPEN SPACE	4,753 (60.2%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (55%)	1,200 SF

CASTLETON SUMMARY - CORNER

MAX. BUILDING STRUCTURE	2,473 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	9,450 SF
TOTAL IMPERVIOUS	3,320 SF (35.1%)
TOTAL OPEN SPACE	6,130 SF (64.9%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (60%)	2,350 SF

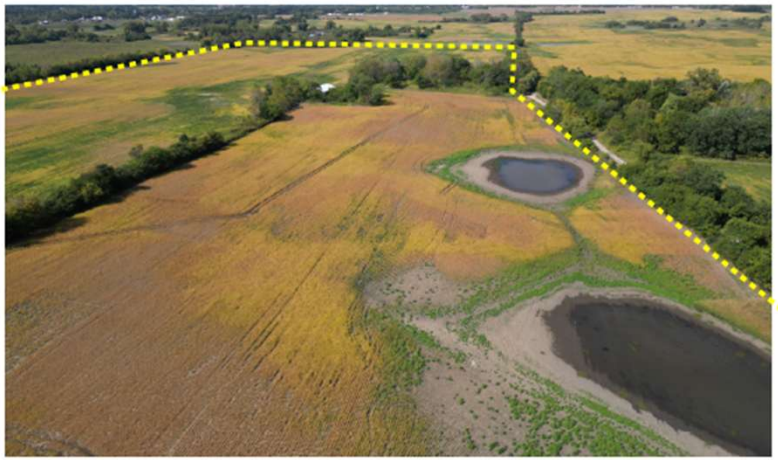
CASTLETON SUMMARY - INTERIOR

MAX. BUILDING STRUCTURE	2,473 SF
TYP. DRIVEWAY	480 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	8,370 SF
TOTAL IMPERVIOUS	3,320 SF (39.7%)
TOTAL OPEN SPACE	5,050 SF (60.3%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	865 SF

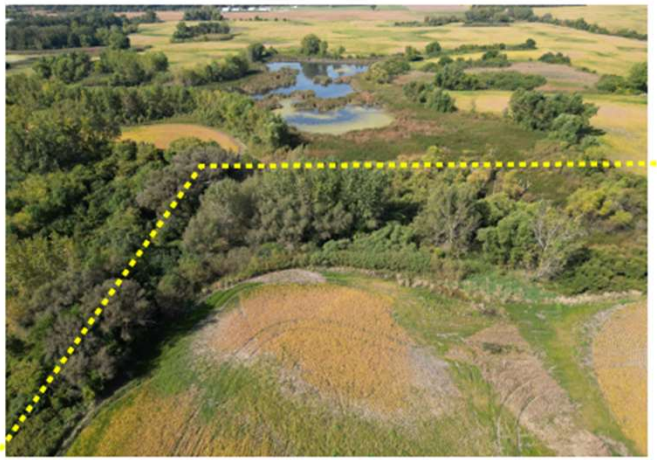
CASTLETON SUMMARY - INTERIOR 3-CAR

MAX. BUILDING STRUCTURE	2,673 SF
TYP. DRIVEWAY	809 SF
MAX. PORCH / PATIO	292 SF
TYP. WALK	75 SF
MIN. LOT AREA	9,720 SF
TOTAL IMPERVIOUS	3,849 SF (39.6%)
TOTAL OPEN SPACE	5,871 SF (60.4%)
REMAINING COVERAGE FOR FUTURE IMPROVEMENTS (50%)	1,011 SF

CURRENT CONDITIONS



Above Rt 83, looking west, along Winchester



Wetlands, SW corner, looking west

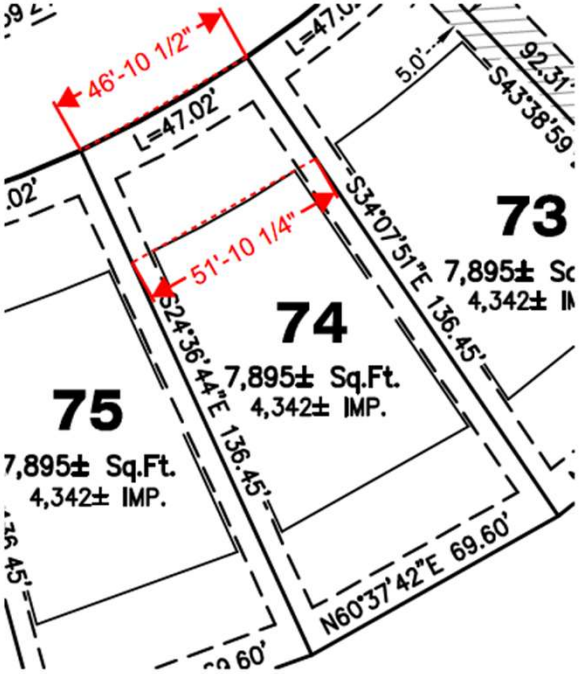


North edge, mid-site, looking east to Rt 83

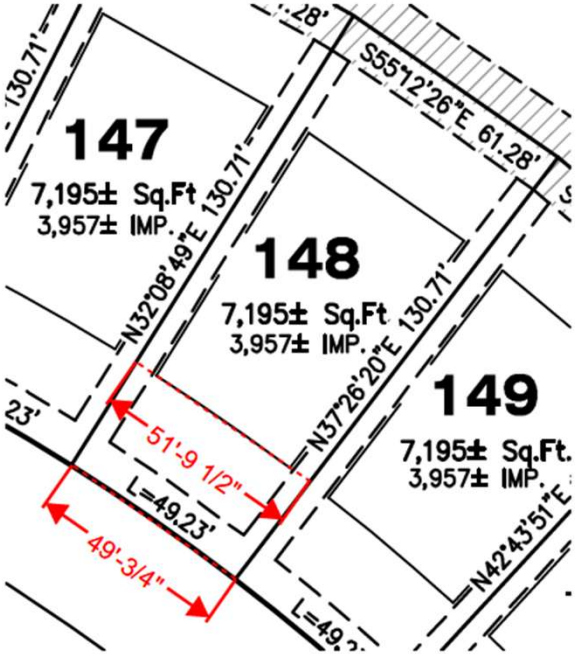


Winchester Rd, looking east, development to right

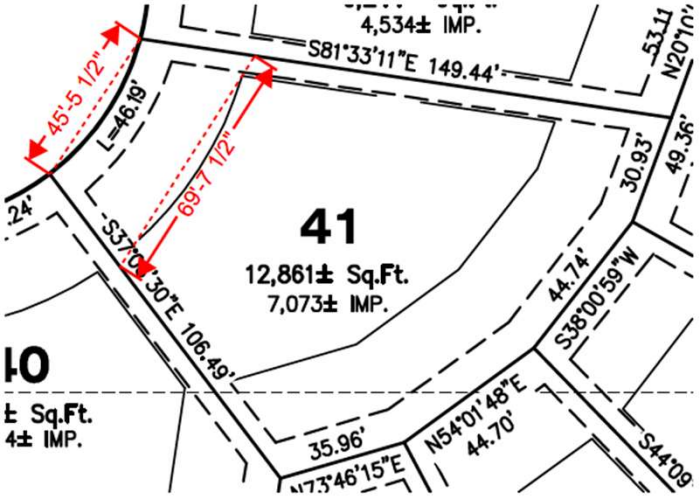
LOT WIDTH



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



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

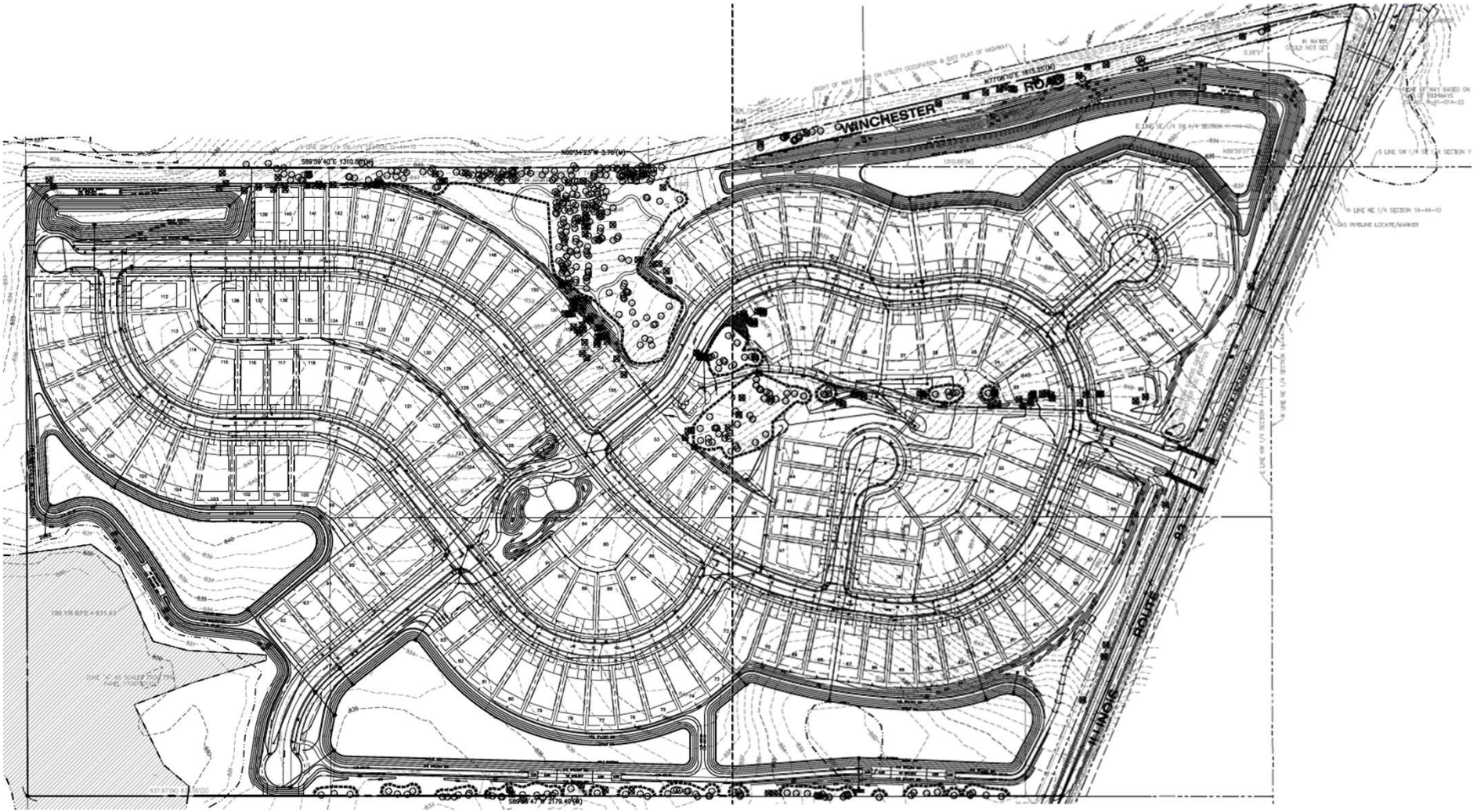


Lot 41:
Front Lot Line, along arc - 46.19'
Front Lot Line, straight line - 45'-5.5"
@ Building Line, straight line - 69'-7.5"

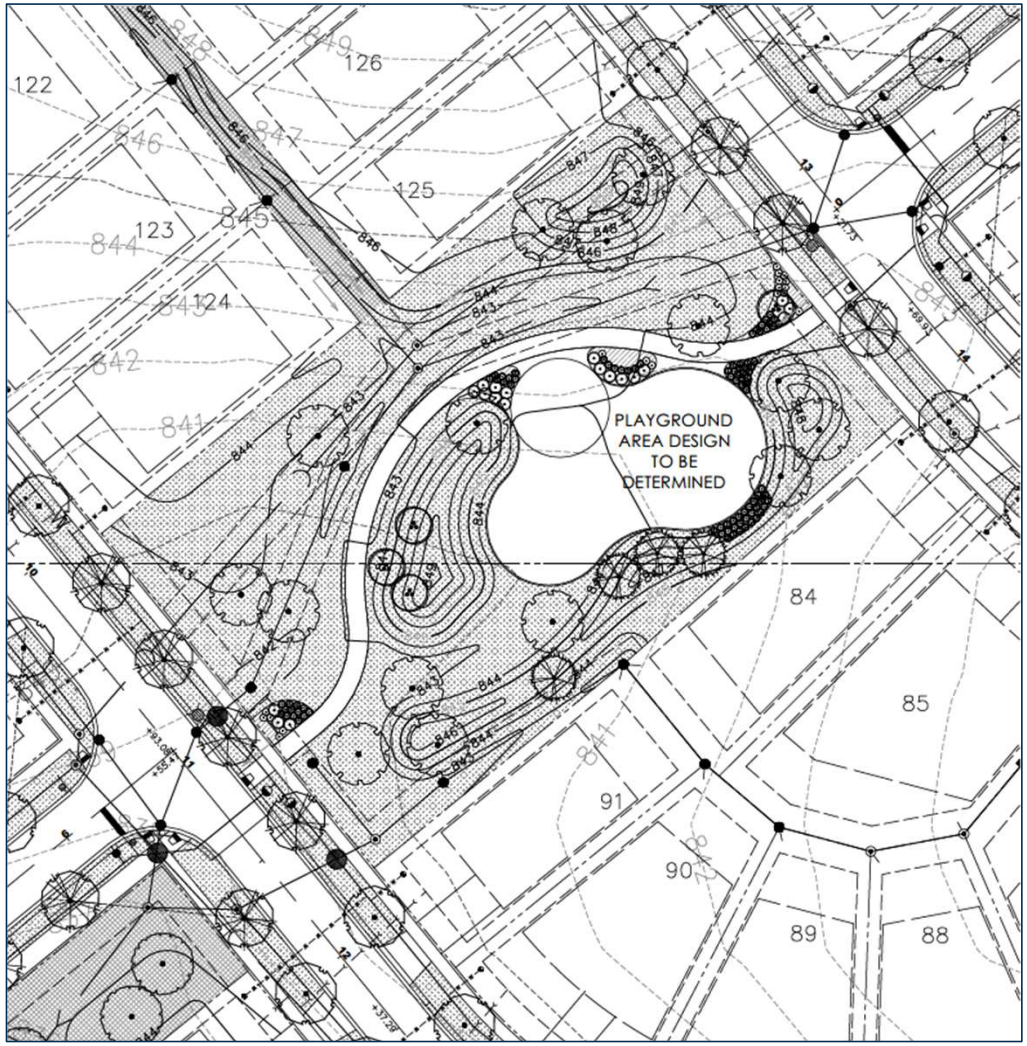
KEY LOT SIDE ELEVATIONS

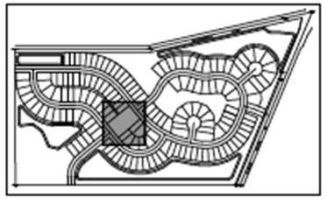


OVERALL LANDSCAPE



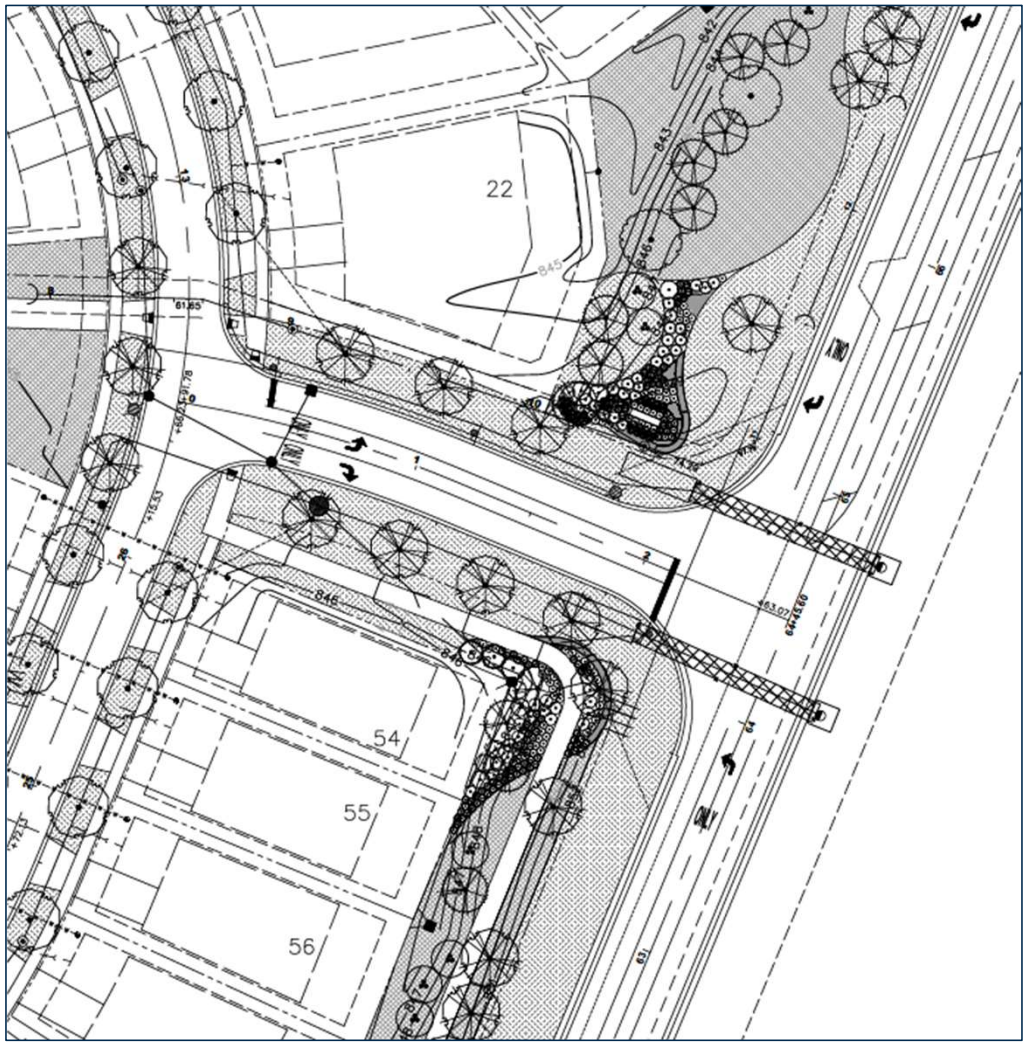
PARK DETAIL

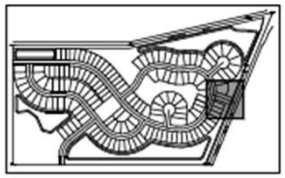




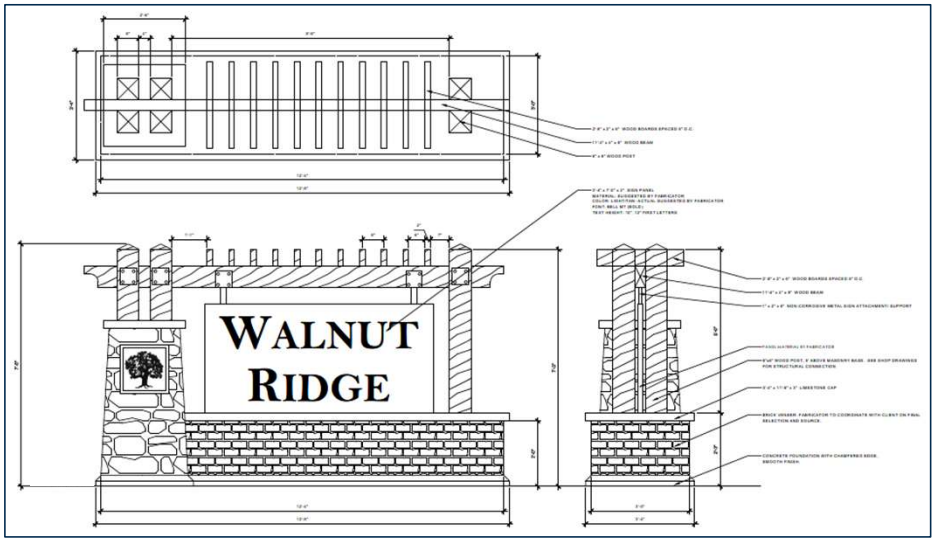
KEYMAP

ENTRANCE DETAIL





KEYMAP



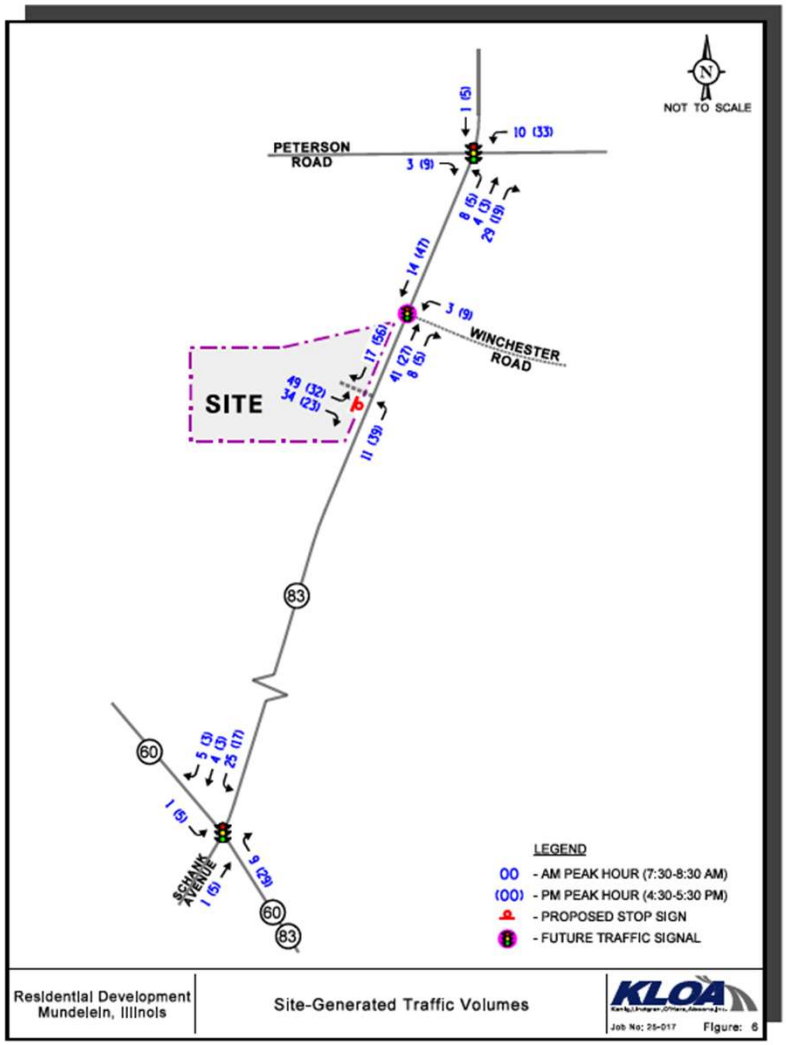
TRAFFIC

TRAFFIC

Table 4
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

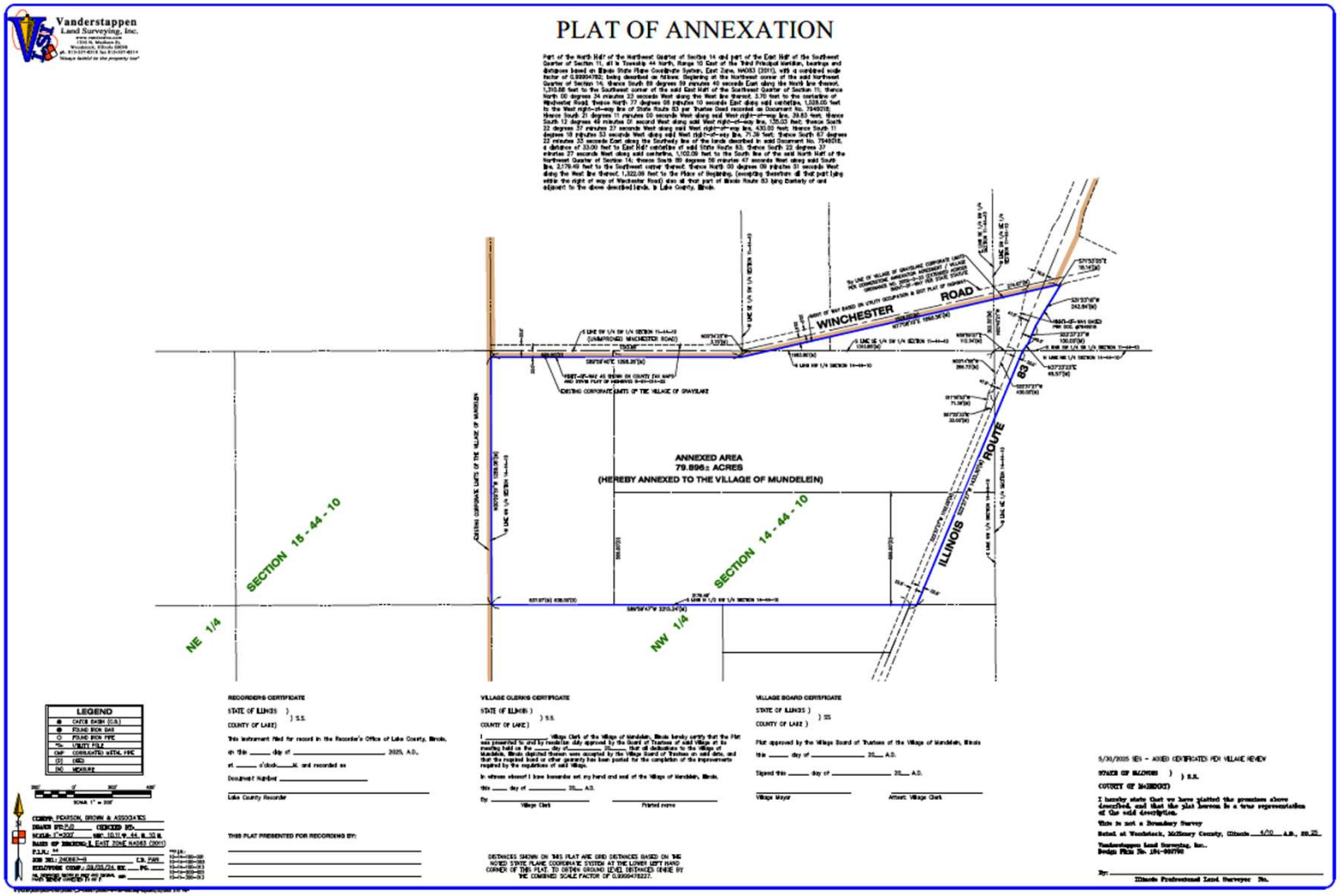
ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
210	Single-Family Detached Housing (155 units)	28	83	111	95	55	150

TRAFFIC

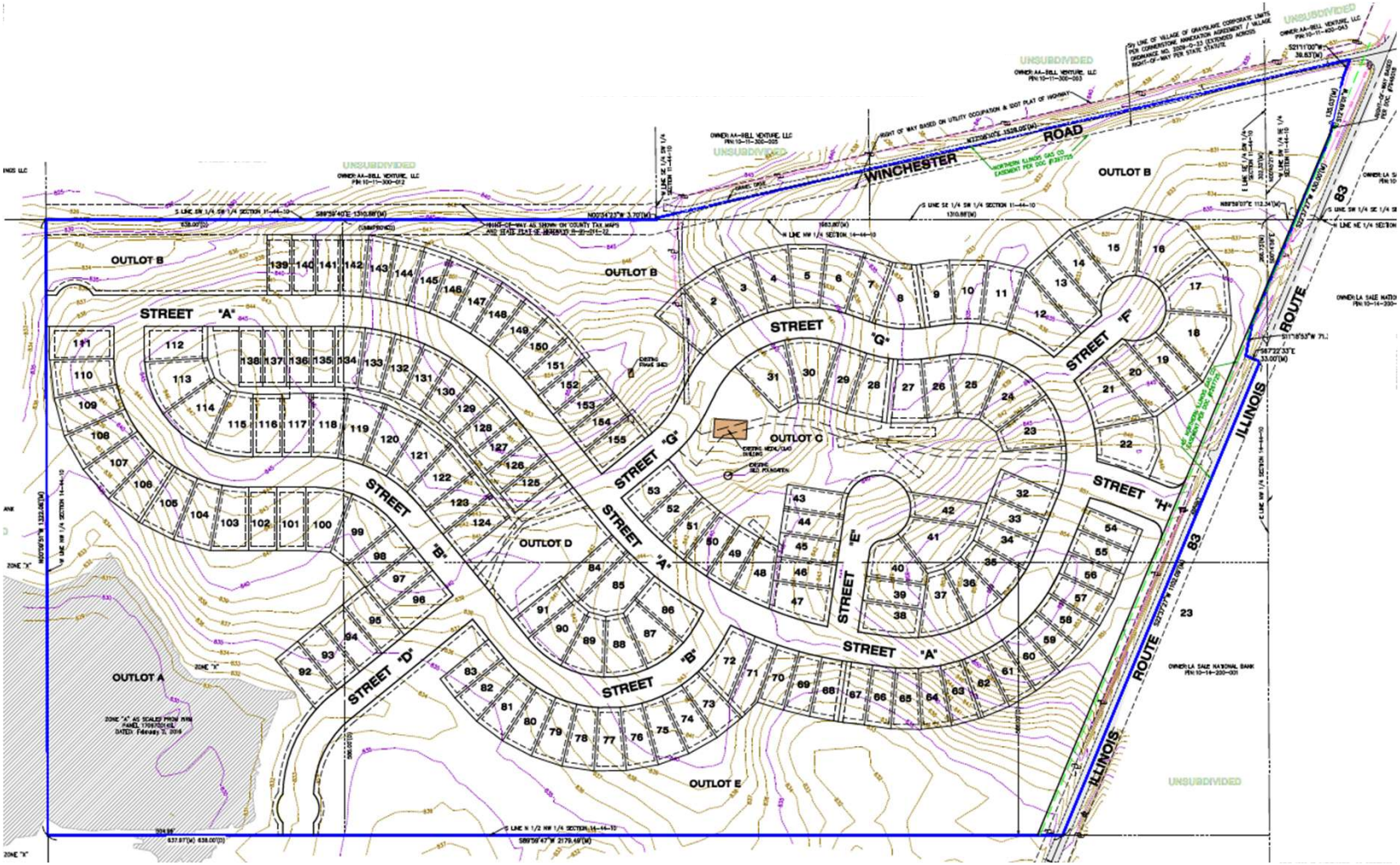

NOT TO SCALE
PETERSON ROAD
WINCHESTER ROAD
SITE
SCHANK AVENUE
83
60
LEGEND
00 - AM PEAK HOUR (7:30-8:30 AM)
(00) - PM PEAK HOUR (4:30-5:30 PM)
- PROPOSED STOP SIGN
- FUTURE TRAFFIC SIGNAL
Residential Development
Mundelein, Illinois
Site-Generated Traffic Volumes
KLOA
Job No: 25-017
Figure: 6

ENGINEERING

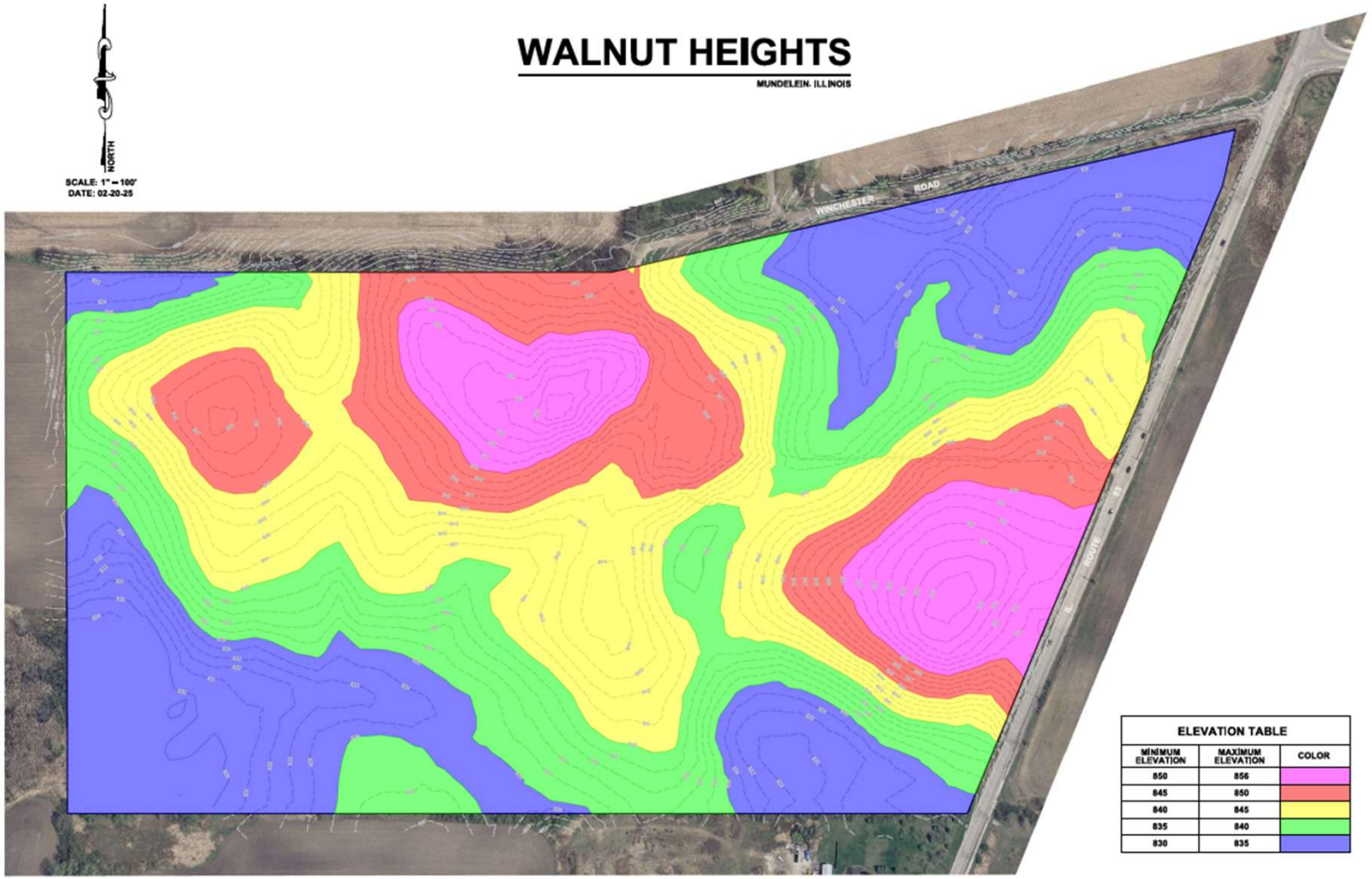
PLAT OF ANNEXATION



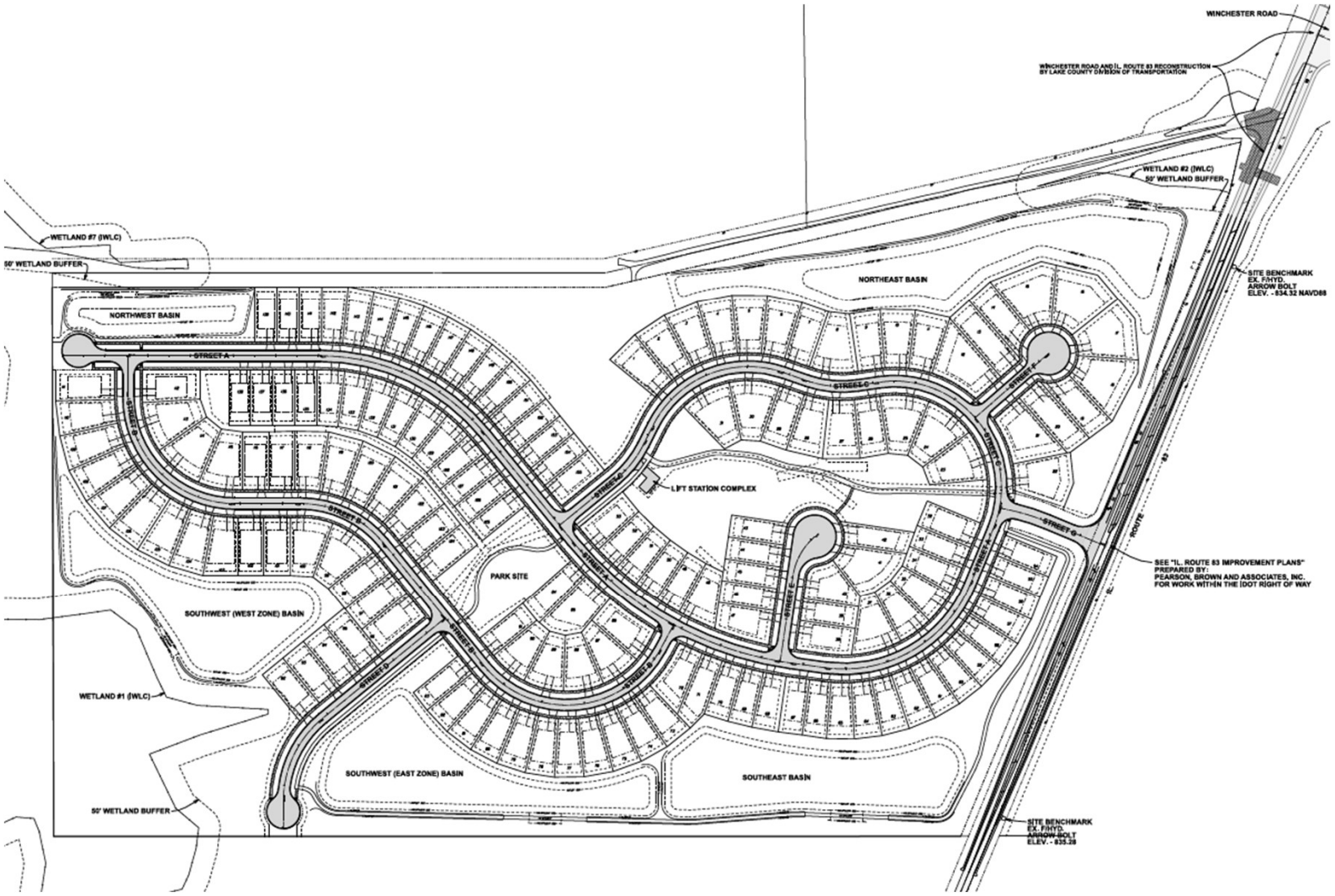
PLAT OF SUBDIVISION



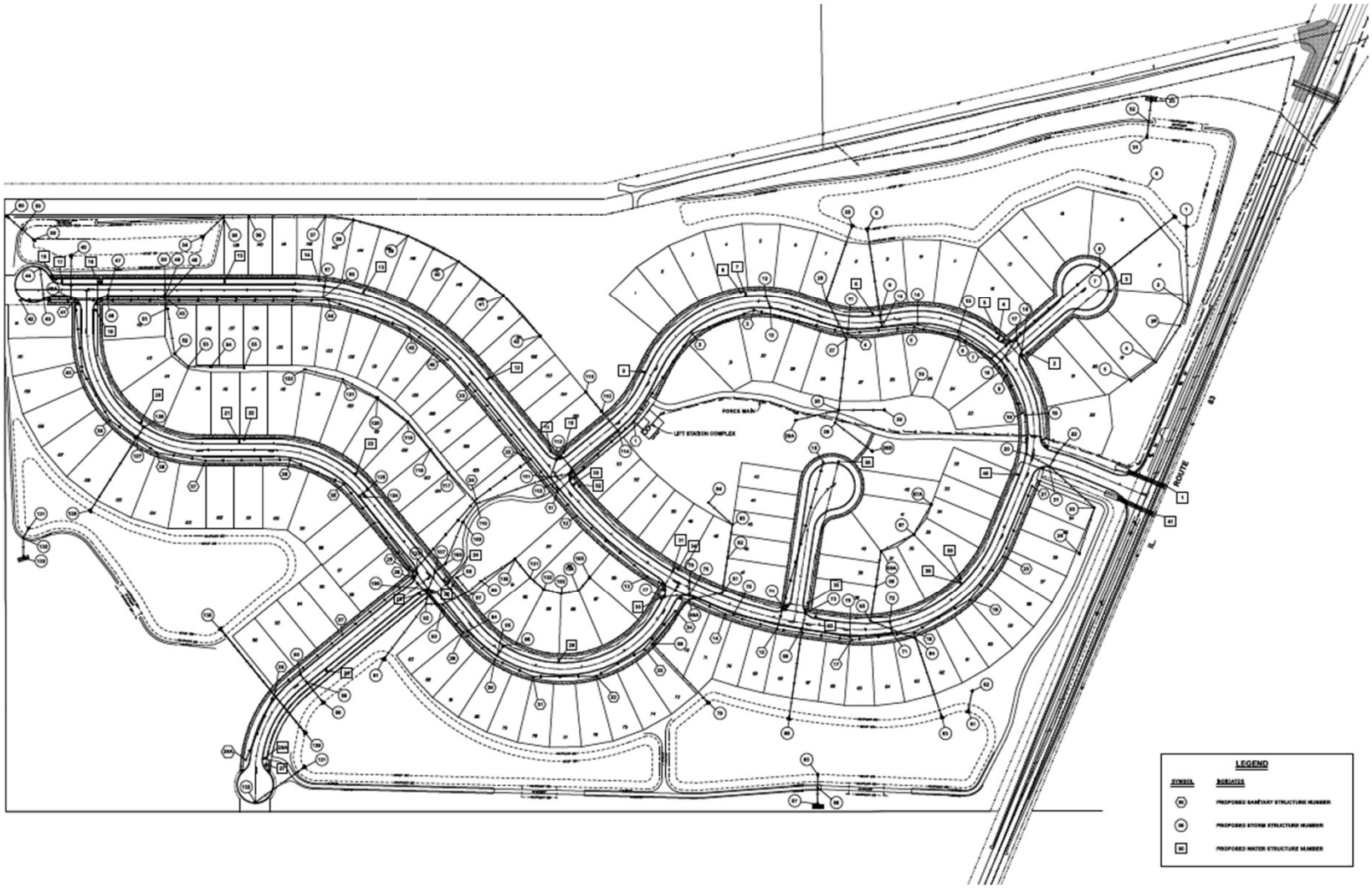
TOPO HEAT MAP



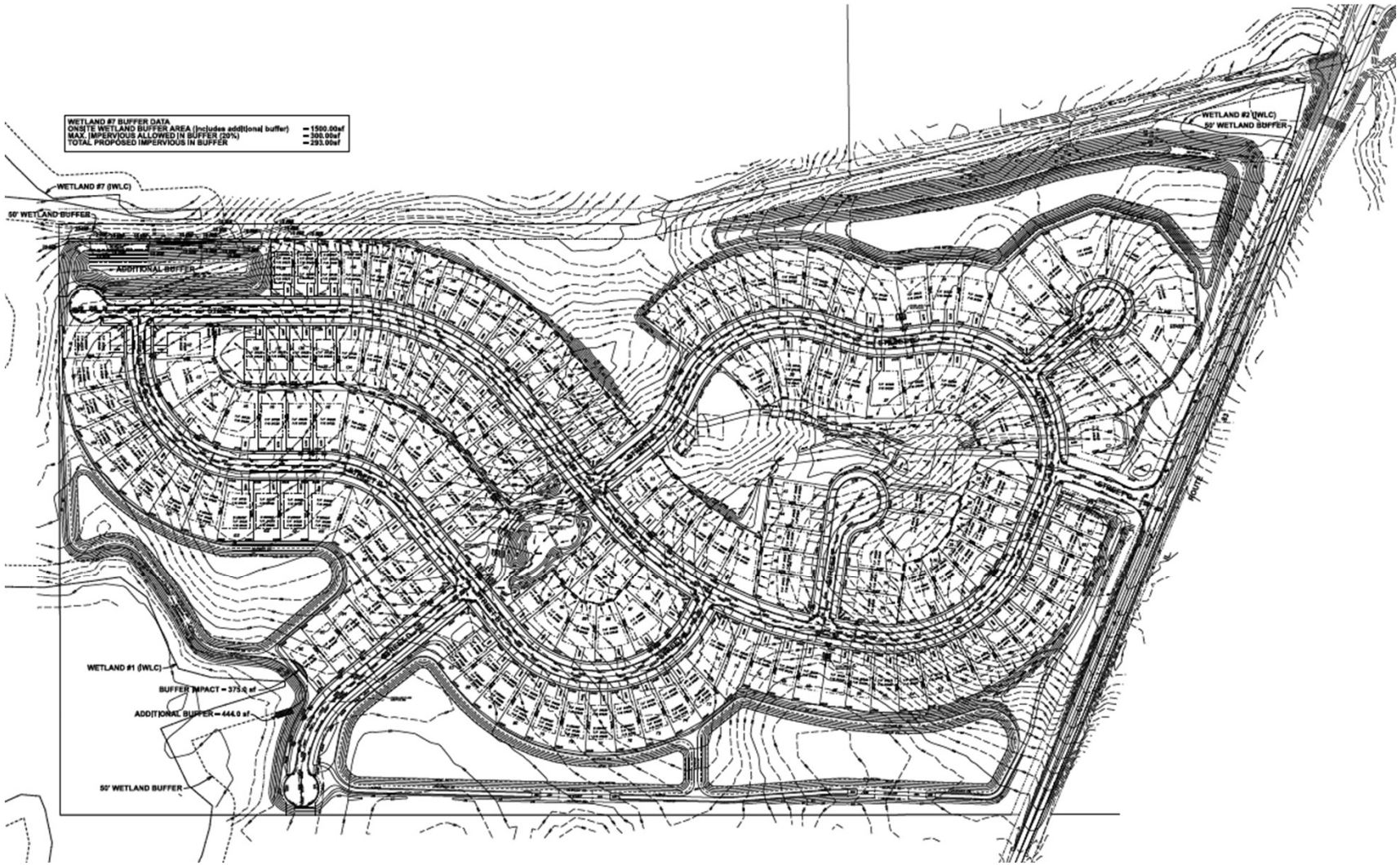
OVERALL SITE PLAN



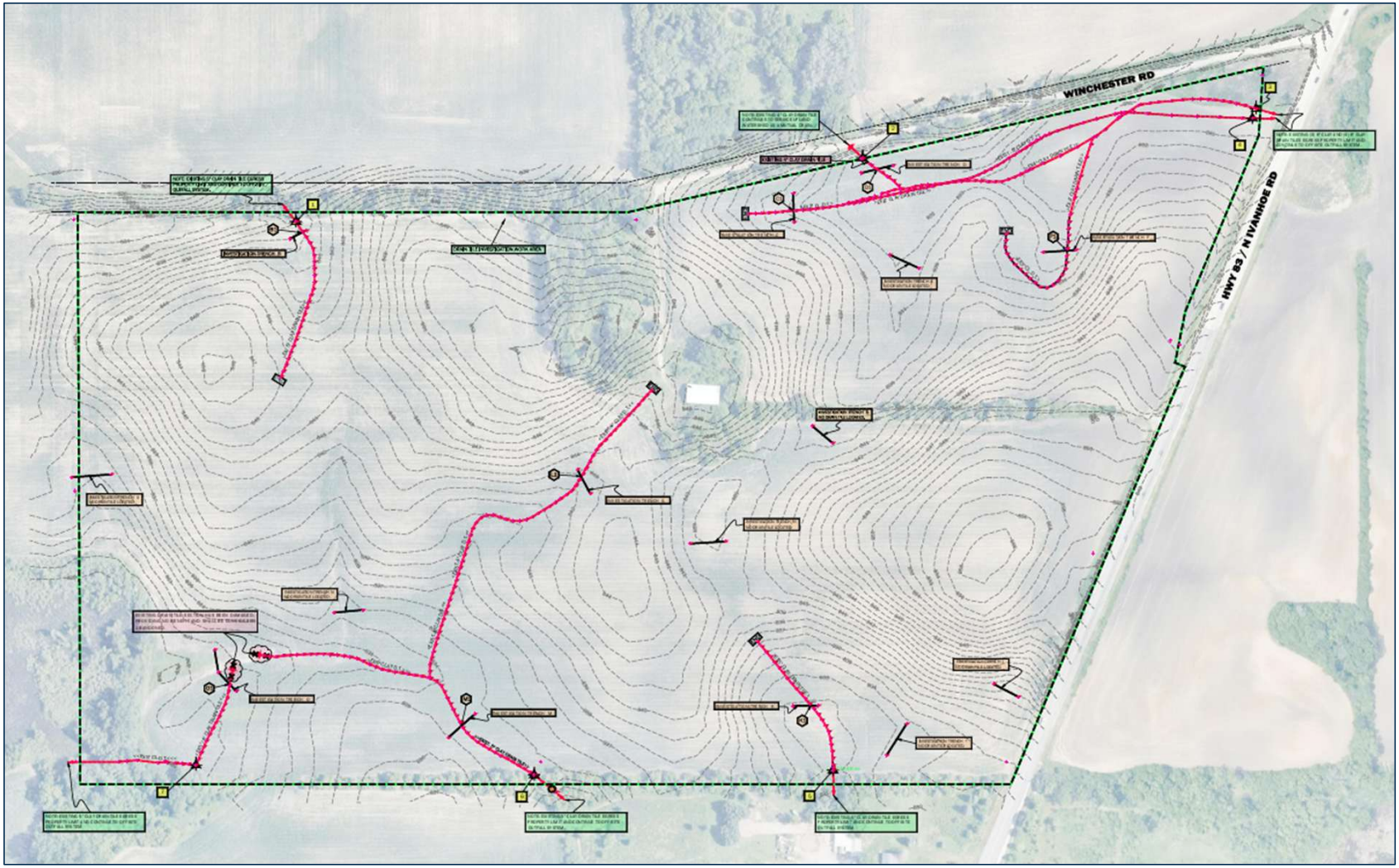
UTILITY PLAN



WETLAND BUFFER

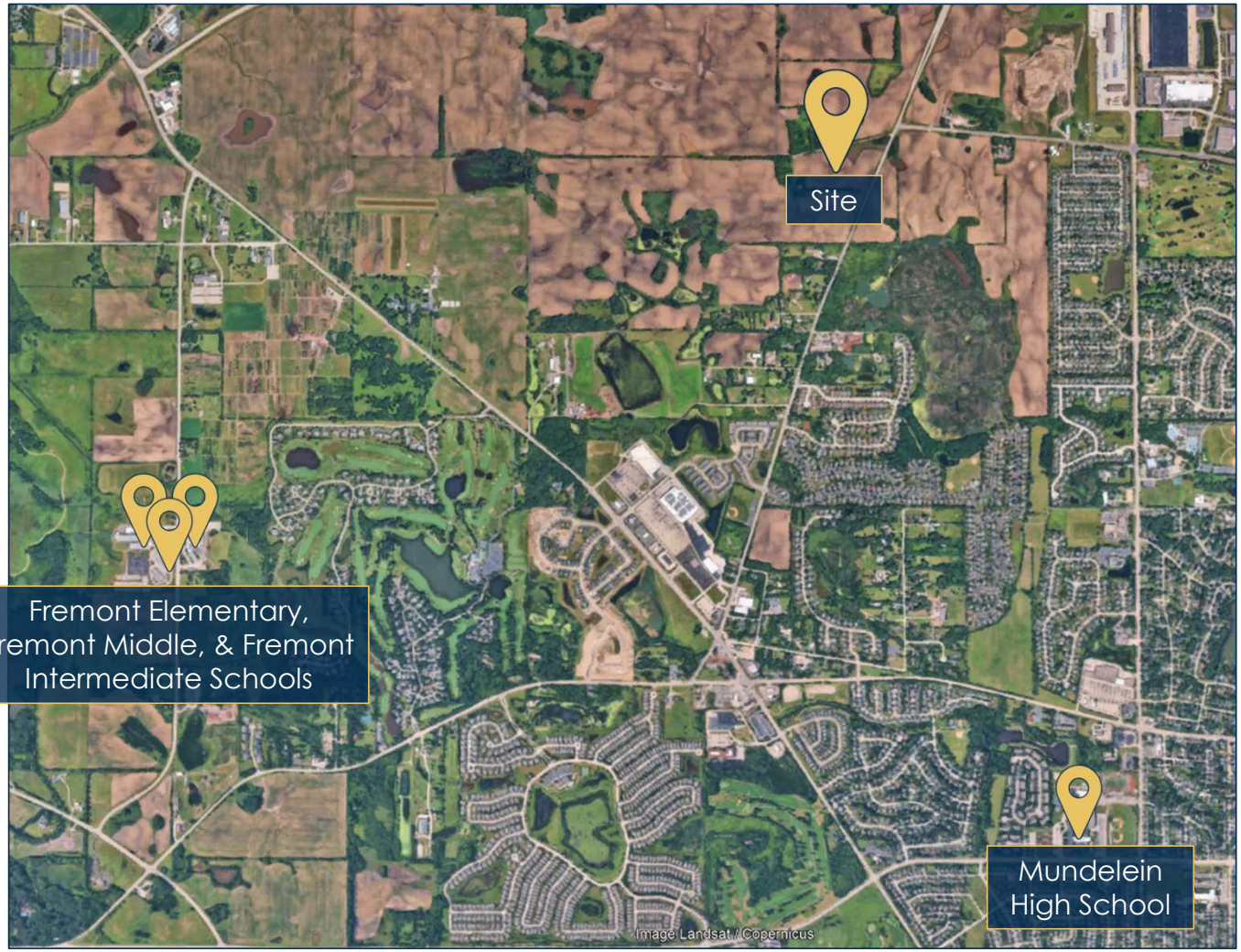


DRAIN TILE



SCHOOLS

ASSIGNED SCHOOLS



DISTRICT ENROLLMENT TRENDS

	Type of Unit	Pre-School 0 - 4 Yrs		Elementary Grades K-5		Junior High Grades 6-8		Total Grades K-8	Total High School Grades 9-12		Adults 18-up		Total per Unit	
	Detached Single-family													
	0-1 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.700	1.700	1.700	0.000
	2-bedroom	0.113	0.000	0.136	0.000	0.048	0.000	0.184	0.020	0.000	1.700	0.000	2.017	0.000
14	3-bedroom	0.292	4.088	0.369	5.166	0.173	2.422	0.542	0.184	2.576	1.881	26.334	2.899	40.586
119	4-bedroom	0.418	49.742	0.530	63.070	0.298	35.462	0.828	0.360	42.840	2.158	256.802	3.776	449.344
22	5-bedroom	0.283	6.226	0.345	7.590	0.248	5.456	0.593	0.300	6.600	2.594	57.068	3.770	82.940
	Duplex, Stacked Flat, Attached Single-Family													
	0-1 Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.193	0.000		0.000
	2 Bedroom	0.064	0.000	0.088	0.000	0.048	0.000	0.136	0.038	0.000	1.752	0.000	1.697	0.000
	3 Bedroom	0.212	0.000	0.234	0.000	0.058	0.000	0.292	0.059	0.000	1.829	0.000	2.374	0.000
	4 Bedroom	0.323	0.000	0.322	0.000	0.154	0.000	0.476	0.173	0.000	2.173	0.000	2.767	0.000
	Apartment Units													
	0 Bedrooms	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.193	0.000	1.193	0.000
	1 Bedroom	0.000	0.000	0.002	0.000	0.001	0.000	0.003	0.001	0.000	1.754	0.000	1.710	0.000
	2 Bedroom	0.047	0.000	0.086	0.000	0.042	0.000	0.128	0.046	0.000	1.693	0.000	2.007	0.000
	3 Bedroom	0.052	0.000	0.234	0.000	0.123	0.000	0.357	0.118	0.000	2.526	0.000	2.475	0.000
	People Produced		60.056		75.826		43.340			52.016		340.204		572.870
								171.182						

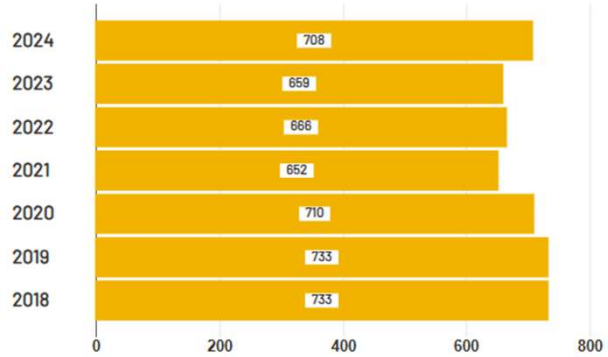
171 PROJECTED STUDENTS

SCHOOL ENROLLMENT TRENDS

Fremont Elementary School (K-2)

All

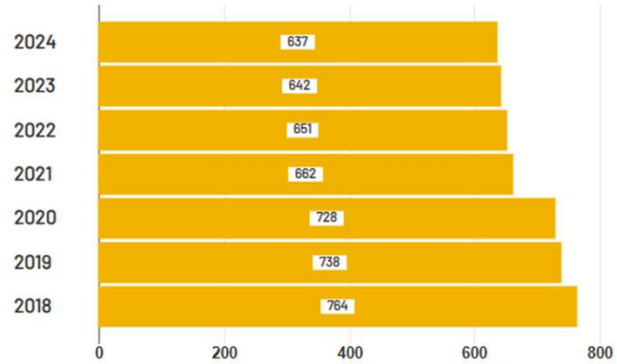
Projected:
38 Students



Fremont Intermediate School (3-5)

All

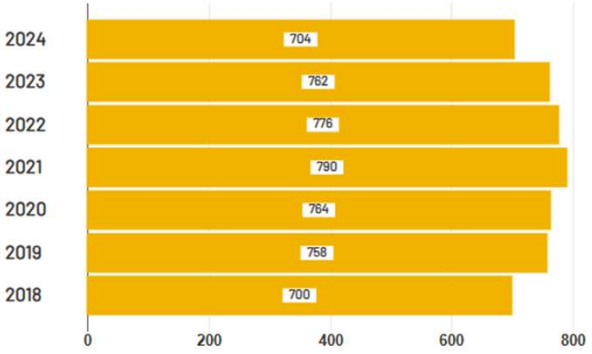
Projected:
38 Students



Fremont Jr High/Middle School (6-8)

All

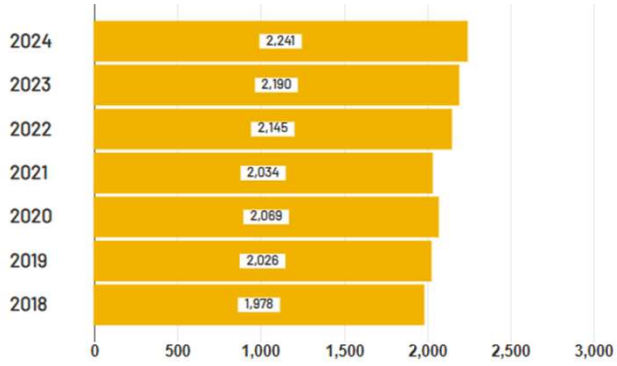
Projected:
43 Students



Mundelein High School (9-12)

All

Projected:
52 Students



DISTRICT ENROLLMENT TRENDS

Fremont SD 79



Mundelein High SD 120



FISCAL IMPACT

TABLE A-1

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

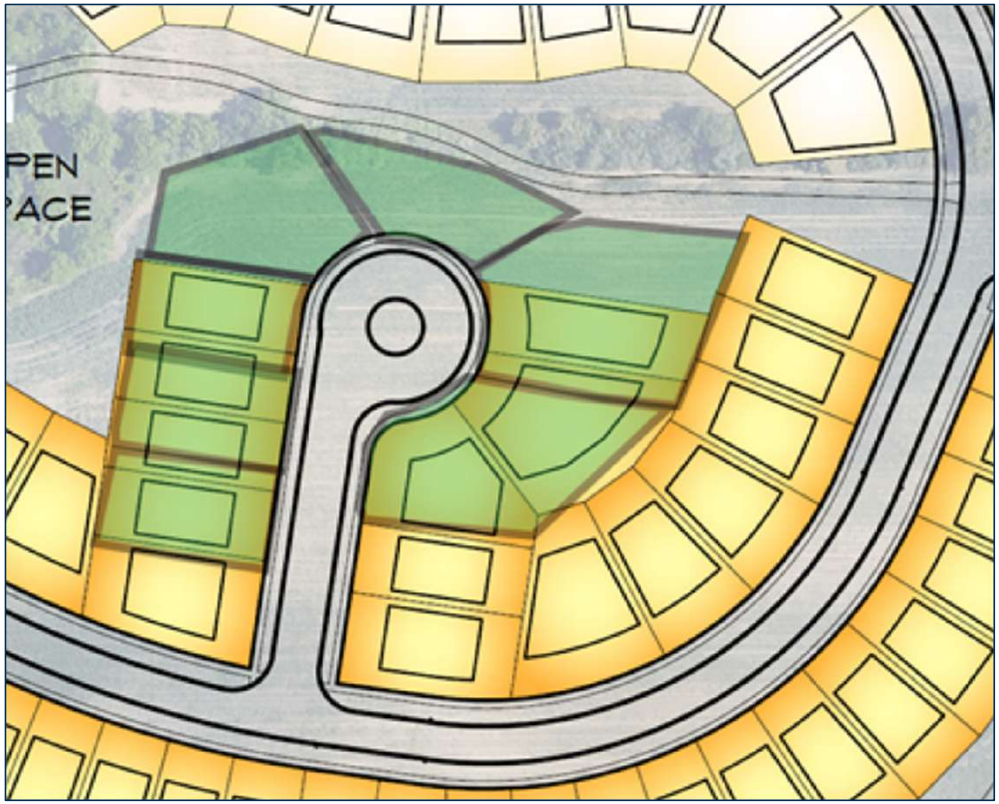
Taxing District	Total Development $
College of Lake County #532	98,033
Village of Mundelein Bonds Ser 2010-2013	4
Village of Mundelein	490,281
County of Lake	195,320
Forest Preserve	55,959
Fremont Elementary School District #79	1,011,481
Fremont Public Library District	117,474
Mundelein High School District #120	828,254
Road And Bridge-Fremont	47,442
Township of Fremont	32,693
Mundelein Park & Recreation District	155,438
TOTAL PROPERTY TAXES[1]	3,032,380

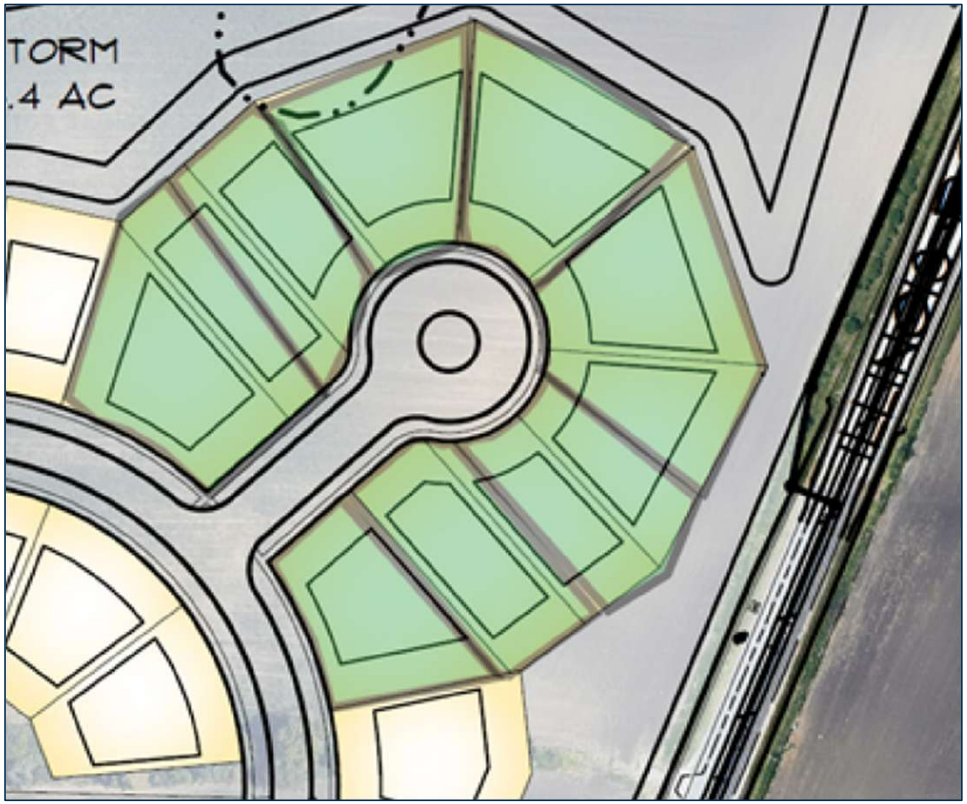
[1]Based on 2023 property tax rate for Village Mundelein and 2023 property tax rate for other taxing districts.

Sources: Lake County Treasurer; Gruen Gruen + Associates.

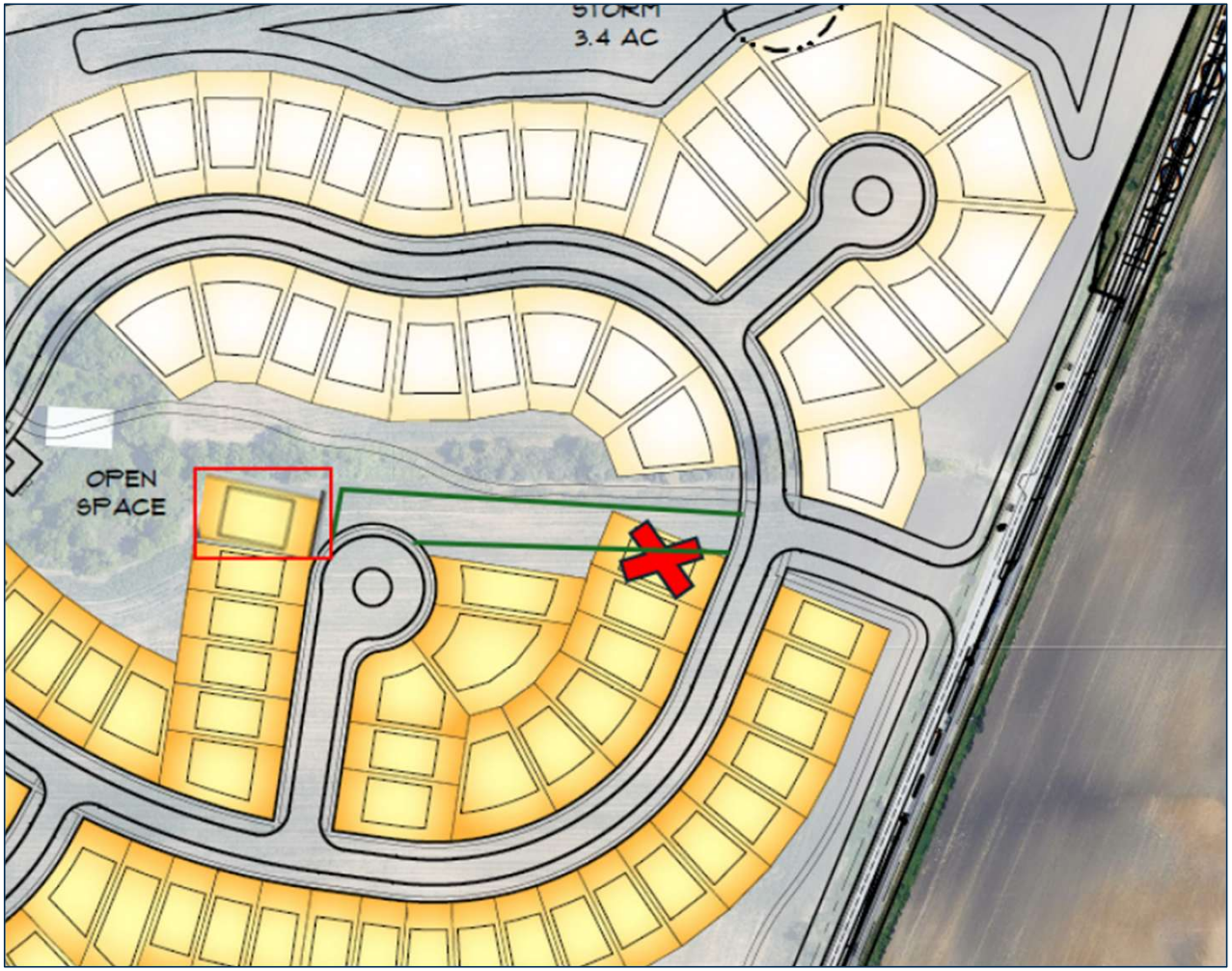
CUL-DE-SAC DESIGN

STAFF REPORT – ALT CUL-DE-SAC





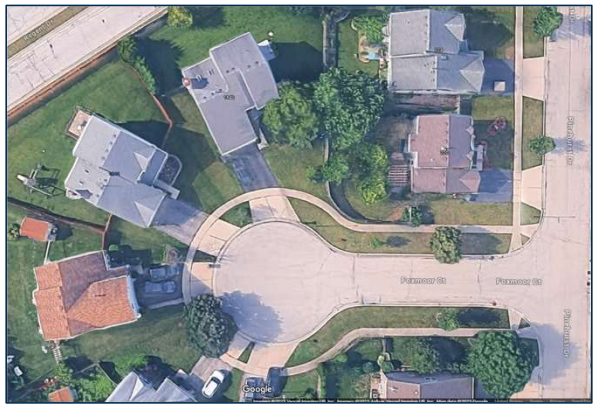
STAFF REPORT – ALT ROAD



CUL-DE-SACS IN MUNDELEIN





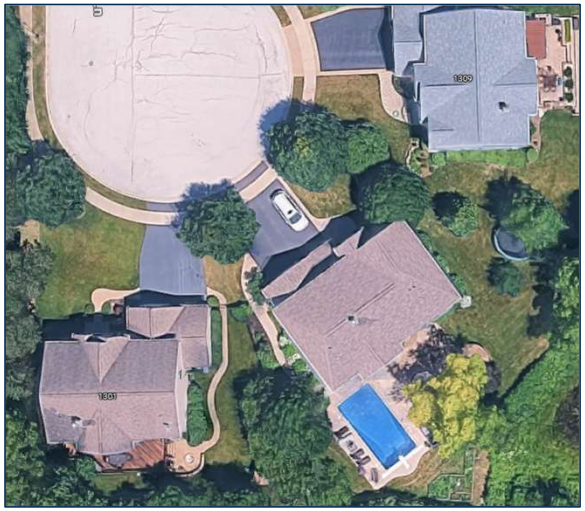








CUL-DE-SACS IN MUNDELEIN

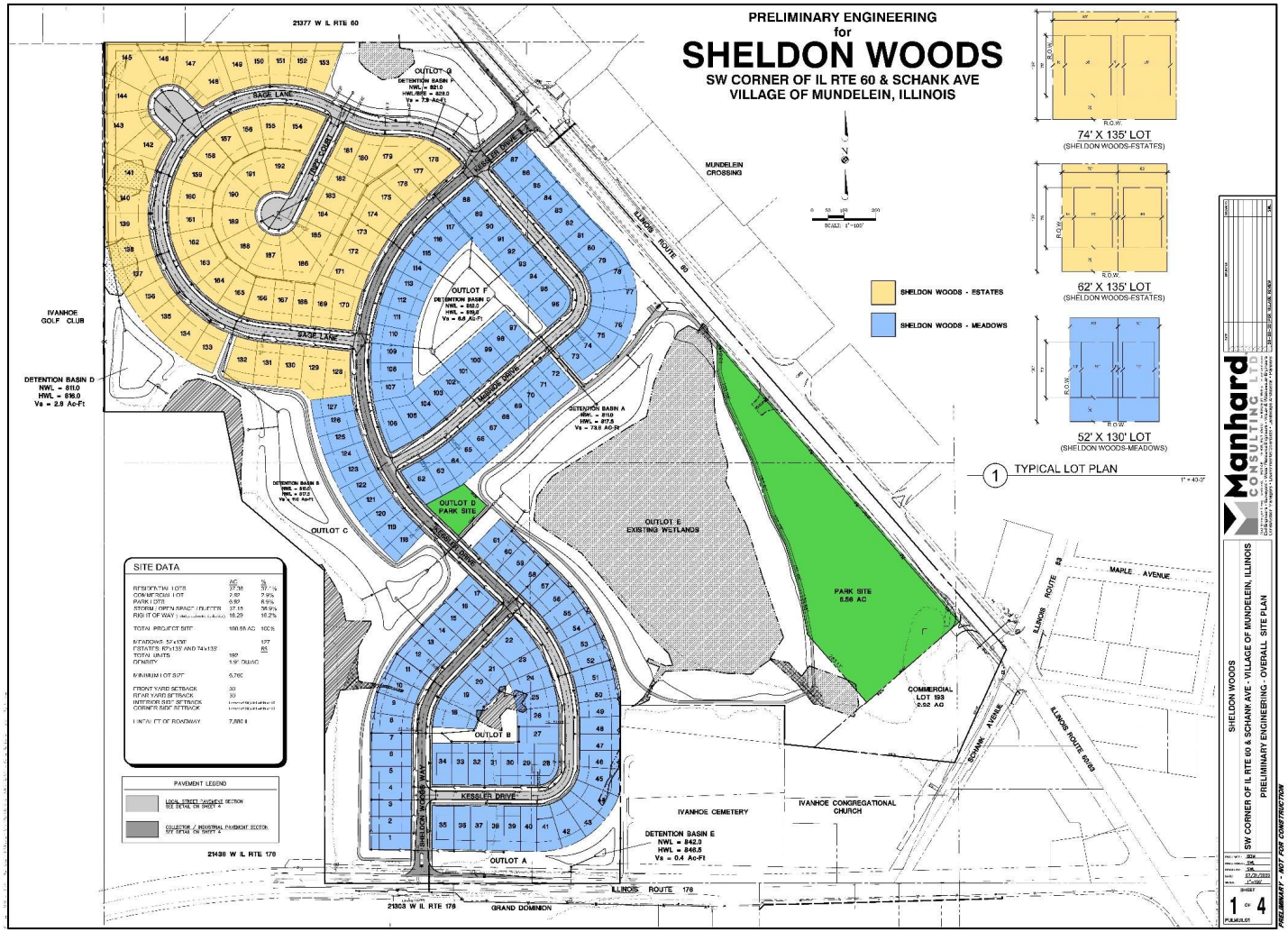








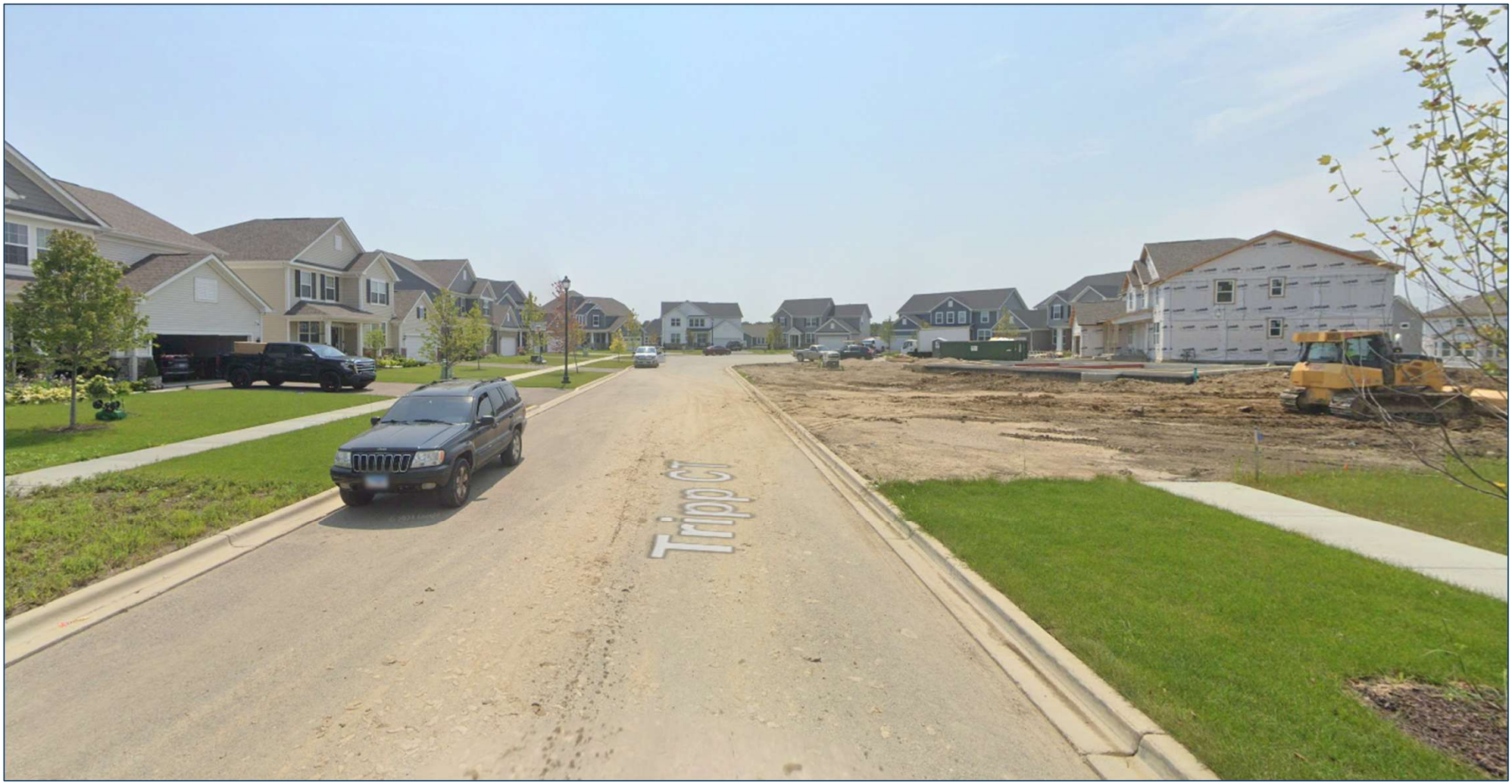
SHELDON WOODS



SHELDON WOODS



SHELDON WOODS



SHELDON WOODS



ALTERNATE SITE PLAN



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

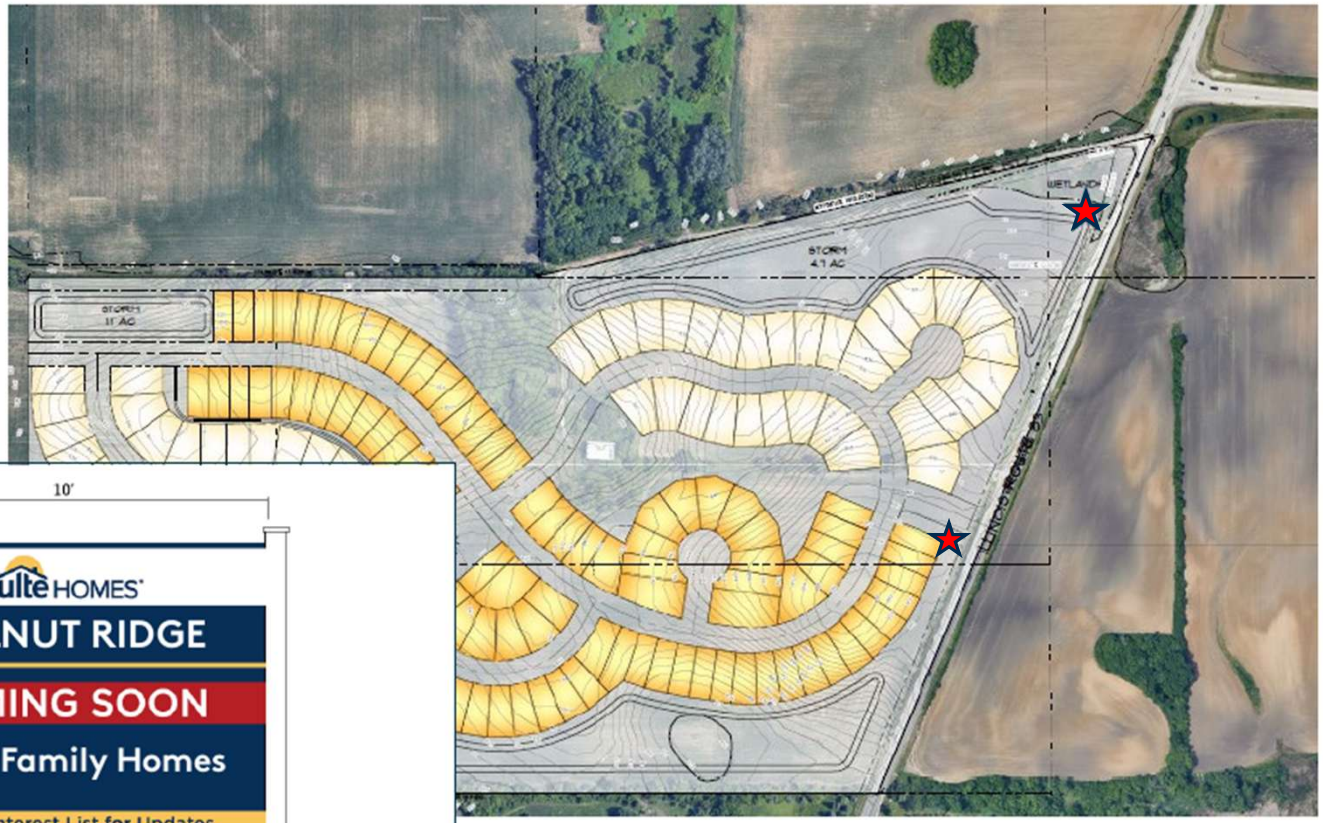
(-1) Estates
(+3) Meadows

Proposed:
64 Estates + 91 Meadows

Alternate:
63 Estates + 94 Meadows

SIGNAGE

TEMPORARY SIGNAGE

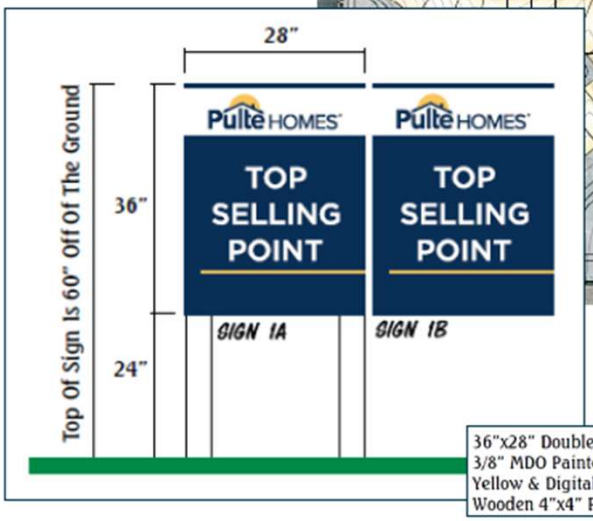




8'x10' Double Sided Informational Billboard.
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Black Vinyl Mounted To (2) White Wooden 6"x6" Columns & White Wooden Toppers.

TEMPORARY SIGNAGE

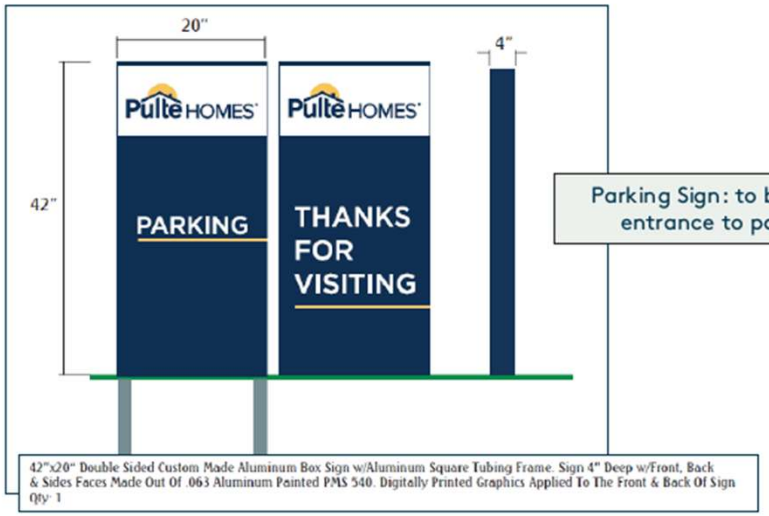




36"x28" Double Sided Burma Shaves. 3/8" MDO Painted Ronan Dark Blue w/White, Yellow & Digital Vinyl. MDO Mounted To (2) Wooden 4"x4" Post Painted White.

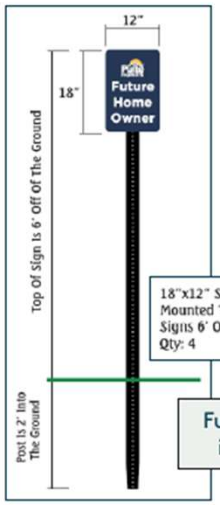
Burma Shaves: Top Selling Points will include top-rated schools, ideal location, etc.
Quantity: 4

TEMPORARY SIGNAGE



Parking Sign: to be installed at entrance to parking area

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

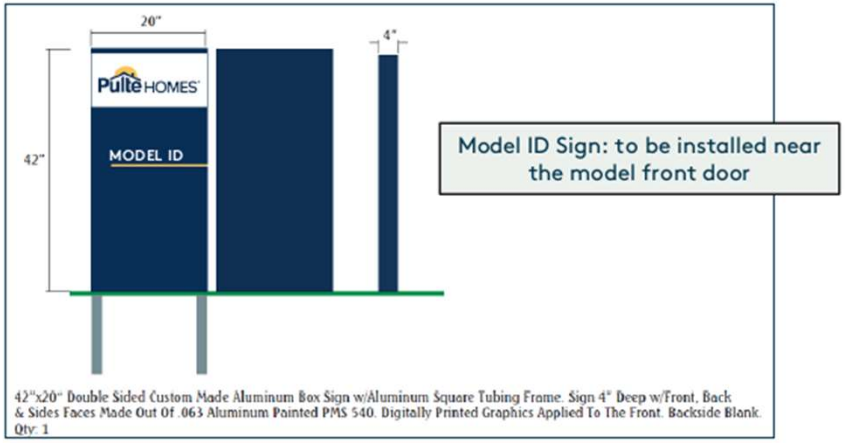


18"x12" Single Sided .080 Aluminum w/Digitally Printed Faces To Match Pulte's Colors & Laminated. Mounted To 8' Black U-channel Post. (2 Feet Of The Post Will Be In The Ground To Make The Signs 6' Off Of The Ground.)
Qty: 4

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

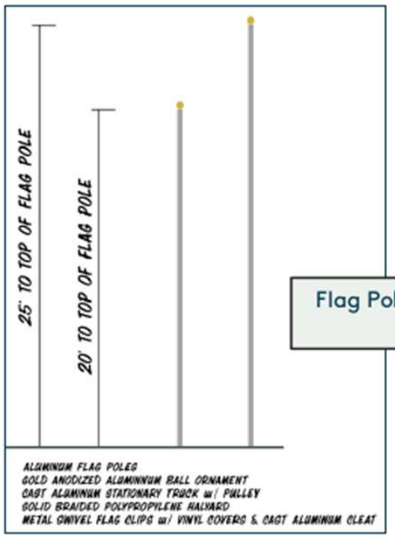
Confidential and Proprietary

TEMPORARY SIGNAGE

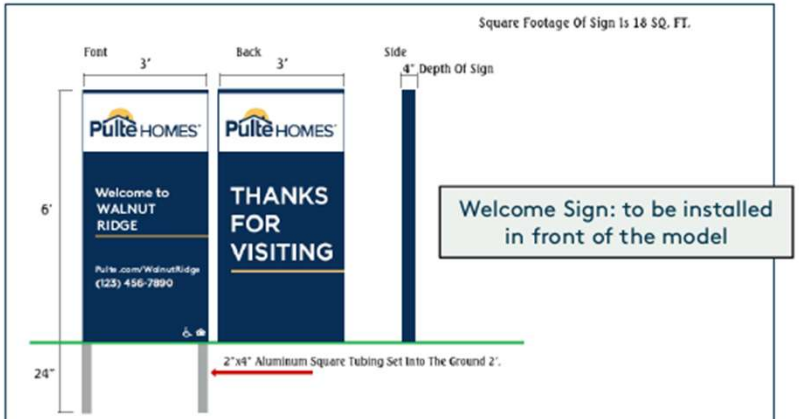


42"x20" Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front. Backside Blank. Qty: 1

Model ID Sign: to be installed near the model front door



Flag Poles: to be installed behind the Welcome Sign



6'x3' Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front & Back Of Sign Qty: 1

Welcome Sign: to be installed in front of the model

Confidential and Proprietary

ELEVATIONS

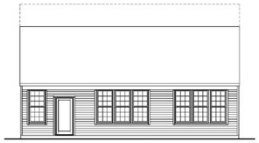
Meadows Series Elevations

MEADOW SERIES ELEVATIONS

ABBEYVILLE


Right Elevation


Left Elevation


Rear Elevation

NEWBERRY


Right Elevation


Left Elevation


Rear Elevation

MERCER

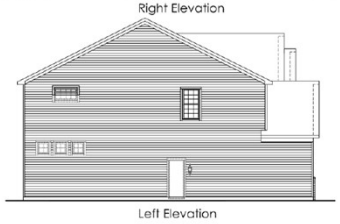

Right Elevation


Left Elevation


Rear Elevation

CONTINENTAL


Right Elevation


Left Elevation


Rear Elevation

WAVERLY


Right Elevation


Left Elevation


Rear Elevation

Abbeyville









Example Only - Proprietary and Confidential

Abbeyville





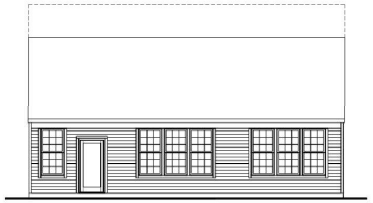
Higher Roof Line w/ Optional Loft



Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Newberry









Example Only - Proprietary and Confidential

Newberry








Right Elevation


Left Elevation


Rear Elevation

Example Only - Proprietary and Confidential

Mercer









Example Only - Proprietary and Confidential

Mercer









Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Continental









Example Only - Proprietary and Confidential

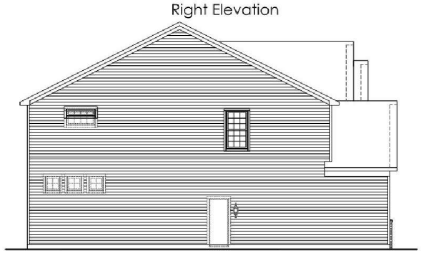
Continental








Right Elevation


Left Elevation


Rear Elevation

Example Only - Proprietary and Confidential

Waverly







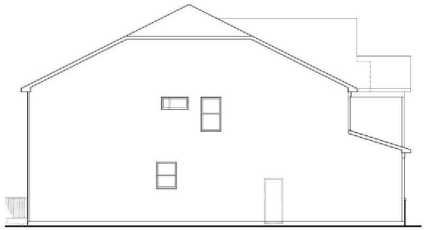


Example Only - Proprietary and Confidential

Waverly




Right Elevation


Left Elevation


Rear Elevation

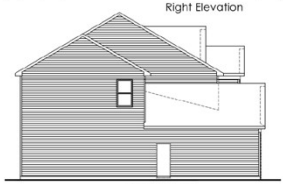
Example Only - Proprietary and Confidential

Estate Series Elevations

ESTATE SERIES ELEVATIONS

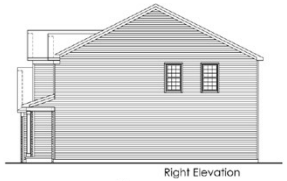
HILLTOP

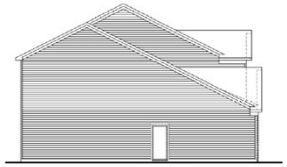

Right Elevation


Left Elevation


Rear Elevation

RIVERTON

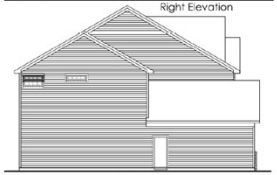

Right Elevation


Left Elevation


Rear Elevation

WESTCHESTER


Right Elevation


Left Elevation


Rear Elevation

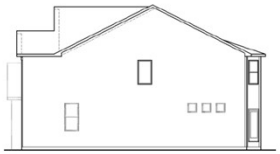
WOODSIDE

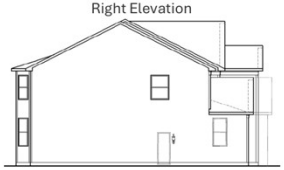

Right Elevation


Left Elevation


Rear Elevation

CASTLETON


Right Elevation


Left Elevation


Rear Elevation

Hilltop









Example Only - Proprietary and Confidential

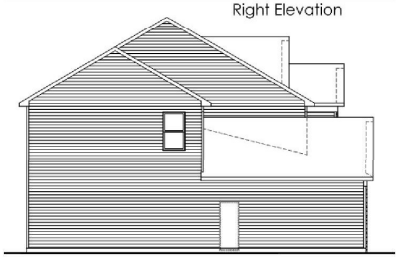
Hilltop







Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Riverton







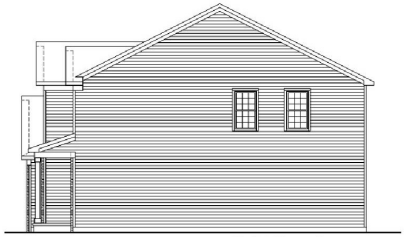


Example Only - Proprietary and Confidential

Riverton



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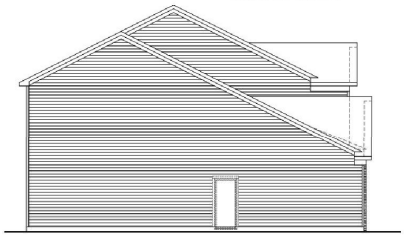

Left Elevation


Rear Elevation

Example Only - Proprietary and Confidential

Westchester







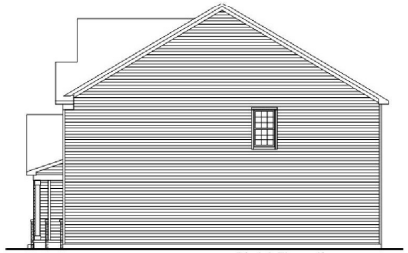


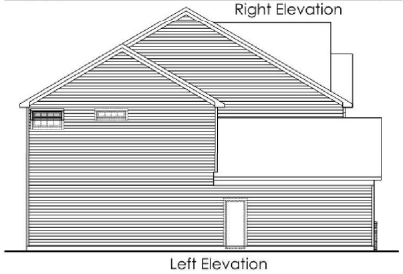
Example Only - Proprietary and Confidential

Westchester






Right Elevation


Left Elevation


Rear Elevation

Example Only - Proprietary and Confidential

Woodside









Example Only - Proprietary and Confidential

Woodside





Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Castleton





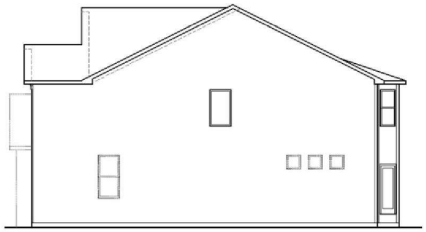




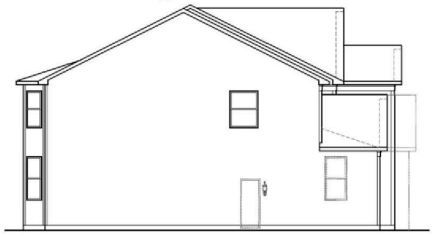
Example Only - Proprietary and Confidential

Castleton





Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Base Architectural Requirements

All Homesites shall feature:

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

Meadows Series Homesites shall feature:

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

Estates Series Homesites shall feature:

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

Key Lot Homesites shall feature:

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

Sound Attenuation

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

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

Proprietary and Confidential

KEY LOT SIDE ELEVATIONS



Planning and Zoning Commission Meeting **August 6, 2025**
Minutes

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on August 6, 2025 at 300 Plaza Circle, Mundelein. Commissioner K. Garesche called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Commissioner K. Garesche led the Pledge of Allegiance.

ATTENDANCE

Commissioner K. Garesche took the roll call. It indicated as follows:

Board Attendance

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

Village Attendance

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

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from July 16, 2025

K. Anderson moved, seconded by S. Petti, a **Motion** to approve the Planning and Zoning Commission Meeting minutes from July 16, 2025.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

There was no general public commentary.

OLD PZC BUSINESS

PUBLIC HEARING - PZ2025-0020 - SW Corner of Route 83 and Winchester Road Map
PZ2025-0020 and PZ2025-0021 to be discussed together.

Staff Presentation
I. Guadarrma gave a brief overview of the project. Both items were opened a discussed in unison at the prior meeting on July 16, 2025. Since that time Pulte has now come back with an example site plan for the requested R-3 zoning on the adjacent parcel to give an idea of how the R-3 could look if developed in the future.

Petitioner Presentation
Russell Whitaker, legal counsel representing Pulte developers was previously sworn in and approached to speak. Pulte was planning to send a member from V3 to the proposed annexation site to review the wetlands, however there was 6 feet of corn on site, so this did not make walking the site possible. However, V3 pulled contour maps off of the County website and use that as a base for a sketch plan. This is not a formal plan as Pulte has no current plan to purchase or develop the site, but this was used to give an idea of what is possible to develop on the parcel as requested by the Planning and Zoning Commission on July 16, 2025.

There were questions from the commission as to Pulte's interest in developing the adjacent parcel in the future, and the number of lots on the mock plan of development. Representatives from Pulte stated that if this development found success, it would be fathomable that they would have an interest to expand at that point, but currently the trustee that owns the parcel has no interest in selling. Pulte's only interest in the property at this point is to assist in the annexation in order to get contiguity to allow for the annexation and development that Pulte does have under contract. Pulte worked with the trust, but the trust that owns the parcel has stated that they have no current plans to develop the parcel at this point in time.

The proposed mock site plan for a potential future development on the parcel showed around 200 home sites on 67 acres of land.

Mr. Whitaker also provided the future Lake County Department of Transit plans with respect to the annexation parcels as well as some renderings of the development that Pulte created showing what the plantings would look like at development as well as 5 years after planting.

Nelly Rosenberg of Gould and Ratner, a representative of the trust of the western parcel, was sworn in. Commissioner Garesche requested clarification on statements

made by Mr. Whittaker that the trust owners were not developers and were not interested in developing the parcel. Ms. Rosenberg confirmed that the parcel has been owned for over 20 years by the trust, and they had no interest in developing it at this point in time, but would like the same zoning as the other parcel under contract by Pulte. She further added that the trust may consider developing further down the line, but at this point in time they are not pursuing development. Commissioner Garesche requested further clarification as to why the trust would have such a strong opinion of requesting a more condensed zoning residential district if there were no plans to develop. Ms. Rosenberg stated that the trust feels that it is the best use of the land and it makes sense for the area. The trustee would like some security for the future in the event they may want to eventually develop.

Public Commentary

Doug Hoselton approached the podium to speak. Mr. Hoselton thanked the commission for taking the time to property review the petition. He stated he is fine with the plan for the proposed Walnut Ridge. He was concerned with development on the western parcel because of the wetland. He found the mock site plan made by Pulte to be acceptable, but said he is still against rezoning of the whole parcel to residential. Commissioner Holden asked Mr. Hoselton to elaborate on his opposition. Mr. Hoselton stated that he is not in favor of utilities going through the wetlands.

Shelly Hoselton approached the podium. She agreed that the mock site plan was acceptable to her. Mrs. Hoselton did state that she would still prefer a less condensed zoning district with the option to re-zone in the future when there is a plan. She shared the attached photos showing some of the conditions of the wetlands and the animals living in the area.

Commissioner Garesche asked for clarification as to why part of the parcel was being referred to as an "exception". Mr. Hoselton stated that on his plat of survey, that piece is referred to as an "exception" to his property.

Tom Slowinski of V3 Companies worked with Pulte to review some publicly available maps to give an analysis the status of the wetlands on the western parcel requesting annexation. The wetlands appear to be of high quality, which are exceedingly difficult to develop. In addition, high quality wetlands would require 100-foot buffer zones without development. There are some portions in the northwest corner of the parcel that are lower quality wetlands that would allow for some development with some mitigation efforts. Most of the current buffer zones are used for agriculture. If developed in the future, the buffer zones would be enhanced, likely with some prairie vegetation. This would increase the wildlife habitat potential for the wetlands.

K. Garesche inquired as to the term buffer and if that was a county zoning designation. Mr. Slowinski stated that the term buffer is a designation under the county stormwater

ordinance. Wetlands require buffers when there is development.

Mr. Whitaker asked Mr. Slowinski what the process would be to attempt to develop more than 2 acres of high-quality wetlands. Mr. Slowinski stated there would be an in-depth process involving documenting why it isn't possible to minimize impacts on the wetlands.

Commissioner Petti asked if the development would have impacts to the proposed Ivanhoe Village project that is located to the west of this parcel. He wanted to know what the implications might be if this property gets zoned at R-3.

A. Orenchuk, Director of Community Development for the Village of Mundelein, stated that I. Guadarrama and herself had many conversations with Pulte regarding this development. She stated that Pulte took every avenue not to involve another property owner for annexation. However, in order for the parcel that Pulte has under contract to be annexed into the Village, it is required to have land contiguity. The Pulte piece does not have land contiguity without also annexing the parcel to the West in the Village. She stated that the Village Attorney is also on hand at the meeting and would be happy to answer any questions the commission may have.

K. Garesche closed the floor to public commentary.

Commission Discussion

T. Wilson stated that he felt the the petitoner did a good job answering the questions brought forward and eased some concerns. It is not realistic to think that 40-foot trees would be planted at development. Thoughts on the looks of the end result of the development will happen 20+ years down the line.

J. Holden agreed that Pulte went above the requests the commission made. The remaining lack of clarity is the request for the zoning of the vacant parcel with no firm development plan.

S. Petti and K. Garesche expressed discomfort in the lack of flexibility with zoning the property at R-3, but would be open to adding stipulations to the agreement more metaphoric guardrails for any potential future development. K. Garesche further questioned as to why we might not just sever the exception piece that extends to Route 83.

K. Cahill, Village Attorney, stated that the Village would want to keep the exception piece intact and annexed in to maintain control of the zoning of it. If the Village carved out that piece, it would be up to the county as to the zoning and development of that piece. As far as the specific zoning, the Planning and Zoning Commission can craft a specific annexation agreement to protect the pieces that the commission would like.

You can also attach the presented mock site plan developed by Pulte and state that any development would have to be substantially similar, or it would otherwise need to go back to the commission for approval.

J. Holden moved, seconded by S. Petti, a **Motion**to recommend approval of a map amendment to rezone the properties located at 29808, 29730, 29508, and 29498 N IL Route 83 from R-1 Single Family Residential, to R-3 Single Family Residential zoning district, with the findings of fact as provided, including the following conditions:

- Any future development would need to be substantially similar to the drawing as presented by Pulte on behalf of the property owner.
- Restrict access to the tail or "exception" piece.
- Protect the wetlands to the greatest extent possible.
- Long term considerations of how the layout will affect adjacent parcels.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to Close Public Hearing PZ2025-0020.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC HEARING - PZ2025-0021 - Walnut Ridge

Map Amendment

J. Holden moved, seconded by T. Wilson, a **Motion** to recommend Approval of a Map Amendment to rezone the properties located at 20959 and 20575 W Winchester Road,

and 29944, 29909, and 29800 N IL Route 83 from R-1 Single-Family Residential to R-3 Single-Family Residential zoning district, pending annexation approval.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner T. Wilson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Special Use

K. Anderson moved, seconded by T. Wilson, a **Motion** to recommend Approval of the Special Use for a Planned Unit Development for the Walnut Ridge subdivision.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner K. Anderson
SECONDER:	Commissioner T. Wilson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Preliminary Plat of Subdivision

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval of a Preliminary Plat of Walnut Ridge Subdivision.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

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

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

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

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

Car Washes

A. Orenchuk stated that this topic was discussed in-depth at the previous meeting, and staff has a good direction on how to proceed with the text amendment.

Murals

A. Orenchuk stated that this would likely need legal guidance, so Village Attorney, Kelly Cahill was invited to the meeting to help navigate.

C. Malec stated that it had been a while since the commission had addressed mural regulations. Ms. Malec refreshed the current regulations as being a pilot program that only allowed them in the downtown. The initial changes to be discussed would be opening all murals to all zoning districts, with the exception of residential, and to streamline the process for smaller murals (under 100-square-feet). The proposed changes would keep larger murals as a special use and allowing smaller murals to be allowed by right. Smaller murals would be held to the same standards, but would be reviewed administratively via building permits.

C. Malec further stated that when it comes to the content of murals, there is a lot of case law governing that topic. Art is characterized by the courts as a form of freespeech as long as it is not commercial in nature. Most towns that regulate murals do make that distinction. Any regulations on murals can not regulate content, and would be at risk to being challenged in court. It seems common for other towns that do regulate murals to have some standards that address types of speech that are not addressed by freedom of speech, such as a threats, inciting criminal activity, pornographic material, among others. K. Anderson inquired about hate speech, C. Malec stated that can be somewhat of a gray area and she the case law has some very specific examples regarding hate speech.

Village Attorney K. Cahill stated that she would recommend the following, or similar language:

- Art can not depict subject matter that predominantly appeals to prurient

interests and depicts or incites criminal activity or threats of violence against a targeted group or interest.
- No artwork can contain off-site advertising.

K. Garesche asked for clarification that the Village does want to open up to more risk in the form of allowing visual free speech. C. Malec stated that the Village has been investing more in public art since 2018, and it has been a successful endeavor. The public art has been very supported both by the Board and by the public. The Village has been receiving more inquiries regarding murals.

K. Anderson asked if this new streamlined process is to remove some barriers to allow more people the opportunity to have murals. C. Malec confirmed that this is the intent. Many of the recent inquiries come from small businesses. If a small business owner is wanted to pursue getting a mural at this point, the process can take 6-12 weeks, a $450 fee plus possibly hundreds of additional dollars in certified mailers. The intent is to remove some barriers.

S. Petti asked if unincorporated Lake County has any ordinances regulating murals. C. Malec stated that she does not know if they do or do not have any ordinances regarding the regulation of murals.

K. Garesche asked if any of the surrounding municipalities have regulations on murals. K. Cahill stated some of the closer municipalities she found with regulations are Hinsdale and Highland Park. C. Malec stated that the Highland Park Ordinance regarding murals is very robust.

A. Orenchuk asked if there would be a mural registration. C. Malec stated that Highland Park required all murals, even previous ones, to fill out a registration. Highland Park had also limited the number of total murals to 15.

K. Anderson stated that he would be in support of allowing murals. J. Holden stated that she agrees and is in support of the idea. With the appropriate constraints, it is a worthwhile endeavor.

T. Wilson clarified that the Ordinance would exclude residential properties. C. Malec confirmed that murals would not be allowed in residential areas. T. Wilson stated that he felt the risk would be limited if only allowed in commercial districts.

Truck Stops

A. Orenchuk shared that she had previously spoken to the Village Attorney regarding having a definition without allowing that defined use. K. Cahill stated the way to prevent a use is to not have it addressed at all. The Village would need to be careful

when defining uses if there is something you do not want to allow. The Village can clarify the definition for gas stations to state that truck stops are not allowed.

C. Malec asked if there were any thoughts on how to draw the line between gas stations and truck stops. There was further discussion in regards to the differences between the gas stations and truck stops.

Use Variations

C. Malec stated there is not much conversation to be had regarding use variations. There just needs to be clarification on allowing use variations within the code.

K. Cahill stated that it is allowed in the statute. The benefit of the use variation allows for a change without changing the underlying zoning. The Village has been granting them, but there is no place in the code stating that they are allowed. Making this change will allow to Village to keep doing what they are doing.

Incubator Programs - Arts & Business Center Regulations

A. Orenchuk stated that this topic stemmed from requests regarding the property located at 161-175 N Archer. It is referred to as the Archer Business Center. It is a Village-owned property and has had many uses over time, and has been under consideration for a possible arts center as well. The intent is to have a mechanism to allow micro-industrial uses and entrepreneurial start-ups that do not have a need for major semi-truck uses to facilitate the business. The intent to keep it a special use would be to test the interplay with the other tenants within the building.

T. Wilson asked if the zoning use would be over the entire building, inclusive of Tighthead Brewing, or if each entity would be zoned separately. A. Orenchuk stated that this would be applied to each separate entity.

K. Garesche inquired as to what is preventing the use of this now within the code. A. Orenchuk stated that manufacturing use is not permitted within the downtown zoning district at all. K. Garesche asked if they could be granted a special use. A. Orenchuk stated they could not.

K. Cahill suggested an overlay to only allow this use on specific areas to retain more control over where this use could be allowed. The location of the use can always be expanded in the future.

A. Orenchuk asked about the mechanics of an overlay district and if it would need to be a map amendment. K. Cahill stated that you can just define the overlay district for that area. It would remain a text amendment. It would not be a zoning change, to the areas where the overlay district is allowed.

K. Cahill stated there would also be a way to define within the text amendment for the Arts & Business Center where the use would be allowed.

A. Orenchuk gave the example of mHUB in Chicago to use as a reference of a similar use in another area. For the purpose of allowing the use, the commission agreed to allow it within the parameters and with limited application.

Public Commentary

K. Garesche opened the floor to public commentary.

There was no public commentary.

K. Garesche closed the floor to public commentary

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend approval of the text amendments as discussed regarding car washes, murals, truck stops and car wash language, incubator programs (Arts & Business Center), and use variations.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to close Publice Hearing PZ2025-0027

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner S. Petti
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

There was no new PZC business to be discussed.

QUESTIONS AND COMMENTS

There was no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

J. Holden moved, seconded by K. Anderson, a **Motion** to adjourn the Planning & Zoning Commission meeting of August 6, 2025.

RESULT:	**Passed [Yes 5, No 0, Abstained 0]**
MOVER:	Commissioner J. Holden
SECONDER:	Commissioner K. Anderson
AYES:	K. Anderson, K. Garesche, J. Holden, S. Petti, T. Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 10:16 PM.

Erin Swanson

Erin Swanson, Recording Secretary

VILLAGE OF
Mundelein
300 Plaza Circle, Mundelein IL 60060

Planning and Zoning Commission Meeting
August 6, 2025
Village Hall

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: DOUG HOSELTON	29538 N. IL RT 83 MUNDELEIN	Phone: 847 207-5958
Company: Shelley Hoselton	" 847-702-8277	Email: talentforum@aol.com
Name: JIM MORTON	29530 IL RT 83, NORTH	Phone: (847) 363-5958
Company:		Email:
Name: Nelly Rosenberg	222 N. LaSalle, Chicago, IL	Phone: (312) 899-1623
Company: Gould & Ratner		Email: nrosenberg@gouldratner.com
Name: Eric Friedman		Phone: 847-964-3936
Company: Pulte Group	900 E 60th St 300 Schaumburg	Email: eric.friedman@pultegroup.com
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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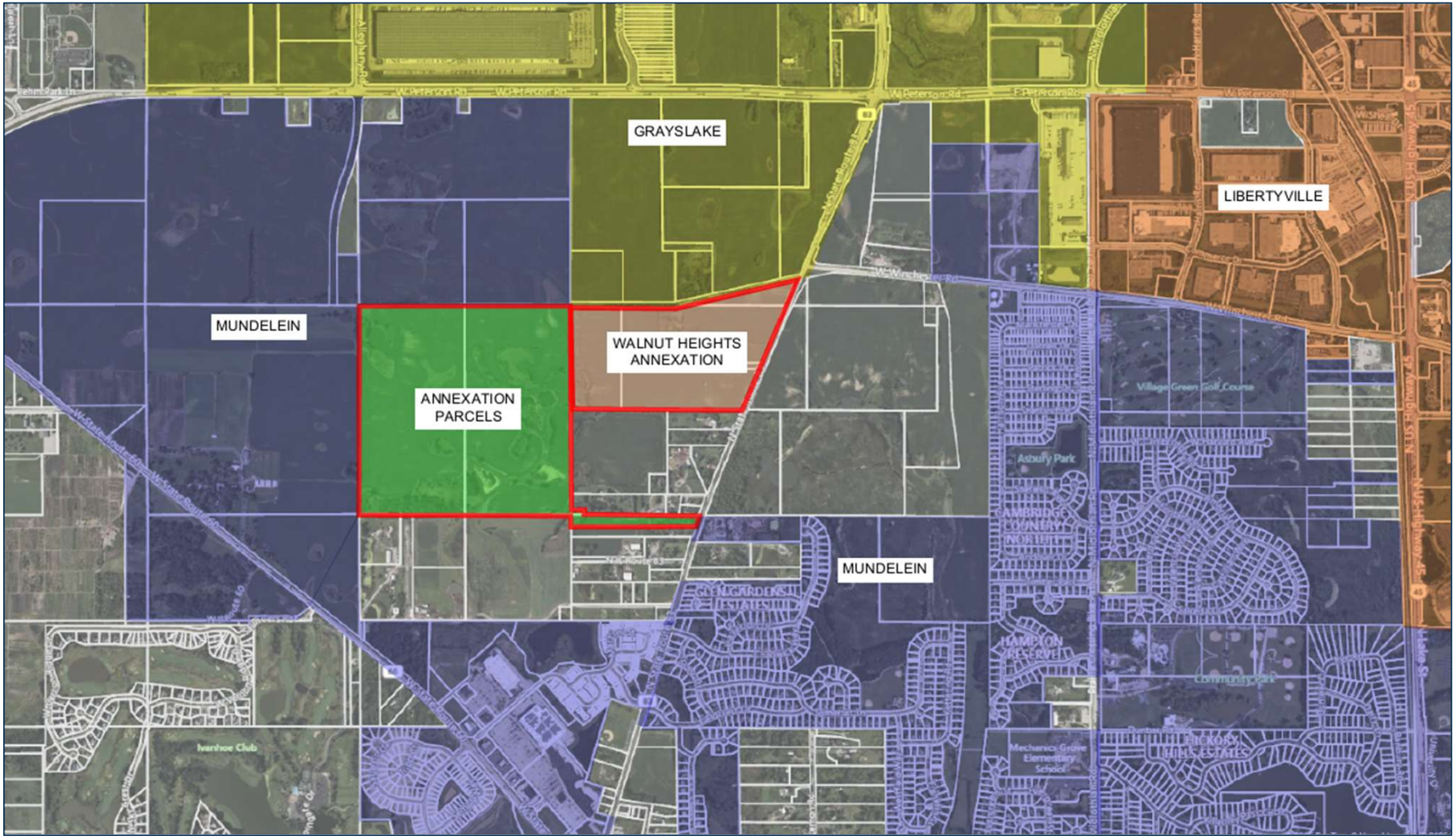
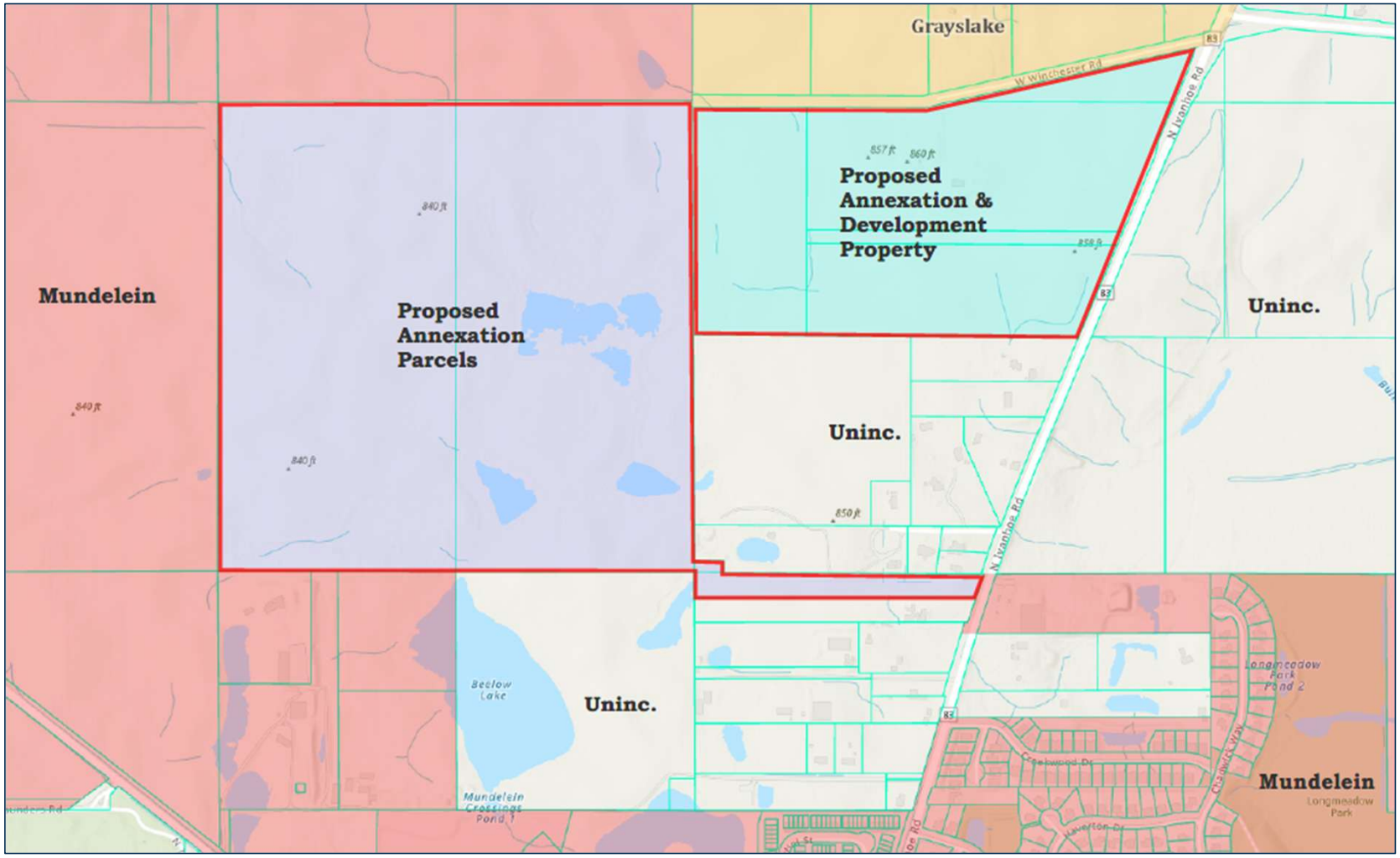
Winchester Annexation

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

ANNEXATION


GRAYSLAKE
LIBERTYVILLE
MUNDELEIN
WALNUT HEIGHTS ANNEXATION
ANNEXATION PARCELS
MUNDELEIN
Ivanhoe Club

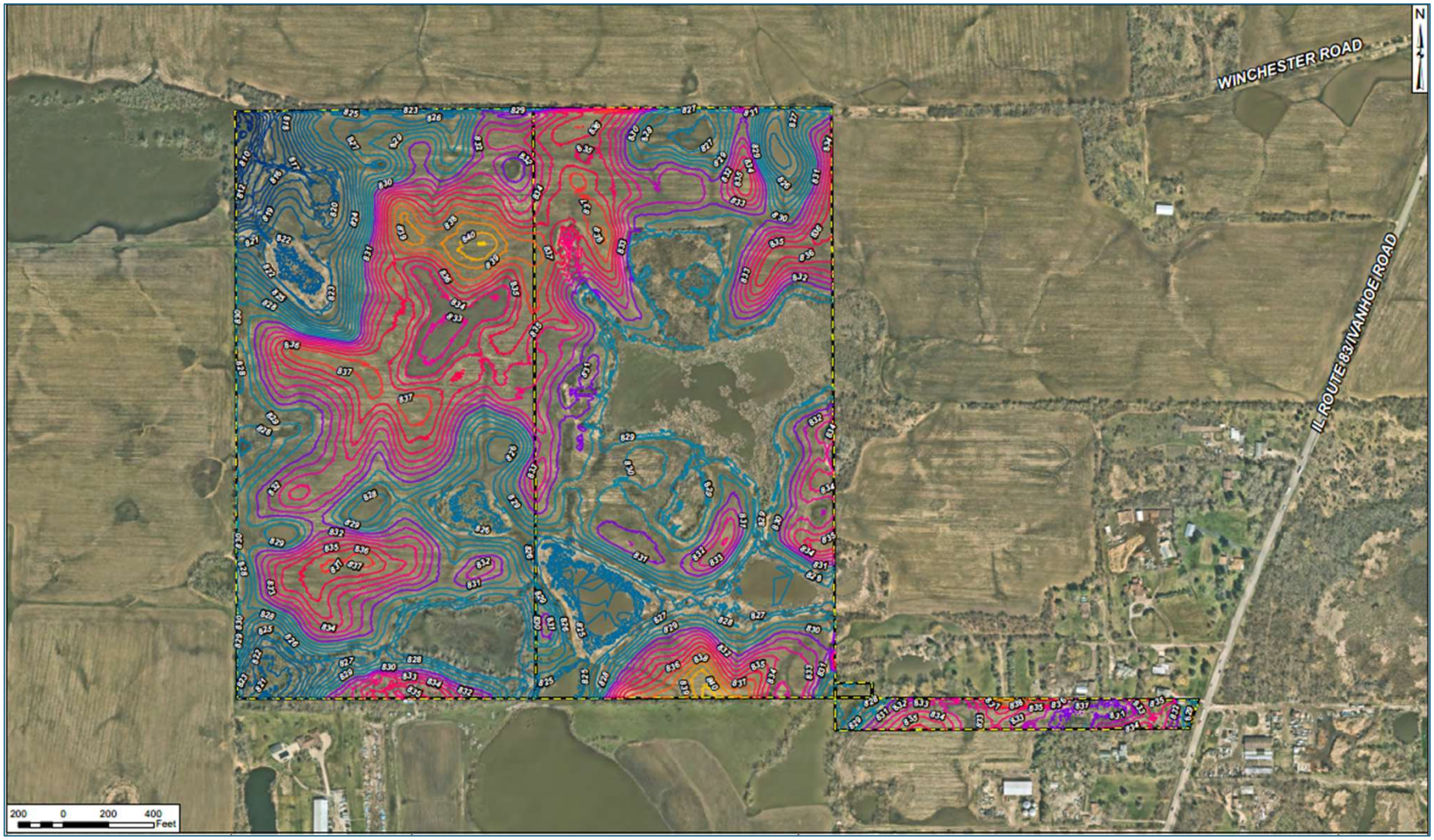
ANNEXATION


Grayslake
W Winchester Rd
N Ivanhoe Rd
Proposed Annexation & Development Property
Mundelein
Proposed Annexation Parcels
Uninc.
Uninc.
Uninc.
Below Lake
Mundelein Crossings Pond 1
Longmeadow Park Pond 2
Creekwood Dr
Chadwick Way
Haverton Dr
Mundelein
Longmeadow Park

GOOGLE EARTH



CONTOUR



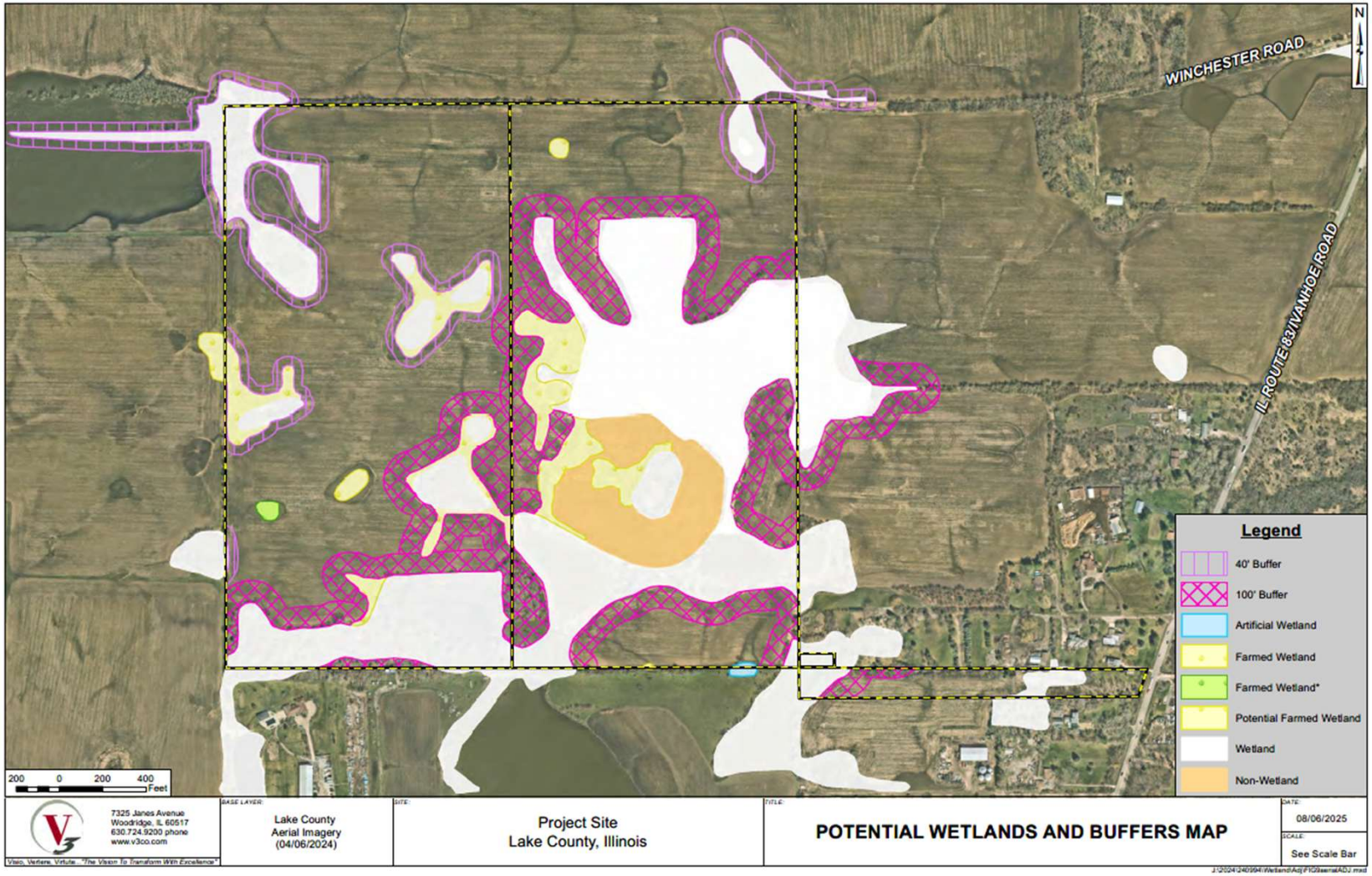
SKETCH


FUTURE WINCHESTER ROAD
WETLAND
WETLAND
STORM
WETLAND
ILLINOIS ROUTE 83

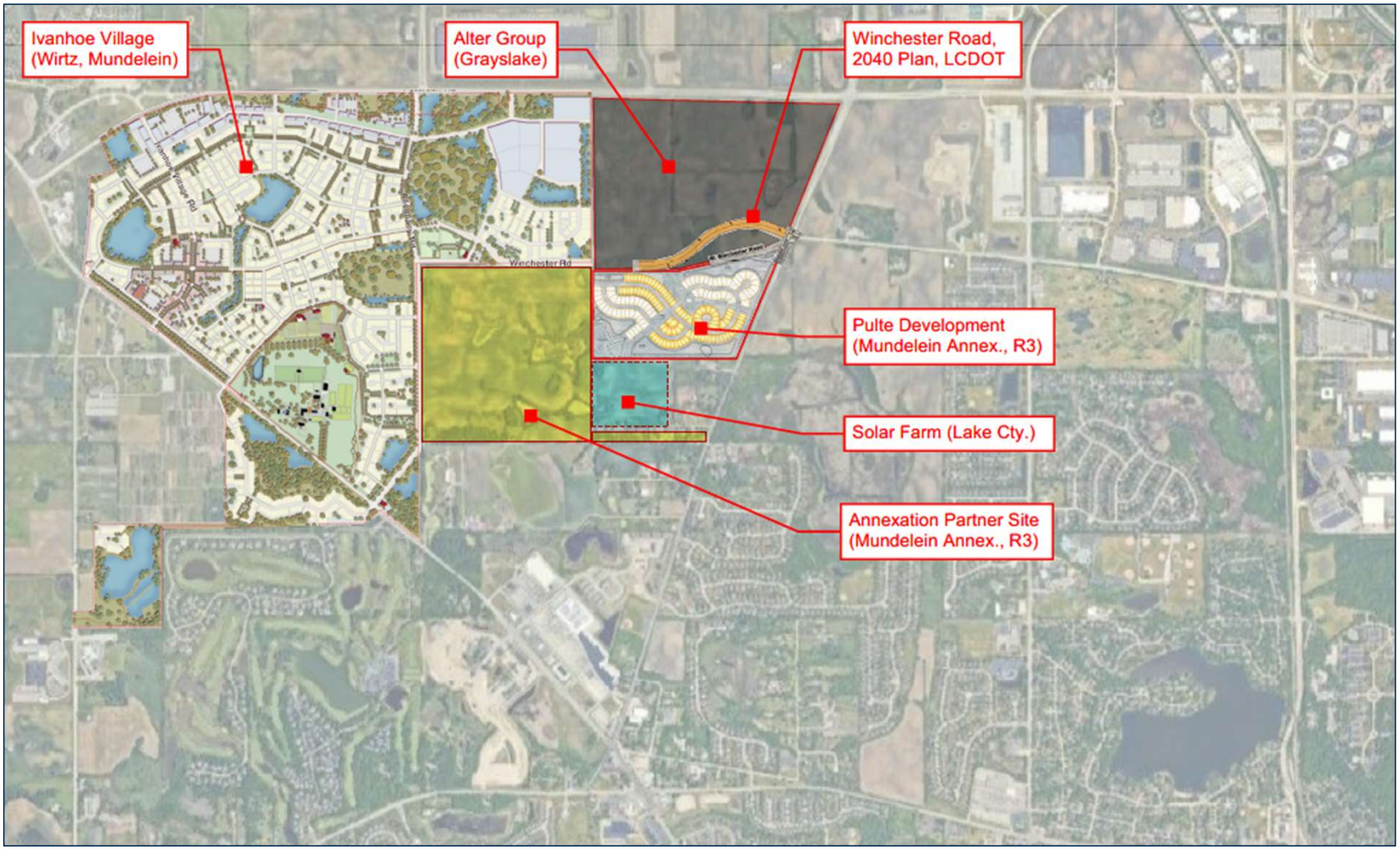


Thank You

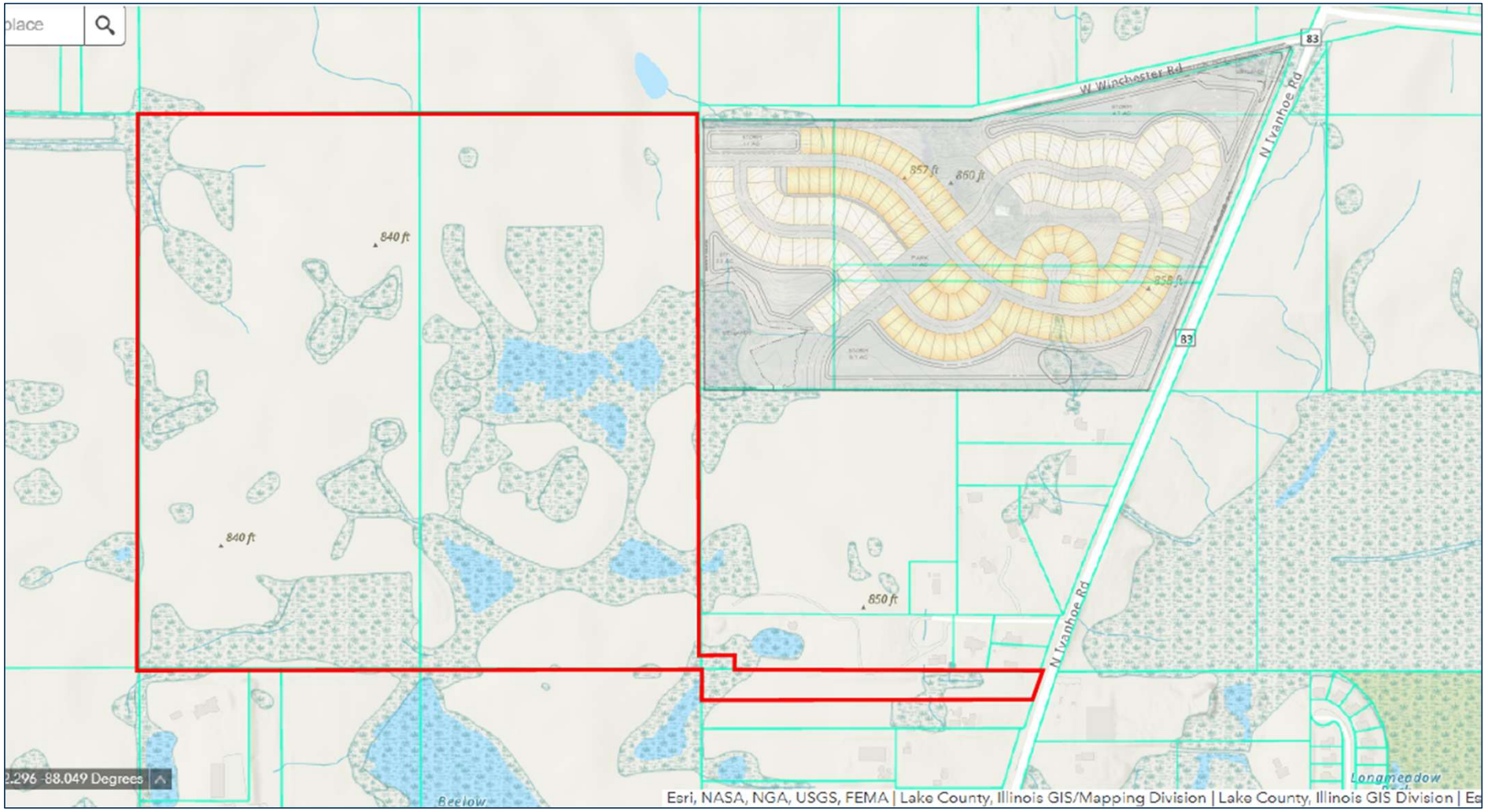
WETLAND BUFFER



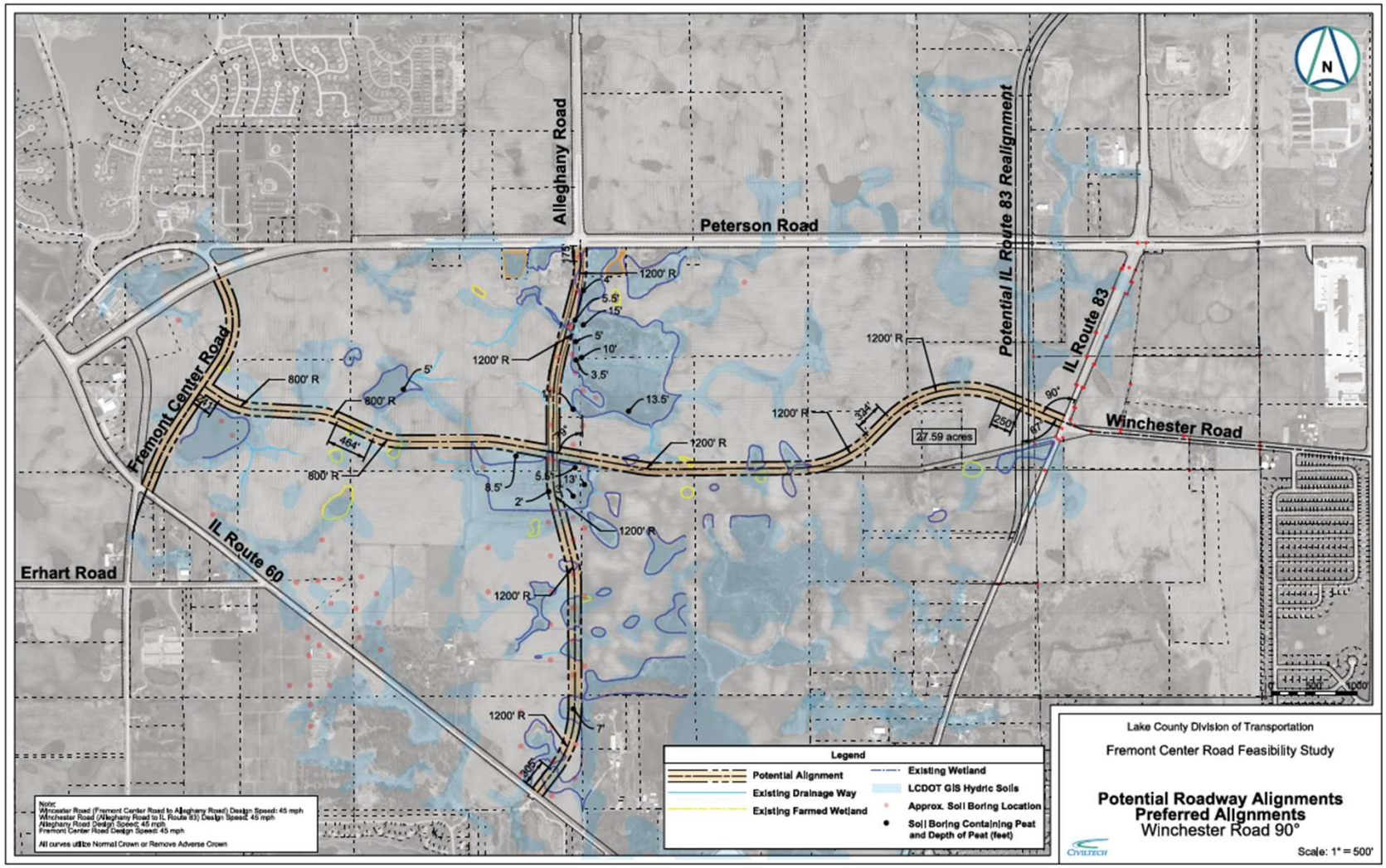
MUNDELEIN PLANNING



WETLANDS


W Winchester Rd
N Ivanhoe Rd
83
857 ft
860 ft
840 ft
840 ft
850 ft
Esri, NASA, NGA, USGS, FEMA | Lake County, Illinois GIS/Mapping Division | Lake County, Illinois GIS Division

WINCHESTER ROAD EXTENSION

























FINDINGS OF FACT – MAP AMENDMENT

CASE NUMBER	PZ2025-0020
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
Map Amendment	Rezone from R-1 Single Family Residential to R-3 Single Family Residential

Motion by J. Holden, seconded by S. Petti to recommend **approval** of a Map Amendment to rezone 29808, 29730, 29508 and 29498 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.

On August 6, 2025, the Planning and Zoning Commission voted 5-0 for **approval** of a Map Amendment to rezone 29808, 29730, 29508 and 29498 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

1. The existing use and zoning of nearby property;

The Commission finds that the surrounding properties within the Village of Mundelein are located in mixed zoning districts, including R-1 Single-Family Residential, R-3 Single-Family Residential, R-5 Multi-Family Residential, and C-4 Shopping Center. The Petitioner's active residential development is also located within the R-3 Zoning District half a mile away.

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

The Commission finds that the current zoning extremely limits the permitted uses on the property. R-3 zoning district will improve the property values in the area by facilitating growth of the other undeveloped and underutilized properties.

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

The Commission finds that the proposed map amendment promotes the public health, safety, and welfare of the Village by enabling future residential development. The rezoning will help meet the Village's need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare.

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

The Commission finds that the public gains opportunities for future growth within the Village. The rezoning will help meet the Village's need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare. If the rezoning were not approved, the property may continue to sit vacant.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;

The Commission finds that the topography of the site, the proximity to residential properties, and the close proximity to commercial shopping centers, makes this site well suited for future residential development.

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

The Commission finds that the Subject Property has remained vacant for many years. It is zoned as Agriculture in Unincorporated Lake County. Development opportunities are not viable under present zoning and unincorporated status.

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

The Commission finds that there is ample evidence to support the community's need for the proposed use by the Petitioner. Given that there is significant lack of development in the general vicinity, there appears to be a need to revitalize this area.

8. The consistency of the proposed amendment with the Comprehensive Plan;

The Comprehensive Plan identifies the Subject Property as "flexible use." R-3 zoning district will facilitate future development of a variety of new residential housing.

9. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;

The Commission finds that the proposed amendment will facilitate future annexations and ultimately future development in this area. As such, the amendment will enhance the Village's housing stock in line with the goals and objectives of the comprehensive plan.

10. The extent to which the proposed amendment creates nonconformities;

The Commission finds the proposed amendment will not create new nonconformities.

11. The trend of development, if any, in the general area of the property in question; and

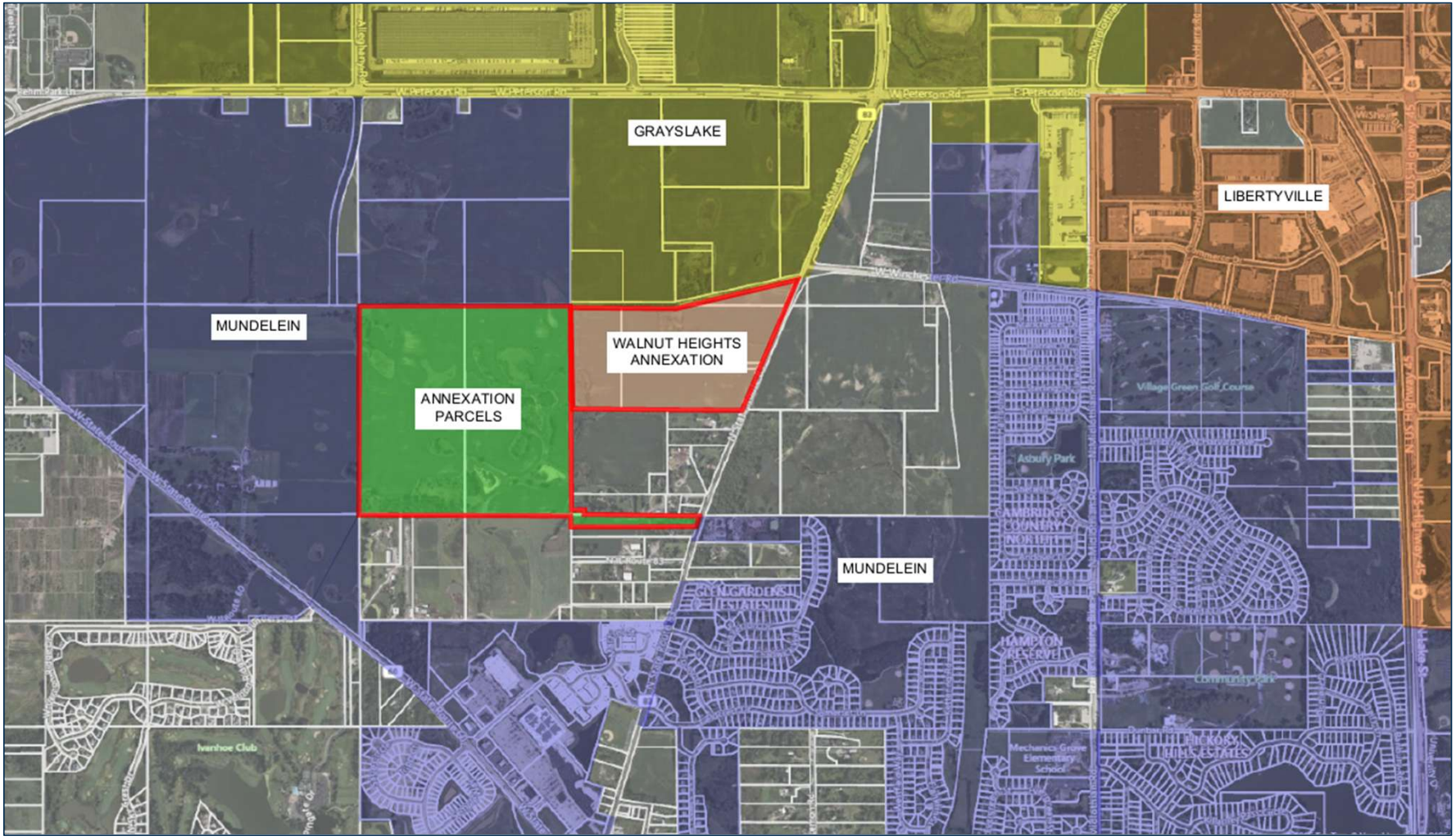
The Commission finds the proposed amendment is in line with the overall trend of residential development in the surrounding area.

12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.
The Commission finds that adequate public facilities, including water and sewer lines, police and fire protection, and roads are all available to the Subject Property. Any new on-site facilities necessary will be provided as part of the future development of the subject property.

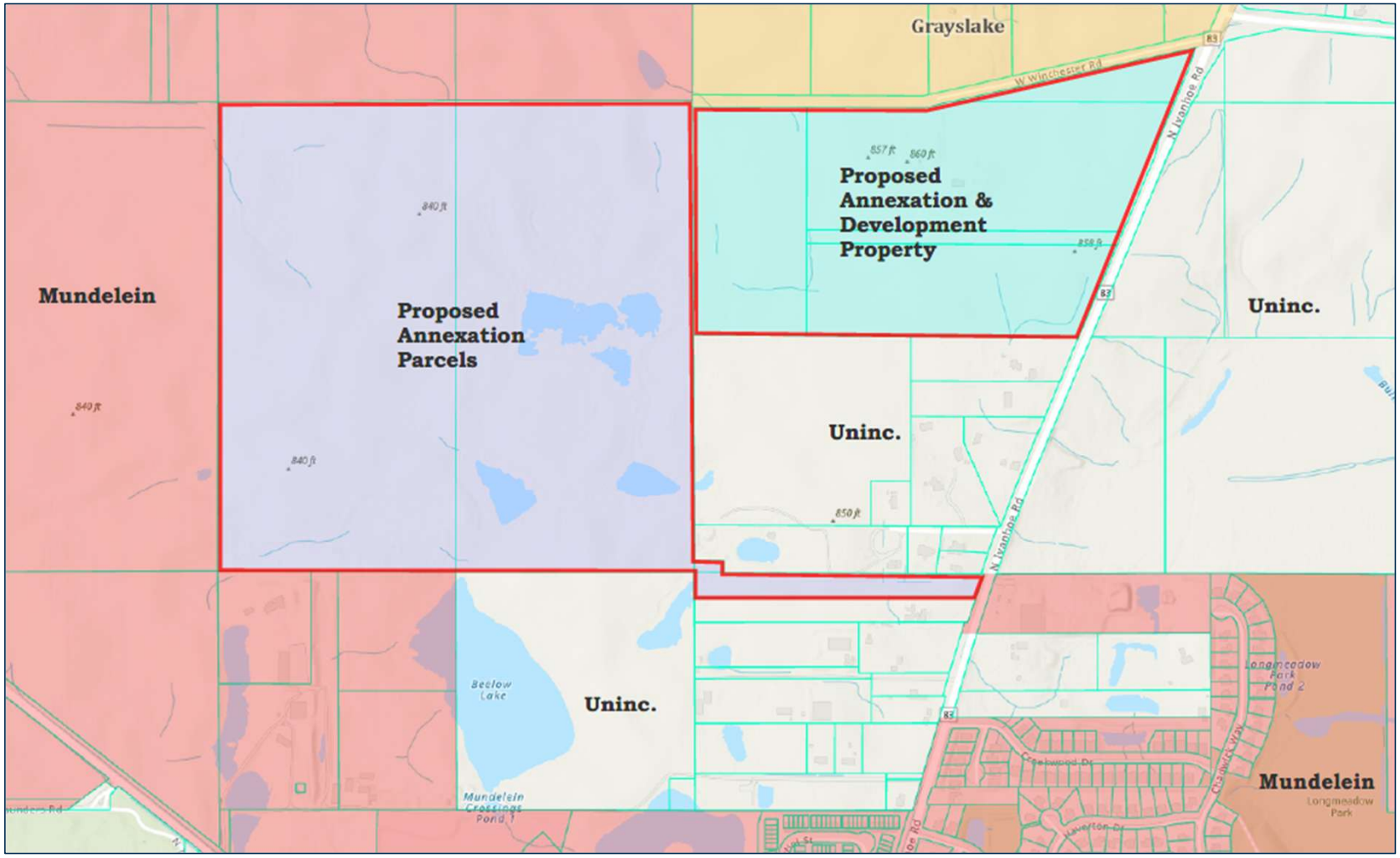
Winchester Annexation

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

ANNEXATION


GRAYSLAKE
LIBERTYVILLE
MUNDELEIN
WALNUT HEIGHTS ANNEXATION
ANNEXATION PARCELS
MUNDELEIN

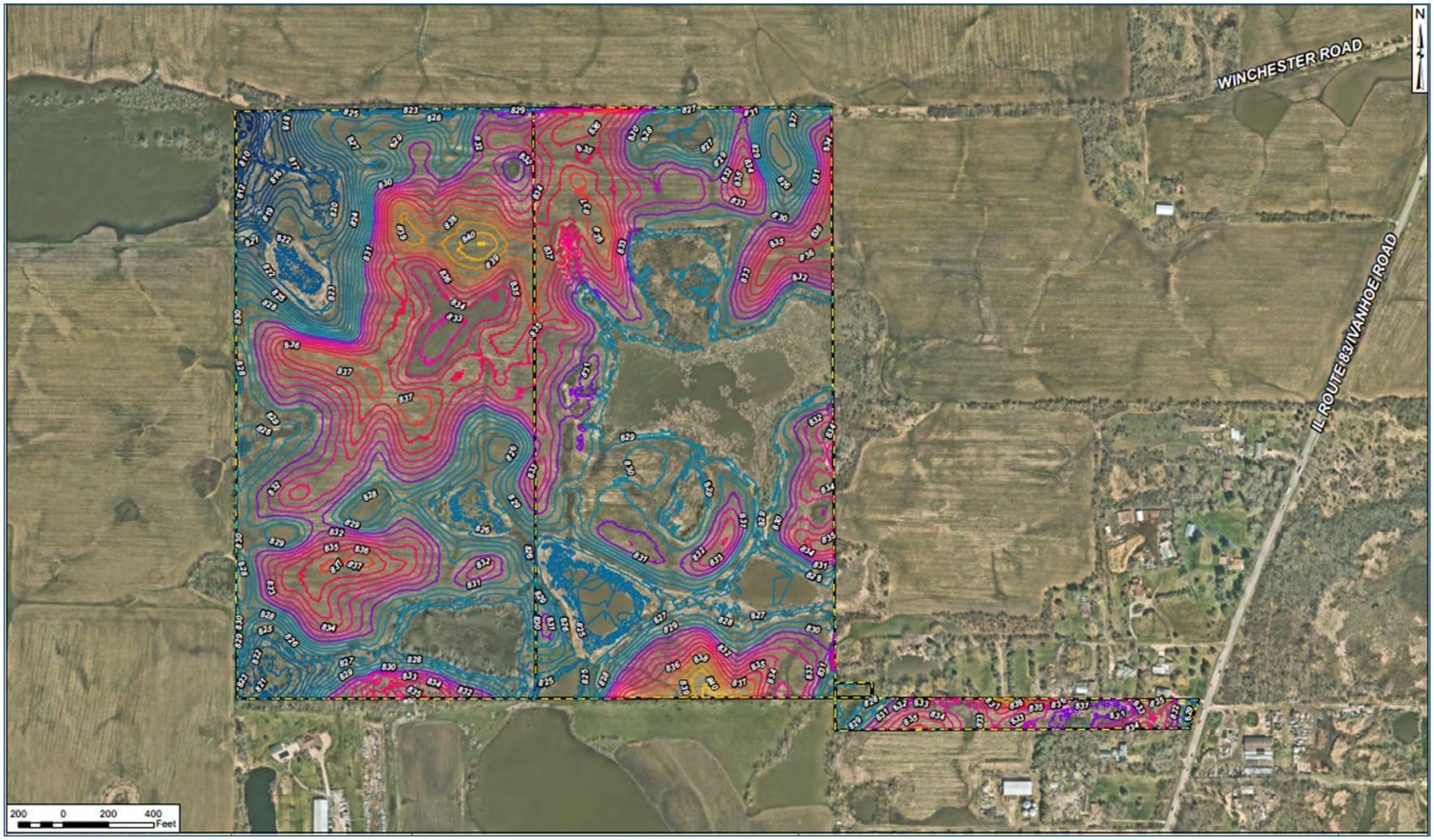
ANNEXATION


Grayslake
W Winchester Rd
N Ivanhoe Rd
Proposed Annexation & Development Property
Mundelein
Proposed Annexation Parcels
Uninc.
Uninc.
Uninc.
Below Lake
Mundelein Crossings Pond 1
Longmeadow Park Pond 2
Creekwood Dr
Chadwick Way
Haverton Dr
Mundelein
Longmeadow Park

GOOGLE EARTH



CONTOUR



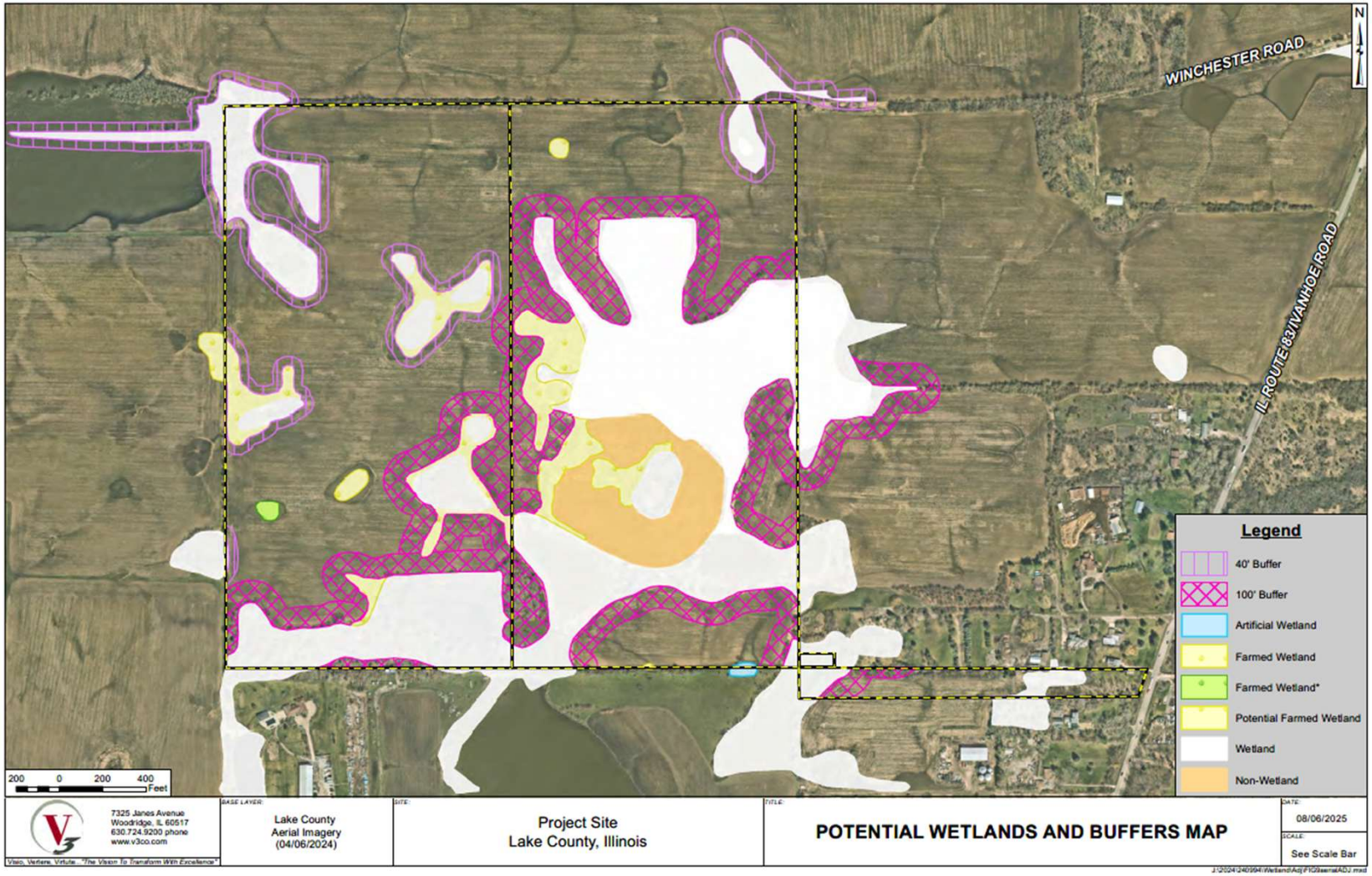
SKETCH


FUTURE WINCHESTER ROAD
WETLAND
WETLAND
STORM
WETLAND
ILLINOIS ROUTE 83

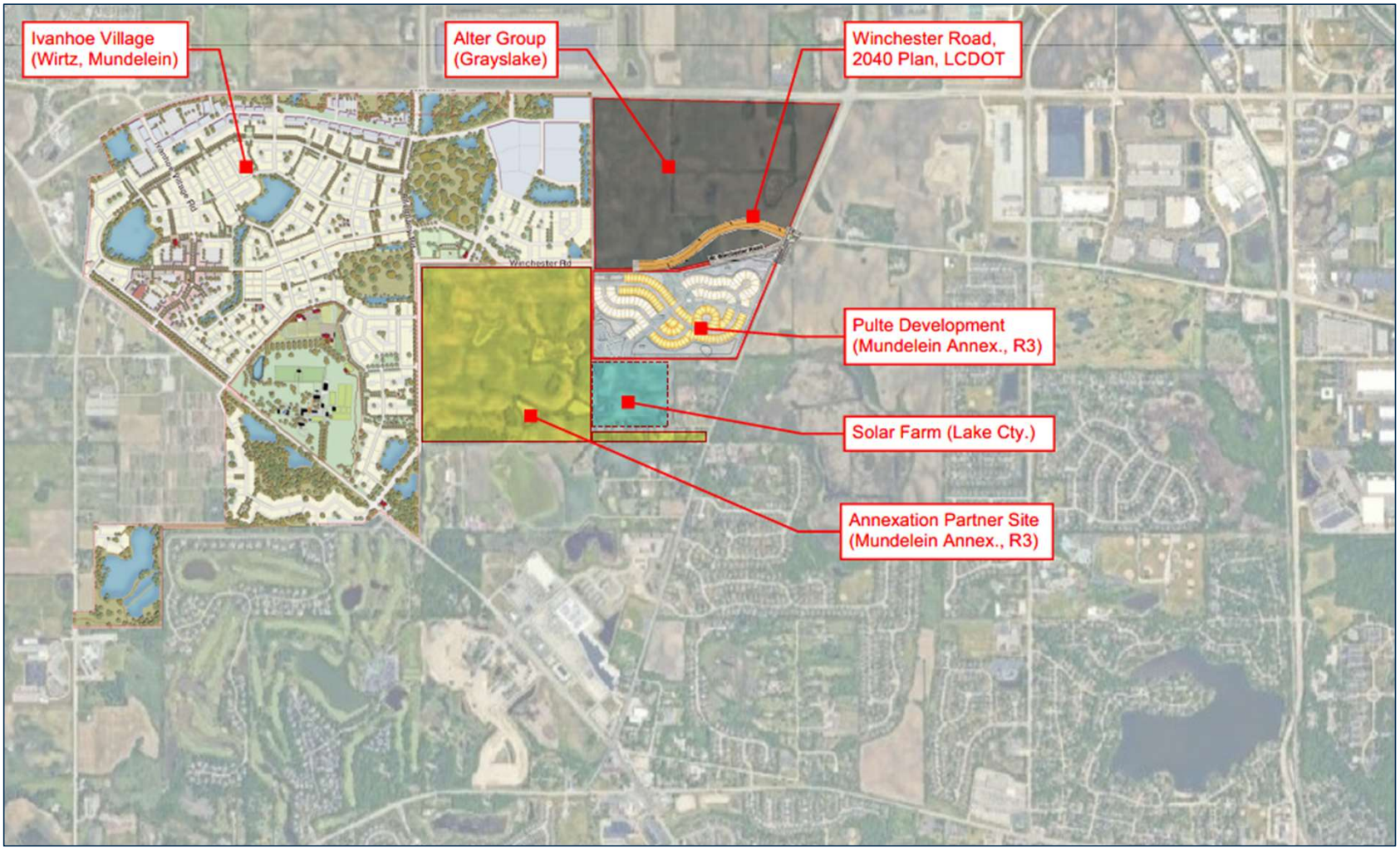
PULTEGROUP

Thank You

WETLAND BUFFER



MUNDELEIN PLANNING



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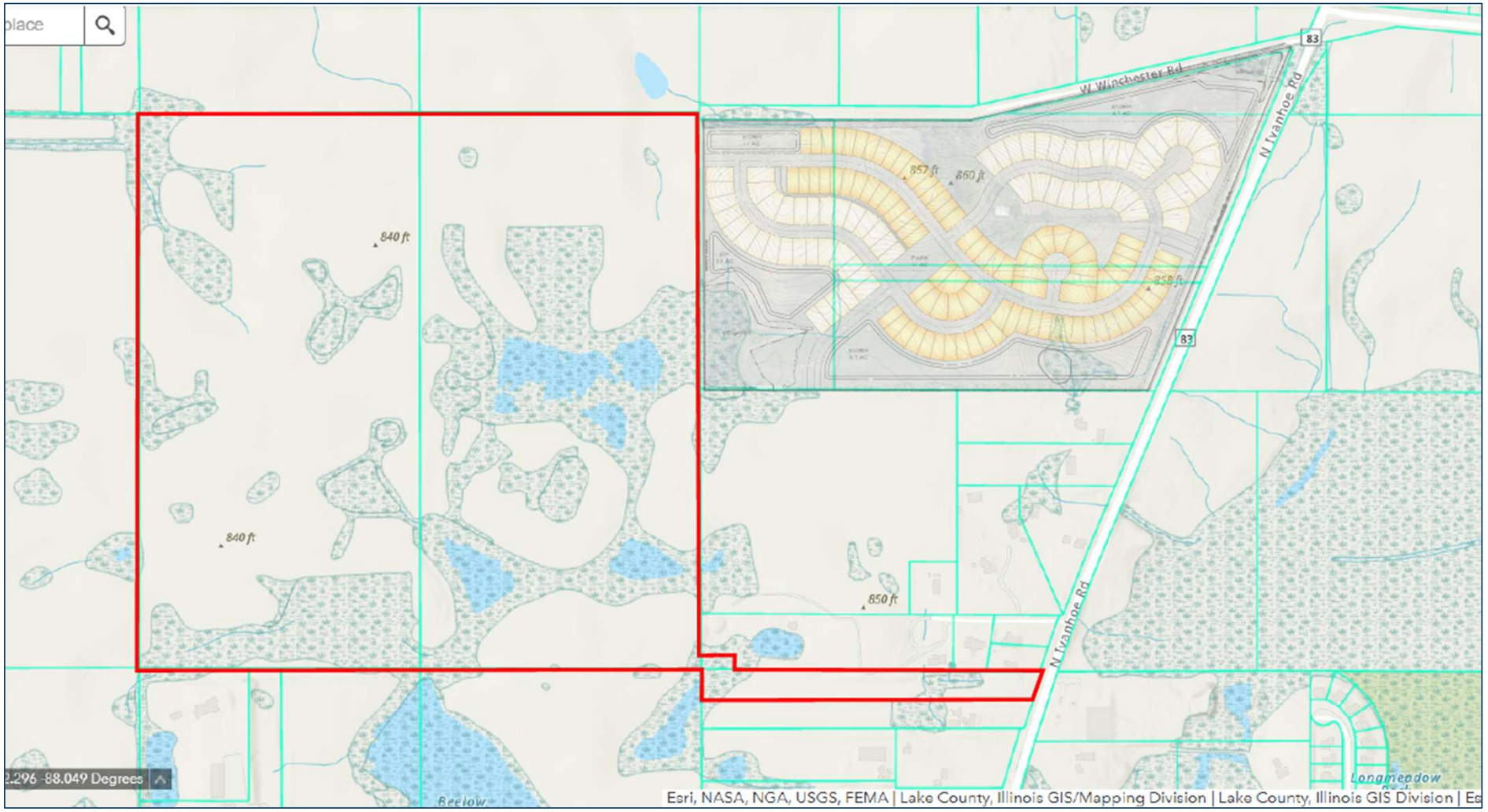
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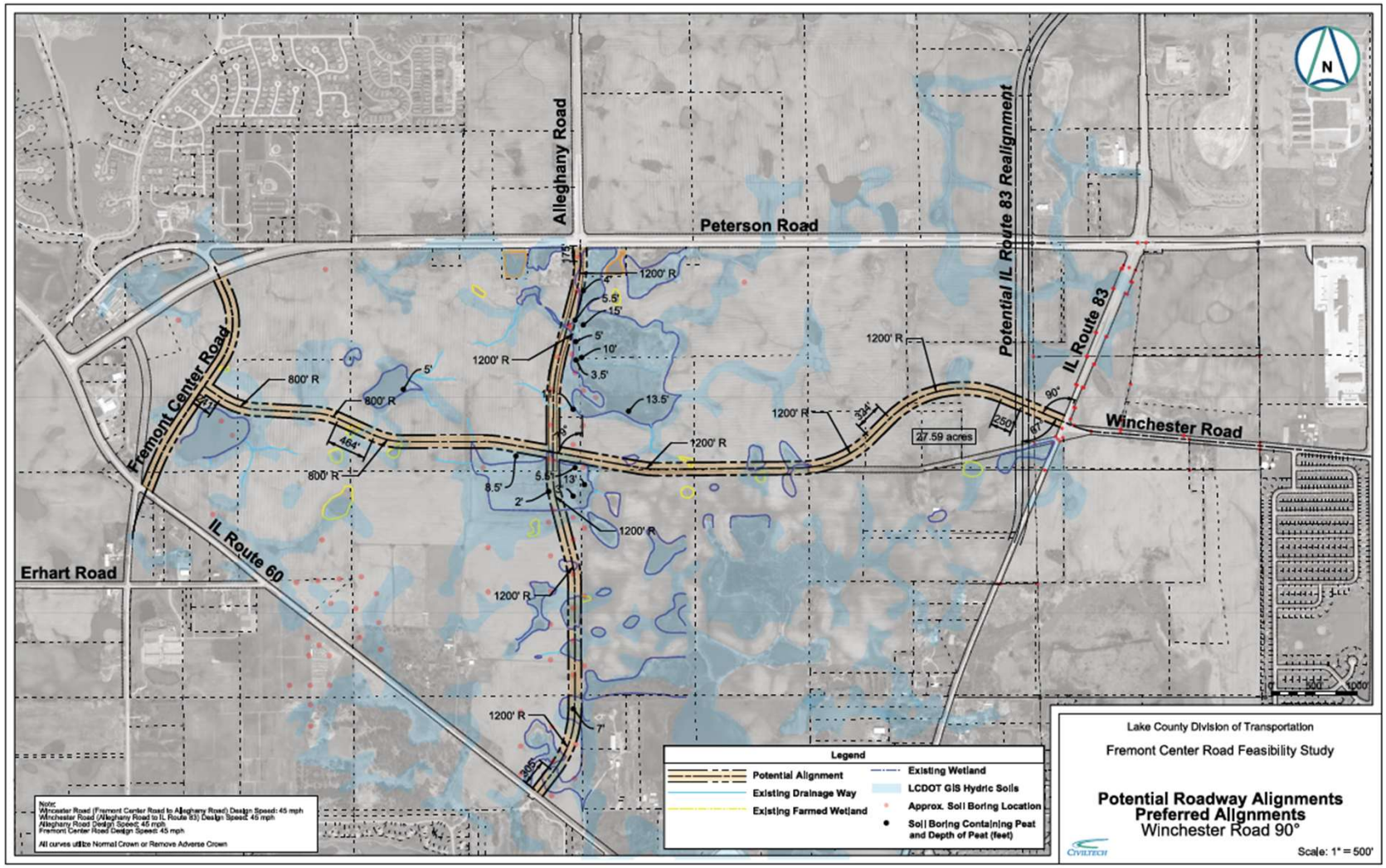
WINCHESTER ROAD EXTENSION



FINDINGS OF FACT – MAP AMENDMENT

CASE NUMBER	PZ2025-0021
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
Map Amendment	Rezone from R-1 Single Family Residential to R-3 Single Family Residential
MOTION	**Motion** by J. Holden, seconded by T. Wilson, to recommend **approval** of a Map Amendment to rezone 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.

On August 6, 2025, the Planning and Zoning Commission voted 5-0 for **approval** of a Map Amendment to rezone 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 N. IL Route 83 from R-1 Single Family Residential to R-3 Single Family Residential zoning district.

No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:

1. The existing use and zoning of nearby property;

The Commission finds that the surrounding properties within the Village of Mundelein are located in mixed zoning districts, including R-1 Single-Family Residential, R-3 Single-Family Residential, R-5 Multi-Family Residential, and C-4 Shopping Center. The Petitioner's active residential development is also located within the R-3 Zoning District half a mile away. The proposed development meets the R-3 Single Family Residential Bulk and Yard requirements.

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

The Commission finds that the current zoning limits the permitted uses on the property. R-3 zoning district will improve the property values in the area by allowing denser and diverse development.

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

The Commission finds that the proposed map amendment promotes the public health, safety, and welfare of the Village by enabling future residential development. The rezoning will help meet the Village's need for a diverse housing stock, accommodating homebuyers of all ages and life stages, which in turn supports the general welfare.

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

The Commission finds that the proposed rezoning offers opportunities for future growth within the Village. It will help address the Village's need for a more diverse housing stock, accommodating residents of varying ages and life stages. This, in turn, supports the general welfare of the community. Without rezoning, the property may remain vacant and underutilized.

5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for 1 or more uses permitted under the existing zoning classification;

The Commission finds that the topography of the site, the proximity to residential properties, and the close proximity to commercial shopping centers, this site is well suited for future residential development.

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

The Commission finds that the Subject Property has remained vacant for many years. It is zoned as Agriculture in Unincorporated Lake County. Development opportunities are not viable under present zoning and unincorporated status.

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

The Commission finds that there is ample evidence to support the community's need for the proposed use by the Petitioner. Given that there is significant lack of development in the general vicinity, there appears to be a need to revitalize this area.

8. The consistency of the proposed amendment with the Comprehensive Plan;

The Comprehensive Plan identifies the Subject Property as "flexible use." R-3 zoning district will facilitate future development of a variety of new residential housing.

9. That the proposed amendment will benefit the residents of the Village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely on the interest of the applicant;

The Commission finds that the proposed amendment will facilitate future annexations and ultimately future development in this area. As such, the amendment will enhance the Village's housing stock in line with the goals and objectives of the comprehensive plan.

10. The extent to which the proposed amendment creates nonconformities;

The Commission finds the proposed amendment will not create new nonconformities.

11. The trend of development, if any, in the general area of the property in question; and

The Commission finds the proposed amendment is in line with the overall trend of residential development in the surrounding area.
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.
The Commission finds that upon annexation, adequate public facilities, including water and sewer lines, police and fire protection, and roads will be adequate and available to the Subject Property.

FINDINGS OF FACT – PLANNED UNIT DEVELOPMENT (PUD)

CASE NUMBER	PZ2025-0021
PUBLIC HEARING DATE	July 16, 2025 and August 6, 2025
PLANNED UNIT DEVELOPMENT	Walnut Ridge

Motion by K. Anderson, second by T. Wilson, to approve the Findings of Fact as published for PZ2025-0021 relating to a Planned Unit Development PUD for Walnut Ridge.

On August 6, 2025 the Planning and Zoning Commission voted 5 - 0 for **approval** of a Final Planned Unit Development (PUD) for Walnut Ridge.

A. The entire property proposed for the planned unit development shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners of all tracts.

The Planning and Zoning Commission finds that the Subject Property is proposed to be developed as a unified whole, and all owners have consented to the application.

B. The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this section.

The Planning and Zoning Commission finds that the design of the community is thoughtfully planned to allow for two distinct housing lines and recreational features
that are intertwined with the preserved natural features of the site. The overall design results in aesthetic amenities that enhance the character of the development in line with the intent of the Village's Planned Unit Development regulations. The Petitioner has submitted findings of fact consistent with the objectives required for planned unit developments.

C. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall stipulate that they may not be modified, removed, or released without the express consent of the Village Board and that they may be enforced by future landowners within the proposed development.

The Petitioner and Owners have stated in their application that they will comply with this requirement.

D. The applicant may be required to submit a proposed development agreement as part of the planned unit development application. As part of the planned unit development approval, the Village must approve the development agreement.

Petitioner will cooperate with the Village of Mundelein to develop a mutually acceptable
Annexation Agreement to govern the development of the Subject Property and which agreement shall be approved by the Village Board.

E. Any area of a planned unit development not used for structures, streets, or parking lots, shall be landscaped. The perimeter of the planned unit development shall be designed to ensure compatibility with uses surrounding the planned unit development by including uses within the planned unit development that are compatible with such surrounding uses, including setbacks, screening, or natural or man-made buffers within such perimeter.

The Planning and Zoning Commission finds that the Petitioner has submitted a landscape plan that demonstrates the above. Additionally, the proposed planned unit development is either compatible with current land uses or will be compatible with the future land uses of adjacent properties. The owner of the Adjacent Property to the west has an application on file with the Village for annexation approval and approval to zone the property R-3 upon annexation to facilitate future residential development. Lastly, the Petitioner will meet and exceed all setback requirements of the Village.

F. Private streets are prohibited unless expressly approved by the Village Board. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in this section.

The Planning and Zoning Commission finds that no private streets are proposed for this development.

G. Whenever the Village Board determines that development of a planned unit development will create a need for land for public purposes of the Village within the proposed planned unit development, the Village Board may require that such land be designated and dedicated to the Village for such use. In addition, the Village Board may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met with respect to the proposed planned unit development.

The Planning and Zoning Commission finds that in addition to 35 acres of open space that will be preserved as part of the community, the Petitioner is also donating a park site comprised of approximately 1-acre. Petitioner is compliant with all requirements pertaining to the dedication of land or contribution of cash.

H. Thirty percent (30%) of the area of a residential-only planned unit development is required to be set aside and maintained as common open space. This thirty percent (30%) shall be calculated based on the net area of the site, which is the total area of a site available for development, excluding street rights-of-way and other publicly dedicated improvements. excluding public rights-of-way. The location of common open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the final plan as appropriate to the intended leisure or recreational uses for which such open space is intended.

1. The following uses shall be considered common open space:

a. Parks and playgrounds, including skate parks and dog parks.

b. Indoor or outdoor active recreation facilities, including basketball courts, ball fields, swimming pools, and tennis courts.

c. Jogging trails, bike trails, and fitness courses.

d. Nature preserves, bird sanctuaries, natural water features, and similar conservation areas.

e. Detention/retention ponds may be counted toward common open space but must be accessible to the public via nature trails, boardwalks, and/or perimeter walkways and they must be designed as natural water features and landscaped with native vegetation. Detention/retention ponds may only count toward twelve percent (12%) of the common open space area requirement

The Planning and Zoning Commission finds that the development is compliant with the open space requirements. Petitioner's proposal far-exceeds the open space requirement at 45% by virtue of providing a 1-acre park site, an extensive path system around certain open space areas, as well as open space buffers for storm water management and the preservation of existing wetlands along the west, south and north property lines.

2. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The safeguards must be perpetual and must run with the land. Such safeguards may be released, but only with the express written consent of the Village Board.

Petitioner has stated that they will agree upon terms set forth in an Annexation Agreement by and between the Petitioner and the Village. In addition, the Petitioner will have a declaration of covenants, conditions, and restrictions for the Homeowner's Association (HOA) which will be recorded against the Property and bind all future owners and residents.

3. The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the Village.

The Declaration for the HOA will include the provisions for ownership and maintenance of the open space. Petitioner would be agreeable to enacting a dormant SSA as well.

4. When the requirements of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

a. The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be included as part of the final plan prior to the final plan becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this chapter.

b. The association must be established, and all covenants and restrictions must be recorded prior to the sale or lease of any property within the area of the planned unit development designated to have the use of the proposed open space or improvements.

c. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it.

d. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements.

e. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with state statutes.

f. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue.

g. The Village must be given the right to enforce the declarations, covenants, and restrictions.

h. The Village must be given the right, after ten (10) days written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member for the cost of such maintenance and work. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

The Petitioner has stated in their application that the declaration for the HOA will incorporate these provisions.

I. Planned unit developments shall not adversely affect the natural environment of the community as a whole. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.

The Petitioner has stated in their application that the wetlands on the Subject Property are identified as "Emergent Wetlands" and "Farmed Wetlands" and are not under the jurisdiction of the Army Corps of Engineers (ACOE). As such, these areas will be permitted through the Lake County process. Additionally, there will be more than 36 acres of open space preservation along with walking paths to ensure enjoyment of open space areas. The Petitioner will also incorporate attractive landscaping around the perimeter of the
Subject Property. Lastly, the proposed park site will be dedicated to the Mundelein Park District to allow for additional recreational activities.

J. The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant shall be responsible for the cost and installation of additional traffic controls and regulating devices that are required.

The community will be accessed from IL Route 83. Route 83 is a state highway that has
sufficient capacity to accommodate traffic generated by the community. The Petitioner has submitted a comprehensive traffic study to both the Village and Illinois Department of
Transportation (IDOT). The Petitioner shall be responsible to construct all internal roadways as well as to construct any improvements to the perimeter roadways as mandated by IDOT.

K. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for maximum pedestrian safety.

In addition to installing sidewalks internal to the community, the Petitioner will also install a path system and connection points to enhance pedestrian and bicycle activity. The path improvements include a contiguous path system around certain open space areas.

L. All planned unit developments shall provide for underground installation of utilities, including electricity, cable and telephone. Provisions shall be made for acceptable design and construction of storm sewer facilities and appropriate storm retention and detention devices. The construction and maintenance of all utilities, roadways, park facilities and other site improvements shall be in accordance with the requirements of this Ordinance and other regulations of the Village.

The Petitioner has stated in their application that the Development will be compliant with code requirements. The Petitioner is seeking approval to locate utilities within the right-of-way instead of under the pavement and to locate ComEd electric utilities in the front yards consistent with ComEd requirements.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Commission Members

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

For: Village Board Meeting of November 24, 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

Attachments:

1. Annexation Agreement
2. Exhibit A - Legal Description
3. Exhibit B - Site Plan Walnut Ridge
4. Exhibit C - Intentionally Left Blank
5. Exhibit D - Intentionally Left Blank
6. Exhibit E - Preliminary Plat of Subdivision Walnut Ridge
7. Exhibit F - Landscape Plan Walnut Ridge
8. Exhibit G - Prelim Engineering Walnut Ridge
9. Exhibit G-2 - Water Main Diagram
10. Exhibit H - Plat of Annexation Walnut Ridge
11. Exhibit I - Elevations
12. Exhibit J - Signage Plan
13. Exhibit K - Stormwater Report
14. Exhibit L - Phasing Plan Walnut Ridge
15. Exhibit M - Curb Protection Exhibit
16. Exhibit N - Route 83 Improvements
17. Exhibit O - Intentionally Left Blank
18. Exhibit P - Intentionally Left Blank
19. Exhibit Q - Subdivision Surety Form
20. Exhibit R - Subdivision Improvements Agreement
21. Exhibit S - Model Home Locations
22. Exhibit T - Intentionally Left Blank
23. Exhibit U - Intentionally Left Blank
24. Exhibit V - Transferee Assumption Agreement

Background:
The Village received several zoning applications from Pulte Group Company, LLC dba Pulte Home Company. These applications are being processed under two separate cases: PZ2025-0020 and PZ2025-0021. These items were opened by the Village Board at the September 22, 2025, meeting after receiving a recommendation for approval from the Planning and Zoning Commission, but were continued to the November 24, 2025, meeting. This report will specifically address Case PZ2025-0021, referred to as Walnut Ridge Subdivision.

The properties in question, commonly known as 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 N. IL Route 83 (PINs: 10-14-100-001, 10-14-100-013, 10-14-100-003, 10-14-200-001, and 10-11-300-013), are located on the southwest corner of IL Route 83 and Winchester Road. The properties are currently in unincorporated Lake County and therefore require annexation of these parcels into the Village of Mundelein to facilitate their next phase of development. Pulte is under contract to purchase the 80.6-acre property to develop a 155-lot single-family residential subdivision. This new development will be modeled after the Sheldon Woods Subdivision, as it has been a very successful development.

These properties are currently not contiguous with the Village's corporate limits. Since the Village requires that properties be contiguous to the municipality to be eligible for annexation, the Petitioner coordinated annexation with the owner of the adjacent land that shares a boundary with the Village and is further reported under PZ2025-0020.

Project Details
The Petitioner is proposing 155 single-family homes featuring two separate home series, similar to that in their current development, Sheldon Woods. The proposal meets the bulk and yard regulations of the R-3 Single-Family Residential zoning district. Key features of the plan include:

- Two separate home series, each with 5 floor plan options:
    - Meadows (94 lots) – Typical lot dimensions 52'x130'
    - Estates (61 lots) – Typical lot dimensions 62'x135'
- Proposed homes range in size:
    - Meadows 1,683 - 3471 SF
    - Estates 2,899 – 3,568 SF
- Primary and only access to Walnut Ridge will be on Illinois Route 83, with the ability to connect at two future access points to adjacent developments on the west and south.
- One Public Park and two designated open spaces.

Zoning Requests and other Deviations:
The following requests are pending annexation approval:

<u>Map Amendment (Rezoning)</u>
Upon annexation into the Village, properties are automatically assigned the R-1 Single-Family Residential Zoning District. The Petitioner is requesting to rezone their project site from R-1 Single-Family Residential to R-3 Single-Family Residential which will allow for smaller lot sizes. The proposed

zoning district is consistent with their most recent single-family subdivision, Sheldon Woods. Currently, the closest residential district to these parcels is R-1.

Special Use
All Planned Unit Developments in the R-3 Single-Family Residential are special uses. This is a requirement to approve the Planned Unit Development (PUD) request.

Planned Unit Development (PUD)
The PUD is a regulatory procedure intended to permit greater flexibility in land use regulations. A PUD is approved by ordinance and negates the need to apply for individual variations from the Municipal Code that may normally be required. Sheldon Woods also required a PUD. The variations they are looking to implement in this new residential development include the following:

a. Zoning: To increase the maximum allowable lot coverage in the Zoning Ordinance from 50% to 55% for the Meadows Series lots (as identified on the Site Plan);
b. Subdivision Code: To reduce the required road width from 33' edge of pavement to 28' back of curb under the Subdivision Code;
c. Subdivision Code: To waive the Subdivision Code requirement that sanitary sewer be located under the roadway and permit sanitary sewer to be located in the parkway;
d. Subdivision Code: To waive the Subdivision Code requirement that utilities be installed in the rear and side yards and to permit the installation of utilities in front yards;
e. Subdivision Code: To increase the permitted number of cul-de-sacs under the Subdivision Code from one per one hundred lots to two per one hundred lots;
f. Building/Landscape Code: To waive the requirement for replacement trees under the Landscape Code.

As stated later in the report, the Planning and Zoning Commission did not approve the request for an additional cul-de-sac, thereby removing one of the requested variations from consideration.

Preliminary Plat
The Petitioner submitted a Preliminary Plat of Walnut Ridge Subdivision to establish the single-family residential lots and outlots. The Final Plat will be submitted at a later time with Final Engineering.

Traffic Study:
A traffic study for the proposed subdivision was conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA). The study concluded that the surrounding roadway network has sufficient capacity to accommodate the traffic generated by Walnut Ridge and that the development will have limited impact on adjacent intersections.

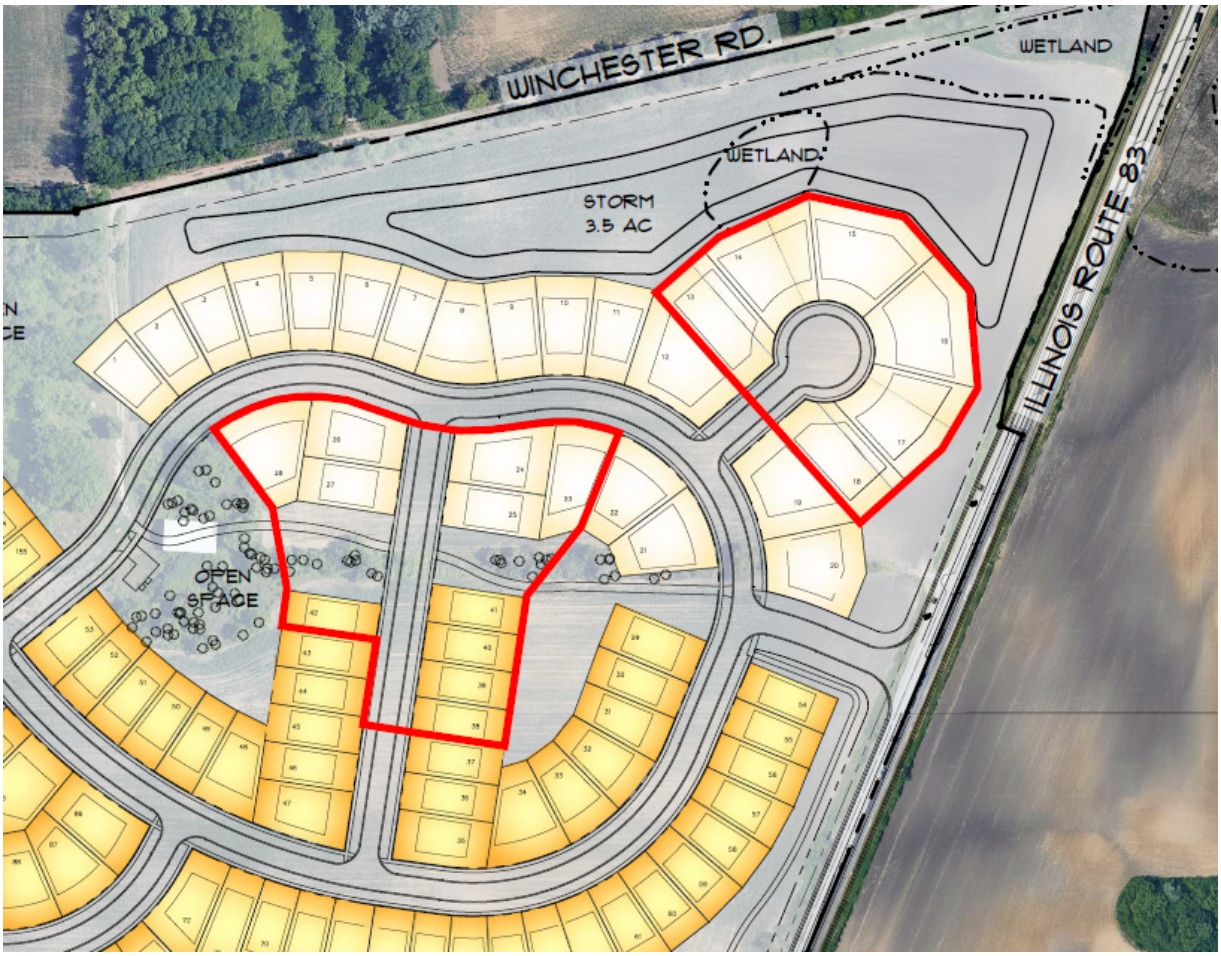
Planning and Zoning:
The Planning and Zoning Commission held a public hearing on July 16, 2025, to review the proposed development. During the hearing, several property owners from the surrounding neighborhood expressed concerns, particularly about increased traffic and the annexation of vacant land for the development. These comments are documented in the Planning and Zoning Commission meeting minutes.

In response to concerns about traffic, representatives from Pulte explained that a right-turn-only entrance into the subdivision would help minimize traffic congestion. They also noted that a new traffic signal at the intersection of Winchester and Illinois Route 82 would further improve traffic flow in the area, as indicated by their traffic study.

Additional concerns were raised during the Commission's review. Some Commissioners felt that the proposed architecture needed improvement, while others were satisfied, noting that it was consistent with the design of the nearby Sheldon Woods development. Pulte responded by stating that this development would feature enhanced landscaping on key lots and sound-insulating windows for homes located along Route 83.

The Commission also questioned Pulte about Community Development and Public Works & Engineering's concerns regarding the proposed cul-de-sacs. Staff recommended eliminating one of the cul-de-sacs. According to the Municipal Code, only one cul-de-sac is allowed per 100 lots. Reducing the number of cul-de-sacs would improve roadway connectivity for pedestrians and vehicles and simplify road maintenance.

Pulte presented a conceptual site plan in response to staff concerns. The updated plans proposed eliminating the southern cul-de-sac and reducing the number of homes on the northern cul-de-sac. While the total number of homes would remain the same, they would be rearranged to fit the new layout.



One of the Commission's primary concerns was the view into the rear of the houses, which is similar to the condition in the Sheldon Woods development. Since this area serves as an entry point into the Village, the Commission expressed that they did not want visitors' first impression to be the backs of homes. They asked Pulte to explore design alternatives that would create a more attractive entrance and improve the overall appearance of the Village.

The Commission voted to continue the public hearing to the next Planning and Zoning meeting on August 6. They asked Pulte to specifically revisit the entrance view along Route 83.

At the continued public hearing on August 6, neighboring property owners were again present and shared the same concerns raised at the previous meeting. One resident shared images of the natural surroundings, expressing a desire for all new developments to include a conservation plan.

Pulte presented several updates to the Commission. The first focused on the architectural design of the development. They introduced an additional home design to their existing lineup in an effort to differentiate the new development from Sheldon Woods.

Second, they proposed additional landscaping along Illinois Route 83. This would block the view of the back of the homes. They also asked the Commission to not expect all the landscape to be at its fullest the first few years as trees and shrubs take years to grow. The Commission was satisfied with their proposal.



The Commission voted to move the project forward with the updated plans presented by Pulte.

Annexation Agreement:
The summary of the Annexation Agreement below is intended to provide the Village Board with a general overview of the most significant elements. It is not intended to be all-inclusive. If more

details are needed the Board is encouraged to reference the Annexation Agreement.

Section	Description
Preambles	CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1969 AND KNOWN AS TRUST NUMBER 33992 holds the title to the property
	Owner has entered a purchase agreement to sell the property to PULTE HOME COMPANY, LLC
Annexation	The Contract Purchaser has filed with the Village a petition for annexation.
	Upon Annexation, the Developer intends to develop the Subject Property with up to 155 single family homes.
Zoning	Upon annexation, the Village shall adopt an Ordinance classifying the property as R-3 Single-Family Residence.
	Property is to be developed as depicted on the development plans.
	The development of the Subject Property will be under a Planned Unit Development (PUD) with the list of approved plans.
	The following deviations are approved as part of the PUD: a. To reduce the required road width from 33'edge of pavement to 28' back of curb under the Subdivision Code; b. To waive the Subdivision Code requirement that sanitary sewer be located under the roadway and permit sanitary sewer to be located in the parkway; c. To waive the Subdivision Code requirement that utilities be installed in the rear and side yards and to permit the installation of utilities in front yards. The location and design of utility boxes in the front yard shall be subject to the review and approval of Village staff. Village staff shall approve the location and design of utility

	boxes provided that they do not unreasonably impact the layout and aesthetic of the right-of-way and are appropriately screened; d. To increase the maximum allowable lot coverage in the Zoning Code from 50% to 55% for the Meadows Series lots (as identified on the Site Plan); and e. To waive the requirement for replacement trees under the Landscape Code.
Disconnection	Neither Owner nor Developer shall seek disconnection of any portion of the Subject Property and Owner and Developer, for themselves and their successors in interest.
Impact Fees	Annexation Fee: $3,100 per dwelling unit Capital Improvement Fee: $2,835 per dwelling unit Transportation Fee: $2,935 per dwelling unit Stormwater Fee: $1,685 per dwelling unit Tree Replacement Fee: None Downtown Fee: None Water Expansion Fee: $250 per dwelling unit Sewer Expansion Fee: $3,000 per dwelling unit Commission Fee: $500 per dwelling unit
Fire Protection District Fee	$885.12
Lake County Road Impact Fee	The road impact fees as stated in the Lake County ordinance shall be paid to Lake County.
School Donation	A school district donation is required by the provision of Section 19.01.011 of the Subdivision Code plus an additional $750 per dwelling unit to School District 79 and an additional $250 per dwelling unit to School District 120.

Park District Donation	The Developer must meet park land contribution requirements under Section 19.12.013. This obligation will be fulfilled by donating the one-acre Outlot D, improving it as agreed with the Park District, and paying any remaining amount in cash if the land value and improvements do not cover the full required contribution.
Library Donation	Developer shall pay to the Village a Library district donation as required by the provision of Section 19.12.012 of the Subdivision Code.
Other Fees	Developer agrees to reimburse the Village for all engineering and other consultant fees in accordance with the provisions of Village Ordinance No. 06-07-63 incurred in relation to development of the Subject Property.
General Provisions	Time is of the essence and both parties agree to cooperate with one another on an ongoing basis to execute the terms of this Agreement.
	If there is a conflict with Village Ordinances, this Agreement shall supersede said inconsistent ordinances or resolutions.
	The term of this agreement is for twenty years.
	This Agreement applies to the property and is binding on all future owners and the homeowners association, whether or not they agree, except for individual homebuyers. The Village is not responsible for building any improvements or completing any obligations that belong to the Developer or future owners. The Developer may not transfer its rights or duties under this Agreement to a new owner unless the Village gives written consent, which will not be unreasonably withheld.
	This Agreement may be amended for any part of the Subject Property by the owner of that portion and the Village, following the required public hearings and the adoption of the necessary ordinances and resolutions.

Analysis:
The Village's Comprehensive Plan envisions the continued expansion of high-quality housing options for the community. Pulte has established a strong reputation in Mundelein with developing Sheldon

Woods. However, due to the limited number of remaining unincorporated parcels adjacent to the Village, it is critical that a strategic annexation decision be made.

Because this is one of the first developments in the western part of town, it is important that the infrastructure is constructed properly to accommodate the capacity of future development further west. One item the developer has agreed to is installing a larger water main that will allow water service to extend further west. Although this larger main is not required for their project alone, it will be necessary for future development.

The Comprehensive Plan designates the subject properties as “Flexible Use” in the Future Land Use Plan, reflecting the current mix of residential, open space, and commercial uses along the Village’s western edge. The proposed Walnut Ridge development is a continuation to Sheldon Woods, and the Village must consider whether it prefers the same development or seek an alternative approach.

Since the subject properties lie outside the Village’s corporate limits, the Village has full discretion to request development proposals or design standards that reflect its long-term planning vision and zoning requirements. This annexation represents a key opportunity to shape the quality and character of future growth at the Village’s western edge.

Recommendation:

ANNEXATION AGREEMENT

by and between

THE PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY;

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1969 AND KNOWN AS TRUST NUMBER 33992

and

THE VILLAGE OF MUNDELEIN

DATED AS OF _____

(PROPERTY LOCATED ON THE SOUTHWEST CORNER OF ROUTE 83 AND WINCHESTER ROAD)

Prepared by and, after recording, return to:

Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540
(630) 355-4600

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ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "**Agreement**") is made and entered into at Mundelein, Illinois, as of the "Effective Date" (as defined in Section 1.B.), by and between the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation and home rule unit of local government (the "**Village**"); **CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1969 AND KNOWN AS TRUST NUMBER 33992** (hereinafter referred to as "**Owner**") and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (hereinafter referred to as "**Developer**") (the Village, Owner and Developer are hereinafter sometimes collectively referred to as the "**Parties**" and individually as a "**Party**").

PREAMBLES

A. Owner is the owner of and holder of record title to a certain tract or tracts of real estate which is located in unincorporated Lake County and is legally described on **Exhibit A** attached hereto and made a part hereof comprising approximately 80 acres which is located generally on the southwest corner of Route 83 and Winchester Road, in Lake County, Illinois (the "**Subject Property**").

B. Pursuant to the Contract between Owner and Developer for the sale by Owner to Developer of the Subject Property (the "**Contract**"), Developer is the contract purchaser of the Subject Property and intends to develop the Subject Property for residential purposes as generally depicted on the site plan, attached hereto and made a part hereof as **Exhibit B** (the "Site Plan").

C. Pursuant to 65 ILCS 5/7-1-8 of the Illinois Municipal Code, Owner submitted to the Village a duly executed petition for annexation ("Annexation Petition"), submitting to the corporate authorities a request for annexation of the Subject Property to the Village (the "Annexation").

D. there are no electors residing upon the Property to be annexed; and

E. Upon Annexation, Developer intends to develop the Subject Property with up to one hundred and fifty-five (155) single-family homes as generally depicted on the Site Plan.

F. The Parties desire that the Subject Property be developed within the Village on the terms and conditions hereinafter set forth, and to that end, Developer is about to materially change position in reliance upon the execution of this Agreement by the Village and the performance by the Village of its undertakings contained herein.

G. Developer seeks certain assurances from the Village regarding the zoning and subdivision of the Subject Property under the Village's Zoning Ordinance ("Zoning Ordinance"), Stormwater Control and Watershed Development Ordinance, ("Stormwater Control Ordinance"), Subdivision Ordinance ("Subdivision Ordinance"), Landscape Code ("Landscape Code"), and assurances as to other matters covered in this Agreement. The Village's Zoning Ordinance, Stormwater Control Ordinance Subdivision Control Ordinance, and Landscape Code may be collectively referred to herein as "Municipal Ordinances".

H. Upon rezoning of the Subject Property to the Village's R-3 Single-Family Zoning District, the Village will, by Ordinance, approve the Approved Plans (defined below).

I. The Subject Property is to be developed pursuant to the terms and conditions of this Agreement and in general compliance with the Approved Plans and Municipal Ordinances.

J. The Parties desire to enter into a binding Agreement governing and relating to the zoning and subdivision of, and other regulations applicable to, the Subject Property and related matters pursuant to: (i) the provisions of Article 11, Division 11-15.1-1 of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 et seq.); (ii) the provisions of Article 11, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.); (iii) the intergovernmental provisions of the Illinois Constitution (Article VII, Section 10); (iv) the Village's authority as a home rule unit of local government under the Illinois Constitution (Article VII, Section 6); and (v) all other applicable authority.

K. The Zoning Ordinance authorizes the development of the Subject Property as a "Planned Unit Development" and the Parties desire that the Subject Property be developed within the Village as a Planned Unit Development, subject to the terms and conditions of this Agreement (the "Development").

L. Pursuant to the provisions of the Illinois Municipal Code, the Mayor and Board of Trustees of the Village (the "**Corporate Authorities**") and the other subsidiary bodies of the Village have duly fixed times for and held all public hearings required by law relative to the execution and delivery of this Agreement, after giving all required notices for such actions.

NOW, THEREFORE, in consideration of the foregoing preambles and in consideration of the mutual covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties do hereby agree as follows:

SECTION 1
PREAMBLES; EFFECTIVE DATE; EXECUTION OF THIS AGREEMENT

A. Preambles. The foregoing preambles are material to this Agreement and are incorporated herein, as if restated in their entirety.

B. Effective Date. The "Effective Date" of this Agreement shall be the date of its execution by the Village.

C. Execution of this Agreement. The Owner and Developer shall deliver to the Village four (4) executed copies of this Agreement within five (5) business days after it is approved by the Village Board of Trustees. The Village shall execute this Agreement within five (5) business days after being presented with this Agreement executed by the Owner and Developer. The Village shall hold recordation of the Agreement until such time as Developer acquires the Subject Property. If Developer does not acquire ownership of the Subject Property within one year of the Village's approval of this Agreement, in the Village's sole discretion this Agreement shall not thereafter be recorded and may be deemed null and void, along with the Village's annexation

ordinance annexing the Subject Property as well as any and all ordinances zoning, including the PUD approval ordinances and plat approvals for the Subject Property. The Village may file other ordinances, such as disconnection, to effectuate this provision. Time is of the essence. On recordation of the Annexation Agreement the Village waives any right to thereafter declare the Agreement null and void.

SECTION 2
ANNEXATION, REZONING, DEVIATIONS, PHASES, USE AND DENSITY, AND PUD APPLICATION

A. Annexation. The Owner, in accordance with and pursuant to the provisions of the Illinois Municipal Code, has filed, with the Clerk of the Village, a duly executed petition pursuant to and in accordance with the provisions of 65 ILCS 5/7-1-8 of the Illinois Compiled Statutes to annex the Subject Property to the Village, subject to the approval of this Agreement. It is expressly understood that at Owner's election, this Agreement, in its entirety, together with the aforesaid Annexation Petition, shall be null, void and of no force and effect unless upon annexation, the Subject Property is zoned and approved for development pursuant to the Approved Plans, and as provided for in this Agreement by the adoption of ordinances by the Village contemporaneously with the execution of this Agreement by the Village.

The Village, concurrent with adoption of an ordinance authorizing the Village's entry into this Annexation Agreement, and concurrent with the Village's execution of this Agreement, will enact a valid and binding ordinance (hereinafter referred to as the "Annexation Ordinance") annexing the Subject Property to the Village. As described below in Article IV the Village shall also contemporaneously adopt the zoning ordinance, the zoning district map amendment, a special use for a planned unit development consistent with the Approved Plans, and the Preliminary Plat of Subdivision for the Subject Property. Subject to the provisions of Section 1 C. of this Agreement, the Annexation Ordinance for the Subject Property shall be filed with the Clerk of Lake County and recorded at Developer's expense with the Lake County Recorder's Office, along with a Plat of Annexation prepared by Developer in compliance with State law. The Village shall send all notices required by law to be sent in connection with the enactment of the Annexation Ordinance and shall furnish copies thereof to Developer.

B. Rezoning & Special Use. Immediately following the Village's approval of the Agreement, the Corporate Authorities shall enact an ordinance reclassifying the Subject Property within the Village's R-3 Single-Family Zoning District ("Map Amendment") approving a special use for a planned unit development as reflected in the Approved Plans (as defined below).

1. **Planned Unit Development Approval**. The Developer has submitted to the Village a complete application for approval of a planned unit development for the Subject Property. The planned unit development application includes all information required by the PUD Chapter and identification by Developer of its proposed uses and the areas of the Subject Property for which such uses are proposed, as reflected in the Approved Plans set forth in Section 2(B)(2) below. To the extent they are not provided for herein, all development standards for the Subject Property, including, but not limited to, standards for the timing of phases,

permanent and temporary signage, dirt cleanup, construction parking, construction of water and sanitary sewer mains, trees, fences, mailbox design, architectural standards, and other matters specific to the Subject Property shall be addressed in the Approved Plans and established in the "PUD Approval Ordinance". The Corporate Authorities shall enact the PUD Approval Ordinance immediately following the Map Amendment. The PUD Approval Ordinance shall, among other things, approve a special use for a planned unit development consistent with the Approved Plans and expressly include the deviations set forth in Section 3 below.

2. **Approved Plans**. The plans listed below shall be approved as governing documents under the special use planned unit development (collectively the "Approved Plans"). The Parties agree that the Subject Property shall be developed in substantial compliance with the Approved Plans. To the extent the Approved Plans are preliminary plans, Petitioner shall file necessary and appropriate final plans with the application for approval of a final plat of subdivision. The Village shall approve the final plans provided that they are in substantial conformance with the Approved Plans and otherwise comply with the provisions of this Agreement. The Approved Plans consist of the following documents:

   a. Preliminary Plat of Subdivision prepared by Vanderstappen Land Surveying, Inc. dated September 5, 2024 last revised August 19, 2025 ("Preliminary Plat") attached hereto as **Exhibit E**.

   b. Preliminary Landscape Plan prepared by Manhard Consulting Ltd, dated January 14, 2025 last revised June 20, 2025 ("Preliminary Landscape Plan") attached hereto as **Exhibit F**.

   c. Preliminary Engineering Plan prepared by Pearson, Brown, & Associates, Inc. dated April 11, 2025 last revised June 20, 2025 ("Preliminary Engineering Plan") attached hereto as **Exhibit G**.

   d. Plat of Annexation prepared by Vanderstappen Land Surveying, Inc. dated April 10, 2025 last revised May 30, 2025 ("Annexation Plat") attached hereto as **Exhibit H**.

   e. Walnut Ridge Elevations by PulteGroup dated April 8, 2025 and last revised July 25, 2025 ("Elevations") attached hereto as **Exhibit I**.

   f. Signage Plan prepared by PulteGroup dated April 2, 2025 and last revised May 23, 2025 ("Signage Plan") attached hereto as **Exhibit J**.

   g. PUD Site Plan prepared by Manhard Consulting Ltd, dated July 16, 2025 ("PUD Site Plan") attached hereto as **Exhibit B**.

h. Preliminary Stormwater Report prepared by Pearson, Brown & Associates, Inc. dated April 11, 2025 and last revised on June 20, 2025 ("Preliminary Stormwater Report") attached hereto as **Exhibit K**.

i. Phasing Plan prepared by Pulte Homes, dated September 11, 2025 (the "Phasing Plan") attached hereto as **Exhibit L**.

3. **Planned Unit Development Deviations.** The following deviations are explicitly approved as part of the planned unit development:

a. To reduce the required road width from 33'edge of pavement to 28' back of curb under the Subdivision Code;

b. To waive the Subdivision Code requirement that sanitary sewer be located under the roadway and permit sanitary sewer to be located in the parkway;

c. To waive the Subdivision Code requirement that utilities be installed in the rear and side yards and to permit the installation of utilities in front yards. The location and design of utility boxes in the front yard shall be subject to the review and approval of Village staff. Village staff shall approve the location and design of utility boxes provided that they do not unreasonably impact the layout and aesthetic of the right-of-way and are appropriately screened;

d. To increase the maximum allowable lot coverage in the Zoning Code from 50% to 55% for the Meadows Series lots (as identified on the Site Plan); and

e. To waive the requirement for replacement trees under the Landscape Code.

C. Preliminary / Final Subdivision Plat. Immediately following the adoption of the Map Amendment, the Village Board shall approve the Preliminary Plat. Upon application therefore, the Village shall approve the final plat of subdivision ("Final Plat") provided that it is in substantial conformance to the Preliminary Plat of Subdivision.

D. Disconnection Prohibited.

1. **Disconnection**. Provided that the Village has approved the annexation, Map Amendment, Preliminary Plan, and the PUD Approval Ordinance, and thereafter recorded this Agreement and the Annexation Ordinance, all as required by this Agreement, neither Owner nor Developer shall seek disconnection of any portion of the Subject Property and Owner and Developer, for themselves and their successors in interest, each hereby waives and releases any right to seek disconnection of the Subject Property pursuant to Sections 7-3-4 or 7-3-6 of the Illinois Municipal Code (65 ILCS 5/7-3-4 and 7-3-6) or any other applicable statute, law, or doctrine.

SECTION 3
INTENTIONALLY OMITTED

SECTION 4
ON-SITE IMPROVEMENTS

A. Construction of Improvements and Installation of Utilities. In connection with its construction of the Development, Developer shall, at its expense, construct all improvements located on the Subject Property, including but not limited to sanitary sewers and facilities, watermains and facilities, storm sewers, stormwater detention and retention areas, on-site roads, pavements, sidewalks, curbs and gutters, street lighting, traffic signs, street name signs, and parkway trees ("**On-Site Improvements**"), in accordance with all applicable Municipal Ordinances and final engineering plans that are approved by the Village Engineer after the Effective Date of this Agreement. All newly installed utility lines within the Subject Property, including electricity, gas, telephone, and cable, shall be installed underground and at locations approved by the Village Engineer. Developer shall not be required to bury existing overhead utility lines that are on the Subject Property or that are within a portion of a right of way that is contiguous to the Subject Property. Utilities shall not be installed in any drainage swale area that is not removed in the development of the Subject Property.

B. Binder Course. The surface of roadways internal to the development may be constructed in two lifts. The first lift shall include the sub-base, the aggregate base course, curbing, and the binder course. The second lift shall consist of the final surface course. Developer shall not be required to install the final surface course until it has completed the sale and construction of all residential dwelling units. If the first lift will be exposed for more than 30 days, Developer shall install curb protection as depicted in the Curb Protection Exhibit attached hereto as **Exhibit M**.

C. Oversizing; Recapture Agreement. Other than the installation of sanitary infrastructure sufficient to accommodate 200 single family residences on the property adjacent to the west of the Subject Property, and the installation of a 16" water main through the Subject Property as depicted on **Exhibit G-2,** Developer shall not be required to oversize any other public improvements that may be required pursuant to the terms of this Agreement. If the Village requests such oversizing, Developer shall install the requested oversized improvements and, to the extent permitted by, and in accordance with, applicable law, Developer and the Village shall enter into a recapture agreement whereby Developer may be reimbursed for such oversizing by owners of other properties that will benefit from such oversizing.

SECTION 5
OFF-SITE IMPROVEMENTS

A. Roadway Improvements.

1. **Developer's Construction Obligations**. KLOA, Inc. prepared a traffic study which found sufficient reserve capacity in the surrounding roadway network to accommodate traffic generated by the Development. The Village shall not require

Developer to install any roadway improvements other than as depicted on the Preliminary Engineering Plans ("Roadway Improvements") **(Exhibit G)**.

2. **Paths**. Developer shall construct the multi-use paths as depicted on the Preliminary Engineering Plans **(Exhibit G)**.

3. **IDOT Approvals**. The Developer shall dedicate to IDOT such right-of-way as may be reasonably required by IDOT for Route 83. The Developer agrees, at the Developer's sole cost, to construct those Roadway Improvements depicted on the IL Route 83 Improvement Plans attached hereto as **Exhibit N** (collectively the "Route 83 Improvements"). The Village and Developer acknowledge that the Route 83 Improvements require permitting through the Illinois Department of Transportation ("IDOT") and said permitting is anticipated to take up to twelve (12) months following the Village's approval of this Agreement. The Route 83 Improvements are subject to such modifications as IDOT may require. IDOT approval shall not be a condition of the Village's final engineering approval. Additionally, provided one access point, either temporary or permanent, is provided to the Subject Property along Route 83, the Village shall issue Developer construction permits, building permits and occupancy permits for the Subject Property. As of the date of this Agreement, Developer has commenced the IDOT permitting process and is hereby obligated to, in good faith, proceed diligently toward the issuance of the IDOT permit for the Route 83 Improvements. Construction of the Route 83 Improvements shall be substantially completed by the Developer within: (i) twelve (12) months after the issuance of the IDOT permit for the Route 83 Improvements; or (ii) prior to issuance of the 100th building permit for the Subject Property. No occupancy permits will be issued until the Village Engineer determines, in his sole discretion, that there is reasonable access from Route 83. The Village engineer may authorize additional time to complete the Route 83 Improvements in his sole discretion. If the Route 83 Improvements are not completed within the above-described timeframes, or such extension as is approved in writing by the Village Engineer, the Village may, at its discretion, cease issuance of any further building permits for the Subject Property. Notwithstanding anything in this Agreement to the contrary, Developer shall not be required to post surety with the Village for any part of the Route 83 Improvements where surety for that portion of the Route 83 Improvements has been or will be posted with IDOT.

B. Acquisition of Property Interests. Developer shall dedicate, at no cost to the Village any and all right-of-way or easements that are necessary or desirable for the installation of the Roadway Improvements (except for the Route 83 Improvements) and utility improvements necessary to service the Subject Property. Said right-of-way dedication and easements shall be granted pursuant to the Final Plat of Subdivision. The Village shall not require the Developer to obtain property rights from third parties for the construction of the Roadway Improvements.

SECTION 6
RECAPTURE FEES

Village represents and warrants to Owner and Developer that there are no applicable recapture fees or contribution costs due from Owner and Developer in connection with the development of the Subject Property.

SECTION 7
WATER AND SEWER AVAILABILITY, STORM WATER

A. The Village shall provide sanitary sewer and potable water services to all portions of the Subject Property for which Final Plats have been approved, provided Developer is not in default hereunder, on a "first-come/first-served" basis with all other property located within or annexed into the Village's boundaries, subject to interruptions in service caused by acts of God or other circumstances beyond the Village's control. The Village shall cooperate with the Developer who shall submit permit applications to the Illinois Environmental Protection Agency (the "IEPA") for water main and sanitary sewer extensions within the Subject Property upon the applications and supporting engineering plans being properly prepared by Developer. Water and sanitary sewer connections to the Subject Property will generally occur pursuant the Preliminary Engineering Plan (**Exhibit G**).

B. **Stormwater Management**. Developer shall provide stormwater detention/retention for the development of the Subject Property in compliance with (i) the Lake County Stormwater Management Commission criteria and Village Ordinance No. 94-8-35 (Stormwater Watershed Development Ordinance), as amended; and (ii) to the extent applicable to newly constructed stormwater management basins, requirements of the U.S. Army Corps of Engineers and the Illinois Department of Water Resources- OWR. To the extent that other state of federal agencies have jurisdiction over the proposed stormwater management facilities, Developer shall also comply with the requirements of those governmental agencies with jurisdiction.

SECTION 8
IMPACT FEES AND DONATIONS; GENERAL VILLAGE FEES.

A. **Village Impact Fees**.

1. **Fee Amounts**. In recognition of the impacts to Village services that will be caused by the Development, and in addition to the building permit fee, concrete patio/walkway fee, air conditioning fee, driveway fee, water and sewer tap inspection fee, and water and sewer connection fees, which will all be paid in the amount required by the Village's Municipal code, Developer shall pay the following fees (the "**Village Impact Fees**") to the Village at the following times:

Fee	Fee Schedule	Timing
Annexation Fee	$3,100 per dwelling unit	At the time of building permit but the total annexation fee amount for

		the entire development shall be paid no later than 3 years from the date of this Agreement.
Capital Improvement Fee	$2,835 per dwelling unit	At Certificate of Occupancy
Transportation Fee	$2,935 per dwelling unit	At Certificate of Occupancy
Stormwater Fee	$1,685 per dwelling unit	At Watershed Development Permit
Tree Replacement Fee	None	N/A
Downtown Fee	None	At Certificate of Occupancy
Water Expansion Fee	$250 per dwelling unit	At Building Permit
Sewer Expansion Fee	$3,000 per dwelling unit	At Building Permit
Commission Fee	$500 per dwelling unit	At Building Permit

B. **Security**. All fees and donations set forth in this Section 8 shall be locked in and shall not increase for a period of five (5) years from the date of this Agreement. All reductions of general applicability in the Village shall apply to the Subject Property.

C. **Fire Protection District Fee**. Within 30 days after adoption of the Annexation Ordinance, Owner shall pay to the Village the total amount that the Village will be required to pay to the Countryside Fire Protection District and the Grayslake Fire Protection District pursuant to Section 20(e) of the Illinois Fire Protection District Act, 70 ILCS 705/20, which amount, the Parties agree, is $885.12.

D. **Lake County Road Impact Fee**. The Owner shall pay road impact fees to Lake County in an amount consistent with the Lake County ordinance. Said fee must be paid directly to Lake County, and a receipt shall be presented to the Community Development Department prior to the release of any building permits

E. **School, Park, and Library Donations**.

1. School Donations. In connection with the development of the Subject Property, Developer shall pay to the Village a school district donation as required by the provision of Section 19.01.011 of the Subdivision Code(the "School Donation") plus an additional $750.00 per dwelling unit to School District 79 and an additional $250.00 per dwelling unit to School District 120. Developer shall pay the School

Donation on a per permit basis, prior to issuance of each occupancy permit for each dwelling unit constructed on the Subject Property.

2. Park District Donations. In connection with the development of the Subject Property, Developer shall be responsible for park land contributions ("Park Donation") as required by the provisions of Section 19.12.013 of the Subdivision Code. The Parties agree that the Park Donation shall be satisfied through: i) donation of the approximately one (1) acre parcel of land identified as Outlot D on the Preliminary Plat; ii) improvement of Outlot D pursuant to specifications as agreed upon between Developer and the Mundelein Park and Recreation District ("MPRD"); and iii) the payment of cash-in-lieu if: a) the value of Developer's land donation and improvements to Outlot D do not satisfy the total value due to the Village under Section 19.12.13.

3. Library Donation. In connection with the development of the Subject Property, Developer shall pay to the Village a Library district donation as required by the provision of Section 19.12.012 of the Subdivision Code (the "Library Donation"). Developer shall pay the Library Donation on a per permit basis, prior to the issuance of each occupancy permit for each dwelling unit constructed on the Subject Property.

4. Engineering and Other Consultants' Fees/Litigation Expense. Developer agrees to reimburse the Village for all engineering and other consultant fees in accordance with the provisions of Village Ordinance No. 06-07-63 incurred in relation to development of the Subject Property.

F. No Other Impact Fees or Donations. The fees and donations to be paid pursuant to this Agreement shall be in addition to any on-site or off-site improvements or facilities that Developer has agreed to construct or pay for as provided herein. Except for those impact fees and donations they have agreed to pay in this Agreement, and except for the on-site and off-site improvements required by this Agreement, Developer shall not be required by the Village to pay any fees or to donate any land or money or make any other contributions to the Village or any other governmental agency that are intended to pay or provide for public facilities or property made necessary by the development of the Subject Property ("**Impact Contributions**"). Further, no new fees or contributions shall be applicable to the Subject Property for a period of five (5) years from the date of this Agreement.

SECTION 9
SURETY FOR SUBDIVISION IMPROVEMENTS.

A. Subdivision Security. At the time the Village approves a final plat for a Phase, Developer shall provide, and the Village shall accept, either (i) a cash deposit, (ii) subdivision improvement bonds, or (iii) irrevocable letters of credit from a sound and reputable bank in the Metropolitan Chicago area acceptable to the Village Board in an amount equal to 110% of the estimated cost, as approved by the Village Engineer, of constructing the "Subdivision Improvements" (as defined

herein) that are expected to be completed during such Phase (the "**Subdivision Security**"). The Subdivision Security shall be substantially in the form of **Exhibit Q** attached hereto and made a part hereof. In addition, Developer agrees to enter into subdivision improvement agreements with the Village relative to the construction of the improvements identified herein substantially in the form as that which is attached hereto and made a part hereof as **Exhibit R**. Developer shall not be obligated to post Subdivision Security for Subdivision Improvements if it has already posted security for such Subdivision Improvements with another governmental agency.

B. **Transfer of Private Subdivision Improvements**. All stormwater detention/retention facilities and other private subdivision improvements, after completion, inspection and approval by the Village Engineer and satisfactory completion of all punch list items, shall be transferred by Developer without cost by bill of sale to and accepted for ownership, maintenance and operation by the homeowners association (the "HOA") formed by Developer pursuant to the terms of the Declaration (as defined in Section 9(C) below). Developer's turnover of the HOA to the resident owners shall not occur until sufficient annual operating funds are in place to ensure that the residents will have sufficient funding for required maintenance obligations of the HOA. Alternatively, should Developer turnover the HOA to the resident owners prior to at least eighty percent 80% of the homes having been sold and should the dues collected by the HOA be insufficient to meet the HOA operating expenses, then the Developer shall be responsible to pay the shortfall to the HOA until such time as eighty percent (80%) of the homes have been sold to homeowners. Notwithstanding the foregoing, nothing in this paragraph shall preclude the Developer from collecting and assessing each homeowner for their proportionate share of assessments for maintenance, real estate taxes, and repair obligations for the association owned property and improvements prior to turnover of the association to the resident board. Notwithstanding anything to the contrary herein, the Developer shall be responsible for all warranty work on the stormwater detention/retention facilities in the Subject Property and other Subdivision Improvements during the one-year warranty period.

C. **Recorded Covenants and Special Service Area**. Developer has, prior to the date of this Agreement, submitted a draft of the declaration of covenants, conditions, restrictions and easements to be recorded against the Subject Property (the "Declaration") for review and approval by Village staff and the Village Attorney. Provided that the Declaration submitted to the Village with the Final Plat is in substantial conformance with the Declaration administratively approved by Village staff with the Preliminary Plat, the Village shall approve the Declaration submitted with the Final Plat. Developer and the Village agree that the Parties shall cooperate to create a dormant back-up special service area, within 180 days from the date of annexation, to provide for the financing of and the maintenance, inspection, and replanting of those portions of the Subject Property maintained by the Walnut Ridge Homeowners Association, which areas are depicted as A, B, C, and E on the Approved Plans. The Parties acknowledge that the Village may undertake such a special service if the homeowner's association fails to do so within the timeframe set forth in the ordinance.

D. Model/Sales and Office Trailers. Following approval of the first Final Plat, Developer shall have the right to construct up to four model homes and other appurtenant facilities, including potable water and temporary sanitary facilities (i.e., holding tanks, not septic fields) in the Subject Property in any of the locations as depicted on **Exhibit S** attached hereto and made a part hereof.

The Developer shall be allowed to install parking stalls for visitors to the model homes located perpendicular to the roadway in lieu of constructing a parking lot. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the Village's Building Department. One of such model homes may be used as a sales office. In addition, one transportable modular trailer may be located on the Subject Property (in the specific location and with landscaping approved by the Village Engineer) and used as a sales office, provided that it is equipped with a fire alarm system with a connection to the Village's fire alarm center, until such time as a model home that can serve as a sales office has been constructed on the Subject Property and authorized for occupancy by the Village. Such modular trailer shall only be utilized for a period of six (6) months following the date of the Village's issuance of a permit authorizing the use and occupancy of such trailer, provided that the Village shall not unreasonably withhold its consent to extending said six (6) month period if the model home that is to become the sales office has not been completed and authorized for occupancy by the Village prior to that date. Developer shall promptly cause the modular trailer to be removed from the Subject Property after it is no longer being utilized by Developer as hereinabove provided and Developer shall promptly restore the property to a clean, graded and seeded condition. In addition to the foregoing, one transportable modular trailer may be located on the Subject Property and utilized for on-site construction offices provided that it has potable water and temporary sanitary facilities (i.e., holding tanks, not septic fields), and up to four (4) semi-tractor trailers may be located on the Subject Property and utilized to store materials on-site (subject to approval as to their number and location by the Village Engineer). All trailers in the Subject Property shall be removed from the Subject Property no later than 90 days following issuance of the building permit for the 155th dwelling unit to be constructed in the Development.

Within ninety (90) days after completion of the sanitary sewer system for any Phase, Developer, at its expense, shall remove all holding tanks serving the model homes in said phase and connect them to the sanitary sewer system in accordance with the applicable statutes, ordinances, rules and regulations.

No occupancy permit for final residency shall be issued for any model home until they are reinspected by the Village and connected to the Village's water supply, sanitary and storm sewer systems and all on site and off site improvements are completed (except for parkway sod and parkway trees, final lift of paving for roadways and sidewalks provided that security acceptable to the Village is posted with the Village for those items to the extent they have not been completed).

SECTION 10
DEVELOPMENT STANDARDS

A. Gateway Signage. The Preliminary Plat depicts the location of an easement to be granted to the Village, pursuant to the Final Plat, for the Village's future installation of a gateway sign.

B. Billboard and Directional Signs. Subject to submitting necessary permit application, Developer may install signage consistent with the in the general locations and dimensions as depicted on **Exhibit J** attached hereto and made a part hereof. Developer may install signage as of the date a site development permit is issued for the Subject Property. Developer shall remove

such signs on the first to occur of (i) completion of all construction and sales within the Subject Property; or (ii) the five year anniversary of the issuance of a building permit for said billboard signs (provided, however, that the Village will not unreasonably withhold its consent to extending said five-year period for additional one-year periods for so long as Developer is actively engaged in marketing the Development). Such billboard signs shall be maintained in a good, clean, and slightly condition.

C. Traffic Control Signs. Developer shall, at its expense, provide and install all traffic control signs (including but not limited to stop signs, yield signs and speed limit signs) as required by the Village and in accordance with the Manual of Uniform Traffic Control Devices within the Subject Property. Street signs and traffic control devices on pole structures shall be consistent with the design depicted on the Engineering Plan. Developer shall not be required to construct or pay for any on-site or off-site traffic signals.

D. Street Construction. Except as otherwise provided herein, there are no primary or secondary streets, as defined by IDOT's Roadway Standards, to be constructed by Developer within the Subject Property or on any adjoining lands. The Village represents and warrants to the Developer that no roadway extension to the north for a future connection to Winchester Road shall be a condition to the development contemplated herein. Notwithstanding any contrary provision in the Village's Subdivision Control Ordinance, the streets and curbs shall be constructed as depicted on the Preliminary Engineering Plans (**Exhibit G**).

E. Sidewalks. Developer shall construct the sidewalks in the Subject Property as depicted on the Engineering Plan. The Village shall not require the Developer to install any sidewalk or public path along Illinois Route 83 or Winchester Road, provided; however, that Developer shall coordinate with IDOT and install a sidewalk or path connection, as may be applicable, between the private trail system at the entrance to Walnut Ridge and Illinois Route 83 right-of-way.

F. Architectural Standards. Developer's current monotony standards shall apply to the Subject Property which are attached hereto and made a part hereof as **Exhibit I**. The Village hereby waives the appearance code as set forth in Title 16 of the Village's Municipal Code of Ordinances. Village issuance of a building permit for any dwelling unit is contingent upon Developer's compliance with both the Elevations attached hereto as **Exhibit I** and with the monotony standards set forth in **Exhibit I**.

G. Construction Parking. During construction, parking shall be restricted to one side of any given street (the side that does not contain fire hydrants), thereby providing an access lane for school buses and emergency vehicles. Vehicles shall be parked parallel to the curb and facing in the proper direction. Overnight street parking is not permitted for commercial vehicles and construction equipment. Street parking shall not be allowed during snow and ice removal.

H. Dirt Cleanup. At all times prior to acceptance by the Village, Developer agrees to clean and pick up construction dirt and debris from all rights-of-way that are constructed within the Subject Property and all rights-of-way that are utilized in connection with the development of the Subject Property. Such street cleanings shall ordinarily be done as needed (and at other times upon

the request of the Village Building Director). If the method used by Developer is not satisfactory to the Village, Developer shall use such other method as is reasonably acceptable to the Village.

SECTION 11
REVIEW OF FINAL ENGINEERING PLANS AND FINAL PLAT: PAYMENT OF ENGINEERING FEES.

A. Submission, Review and Approval. Final engineering plans for the Subdivision Improvements to be installed in any Phase of the Development shall be submitted to the Village with the application for Final Plan approval and the final plat of subdivision for such Phase of the Development. Soil erosion and sedimentation control plans for areas under development shall be submitted to the Village along with engineering plans for the portion under development. Final plats of subdivision may be submitted for Phases, so long as they are consistent with the approved Development Plan, the PUD Approval Ordinance, and the preliminary plat of subdivision. The Village Engineer shall examine said plans and recommend approval or disapproval of the same, within thirty (30) days after receipt thereof. If such plans or plats are not recommended for approval, the reasons therefor shall, within such 30-day period, be set forth with specificity in a written notice to Developer. Upon Developer's correction of the items set forth in said notice and the resubmission of the plans or plats, the Village Engineer shall re-examine them and recommend approval or disapproval of them within thirty (30) days after receipt thereof. Final engineering plans and final plats for a Phase shall be submitted for consideration to the Village Plan Commission within thirty (30) days after the Village Engineer recommends their approval. Final plats shall be submitted to the Corporate Authorities for consideration within thirty (30) days after action on same by the Village Plan Commission. The aforesaid time frames shall be extended if additional time is needed because of circumstances beyond the reasonable control of the Village, provided that the Village shall give prompt notice of said circumstances to Developer.

B. Grading and Underground Improvements.

1. **Earth Change**. Upon completion of the Village's review of Final Engineering for a Phase and provided that there are not major objections to the proposed grading outlined therein, the Village shall allow the Developer to submit a request for an earth change approval under the Watershed Development Ordinance on the Subject Property. Prior to commencing any such earth work, Developer shall, at its sole cost and expense, provide the Village with evidence of all required third party approvals to perform the early change work, provide Village with a certificate of insurance evidencing general liability insurance policy with respect to all of Developer's activities in, on or about the Subject Property; and also deposit with the Village surety in compliance with Section 9 of this Agreement, the amount of one hundred and ten percent (110%) of the Village's cost of the earth work as reasonably determined by Village engineer which amount shall be held to insure that the earth work is performed pursuant to Village requirements. Developer shall also provide the Village Engineer with soil erosion control plans and grading plans sufficient for the Village Engineer to review and approve Developer's earth work activities.

2. Once final engineering drawings have been approved by the Village Engineer, the Final Subdivision Plat has been approved by the Village Board of Trustees, a subdivision improvement agreement and Subdivision Security have been furnished to the Village and the IEPA permit for construction has been applied for, Developer may commence construction of underground water and sanitary sewer improvements at its risk. However, Developer shall not connect any such improvements to public water and sanitary sewer mains and the public facilities providing such service until required IEPA permits have been issued.

SECTION 12
COMPLIANCE WITH APPROVED DOCUMENTS; CONSTRUCTION STANDARDS.

A. Compliance With Approved Documents and Village Laws. Developer shall have the right to develop and use the Subject Property in accordance with, and only in accordance with; (i) the PUD Approval Ordinance; (ii) Final Plans for the Development;; (iii) final plats of subdivision for the Subject Property; (iv) final engineering plans that have been approved by the Village in accordance with the Village Code; and (v) this Agreement (collectively, the "**Approved Documents**"). Such development and use shall also be in accordance with Village Laws, subject to Section 14.

SECTION 13
BUILDING AND OTHER PERMITS AND OCCUPANCY CERTIFICATES.

A. Building Permits. Building Permit fees shall be payable by Developer to the Village at the time of Building Permit application for each dwelling unit. Building Permit fees shall pay the established fee at the time of permits. The Village shall issue building permits within a reasonable time after application therefor, or issue a letter of denial within said period identifying specifically the corrections necessary for issuance of a building permit and the section of any Village Law relied upon by the Village in its denial. Developer may submit and the Village shall process building permit applications for mater plan approval for each of the home types to be constructed on the Property ("Master Plan"). The Master Plan approval for a home type shall not relieve the Developer from the obligation, as set forth in Village Code, to submit a separate building permit for each lot prior to commencement of construction, but shall serve as a mechanism to facilitate prompt and efficient review of individual building permit applications by the Village. If Master Plans have been approved from a home type, thereafter the plans for each individual building permit application need not to be signed and sealed by an architect provided that said plans do not deviate from the approved Master Plan set.

B. Foundation-Only Permits. The Village may issue, in its sole discretion, foundation-only permits for up to five (5) dwelling units once a final plat of subdivision and final plan have been approved by the Corporate Authorities, final engineering plans have been approved by the Village Engineer, the Subdivision Improvement Agreement has been fully executed, and Subdivision Security has been furnished to the Village, as required by this Agreement. Developer acknowledges, however, that building permits shall not be issued by the Village, and no framing or superstructure (other than model homes in accordance herewith) shall be started on buildings for which foundation-only permits have been issued until watermains and fire hydrants necessary to provide fire protection to that portion of the Development then under development have been

constructed, connected to, tested and approved by the Village, and provision has been made for emergency vehicle access thereto on a gravel or other road, all in a manner acceptable to the Village Fire Chief. Developer agrees that the first group of building permits for which it will apply will include an application for building permit for the model home that is to contain the sales office for the Subject Property. In addition, it shall be a requirement for foundation-only permits that the foundation cannot remain for more than three (3) months without the building being constructed and all open foundations must be fenced off until such time that vertical construction begins.

C. Occupancy Certificates. The Village shall issue, at a fee of fifty dollars ($50.00) per certificate, temporary occupancy certificates within forty-five (45) business days of application therefor, or issue a letter of denial within said period identifying the corrections necessary for issuance of a certificate and the section of any Village Law relied upon by the Village in its denial. Developer's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping and final grading, shall not delay the issuance of a temporary certificate of occupancy provided Developer delivers security to the Village (that is similar in nature and form to the Subdivision Security) to assure the completion of said unfinished items. Once unfinished items have been completed and approved by the Village Engineer and Building Commissioner, the Village shall issue final occupancy certificates within the time prescribed herein and release the above described security.

SECTION 14
COMPLIANCE WITH LAWS.

A. Compliance With Village Laws and Other Applicable Laws. Except as otherwise provided in this Agreement, herein, Developer shall be subject to and comply with all of the provisions of the Municipal Code. Also, to the extent applicable, Developer shall comply with the laws and requirements of all other jurisdictional governmental agencies.

B. Conflicts With Village Laws. If the Municipal Code is inconsistent or conflicts with any provision of the Approved Plans then such provision of the Approved Plans shall be deemed to constitute a lawful and binding amendment to, and shall supersede the terms of, such Municipal Code, as it may relate to the Subject Property.

C. Amendments to Village Laws. If, during the Term of this Agreement and prior to completion of the final Phase of the Development, the provision of the Municipal Code is amended or modified to (i) impose requirements upon the construction of the Development that are more stringent than those existing as of the Effective Date; or (ii) increase the fees or charges payable to the Village, such amendment or modification shall not be effective as applied to the Subject Property for five (5) years from the date of this Agreement. Notwithstanding the foregoing, no amendment or modification to the Municipal Code that (i) conflicts with the Approved Plans or PUD Ordinance; or (ii) would prohibit or materially interfere with the development of the Subject Property in accordance with the Approved Plans and PUD Ordinance, shall be applicable to the Subject Property, without Developer's written consent. Except as otherwise provided herein, the zoning classification of the Subject Property established pursuant to this Agreement shall remain in effect throughout the term of this Agreement and thereafter until changed in accordance with law. If the Developer seeks to rezone a portion of the Subject Property or to modify or amend a

PUD Approval Ordinance approved for such portion, it may do so in conformity with the Municipal Code and it shall not be necessary to amend this Agreement for any such rezoning, modification, or amendment to be effective.

SECTION 15
GENERAL PROVISIONS

A. Time Of Essence/Cooperation Of Parties. Time is of the essence of this Agreement and of each and every provision hereof. The Parties shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to the Village, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Agreement and the intentions of the Parties as reflected by the provisions of this Agreement.

B. Conflict with Ordinances. If any pertinent existing resolutions or ordinances, or interpretations thereof, of the Village are inconsistent or in conflict with any provision hereof, then the provisions of this Agreement and the ordinances passed pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Subject Property.

C. Term. This Agreement shall be binding upon and inure to the benefit of Village, Owner, Developer subsequent owners of the Subject Property or any portion thereof (including the Developer, if it acquires the Subject Property or any portion thereof), any successor municipal authorities of the Village, and successor municipalities, for a period of 20 years commencing on the Effective Date, as provided by Section 11-15.1-1 of the Illinois Municipal Code (65 ILCS 5/11-15.1-1 et seq.,) and for whatever additional period of time as may be consented to in writing by the Parties pursuant to any amendment of such statute allowing a longer period ("**Term**"). If the annexation of the Subject Property to the Village, the zoning of the Subject Property, or the execution and delivery of this Agreement is challenged either directly or indirectly in any court proceeding which shall delay the construction of the Development, the period of time during which such litigation is pending, to the extent permitted by law, shall not be included in calculating such Term.

D. Assignability. This Agreement, both its obligations and benefits, shall run with the land, its terms and provisions constituting covenants running with the Subject Property, and, as such, shall be binding upon each and every subsequent owner of record, beneficial owner, successor owner, purchaser and grantee and successor for and to all or any portion of the Subject Property, or any portion thereof, whether or not they agree to be bound by this Agreement, including the homeowners association (other than purchasers of individual dwelling units constructed on the Subject Property). However, under no circumstance shall the Village be obligated to construct any improvements on the Subject Property at the Village's cost or fulfill the Developer's or their successors, successor owners of record, purchasers, grantees or beneficial owners of various portions of the Subject Property, obligations under this Agreement under any theory in law or in equity. Developer shall not assign its rights or delegate its duties hereunder and such rights shall not inure to subsequent owners of the Subject Property, unless the Village provides its prior written express consent of the proposed assignment of such rights which consent shall not be unreasonably

withheld. The Parties agree that it shall be unreasonable for the Village to withhold its consent if the proposed assignee is an affiliate or entity controlled by Developer or an unrelated experienced, reputable, qualified and significant developer of the type of residential community contemplated in this Agreement. If the Developer desires the Village approve an assignment it shall make such request to the Village in writing, which request shall identify the proposed assignee, and the Developer shall provide the Village with all information reasonably requested by the Village with respect to the proposed assignee's qualifications. If approved by the Village, such assignment shall occur pursuant to a Transferee Assumption Agreement substantially in the form of **Exhibit V** attached hereto and made a part hereof.

If the Subject Property, or any portion of the Subject Property, is bought or acquired by a third party (other than the purchaser of an individual dwelling unit who acquires the same for residential occupation by such purchaser itself as well as the Village an any other governmental entity) and assigns to such party the Developer's then existing and remaining obligations under this Agreement relative to the Subject Property, or such portion of the Subject Property, the Developer shall be released from liability for the performance of such obligations provided:

1. Replacement Improvement Security, in a form approved by the Village Attorney, is delivered to the Village for Improvements;

2. Such third party then assumes such obligations pursuant to **Exhibit V;**

3. Developer is not then in default of any of its obligations under this Agreement; and

4. The Village approves such assignment by a corporate resolution.

Notwithstanding any other provision in this Agreement to the contrary, or which may be inconsistent with this provision, in the event Developer is not released from liability for the performance of its obligations in this Agreement as set forth herein, or if any obligation of Developer is unfulfilled or not completed, each successor owner of record, purchaser, grantee, beneficial owner of all or any portion of the Subject Property (other than the purchaser of an individual dwelling unit who acquires the same for residential occupation by such purchaser itself as well as the Village an any other governmental entity relative to any portion of the Subject property they acquire) shall be responsible for completing such obligations in an amount proportional to the amount of dwelling units planned or contemplated on the portion of the Subject Property owned by such owner of record, successor, assign, beneficial owner, purchaser or grantee owns as set forth in a final plat of subdivision encompassing such portion of the Subject Property compared to the maximum total number of planned or contemplated dwelling units in such final plat of subdivision.

E. Amendment of Agreement. This Agreement may be amended as to any portion of the Subject Property by the owner of such portion and the Village, by a duly executed amendment, after all requisite public hearings and enactment of required ordinances and resolutions. Any such amendment as to a portion of the Subject Property may be made without the approval, consent or participation of the owners of the balance of the Subject Property, so long as the amendment does not materially and adversely affect the balance of the Subject Property.

F. Notices. All notices or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid, to the following addresses or faxes to the Parties at the following facsimile numbers:

(a) If to Village:
Village Clerk
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

With a copy to:
Zukowski, Rogers, Flood and McArdle
50 Virginia Street
Crystal Lake, Illinois 60014
Attn: Kelly Cahill
Fax: 815-459-9057

(b) If to Owner:
Chicago Title Land Trust Company, as Trustee under Trust Agreement dated March 26, 1969 known as trust number 33992
c/o Szczesny Builders, L.L.C., as beneficiary
N1610 N. Creekside Lane
Lake Geneva, WI 53147
Attn: Randy Szczesny
Telephone: 847-707-5261

With a copy to:
GoodSmith Gregg & Unruh LLP
150 S. Wacker Drive, Suite 3150
Chicago, IL 60606
Attn: David R. Neville
Telephone : 312-322-1960

(c) If to Developer:
Pulte Home Company, LLC
1900 E. Golf Rd., Suite 300
Schaumburg, IL 60173
Attn: Matt Brolley
Fax: 847-969-9395

With a copy to:
Rosanova & Whitaker, Ltd.
445 Jackson Avenue, Suite 200
Naperville, IL 60540
Attn: Caitlin E. Csuk
Fax: 630-352-3610

Or to such other address or facsimile number as any Party may from time to time designate in written notices to the other Parties. All notices shall be deemed effective as of the date of receipt,

in the case of personal delivery; two days after deposit in the U.S. mail, in the case of notice sent by certified or registered mail; and as of the date of transmission, if delivered by fax or email (provided the transmitting machine provides a record confirmation of the day and time of transmission) and provided that a copy is also transmitted by registered mail.

G. Attorney's Fees. Upon receipt of a statement from the Village for the attorney's fees incurred by the Village related to the preparation of this Agreement, Developer shall reimburse the Village for such fees. In the event of litigation by any Party to enforce any term hereof, the losing Party or Parties shall pay the prevailing Party or Parties' attorneys' fees, costs and expenses in connection with such litigation.

H. Interpretation.

1. **Severability**. If any provision of this Agreement is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

2. **No Waiver**. The failure of any of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

3. **Captions**. Throughout this Agreement, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires. Section numbers and caption headings are purely descriptive and shall be disregarded in construing this Agreement.

4. **Integration/Exhibits**. This Agreement constitutes the entire agreement and understanding of the Parties relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this Agreement are incorporated herein by this reference thereto.

I. Default; Remedies; No Punitive Damages. If any Party shall fail to perform any of its obligations hereunder, and the Party affected by such default shall give notice of such default to the defaulting Party, and if such defaulting Party shall have failed to cure such default within 30 days of such default notice (which 30-day period shall be extended so long as the defaulting Party has initiated the cure of said default and is diligently proceeding to cure the same), then the Party affected by such default shall have the right (but not the obligation) to seek any and all remedies that may be available in law, including without limitation the filing of a suit, action, mandamus, or other proceeding, to enforce or compel performance of this Agreement pursuant to Section 11-15.1-4 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-4. No action taken by any Party pursuant to this Agreement shall be deemed to constitute an election of remedies, and all remedies shall be cumulative and non-exclusive, and shall continue to be available to any Party. Notwithstanding

the foregoing, under no circumstances shall any of the Parties be liable to the other Parties for any consequential or punitive damages as a result of a default by any Party under this Agreement.

J. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed in to an original.

K. Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. Unless explicitly stated otherwise elsewhere in this Agreement, no person or entity other than the parties to this Agreement have any rights or remedies under this Agreement.

[Signatures to follow on next page]

Village:

Attest:

Village of MUNDELEIN

By: _____
Name: _____
Title: President

By: _____
Name: _____
Title: Village Clerk

Developer:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

By: _____
Name: _____
Title: _____

Owner:
Chicago Title Land Trust Company, as Trustee under Trust Agreement dated March 26, 1969, and known as Trust Number 33992

By: _____
Name: _____
Title: _____

EXHIBIT LIST

EXHIBIT A	LEGAL DESCRIPTION OF SUBJECT PROPERTY
EXHIBIT B	SITE PLAN – SUBJECT PROPERTY DEPICTION
EXHIBIT C	INTENTIONALLY LEFT BLANK
EXHIBIT D	INTENTIONALLY LEFT BLANK
EXHIBIT E	PRELIMINARY PLAT OF SUBDIVISION
EXHIBIT F	PRELIMINARY LANDSCAPE PLAN
EXHIBIT G	PRELIMINARY ENGINEERING
EXHIBIT G-2	WATER MAIN DIAGRAM
EXHIBIT H	PLAT OF ANNEXATION
EXHIBIT I	ELEVATIONS
EXHIBIT J	SIGNAGE PLAN
EXHIBIT K	STORMWATER REPORT
EXHIBIT L	PHASING PLAN
EXHIBIT M	CURB PROTECTION EXHIBIT
EXHIBIT N	ROUTE 83 IMPROVEMENTS
EXHIBIT O	INTENTIONALLY LEFT BLANK
EXHIBIT P	INTENTIONALLY LEFT BLANK
EXHIBIT Q	SUBDIVISION SURETY FORM
EXHIBIT R	SUBDIVISION IMPROVEMENT AGREEMENT
EXHIBIT S	MODEL HOME LOCATIONS
EXHIBIT T	INTENTIONALLY LEFT BLANK
EXHIBIT U	INTENTIONALLY LEFT BLANK
EXHIBIT V	TRANSFEREE ASSUMPTION AGREEMENT

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

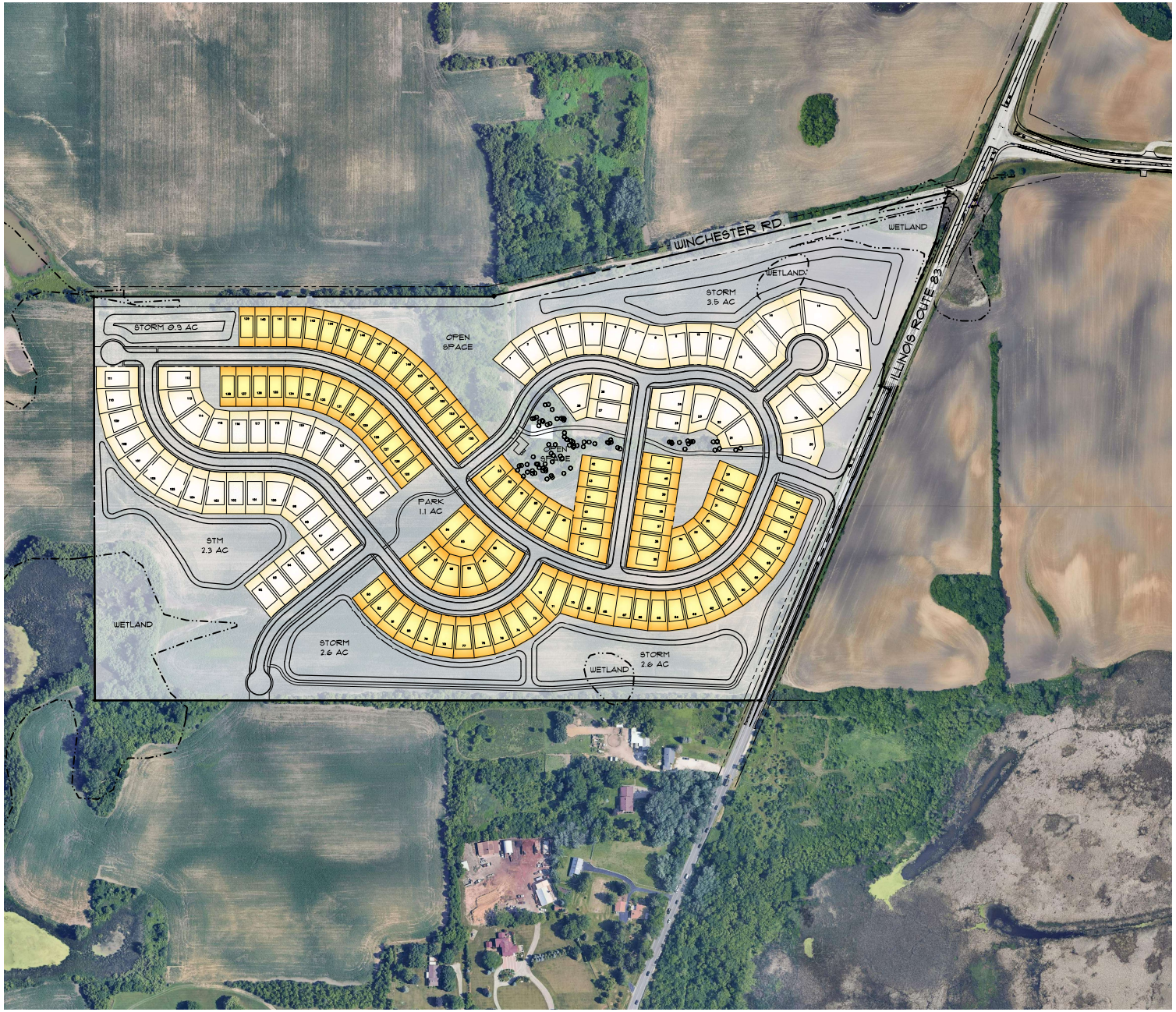
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011), WITH A COMBINED SCALE FACTOR OF 0.99994782; BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE THEREOF, 1,310.88 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE THEREOF, 3.70 FEET TO THE CENTERLINE OF WINCHESTER ROAD; THENCE NORTH 77 DEGREES 08 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 1,528.05 FEET TO THE WEST RIGHT-OF—WAY LINE OF STATE ROUTE 83 PER TRUSTEE DEED RECORDED AS DOCUMENT NO. 7946018; THENCE SOUTH 21 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 39.83 FEET; THENCE SOUTH 12 DEGREES 49 MINUTES 01 SECOND WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 135.03 FEET; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 430.00 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 71.39 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 7946018, A DISTANCE OF 33.00 FEET TO EAST HALF CENTERLINE OF SAID STATE ROUTE 83; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE, 1,102.09 FEET TO THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE, 2,179.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG THE WEST LINE THEREOF, 1,322.06 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

PINs
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

LEGAL DESCRIPTION

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011), WITH A COMBINED SCALE FACTOR OF 0.99994782; BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE THEREOF, 1,310.88 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE THEREOF, 3.70 FEET TO THE CENTERLINE OF WINCHESTER ROAD; THENCE NORTH 77 DEGREES 08 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 1,528.05 FEET TO THE WEST RIGHT-OF—WAY LINE OF STATE ROUTE 83 PER TRUSTEE DEED RECORDED AS DOCUMENT NO. 7946018; THENCE SOUTH 21 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 39.83 FEET; THENCE SOUTH 12 DEGREES 49 MINUTES 01 SECOND WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 135.03 FEET; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 430.00 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 71.39 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 7946018, A DISTANCE OF 33.00 FEET TO EAST HALF CENTERLINE OF SAID STATE ROUTE 83; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE, 1,102.09 FEET TO THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE, 2,179.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG THE WEST LINE THEREOF, 1,322.06 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

PINs
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001 (that part lying west of Illinois Route 83)
10-11-300-013

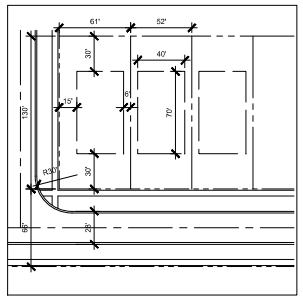


SITE DATA

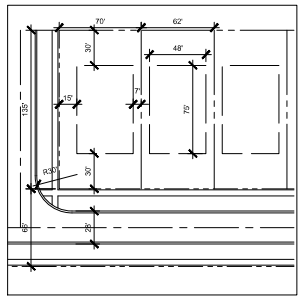
	AC	%
ESTATES LOTS	14.8	18.6%
MEADOWS LOTS	16.2	20.3%
STORM / OPEN SPACE	33.7	42.3%
RIGHT OF WAY	15.0	18.8%
TOTAL PROJECT SITE	79.7 AC	100%
ESTATES LOTS	61	(39%)
MEADOWS LOTS	94	(61%)
TOTAL UNITS	155	
DENSITY	1.94 DU/AC	
TYPICAL LOT DIMENSIONS	52'x130' (Meadows) 62'x135' (Estates)	
FRONT YARD SETBACK	30'	
REAR YARD SETBACK	30'	
INTERIOR SIDE SETBACK	6' (MEAD.) 7' (EST.)	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	7,655	

MEADOWS LOTS

ESTATES LOTS



TYPICAL LOTTING PLAN- MEADOWS



TYPICAL LOTTING PLAN- ESTATES

NORTH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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DRAWN BY:
REVISIONS:
DATE:

Manhard CONSULTING, LTD

WALNUT RIDGE
MUNDELEIN, ILLINOIS
CONCEPTUAL SITE PLAN

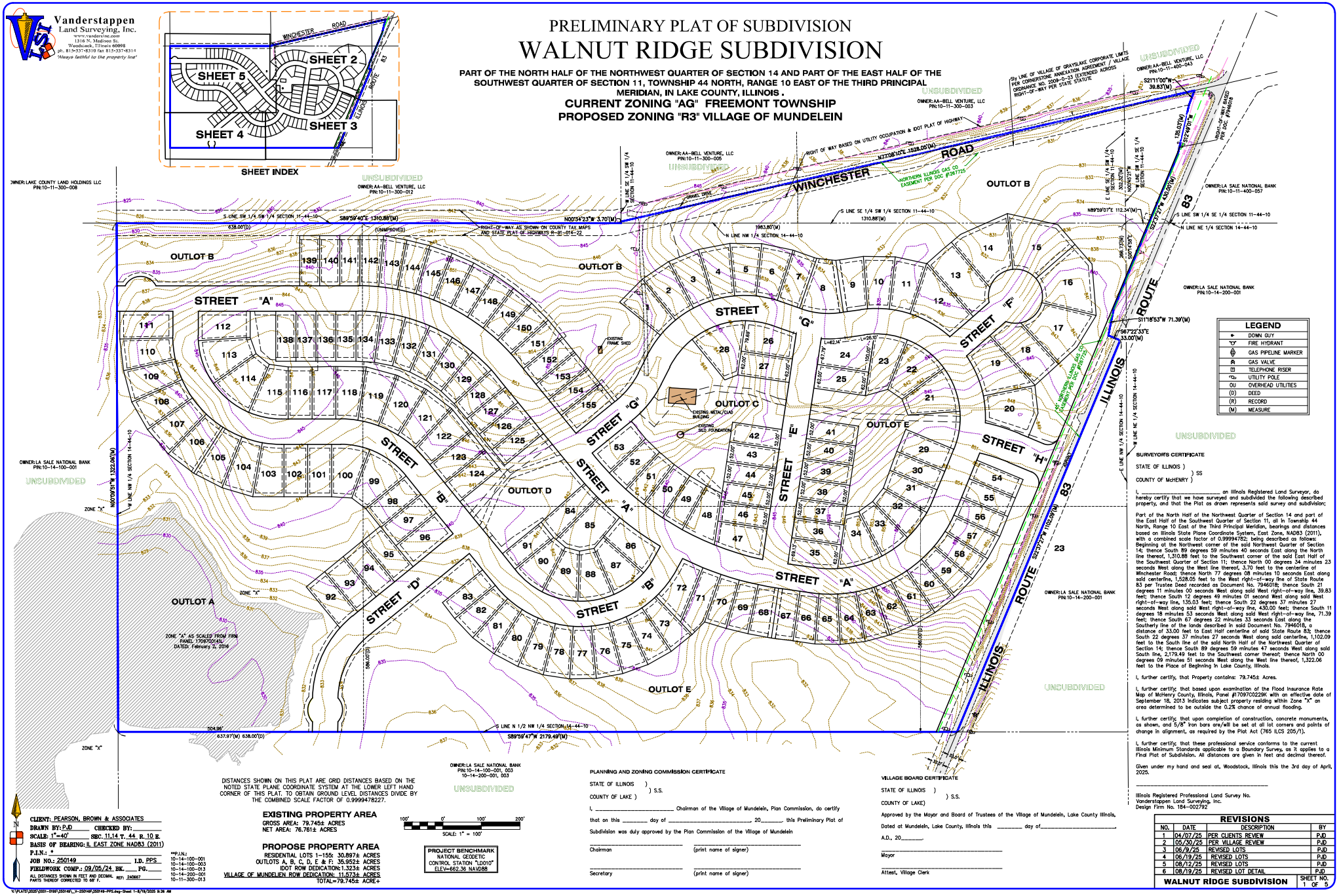
PROJ. MGR.: MN
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 07/16/25
SCALE: 1" = 150'

SHEET 1 OF 1

PUL_MUIL03

EXHIBIT C – INTENTIONALLY LEFT BLANK

EXHIBIT D – INTENTIONALLY LEFT BLANK


PRELIMINARY PLAT OF SUBDIVISION
WALNUT RIDGE SUBDIVISION
PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS .
CURRENT ZONING "AG" FREEMONT TOWNSHIP
PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN
Vanderstappen Land Surveying, Inc.
SHEET INDEX
SHEET 2
SHEET 3
SHEET 4
SHEET 5
WINCHESTER ROAD
ILLINOIS ROUTE 83
WINCHESTER ROAD
ILLINOIS ROUTE 83
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
UNSUBDIVIDED
OWNER:AA-BELL VENTURE, LLC PIN:10-11-300-003
OWNER:AA-BELL VENTURE, LLC PIN:10-11-300-005
OWNER:AA-BELL VENTURE, LLC PIN:10-11-300-012
OWNER:AA-BELL VENTURE, LLC PIN:10-11-400-043
OWNER:LAKE COUNTY LAND HOLDINGS LLC PIN:10-11-300-008
OWNER:LA SALE NATIONAL BANK PIN:10-11-400-057
OWNER:LA SALE NATIONAL BANK PIN:10-14-200-001
OWNER:LA SALE NATIONAL BANK PIN:10-14-100-001
OWNER:LA SALE NATIONAL BANK PIN:10-14-100-001, 003 10-14-200-001, 003
NORTHERN ILLINOIS GAS CO. EASEMENT PER DOC #1067725
RIGHT-OF-WAY, DEED PER DOC #1946018
RIGHT OF WAY BASED ON UTILITY OCCUPATION & IDOT PLAT OF HIGHWAY
RIGHT-OF-WAY AS SHOWN ON COUNTY TAX MAPS AND STATE PLAT OF HIGHWAYS R-81-014-22
EXISTING FRAME SHED
EXISTING METAL/CLAD BUILDING
EXISTING SIED FOUNDATION
ZONE "X"
ZONE "X" AS SCALED FROM FIRM PANEL 17097C0214J DATED: February 2, 2016
LEGEND
DOWN GUY
FIRE HYDRANT
GAS PIPELINE MARKER
GAS VALVE
TELEPHONE RISER
UTILITY POLE
OU OVERHEAD UTILITIES
(D) DEED
(R) RECORD
(M) MEASURE
SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)) SS
COUNTY OF McHENRY)
I, _____ an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision;
Part of the North Half of the Northwest Quarter of Section 14 and part of the East Half of the Southwest Quarter of Section 11, all In Township 44 North, Range 10 East of the Third Principal Meridian, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011), with a combined scale factor of 0.99994782; being described as follows: Beginning at the Northwest corner of the said Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 40 seconds East along the North line thereof, 1,310.88 feet to the Southwest corner of the said East Half of the Southwest Quarter of Section 11; thence North 00 degrees 34 minutes 23 seconds West along the West line thereof, 3.70 feet to the centerline of Winchester Road; thence North 77 degrees 08 minutes 10 seconds East along said centerline, 1,528.05 feet to the West right-of-way line of State Route 83 per Trustee Deed recorded as Document No. 7946018; thence South 21 degrees 11 minutes 00 seconds West along said West right-of-way line, 39.83 feet; thence South 12 degrees 49 minutes 01 second West along said West right-of-way line, 135.03 feet; thence South 22 degrees 37 minutes 27 seconds West along said West right-of-way line, 430.00 feet; thence South 11 degrees 18 minutes 53 seconds West along said West right-of-way line, 71.39 feet; thence South 67 degrees 22 minutes 33 seconds East along the Southerly line of the lands described in said Document No. 7946018, a distance of 33.00 feet to East Half centerline of said State Route 83; thence South 22 degrees 37 minutes 27 seconds West along said centerline, 1,102.09 feet to the South line of the said North Half of the Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 47 seconds West along said South line, 2,179.49 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 51 seconds West along the West line thereof, 1,322.06 feet to the Place of Beginning In Lake County, Illinois.
I, further certify, that Property contains: 79.745± Acres.
I, further certify that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17097C0229K with an effective date of September 18, 2013 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.
I, further certify, that upon completion of construction, concrete monuments, as shown, and 5/8" Iron bars are/will be set at all lot corners and points of change in alignment, as required by the Plat Act (765 ILCS 205/1).
I, further certify, that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All distances are given in feet and decimal thereof.
Given under my hand and seal at, Woodstock, Illinois this the 3rd day of April, 2025.
Illinois Registered Professional Land Survey No.
Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792
DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES BASED ON THE NOTED STATE PLANE COORDINATE SYSTEM AT THE LOWER LEFT HAND CORNER OF THIS PLAT. TO OBTAIN GROUND LEVEL DISTANCES DIVIDE BY THE COMBINED SCALE FACTOR OF 0.9999478227.
EXISTING PROPERTY AREA
GROSS AREA: 79.745± ACRES
NET AREA: 76.761± ACRES
PROPOSE PROPERTY AREA
RESIDENTIAL LOTS 1-155± 30.897± ACRES
OUTLOTS A, B, C, D, E & F: 35.952± ACRES
IDOT ROW DEDICATION: 1.323± ACRES
VILLAGE OF MUNDELEIN ROW DEDICATION: 11.573± ACRES
TOTAL=79.745± ACRE+
SCALE: 1" = 100'
PROJECT BENCHMARK
NATIONAL GEODETIC CONTROL STATION "LD010"
ELEV=662.36 NAVD88
PLANNING AND ZONING COMMISSION CERTIFICATE
STATE OF ILLINOIS)) S.S.
COUNTY OF LAKE)
I, _____ Chairman of the Village of Mundelein, Plan Commission, do certify that on this _____ day of _____ 20_____ this Preliminary Plat of Subdivision was duly approved by the Plan Commission of the Village of Mundelein
Chairman
(print name of signer)
Secretary
(print name of signer)
VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)) S.S.
COUNTY OF LAKE)
Approved by the Mayor and Board of Trustees of the Village of Mundelein, Lake County Illinois.
Dated at Mundelein, Lake County, Illinois this _____ day of_____, A.D., 20_____
Mayor
Attest, Village Clerk
CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: 240667
**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013
REVISIONS
NO. DATE DESCRIPTION BY
1 04/07/25 PER CLIENTS REVIEW PJD
2 05/30/25 PER VILLAGE REVIEW PJD
3 06/9/25 REVISED LOTS PJD
4 06/19/25 REVISED LOTS PJD
5 08/12/25 REVISED LOTS PJD
6 08/19/25 REVISED LOT DETAIL PJD
WALNUT RIDGE SUBDIVISION
SHEET NO. 1 OF 5

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

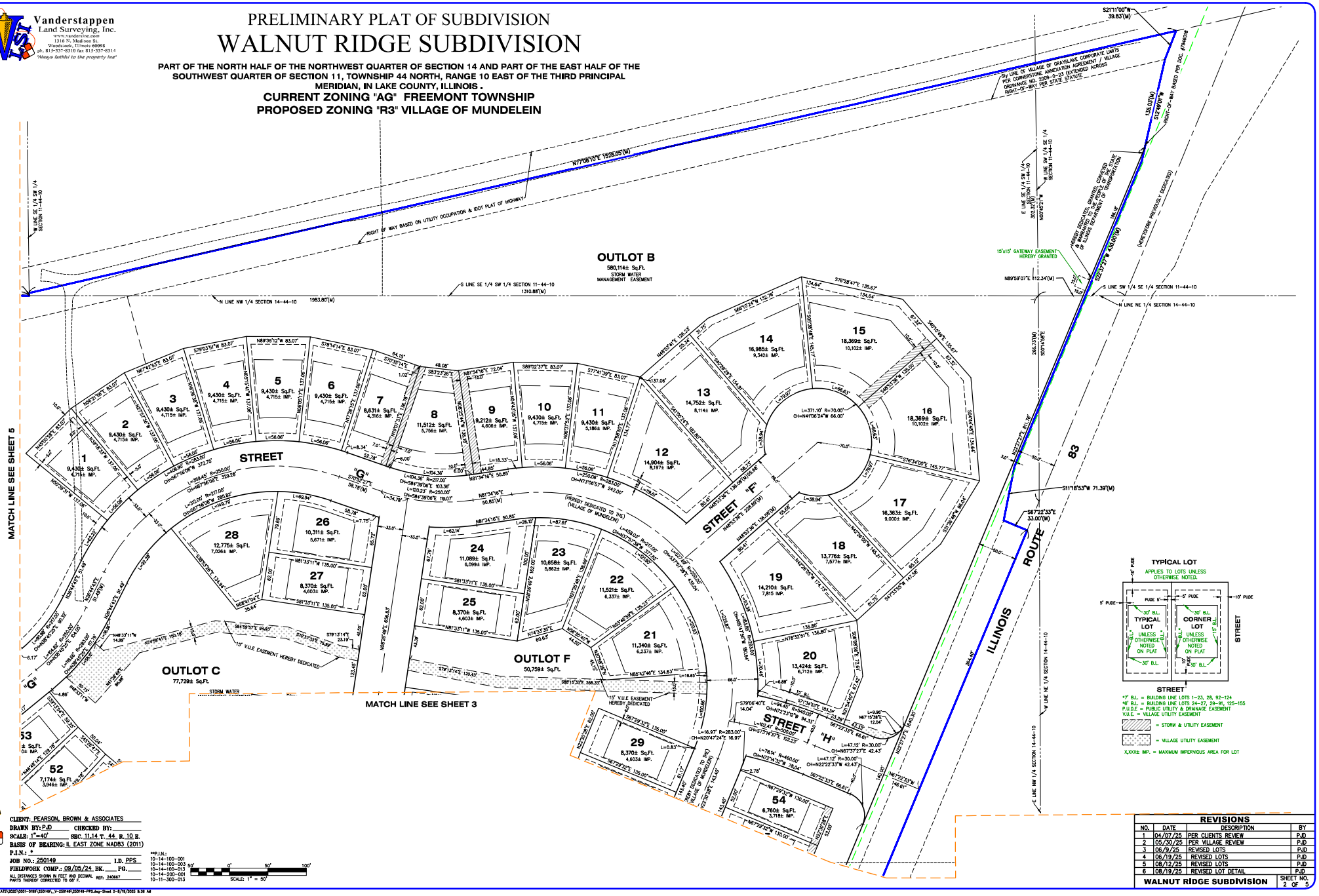
PRELIMINARY PLAT OF SUBDIVISION

WALNUT RIDGE SUBDIVISION

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS .

CURRENT ZONING "AG" FREEMONT TOWNSHIP

PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN


OUTLOT B
580,114± Sq.Ft.
STORM WATER MANAGEMENT EASEMENT
OUTLOT C
77,729± Sq.Ft.
STORM WATER
OUTLOT F
50,759± Sq.Ft.
STREET "G"
STREET "F"
STREET "H"
STREET
ROUTE 83
ILLINOIS
MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 3
N LINE NW 1/4 SECTION 14-44-10 1983.80'(M)
S LINE SE 1/4 SW 1/4 SECTION 11-44-10 1310.85'(M)
N77°08'10"E 1526.05'(M)
RIGHT OF WAY BASED ON UTILITY OCCUPATION & IDOT PLAT OF HIGHWAY
S21°11'00"W 39.83'(M)
135.03'(M)
S12°49'01"W
RIGHT-OF-WAY BASED PER DOC. 1294659
W LINE SW 1/4 SE 1/4 SECTION 11-44-10
E LINE SE 1/4 SW 1/4 SECTION 11-44-10
N00°45'52"W 300.32'(M)
HEREBY DEDICATED, GRANTED, CONVEYED TO THE STATE OF ILLINOIS, FOR ROUTE 83 AND REMOVED FROM ANY RIGHT OF TRANSPORTATION
(HERETOFORE PREVIOUSLY DEDICATED)
15'x15' GATEWAY EASEMENT HEREBY GRANTED
N89°59'07"E 112.34'(M)
S12°27'27"W 550.00'(M)
S LINE SW 1/4 SE 1/4 SECTION 11-44-10
N LINE NE 1/4 SECTION 14-44-10
S11°18'53"W 71.39'(M)
S67°22'33"E 33.00'(M)
S22°27'27"W 811.76'
S00°14'58"E 286.73'(M)
S76°28'47"E 135.67'
S66°10'24"E 133.16'
S40°49'49"E 138.67'
S30°38'48"E 145.77'
S20°44'47"E 134.64'
S76°34'00"E 145.77'
S67°22'33"E 1346.80'
N22°27'27"E 1440.30'
N67°37'27"E 146.01'
S67°29'32"E 135.00'
N67°29'32"W 130.00'
N22°30'28"E 153.00'
S22°30'28"W 153.00'
N67°29'32"W 135.00'
N67°37'27"E 12.04'
N67°37'27"E 42.43'
S67°22'33"E 66.81'
N67°37'27"E 42.43'
S67°22'33"E 66.81'
N67°37'27"E 12.04'
S67°22'33"E 67.41'
N67°37'27"E 67.41'
S67°22'33"E 67.41'
N67°37'27"E 67.41'
S67°22'33"E 67.41'
N67°37'27"E 67.41

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WALNUT RIDGE SUBDIVISION

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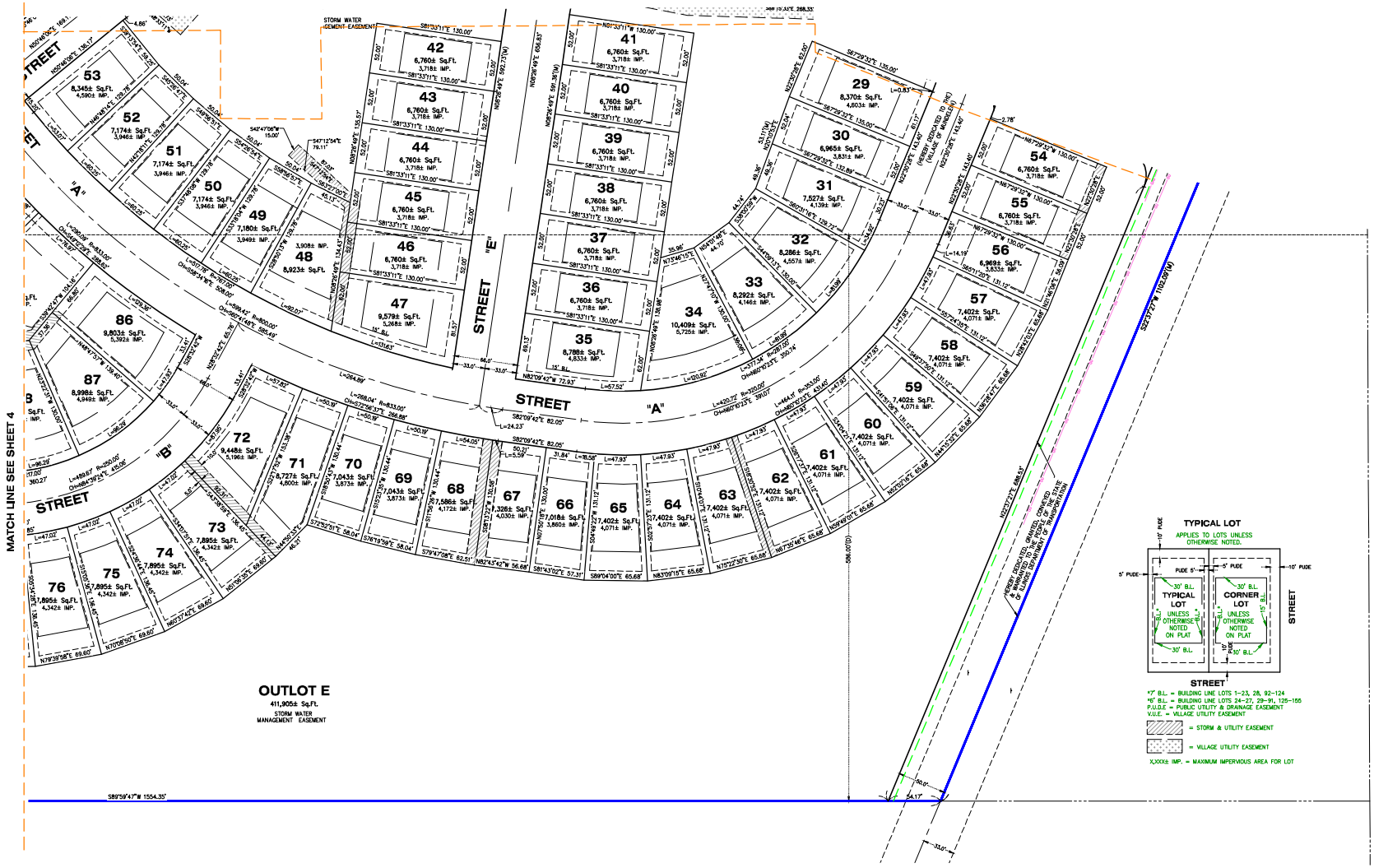
CURRENT ZONING "AG" FREEMONT TOWNSHIP

PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN

MATCH LINE SEE SHEET 2



CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 N. R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 240667

**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

SCALE: 1" = 50'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/07/25	PER CLIENTS REVIEW	PJD
2	05/30/25	PER VILLAGE REVIEW	PJD
3	06/9/25	REVISED LOTS	PJD
4	06/19/25	REVISED LOTS	PJD
5	08/12/25	REVISED LOTS	PJD
6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION — SHEET NO. 3 OF 5

Vanderstappen
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PRELIMINARY PLAT OF SUBDIVISION

WALNUT RIDGE SUBDIVISION

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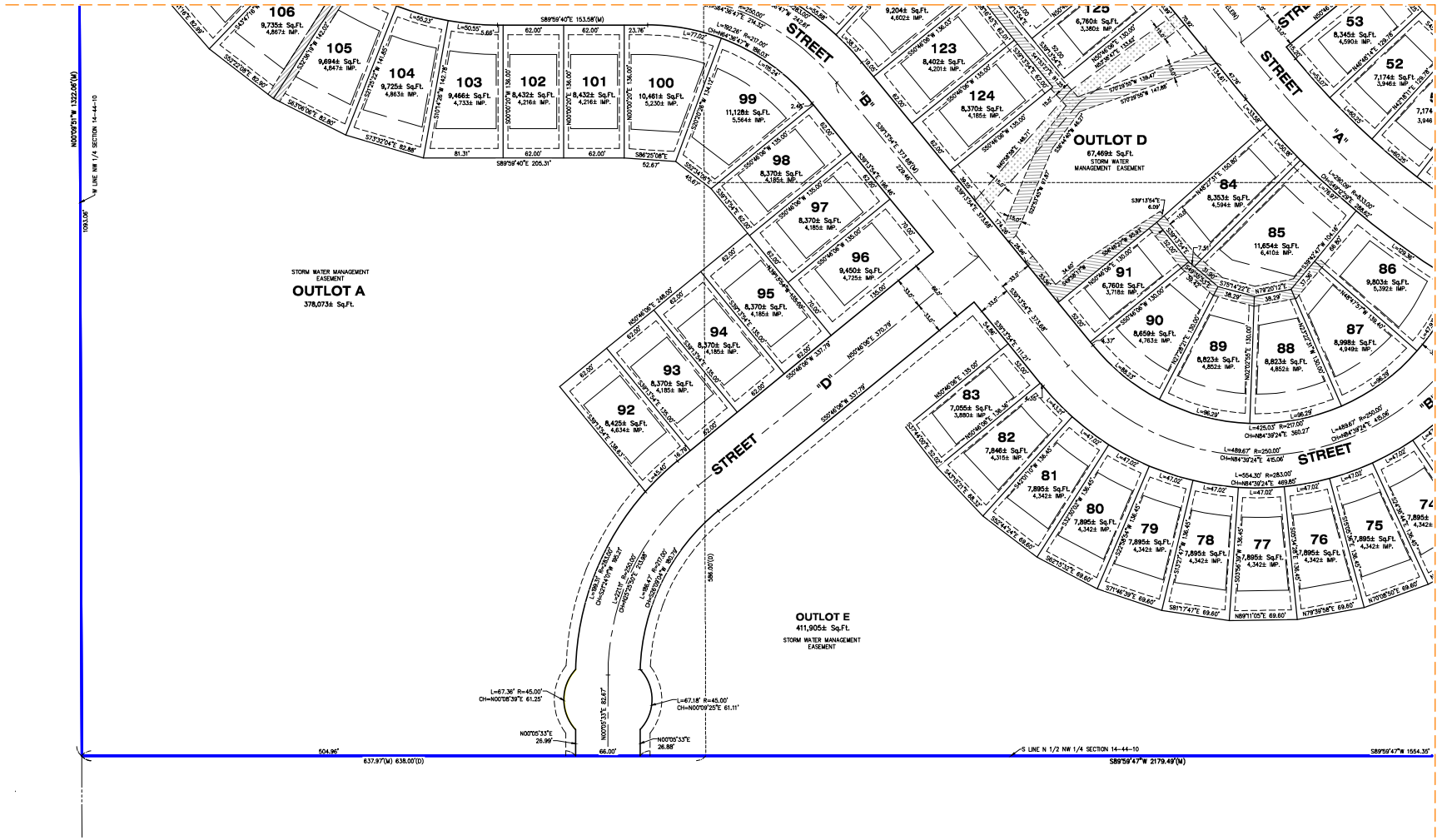
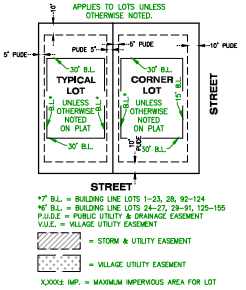
CURRENT ZONING "AG" FREEMONT TOWNSHIP
PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 3



*7' B.L. = BUILDING LINE LOTS 1-23, 28, 92-124
*6' B.L. = BUILDING LINE LOTS 24-27, 29-91, 125-155
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
V.U.E. = VILLAGE UTILITY EASEMENT

= STORM & UTILITY EASEMENT

= VILLAGE UTILITY EASEMENT

X,XXX± IMP. = MAXIMUM IMPERVIOUS AREA FOR LOT

CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 240667

**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

SCALE: 1" = 50'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/07/25	PER CLIENTS REVIEW	PJD
2	05/30/25	PER VILLAGE REVIEW	PJD
3	06/9/25	REVISED LOTS	PJD
4	06/19/25	REVISED LOTS	PJD
5	08/12/25	REVISED LOTS	PJD
6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION — SHEET NO. 4 OF 5

C:\PLATS\2025\2501-0199\250149_X-250149-PRS.dwg-Sheet 4-8/19/2025 8:36 AM

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Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
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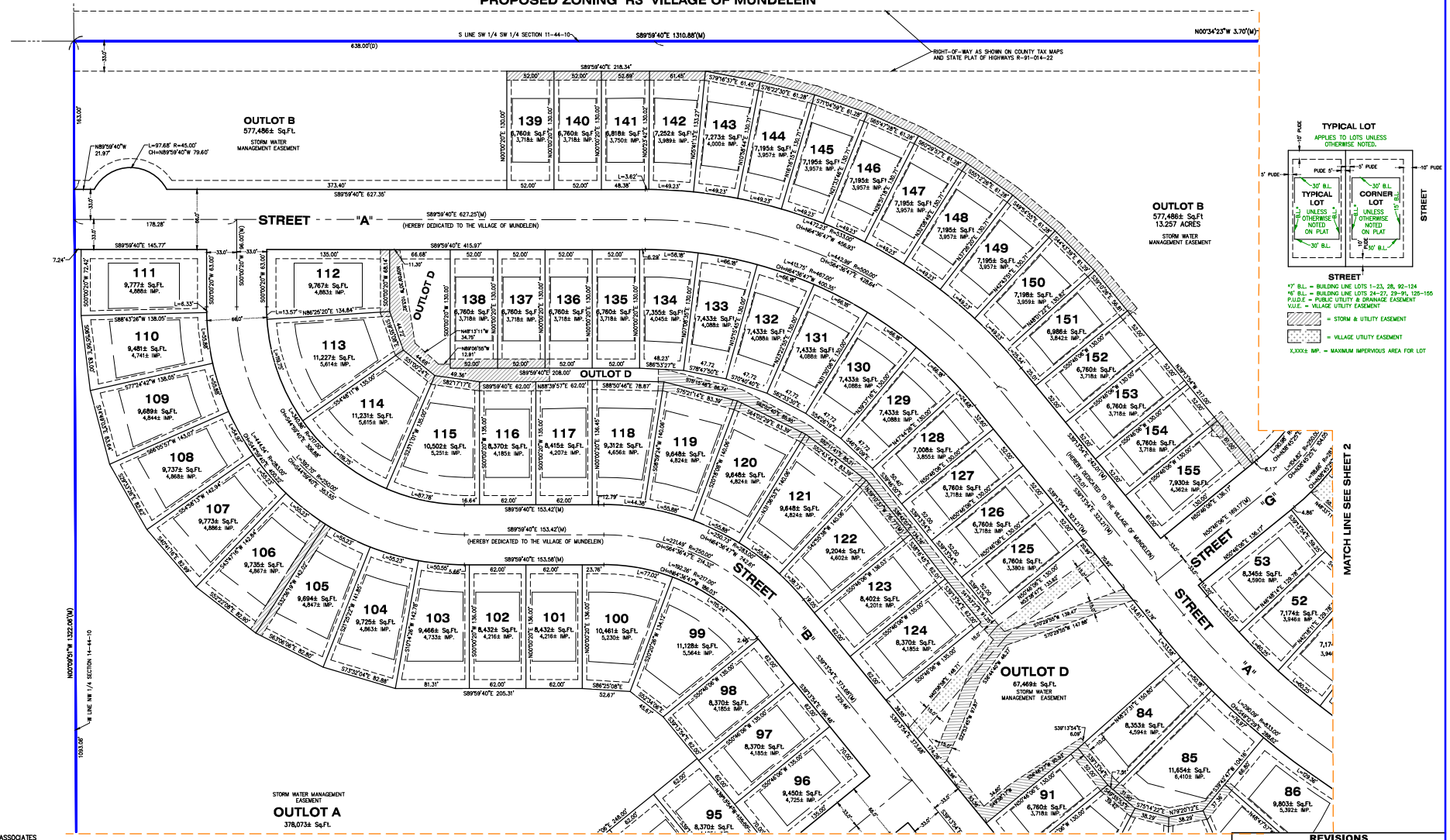
PRELIMINARY PLAT OF SUBDIVISION

WALNUT RIDGE SUBDIVISION

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS .

CURRENT ZONING "AG" FREEMONT TOWNSHIP

PROPOSED ZONING "R3" VILLAGE OF MUNDELEIN



CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=40' SEC. 11,14 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: *
JOB NO.: 250149 I.D. PPS
FIELDWORK COMP.: 09/05/24 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

**P.I.N.:
10-14-100-001
10-14-100-003
10-14-100-013
10-14-200-001
10-11-300-013

SCALE: 1" = 50'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/07/25	PER CLIENTS REVIEW	PJD
2	05/30/25	PER VILLAGE REVIEW	PJD
3	06/9/25	REVISED LOTS	PJD
4	06/19/25	REVISED LOTS	PJD
5	08/12/25	REVISED LOTS	PJD
6	08/19/25	REVISED LOT DETAIL	PJD

WALNUT RIDGE SUBDIVISION — SHEET NO. 5 OF 5

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PRELIMINARY LANDSCAPE PLAN
for
WALNUT RIDGE
SOUTH WEST CORNER OF ROUTE 83 AND WINCHESTER ROAD
VILLAGE OF MUNDELEIN, ILLINOIS

INDEX OF SHEETS	
SHEET NO.	SHEET TITLE
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	TREE PRESERVATION PLAN- WEST
L3	TREE PRESERVATION PLAN- EAST
L4	PRELIMINARY LANDSCAPE PLAN
L5	PRELIMINARY LANDSCAPE PLAN
L6	PRELIMINARY LANDSCAPE PLAN
L7	PRELIMINARY LANDSCAPE PLAN
L8	PRELIMINARY LANDSCAPE PLAN
L9	PRELIMINARY LANDSCAPE PLAN
L10	PRELIMINARY LANDSCAPE PLAN
L11	PRELIMINARY LANDSCAPE PLAN
L12	ENTRANCE FEATURE ENLARGEMENT
L14	PARK ENLARGEMENT
L15	TYPICAL LOT LANDSCAPE PLAN
L16	LANDSCAPE DETAILS
L17	LANDSCAPE SPECIFICATIONS

Village of Mundelein Required Landscaping

STREET TREE REQUIREMENT

Requirement: One canopy tree per 50 feet of street frontage in parkway. If remainder greater, the additional part to be rounded up (ie. 60' req. 2 trees). 2.5" Cal. DBH.
Provided: Requirement is met. Shade Trees have been provided outside the ROW along Rte. 83 to provide screening and help meet the intent of the parkway tree requirement in these areas.

ON-LOT REQUIREMENT

Requirement: Non-residential lots require 4 trees per lot. Residential projects require a minimum of two trees per lot on the property.
See Typical Foundation Planting Plans. Two (2) trees minimum will be required for each residential lot.

PARKING LOT PERIMETER/INTERIOR LANDSCAPING

Not Required, No Parking Lots on Plan

FOUNDATION LANDSCAPING

Requirement: Not required on single family homes. Typical Foundation Planting Plan included in this set provides plantings that exceed ordinance requirements.

BUFFER YARD LANDSCAPING

Requirement: Buffer yards required in rear or interior side yards where R5 abuts an R1-R4 district, and where non-residential abuts a residential district. Minimum buffer yard width of 5' with one shade tree per 25 lf, an opaque fence installed along entire length, and one shrub per 3' of length.
Required: Adjacent properties agricultural in use. No buffer required.

SIGN LANDSCAPING

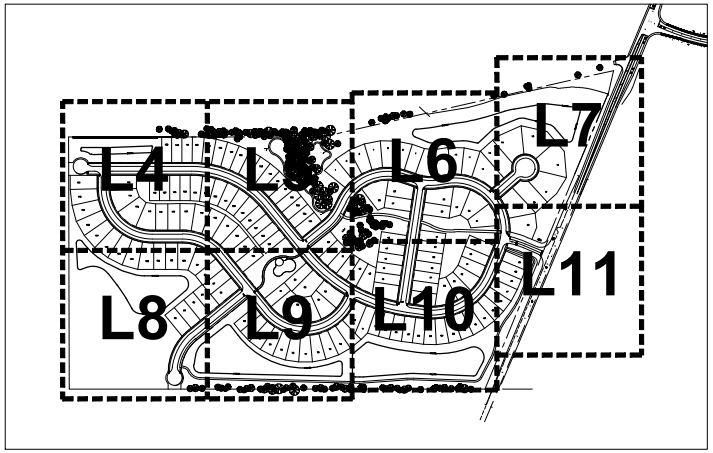
Requirement: 2' Landscape area min from base. Plants to be spaced linearly. Number of shrubs planted towards the side must equal the number that would be required based on 24" spacing. Remainder to be planted with perennials and other groundcovers.
Provided: Requirement is met.

GENERAL LANDSCAPING REQUIREMENTS

Shade Trees-2.5" cal., Evergreen Trees- 6' ht., Ornamental Trees- 8' ht or 2.5" cal., Shrubs, large- 36" ht, small- 18" ht.

Diversity Requirements:

5-10 Plants	Max 60%	Min 40%	2 Species Min.
11-15 Plants	Max 45%	Min 20%	3 Species Min.
16-75 Plants	Max 40%	Min 10%	5 Species Min.
76-500 Plants	Max 25%	Min 5%	8 Species Min.
501-1000 Plants	Max 30%	Min 5%	10 Species Min.
1000 + Plants	Max 15%	Min 4%	15 Species Min.



KEY MAP

GRAPHIC SCALE
200 0 100 200 400 600
(IN FEET)
1 inch = 300 ft.
NORTH

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.

All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.

5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

CONCEPT PLANT SCHEDULE

	INDIVIDUAL LOT PARKWAY TREE TO BE PLANTED AT THE TIME OF INDIVIDUAL HOUSE CONSTRUCTION	217
	COMMON AREA PARKWAY TREE PLANTED WITH INITIAL SITE IMPROVEMENTS	91
	PARK SHADE TREE	15
	PARK ORNAMENTAL TREE	4
	PARK EVERGREEN TREE	4
	NON-REQUIRED SHADE TREE	44
	NON-REQUIRED EVERGREEN TREE	120
	NON-REQUIRED EVERGREEN TREE- COLUMNAR	3
	NON-REQUIRED ORNAMENTAL TREE	26
	PARK SHRUB	19
	PARK SHRUB- SMALL	18
	PARK ORNAMENTAL GRASS	87
	NON-REQUIRED SHRUB-LARGE	4
	NON-REQUIRED SHRUB-MEDIUM	43
	NON-REQUIRED SHRUB-SMALL	19
	NON-REQUIRED ORNAMENTAL GRASS	77
	SIGN SHRUB- LARGE	8
	SIGN SHRUB-MEDIUM	17
	SIGN SHRUB-MEDIUM 2	8
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	EMERGENT WETLAND SEED MIX	328,535 sf
	UNDISTURBED / GROUNDCOVER TREATMENT TBD	30,244 sf
	TURF-SOD	243,902 sf

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LICENSED LANDSCAPE ARCHITECT
JAMES MATTHEW NELSON
157-001644
STATE OF ILLINOIS

SEAL Date: 01/10/25

James Matthew Nelson, ASLA, PLA, LEED
Illinois Registered Landscape Architect
157-001644
Expires 08/31/2027

DRAWN BY	DATE	REVISIONS
MN	06/20/25	REVISED PER VILLAGE COMMENTS & PLAN REV.
MA	06/09/25	REVISED PER VILLAGE COMMENTS
MN	05/30/25	REVISED PER VILLAGE COMMENTS

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
TITLE SHEET AND LANDSCAPE SUMMARY

PROJ. MGR.: MN
PROJ. ENGR.: MJA
DRAWN BY: MN
DATE: 01/14/25
SCALE: NTS

SHEET L1 OF L17

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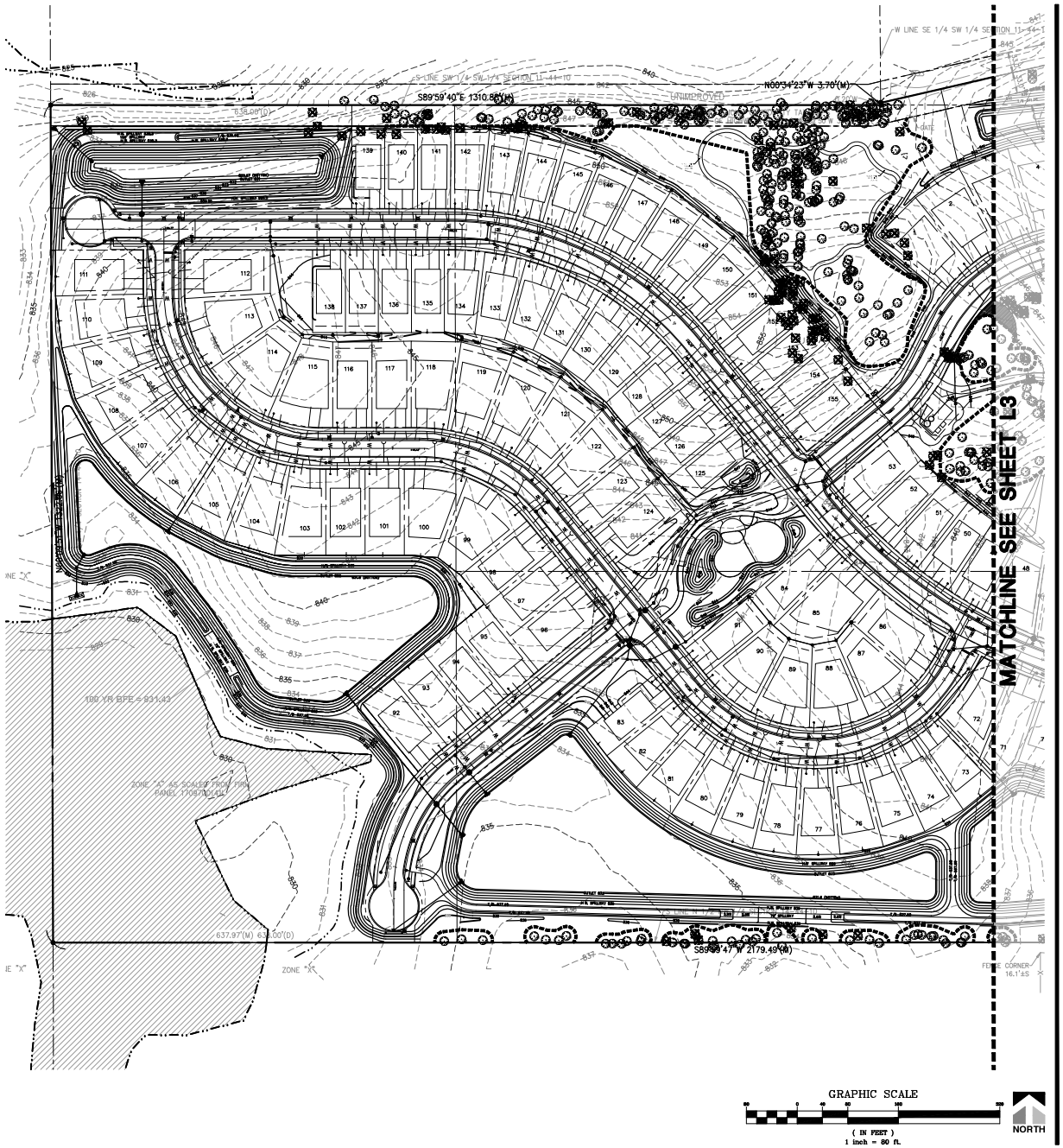
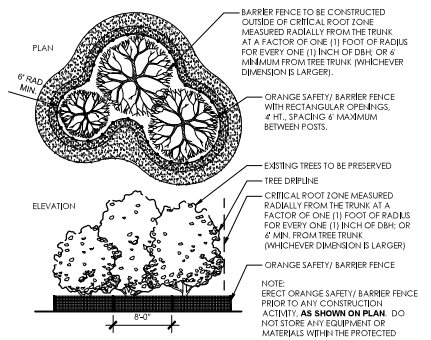




1 TREE PROTECTION PLAN
N.T.S. 320190.33-01

Root Pruning

Existing tree roots greater than one (1) inch in diameter, measured at the edge of excavation, shall be pruned within 24 hours of the time they have been damaged by construction activity. The severed root shall be pruned at the edge of excavation, or one (1) inch beyond the entire damaged portion of the tree root, if damaged root extends beyond the edge of excavation into undisturbed soil.

All cuts shall be cleanly made with sharp tools.

The excavated area around the existing tree roots shall be backfilled as soon as construction activities permit.

Amended existing soil shall be used as backfill material within the disturbed root zone areas not receiving drainage or subbase stone items. Amended existing soil shall be amended with peat or compost in the ratio of one part organic to seven parts existing soil.

Vulnerable Area Protection Methods

All tree root zones designated as "Vulnerable" shall receive special care and attention during construction. These areas contain roots for large trees that are within the construction area. Since these trees have high value to the project, efforts shall be made to preserve these trees, however the property owner will not be held liable if the trees do not survive.

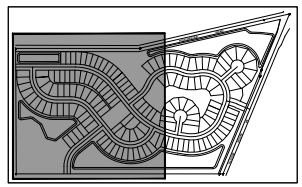
An arborist should be consulted prior to construction to provide advice on preservation techniques. Each tree and construction condition is unique so an arborist is best qualified to provide a recommendation for each tree. Preservations may include root pruning, crown pruning, hormone treatment, fertilizers, soil amendments, excavation techniques, etc.

Legend

21" Tree to be Removed

21" Protective Fencing for Tree to be Preserved

Vulnerable Area



KEYMAP

NO.	DATE	REVISIONS	DRAWN BY
1	05/20/25	REVISED PER VILLAGE COMMENTS	MA
2	06/06/25	REVISED PER VILLAGE COMMENTS	MN

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
TREE PRESERVATION PLAN- WEST

PROJ. MGR.: MN
PROJ. ENGR.: MJA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=80'

SHEET
L2 OF L17
PUL.MUIL03

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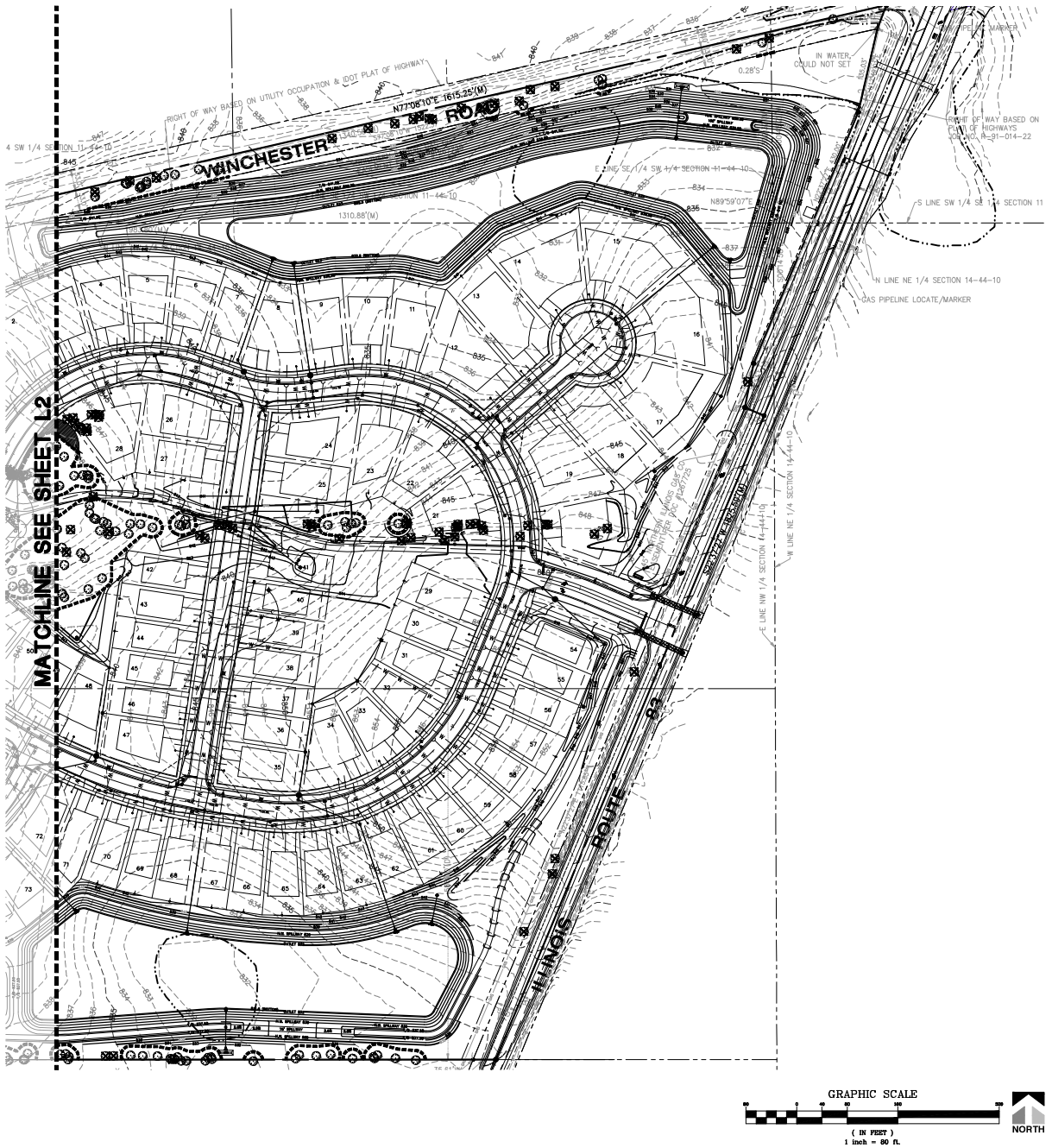

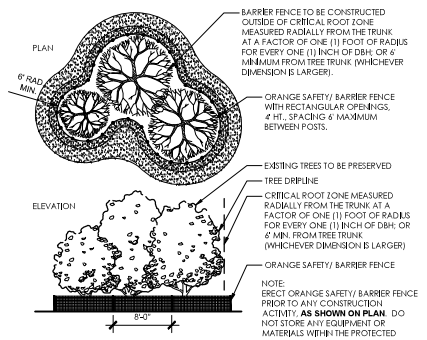

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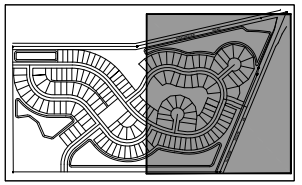

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2	06/09/25	REVISED PER VILLAGE COMMENTS	MA
3	05/30/25	REVISED PER VILLAGE COMMENTS	MN

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
TREE PRESERVATION PLAN- EAST

PROJ. MGR.: MN
PROJ. ENGR.: MLA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=80'

SHEET L3 OF L17
PUL.MUIL03

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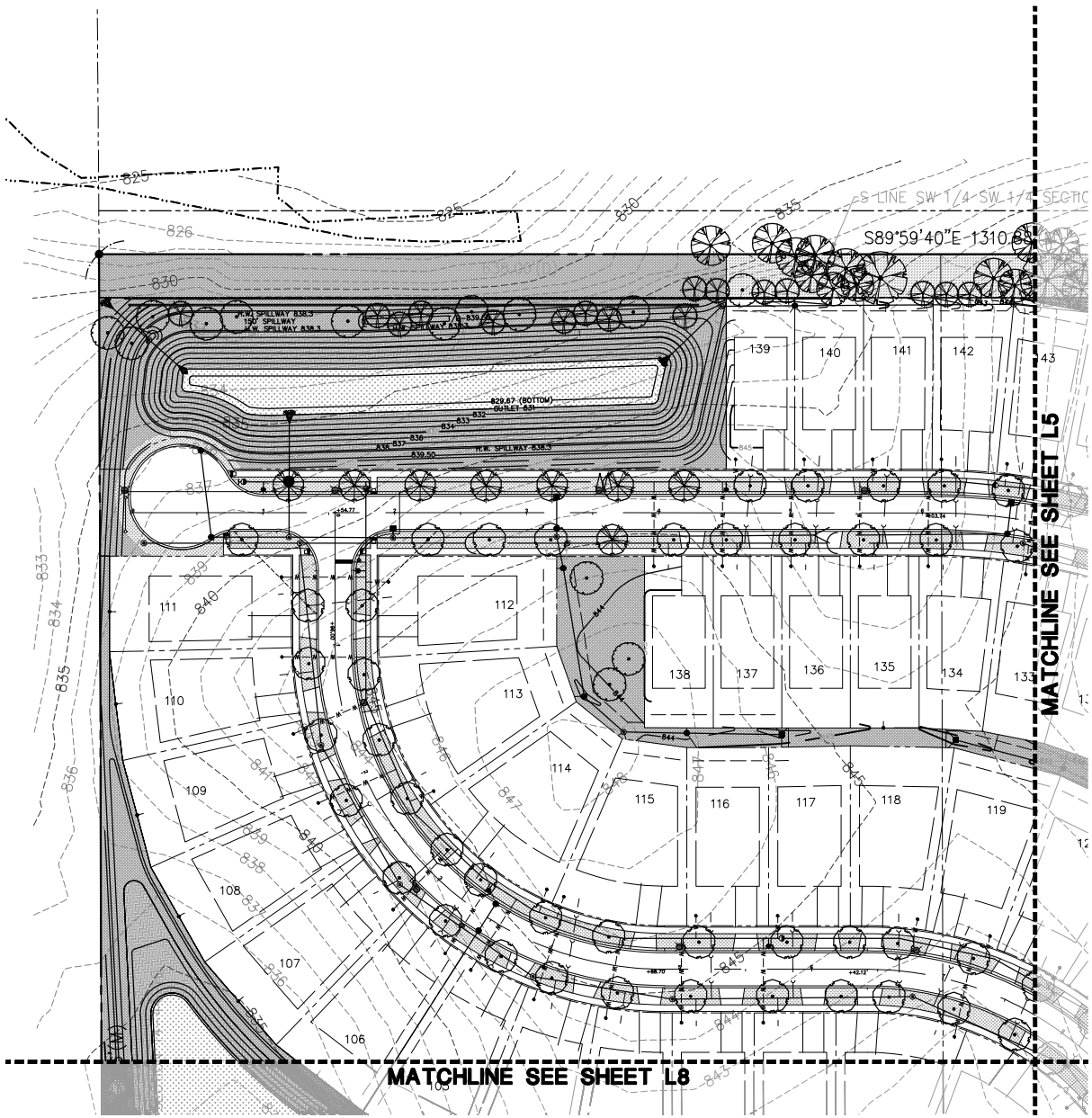

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	NON-REQUIRED SHADE TREE	44
	NON-REQUIRED EVERGREEN TREE	120
	NON-REQUIRED EVERGREEN TREE, COLUMNAR	3
	NON-REQUIRED ORNAMENTAL TREE	24
	PARK SHRUB	19
	PARK SHRUB, SMALL	18
	PARK ORNAMENTAL GRASS	87
	NON-REQUIRED SHRUB, LARGE	6
	NON-REQUIRED SHRUB, MEDIUM	43
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	NON-REQUIRED ORNAMENTAL GRASS	77
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	TURF-SOD	243,902 sf

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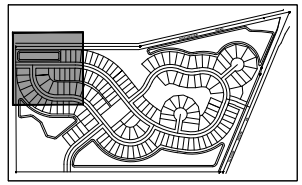

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2	06/09/25	REVISED PER VILLAGE COMMENTS	MA
3	05/30/25	REVISED PER VILLAGE COMMENTS	MN

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.: MN
PROJ. ENGR.: MLA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=40'

SHEET
L4 OF L17
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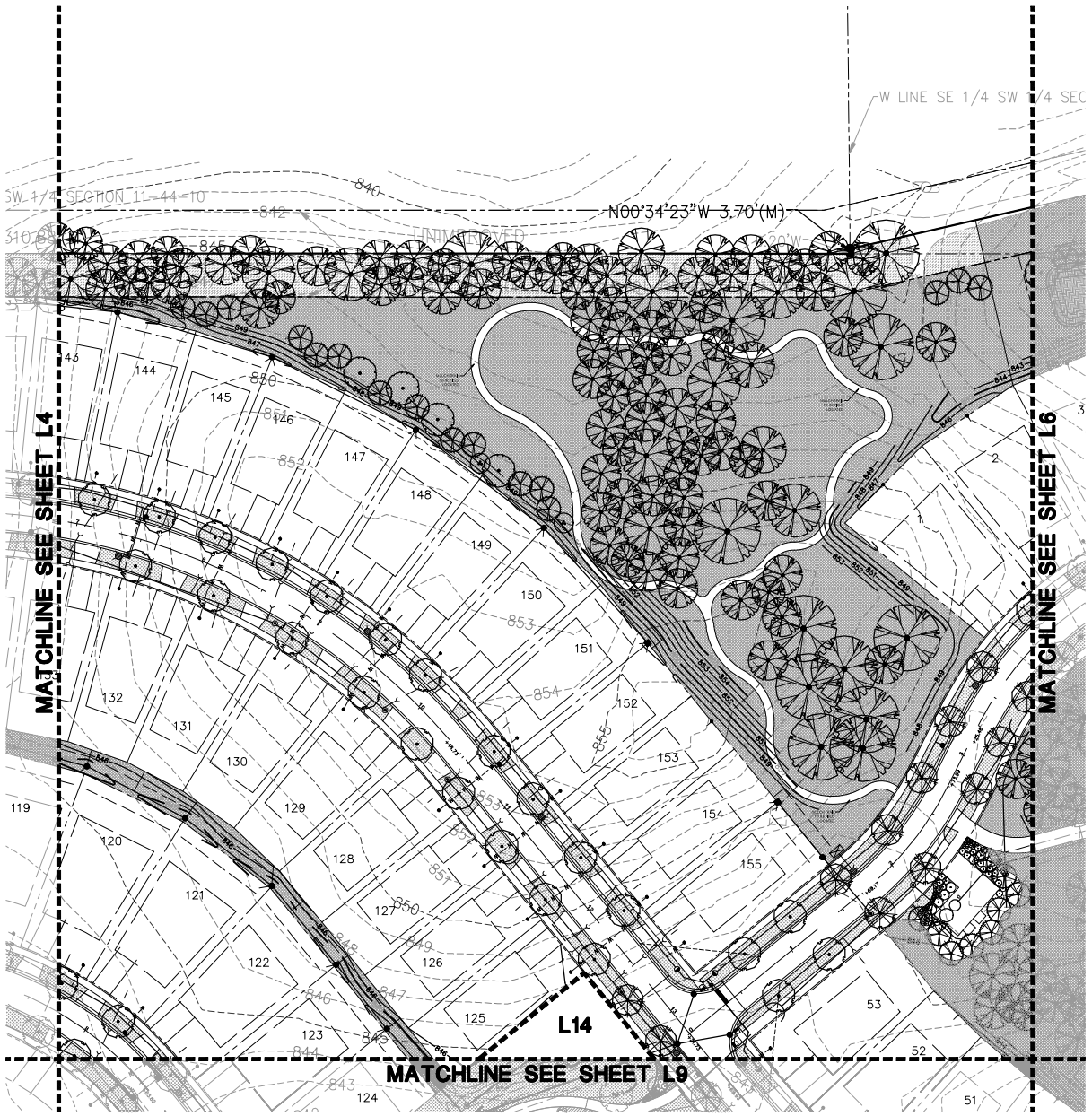

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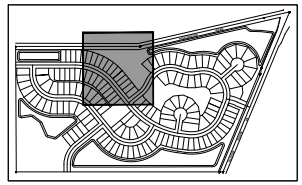

KEYMAP

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MA		06/09/25	REVISED PER VILLAGE COMMENTS
MN		05/30/25	REVISED PER VILLAGE COMMENTS

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.:	MN
PROJ. ENGR.:	MLA
DRAWN BY:	MN
DATE:	01/14/25
SCALE:	1"=40'

SHEET
L5 OF L17
PUL.MUIL03

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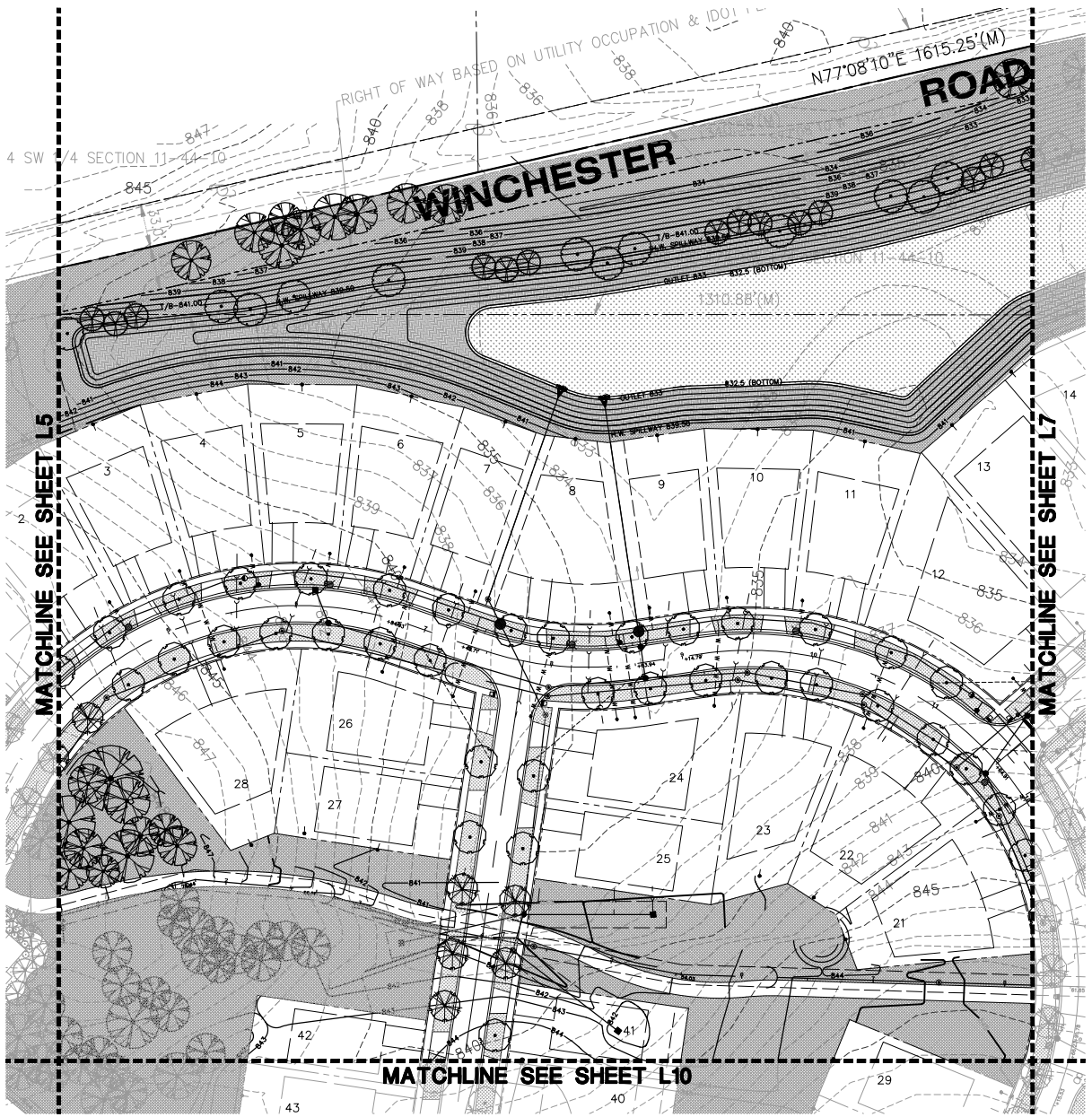

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NORTH

CONCEPT PLANT SCHEDULE

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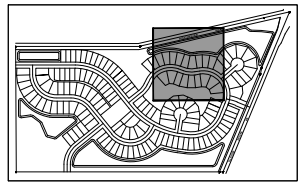
	SIGN SHRUB, MEDIUM 2	8
	SIGN SHRUB, SMALL	82
	SIGN SHRUB, SMALL 2	7
	SIGN ORNAMENTAL GRASS	30
	SIGN ORNAMENTAL GRASS 2	35
	PARK PERENNIALS	233 sf
	SIGN PERENNIALS	311 sf
	NON-REQUIRED PERENNIALS	147 sf
	ECONOMY PRAIRIE SEED MIX	772,183 sf
	STORMWATER SEED MIX	179,401 sf
	EMERGENT WETLAND SEED MIX	328,535 sf
	UNDISTURBED / GROUNDCOVER TREATMENT TBD	30,244 sf
	TURF-SOD	243,902 sf

EXISTING TREE TO BE PRESERVED



KEYMAP

NO.	DATE	REVISIONS	DRAWN BY
1	06/20/25	REVISED PER VILLAGE COMMENTS & PLAN REV.	MN
2	06/26/25	REVISED PER VILLAGE COMMENTS	MA
3	07/30/25	REVISED PER VILLAGE COMMENTS	MN

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.: MN
PROJ. ENGR.: MLA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=40'

SHEET
L6 OF L17
PUL.MUIL03

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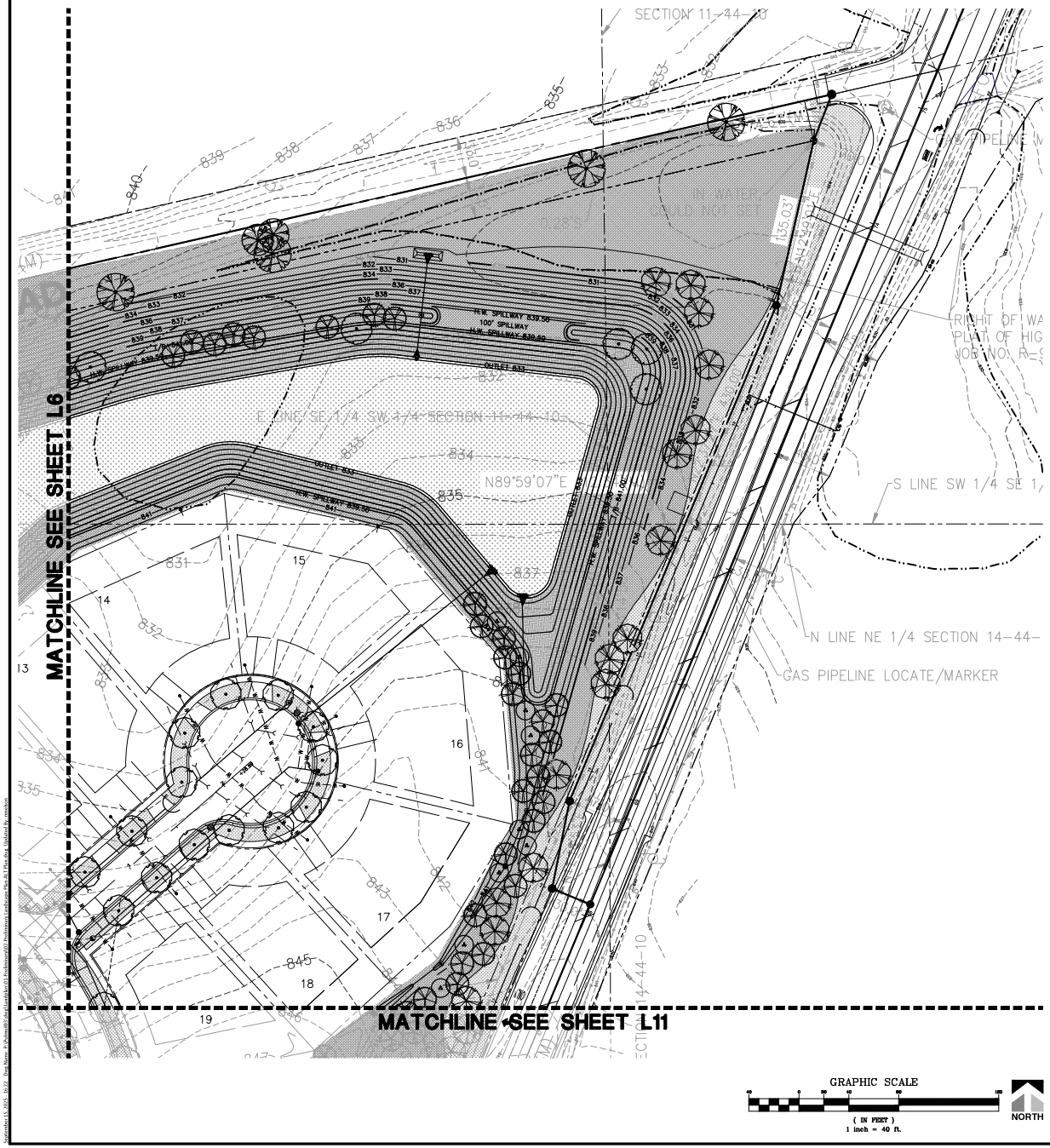

CONCEPT PLANT SCHEDULE

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	COMMON AREA PARKWAY TREE PLANTED WITH INITIAL SITE IMPROVEMENTS	91
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	NON-REQUIRED EVERGREEN TREE	120
	NON-REQUIRED EVERGREEN TREE- COLUMNAR	3
	NON-REQUIRED ORNAMENTAL TREE	24
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	PARK SHRUB- SMALL	18
	PARK ORNAMENTAL GRASS	87
	NON-REQUIRED SHRUB-LARGE	6
	NON-REQUIRED SHRUB-MEDIUM	43
	NON-REQUIRED SHRUB-SMALL	19
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	TURF-SOD	243,902 sf

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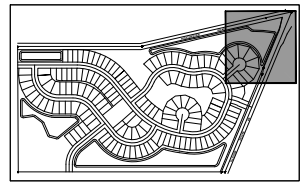

KEYMAP

DRAWN BY	DATE	REVISIONS
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MA	06/06/25	REVISED PER VILLAGE COMMENTS
MN	05/30/25	REVISED PER VILLAGE COMMENTS

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.: MN
PROJ. ENGR.: MLA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=40'

SHEET
L7 OF L17
PUL_MUIL03

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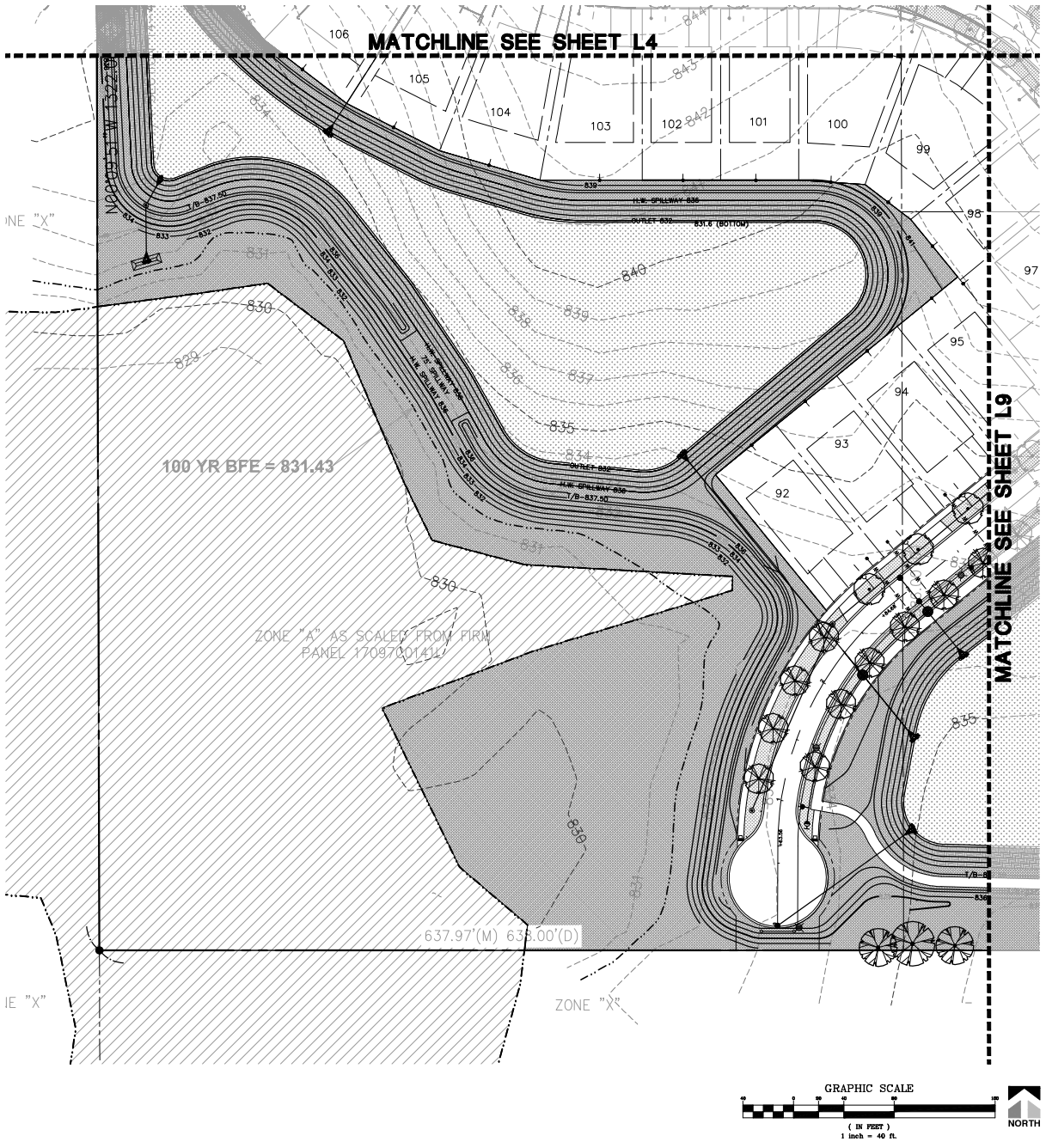

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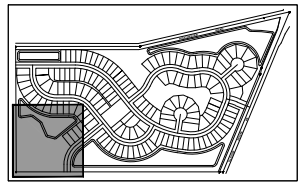

KEYMAP

DRAWN BY	REVISIONS	DATE	
MN	REVISED PER VILLAGE COMMENTS & PLAN REV.	06/30/25	A
MN	REVISED PER VILLAGE COMMENTS	05/30/25	A

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.:	MN
PROJ. ENGR.:	MLA
DRAWN BY:	MN
DATE:	01/14/25
SCALE:	1"=40'

SHEET
L8 OF L17
PUL.MUIL03

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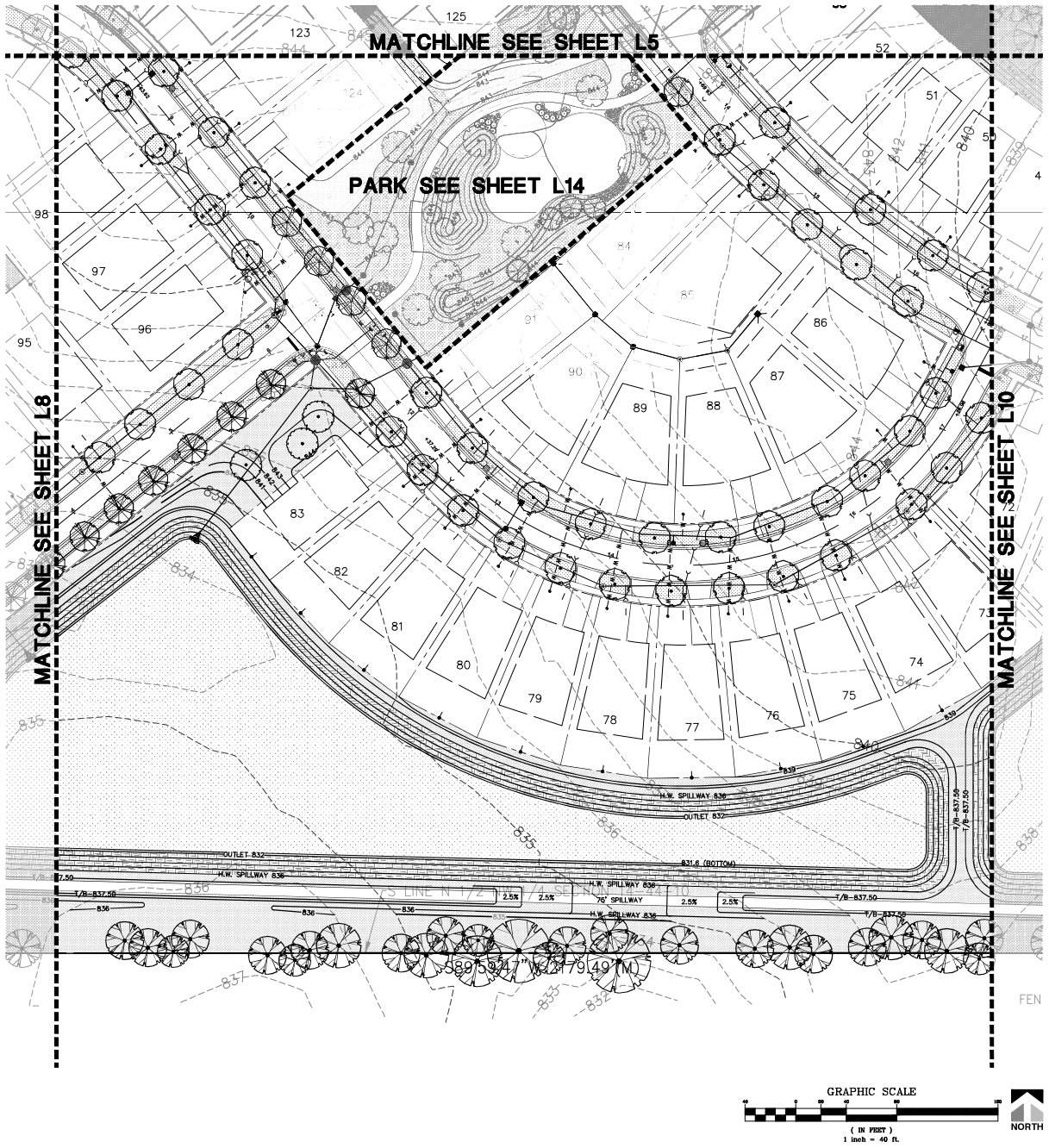

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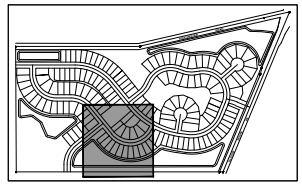
EXISTING TREE TO BE PRESERVED



KEYMAP

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.: MN
PROJ. ENGR.: MJA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=40'

SHEET
L9 OF L17
PUL.MUIL03

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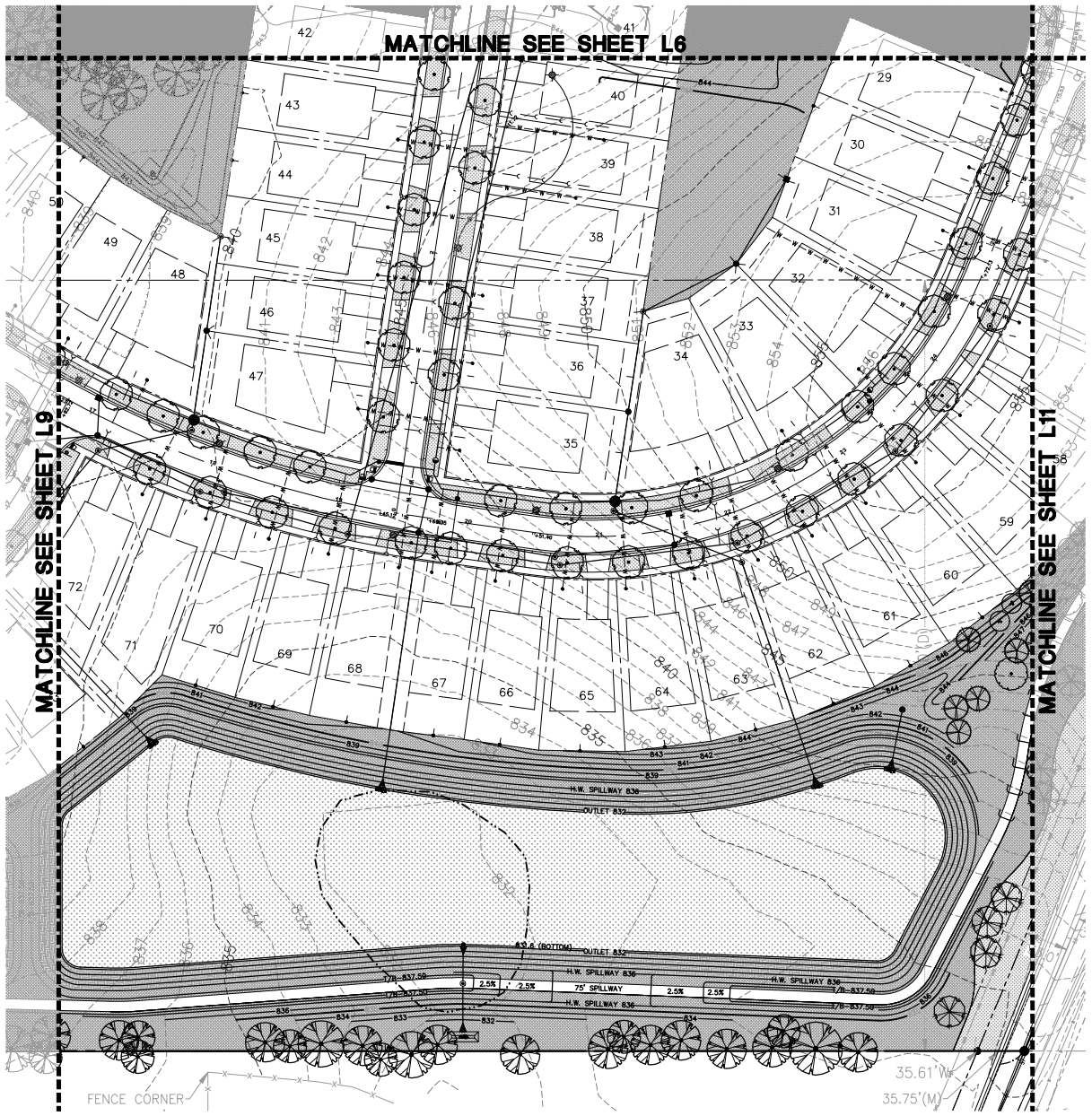

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

NORTH

CONCEPT PLANT SCHEDULE

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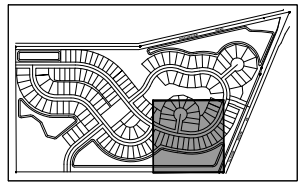
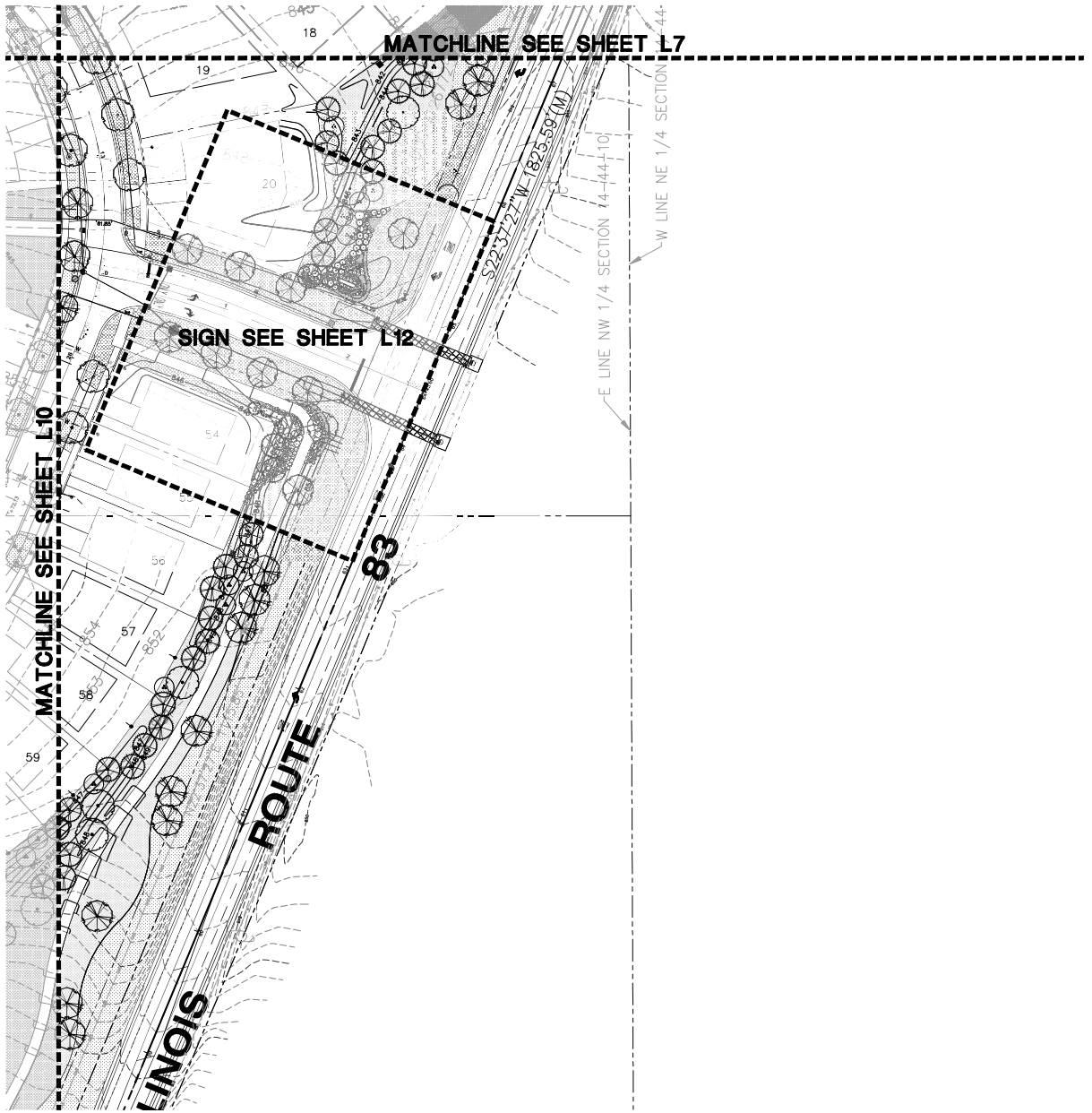
EXISTING TREE TO BE PRESERVED



KEYMAP

DRAWN BY								
REVISIONS								
DATE								



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NORTH

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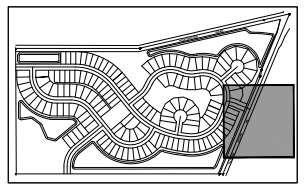

KEYMAP

DRAWN BY	REVISIONS	DATE
MN	06/20/25 REVISED PER VILLAGE COMMENTS & PLAN REV.	
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MN	05/30/25 REVISED PER VILLAGE COMMENTS	

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.:	MN
PROJ. ENGR.:	MLA
DRAWN BY:	MN
DATE:	01/14/25
SCALE:	1"=40'

SHEET
L11 OF L17
PUL_MUIL03

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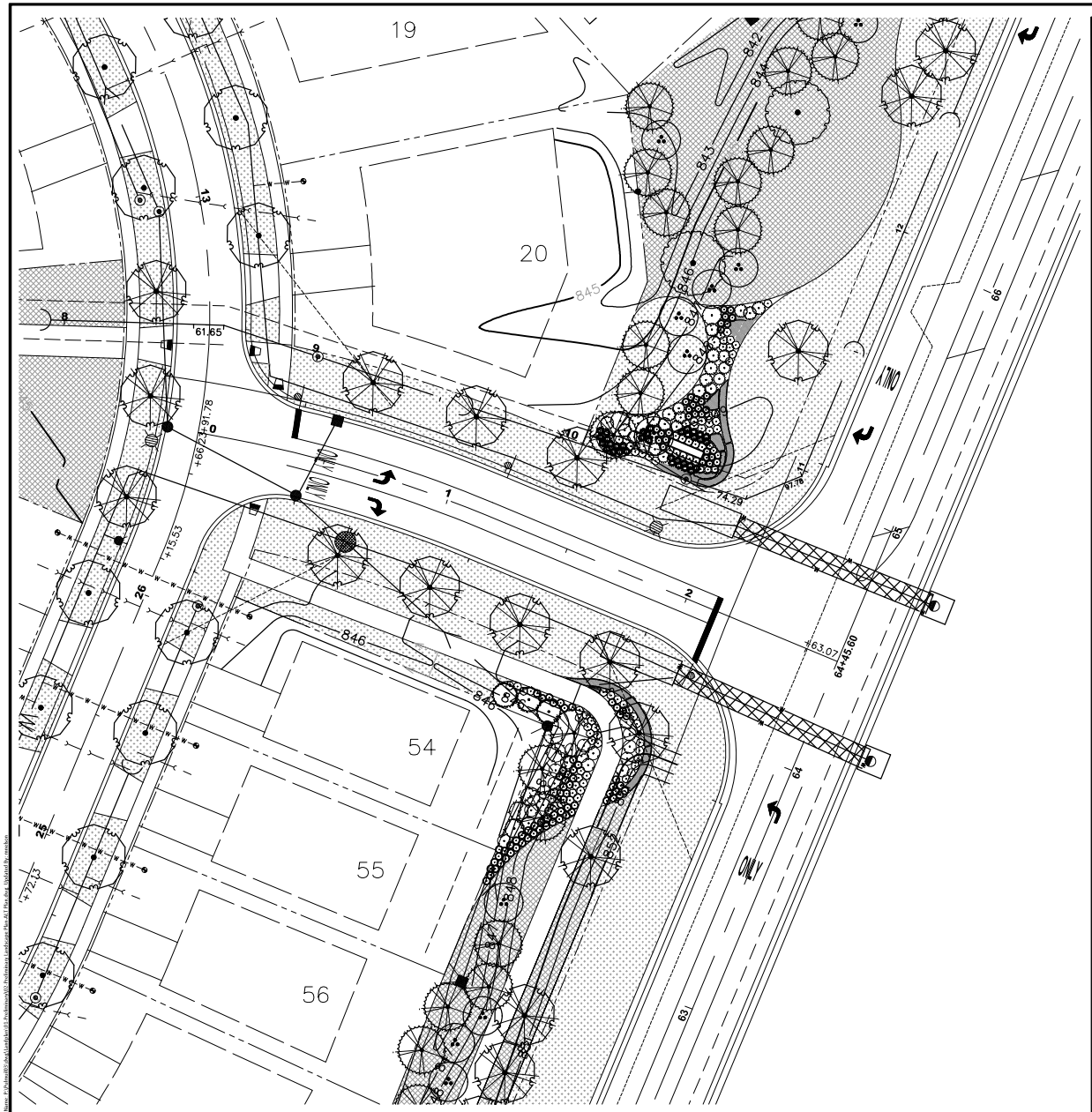
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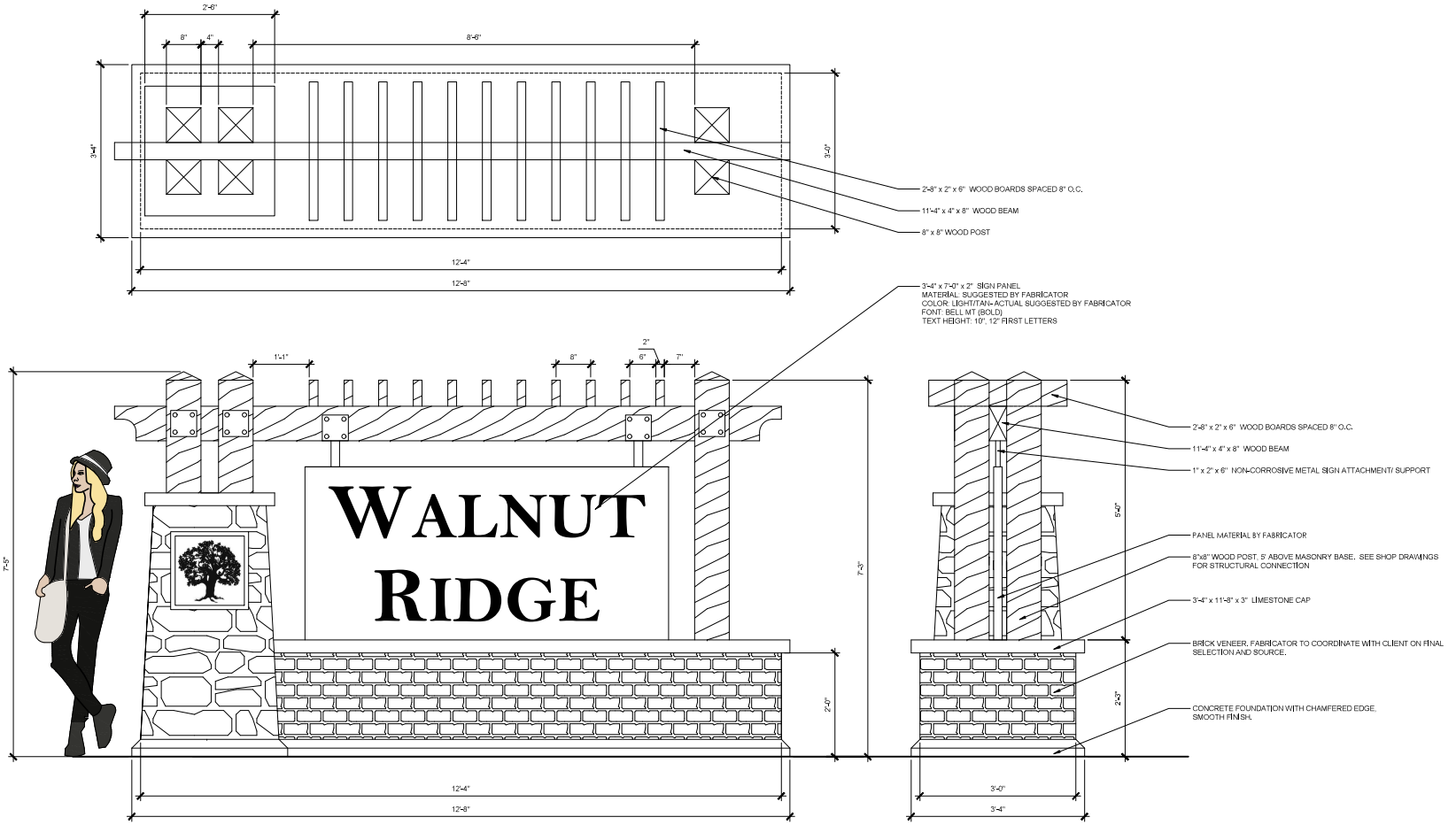

NOTE: PLANS PROVIDED FOR VISUAL UNDERSTANDING OF SIGN MATERIALS, LAYOUT AND GENERAL DIMENSIONS. SHOP DRAWINGS AND STRUCTURAL VERIFICATION TO BE PROVIDED BY FABRICATOR PRIOR TO CONSTRUCTION.

2 ENTRANCE MONUMENT
1" = 1'-0"

DRAWN BY	REVISIONS	DATE	
MN		06/20/25	REVISED PER VILLAGE COMMENTS & PLAN REV.
MA		06/09/25	REVISED PER VILLAGE COMMENTS
MN		05/30/25	REVISED PER VILLAGE COMMENTS

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
ENTRANCE MONUMENT

PROJ. MGR.: MN
PROJ. ENGR.: MLA
DRAWN BY: MN
DATE: 01/14/25
SCALE: AS NOTED

SHEET
L13 OF L17
PUL_MUIL03

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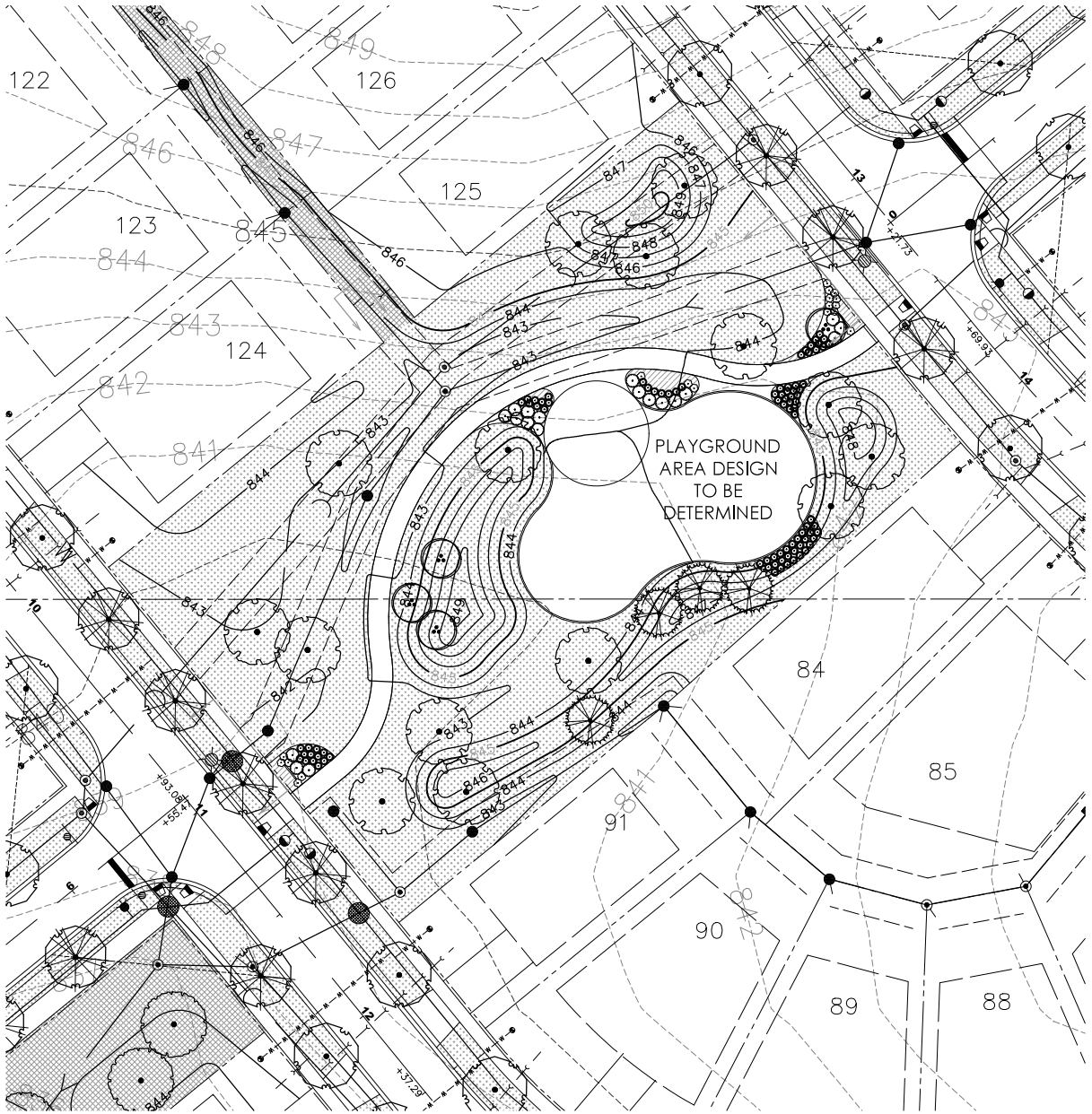

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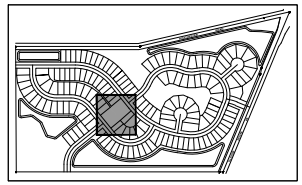

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WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
PARK ENLARGEMENT

PROJ. MGR.:	MN
PROJ. ENGR.:	MLA
DRAWN BY:	MN
DATE:	01/14/25
SCALE:	1"=20'

SHEET
L14 OF L17
PUL.MUIL03

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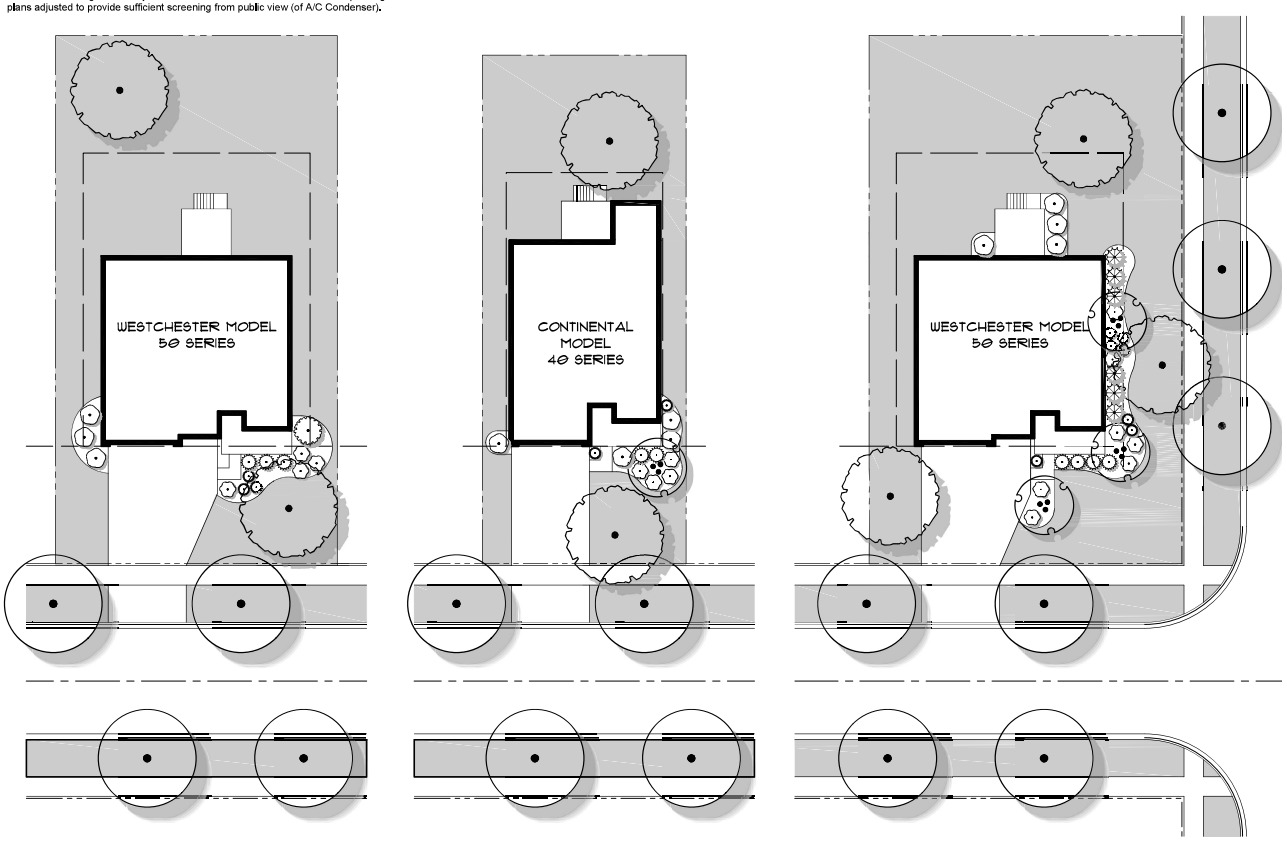
NOTE: All above ground utility structure locations to be verified in field and planting plans adjusted to provide sufficient screening from public view (of A/C Condenser).



1 TYPICAL 50 SERIES PLAN - INTERIOR LOT
1" = 15'-0"

2 TYPICAL 40 SERIES PLAN - INTERIOR LOT
1" = 15'-0"

3 TYPICAL KEY LOT ENHANCEMENT PLAN
1" = 15'-0"

Planting Requirements

INTERIOR LOT MIN. PLANTING
Requirement:

1. Two (2) 2.5" Cal. Shade Trees or Two (2) 6' Ht. Evergreen/ Conifer Trees (or a mix), and;
2. One (1) 6' ht. Ornamental Tree (Meadows Lots Only), &;
3. One (1) Large Deciduous or Evergreen Shrub (or mix), Mature width 7'-8', 24" ht. at time of planting (None required for Meadows Lots), &;
4. Three (3) Medium Deciduous Shrubs, Mature width ±5', 24" ht. at time of planting (Meadows Lots Require (4) four), &;
5. Four (4) Small Deciduous Shrubs, Mature width 3-4', 18" ht. at time of planting, &;
6. Three (3) Evergreen Shrubs, 24" at time of planting (Meadows Lots Require (2) two), &;
7. Three (3) Ornamental Grasses, Ferns or Large Perennials (or mix), 1 gal. container at time of planting (Meadows Lots Require (2) two).

KEY LOT / CORNER LOT MIN. PLANTING
Requirement:

1. Three (3) 2.5" Cal. Shade Trees or Three (3) 6' Ht. Evergreen/ Conifer Trees (or a mix), &;
2. Three (3) 6' ht. Ornamental Trees, &;
3. Six (6) Large Deciduous or Evergreen Shrubs (or mix), Mature width 7'-8', 24" ht. at time of planting, &;
4. Four (4) Medium Deciduous Shrubs, Mature width ±5', 24" ht. at time of planting, &;
5. Seven (7) Small Deciduous or Evergreen Shrubs (or mix), Mature width 3-4', 18" ht. at time of planting, &;
6. Four (4) Evergreen Shrubs, 24" at time of planting, &;
7. Seven (7) Ornamental Grass, Fern or Large Perennials, 1 gal. container at time of planting.

NOTE: All Parkways shall have min. 4" topsoil and sod

NOTE: Adjacent common area landscaping trees, shrubs, etc. are not shown on this exhibit. See Landscape plans for additional plantings.

NOTE: Typical Foundation Planting Plans show the general layout, plant material suggestions, and design intent. Contractor to adjust as required for unit mix, front and sideyard setback requirements, and adjacent plantings. Minimum plantings as noted above must be provided.

Construction Notes:

1. Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass sod with a mineral soil back.
2. Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
3. Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per acre.
4. Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY of mushroom compost per 100 sf. rototilled to an 8" depth.
5. Mulch all trees, shrub, perennial, & ornamental grass beds per "Landscape Details" sheet.
6. All bed lines and tree saucers require a spade edge per "Landscape Details" sheet.
7. All conifer trees and shrubs must be grown in a natural shape and not sheared.
8. See "Landscape Specifications" sheet for all other planting requirements.

N

0 8 15 30
SCALE: 1"=15'

Legend

- Street Trees: 2.5" Caliper
- Shade Trees or Evergreen/ Conifer Trees: 2.5" Caliper (Shade Tree) or 6' Height (Evergreen Tree)
- Ornamental Trees: 6' Height or 2" Caliper
- Large Deciduous or Evergreen Shrub: 24" Height
- Medium Deciduous Shrub: 24" Height
- Small Deciduous Shrub: 18" Height
- Large Evergreen Shrub: 5' Height
- Small Evergreen Shrub: 24" Height
- Ornamental Grass, Fern or Perennial: 1 Gallon Container
- Turf: Sod (All residential lots and parkways)

Suggested Plant List

SHADE TREES:

Acer rubrum	RED MAPLE
Acer saccharum	SUGAR MAPLE
Acer x freemanii	FREEMAN MAPLE
Aesculus glabra	OHIO BUCKEYE
Betula nigra 'Cully Improved'	RIVER BIRCH
Celtis occidentalis	HACKBERRY
Gleditsia tricanthos inermis	HONEY LOCUST
Gymnocladus dioicus	KENTUCKY COFFEETREE
Liriodendron tulipifera	TULIP POPLAR
Quercus alba	WHITE OAK
Quercus bicolor	SWAMP WHITE OAK
Quercus macrocarpa	BUR OAK
Quercus rubra	RED OAK
Tilia americana	AMERICAN LINDEN
Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM

EVERGREEN/ CONIFER TREES:

Juniperus virginiana	EASTERN RED CEDAR
Picea abies*	NORWAY SPRUCE
Picea glauca densata*	BLACK HILLS SPRUCE
Picea pungens*	COLORADO BLUE SPRUCE
Pinus strobus	WHITE PINE
Taxodium distichum*	BALD CYPRESS
Thuja occidentalis	ARBORVITAE
Tsuga canadensis	EASTERN HEMLOCK**

ORNAMENTAL TREES:

Amelanchier x grandiflora	APPLE SERVICEBERRY
Carpinus caroliniana	AMERICAN HORNBEAM
Cercis canadensis	REDBUD
Crataegus crus-galli inermis	COCKSPUR HAWTHORN
Hamamelis virginiana	COMMON WITCH HAZEL**
Malus spp.*	CRABAPPLE VARIETIES
Ostrya virginiana	AMERICAN HOPHORNBEAM
Syringa reticulata*	JAPANESE TREE LILAC
Viburnum prunifolium	BLACKHAW VIBURNUM

LARGE DECIDUOUS SHRUBS:

Aronia melanocarpa	BLACK CHOKEBERRY
Cornus sericea	RED TWIG DOGWOOD
Hydrangea paniculata*	PANICLE HYDRANGEA
Hydrangea quercifolia*	OAKLEAF HYDRANGEA**
Ilex verticillata	WINTERBERRY
Myrica pensylvanica*	NORTHERN BAYBERRY
Physocarpus opulifolius	NINEBARK
Viburnum carlesii*	KOREANSPICE VIBURNUM
Viburnum dentatum*	ARROWWOOD VIBURNUM
Viburnum lentago	NANNYBERRY

LARGE EVERGREEN SHRUBS:

Juniperus ch. 'Sea Green'*	SEA GREEN JUNIPER
Juniperus ch. 'Fairview'*	FAIRVIEW UPRIGHT JUNIPER
Thuja occidentalis	ARBORVITAE

MEDIUM DECIDUOUS SHRUBS:

Clethra alnifolia*	SUMMERSWEET
Cotoneaster lucidus*	HEDGE COTONEASTER
Diervilla x	KODIAK HONEYSUCKLE
Fothergilla major*	FOTHERGILLA**
Hydrangea arborescens	HYDRANGEA**
Hypericum prolificum	ST. JOHN'S WORT
Itea virginica*	SWEETSPIRE
Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC
Rosa x*	ROSE VARIETIES
Sorbaria sorbifolia 'Sem' *	SEM FALSE SPIRAEA **
Syringa spp*	LILAC
Weigela florida*	WEIGELA

SMALL EVERGREEN SHRUBS:

Buxus x 'Glencoe'*	BOXWOOD
Juniperus chinensis 'Kallay'*	KALLAY'S COMPACT JUNIPER
Juniperus horizontalis	CREEPING JUNIPER
Pinus mugo*	MUGO PINE
Taxus x media*	DENSE YEW

SMALL DECIDUOUS SHRUBS:

Ceanothus americanus	NEW JERSEY TEA
Fothergilla gardenii*	DWARF FOTHERGILLA**
Potentilla fruticosa	CINQUEFOIL

ORNAMENTAL GRASSES & FERNS:

Athyrium filix-femina	LADY FERN**
Boutelloua curtipendula	SIDE OATS GRAMMA
Calamagrostis 'Karl Foerster'*	FEATHER REED GRASS
Chasmanthium latifolium	NORTHERN SEA OATS**
Deschampsia cespitosa	TUFTED HAIR GRASS
Matteuccia struthiopteris	OSTRICH FERN
Miscanthus sinensis*	MAIDEN GRASS
Osmunda cinnamomea	CINNAMON FERN
Panicum virgatum	SWITCH GRASS
Polystichum acrostichoides	CHRISTMAS FERN
Schizachyrium scoparium	LITTLE BLUESTEM
Sorghastrum nutans	INDIAN GRASS
Sporobolus heterolepis	PRAIRIE DROPSEED
Sesleria autumnalis*	AUTUMN MOOR GRASS

PERENNIALS:

Asarum canadense	WILD GINGER**
Allium cernuum	NODDING ONION
Asclepias tuberosa	BUTTERFLY MILKWEED
Callirhoe involucrata*	PURPLE POPPY MALLOW
Coreopsis spp.	COREOPSIS
Echinace spp.	PURPLE CONE FLOWER
Geranium spp.*	GERANIUM
Helianthus spp.	SUNFLOWER
Hemerocallis spp.*	DAYLILY
Heuchera spp*	CORAL BELLS**
Hibiscus spp.*	HIBISCUS
Hosta spp. *	HOSTA**
Iris virginica	IRIS
Lavandula spp.*	LAVENDER
Liatris spp.	BLAZING STAR
Monarda spp.	BEE BALM
Nepeta spp.*	CATMINT
Penstemon spp.	BEARDTONGUE
Perovskia atriplicifolia*	RUSSIAN SAGE
Phlox divaricata/paniculata	WOODLAND/GARDEN PHLOX
Physostegia virginiana	OBEDIENT PLANT
Rudbeckia spp.	BLACK EYED SUSAN
Salvia nemorosa*	SALVIA
Sedum spp.*	SEDUM
Symphyotrichum spp.	ASTER

* Not Native to Chicagoland Region
** Shade Tolerant

DATE	REVISIONS	DRAWN BY
06/20/25	REVISED PER VILLAGE COMMENTS & PLAN REV.	MN
06/06/25	REVISED PER VILLAGE COMMENTS	MA
05/30/25	REVISED PER VILLAGE COMMENTS	MN

Manhard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WALNUT RIDGE
VILLAGE OF MUNDELEIN, ILLINOIS
TYPICAL LOT LANDSCAPE PLAN

PROJ. MGR.: MN
PROJ. ENGR.: MJA
DRAWN BY: MN
DATE: 01/14/25
SCALE: 1"=10'

SHEET
L15 OF L17
PUL-MUIL03

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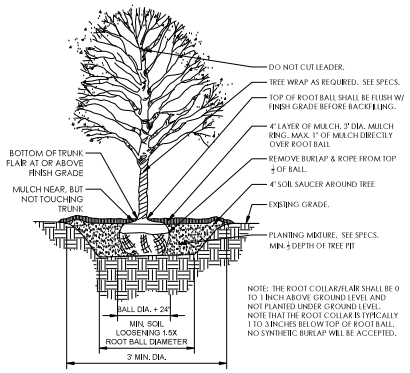
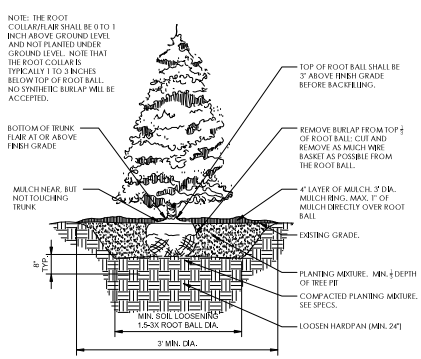


1 DECIDUOUS TREE PLANTING - ANSI A300

1/4" = 1'-0" 329343.33-23



2 CONIFER TREE PLANTING- ANSI A300

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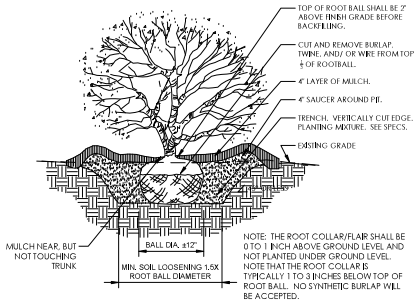
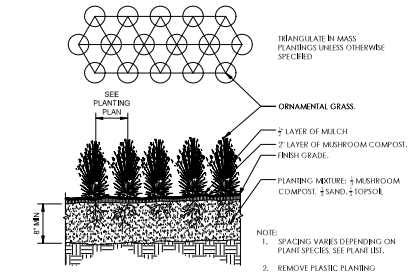


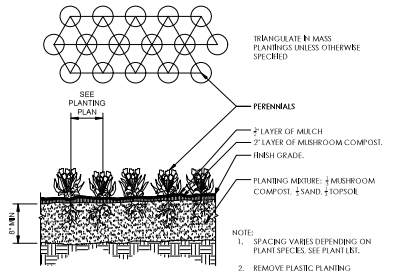
3 SHRUB PLANTING DETAIL - ANSI A300

3/4" = 1'-0" 329333.16-07



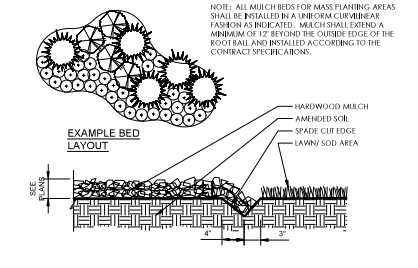
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

| DRAWN BY | | |

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. PROVIDE TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THIS WORK INCLUDES:
1. SPREADING OF TOPSOIL OR SOIL PREPARATION
2. TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS
3. PLANTING MIXES
4. MULCH AND PLANTING ACCESSORIES
5. FERTILIZER AND HERBICIDE
6. MAINTENANCE
7. WARRANTY OF PLANT MATERIAL

B. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HISHER REPRESENTATIVE.

1-02 QUALITY ASSURANCE:

A. COMPLY WITH SITE WORK REQUIREMENTS

B. PLANT NAMES INDICATED MUST COMPLY WITH 'STANDARDIZED PLANT NAMES' AS ADOPTED BY THE LATEST EDITION OF THE AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE. NAMES OF VARIETIES WHICH ARE NOT LISTED SHOULD CONFORM WITH THOSE GENERALLY ACCEPTED BY THE NURSERY TRADE. STOCK SHOULD BE LEGIBLY TAGGED.

C. ALL PLANT MATERIALS SHALL CONFORM TO THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.

D. ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN A 50 MILE RADIUS OF THE PROJECT FOR A MINIMUM OF TWO FULL GROWING SEASONS.

E. ADHERE TO SIZING REQUIREMENTS AS LISTED IN THE PLANT LIST AND/OR BID FORM FOR THE PROJECT. A PLANT SHALL BE MEASURED IN ITS NATURAL STANDING POSITION.

F. STOCK THAT IS FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE SHOWN, WITH PERMISSION OF THE LANDSCAPE ARCHITECT, SUBSTITUTION FROM THE SPECIFIED PLANT LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE LANDSCAPE ARCHITECT, SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND CHARACTER TO THAT OF THE SPECIFIED MATERIAL WILL BE APPROVED. STOCK WHICH IS LARGER THAN THAT WHICH IS SPECIFIED IS ACCEPTABLE WITH PERMISSION OF THE LANDSCAPE ARCHITECT, PROVIDING THERE IS NO ADDITIONAL COST AND THAT THE LARGER PLANT MATERIAL WILL NOT BE CUT DOWN IN ORDER TO CONFORM TO THE SIZE INDICATED.

G. ALL SHRUBS SHALL BE DENSE IN FORM. SHRUB LINERS DO NOT MEET THESE SPECIFICATIONS. SHRUBS SPECIFIED BY HEIGHT SHALL HAVE A SPREAD THAT IS EQUAL TO THE HEIGHT MEASUREMENT. SHRUBS WHICH ARE SPECIFIED BY SPREAD SHALL EXHIBIT THE NATURAL GROWTH HABIT OF THE PLANT BY HAVING A GREATER SPREAD THAN HEIGHT.

H. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO INSPECT PLANT MATERIAL FOR SIZE AND CONDITION OF ROOT SYSTEMS, THE PRESENCE OF INSECTS AND DISEASES, INJURIES AND OTHER DEFECTS DUE TO CONTRACTOR NEGLIGENCE OR OTHERWISE), AND TO REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING PROGRESS OF THE PROJECT.

I. CONTAINER GROWN DECIDUOUS AND/OR EVERGREEN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO SPECIFIED LIMITATIONS FOR CONTAINER GROWN STOCK. SIZE OF CONTAINER GROWN MATERIAL MUST CONFORM TO SIZE/HEIGHT REQUIREMENTS OF PLANT LIST.

1-03 DELIVERY, STORAGE & HANDLING:

A. FERTILIZER SHALL BE DELIVERED IN ORIGINAL, UNOPENED AND UNDAMAGED PACKAGING. CONTAINERS SHALL DISPLAY WEIGHT, ANALYSIS AND MANUFACTURER'S NAME. STORE FERTILIZER IN A MANNER THAT WILL PREVENT WETTING AND DETERIORATION.

B. TAKE ALL PRECAUTIONS CUSTOMARY CONCERNING PROPER TRADE PRACTICE IN PREPARING PLANTS FOR TRANSPORT. PLANTS SHALL BE DUG, PACKED AND TRANSPORTED WITH CARE TO ENSURE PROTECTION AGAINST INJURY. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICE OR ORDER TO STOCK AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE LANDSCAPE ARCHITECT . ALL PLANTS MUST BE PROTECTED FROM DRYING OUT. IF PLANT MATERIAL CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SAID MATERIAL SHOULD BE PROPERLY PROTECTED IN A MANNER THAT IS ACCEPTABLE TO THE LANDSCAPE ARCHITECT . HEELED-IN PLANTS MUST BE WATERED DAILY. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT COULD STRIP BARK OR BREAK OR SHEAR BRANCHES.

C. PLANT MATERIAL TRANSPORTED ON OPEN VEHICLES SHOULD BE COVERED WITH A PROTECTIVE COVERING TO PREVENT WIND BURN.

D. DRY, LOOSE TOPSOIL SHALL BE PROVIDED FOR PLANTING BED MIXES. MUDDY OR FROZEN TOPSOIL IS UNACCEPTABLE AS WORKING WITH MEDIUM IN THIS CONDITION WILL DESTROY ITS STRUCTURE, MAKING ROOT DEVELOPMENT MORE DIFFICULT.

1-04 PROJECT CONDITIONS:

A. NOTIFY LANDSCAPE ARCHITECT AT LEAST SEVEN (7) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES. UTILITIES CAN BE LOCATED AND MARKED (IN ILLINOIS) BY CALLING J.U.L.I.E. AT (800)892-0123.

C. THE CONTRACTOR SHALL PROVIDE, AT HISHER OWN EXPENSE, PROTECTION AGAINST TRESPASSING AND DAMAGE TO SEEDED AREAS, PLANTED AREAS, AND OTHER CONSTRUCTION AREAS UNTIL THE PRELIMINARY ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE BARRICADES, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER AFTER SUCH WARNING HAS BEEN ISSUED.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF CROWNS, TRUNKS AND ROOTS OF EXISTING TREES, PLUS SHRUBS, LAWNS, PAVED AREAS AND OTHER LANDSCAPED AREAS THAT ARE TO REMAIN INTACT. EXISTING TREES, WHICH MAY BE SUBJECT TO CONSTRUCTION DAMAGE, SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. THE OWNER DESIRES TO PRESERVE THOSE TREES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION EXCEPT THOSE SPECIFICALLY INDICATED TO BE REMOVED ON THE DRAWINGS. THE CONTRACTOR SHALL ERECT PROTECTIVE TREE FENCING AND TREE ARMOR AT LOCATIONS INDICATED ON THE DRAWINGS AND AROUND ALL TREES ON SITE WHICH ARE TO BE PRESERVED. PROTECTIVE FENCING SHALL BE ERECTED BETWEEN THE LIMITS OF CONSTRUCTION AND ANY TREE PRESERVATION AREAS SHOWN ON THE DRAWINGS.

E. A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF SIZES, QUANTITIES AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS AND ON THE BID FORM. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

1-05 PRELIMINARY ACCEPTANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 90 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HISHER REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: MOWING AND EDGING TURF, PULLING WEEDS, WATERING TURF AND PLANT MATERIAL AND ANNUAL FLOWER MAINTENANCE.

1-06 WARRANTY:

A. ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE WARRANTEED FOR ONE (1) YEAR AFTER THE END OF THE 90 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK BY THE OWNER OR HISHER REPRESENTATIVE. PLANT MATERIALS WILL BE WARRANTEED AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTROL OF THE CONTRACTOR. THE WARRANTY COVERS A MAXIMUM OF ONE REPLACEMENT PER ITEM.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. PLANTS: PROVIDE TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMAL, DENSELY DEVELOPED BRANCHES AND VIGOROUS, FIBROUS ROOT SYSTEMS. ONLY SOUND, HEALTHY, VIGOROUS PLANTS WHICH ARE FREE FROM SUNSCALD INJURIES, DISFIGURING KNOTS, FROST CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION SHALL BE PROVIDED. ALL PLANTS SHALL HAVE A FULLY DEVELOPED FORM WITHOUT VOIDS AND OPEN PATCHES.
1. BALLED AND BURLAPPED PLANTS SHALL HAVE A FIRM NATURAL BALL OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS A ROOT SYSTEM NECESSARY FOR A FULL RECOVERY OF THE PLANT. ROOT BALL SIZES SHALL COMPLY WITH THE LATEST EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ASNS). ROOT BALLS THAT ARE CRACKED OR MUSHROOMED ARE UNACCEPTABLE.
2. CONTAINER GROWN STOCK SHOULD BE GROWN FOR AN AMOUNT OF TIME THAT IS OF SUFFICIENT LENGTH FOR THE ROOT SYSTEM TO HAVE DEVELOPED ENOUGH TO HOLD ITS SOIL TOGEHTER, FIRM AND WHOLE. PLANTS WILL NOT BE LOOSE IN THEIR CONTAINERS, NOR SHALL THEY BE POT-BOUND AND ALL CONTAINER GROWN STOCK WILL COMPLY WITH THE SIZES STATED ON THE PLANT LIST.
3. NO EVIDENCE OF WOUNDS OR PRUNING CUTS SHALL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
4. EVERGREEN TREES SHALL BE BRANCHED TO THE GROUND, THE HEIGHT OF EVERGREEN TREES ARE DETERMINED BY MEASURING FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER TREES ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
5. SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST. THE HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. NOT THE LONGEST BRANCH. SINGLE STEM OR THIN PLANTS WILL NOT BE ACCEPTED. SIDE BRANCHES SHALL BE FLUSHED WITH GROWTH AND HAVE GOOD FORM TO THE GROUND. PLANTS SHALL BE IN A MOIST, VIGOROUS CONDITION, FREE FROM DEAD WOOD, BRUISES OR OTHER ROOT OR BRANCH INJURIES.

2-02 ACCESSORIES:

A. TOPSOIL:
1. TOPSOIL SHALL BE FERTILE, NATURAL TOPSOIL OF A LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL. TOPSOIL SHALL BE REASONABLY FREE FROM CLAY LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS WITH A PH BETWEEN 6.5 TO 7.0.

B. TOPSOIL FOR SEED AREAS SHALL BE A MINIMUM OF 6".

C. SOIL AMENDMENTS SHALL BE AS FOLLOWS:
1. FOR TREES AND SHRUBS THE PLANT PIT WILL BE BACKFILLED WITH PULVERIZED BLACK DIRT.
2. FOR PERENNIALS AND ORNAMENTAL GRASSES THE SOIL MIXTURE WILL BE AS FOLLOWS: CM-43 GENERAL PURPOSE PEAT BASED MIX AS SUPPLIED BY MIDWEST TRADING. TOP BEDS WITH 8" OF CM-63 AND TILL INTO EXISTING BEDS TO A DEPTH OF 8". SOIL MIXTURES ARE AVAILABLE FROM MIDWEST TRADING. MIDWEST TRADING, ST. CHARLES, IL 60174 (630) 365-1990

D. FERTILIZER:
1. FOR TREES AND SHRUBS USE: 14-4-6 BRIQUETTES 17 G OR EQUIVALENT AVAILABLE FROM ARTHUR CLESEN, INC. FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION. ARTHUR CLESEN, INC, 543 DIENS DRIVE, WHEELING, IL 60090 (847)537-2177
2. FOR TURF AREAS USE 6-24-16 CLESEN FAIRWAY WITH MICRONUTRIENTS WITH MINOR ELEMENTS 3.0 % S, .02% B, .05% CU, 1.0% FE, .0006% MO, .10% MN AVAILABLE FROM ARTHUR CLESEN OR APPROVED EQUAL.

E. HERBICIDE:
1. ROUND-UP OR APPROVED EQUAL

F. MULCH:
1. BARK MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK WHICH HAS BEEN SCREENED AND IS FREE OF ANY GREEN FOLIAGE, TWIGS, ROCKS, SAWDUST, WOOD SHAVINGS, GROWTH OR GERMINATION INHIBITING INGREDIENTS, OR OTHER FOREIGN MATERIALS. BARK MULCH IS AVAILABLE FROM MIDWEST TRADING.
2. MUSHROOM COMPOST AS AVAILABLE FROM MIDWEST TRADING.

G. WATER:
1. WATER SERVICE WILL BE AVAILABLE ON THE SITE, WITH THE COST OF WATER BEING PAID BY THE OWNER. TRANSPORTING OF THE WATER FROM THE SOURCE TO THE WORK AREAS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL NECESSARY HOSE, PIPING, TANK TRUCK, ETC. SHALL BE SUPPLIED BY THE LANDSCAPE CONTRACTOR.

H. GUYING:
1. STAKES: 5/8" X 40" STEEL EYE ANCHOR WITH 4" HELIX
2. CABLE:
a. TREES UNDER 5": FLEXIBLE 1/8" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL
b. TREES 5" AND OVER: FLEXIBLE 3/16" GALVANIZED AIRCRAFT CABLE, 7X7 STRAND OR APPROVED EQUAL.
3. TURNBUCKLES: 5/16", EYE AND EYE, WITH 4" TAKEUP.
4. HOSE: NEW TWO-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D.

I. TREE WRAP: BURLAP TREE WRAP 4" WIDE.

J. TWINE: SOFT NURSERY JUTE.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS OF INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3-02 PREPARATION:

A. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF 'HORTICULTURE STANDARDS OF NURSERYMEN, INC.' AND AS DETAILED ON THESE DRAWINGS.

B. PLANTING SHALL BE PERFORMED BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.

C. ALL UNDERGROUND UTILITIES MUST BE LOCATED AND MARKED CLEARLY.

D. APPLY ROUND-UP OR APPROVED EQUIVALENT TO KILL ANY EXISTING VEGETATION IN ALL AREAS TO BE PLANTED. CONFIRM LENGTH OF WAITING PERIOD BETWEEN CHEMICAL APPLICATION AND PLANT INSTALLATION WITH MANUFACTURER. DO NOT BEGIN PLANTING OPERATIONS UNTIL PRESCRIBED POST-APPLICATION WAITING PERIOD HAS ELAPSED. TAKE EXTREME CARE TO AVOID CHEMICAL DRIFT TO ADJOINING PROPERTIES OF LANDSCAPE PLANTINGS.

E. PRIOR TO ALL PLANTING, ROTOTILL ALL AREAS TO BE LANDSCAPED TO PREPARE FOR PLANT INSTALLATION TO A MINIMUM DEPTH OF 12". ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN LINES, LEVELS, PROFILES AND CONTOUR. CHANGES IN GRADE ARE TO BE GRADUAL. BLEND SLOPES INTO LEVEL AREAS. REMOVE ALL DEBRIS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM AREAS TO BE PLANTED. REMOVE ALL CONCRETE SLAG LARGER THAN 2" IN DIAMETER.

F. TOPSOIL SHALL BE SPREAD OVER THE SITE AT A MINIMUM DEPTH OF 6". FOR THOSE AREAS WHICH ARE INDICATED AS PRAIRIE OR NATURAL AREAS ON THE DRAWINGS, A TOPSOIL DEPTH OF 18" IS RECOMMENDED WHERE POSSIBLE.

G. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PREPARE ALL SEEDED AREAS BY DISKING AND RAKING PRIOR TO PLANTING SEED. SOIL SHALL BE LOOSENED AND SCARIFIED TO A MINIMUM DEPTH OF 6". FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".

H. LOCATE ALL PLANT MATERIAL AS INDICATED OR AS APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IF OBSTRUCTIONS ARE ENCOUNTERED WHICH ARE NOT SHOWN ON THE DRAWINGS, THEN DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.

I. PLANTING HOLES SHALL BE CONSTRUCTED AS SHOWN ON THE PLANTING DETAILS. HOLES SHALL BE HAND DUG OR MACHINE DUG, GREAT CARE WILL BE TAKEN TO NOT EXCAVATE THE HOLE DEEPER THAN THE ROOT BALL AND THE DIAMETER SHALL BE A MINIMUM OF TWO TIMES THE ROOT BALL WIDTH. REMOVE ANY MATERIALS ENCOUNTERED IN EXCAVATION THAT MAY BE INJURIOUS TO PLANT GROWTH, INCLUDING STONES LARGER THAN 2" IN DIAMETER OR OTHER DEBRIS. SOIL TO BE USED AS BACKFILL SHOULD BE PULVERIZED.

J. PROVIDE PRE-MIXED PLANTING MIXTURE FOR USE AROUND ROOT SYSTEMS AND ROOT BALLS OF THE PLANTS. THE MIXTURES ARE OUTLINED IN SECTION B OF PART 2-02.

K. PRIOR TO PLANTING, PROVIDE ADDITIONAL TOPSOIL TO ALL PLANTING BEDS TO BRING THE FINISH GRADE OF THE BED TO 2" ABOVE LAWN GRADE AND TO FINISH GRADE OF ADJACENT HARD SURFACE GRADES.

L. ADD 2" THICKNESS OF MUSHROOM COMPOST TO ALL ANNUAL, PERENNIAL AND GROUNDCOVER BEDS. FINISH GRADE BED AND INSTALL PLANTS.

3-03 PLANTING PROCEDURES:

A. SET PLANT MATERIAL IN THE PLANTING HOLE TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT AND PLUMB. SET PLANT MATERIAL 2" ABOVE THE ADJACENT FINISH GRADE. REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE TREATED BURLAP (GREEN), CUT AND REMOVE OR CUT AND FOLD DOWN UPPER HALF OF WIRE BASKET, DEPENDENT UPON TREE SIZE. BACKFILL HOLE BY FIRMLY TAMPING SOIL TO AVOID ANY AIR POCKETS OR VOIDS.

B. SET BALLED AND BURLAPPED PLANTS IN THE PLANTING HOLE AND COMPACT 8" OF SOIL AROUND THE BASE OF THE BALL. BACKFILL REMAINING SPACE WITH PLANTING MIXTURE. WATER PLANTS IMMEDIATELY AFTER PLANTING TO ELIMINATE ALL VOIDS AND THOROUGHLY SOAK THE PLANT ROOT BALL.

C. SPACE GROUNDCOVER PLANTS ACCORDING TO DIMENSIONS GIVEN ON THE PLANS. ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BED WITH INDICATED NUMBER OF PLANTS, PLANT TO WITHIN 18" OF THE TRUNKS OF TREES AND SHRUBS OR AT THE EDGE OF THE PLANT BALL, WHICHEVER IS CLOSEST. PLANT TO WITHIN 12" OF EDGE OF BED.

D. MULCHING:
1. INSTALL 4" DEPTH OF MULCH AROUND ALL TREE AND SHRUB BEDS AS INDICATED ON DRAWINGS OR PLANTING DETAILS. MULCH SHRUB PLANTING AREAS AS CONTINUOUS BEDS. DO NOT PLACE MULCH DIRECTLY AGAINST TREE TRUNK. FORM MULCH TO CREATE AN INVERTED CONE AROUND TRUNK.
2. MULCH PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING BEDS WITH 2" MUSHROOM COMPOST. WATER MULCHED AREAS THOROUGHLY AFTER PLACING MULCH.

E. TREE WRAPPING IS NOT REQUIRED, UNLESS THE CONTRACTOR FEELS IT IS NECESSARY DUE TO CHARACTERISTICS OF A PARTICULAR SPECIES OR PAST EXPERIENCE WITH THE SPECIES. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED AS TO WHICH TREES ARE TO BE WRAPPED AND WILL INSPECT THE TRUNK(S) BEFORE WRAPPING. TREE WRAP WILL NOT BE USED TO COVER DAMAGE OR DEFECTS. WHEN WRAPPING IS DONE, TRUNKS WILL BE WRAPPED SPIRALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIED WITH SUITABLE CORD AT THE TOP, BOTTOM AND 2' INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH.

F. STAKING AND GUYING OF TREES IS OPTIONAL. IF THE CONTRACTOR CHOOSES TO STAKE ALL OR PART OF THE TREES, HE/SHE SHALL USE THE METHOD SPECIFIED IN THE PLANTING DETAILS. ONE (1) STAKE IS TO BE USED ON TREES OF 1" CALIPER AND UNDER, OR 4' HEIGHT AND UNDER. TWO (2) STAKES ARE TO BE USED ON TREES OF 1" TO 2 3/4" CALIPER. GUY TREES OF 3" CALIPER OR LARGER AT THREE (3) PER TREE. THE ROOT BALL WILL NOT BE PIERCED WITH A STAKE. STAKES ARE TO BE DRIVEN AT LEAST EIGHTEEN (18) INCHES INTO SUBSOIL BELOW THE PLANTING HOLE. STAKES AND WIRE ATTACHMENTS SHALL BE REMOVED AFTER TWELVE MONTHS FOR SPRING PLANTED MATERIAL AND BY THE FOLLOWING MAY FOR FALL PLANTED STOCK BY THE CONTRACTOR. STAKING AND GUYING SHOULD BE DONE IMMEDIATELY AFTER LAWN SEEDING OR SODDING OPERATIONS.

G. SEEDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE TREATED AS FOLLOWS:
1. TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED TO A MINIMUM DEPTH OF 6" WHEN COMPACTED (TO BE PERFORMED BY OTHERS).
2. SEED MIXTURE AND APPLICATION RATE - USE PREMIUM SEED MIX AS SUPPLIED BY ARTHUR CLESEN, INC. APPLY AT A RATE OF 5 LBS./1000 S.F.
3. APPLY FERTILIZERS AND CONDITIONERS AT THE RATE SPECIFIED PER SOIL TEST FINDINGS. IN LIEU OF SOIL TEST RESULTS, APPLY TWO (2) TONS OF GROUND AGRICULTURAL LIMESTONE AND 1000 LBS. 10-10-10 OR EQUIVALENT ANALYSIS FERTILIZER PER ACRE. AT LEAST 40% OF THE FERTILIZER NITROGEN SHALL BE OF AN ORGANIC ORIGIN.
4. SOIL PREPARATION AREAS WHERE VEHICULAR TRAFFIC HAS COMPACTED THE SOIL SHALL BE LOOSENED/SCARIFIED TO A MINIMUM DEPTH OF 6" BEFORE FERTILIZING AND SEEDING. FINE GRADING OF ALL SEEDED AREAS IS REQUIRED. MAXIMUM SIZE OF STONE OR TOPSOIL LUMP IS 1".
5. WATERING SEEDED AREAS SHALL BE DONE TO ENSURE PROPER GERMINATION. ONCE SEEDS HAVE GERMINATED, WATERING MAY BE DECREASED BUT THE SEEDLINGS MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERINGS SHOULD BE CONTINUED APPROXIMATELY FOUR (4) WEEKS AFTER GERMINATION OR UNTIL GRASS HAS BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN 'AS NEEDED' BASIS.
6. TURF IS BEING ESTABLISHED ON A VARIETY OF SLOPE CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WHATEVER PROCEDURES HE/SHE DEEMS NECESSARY TO ESTABLISH THE TURF AS PART OF HISHER WORK. SEEDED AREAS WILL BE ACCEPTED WHEN ALL AREAS SHOW A UNIFORM STAND OF THE SPECIFIED GRASS IN HEALTHY CONDITION AND AT LEAST 90 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HISHER BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE/SHE INTENDS TO USE.

H. EROSION CONTROL BLANKET
1. EROSION CONTROL BLANKET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION IN ALL AREAS SHOWN ON THE PLAN.
2. INSTALL S-75 EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN OR APPROVED EQUAL.
3. BLANKET SHOULD BE PREMARKED WITH STAPLE PATTERN.
4. STAPLES SHOULD BE 8" WIRE STAPLES. APPLIED AT TWO (2) PER SQUARE YARD MINIMUM.
5. SUITABLE EROSION CONTROL PRACTICES SHALL BE MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND ALL APPLICABLE SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCES AND THE PLANS.

I. SODDING OF SPECIFIED LAWN AREAS ON PLANS WILL BE COMPLETED AS FOLLOWS
1. RAKE SOIL SURFACE TO RECEIVE SOD TO COMPLETELY REMOVE ANY SOIL CRUST NO MORE THAN ONE DAY PRIOR TO LAYING SOD.
2. MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
3. SOD SHALL BE LAID WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF THE GROUND IS FROZEN.
4. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS; DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. WATER AND SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT SOD.
5. PLACE TOP ELEVATION OF SOD 1/2 INCH BELOW ADJOINING EDGING OR PAVING.
6. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.
7. AFTER SOD AND SOIL HAVE DRIED, ROLL SEEDED AREAS TO ENSURE A GOOD BOND BETWEEN THE SOD AND SOIL, AND TO REMOVE MINOR DEPRESSIONS AND IRREGULARITIES.
8. SODDED SLOPES 3:1 OR GREATER SHALL BE STAKED TO PREVENT EROSION AND WASHOUT.
9. WARRANTY SODDING FOR A PERIOD OF ONE (1) YEAR FROM THE END OF THE 90 DAY MAINTENANCE PERIOD. IF SOD FAILS OR LACKS VIGOR AND FULL GROWTH AS DETERMINED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL REPEAT SITE PREPARATION OPERATIONS AND RE-SOD AFFECTED AREAS AT THE CONTRACTOR'S EXPENSE.
10. NOTE: SOD SHALL BE A PREMIUM KENTUCKY BLUEGRASS BLEND, AND IS REQUIRED IN ALL AREAS INDICATED ON THE PLANS AS WELL AS AREAS WHICH HAVE BEEN AFFECTED BY CONSTRUCTION. SOD CAN BE PLACED AS LONG AS WATER IS AVAILABLE AND THE GROUND SURFACE CAN BE PROPERLY PREPARED, SOD SHALL NOT BE LAID ON FROZEN OR SNOW-COVERED GROUND. SOD SHALL BE STRONGLY ROOTED, NOT LESS THAN TWO (2) YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. SOD SHOULD BE MACHINE CUT TO PAD THICKNESS OF 3/4" (PLUS OR MINUS 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTED. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10% OF PAD WILL NOT BE ACCEPTED.

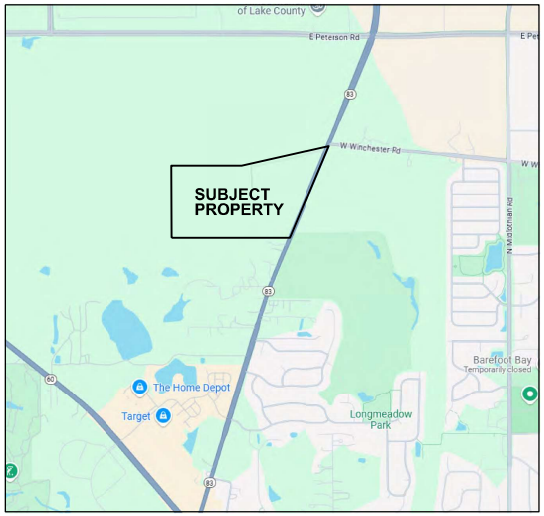
J. TIMING OF PLANT MATERIAL AND SEEDING OPERATIONS:
1. SEEDING OF SPECIFIED AREAS SHALL OCCUR WHEN THE SOIL TEMPERATURE IS ABOVE 55° F, NO SEED SHALL BE SOWN DURING PERIODS OF HIGH WINDS, OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING (SEE SECTION 2-02 (G)). SEEDING OPERATIONS FOR THE SPECIFIED MIXES SHALL OCCUR IN THE SPRING TIME FRAME OF APRIL 15 THROUGH JUNE 30 AND IN THE SUMMER TIME FRAME OF AUGUST 15 THROUGH DECEMBER 1. THE MIXES CONTAINING BLUEGRASS AND FESCUE SEED MUST HAVE SIX WEEKS TO HARDEN OFF FOR WINTER SURVIVAL.
2. SOD SHALL BE INSTALLED WHEN THE GROUND IS NOT FROZEN OR SNOW COVERED AND TEMPERATURES ARE LESS THAN 80° F. IT SHALL NOT BE PLACED DURING A PERIOD OF EXTENDED DROUGHT.
3. HERBACEOUS ORNAMENTAL PLANTS SHALL BE PLANTED BETWEEN MAY 1 AND JUNE 15 OR BETWEEN AUGUST 15 AND DECEMBER 1.
4. SPRING PLANTING OF WOODY ORNAMENTAL PLANTS SHALL BE PERFORMED FROM THE TIME THE SOIL CAN BE EASILY WORKED UNTIL JUNE 1, EXCEPT THAT EVERGREEN PLANTING SHALL END ON MAY 15. OAK, HAWTHORN AND RED MAPLE SPECIES WILL ONLY BE PLANTED DURING THIS SPRING PLANTING PERIOD. FALL PLANTING WILL BEGIN AUGUST 15 AND WILL CONTINUE UNTIL THE GROUND CANNOT BE WORKED SATISFACTORILY, EXCEPT THAT EVERGREEN PLANTING SHALL BE PERFORMED BETWEEN AUGUST 15 AND DECEMBER 1.

3-04 MAINTENANCE:

A. ALL PLANTINGS SHALL BE MAINTAINED B

PRELIMINARY ENGINEERING
WALNUT RIDGE

MUNDELEIN, ILLINOIS



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LIFT STATION PLANS:
IN PROGRESS

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			CURB & GUTTER
		COMBINED SEWER			CURB & REVERSE GUTTER PITCH
		DRAIN TILE			DEPRESSED CURB & GUTTER
		WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
		MANHOLE			RETAINING WALL
		CATCH BASIN			CURB RAMP
		INLET			DRIVEWAY HAND
		2' STORM MANHOLE			SIGN
		INLET MANHOLE			MAIL BOX
		FLARED END SECTION			SOIL BORING
		HEAD WALL			DECIDUOUS TREE, DIAMETER
		LIFT STATION			EVERGREEN TREE, HEIGHT
		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
		METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
		VALVE VAULT	600.00	600.00	SPOT ELEVATION
		VALVE BOX	T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
		BUFFALO BOX	F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
		FIRE HYDRANT	600	600	CONTOUR
		CONFLICT			DITCH
		CROSSING			DRAINAGE FLOW
		TRIPLE BASIN			OVERLAND FLOW
		GREASE BASIN	R-600.00	R-600.00	RIM ELEVATION
		GAS MAIN	I-600.00	I-600.00	INVERT ELEVATION
		ELECTRIC CABLE			WETLAND LIMIT
		TELEPHONE CABLE			WETLAND BUFFER LINE
		FIBER OPTIC CABLE			RIDGE LINE
		CABLE			BASE FLOOD ELEVATION LINE
		STREET LIGHT			F.E.M.A. FLOODPLAIN LINE
		UTILITY POLE			
		PEDESTAL			
		TRANSFORMER			
		GAS VALVE			
		ELECTRIC BOX			
		TELEPHONE MANHOLE			
		FIBER OPTIC MANHOLE			
		TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

BENCHMARKS:

SOURCE BENCHMARK:

NATIONAL GEODETIC CONTROL STATION "LD010" ELEVATION 662.36 NAVD88

SITE BENCHMARKS:

FIRE HYDRANT AT STATION 57+66 ALONG IL. ROUTE 83
29' EAST OF THE CENTERLINE OF THE ROADWAY
ARROW BOLT ON FIRE HYDRANT
ELEVATION = 835.28 NAVD88

FIRE HYDRANT AT STATION 71+67 ALONG IL. ROUTE 83
33' EAST OF THE CENTERLINE OF THE ROADWAY
ARROW BOLT ON FIRE HYDRANT
ELEVATION = 834.32 NAVD88

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT ORANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

PEARSON, BROWN & ASSOCIATES, INC. 06-05-25
REGISTERED PROFESSIONAL ENGINEER DATE

OWNER OR OWNER'S DULY AUTHORIZED AGENT DATE

PREPARED FOR:

PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD - SUITE 300 SCHAUMBURG, IL. 60173, (847) 230-5400

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.
A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 (847) 367-6707

NOT FOR CONSTRUCTION

CONTACT JULIE AT 8-1-1 OR 800-892-0123
With the following:
County LAKE
City/Township MUNDELEIN / LIBERTYVILLE
Sec 1/4 Sec No. Sec 11, SW & SE 1/4 Sec 14, NW 1/4 • Sec 15, NE 1/4
Call 2 working days BEFORE YOU DIG.
illinoisfcall.com

PERMIT	NUMBER	DATE ISSUED
IEPA - SANITARY		
IEPA - WATER		
IEPA - NOI		
LCSMC		
VILLAGE		

REVISIONS		
1	06/20/25	PER VILLAGE REVIEW COMMENTS
2		
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12		

JOHN F. CERRUTI 062-052376 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS
ENGINEER'S SEAL & SIGNATURE

ORIGINAL ISSUE DATE: 04/11/25

SHEET NUMBER 1 OF 59 SHEETS

JOB No. 2535

WALNUT RIDGE

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SPECIAL PROVISIONS

THE FOLLOWING SPECIAL PROVISIONS ASSUME A TYPICAL OWNER/DEVELOPER AND FOUR PRIME CONTRACTORS (EXCAVATION, UNDERGROUND, PAVING, AND LIGHTING). IF A GENERAL CONTRACTOR IS INVOLVED, REQUIREMENTS AND RESPONSIBILITIES SHALL APPLY ACCORDINGLY BASED ON CONTRACT RELATIONSHIPS BETWEEN THE GENERAL CONTRACTOR, RELEVANT SUBCONTRACTORS AND THE OWNER/DEVELOPER.

I. GENERAL NOTES

1. THE CONSTRUCTION OF ALL IMPROVEMENTS OF THE PROJECT SHALL BE GOVERNED BY THE LATEST CODES AND ORDINANCES OF THE MUNICIPALITY.

   THE CONSTRUCTION OF ALL SEWER AND WATER MAIN IMPROVEMENTS ON THIS PROJECT SHALL BE GOVERNED BY THE FOLLOWING:
   A. THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS LATEST ADOPTED EDITION, EXCEPT AS NOTED IN THE PLANS AND SPECIFICATIONS
   B. THE ILLINOIS ADMINISTRATIVE CODE, TITLE 77, PART 890 "THE ILLINOIS PLUMBING CODE", LATEST ADOPTED EDITION
   C. THE ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE C, PART 370 "THE ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS" LATEST ADOPTED EDITION
   D. THE ILLINOIS ADMINISTRATIVE CODE, TITLE 35, SUBTITLE F "PUBLIC WATER SUPPLIES", LATEST ADOPTED EDITION

   THE CONSTRUCTION OF ALL PAVING AND GRADING IMPROVEMENTS SHALL BE GOVERNED BY THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" (SPECIAL PROVISIONS), LATEST EDITIONS, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT). IN CASE OF CONFLICT THE "SPECIAL PROVISIONS" SHALL TAKE PRECEDENCE AND GOVERN, BOTH THE IDOT STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS SHALL BE CONSTRUED AS TO BE "IDOT STANDARD SPECIFICATIONS".

   SOIL BORINGS AND SEDIMENT CONTROL ON THIS PROJECT SHALL BE GOVERNED BY THE "ILLINOIS URBAN MANUAL", LATEST REVISION.

2. **OWNER AND MUNICIPALITY**

   THE WORD "OWNER" AS USED IN THE SPECIAL PROVISIONS SHALL WHERE APPLICABLE, INCLUDE THE LOCAL MUNICIPALITY OR GOVERNING AUTHORITY.

3. **WORK TO BE PERFORMED**

   ALL CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE MONTHS FROM THE DATE OF FINAL ACCEPTANCE BY THE LOCAL MUNICIPALITY OR ENGINEERING REPRESENTATIVE. OWNER'S ACCEPTANCE OF THE WORK AGAINST DEFECTS IN WORKMANSHIP AND FAULTY OR IMPROPER MATERIALS.

4. **BONDS AND INSURANCE**

   CONTRACTOR SHALL FURNISH PERFORMANCE AND PAYMENT BONDS AS SECURITY FOR THE FAITHFUL PERFORMANCE AND PAYMENT OF ALL OBLIGATIONS UNDER THE PLANS AND SPECIFICATIONS, THESE BONDS SHALL BE IN AMOUNTS AT LEAST EQUAL TO THE CONTRACT PRICE, AND IN SUCH FORM AND WITH SUCH SURETIES AS ARE LICENSED TO CONDUCT BUSINESS IN THE STATE WHERE THE PROJECTS LOCATED AND ARE NAMED IN THE CURRENT LIST OF "SURETY COMPANIES ACCEPTABLE ON FEDERAL BONDS" AS PUBLISHED IN THE FEDERAL REGISTER BY THE AUDITOR STAFF BUREAU OF ACCOUNTS, U.S. TREASURY DEPARTMENT. IF THE SURETY ON ANY BOND FURNISHED BY THE CONTRACTOR BECOMES INSOLVENT OR OTHERWISE NOT PERMITTED BY LAW TO ACT AS SURETY TO BE BUSINESS IS TERMINATED IN ANY STATE WHERE ANY PART OF THIS PROJECT IS LOCATED BE REVOKED, CONTRACTOR SHALL WITHIN FIVE DAYS THEREAFTER SUBSTITUTE ANOTHER BOND AND SURETY, BOTH OF WHICH SHALL BE ACCEPTABLE TO OWNER. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS UNDER WORKMEN'S COMPENSATION LAWS, DISABILITY BENEFIT LAWS OR OTHER SIMILAR EMPLOYEE BENEFIT LAWS" FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, OCCUPATIONAL SICKNESS OR DISEASE, OR DEATH OF HIS EMPLOYEES, AND CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY OR DEATH OF ANY PERSON OTHER THAN HIS EMPLOYEES, INCLUDING CLAIMS INSURED BY USUAL PERSONAL INJURY LIABILITY COVERAGE; FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY OR PROPERTY DAMAGE OUT OF THE OWNERSHIP, MAINTENANCE OR USE OF ANY AUTOMOBILE OR VEHICLE; AND FROM CLAIMS FOR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY, INCLUDING LOSS OF USE RESULTING THEREFROM; AND (ALL OF THE ABOVE ARE SUBJECT TO THE SAME LIMITS OF LIABILITY AND MAXIMUM DEDUCTIBLES SPECIFIED OR REQUIRED BY LAW, WHICHEVER IS GREATER. SHALL INCLUDE CONTRACTUAL LIABILITY INSURANCE AND SHALL INCLUDE OWNER AND CONSULTANT AS ADDITIONAL INSURED THEREUNDER. BEFORE STARTING ANY WORK, CONTRACTOR SHALL FILE WITH OWNER AND CONSULTANT CERTIFICATES OF SUCH INSURANCE, ACCEPTABLE TO OWNER. THESE CERTIFICATES SHALL CONTAIN A PROVISION THAT THE COVERAGE AFFORDED UNDER THE POLICIES WILL NOT BE CANCELLED OR MATERIALLY CHANGED UNTIL AT LEAST FIFTEEN DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO OWNER AND CONSULTANT. COPIES OF CERTIFICATES OF INSURANCE SHALL BE FILED WITH THE MUNICIPAL CLERK NAMING THE MUNICIPALITY'S ELECTED AND APPOINTED BOARDS, COMMISSIONS, OFFICIALS, AGENTS AND EMPLOYEES AS ADDITIONAL INSURED TO COVER, CLAIMS, WHICH MAY ARISE OUT OF THE PERFORMANCE OF THE WORK BY THE APPLICANT OR HIS AGENTS OR CONTRACTORS.

5. **INDEMNIFICATION**

   CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE MUNICIPALITY, OWNER AND CONSULTANT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST OWNER OR CONSULTANT OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF CONTRACTOR, ANY SUBCONTRACTOR, ANY ONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUBCONTRACTOR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

6. **LIABILITY LIMITATIONS**

   THE CONTRACTOR AND HIS SUBCONTRACTORS ARE SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATIONS OF PLANS AND SPECIFICATIONS SUCH AS THOSE USED IN THE CONTRACT DOCUMENTS FOR THIS CONTRACT. THEY HAVE CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS, AND HAVE FOUND THEM FREE OF AMBIGUITIES AND SUFFICIENT FOR BID PURPOSES. FURTHER, THEY HAVE SATISFIED THEMSELVES AS TO THE NATURE OF THE WORK, BY NOT RELYING IN ANY WAY ON ANY EXPLANATION OR INTERPRETATION, ORAL OR WRITTEN, FROM ANY OTHER SOURCE, HAVING ASSUMED ASSUMED THE RISK OF ANY MISUNDERSTANDING OF THE PLANS OR ACCURACY OF HIS BID. THE CONTRACTOR AGREES AND SHALL REQUIRE HIS SUBCONTRACTORS TO AGREE TO LIMIT THE LIABILITY OF THE OWNER AND CONSULTANT TO THE CONTRACTOR AND HIS SUBCONTRACTORS TO THE AMOUNT OF THE CONSULTANT'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT, NEITHER THE CONTRACTOR NOR HIS SUBCONTRACTORS SHALL ASSUME ANY LIABILITY FOR THE ERRORS, OMISSIONS OR NEGLIGENT ACTS OF THE CONSULTANT.

7. **SAFETY AND PROTECTION**

   CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HE SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
   A. ALL EMPLOYEES ON THE WORK AND OTHERS PERSONS WHO MAY BE AFFECTED THEREBY;
   B. ALL THE WORK AND ALL MATERIALS OR EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE;
   C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES AND UTILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.

   CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR ITS SAFETY AND PROTECTION. HE SHALL NOTIFY OWNERS OF THE ADJACENT UTILITIES WHEN PREHISTORIC WORK MAY AFFECT THEM, ALL DAMAGE, INJURY OR LOSS TO ANY PROPERTY REFERRED TO CAUSE DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY CONTRACTOR (EXCEPTING DAMAGE OR LOSS ATTRIBUTABLE SOLELY TO THE FAULT OR NEGLIGENCE OF OWNER OR CONSULTANT OR ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THEY MAY BE LIABLE AND NOT CONTRIBUTED TO BY THE FAULT OR NEGLIGENCE OF CONTRACTOR). CONTRACTOR SHALL DESIGNATE A RESPONSIBLE MEMBER OF HIS ORGANIZATION AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY CONTRACTOR TO OWNER. IN EMERGENCIES AFFECTING THE SAFETY OF PERSONS OR THE WORK OR PROPERTY AT THE SITE OR ADJACENT THERETO, CONTRACTOR, WITHOUT SPECIAL INSTRUCTION OR AUTHORIZATION FROM CONSULTANT OR OWNER IS OBLIGATED TO ACT, AT HIS DISCRETION, TO PREVENT THREATENED DAMAGE, INJURY OR LOSS.

8. **SUPERVISION AND SUPERINTENDENCE**

   CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK EFFICIENTLY AND WITH HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, BUT HE SHALL NOT BE SOLELY RESPONSIBLE FOR THE NEGLIGENCE OF OTHERS IN THE DESIGN OR SELECTION OF A SPECIFIC MEANS, METHOD, TECHNIQUE, SEQUENCE OR PROCEDURE OF CONSTRUCTION WHICH IS INDICATED IN AND REQUIRED BY THE CONTRACT AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT THE FINISHED WORK COMPLIES ACCURATELY WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL KEEP ON THE WORK AT ALL TIMES DURING ITS PROGRESS, A COMPETENT RESIDENT SUPERINTENDENT, WHO SHALL NOT BE REPLACED WITHOUT WRITTEN NOTICE TO OWNER AND CONSULTANT EXCEPT WITH THE CONSENT OF THE SUPERINTENDENT OR IN CASE OF HIS DISMISSAL BY CONTRACTOR. THE SUPERINTENDENT WILL BE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE BINDING AS IF GIVEN TO CONTRACTOR.

9. **SUBSTITUTE MATERIAL OR EQUIPMENT**

   IF THE GENERAL REQUIREMENTS, LAWS, ORDINANCES OR APPLICABLE RULES OR REGULATIONS PERMIT CONTRACTOR TO FURNISH OR USE A SUBSTITUTE THAT IS EQUAL TO ANY MATERIAL OR EQUIPMENT SPECIFIED, AND ANY CONTRACTOR WISHES TO FURNISH OR USE A PROPOSED SUBSTITUTE, HE SHALL MAKE WRITTEN APPLICATION TO CONSULTANT FOR APPROVAL OF SUCH A SUBSTITUTE, SUCH A SUBSTITUTE CERTIFYING IN WRITING THAT THE PROPOSED SUBSTITUTE WILL PERFORM ADEQUATELY THE FUNCTION CALLED FOR BY THE GENERAL DESIGN, BE SIMILAR AND OF EQUAL SUBSTANCE TO THAT SPECIFIED AND BE SUITED TO THE SAME USE AND CAPABLE OF PERFORMING THE SAME FUNCTIONS AS THAT SPECIFIED. STATING WHETHER OR NOT ITS INCORPORATION IN OR USE IN CONNECTION WITH THE PROJECT IS SUBJECT TO THE PAYMENT OF ANY LICENSE FEE OR ROYALTY, AND IDENTIFYING ALL VARIATIONS OF THE PROPOSED SUBSTITUTE FROM THAT SPECIFIED AND INDICATING AVAILABLE MAINTENANCE SERVICE. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT THE WRITTEN APPROVAL OF CONSULTANT WHO WILL BE THE JUDGE OF EQUALITY AND MAY REQUIRE CONTRACTOR TO FURNISH SUCH OTHER DATA ABOUT THE PROPOSED SUBSTITUTE AS HE CONSIDERS PERTINENT. NO SUBSTITUTE SHALL BE ORDERED OR INSTALLED WITHOUT SUCH PERFORMANCE GUARANTEE AND BONDS AS OWNER MAY REQUIRE WHICH SHALL BE FURNISHED BY CONTRACTOR'S EXPENSE.

10. **RECORD DRAWINGS**

    CONTRACTOR SHALL KEEP ONE RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE SHALL BE AVAILABLE TO CONSULTANT AND SHALL BE DELIVERED TO HIM OR OWNER UPON COMPLETION OF THE PROJECT. CONSULTANT OR OWNER SHALL SUPPLY RECORD DRAWINGS TO THE LOCAL MUNICIPALITY.

11. **INSTRUCTIONS TO CONTRACTORS FROM CONSULTANT**

    THE CONTRACTOR SHALL ONLY ACCEPT INSTRUCTIONS, EITHER VERBAL OR WRITTEN, FROM AUTHORIZED PERSONNEL OF PEARSON, BROWN & ASSOCIATES, INC., THE PERSONNEL SO AUTHORIZED TO ISSUE INSTRUCTIONS TO CONTRACTORS ARE EXCLUSIVELY RONALD ADAMS, DULY CERTIFIED AND ANOINTED ZOOMERS OF, NOT WITHOUT OWNERS PERMISSION.

12. **APPLICATION FOR PAYMENT**

    IF APPROVAL BY THE CONSULTANT AND THE MUNICIPALITY IS REQUIRED FOR THE PROCESSING OF THE APPLICATION FOR PAYMENT, THEN CONTRACTOR SHALL SUBMIT TO CONSULTANT AN APPLICATION FOR PAYMENT ACCEPTABLE TO CONSULTANT AND SHALL PROVIDE TO THE CONSULTANT ANY AND ALL INFORMATION PERTINENT TO SAID APPLICATION (WHETHER REQUESTED SPECIFICALLY OR NOT). CONSULTANT'S APPROVAL IS BASED ON WORK COMPLETED TO DATE OF APPLICATION SUBMITTAL. IF CONTRACTOR HAS AGREED BY CONTRACT AGREEMENT OR IN THE SCOPE OF WORK TO A QUANTITY BASIS FOR PAYMENT, THEN APPROVED PAYMENT WILL BE MADE TO CONTRACTOR ON A SUPPLIER DATE AND PROCEED AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE, AND CONTRACTOR DOES NOT PROVIDE THE COOPERATION OR INFORMATION OR THE NUMBER OF CREWS AS DIRECTED BY OWNER OR HIS REPRESENTATIVE, AND, AS A RESULT, CAUSES DELAYS TO THE PROJECT, THE OWNER OR HIS REPRESENTATIVE IS ENTITLED TO WITHHOLD PAYMENT FOR THAT PERIOD, AS SUCH TIME AS CONTRACTOR HAS COMPLIED WITH SAID CONTRACT AGREEMENT OR SCOPE OF WORK.

13. **RETENTION**

    ANY AND ALL APPLICATIONS FOR PAYMENT SUBMITTED TO CONSULTANT SHALL HAVE A TEN PERCENT (10%) RETENTION UNTIL SUCH TIME AS ONE HUNDRED PERCENT (100%) OF THE WORK REQUESTED OF SAID CONTRACTOR HAS BEEN COMPLETED, UPON COMPLETION OF ONE HUNDRED (100%) PERCENT OF THE WORK, THE RETENTION SHALL BE REDUCED TO FIVE (5%) UNTIL SUCH TIME AS CONTRACTOR HAS APPLIED FOR AND OBTAINED TESTING AND OBTAINED IN WRITING FINAL ACCEPTANCE FOR MAINTENANCE OF THIS WORK BY SAID GOVERNING AUTHORITIES, UPON TESTING, APPROVAL AND ACCEPTANCE OF THE WORK, THE RETENTION SHALL BE REDUCED TO TWO PERCENT (2%) UNTIL ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AT WHICH TIME ALL MONIES DUE CONTRACTOR SHALL BE APPLIED FOR AND OBTAINED TESTING AND OBTAINED IN WRITING FINAL ACCEPTANCE WITH THE PLANS AND SPECIFICATIONS AND/OR WRITTEN OR VERBAL INSTRUCTIONS FROM ENGINEER REGARDING FAULTY MATERIALS AND/OR WORKMANSHIP.

14. **CONFLICT BETWEEN COMPONENT PARTS OR SPECIFICATIONS**

    IN THE EVENT THAT ANY PROVISION IN ANY OF THE FOLLOWING COMPONENT PARTS OF THESE SPECIFICATIONS CONFLICT WITH ANY PROVISION IN ANY OF THE OTHER COMPONENT PARTS, THE PROVISION IN THE COMPONENT PART FIRST LISTED BELOW SHALL GOVERN OVER ANY OTHER COMPONENT PART MENTIONED AFTER IT, AND MAY OTHERWISE SPECIFICALLY BE STATED, SAID COMPONENT PARTS ARE THE FOLLOWING:
    A. PLANS
    B. ADDITION TO SPECIFICATIONS
    C. SPECIAL PROVISIONS
    D. STANDARD SPECIFICATIONS

15. **PERMITS**

    THE OWNER OR CONSULTANT SHALL MAKE APPLICATION FOR THE FOLLOWING PERMITS: MUNICIPALITY: BUILDING PERMIT; GRADING PERMIT; EPA: NOI; SANITARY SEWER; WATER MAIN; SANITARY SEWER; IDOT: ADDITIONAL PERMIT FOR ROW FOLLOWUP, EXCEPTIONS AND VARIANCES; LCDOT: UTILITY PERMIT; LCDNC: WETLAND

II. GENERAL NOTES

1. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION", PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL OBTAIN ALL APPROVED PLANS, PERMITS AND SPECIFICATIONS AND HAVE A COPY OF EACH AVAILABLE AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE SHALL IMMEDIATELY REPORT SAME TO THE CONSULTANT BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN PLANS AND SPECIFICATIONS, THE MORE STRINGENT SHALL BE FOLLOWED. STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE CONSULTANT PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM PROCEEDING AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE STRUCTURAL PLANS OR SPECIFICATIONS, THE DECISION OF THE CONSULTANT SHALL BE FINAL AND CONCLUSIVE.

2. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND SHALL REPAIR ANY DAMAGE OCCASIONED BY HIS CONSTRUCTION OPERATIONS. ALL EXCAVATIONS SHALL BE ADEQUATELY BRACED AND SHORED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE SAFETY OF THE EXCAVATIONS AND SHALL MAKE REPAIRS IN ACCORDANCE WITH THE LOCAL ENGINEERING POLICIES AND DETAILS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.

3. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER, ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

4. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS OF EACH LAYER SHALL BE SUFFICIENT TO ENSURE THAT THE CONTRACTOR DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES. THE LOOSE LIFT THICKNESS MAY BE DETERMINED, EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO ENSURE UNIFORMITY.

5. ENBANKMENT MATERIAL WITHIN DETENTION POND BERMS, BUILDING PADS, ROADWAYS, DRIVEWAYS, PARKING LOTS, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PER CENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER AND APPROVED BY THE MUNICIPALITY.

6. ENBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD).

7. THE SURFACE VEGETATION, TOPSOIL, AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM AREAS TO RECEIVE FILL. ALL UNDERLYING SUBGRADE SOILS THAT DISCOVER THAN OR UNDISCOVER THE CONSTRUCTION EQUIPMENT OVER THE MOISTURE CONTENT EXCESS THAT NEEDED FOR PROPER COMPACTION SHALL BE REMOVED AND REPLACED WITH APPROPRIATE FILL IN ACCORDANCE TO THE REQUIRED SPECIFICATIONS (SEE SECTION 210.03 OF THE IDOT SPECIFICATIONS).

8. ALL PAVEMENT SUBGRADE SHALL HAVE A MINIMUM BEARING OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. THE PROPOSED PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND ANY AREAS OF PAVEMENT SUBGRADE ARE ENCOUNTERED WHICH DO NOT PROVIDE A MINIMUM BEARING OF 3.0, SUBGRADE REPLACEMENT OR OTHER REMEDIAL MEASURES SHALL BE PERFORMED AS DIRECTED BY THE SOILS ENGINEER AND ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH, AS DETERMINED BY THE CONSULTANT AND SOILS ENGINEER.

9. GRADING FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND VARIOUSPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS, AS SHOWN ON COVER SHEET.

10. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOFROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER OR THE MUNICIPAL ENGINEER.

11. UPON COMPLETION OF THE MASS GRADING IMPROVEMENTS, THE EXCAVATION CONTRACTOR SHALL RESPREAD A 6-INCH LAYER OF TOPSOIL ON ALL DESIGNATED LANDSCAPE AREAS (BERMS, PONDS, PARKS, ETC.).

12. RIP-RAP MATERIAL PLACED IN CONJUNCTION WITH THE EARTHWORK IMPROVEMENTS SHALL CONFORM TO SECTION 281 OF THE IDOT SPECIFICATIONS.

13. SOIL BORING REPORTS, AVAILABLE AT THE OFFICE OF THE CONSULTANT AND THE OWNER, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS AND THE OWNER AND CONSULTANT MAKE NO REPRESENTATION OR WARRANTY AS TO THE CONDITIONS REPORTED WITH RESPECT TO BORING LOGS, THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS FOR ENTRY UPON THE PROPERTY FOR THE PURPOSE OF MAKING ANY SUCH BORE MAY BE MADE THROUGH THE OWNER, THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM ADVERSE SOIL OR GROUND WATER CONDITIONS.

III. EARTHWORK

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   A. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATION GROWTH WITHIN THE CONSTRUCTION AREA, TREE REMOVAL SHALL BE COORDINATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   B. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVE, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD, AND OTHER DESIGNATED STRUCTURAL AREAS.
   C. STOCKPILING OF TOPSOIL OF LOCATIONS AS DIRECTED BY THE OWNER AND APPROVED BY MUNICIPALITY. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM UNDESIRABLE WEEDS, TREES, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
   D. REMOVING UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY, PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   E. PROPER COMPACTION OF EXISTING BUILDING AND/OR PAVEMENTS INCLUDING OFFSITE DISPOSAL OF SAME AT A DUMP SITE AS SELECTED BY THE CONTRACTOR.
   F. CLAY CUT AND CLAY FILL WITH CONSTRUCTION OF PROPER ROADWAY SUBGRADE, PARKING, BUILDING PAD, AND OTHER DESIGNATED AREAS.
   G. EXCAVATION AND GRADING OF THE OPEN SPACE AND/OR YARD AREAS PER PLAN INCLUDING DETENTION FACILITIES, BERMS, ETC.
   H. PLACEMENT AND COMPACTION OF FILL TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS.
   I. PLACEMENT AND COMPACTION OF ALL STRUCTURAL FILLS.
   J. IF REQUIRED, REMOVAL FROM SITE AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL UPON COMPLETION OF MASS GRADING.
   K. SOIL EROSION CONTROL DURING THE CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
   L. ANY EXISTING WELLS ENCOUNTERED SHALL BE EXPOSED AND SEALED AT GET BELOW GROUNDWATER ELEVATION BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 920.230 OF THE ILLINOIS WATER CONSTRUCTION CODE, DEPARTMENT OF PUBLIC HEALTH, LATEST EDITION, AND ALL APPLICABLE LOCAL RULES AND REGULATIONS.
   M. ANY EXISTING SEPTIC TANKS AND GREASE TRAPS ENCOUNTERED SHALL HAVE ALL LIQUIDS AND SOLIDS REMOVED AND DISPOSED OF BY A LICENSED CONTRACTING HAULER IN ACCORDANCE WITH GOVERNMENTAL JURISDICTIONAL ENTITY REGULATIONS, AND THE TANK AND GREASE TRAPS SHALL BE DEMOLISHED AND ALL MATERIALS REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

2. THE QUANTITIES GIVEN IN THE CONSULTANT'S SUMMARY FOR EARTHWORK ARE INTENDED AS A GUIDE FOR THE CONTRACTOR IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EARTHWORK QUANTITIES BEFORE BIDDING AND BASE HIS BID ON HIS OWN CALCULATIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR ALL EARTHWORK INVOLVED, NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

3. PRIOR TO ONSET OF MASS GRADING OPERATIONS, THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONSTRUCTION SPECIFICATIONS, PLANS, ESTABLISHED GRADES, AND LIMITS OF GRADING, WHICHEVER IS GREATER AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL REFER TO CONSTRUCTION STANDARDS AND DETAILS.

4. BARRICADES OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS AND/OR WHEN CONNECTING EXISTING SEWERS WHERE BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE FOLLO



NORTH

SCALE: 1" = 100'

100' 50' 0 100'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4207
FAX: (847) 367-4207
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: AKZ
DRAWN BY: DSH
CHECKED BY: JFC
ORIGINAL ISSUE: 04/11/25

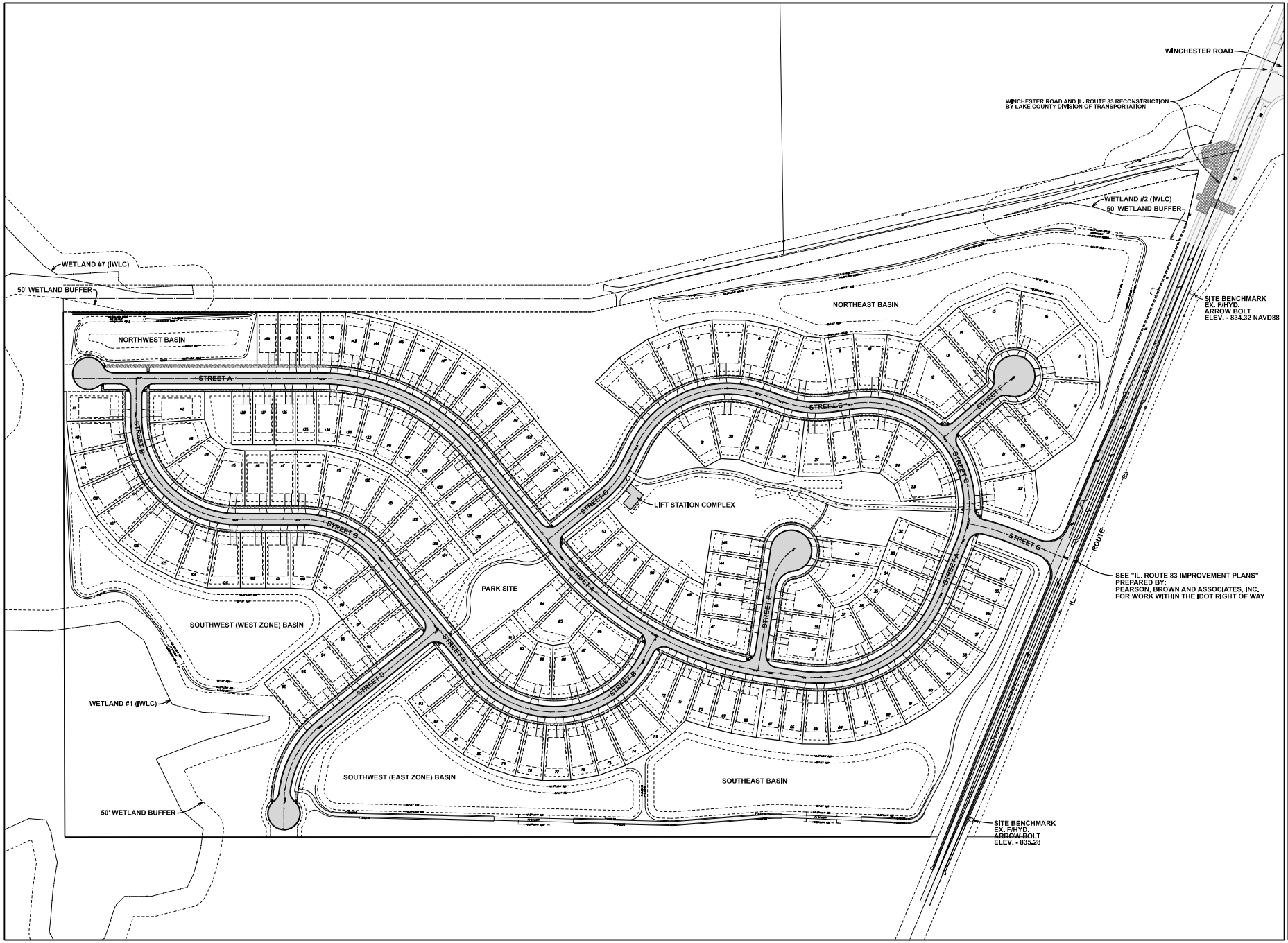
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER
3
OF 59 SHEETS

JOB No. 2035



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4267
FAX: (847) 367-4657
E-MAIL ADDRESS: pba@pearsonbrown.com
MUNDELEIN, ILLINOIS

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DESIGNED BY: AKZ
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CHECKED BY: JFG
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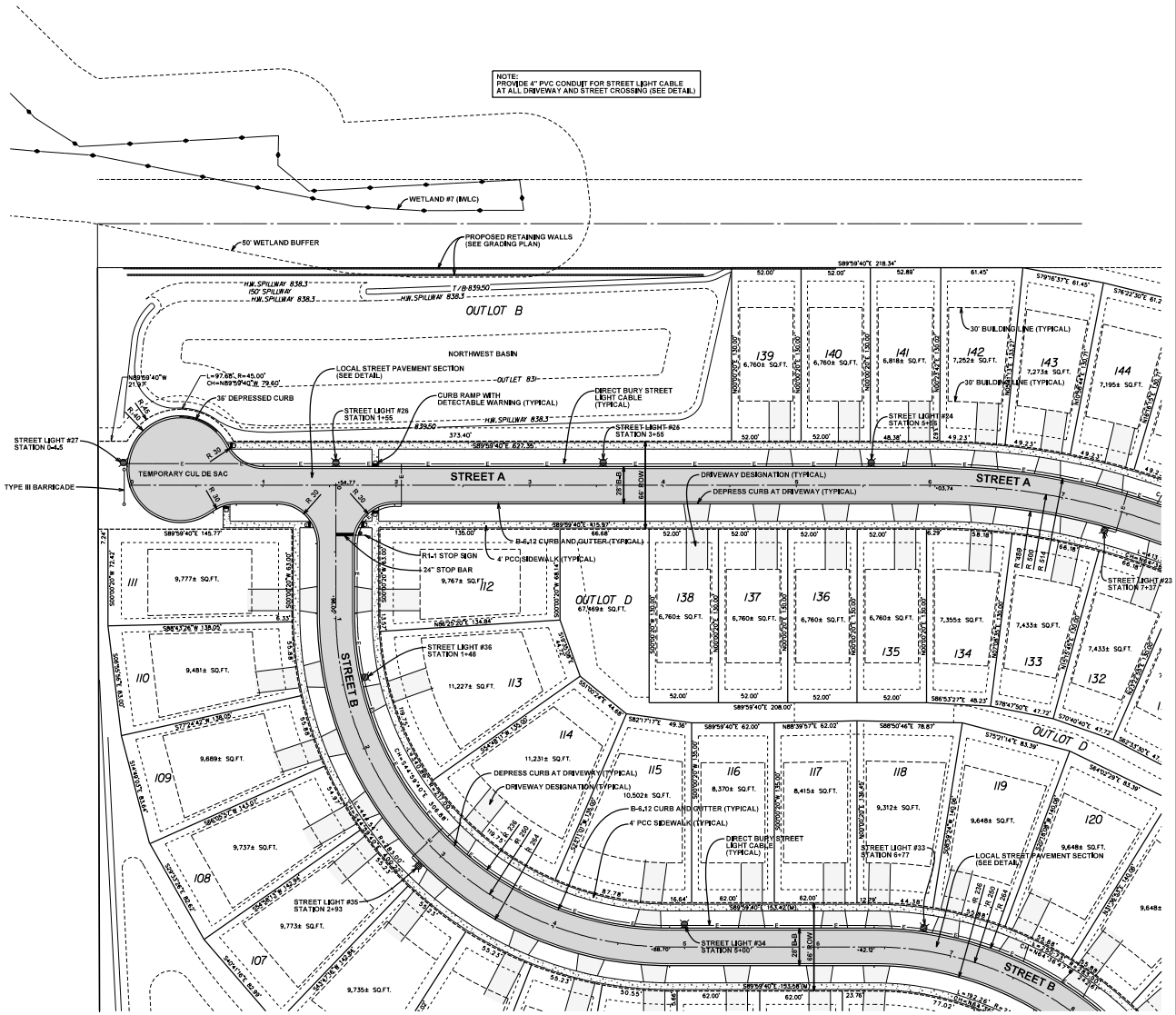
REVISIONS

DATE	BY	DESCRIPTION
08/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

OVERALL SITE PLAN

SHEET NUMBER 4 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4267
FAX: (847) 367-4067
E-MAIL ADDRESS: pba@pearsonbrown.com

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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: AKZ
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ORIGINAL ISSUE: 04/11/25

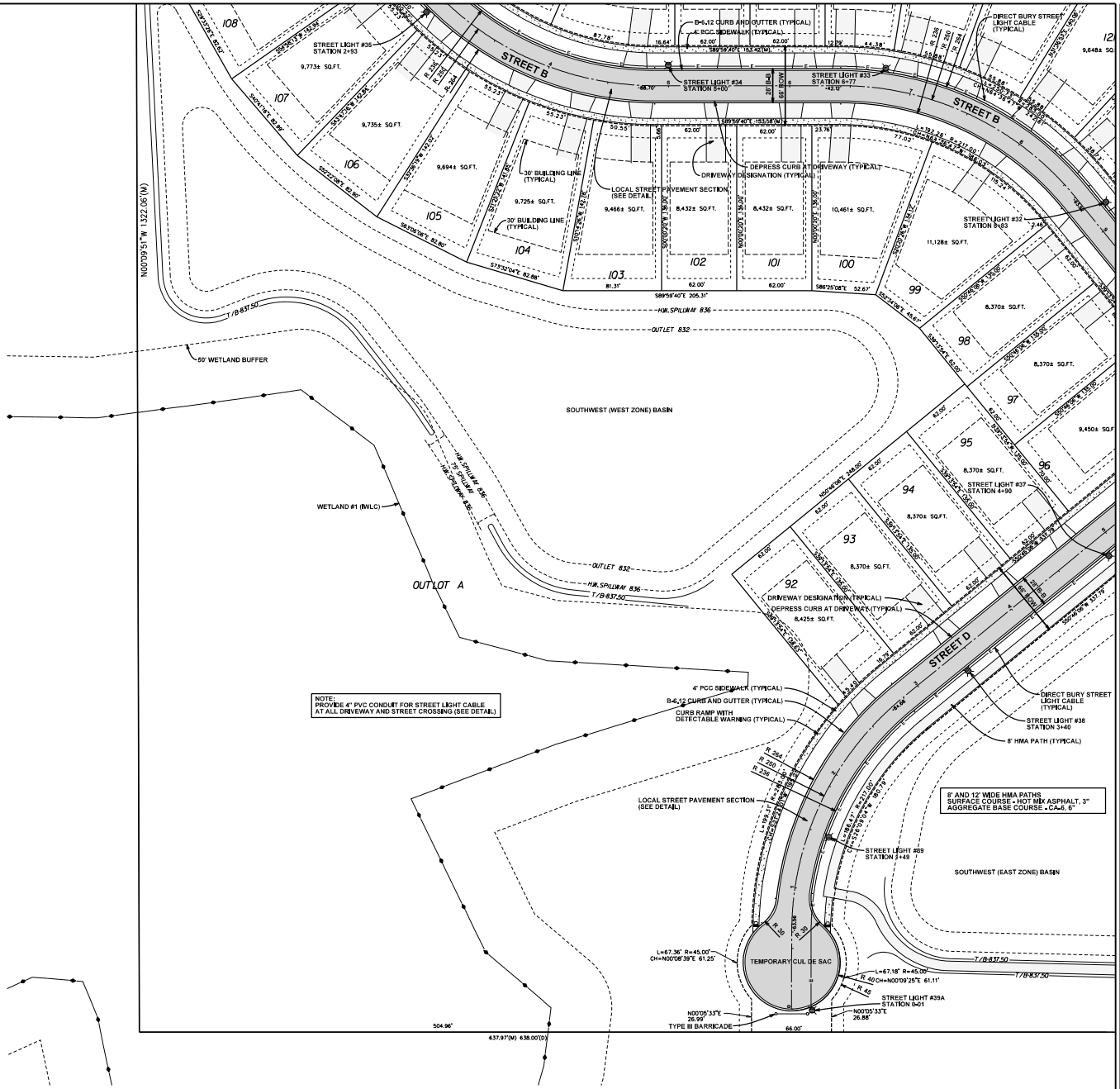
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - NORTHWEST

SHEET NUMBER
5
OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

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CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: AKZ
DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

DATE	BY	DESCRIPTION
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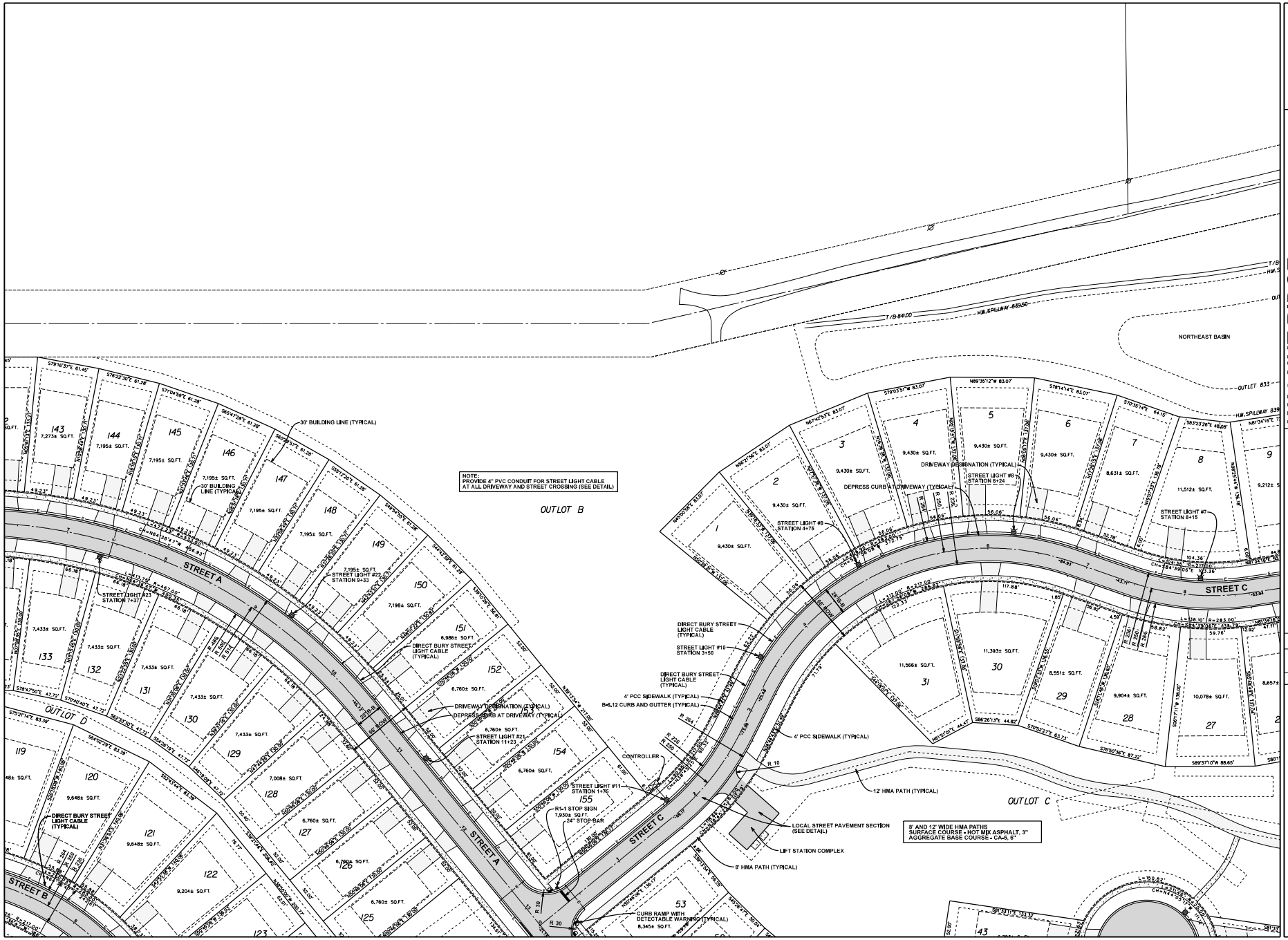
REVISIONS

GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - SOUTHWEST

JOB No. 2535

SHEET NUMBER 6 OF 59 SHEETS



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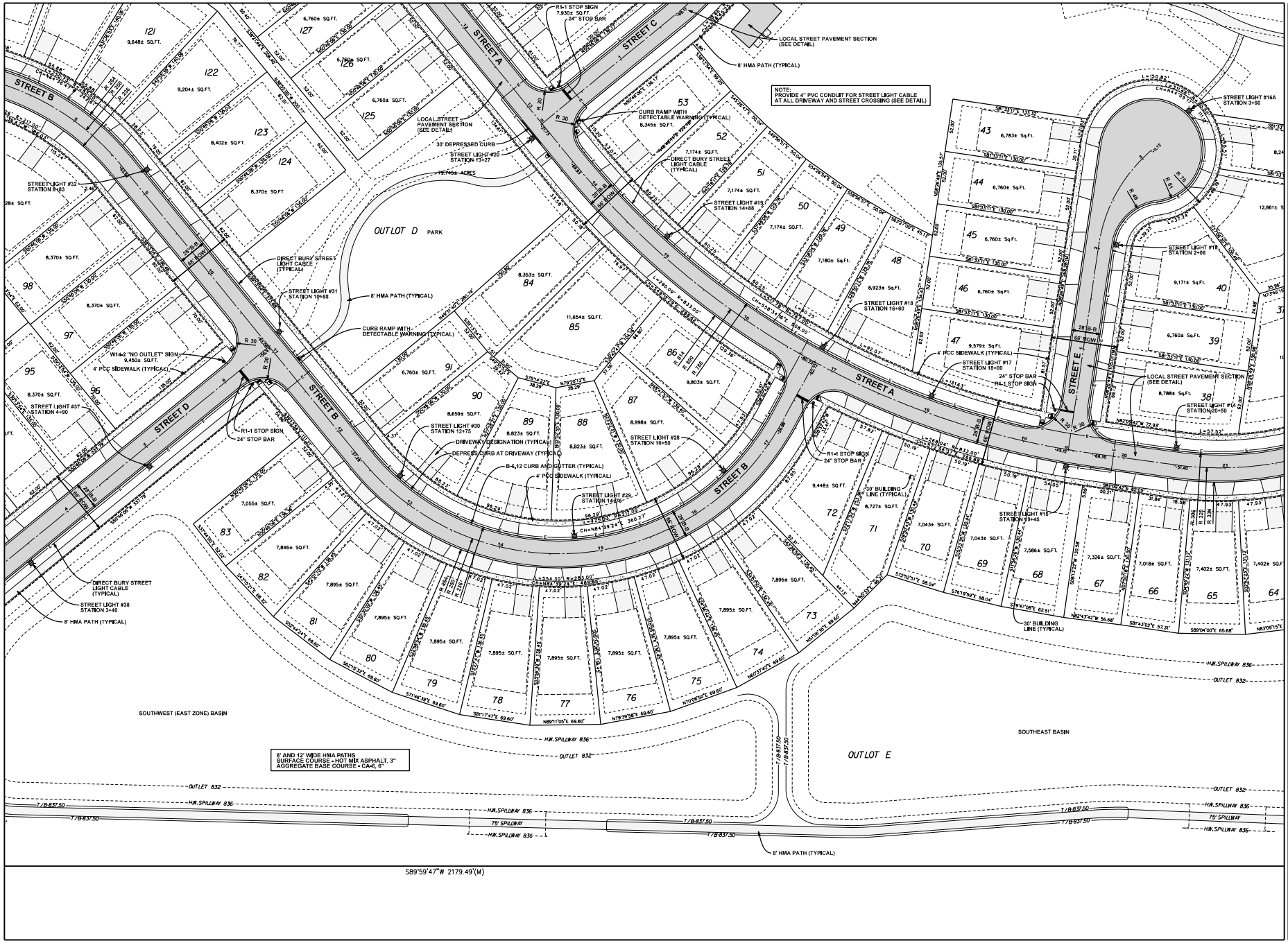
REVISIONS

GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - NORTH CENTRAL

SHEET NUMBER
7
OF 59 SHEETS

JOB No. 21535



WALNUT RIDGE

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PHONE: (847) 367-4787
FAX: (847) 367-4789
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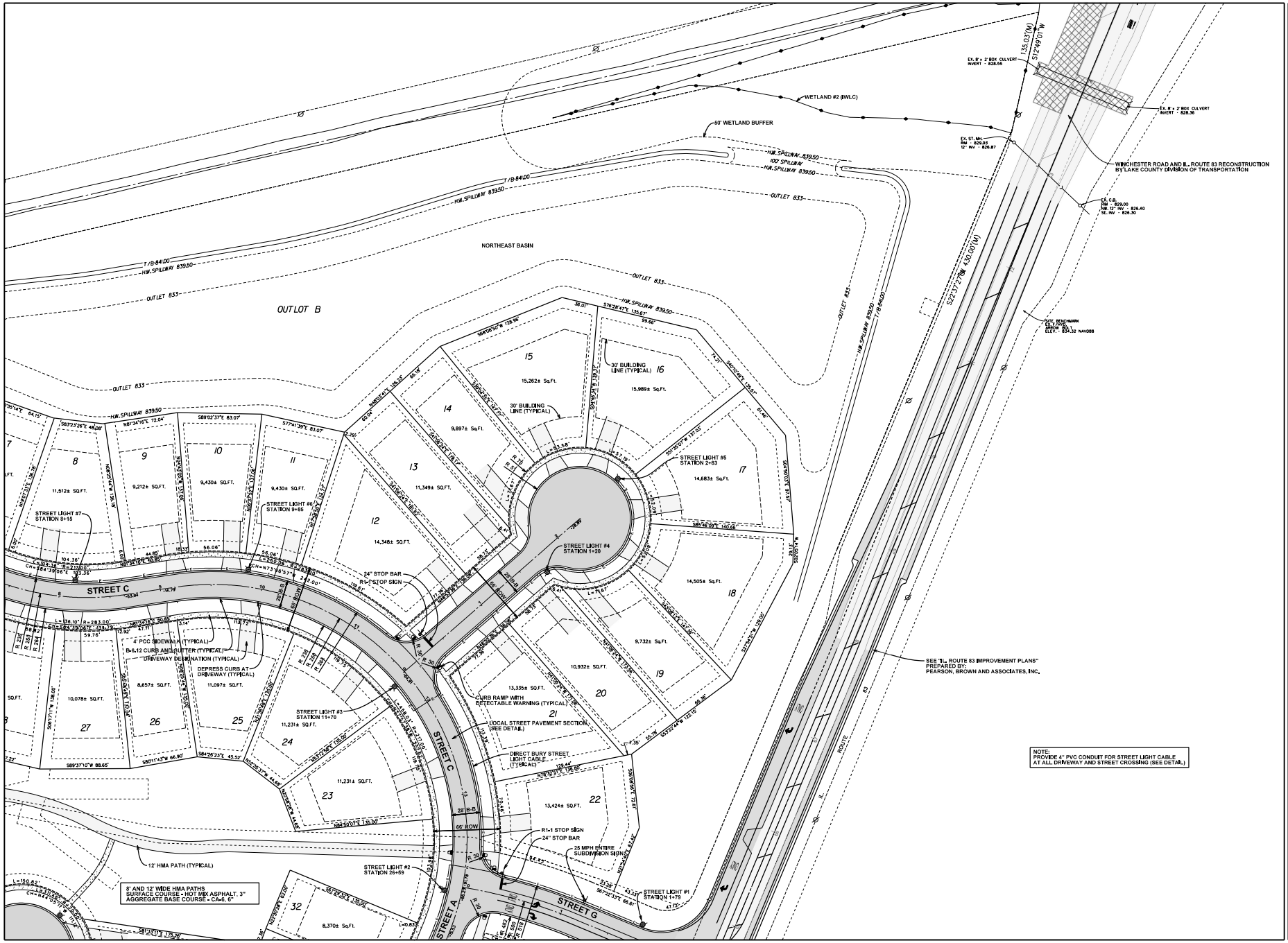
GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - SOUTH CENTRAL

SHEET NUMBER 8 OF 59 SHEETS

JOB No. 2535



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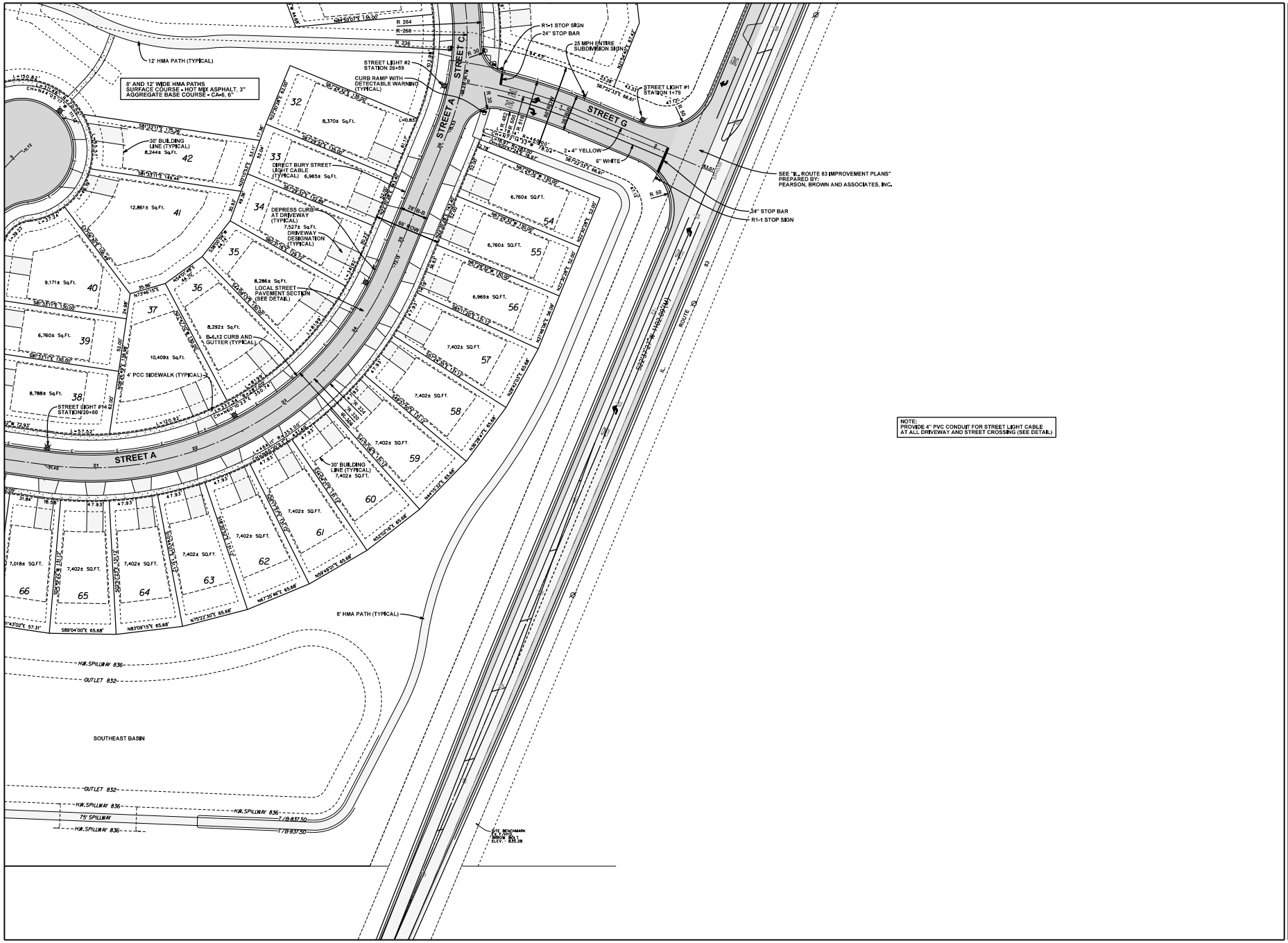
GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - NORTHEAST

SHEET NUMBER 9 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4787
FAX: (847) 367-4657
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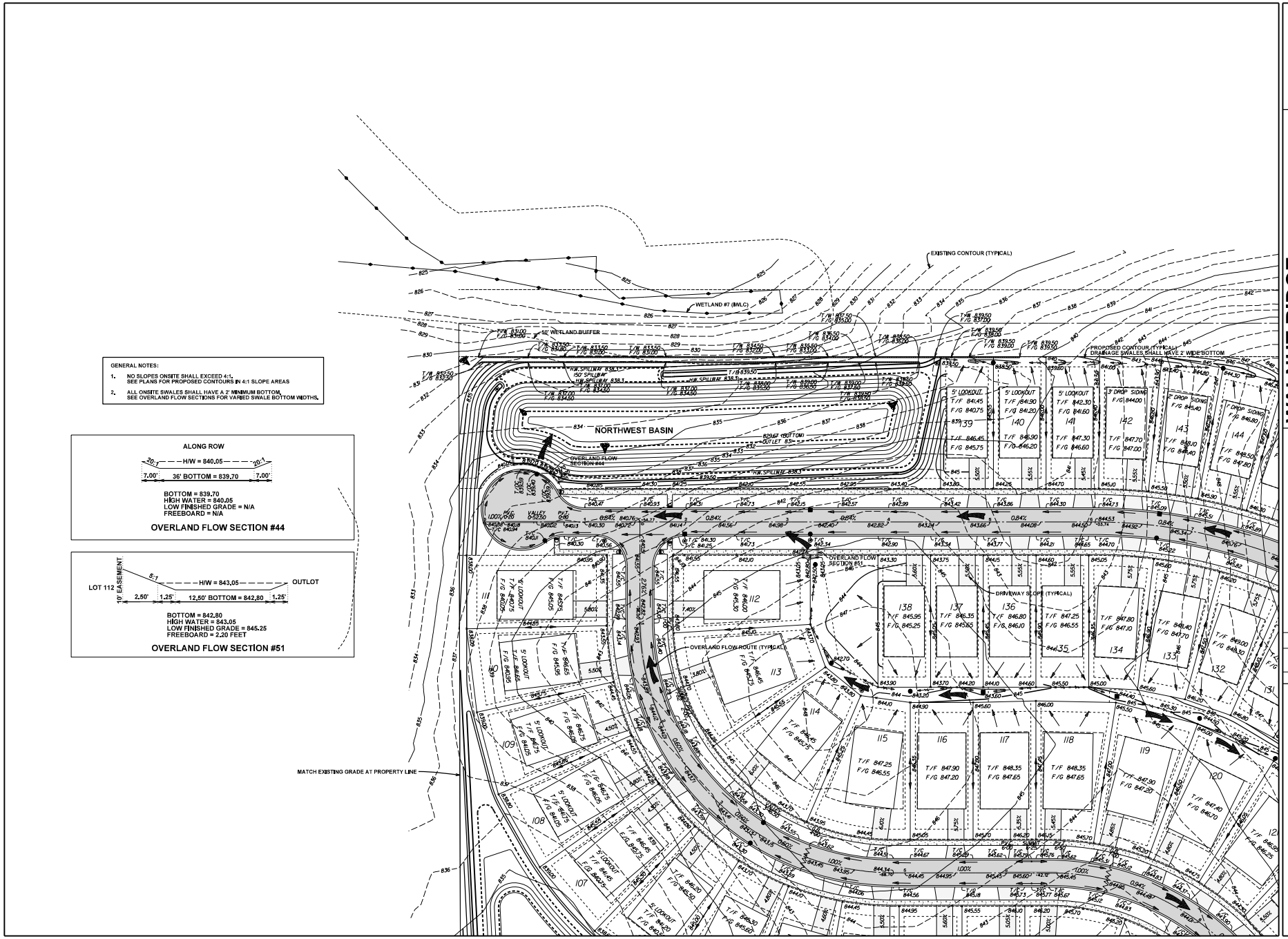
GEOMETRICS, SIGNAGE, STRIPING AND STREET LIGHTING PLAN - SOUTHEAST

JOB No. 2035

SHEET NUMBER **10** OF 59 SHEETS



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CHECKED BY: H.F.C.
ORIGINAL ISSUE: 04/11/25

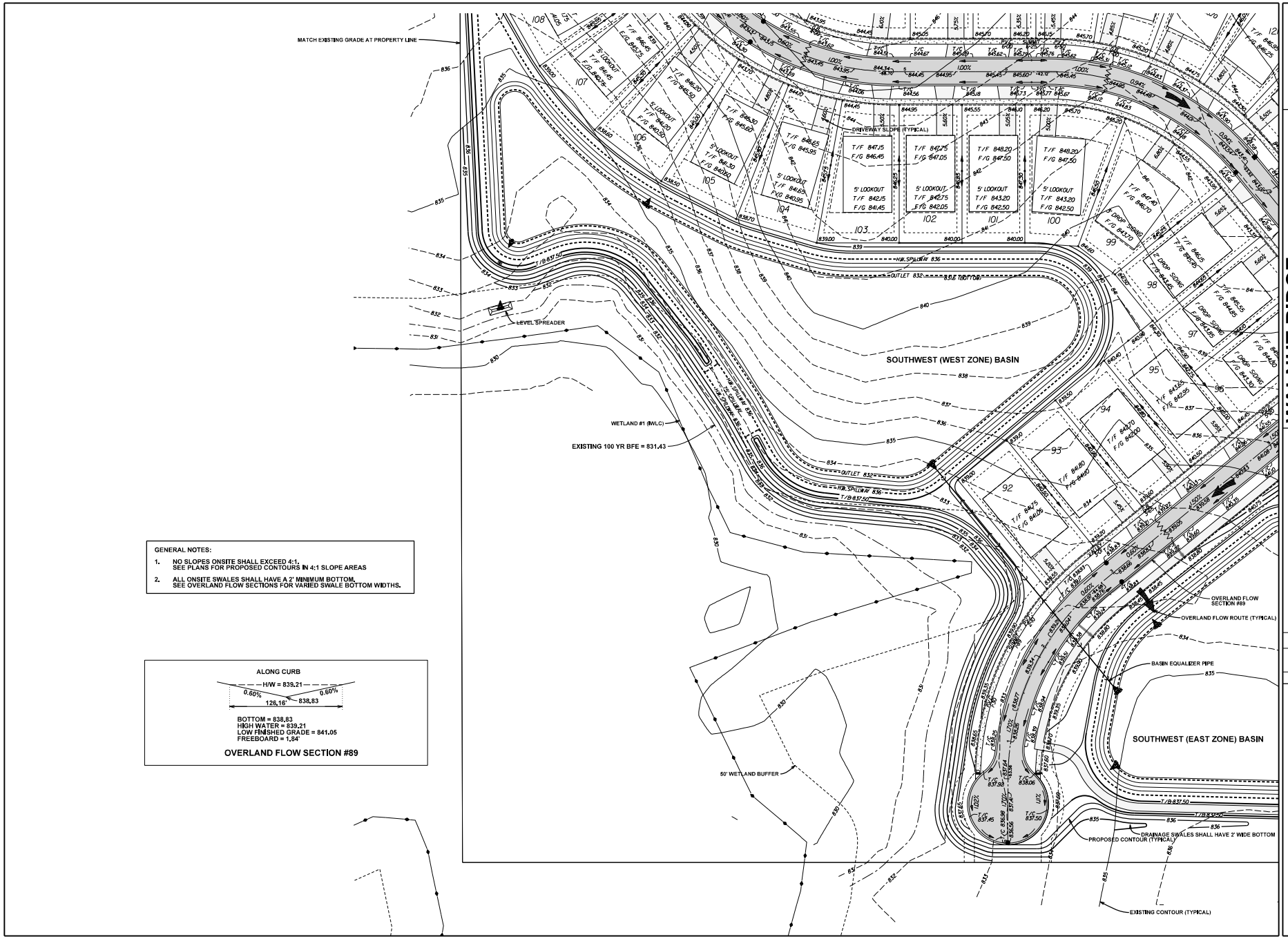
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

GRADING PLAN - NORTHWEST

SHEET NUMBER 11 OF 59 SHEETS

JOB No. 21535



GENERAL NOTES:

1. NO SLOPES ONSITE SHALL EXCEED 4:1.
   SEE PLANS FOR PROPOSED CONTOURS IN 4:1 SLOPE AREAS
2. ALL ONSITE SWALES SHALL HAVE A 2' MINIMUM BOTTOM.
   SEE OVERLAND FLOW SECTIONS FOR VARIED SWALE BOTTOM WIDTHS.

ALONG CURB

H/W = 839.21

0.60% 0.60%

126.16' 838.83

BOTTOM = 838.83
HIGH WATER = 839.21
LOW FINISHED GRADE = 841.05
FREEBOARD = 1.84'

OVERLAND FLOW SECTION #89

NORTH

SCALE: 1" = 40'

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MUNDELEIN, ILLINOIS
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4787
FAX: (847) 367-4797
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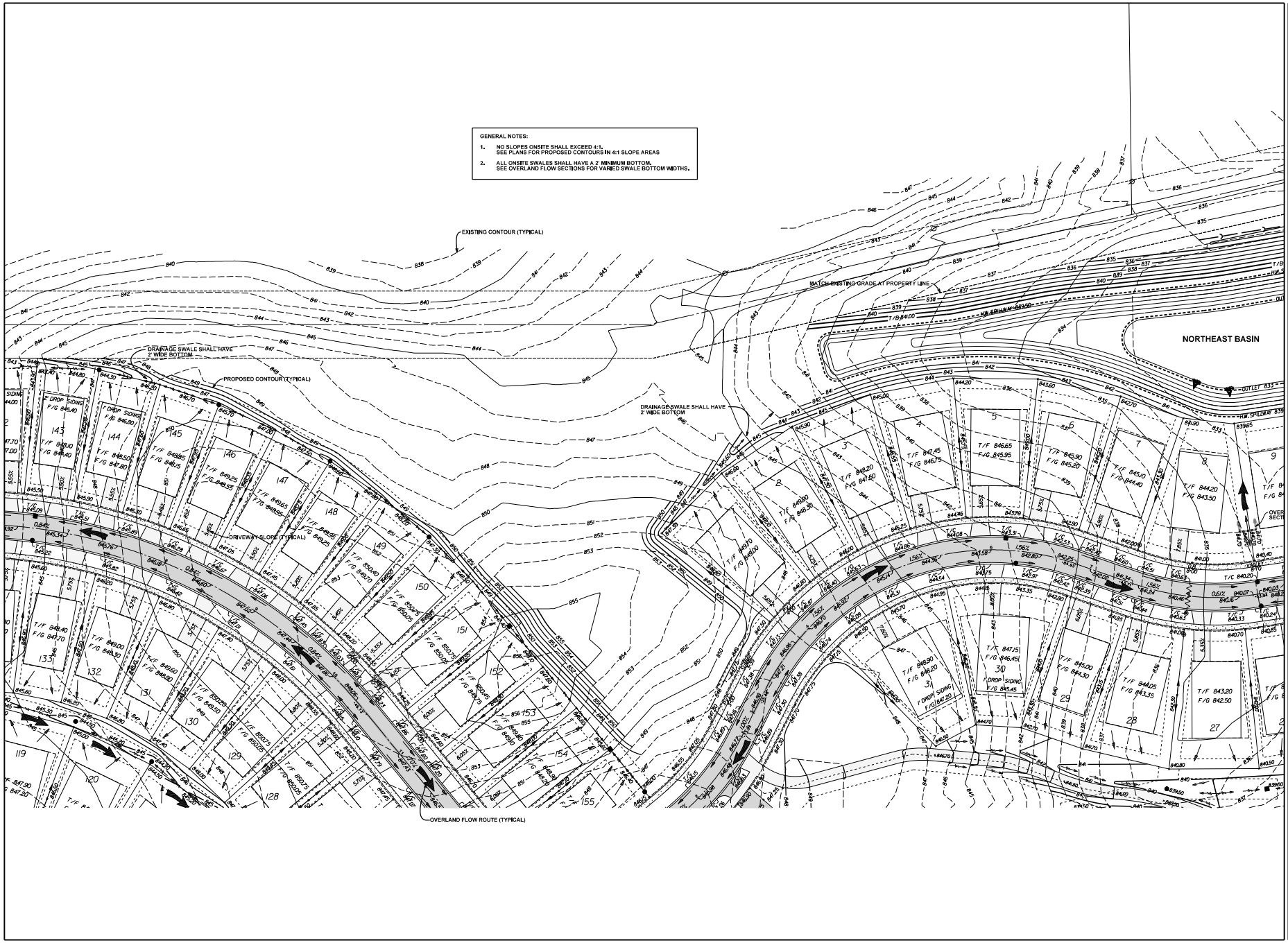
GRADING PLAN - SOUTHWEST

SHEET NUMBER 12 OF 59 SHEETS

JOB No. 2035



NORTH

SCALE: 1" = 40'

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PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4287
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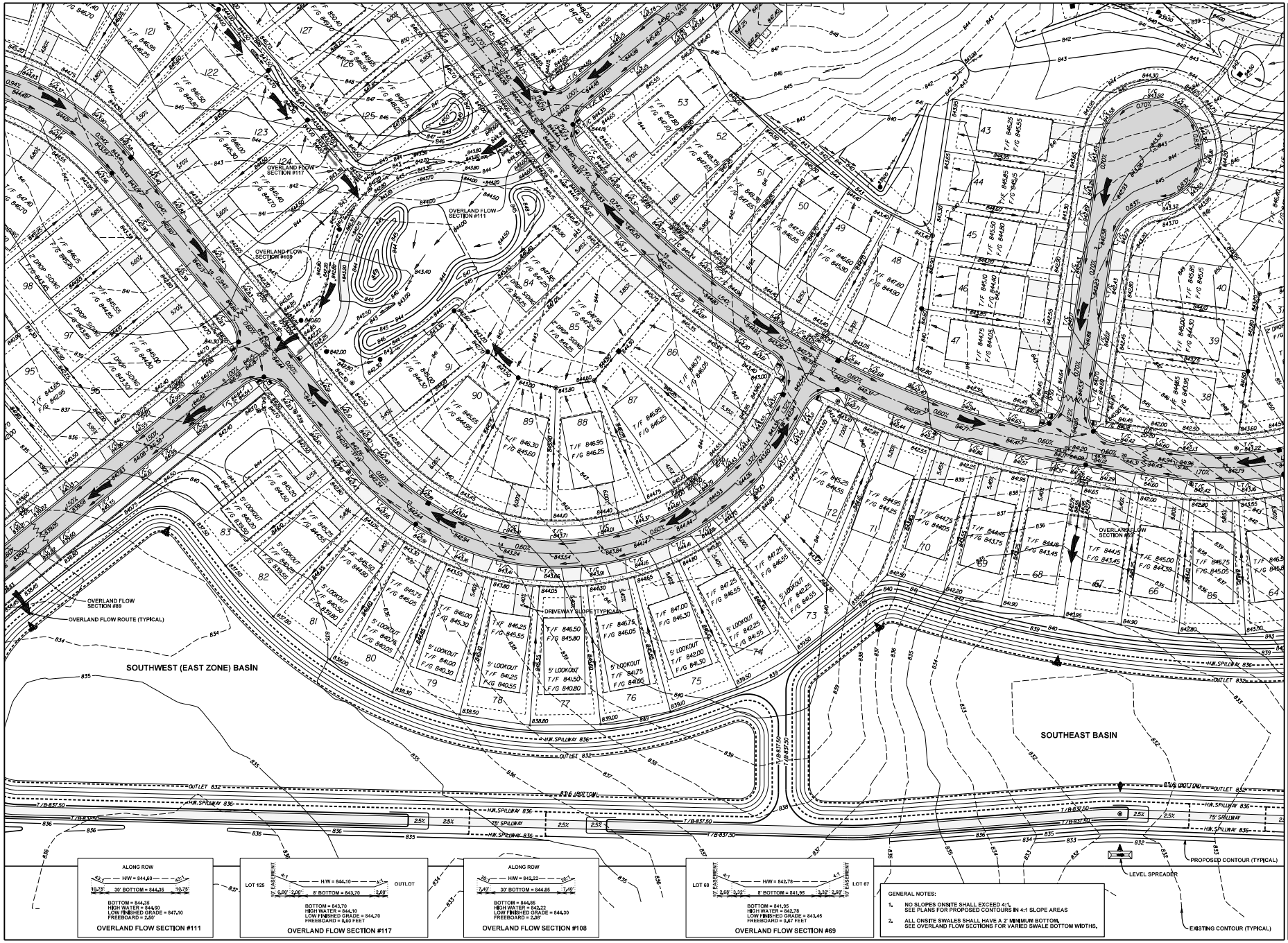
REVISIONS

GRADING PLAN - NORTH CENTRAL

SHEET NUMBER 13 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

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CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4787
FAX: (847) 367-4789
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DATE	BY	DESCRIPTION
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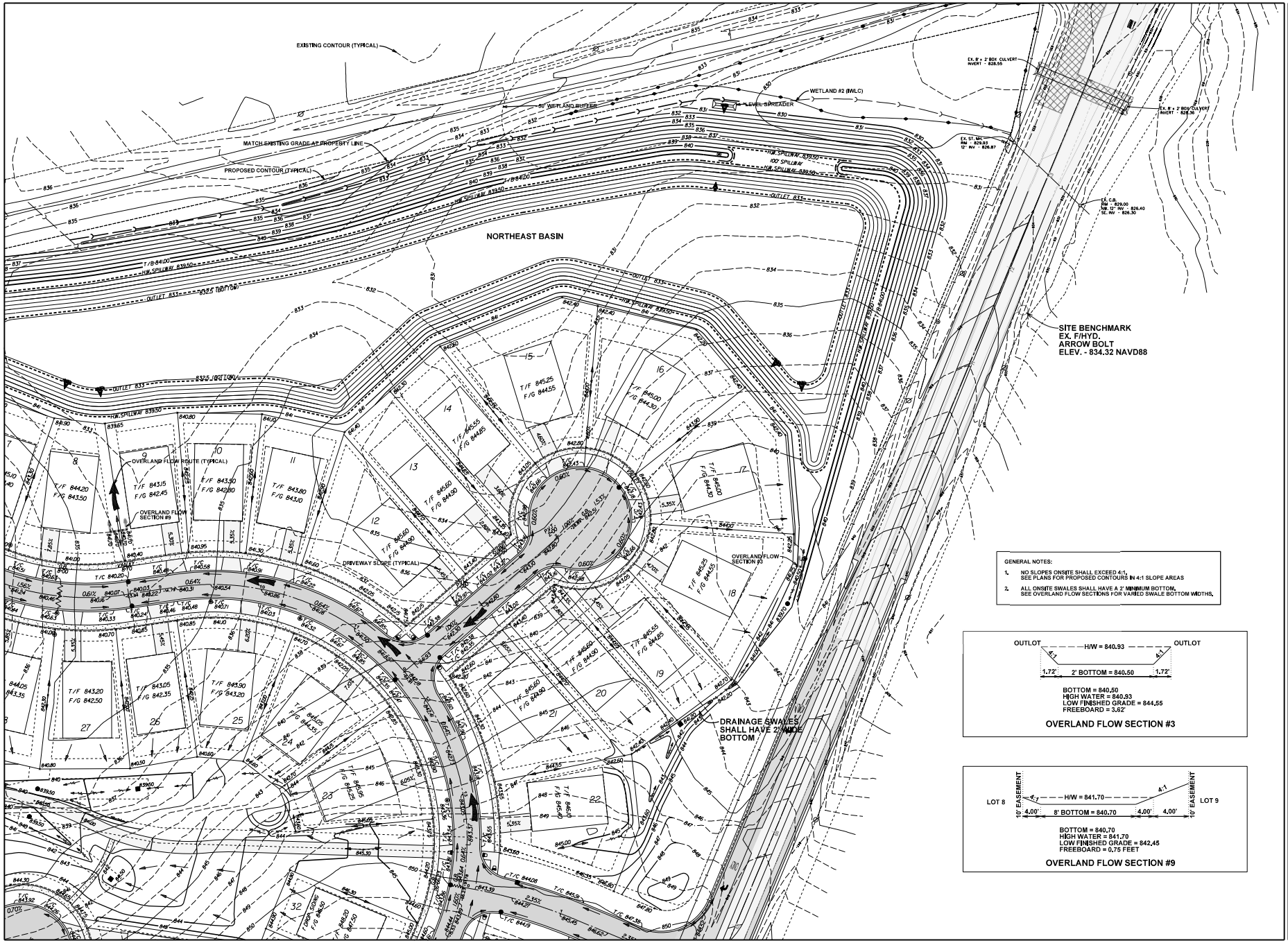
GRADING PLAN - SOUTH CENTRAL

SHEET NUMBER 14 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

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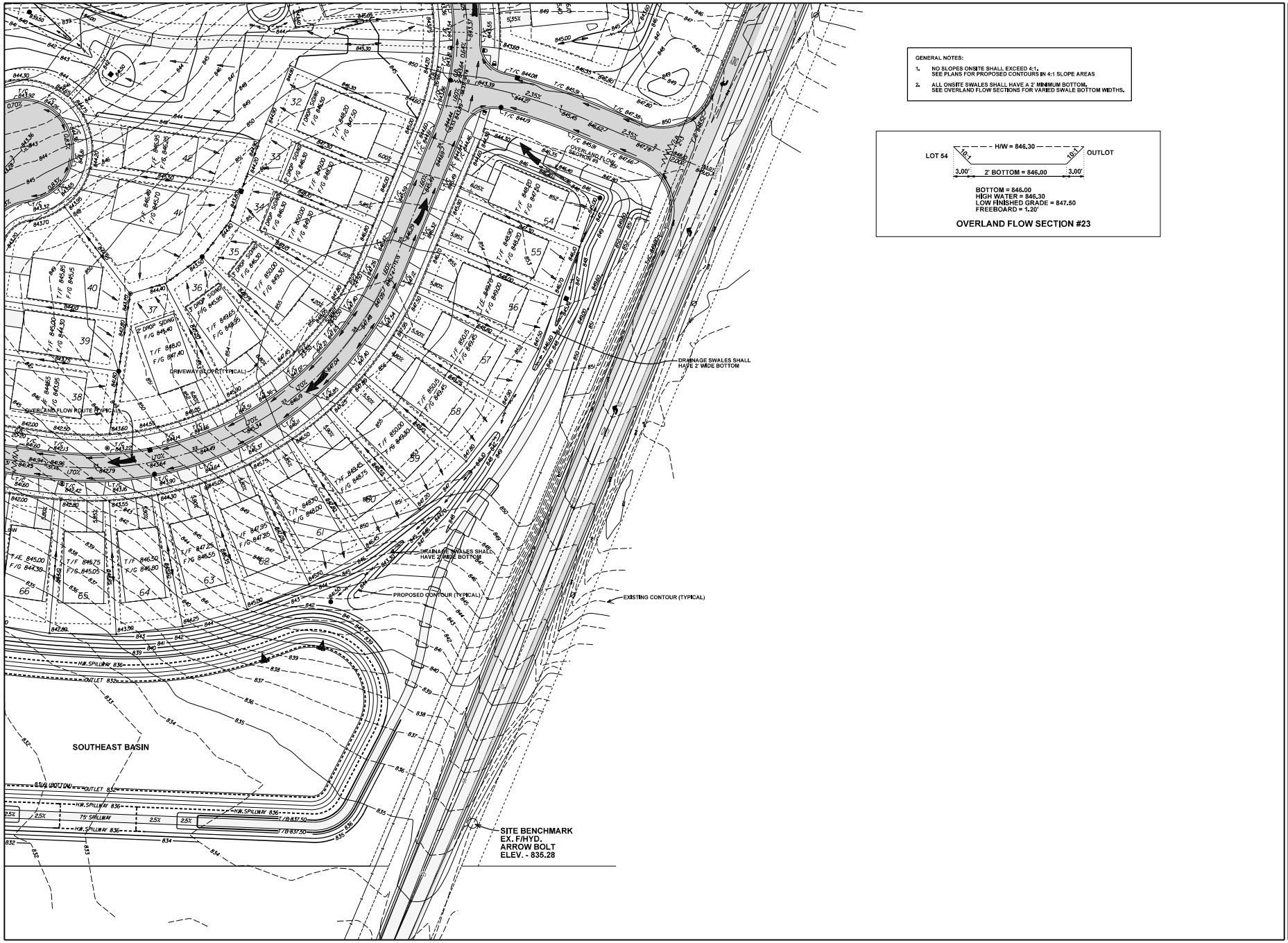
REVISIONS

GRADING PLAN - NORTHEAST

SHEET NUMBER
15
OF 59 SHEETS

JOB No. 2035



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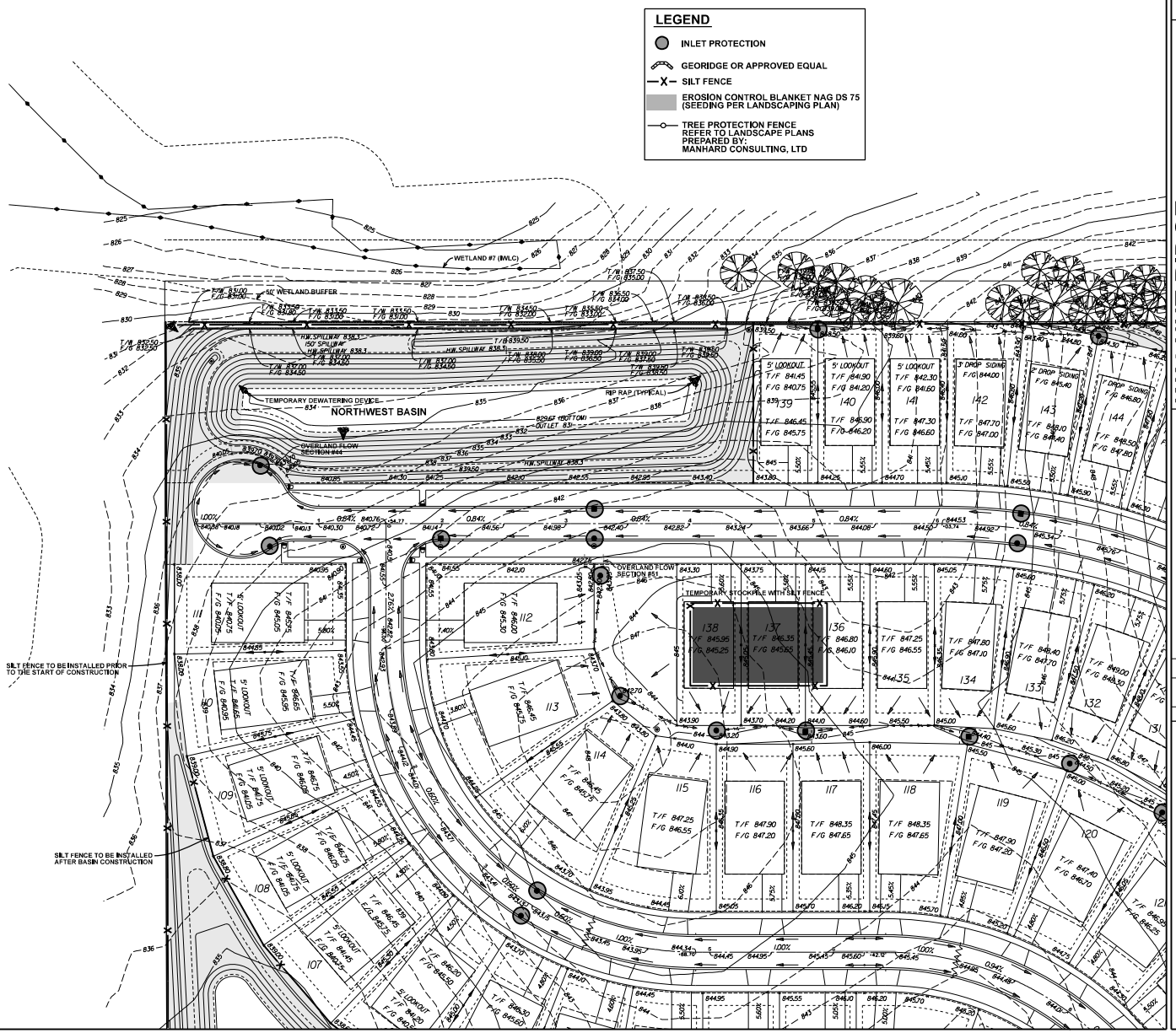
GRADING PLAN - SOUTHEAST

SHEET NUMBER
16
OF 59 SHEETS

JOB No. 2035



NORTH

SCALE: 1" = 40'

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CONSULTING ENGINEERS
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PHONE: (847) 367-4287
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DRAWN BY: D.S.H.
CHECKED BY: H.F.C.
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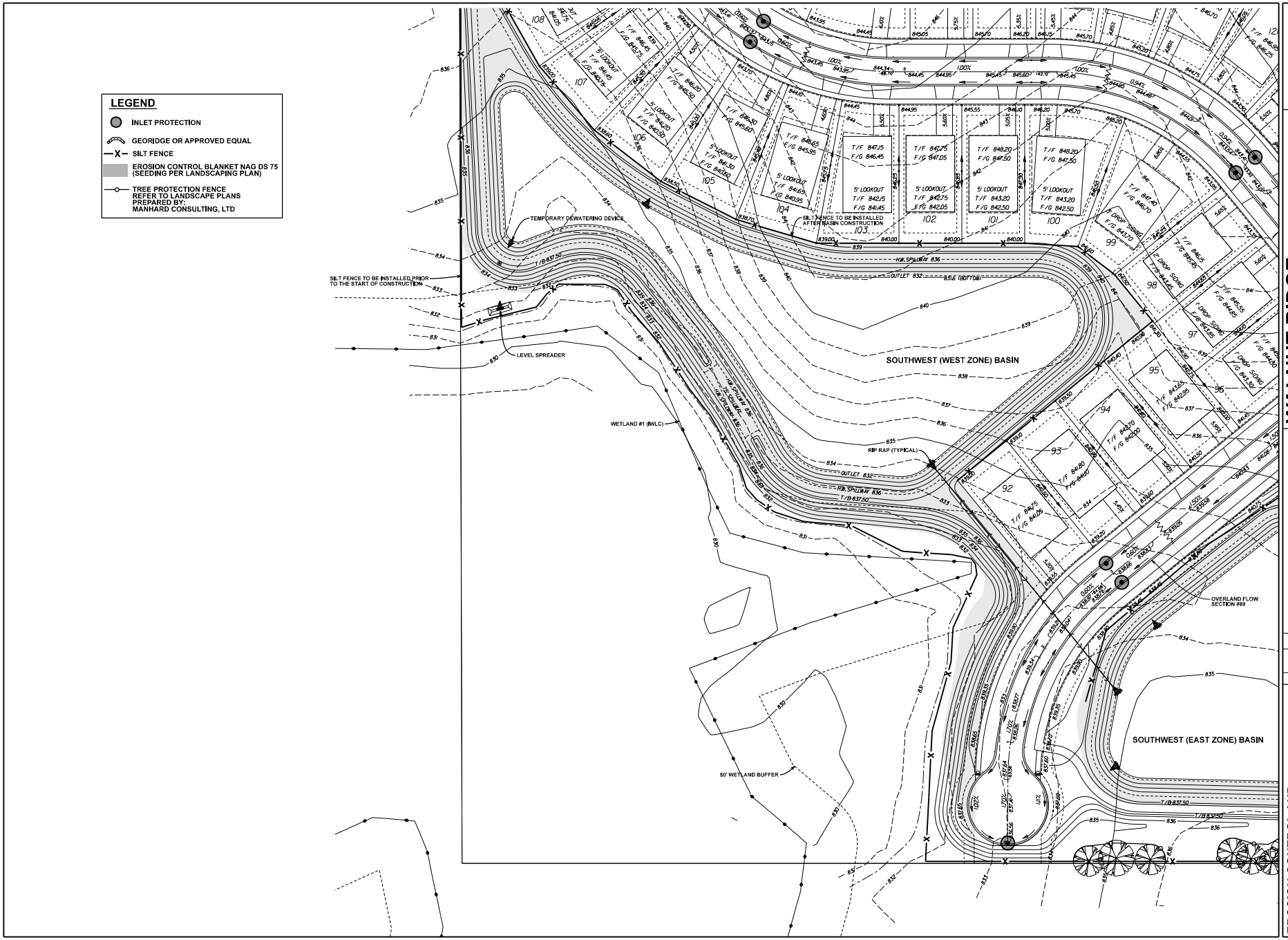
EROSION CONTROL AND TREE PROTECTION PLAN - NORTHWEST

SHEET NUMBER 17 OF 59 SHEETS

JOB No. 23535



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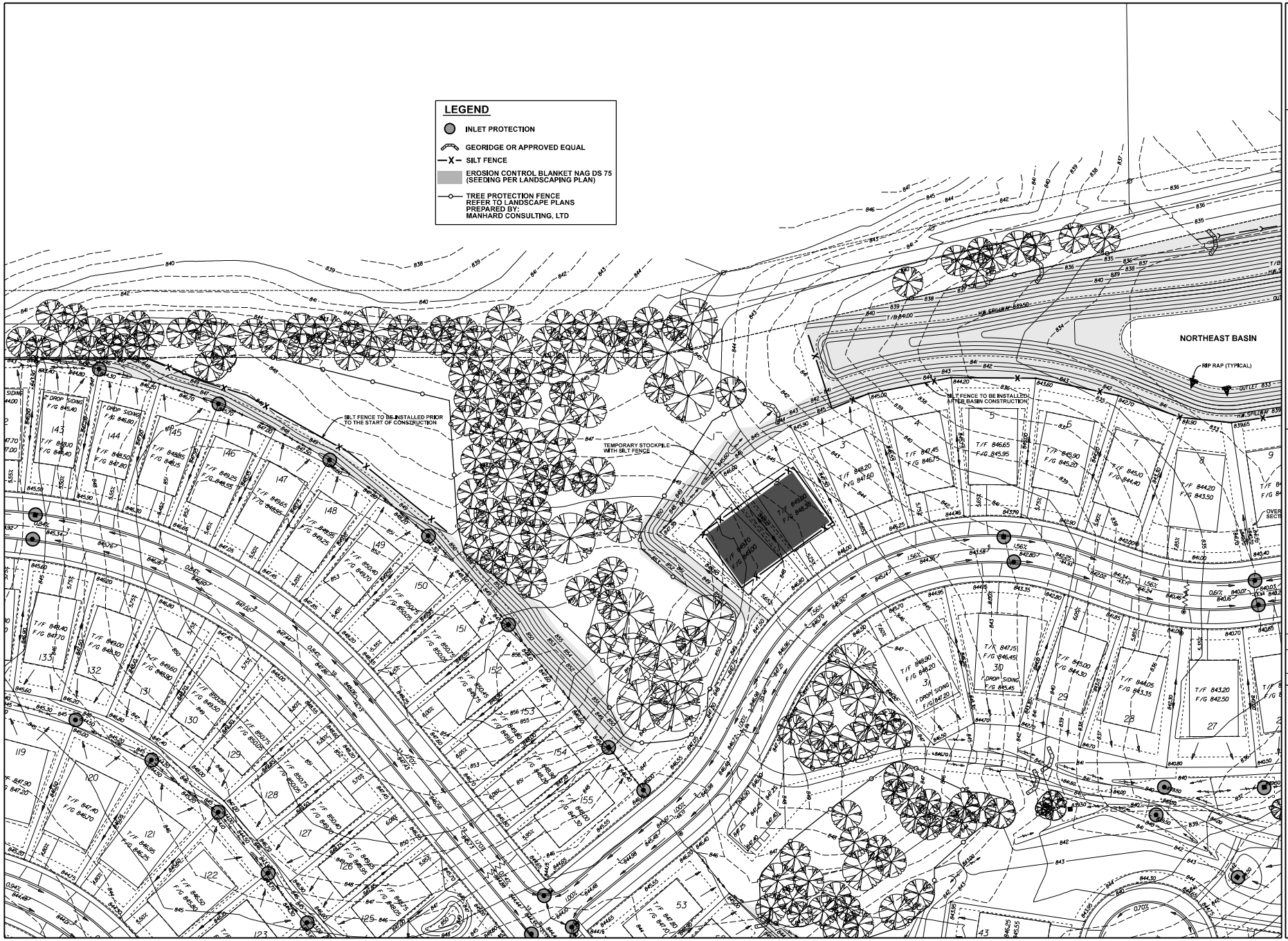
EROSION CONTROL AND TREE PROTECTION PLAN - SOUTHWEST

SHEET NUMBER 18 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

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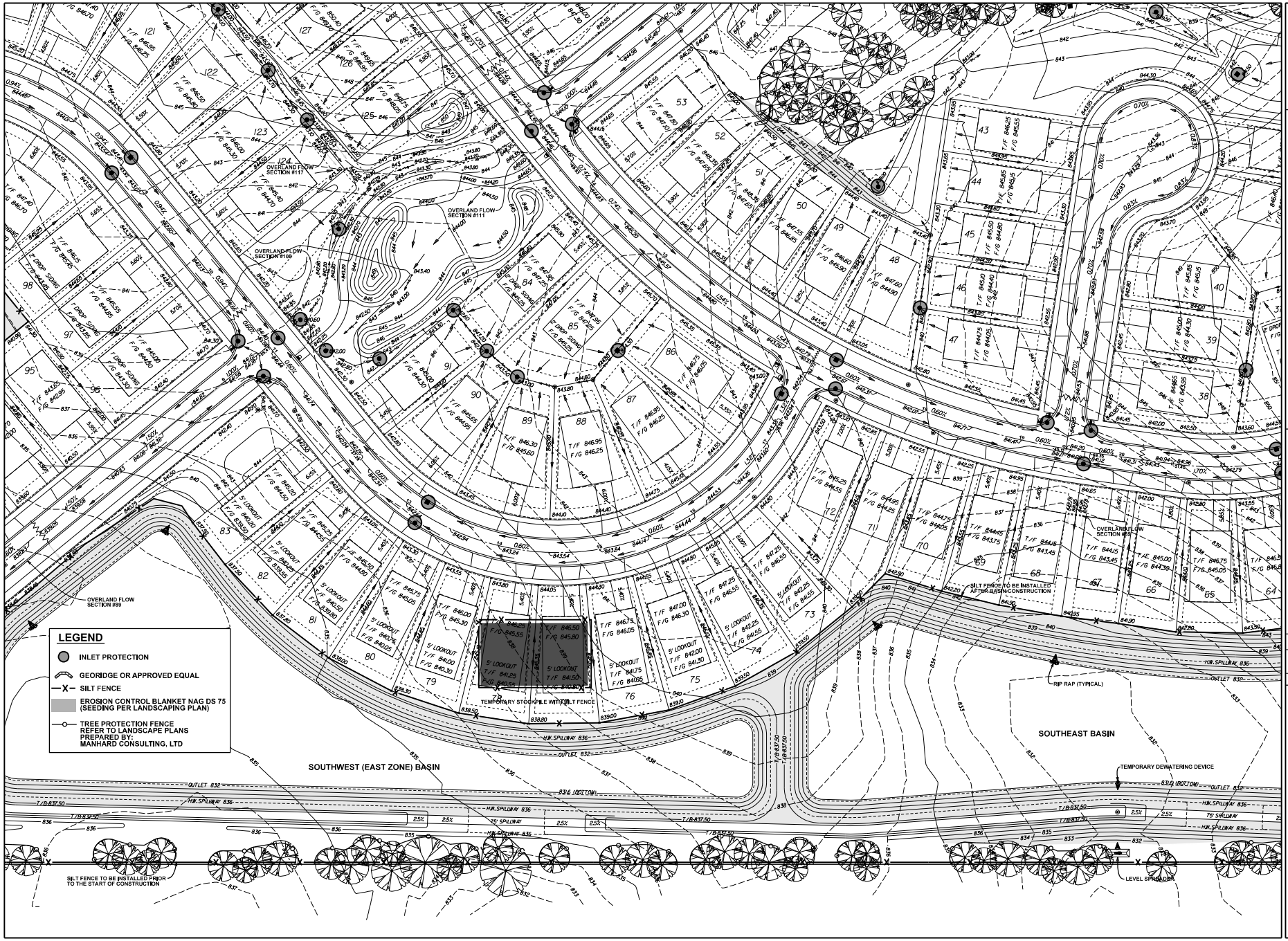
EROSION CONTROL AND TREE PROTECTION PLAN - NORTH CENTRAL

SHEET NUMBER 19 OF 59 SHEETS

JOB No. 21535



NORTH

SCALE: 1" = 40'

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WALNUT RIDGE

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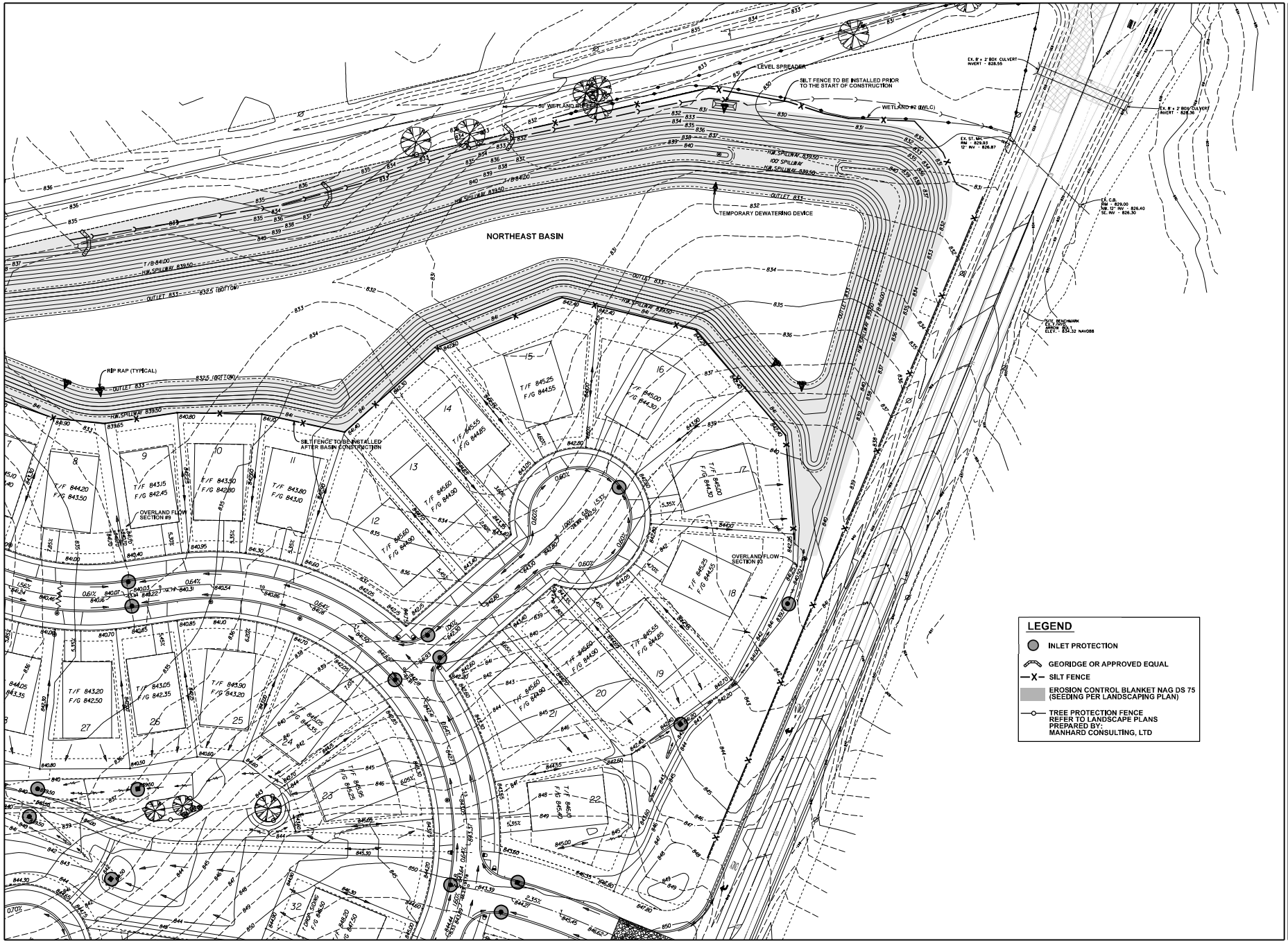
EROSION CONTROL AND TREE PROTECTION PLAN - SOUTH CENTRAL

JOB No. 21535

SHEET NUMBER 20 OF 59 SHEETS



NORTH

SCALE: 1" = 40'

WALNUT RIDGE

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CONSULTING ENGINEERS
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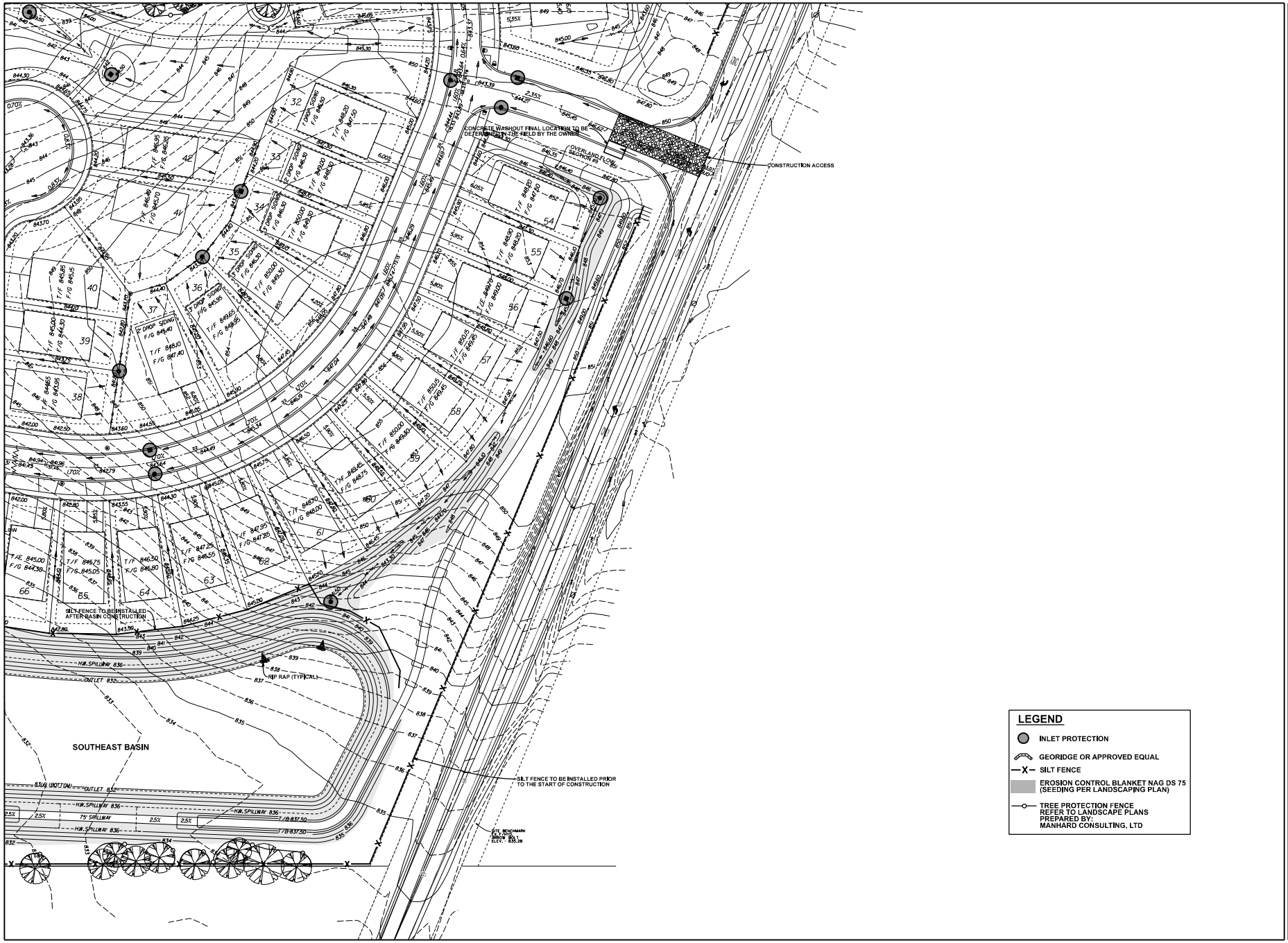
EROSION CONTROL AND TREE PROTECTION PLAN - NORTHEAST

SHEET NUMBER 21 OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

WALNUT RIDGE

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CONSULTING ENGINEERS

1650 W. WINCHESTER ROAD • SUITE 205

LIBERTYVILLE, IL. 60048

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FAX: (847) 367-4267

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EROSION CONTROL AND TREE PROTECTION PLAN - SOUTHEAST

SHEET NUMBER 22 OF 59 SHEETS

JOB No. 2535

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.

B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
- AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.

F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.

G. ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.

H. SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.

J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.

K. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.

M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.

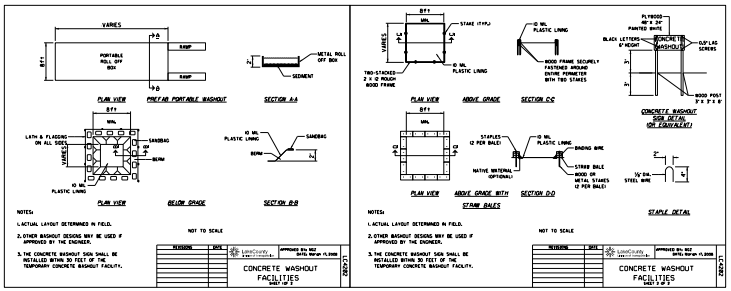
N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

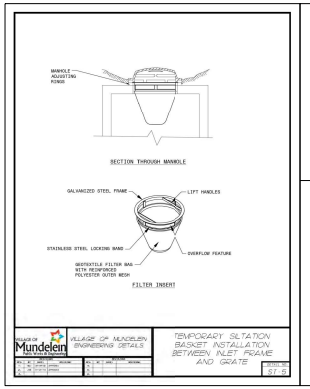
O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

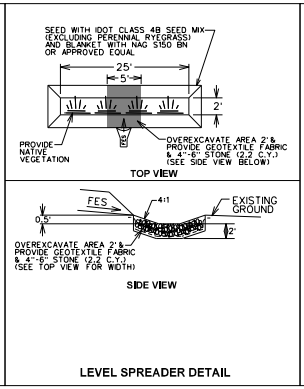
TYPICAL CONSTRUCTION SEQUENCING

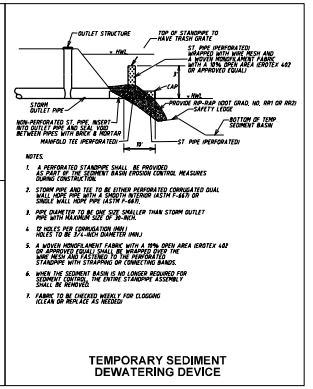
1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   B. SILT / CONSTRUCTION FENCE INSTALLATION
   C. CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   D. STABILIZED CONSTRUCTION ENTRANCE
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB)
3. CONSTRUCT WATER QUALITY / RVR / SEDIMENT COLLECTION BASIN
4. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE
5. TEMPORARILY STABILIZE TOPSOIL STOCKPILES (SEED AND SILT FENCE AROUND TOE OF SLOPE)
6. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET & OUTLET PROTECTION
7. PERMANENTLY STABILIZE UPPER ZONES OF THE WATER QUALITY / RVR BASIN WITH SEED AND EROSION CONTROL BLANKET PER LANDSCAPE PLANS LOWER ZONE TO REMAIN OVER-EXCAVATED FOR SEDIMENT COLLECTION UNTIL CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
8. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
9. INSTALL ROADWAYS
10. PERMANENTLY STABILIZE ALL OUTLOT AREAS
11. INSTALL STRUCTURES AND GRADE (INDIVIDUAL LOTS
12. PERMANENTLY STABILIZE LOTS
13. COMPLETE FINAL GRADING AND SEEEDING/PLANTING OF WATER QUALITY / RVR BASIN.
14. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION

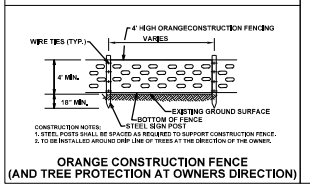
* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND AFTER EVERY ONE-HALF INCH (1/2") OR GREATER RAINFALL EVENT

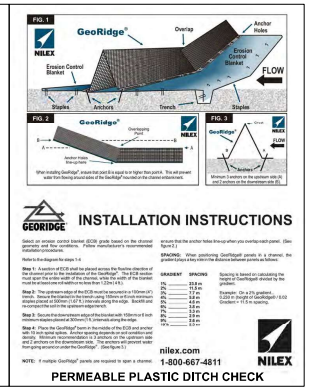


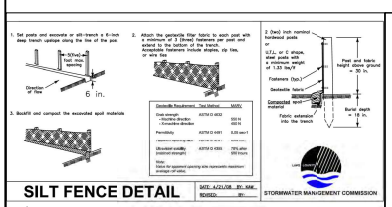




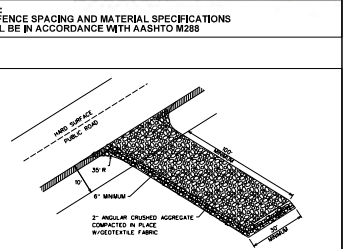




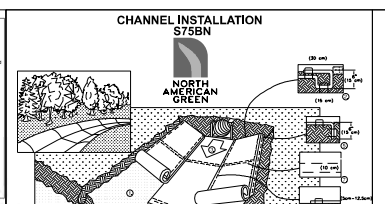




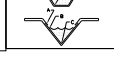
NOTE:
SILT FENCE SPACING AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH AASHTO M288



CHANNEL INSTALLATION S75BN



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER BETWEEN ROWS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-3" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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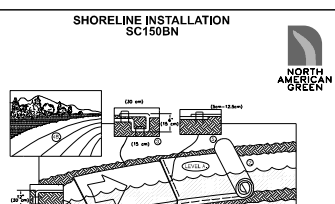
SHORELINE INSTALLATION SC150BN



1. FOR EASIER INSTALLATION, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION.
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SHORELINE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL BLANKETS EITHER (A) DOWN THE SHORELINE FOR LONG BANKS, (TOP TO BOTTOM) OR (B.) HORIZONTALLY ACROSS THE SHORELINE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF ALL HORIZONTAL AND VERTICAL BLANKET SEAMS MUST BE STAPLED WITH APPROXIMATELY 2"-3" (5cm-12.5cm) OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT BETWEEN ADJACENT BLANKETS, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. SECURE ALL OVERLAPS WITH STAPLES SPACED 12" (30cm) APART.

NOTE:
* SEAM OVERLAP SHOULD BE SHINGLED ACCORDING TO PREDOMINANT EROSIVE ACTION.

6. THE EDGE OF THE BLANKET AT OR BELOW NORMAL WATER LEVEL MUST BE ANCHORED BY PLACING THE BLANKET IN A 12" (30cm) DEEP X 6" (15cm) WIDE ANCHOR TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART IN THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE OR SOIL MAY BE USED AS BACKFILL).

NOTE:
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

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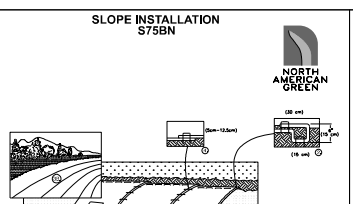
SLOPE INSTALLATION S75BN



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM*, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-3" (5cm-12.5cm) OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. IN CONCENTRATED FLOW AREAS, STAPLE CHECK SLOTS ARE RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE AN APPROXIMATE 12" (30cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

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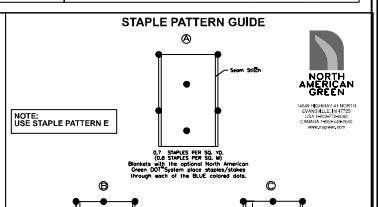
STAPLE PATTERN GUIDE

NOTE:
USE STAPLE PATTERN E



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PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4707
FAX: (847) 367-4707
E-MAIL ADDRESS: pba@pearsonbrown.com

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DRAWN BY: DSH
CHECKED BY: JJFG
ORIGINAL ISSUE: 04/11/25

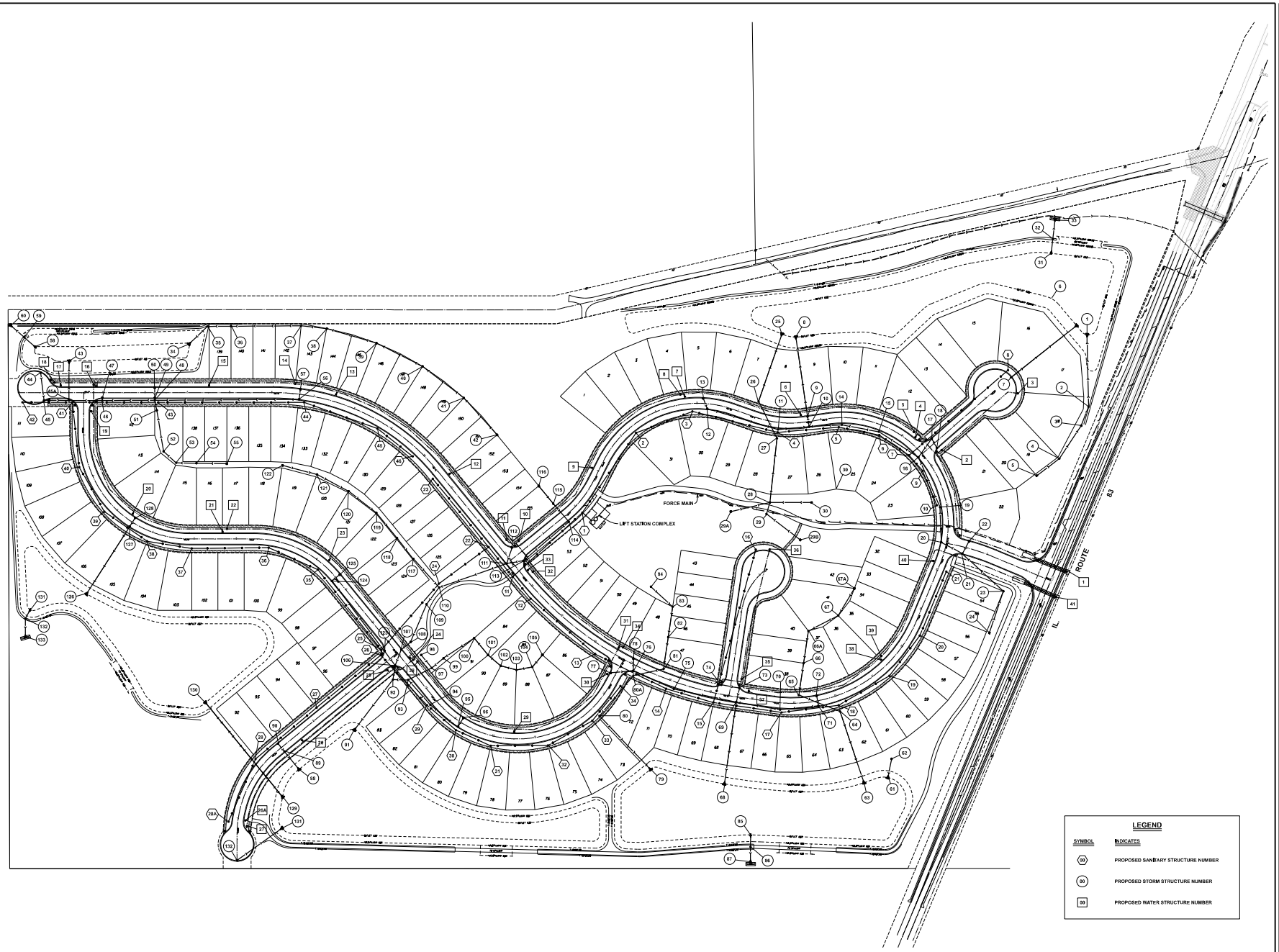
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

EROSION CONTROL NOTES AND DETAILS

SHEET NUMBER 23 OF 59 SHEETS

JOB No. 21535



NORTH

SCALE: 1" = 100'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

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FAX: (847) 367-4207
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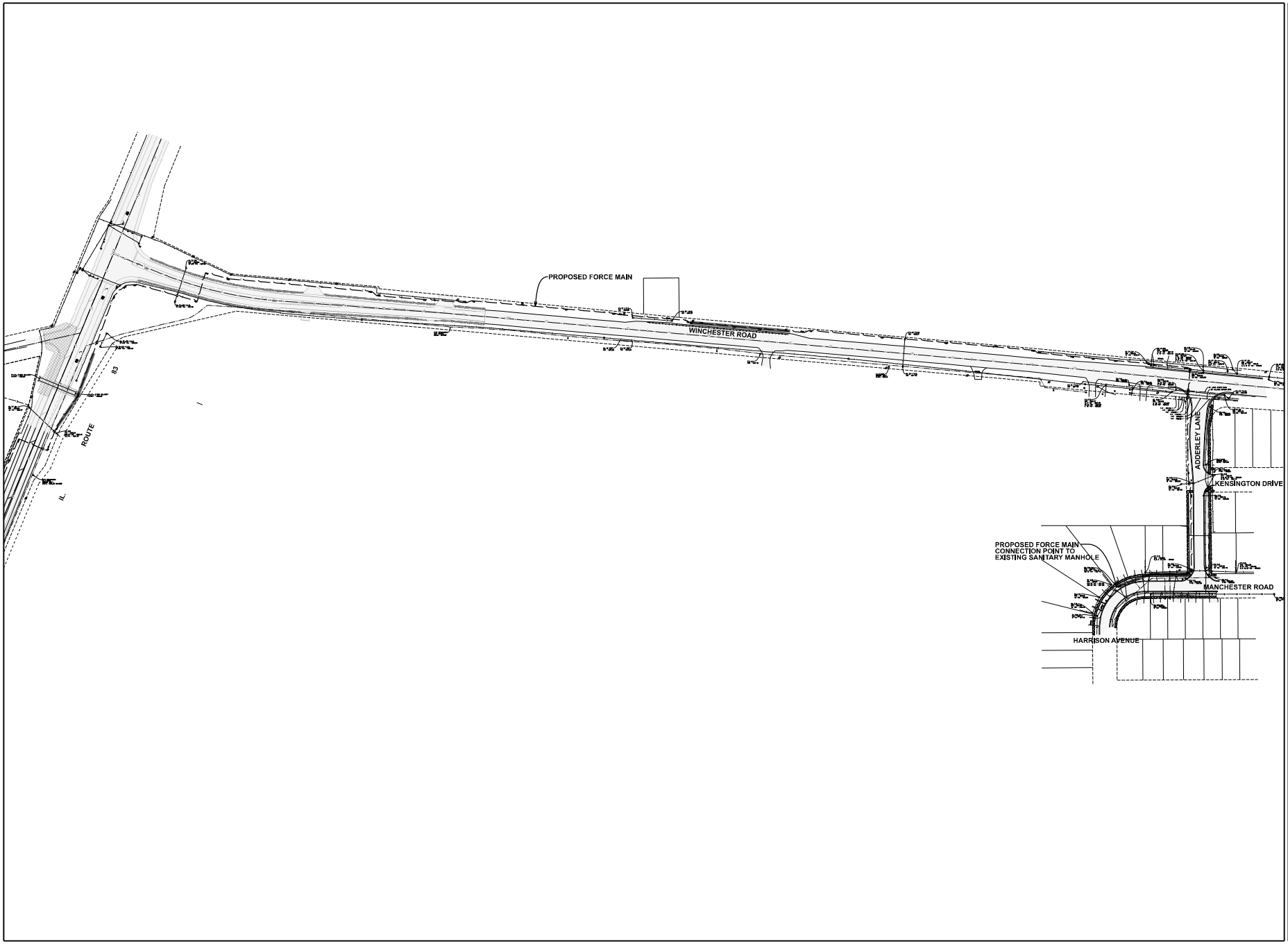
GENERAL UTILITY PLAN

SHEET NUMBER 24 OF 59 SHEETS

JOB No. 2035



NORTH

SCALE: 1" = 100'

0 50' 100' 100'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

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FAX: (847) 367-4207
E-MAIL ADDRESS: pba@pearsonbrown.com

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DRAWN BY: D.S.H.
CHECKED BY: H.F.C.
ORIGINAL ISSUE: 04/11/25

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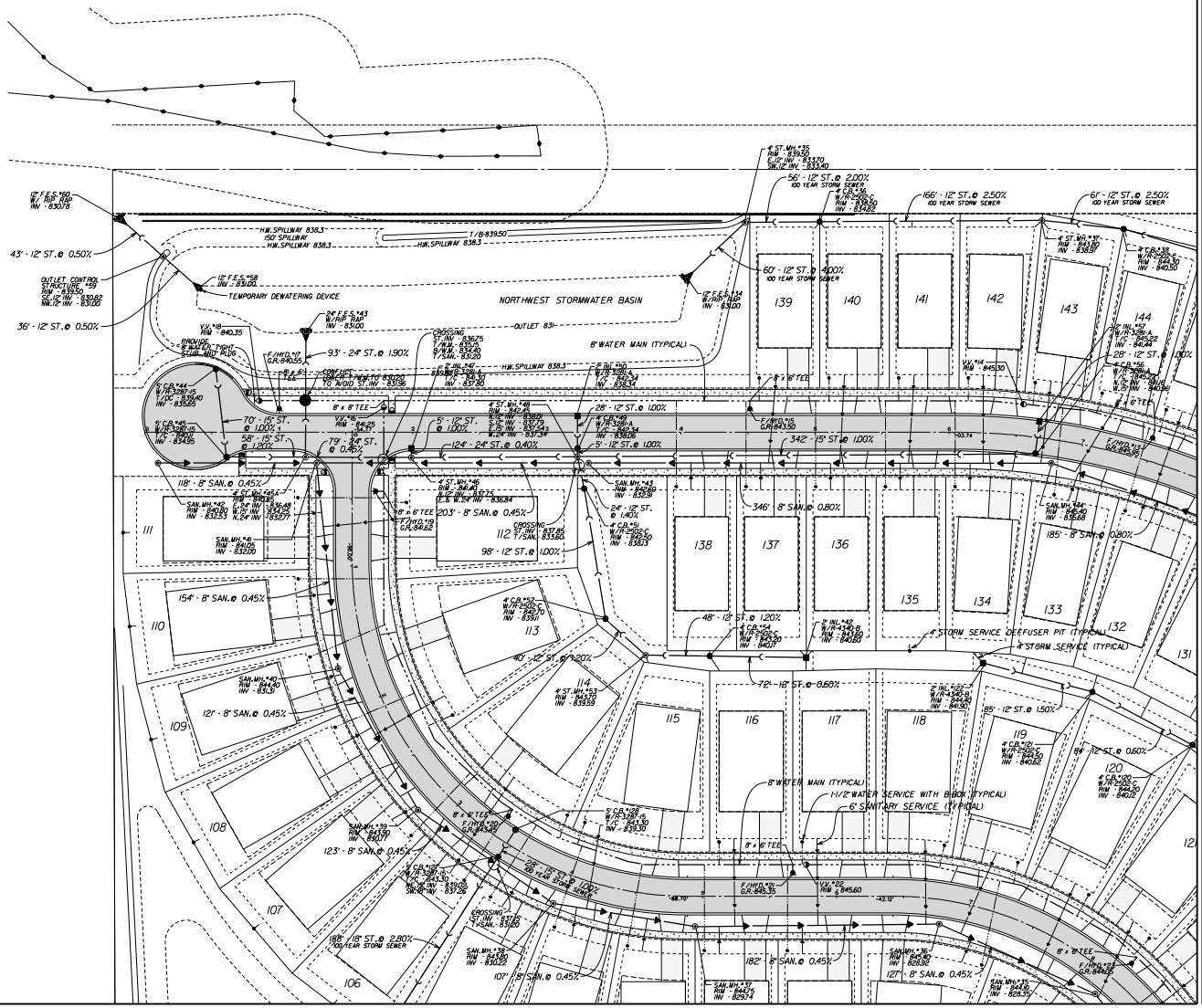
OFF SITE FORCE MAIN PLAN

SHEET NUMBER
25
OF 59 SHEETS

JOB No. 2535



NORTH

SCALE: 1" = 40'

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FAX: (847) 367-4067
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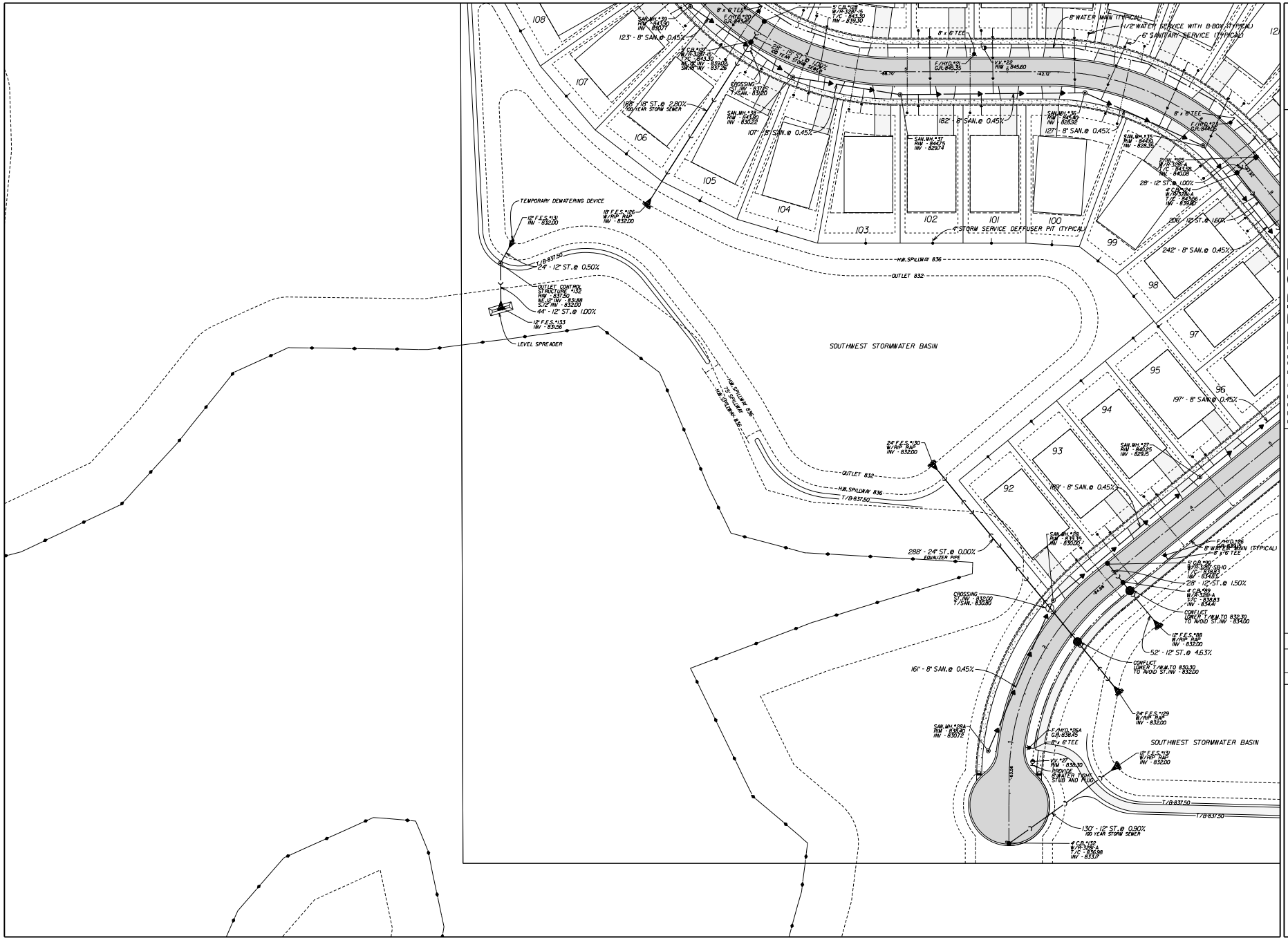
UTILITY PLAN - NORTHWEST

SHEET NUMBER 26 OF 59 SHEETS

JOB No. 2535



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CONSULTING ENGINEERS
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LIBERTYVILLE, IL. 60048
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FAX: (847) 367-4707
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CHECKED BY: J.F.C.
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UTILITY PLAN - SOUTHWEST

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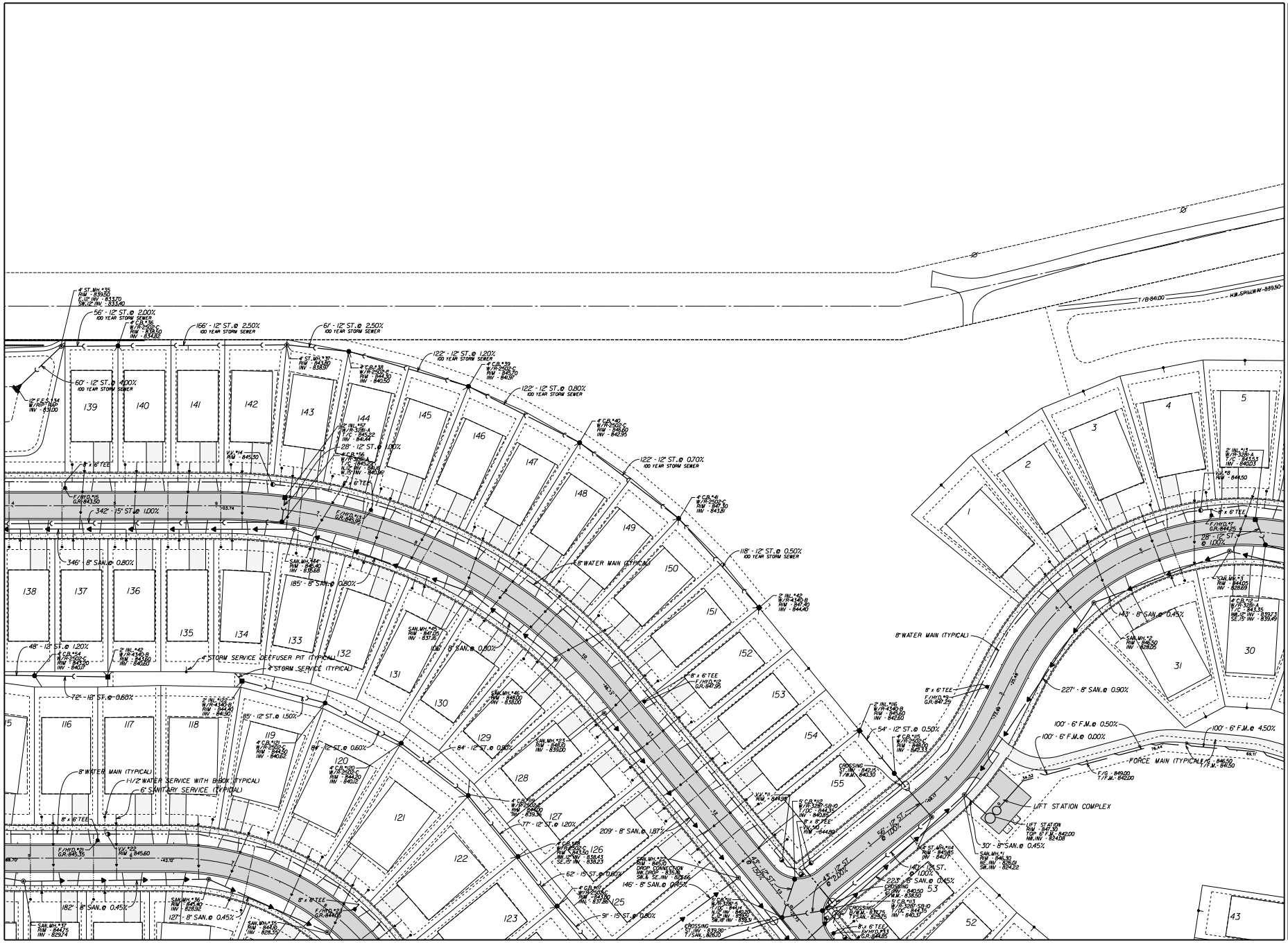
27
OF 59 SHEETS


NORTH
SCALE: 1" = 40'
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MUNDELEIN, ILLINOIS
PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
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FAX: (847) 367-4657
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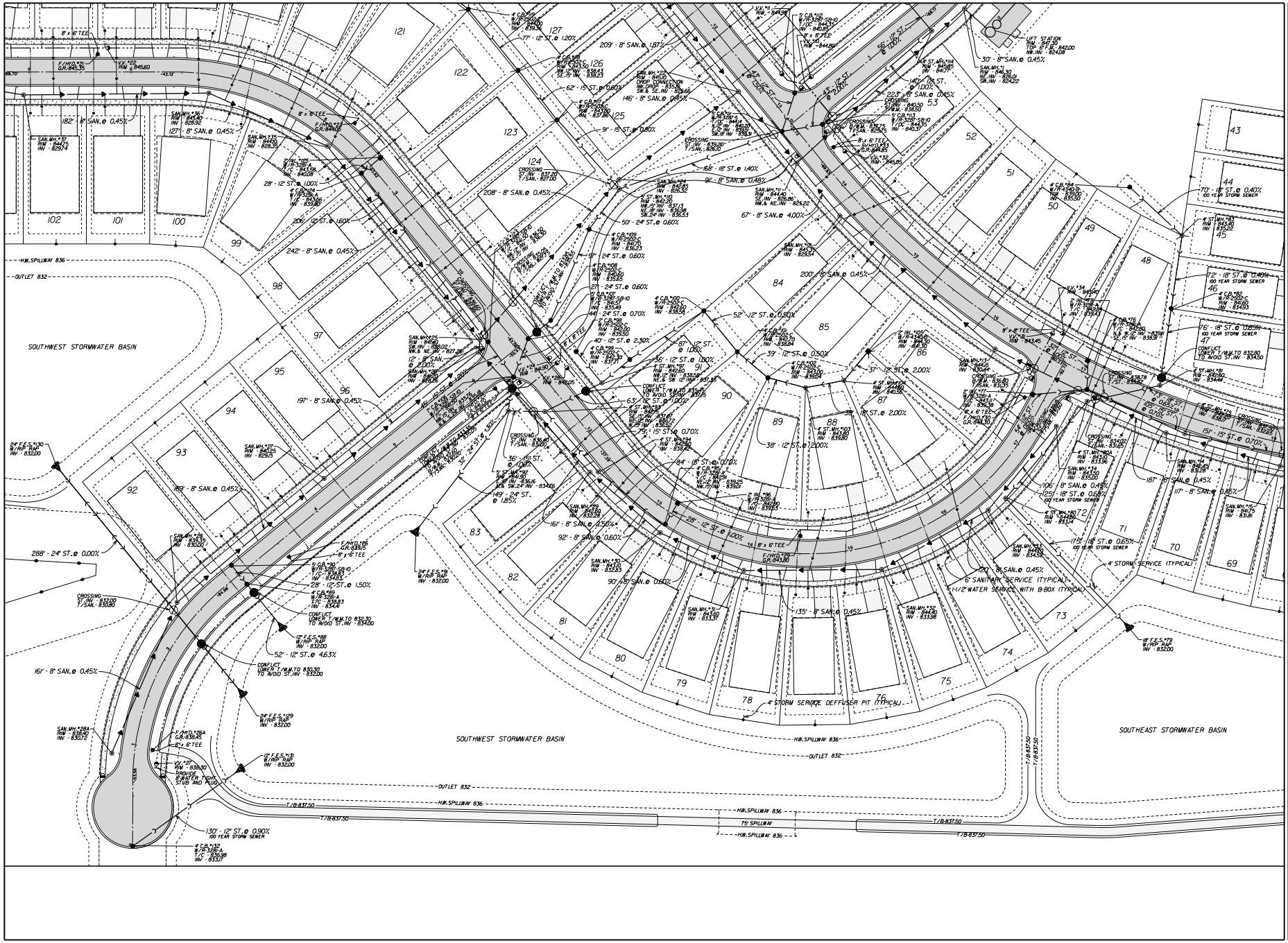
08/20/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS
REVISIONS
UTILITY PLAN - NORTH CENTRAL
SHEET NUMBER
28
OF 59 SHEETS
JOB No. 2535
8" WATER MAIN (TYPICAL)
1-1/2" WATER SERVICE WITH B-BOX (TYPICAL)
6" SANITARY SERVICE (TYPICAL)
4" STORM SERVICE DIFFUSER PIT (TYPICAL)
4" STORM SERVICE (TYPICAL)
FORCE MAIN (TYPICAL)
LIFT STATION COMPLEX
100 YEAR STORM SEWER



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CONSULTING ENGINEERS
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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: AJCZ
DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

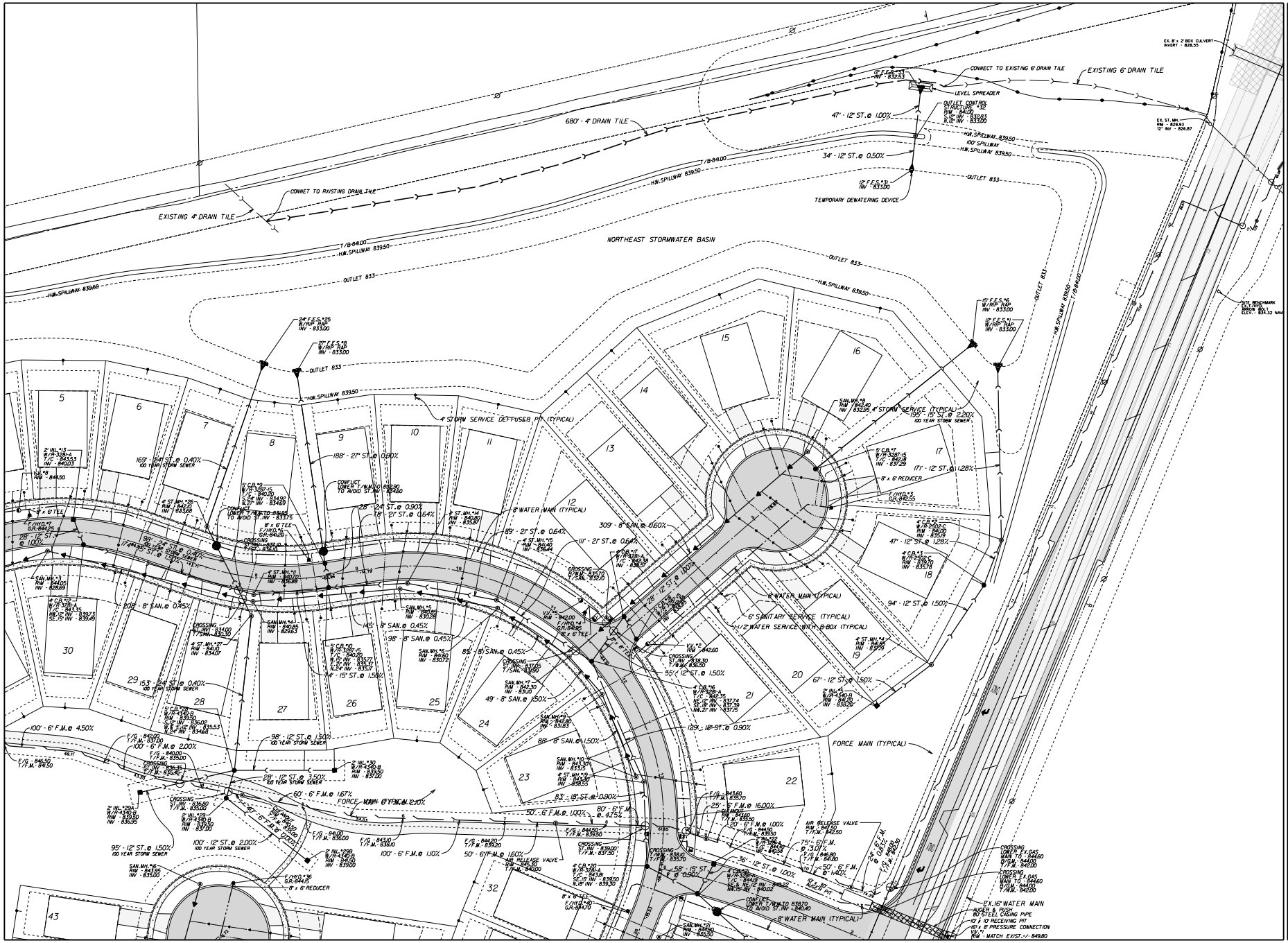
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN - SOUTH CENTRAL

JOB No. 2535

SHEET NUMBER
29
OF 59 SHEETS



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MUNDELEIN, ILLINOIS

WALNUT RIDGE

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DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

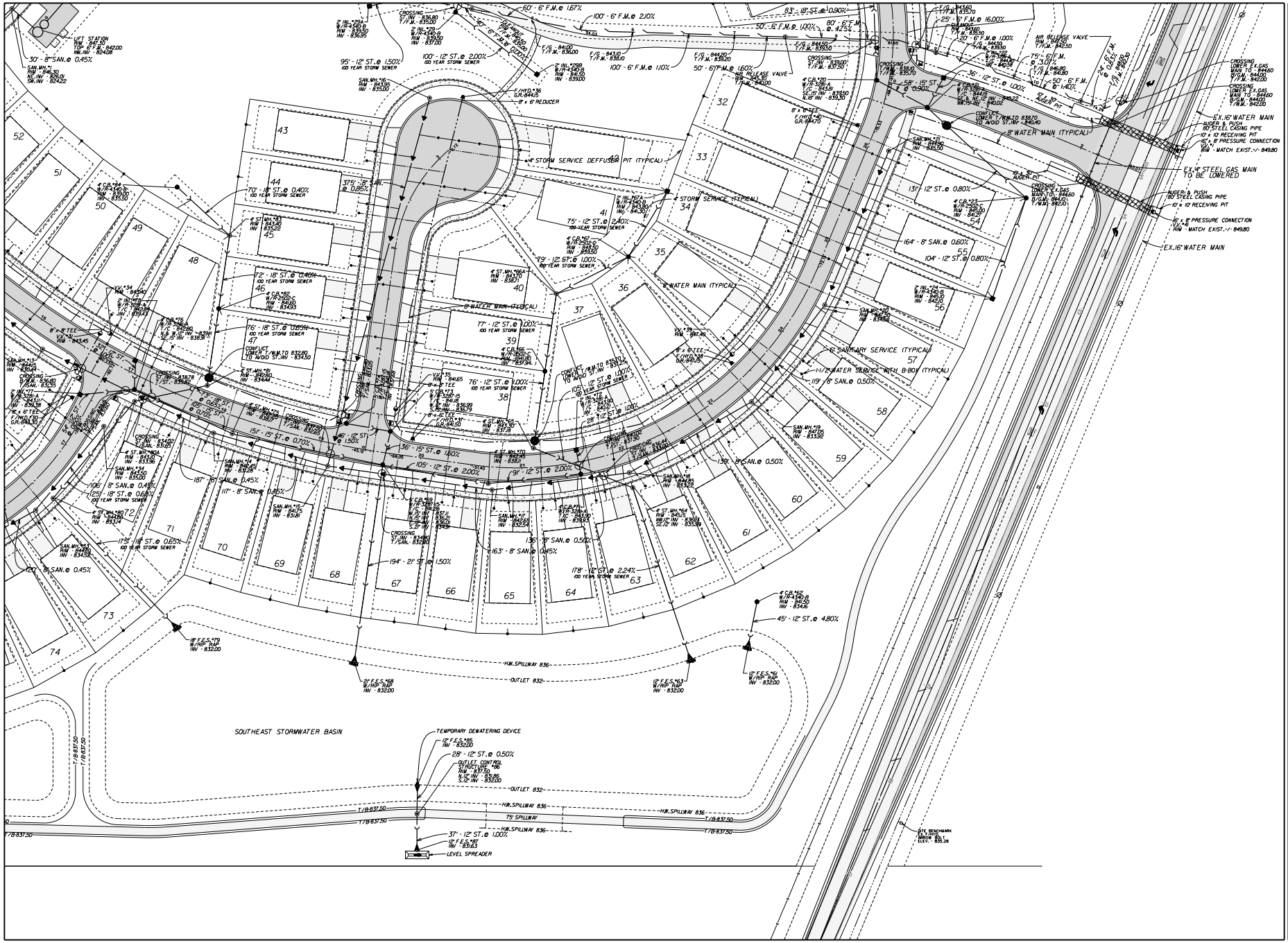
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN - NORTHEAST

SHEET NUMBER
30
OF 59 SHEETS

JOB No. 2535



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CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

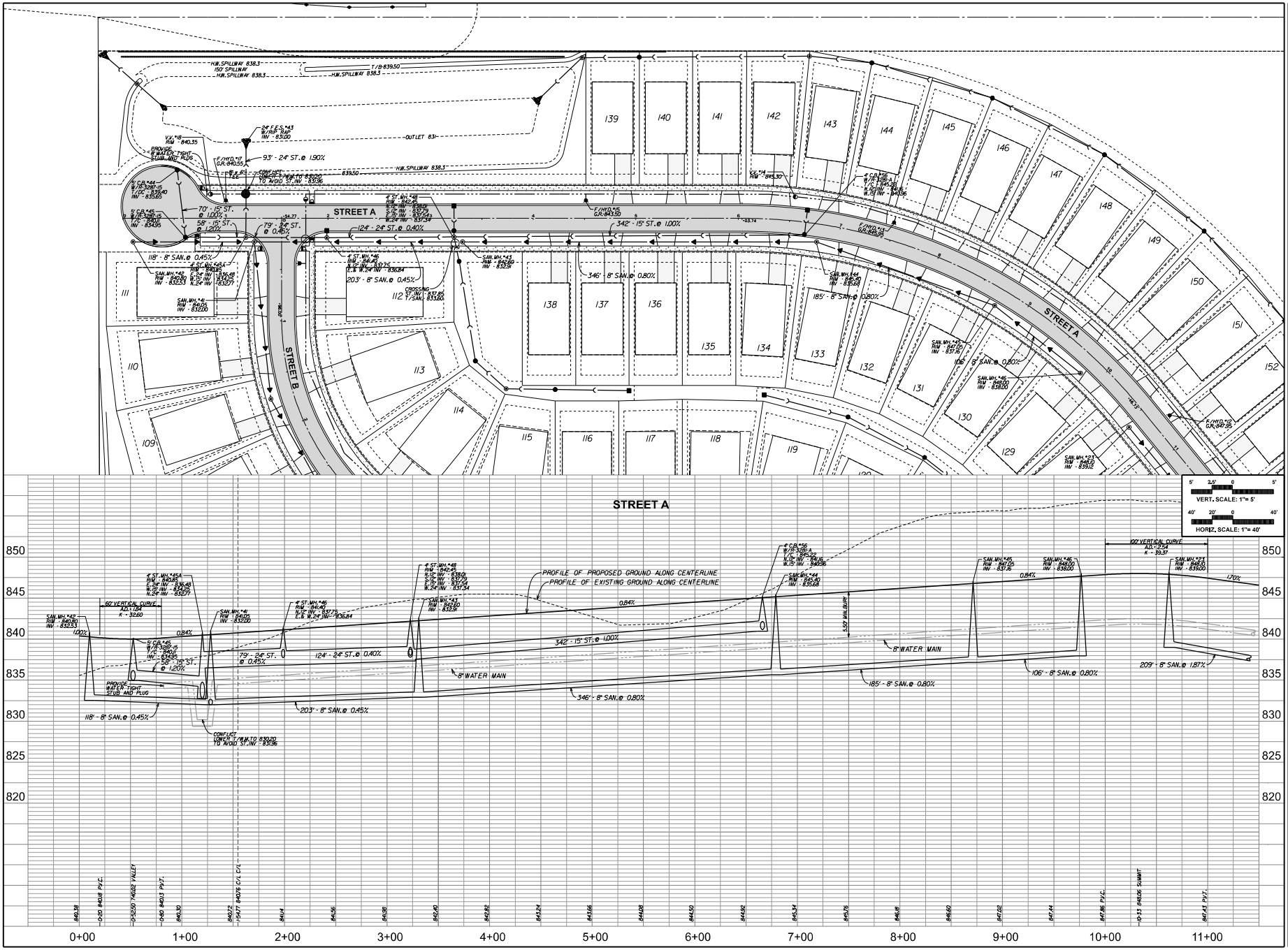
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

UTILITY PLAN - SOUTHEAST

SHEET NUMBER **31** OF 59 SHEETS

JOB No. 2035



NORTH

SCALE: 1" = 40'

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CONSULTING ENGINEERS
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LIBERTYVILLE, IL. 60048
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MUNDELEIN, ILLINOIS

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DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

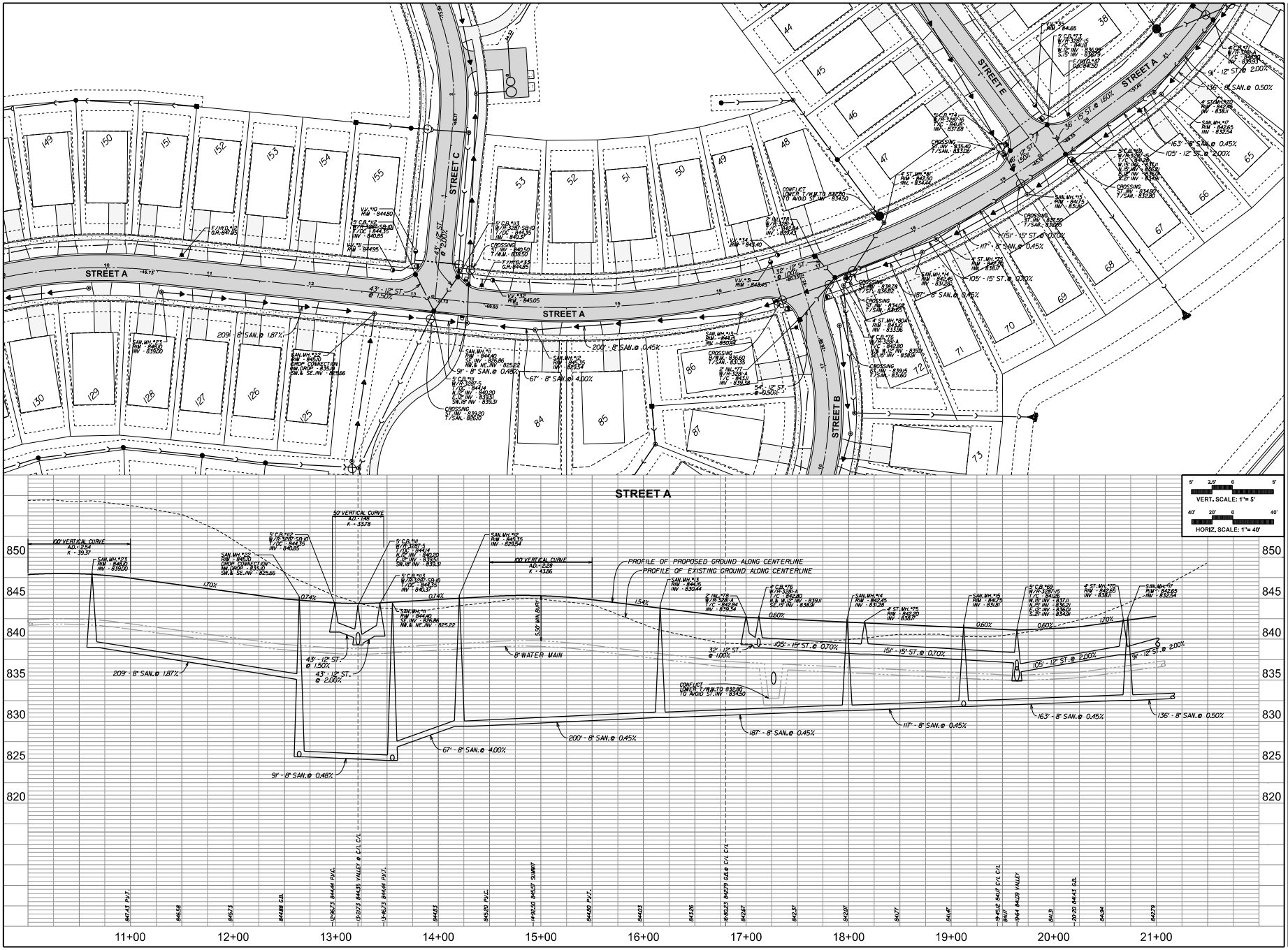
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PLAN AND PROFILE
STREET A - STATION 0+00 TO 11+00

SHEET NUMBER
32
OF 59 SHEETS

JOB No. 2535



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CONSULTING ENGINEERS
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LIBERTYVILLE, IL. 60048
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FAX: (847) 367-4712
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WALNUT RIDGE

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CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

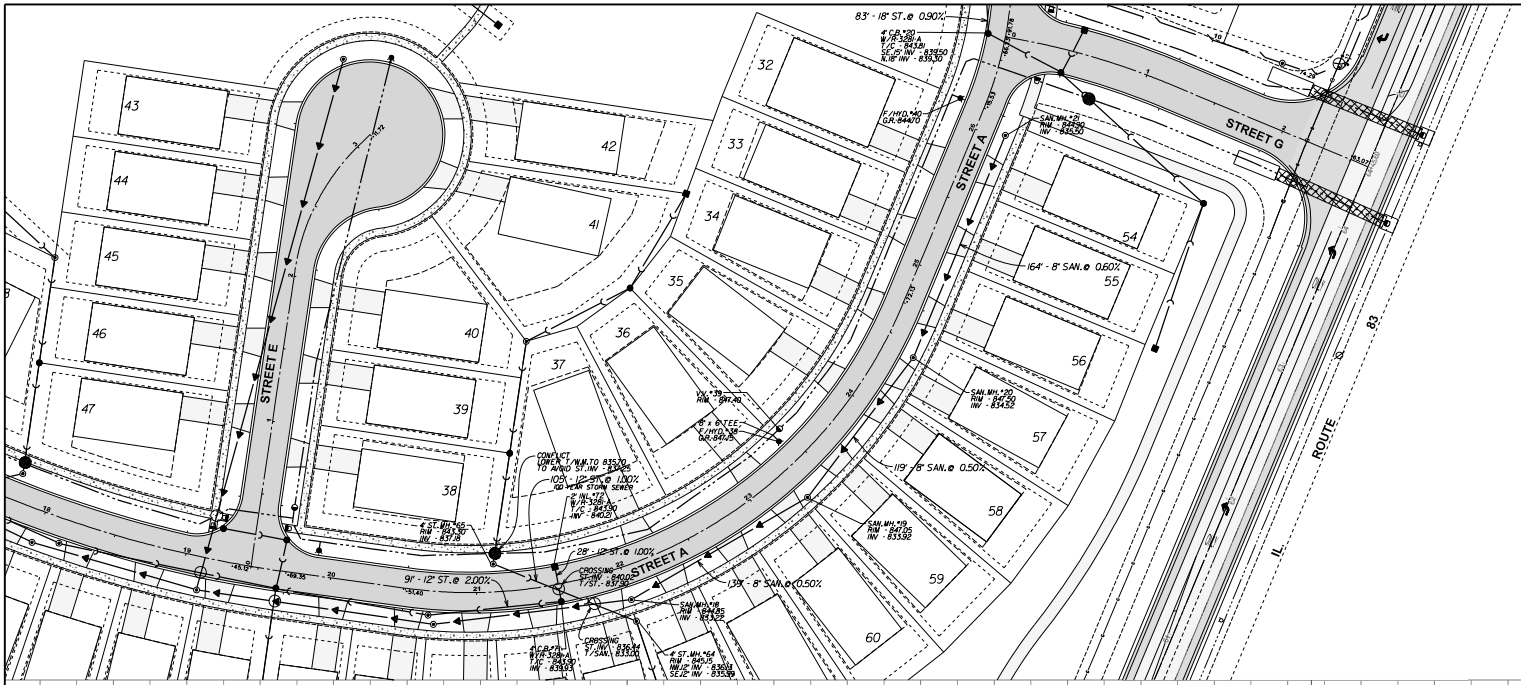
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PLAN AND PROFILE
STREET A - STATION 11+00 TO 21+00

SHEET NUMBER
33
OF 59 SHEETS

JOB No. 2535



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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

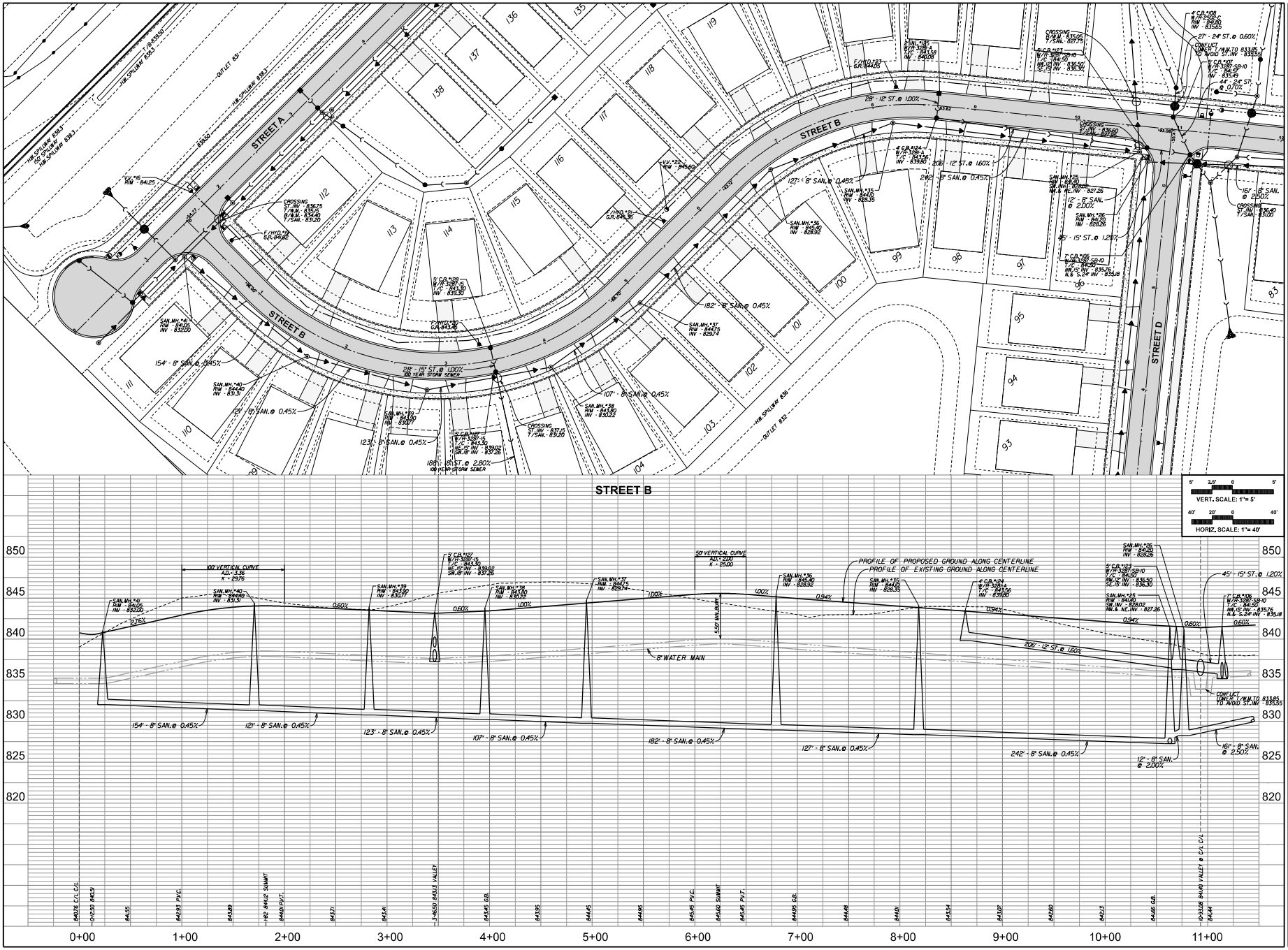
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PLAN AND PROFILE
STREET A - STATION 21+00 TO 26+66.23

JOB No. 2535

SHEET NUMBER
34
OF 59 SHEETS



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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: AJKZ
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CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

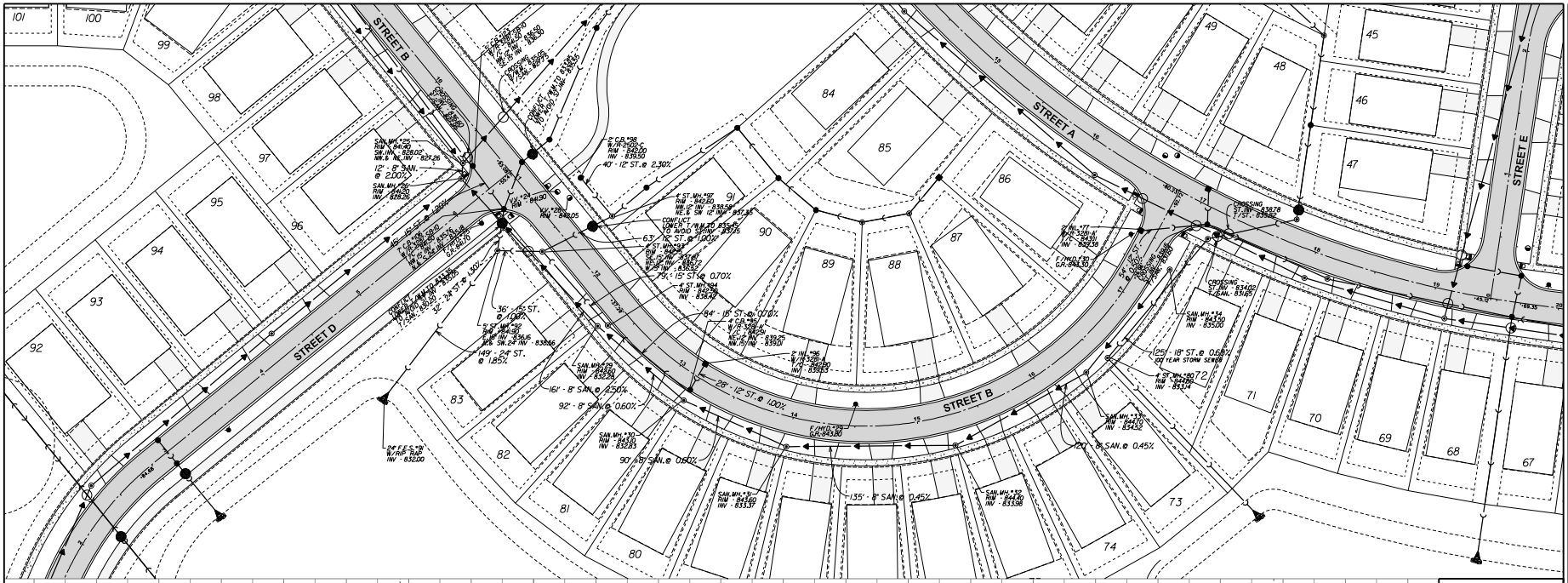
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

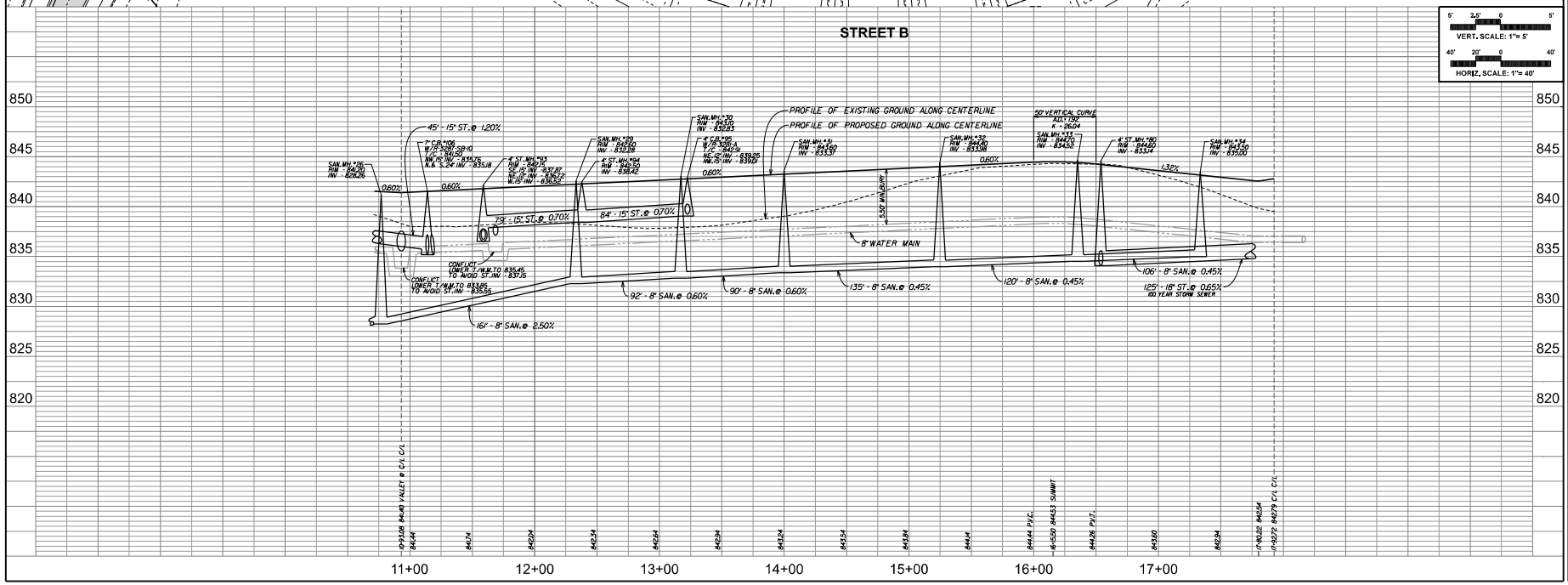
REVISIONS

PLAN AND PROFILE
STREET B - STATION 0+00 TO 11+00

JOB No. 2535

SHEET NUMBER
35
OF 59 SHEETS





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WALNUT RIDGE

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CHECKED BY: JJFG
ORIGINAL ISSUE: 04/11/25

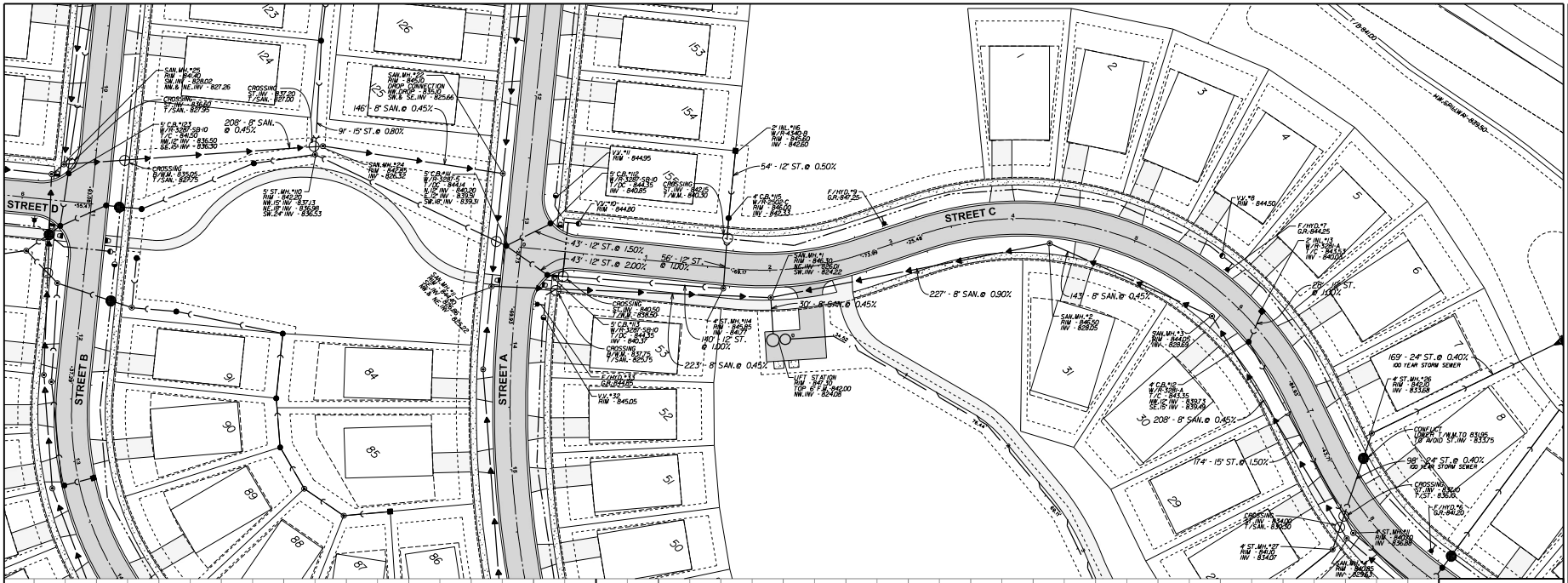
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

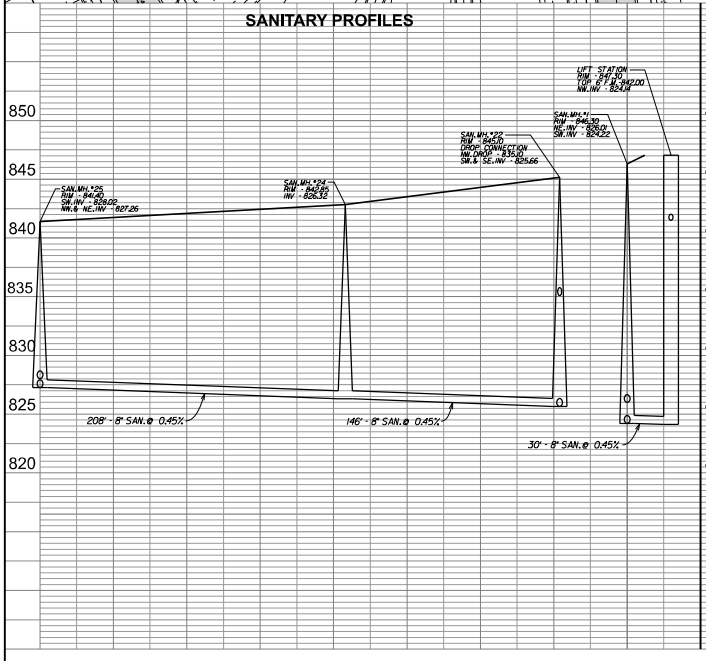
PLAN AND PROFILE
STREET B - STATION 11+00 TO 17+92.72

SHEET NUMBER
36
OF 59 SHEETS

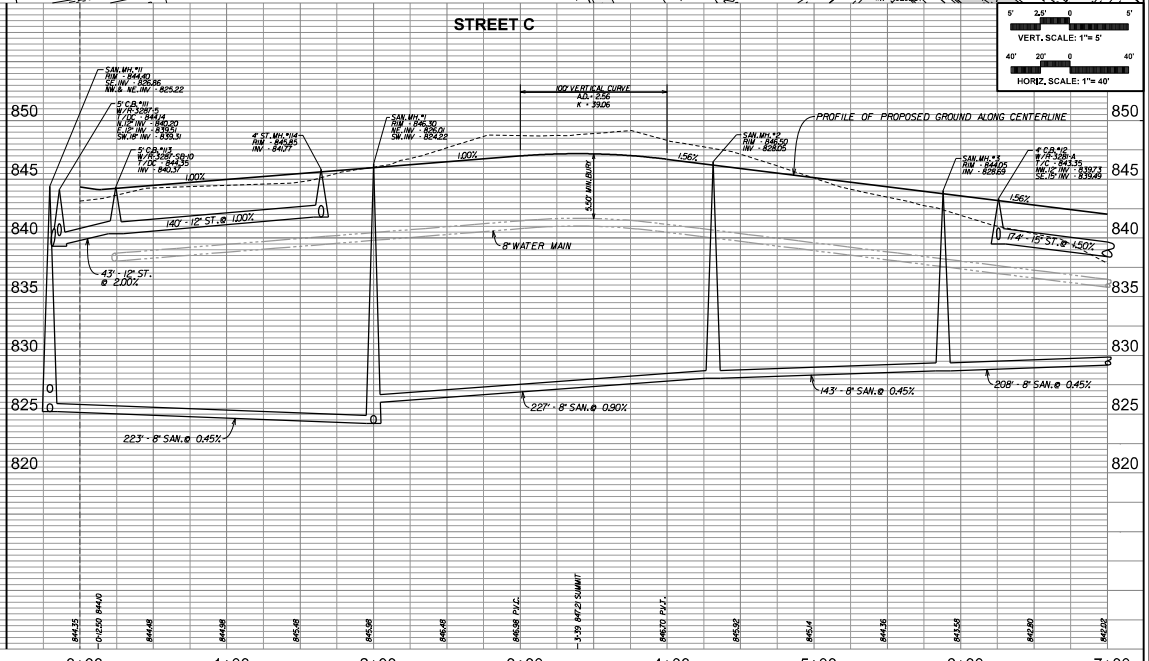
JOB No. 2535



SANITARY PROFILES



STREET C



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MUNDELEIN, ILLINOIS

WALNUT RIDGE

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DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

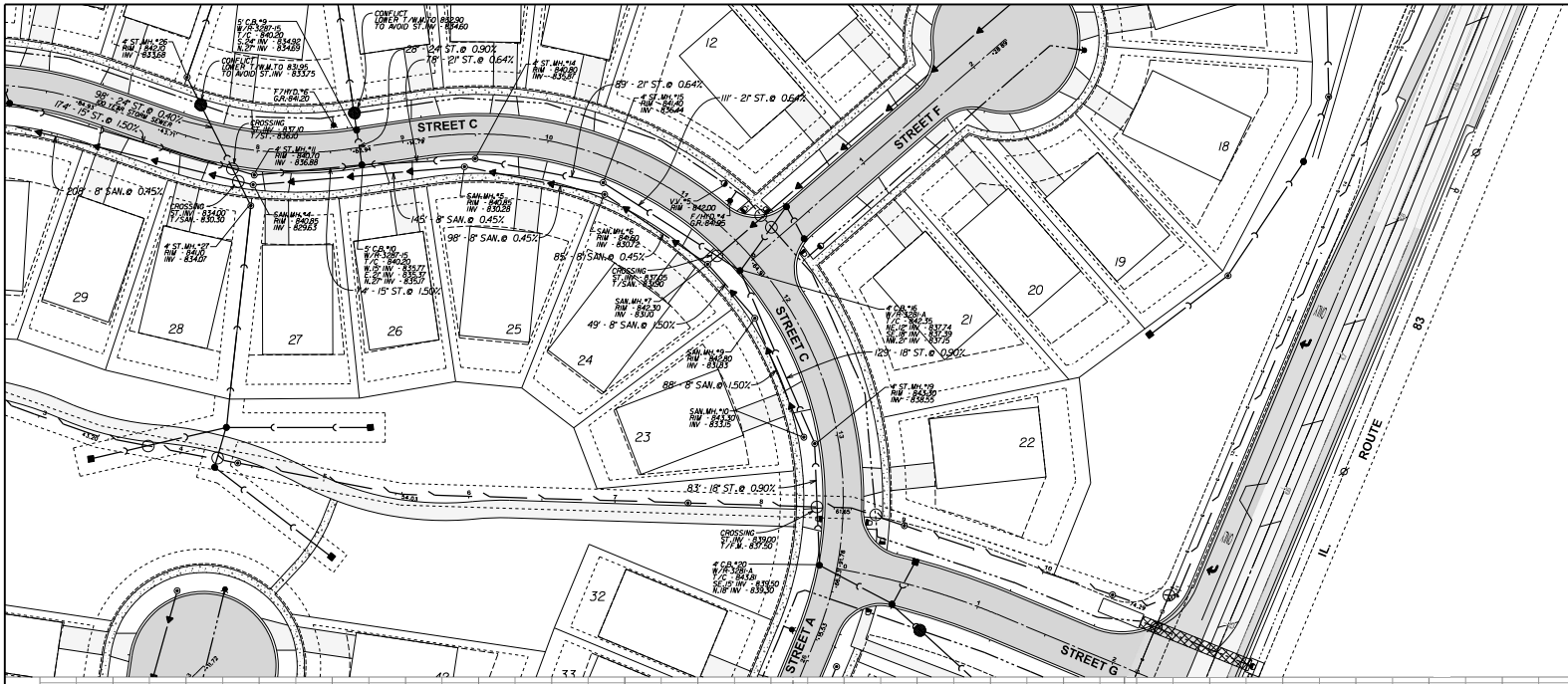
DATE	BY	DESCRIPTION
09/23/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

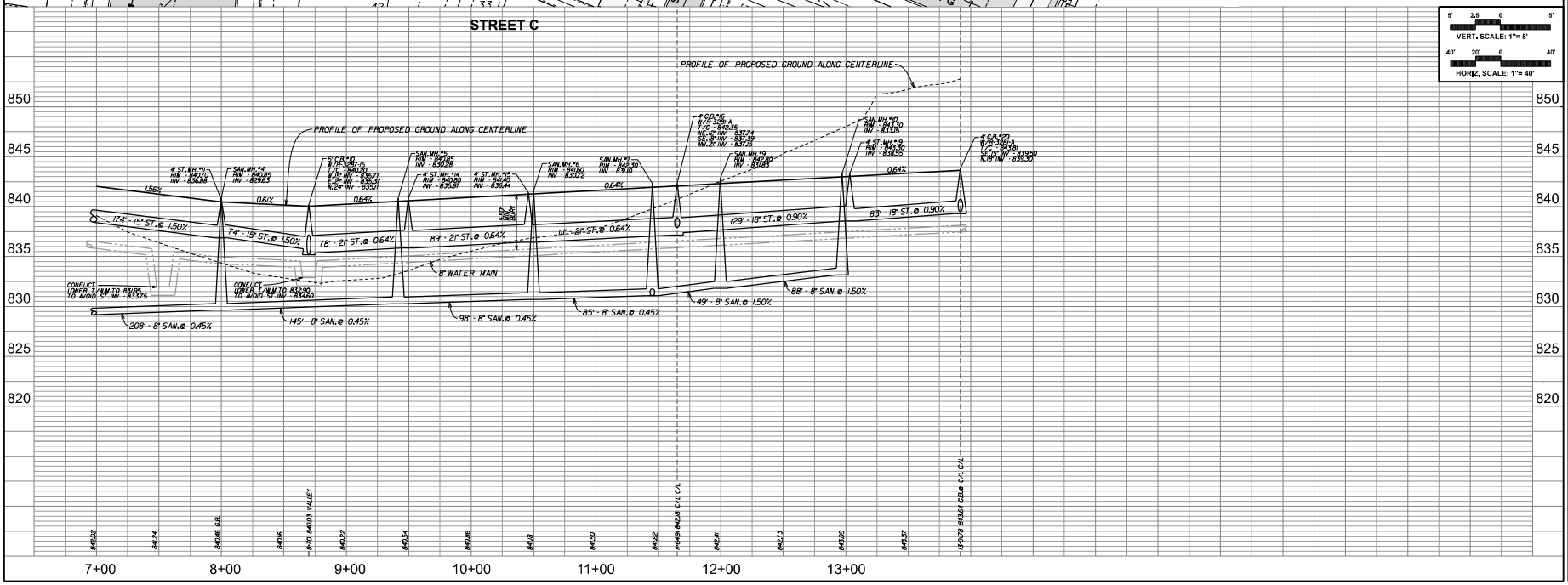
REVISIONS

SANITARY PROFILES AND PLAN AND PROFILE STREET C - STATION 0+00 TO 7+00

JOB No. 2535

SHEET NUMBER **37** OF 59 SHEETS





NORTH

SCALE: 1" = 40'

VERT. SCALE: 1"= 5'

HORIZ. SCALE: 1"= 40'

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1890 W. WINCHESTER ROAD • SUITE 205
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FAX: (847) 367-4067
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WALNUT RIDGE

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DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

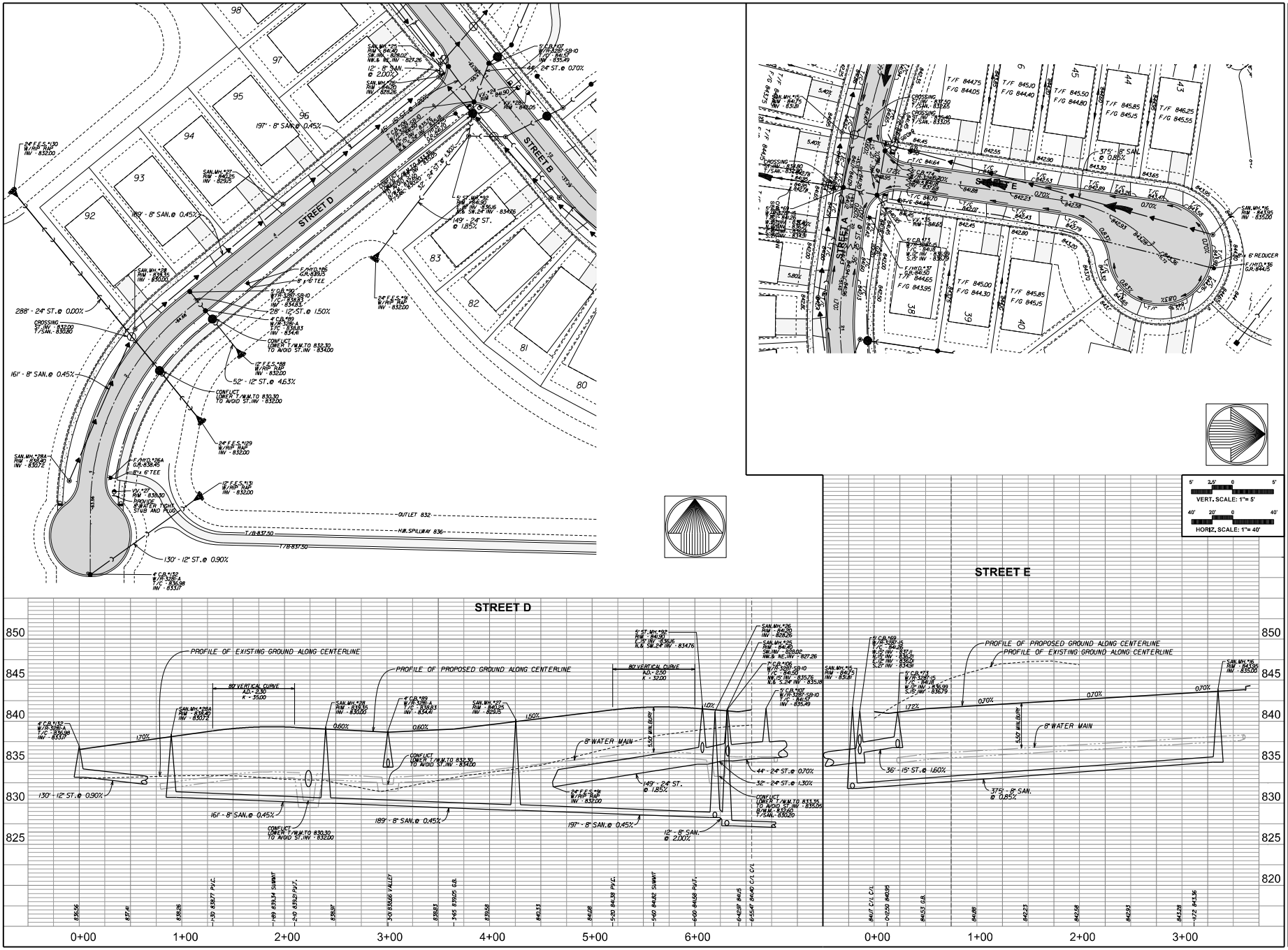
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PLAN AND PROFILE
STREET C - STATION 7+00 TO 13+91.78

SHEET NUMBER
38
OF 59 SHEETS

JOB No. 2535



WALNUT RIDGE

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FAX: (847) 367-4717
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MUNDELEIN, ILLINOIS

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DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

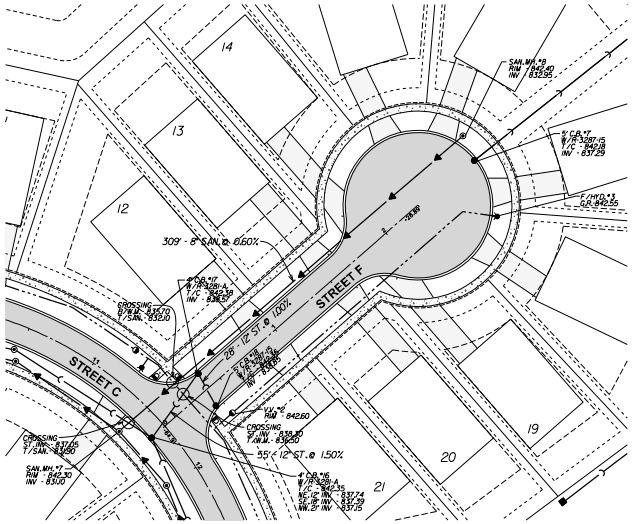
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

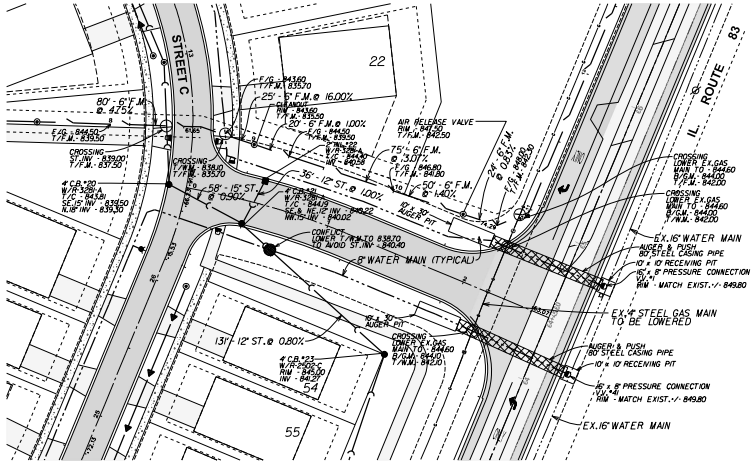
REVISIONS

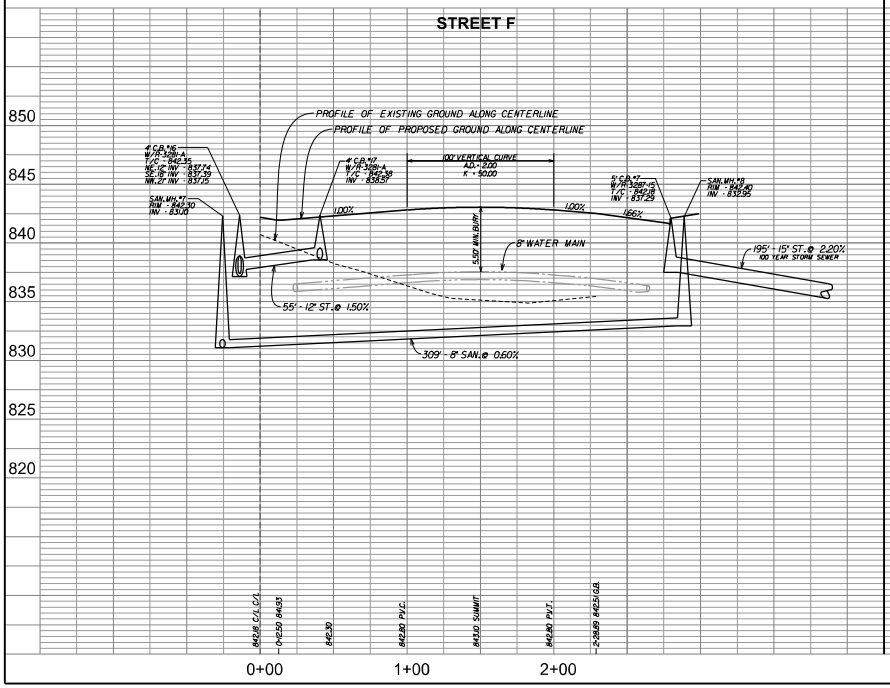
PLAN AND PROFILE STREET D AND STREET E

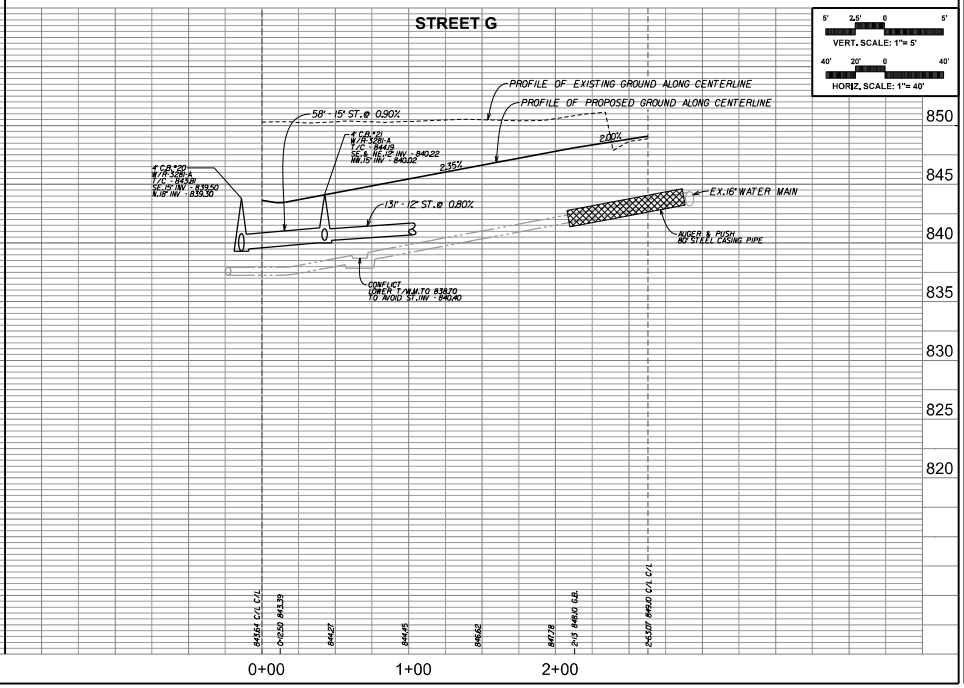
SHEET NUMBER **39** OF 59 SHEETS

JOB No. 2535









NORTH

SCALE: 1" = 40'

MUNDELEIN, ILLINOIS

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ORIGINAL ISSUE: 04/11/25

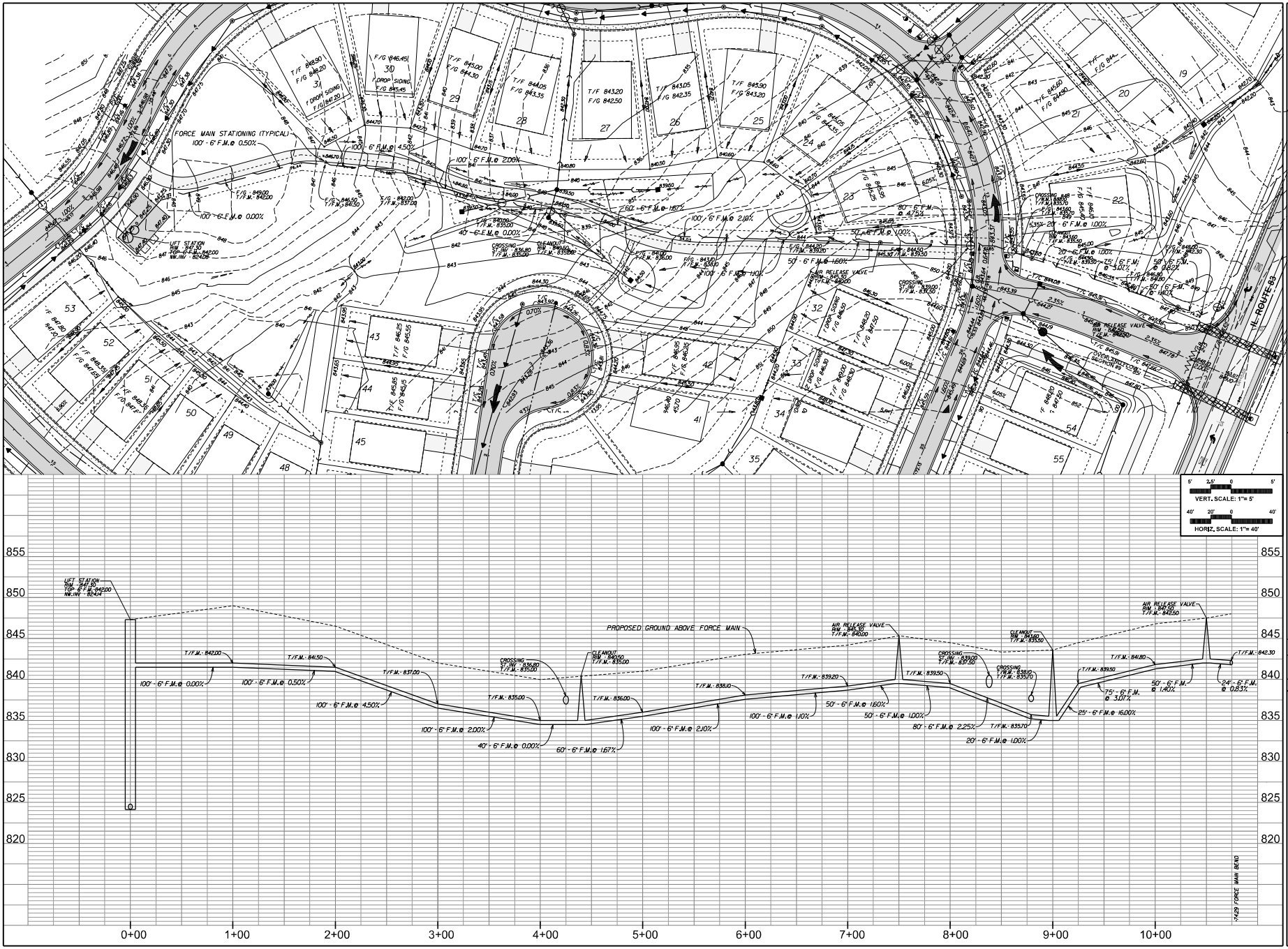
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

PLAN AND PROFILE STREET F AND STREET G

SHEET NUMBER
40
OF 59 SHEETS

JOB No. 2535



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DRAWN BY: DSH
CHECKED BY: JFC
ORIGINAL ISSUE: 04/11/25

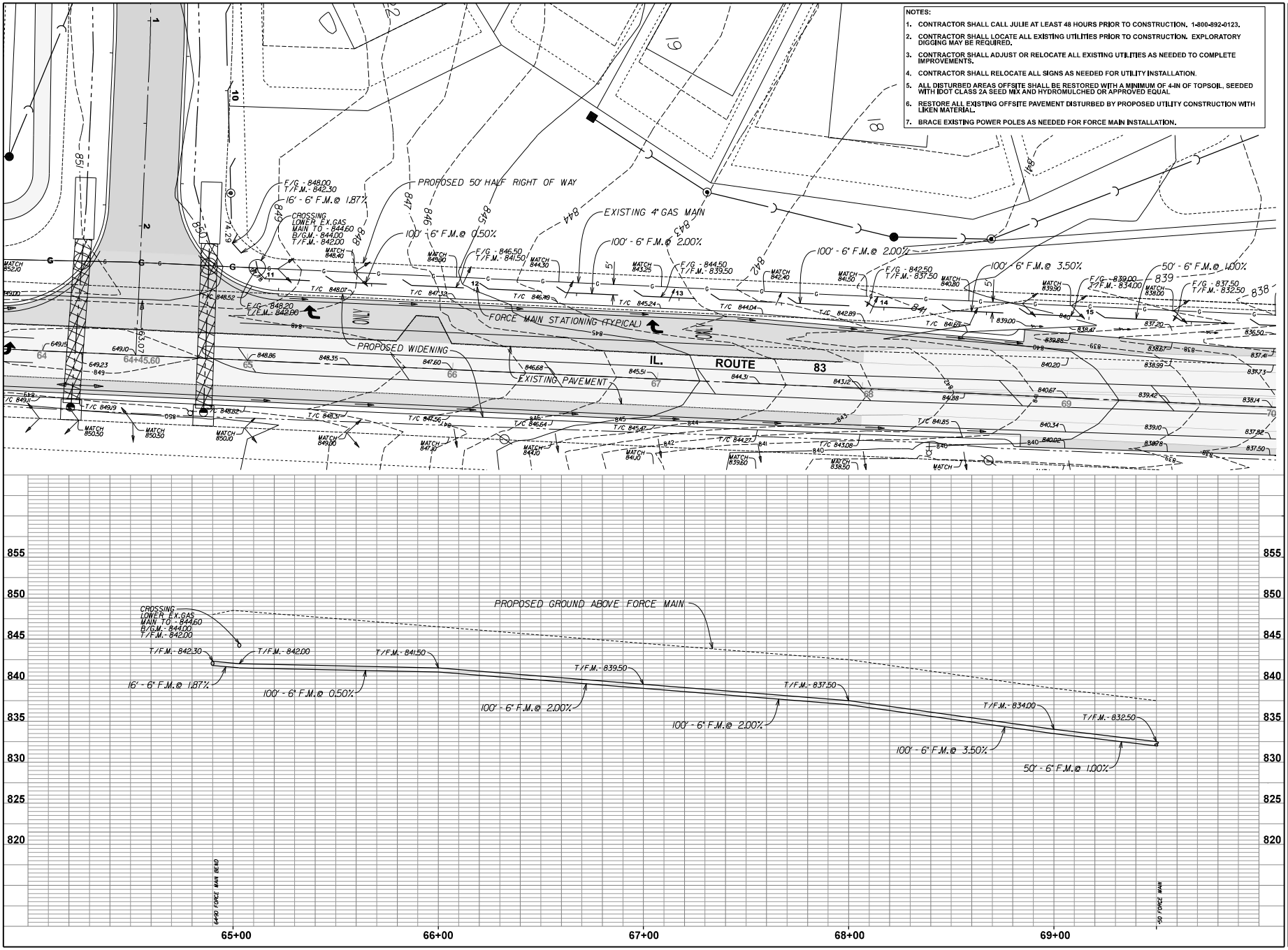
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

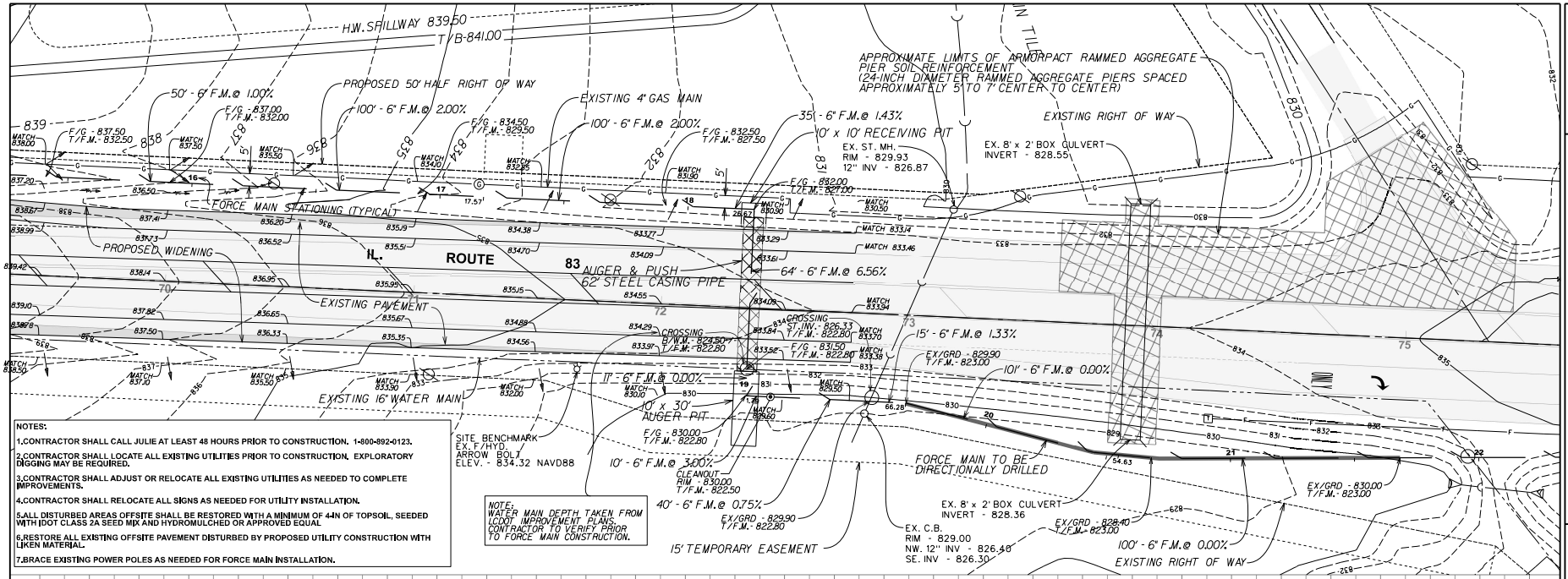
REVISIONS

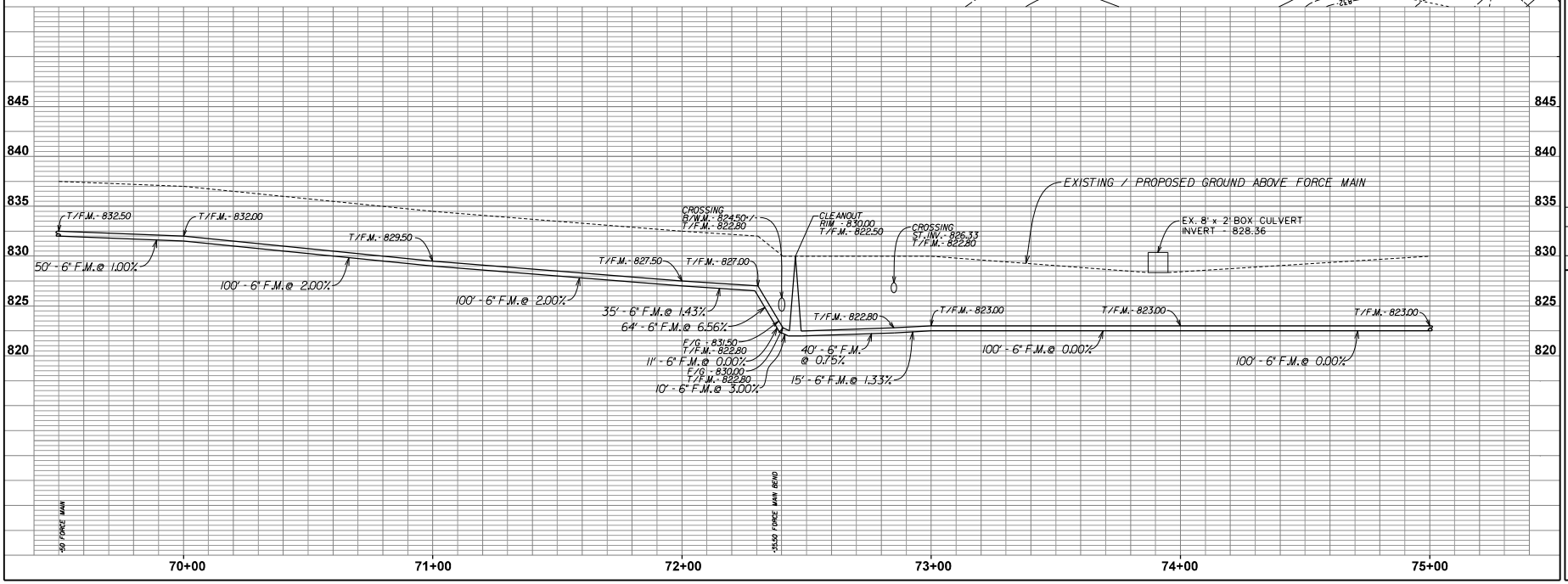
FORCE MAIN PLAN AND PROFILE ONSITE STATION 0+00 TO 10+74.29

SHEET NUMBER **41** OF 59 SHEETS

JOB No. 7535


NOTES:
1. CONTRACTOR SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. 1-800-892-0123.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED.
3. CONTRACTOR SHALL ADJUST OR RELOCATE ALL EXISTING UTILITIES AS NEEDED TO COMPLETE IMPROVEMENTS.
4. CONTRACTOR SHALL RELOCATE ALL SIGNS AS NEEDED FOR UTILITY INSTALLATION.
5. ALL DISTURBED AREAS OFFSITE SHALL BE RESTORED WITH A MINIMUM OF 4-IN OF TOPSOIL, SEEDED WITH IDOT CLASS 2A SEED MIX AND HYDROMULCHED OR APPROVED EQUAL.
6. RESTORE ALL EXISTING OFFSITE PAVEMENT DISTURBED BY PROPOSED UTILITY CONSTRUCTION WITH LIKEN MATERIAL.
7. BRACE EXISTING POWER POLES AS NEEDED FOR FORCE MAIN INSTALLATION.
NORTH
SCALE: 1" = 20'
PROPOSED 50' HALF RIGHT OF WAY
EXISTING 4" GAS MAIN
FORCE MAIN STATIONING (TYPICAL)
PROPOSED WIDENING
EXISTING PAVEMENT
IL. ROUTE 83
CROSSING LOWER EX.GAS MAIN TO - 844.60 B/G.M. - 844.00 T/F.M. - 842.00
F/G - 848.00 T/F.M. - 842.30 16' - 6" F.M.@ 1.87%
100' - 6" F.M.@ 0.50%
100' - 6" F.M.@ 2.00%
100' - 6" F.M.@ 3.50%
50' - 6" F.M.@ 1.00%
PROPOSED GROUND ABOVE FORCE MAIN
T/F.M. - 842.30
T/F.M. - 842.00
T/F.M. - 841.50
T/F.M. - 839.50
T/F.M. - 837.50
T/F.M. - 834.00
T/F.M. - 832.50
64+90 FORCE MAIN BEND
65+00
66+00
67+00
68+00
69+00
WALNUT RIDGE
PEARSON, BROWN & ASSOCIATES, INC.
MUNDELEIN, ILLINOIS
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
E-MAIL ADDRESS: pba@pearsonbrown.com
DESIGNED BY: AKZ
DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25
DESCRIPTION
DATE BY
06/20/25 AKZ REVISED PER VILLAGE REVIEW COMMENTS
REVISIONS
FORCE MAIN PLAN AND PROFILE
IL. ROUTE 83 STATION 64+90 TO 69+50
SHEET NUMBER
42
OF 59 SHEETS
JOB No. 2035





NORTH

SCALE: 1" = 20'

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MUNDELEIN, ILLINOIS

WALNUT RIDGE

DESIGNED BY: AKZ
DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

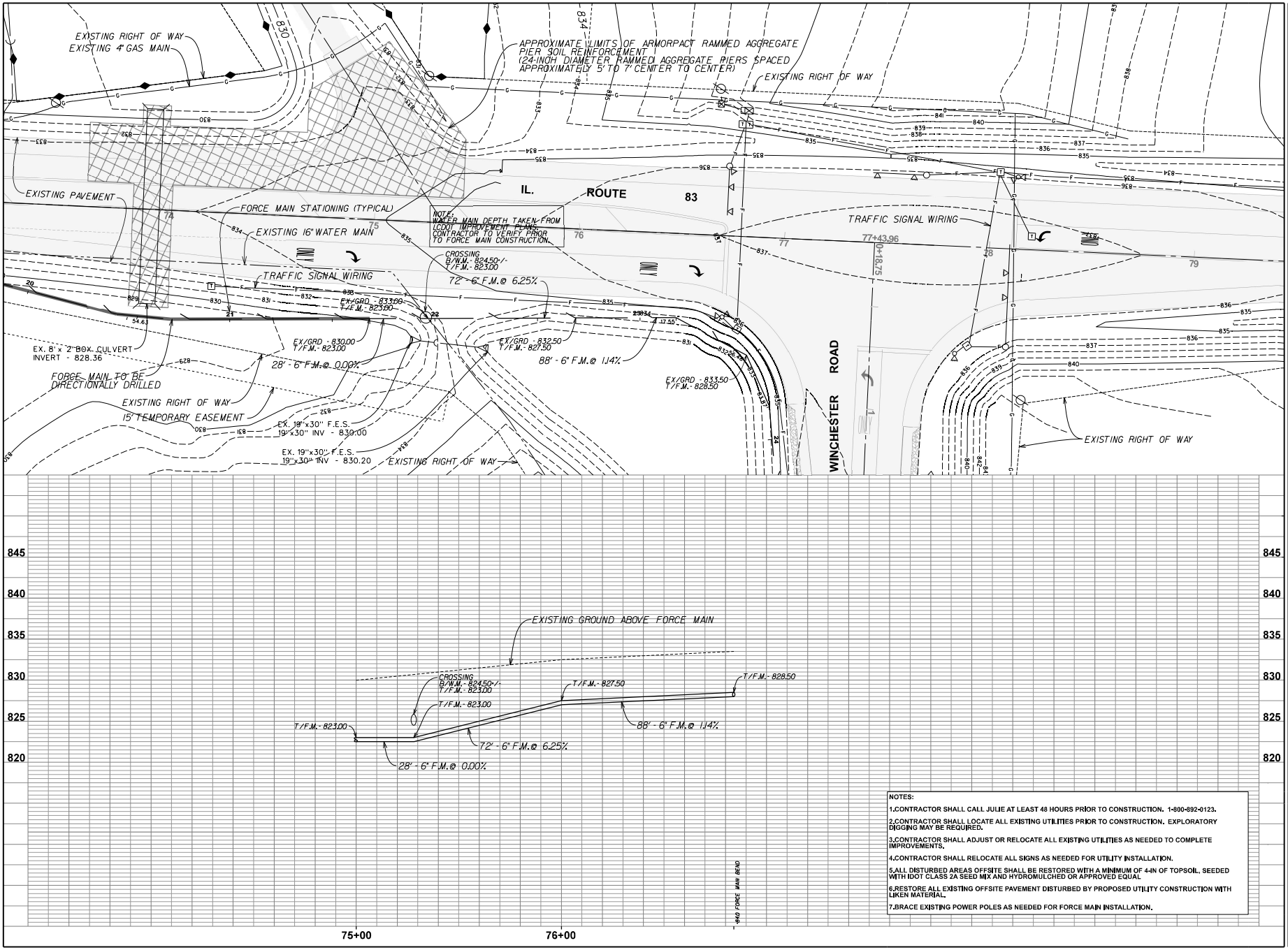
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

FORCE MAIN PLAN AND PROFILE
IL. ROUTE 83 STATION 69+50 TO 75+00

SHEET NUMBER 43 OF 59 SHEETS

JOB No. 2035



NOTES:

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3. CONTRACTOR SHALL ADJUST OR RELOCATE ALL EXISTING UTILITIES AS NEEDED TO COMPLETE IMPROVEMENTS.
4. CONTRACTOR SHALL RELOCATE ALL SIGNS AS NEEDED FOR UTILITY INSTALLATION.
5. ALL DISTURBED AREAS OFFSITE SHALL BE RESTORED WITH A MINIMUM OF 4-IN OF TOPSOIL, SEEDED WITH IDOT CLASS 2A SEED MIX AND HYDROMULCHED OR APPROVED EQUAL
6. RESTORE ALL EXISTING OFFSITE PAVEMENT DISTURBED BY PROPOSED UTILITY CONSTRUCTION WITH LIKEN MATERIAL.
7. BRACE EXISTING POWER POLES AS NEEDED FOR FORCE MAIN INSTALLATION.

PEARSON, BROWN & ASSOCIATES, INC.
MUNDELEIN, ILLINOIS
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
E-MAIL ADDRESS: pba@pearsonbrown.com

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WALNUT RIDGE

DESIGNED BY: AKZ
DRAWN BY: DSH
CHECKED BY: JFG
ORIGINAL ISSUE: 04/11/25

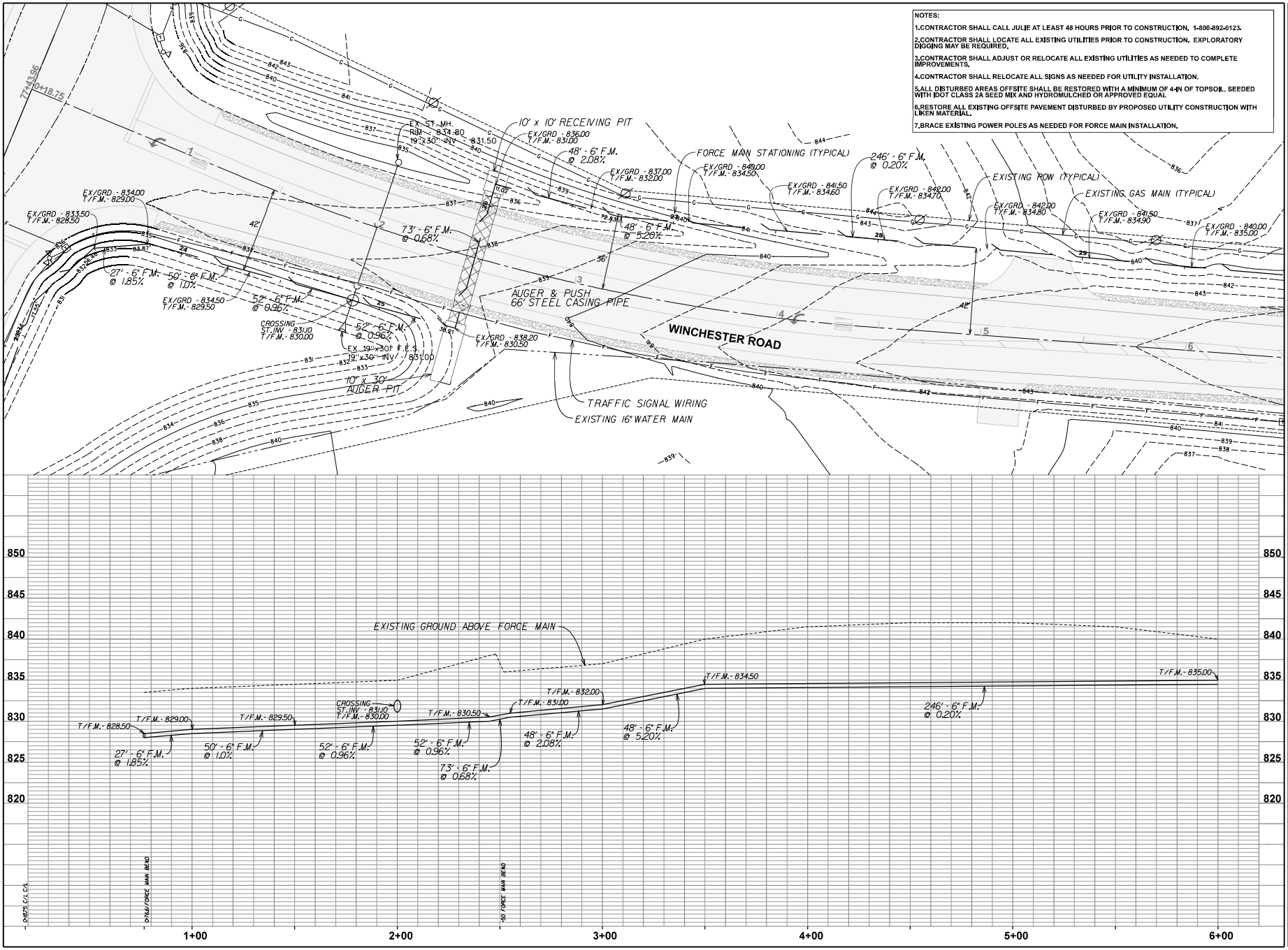
REVISIONS

DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

FORCE MAIN PLAN AND PROFILE
IL. ROUTE 83 STATION 75+00 TO 76+84

SHEET NUMBER 44 OF 59 SHEETS

JOB No. 23535



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CONSULTING ENGINEERS
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PHONE: (847) 367-4097
FAX: (847) 367-4067
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DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

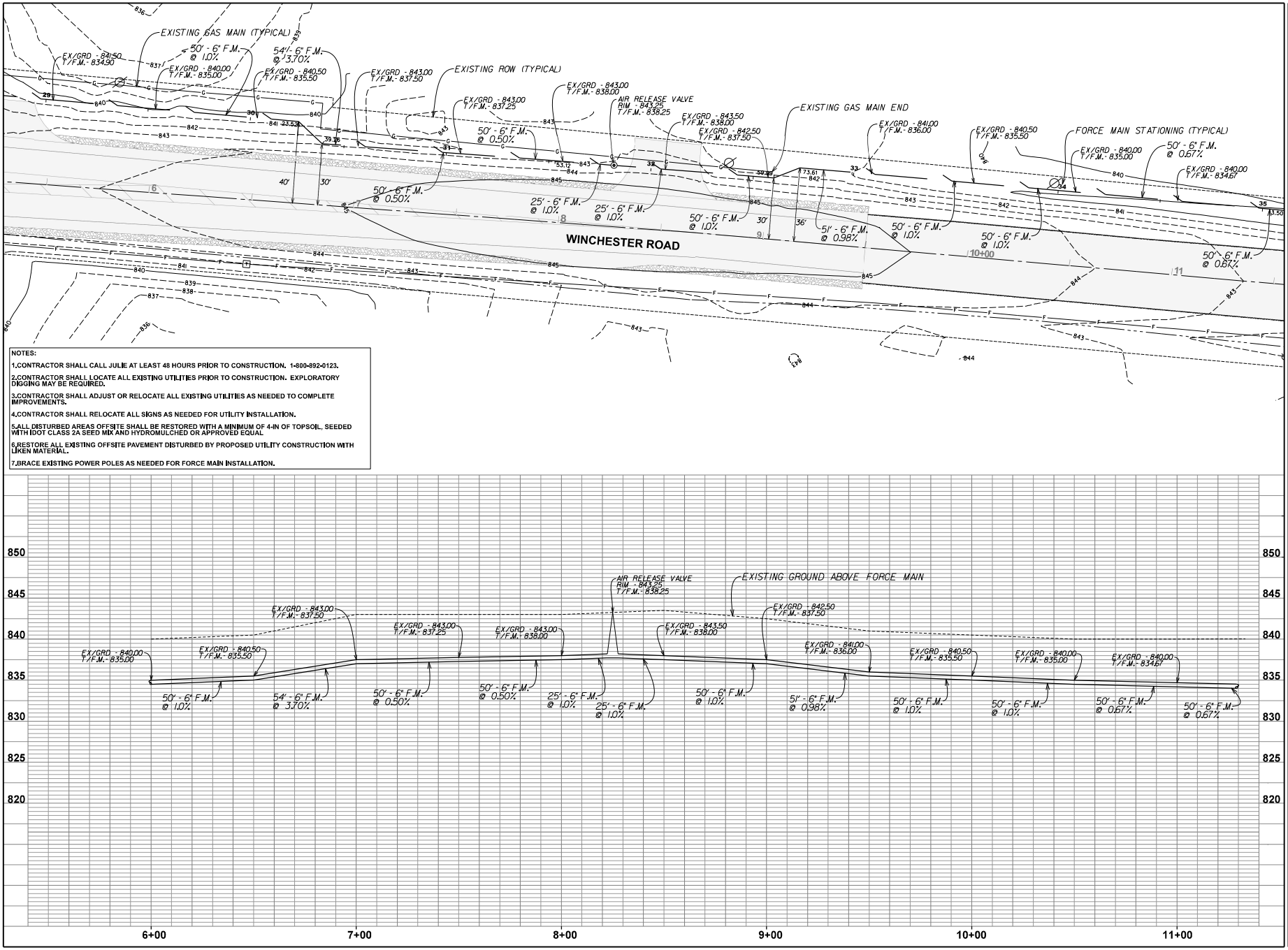
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

FORCE MAIN PLAN AND PROFILE
WINCHESTER ROAD STATION 0+76.50 TO 6+00

SHEET NUMBER 45 OF 59 SHEETS

JOB No. 2035



NORTH

SCALE: 1" = 20'

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PHONE: (847) 367-4097
FAX: (847) 367-4067
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REVISIONS

FORCE MAIN PLAN AND PROFILE
WINCHEATER ROAD STATION 6+00 TO 11+00

SHEET NUMBER 46 OF 59 SHEETS

JOB No. 2535

NOTES:

1. CONTRACTOR SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. 1-800-892-0123.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXPLORATORY DIGGING MAY BE REQUIRED.
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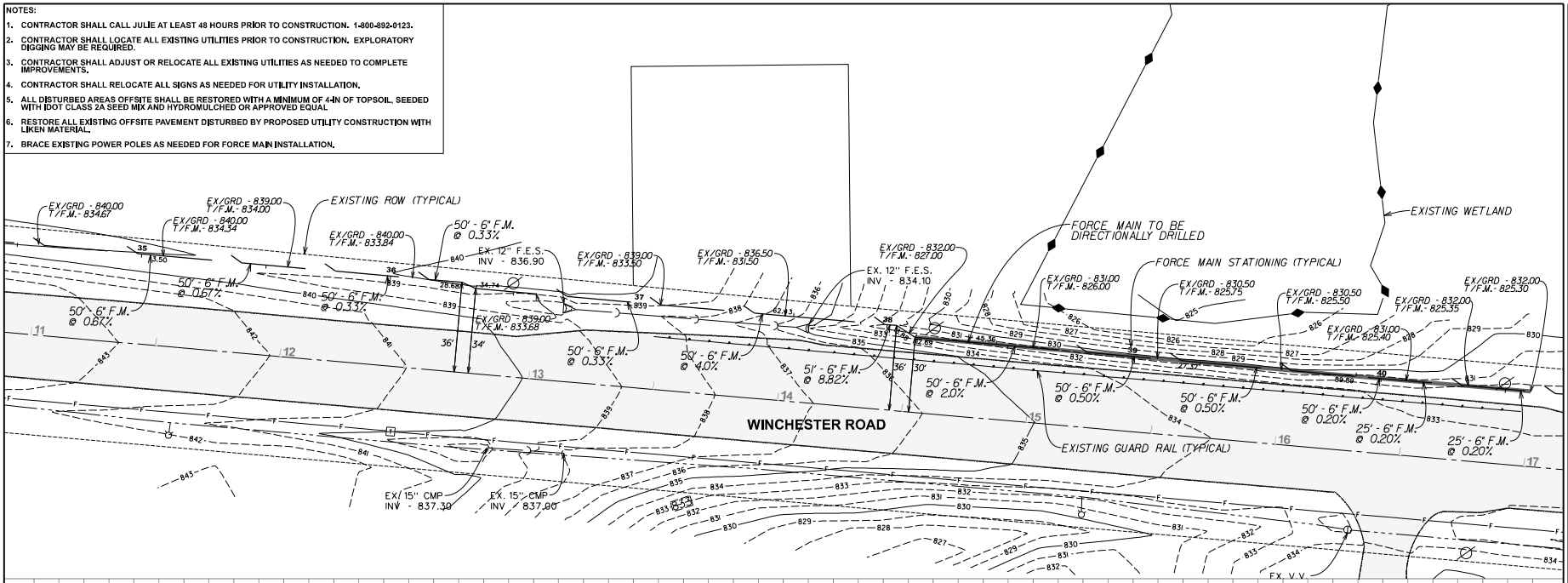

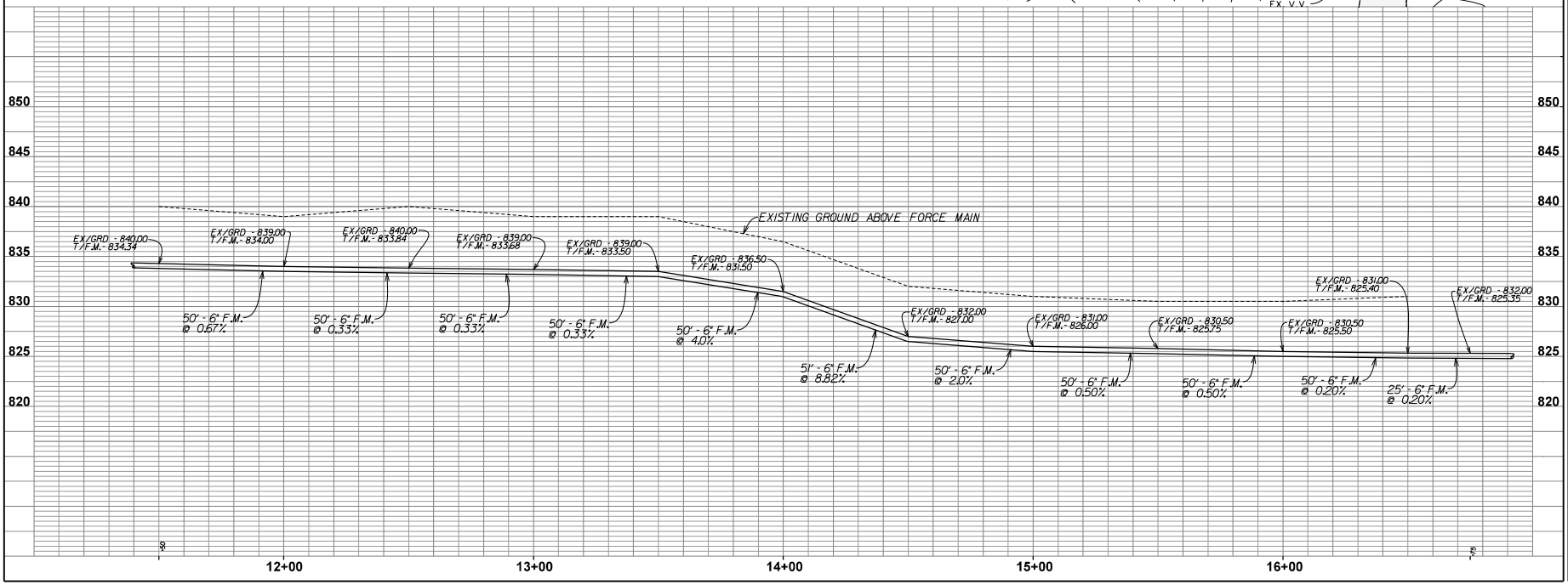

NORTH

SCALE: 1" = 20'

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CONSULTING ENGINEERS
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LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
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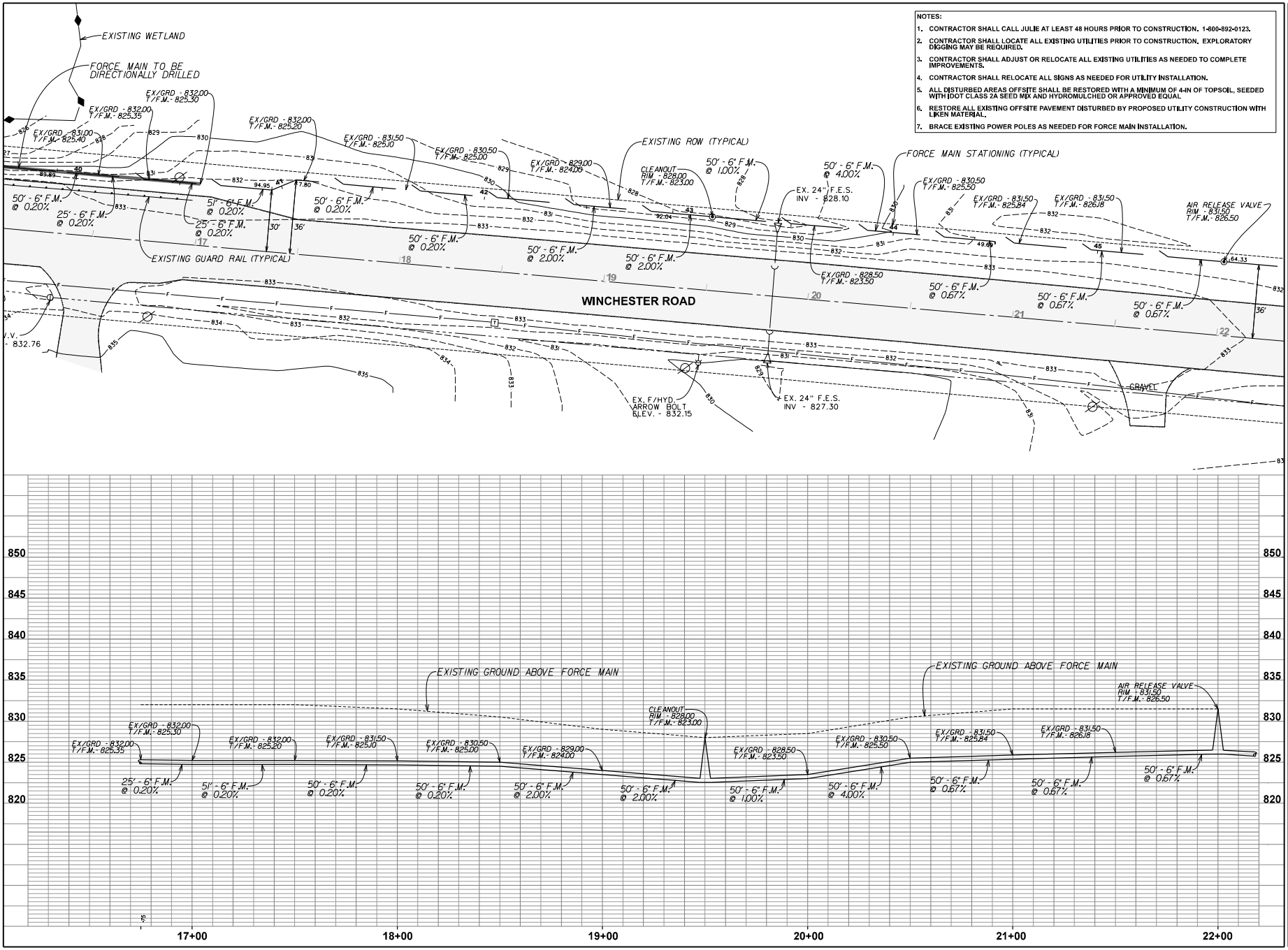
FORCE MAIN PLAN AND PROFILE
WINCHESTER ROAD STATION 11+00 TO 16+50

SHEET NUMBER 47 OF 59 SHEETS

JOB No. 21535



NORTH

SCALE: 1" = 20'

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CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
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MUNDELEIN, ILLINOIS

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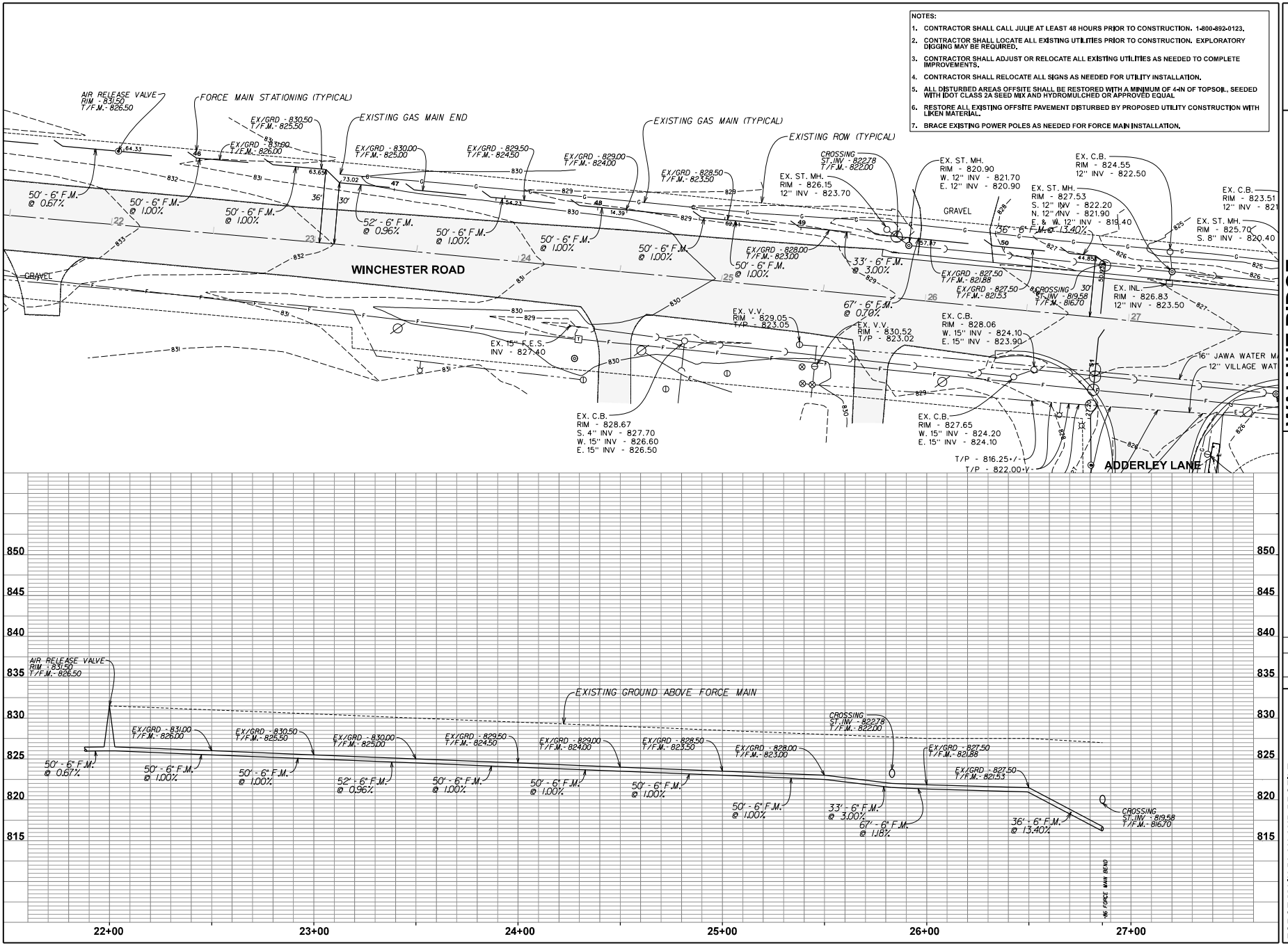
FORCE MAIN PLAN AND PROFILE
WINCHESTER ROAD STATION 16+50 TO 22+00

SHEET NUMBER **48** OF 59 SHEETS

JOB No. 21035



NORTH

SCALE: 1" = 20'

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CONSULTING ENGINEERS

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LIBERTYVILLE, IL. 60048
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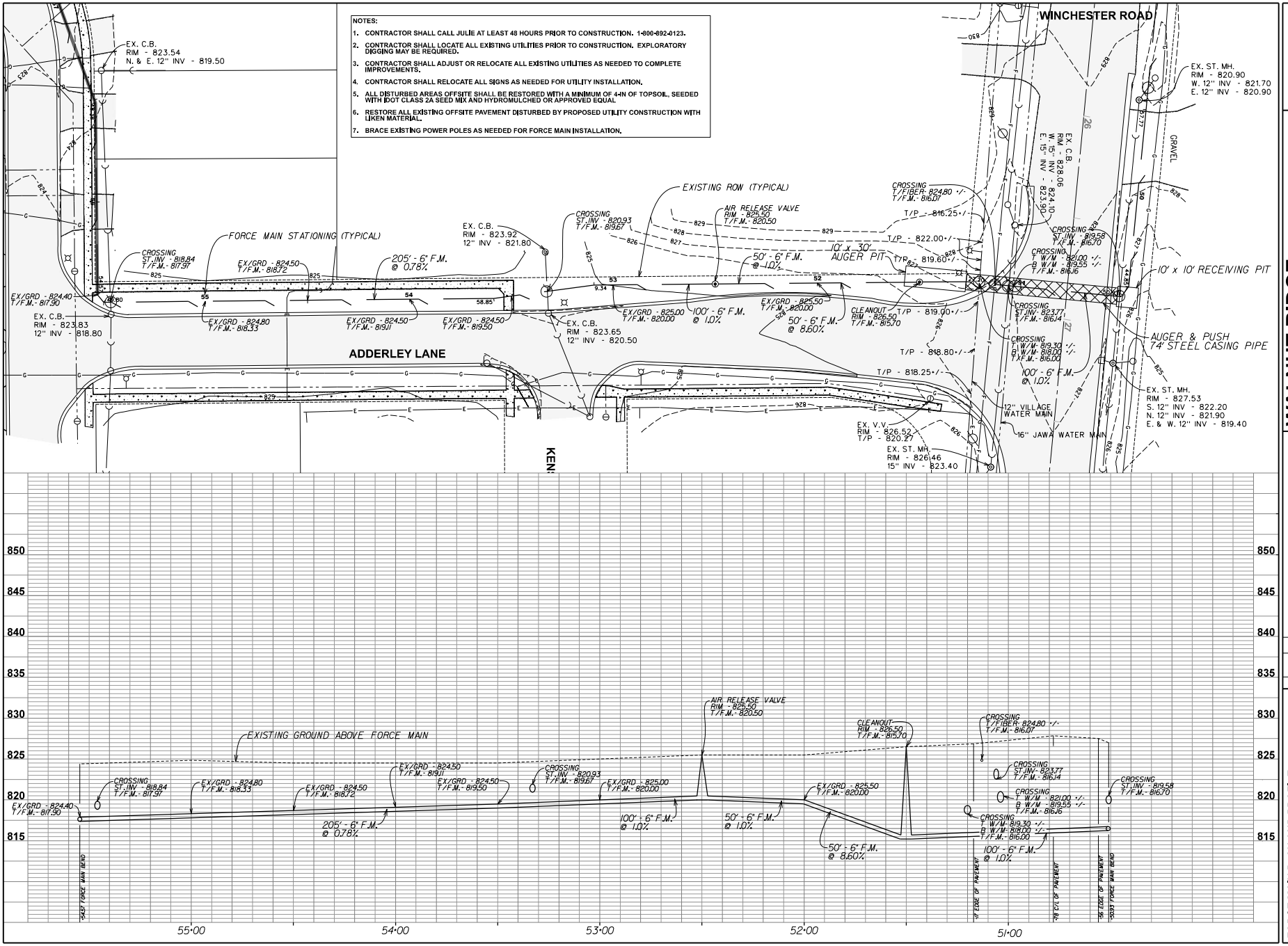
REVISIONS

FORCE MAIN PLAN AND PROFILE
WINCHESTER ROAD STATION 22+00 TO 26+86

SHEET NUMBER 49 OF 59 SHEETS

JOB No. 2535



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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4707
FAX: (847) 367-4707
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NORTH
SCALE: 1" = 20'

WALNUT RIDGE
MUNDELEIN, ILLINOIS

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DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

FORCE MAIN PLAN AND PROFILE
ADDERLEY LANE STATION 50+50.93 TO 55+54.57

SHEET NUMBER 50
OF 59 SHEETS
JOB No. 2535

NOTES:

1. CONTRACTOR SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. 1-800-892-0123.
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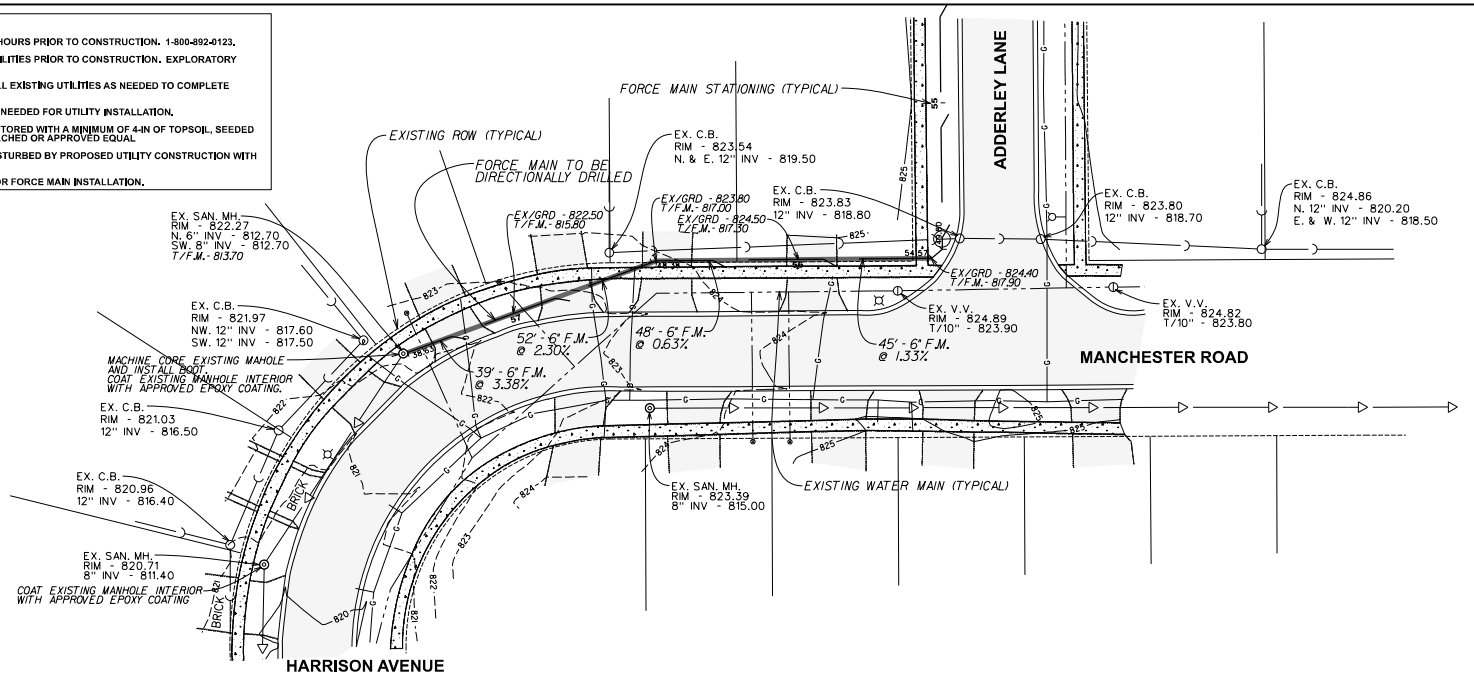

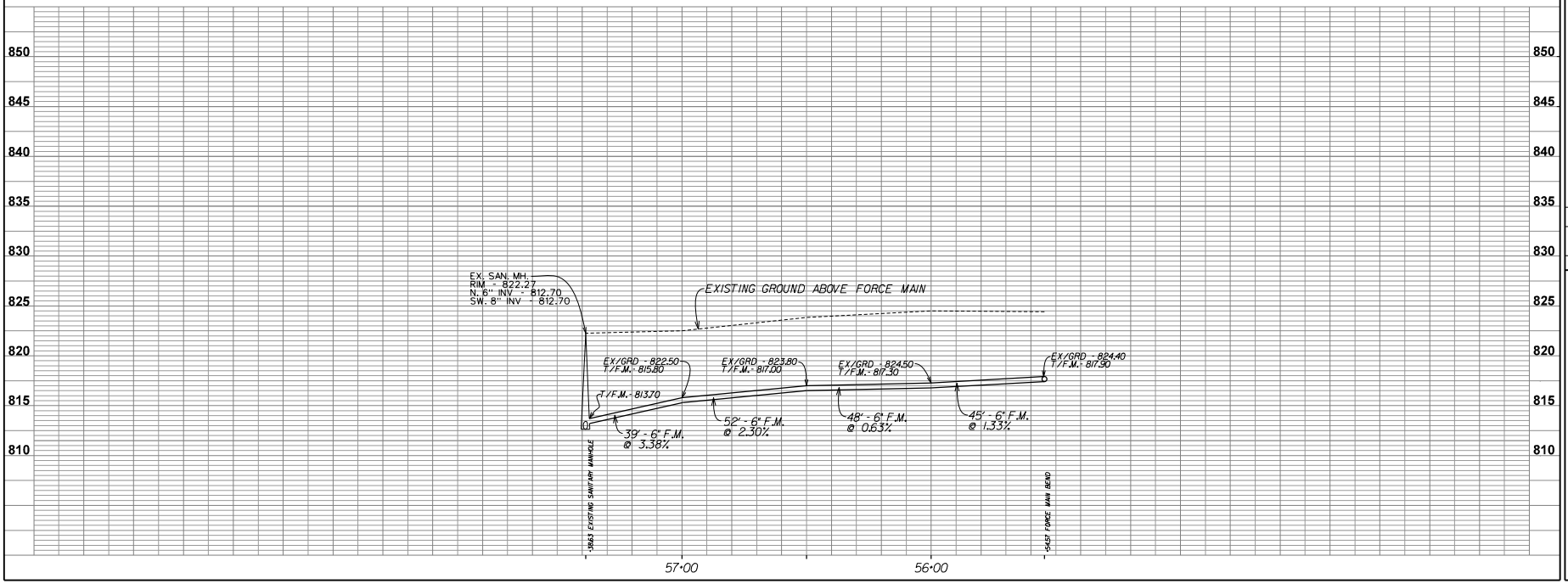

NORTH

SCALE: 1" = 20'

WALNUT RIDGE

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MUNDELEIN, ILLINOIS
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4067
FAX: (847) 367-4077
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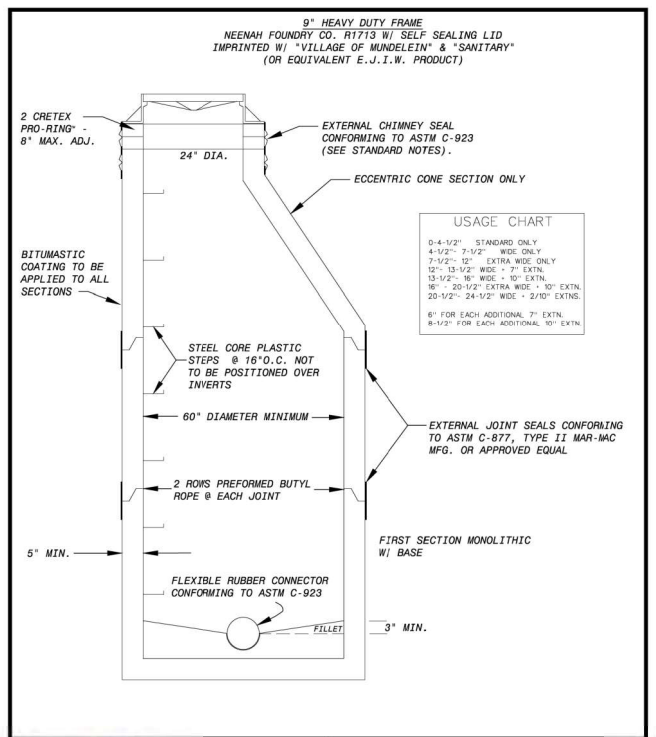
FORCE MAIN PLAN AND PROFILE
MANCHESTER ROAD STATION 55+54.57 TO 57+38.63

SHEET NUMBER 51 OF 59 SHEETS

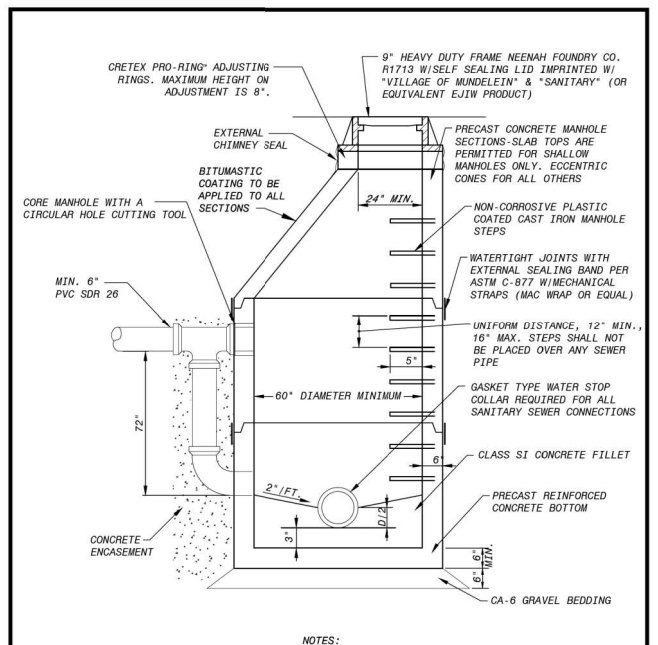
JOB No. 2535



VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

SANITARY MANHOLE TYPE I

DETAIL NO. SAN-1



USE DROP CONNECTIONS FOR ANY SANITARY SEWER PIPE ENTERING TWO (2) FEET OR MORE ABOVE THE LOWEST PIPE INVERT.

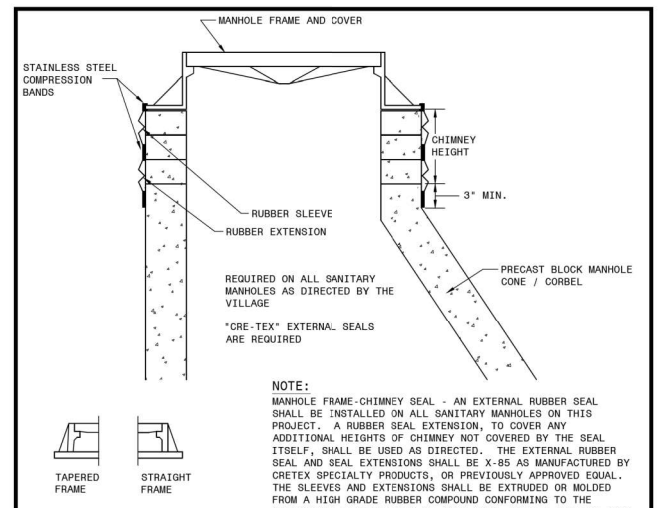
ALL PRECAST CONCRETE STRUCTURES MUST CONFORM TO AASMTO M199

NOTES:
1. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT PIPE SLEEVES.
2. ALL CONCRETE SECTIONS SHALL BE SET ON A PREFORMED BIT. PLASTIC GASKET (RUB-R-NEK OR EZ STIK)
3. FILL LUG HOLES WITH BITUMINOUS MASTIC JOINT MATERIAL.

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

DROP MANHOLE DETAIL

DETAIL NO. SAN-4



REQUIRED ON ALL SANITARY MANHOLES AS DIRECTED BY THE VILLAGE

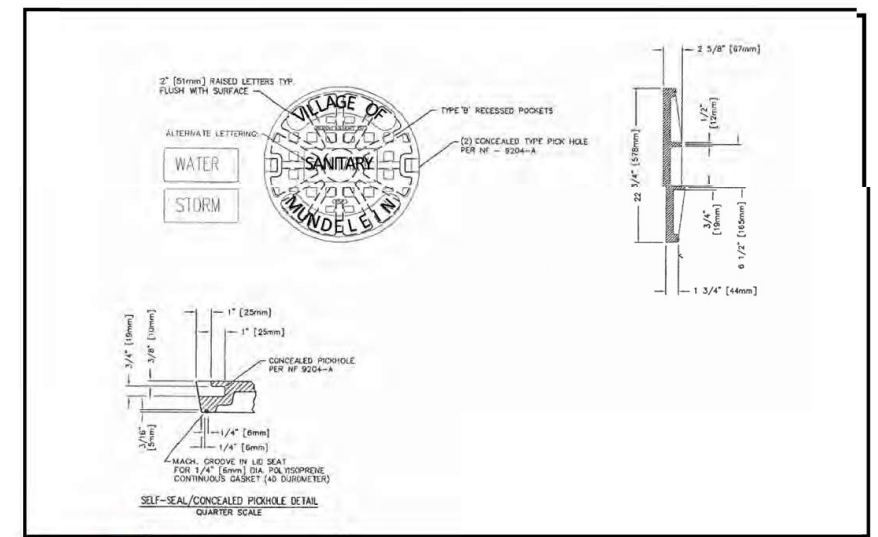
"CRE-TEX" EXTERNAL SEALS ARE REQUIRED

NOTE:
MANHOLE FRAME-CHIMNEY SEAL - AN EXTERNAL RUBBER SEAL SHALL BE INSTALLED ON ALL SANITARY MANHOLES ON THIS PROJECT. A RUBBER SEAL EXTENSION, TO COVER ANY ADDITIONAL HEIGHTS OF CHIMNEY NOT COVERED BY THE SEAL ITSELF, SHALL BE USED AS DIRECTED. THE EXTERNAL RUBBER SEAL AND SEAL EXTENSIONS SHALL BE X-85 AS MANUFACTURED BY CRETEX SPECIALTY PRODUCTS, OR PREVIOUSLY APPROVED EQUAL. THE SLEEVES AND EXTENSIONS SHALL BE EXTRUDED OR MOLDED FROM A HIGH GRADE RUBBER COMPOUND CONFORMING TO THE APPLICABLE REQUIREMENTS OF ASTM C923, WITH A MINIMUM 1500 PSI TENSILE STRENGTH, MAXIMUM 18% COMPRESSION SET AND A HARDNESS (DUROMETER) OF 48±5. THE BANDS USED FOR COMPRESSING THE SLEEVE AND EXTENSION AGAINST THE MANHOLE SHALL BE FABRICATED FROM 16 GAUGE STAINLESS STEEL CONFORMING TO ASTM A240 TYPE 304. ANY SCREW BOLTS OR NUTS USED ON THIS BAND SHALL BE STAINLESS STEEL CONFORMING TO ASTM F593 AND 594, TYPE 304. DETAILED INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE SLEEVE SHALL BE DOUBLE PLEATED WITH A MINIMUM UNEXPANDED VERTICAL HEIGHT OF 8 INCHES AND BE CAPABLE OF VERTICAL EXPANSION OF NO LESS THAN 2 INCHES WHEN INSTALLED. ALL COSTS FOR THE FURNISHING AND INSTALLATION OF THE EXTERNAL RUBBER SEAL AND EXTENSION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR SANITARY MANHOLES.

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

SANITARY SEWER EXTERNAL CHIMNEY SEAL DETAIL

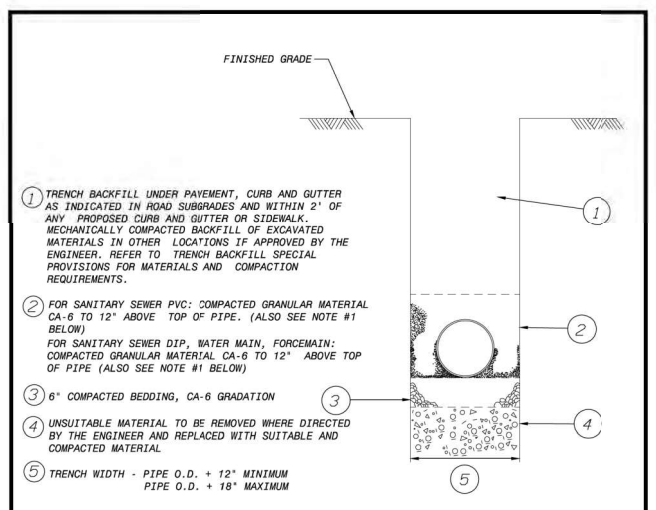
DETAIL NO. SAN-14



VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

SANITARY MANHOLE SELF SEALING LID

DETAIL NO. SAN-11



1. TRENCH BACKFILL UNDER PAVEMENT, CURB AND GUTTER AS INDICATED IN ROAD SUBGRADES AND WITHIN 2' OF ANY PROPOSED CURB AND GUTTER OR SIDEWALK. MECHANICALLY COMPACTED BACKFILL OF EXCAVATED MATERIALS IN OTHER LOCATIONS IF APPROVED BY THE ENGINEER. REFER TO TRENCH BACKFILL SPECIAL PROVISIONS FOR MATERIALS AND COMPACTION REQUIREMENTS.
2. FOR SANITARY SEWER PVC: COMPACTED GRANULAR MATERIAL CA-6 TO 12" ABOVE TOP OF PIPE. (ALSO SEE NOTE #1 BELOW)
FOR SANITARY SEWER DIP, WATER MAIN, FORCEMAIN: COMPACTED GRANULAR MATERIAL CA-6 TO 12" ABOVE TOP OF PIPE (ALSO SEE NOTE #1 BELOW)
3. 6" COMPACTED BEDDING, CA-6 GRADATION
4. UNSUITABLE MATERIAL TO BE REMOVED WHERE DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE AND COMPACTED MATERIAL
5. TRENCH WIDTH - PIPE O.D. + 12" MINIMUM
PIPE O.D. + 18" MAXIMUM

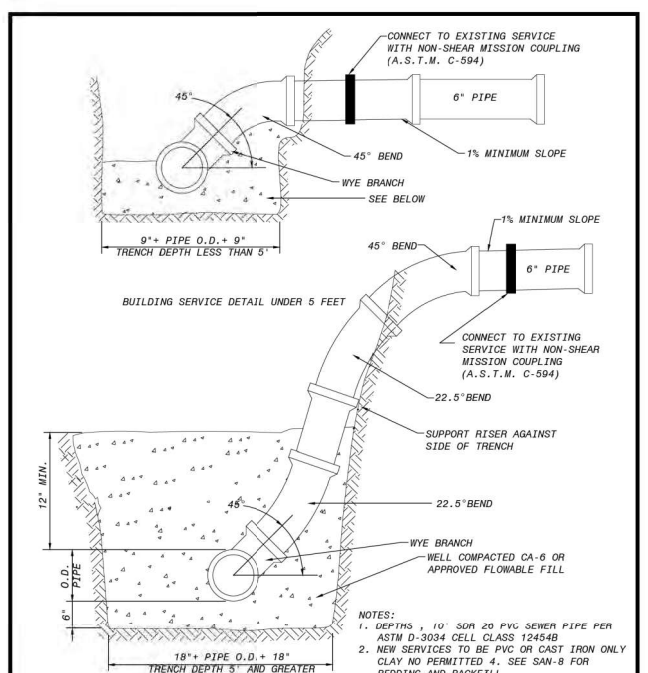
NOTES:
1. PVC PIPE CONFORMING TO THE SDR SPECIFIED IN THE PLANS SHALL BE INSTALLED TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D2321 USING EITHER COMPACTED CLASS I OR CLASS II GRANULAR MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL OF 12" OVER THE TOP OF PIPE TO PROVIDE THE NECESSARY SUPPORT FOR THE PIPE SO THAT THE MAXIMUM DEFLECTION DOES NOT EXCEED 5% OF THE PIPE'S ORIGINAL INTERNAL DIAMETER.
2. ALL CA-6 MATERIAL TO BE IDOT APPROVED.

SANITARY SEWER AND SERVICES

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

TYPICAL SANITARY TRENCH CROSS SECTION

DETAIL NO. SAN-8

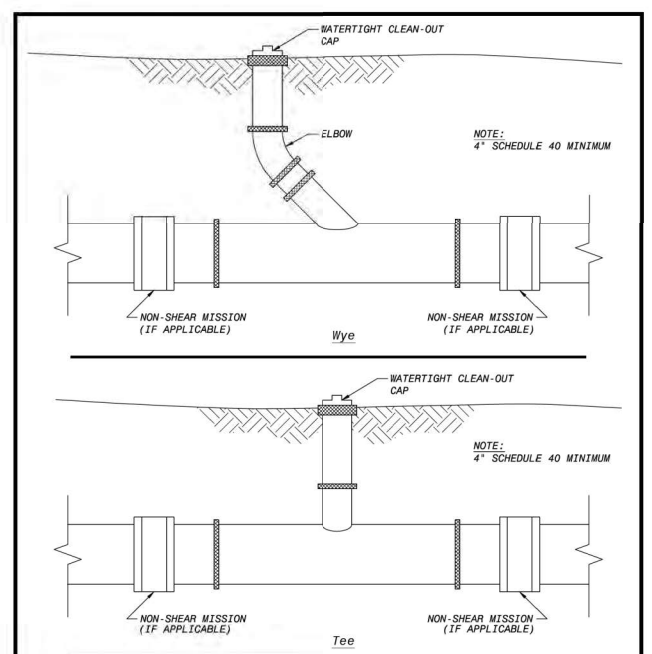


NOTES:
1. DEPTHS , 10' SDR 26 PVC SEWER PIPE PER ASTM D-3034 CELL CLASS 12454B
2. NEW SERVICES TO BE PVC OR CAST IRON ONLY CLAY NO PERMITTED 4. SEE SAN-8 FOR BEDDING AND BACKFILL
3. SEE SAN-08 FOR BEDDING AND BACKFINLL.

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

BUILDING SERVICE RISER

DETAIL NO. SAN-2

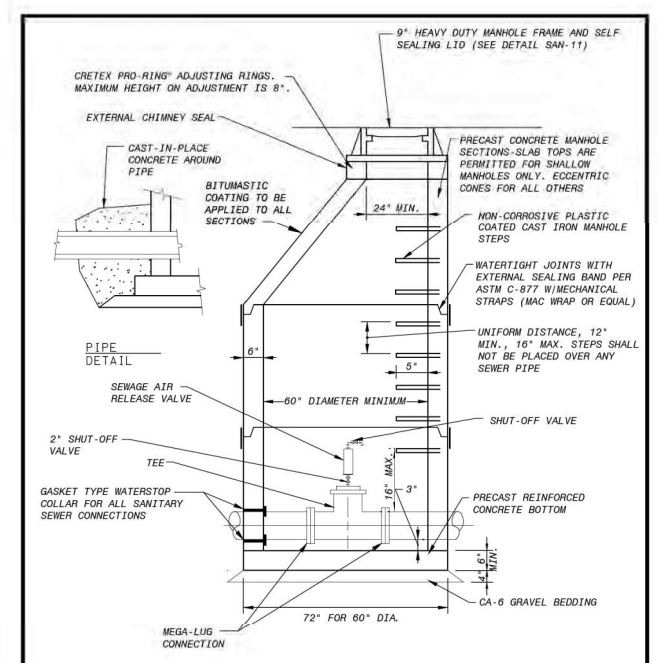


NOTE:
EXTERIOR CLEAN-OUTS CANNOT BE INSTALLED FURTHER THAN 5 FEET FROM THE FOUNDATION.
EXCEPTION: WHEN EXISTING CONDITIONS PREVENT THE INSTALLATION AS SPECIFIED, THE CLEAN-OUT MAY BE INSTALLED IN A LOCATION AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

SANITARY SEWER SERVICE CLEANOUT DETAIL

DETAIL NO. SAN-10



ALL PRECAST CONCRETE STRUCTURES MUST COMFORM TO AASHTO M199

VILLAGE OF Mundelein Public Works & Engineering — VILLAGE OF MUNDELEIN ENGINEERING DETAILS

SANITARY SEWER AIR RELEASE MANHOLE DETAIL

DETAIL NO. SAN-6

Sanitary Sewer Testing Specifications

A. Testing and Inspection for Acceptance of Sanitary Sewers

Testing and inspection of sanitary sewers for acceptability shall be conducted by the developers and results submitted to Village of Mundelein for approval.

1. Exfiltration of air under pressure.
2. Deflection of flexible Thermoplastic Pipe.
3. Televising.

The method(s) of testing shall be specified in the Special Provisions or on the plans.

B. Testing Technique

All Testing Methods: All wyes, tees, and stubs shall be plugged with flexible jointed caps, or acceptable alternate, securely fastened to withstand the internal test pressure. Such plugs or caps shall be readily removable.

1. Air Testing Method Procedures: The section of sewer to be tested shall have been trench backfilled and cleared. Pneumatic plugs (having a sealing length equal to or greater than the diameter of the pipe to be tested) placed in both ends of the pipe to be tested shall be inflated to 25 psig. The sealed sewer pipe shall then be pressurized to four (4) psig above the average back pressure of groundwater over the sewer pipe and the air pressure allowed to stabilize for at least two (2) minutes.

After the stabilization period the line shall be pressurized to three and a half (3.5) psig and the time in minutes measured for pressure to drop to two and a half (2.5) psig. If groundwater is present, the air pressure within shall be increased to three and a half (3.5) psig above the level of the groundwater and the drop of one (1) pound of air pressure measured in minutes.

Air testing techniques shall be in accordance with the latest ASTM Standard Practice for testing sewer lines by low-pressure air test method for the appropriate pipe material, except that the time shall not be less than that shown in the Air Test Table contained in Section 31-1.11 C of the Standard Specifications for Water and Sewer Main Construction.

2. Deflection Testing for Flexible Thermoplastic Pipe:

a. The pipeline shall be tested for excess deflection by pulling a "go/no go" mandrel through the pipe from manhole to manhole. The mandrel shall be sized in accordance with Section 31-1.11 C (4) and as specified in the Special Provisions. A "deflectometer" may also be used to check and record deflection.

b. Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.

c. Where deflection is found to be in excess of allowable testing limits, the Contractor shall excavate to the point of excess deflection and carefully compact around the point where excess deflection was found. The line shall then be retested for deflection. However, should after the initial testing the deflected pipe fail to return to the original size (inside diameter), the line shall be replaced.

3. Televising Standards

a. The main sanitary sewer shall be televised prior to acceptance. A videotape, CD, or DVD (along with a paper report) shall be submitted to the Village of Mundelein Engineering Department. The paper reports shall include the following: Date, time, street name, manhole numbers from and to, manhole

Mundelein
Engineering Details
January 2019

SAN-15
(1 of 2)

depths, pipe size, pipe type, direction televised, surface conditions, clock position of services, final distances in feet, and observation details with footage. (Include still photos for each observation that is indicated.) The contractor without delay shall perform all necessary corrective work.

AIR TEST TABLE

SPECIFICATION TIME (MIN:SEC) REQUIRED FOR PRESSURE CROP FROM 30 TO 20 PSIG WHEN TESTING ONE PIPE DIAMETER ONLY

Length of Sewer Pipe in Inches	PIPE DIAMETER, Inches 4	6	8	10	12	15	18	21	24
25	0:04	0:10	0:18	0:28	0:40	1:02	1:29	2:01	2:38
50	0:09	0:20	0:35	0:55	1:19	2:04	2:58	4:03	5:17
75	0:13	0:30	0:53	1:23	1:59	3:06	4:27	6:04	7:55
100	0:18	0:40	1:10	1:50	2:38	4:08	5:56	8:05	10:34
125	0:22	0:50	1:28	2:18	3:18	5:09	7:26	9:55	11:20
150	0:26	0:59	1:46	2:45	3:58	6:11	8:30		
175	0:31	1:09	2:03	3:13	4:37	7:05			
200	0:35	1:19	2:21	3:40	5:17				12:06
225	0:40	1:29	2:38	4:08	5:40			10:25	13:36
250	0:44	1:39	2:56	4:35			8:31	11:35	15:07
275	0:48	1:49	3:14	4:43			9:21	12:44	16:38
300	0:53	1:59	3:31				10:12	13:53	18:09
350	1:02	2:19	3:47			8:16	11:54	16:12	21:10
400	1:10	2:38			6:30	9:27	13:36	18:31	24:12
450	1:19	2:50			6:48	10:38	15:19	20:50	27:13
500	1:28			5:14	7:34	11:49	17:01	23:09	30:14

Mundelein
Engineering Details
January 2019

SAN-15
(2 of 2)

STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

41-2.01A GENERAL

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

41-2.01B HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

(1.) Water mains shall be located at least ten (10) feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

(2.) Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:

(a) local conditions prevent a lateral separation of ten (10) feet (3.1 m); and

(b) the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and

(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

(3.) When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling. See Standard Drawing No. 18.

WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL SEPARATION)

STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01C VERTICAL SEPARATION - WATER MAINS AND SEWERS

(1.) A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical seperation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

(2.) Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:

(a) it is impossible to obtain the proper vertical separation as described in (1) above; or

(b) the water main passes under a sewer or drain.

(3.) A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.

(4.) Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings No. 20-23.

WATER AND SEWER SEPARATION REQUIREMENTS (VERTICAL SEPARATION)

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

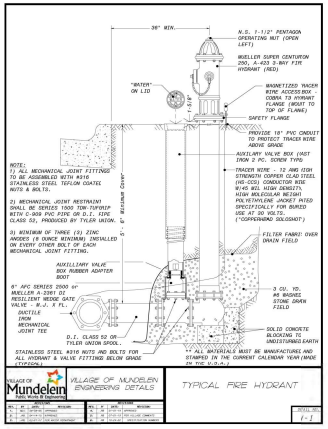
REVISIONS

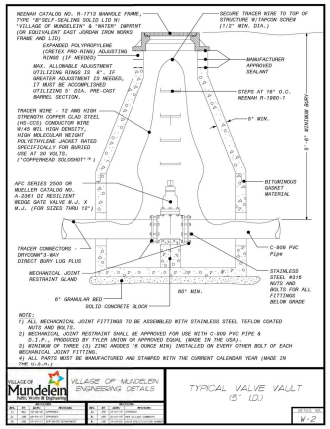
DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

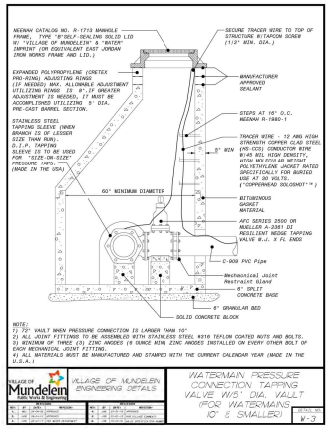
DETAILS

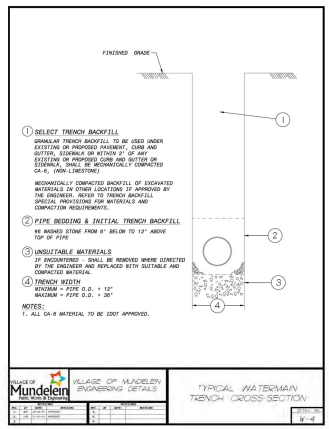
SHEET NUMBER 52 OF 59 SHEETS

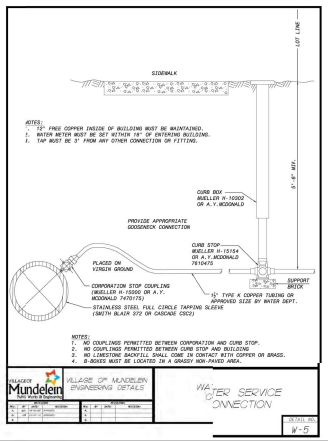
JOB No. 2535

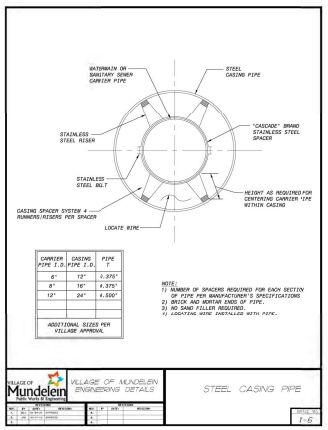


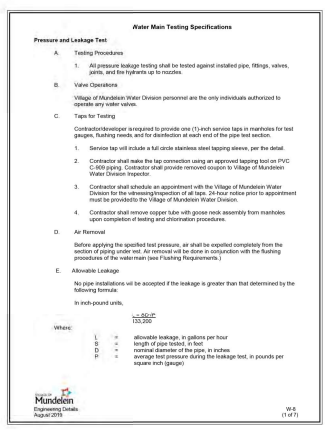


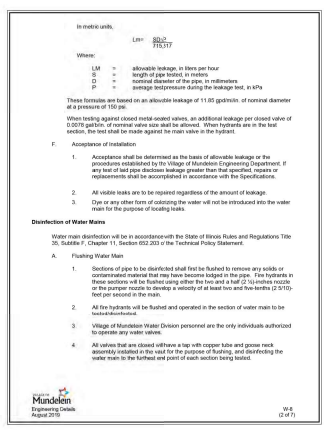


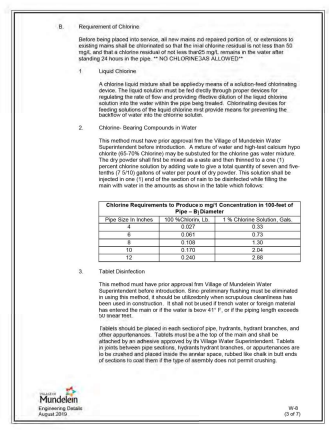


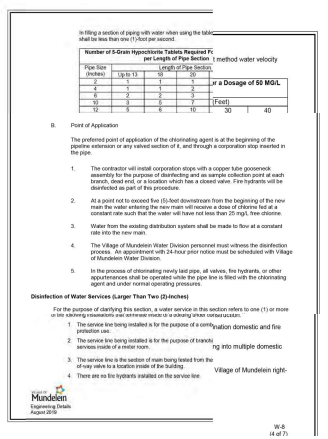


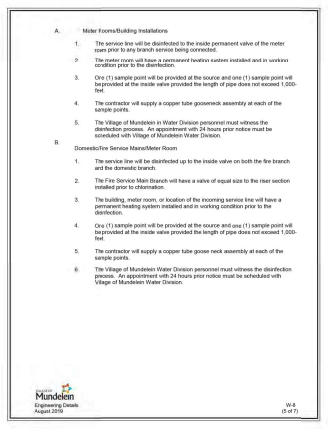


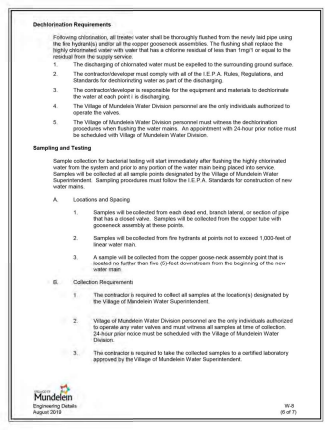


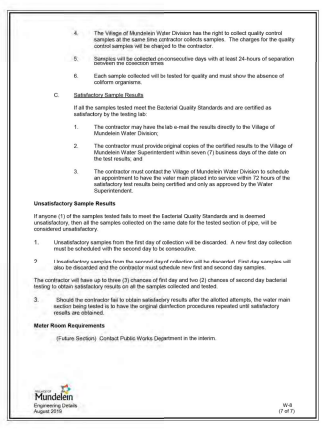


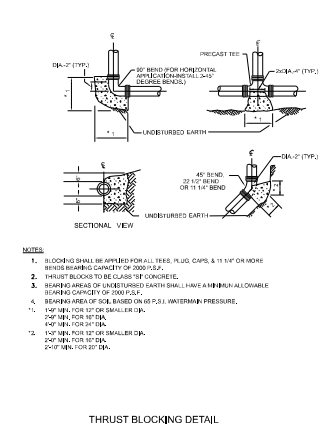












MUNDELEIN, ILLINOIS
PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4707
FAX: (847) 367-4707
E-MAIL ADDRESS: pba@pearsonbrown.com

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WALNUT RIDGE

DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

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SHEET NUMBER 53 OF 59 SHEETS

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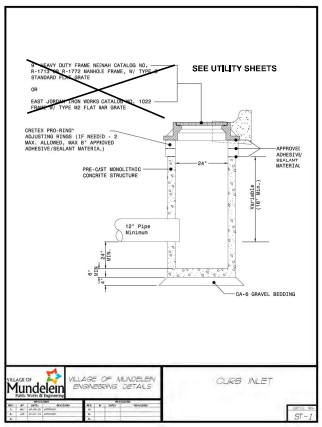
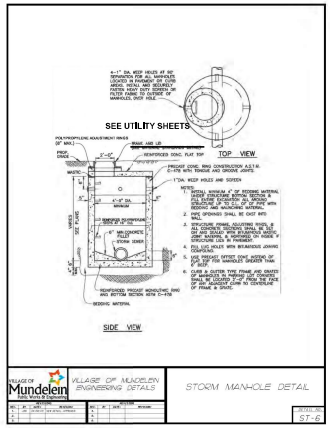


VILLAGE OF Mundelein — VILLAGE OF MUNDELEIN ENGINEERING DETAILS — CURB INLET — ST-1



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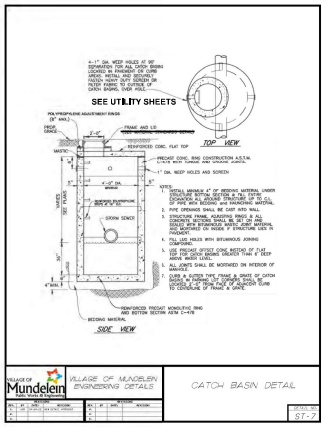

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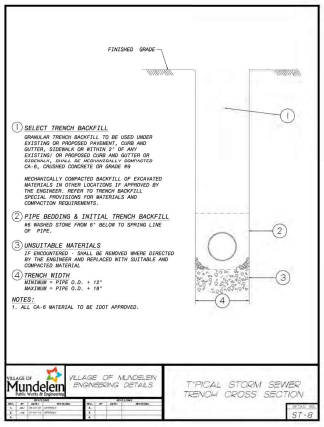

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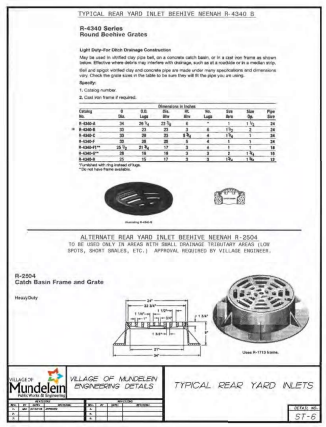

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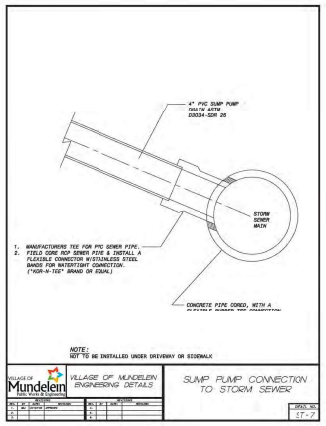

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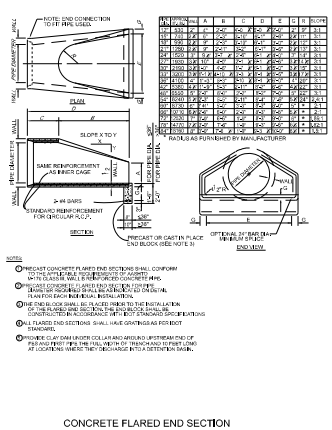
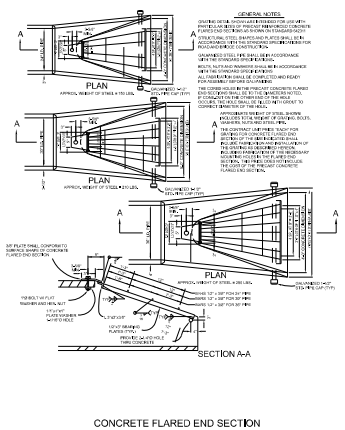


CONCRETE FLARED END SECTION



Miscellaneous Roadway Standards/Notes

1. All connecting roadway gradients with an algebraic difference of greater than 1.2 percent shall be connected with a vertical curve. All standards contained in AASHTO's "A Policy on Geometric Design of Highways and Streets," latest edition, regarding vertical curves shall be followed. A design speed of 45 mph shall be used on collector commercial/industrial roads and a design speed of 35 mph shall be used on local streets.
2. Street jogs with centerline offsets of less than 150-feet are not allowed on local roads. Offsets on collector roads are not allowed and spacing between two (2) cross streets on collector roads shall be no closer than 500-feet.
3. Gradients of all streets shall be at least 0.6 percent:
   a. Collector and industrial streets shall not exceed five (5) percent;
   b. Local streets shall not exceed eight (8) percent.
4. Any pavement patches located within intersections will require the entire intersection, to radius returns on all the legs, to be milled and resurfaced with two (2)-inch bituminous concrete surface course.
5. Roadway cross-sections showing existing and proposed sections shall be provided at a scale of one (1)-inch = two (2)-feet V, one (1)-inch = ten (10)-feet H for any existing roadway reconstruction and at a scale of one (1)-inch = five (5)-feet V, one (1)-inch = ten (10)-feet H for new roadways.
6. One (1) copy of the Final Engineering Plans must be submitted to the Village in Microstation digital format.
7. All Plats of Subdivision shall be submitted to the Village on a 24-inch x 36-inch Mylar for recording purposes. It shall also be submitted to the Village in electronic format on a CD which can be read by an IBM compatible computer in Microstation format. All coordinates shall be based upon State Plane Coordinates and shall tie to existing monuments as established by the Village of Mundelein. The following specific electronic layers are required: the boundary, roadway centerline, property lines, and roadway right-of-way must each be on a separate layer.
8. A minimum of two (2) permanent concrete bench mark monuments (see Standard Detail R-17) shall be established in all new residential, commercial, and industrial subdivisions. Number of monuments and monument placement shall be approved by the Village Engineer.
9. A qualified geotechnical soils engineer must certify the acceptability of the subgrade of all subdivision streets prior to placing any base course material. This must be based upon the latest addition of the Village of Mundelein's Specifications "Field Quality Control Procedures for Pavement Area Subgrade" (I-1.)

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Field Quality Control Procedures For Pavement Area Subgrade

The following procedures are recommended in order to prepare the subgrade for the project.

A. The work area will first be stripped of vegetation or, in cut areas, excavated to a Design Subgrade Elevation as shown on the plans.
   1. The subgrade after cut will be proof rolled to verify a stable subgrade as directed by the soils engineer.
   2. A series of test pits may be needed as directed by the soils engineer to verify additional undercut as predicted or estimated by Boring Logs and the Earthwork Undercut Plan.

   Proof rolling procedures will be as follows:
   a. Two (2) to four (4) passes with a 25 ton rubber tire roller or equivalent; and
   b. Concentrate additional passes in areas that exhibit instability as directed by the soils engineer.

B. Unstable and unsuitable subgrade materials will be removed to the depth encountered as directed by the Soils Engineer.
   1. Materials at undercut subgrade elevation should:
      a. Have an unconfined compressive strength (Qu) of 2.0 tsf minimum, or cone index of 250 minimum;
      b. Contain no foreign materials or have organic contents in excess of six (6) percent total organic matter as determined by the Wet Combustion Method (AASHTO T-194); or maximum dry densities less than 105 pcf as determined by AASHTO T-180 (ASTM D-1557); and
      c. Be able to support necessary construction equipment without severe rutting or deflection.

C. At undercut subgrade elevation, the upper eight (8)-inches of soil shall be scarified or disced and recompacted to 95 percent of the maximum dry density as defined by AASHTO T-180 (ASTMD-1557), prior to remedial work fill placement.

D. Proof rolling of the prepared undercut subgrade will be done if required by the soils engineer to further verify a stable subgrade prior to fill placement.

E. Roadway FILL shall be placed in successive horizontal lifts of not more than six (6)-inches in loose depth (cohesive material), or not more than nine (9)-inches in loose depth (porous granular material.)

F. The upper eight (8)-inches of subgrade in areas not undercut shall also be scarified and recompacted to 95 percent of the maximum dry density as defined by AASHTO T-180 (ASTM D-1557), prior to placement of subsequent lift of FILL material.

G. Once the existing subgrade is stabilized, FILL can be placed and compacted in lifts to Design Subgrade Elevation. All roadway FILL materials shall be compacted to 95 percent of AASHTO T-180 (ASTM D-1557.)

H. When the work listed in the steps above has been completed, the subgrade will be checked by proof rolling and approved by the Village before construction of the subbase, base course, or pavement is started. The Village will make the determination as to whether areas failing this proof roll require additional drying and recompaction or whether the soil conditions warrant more extensive treatment.

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August 2022
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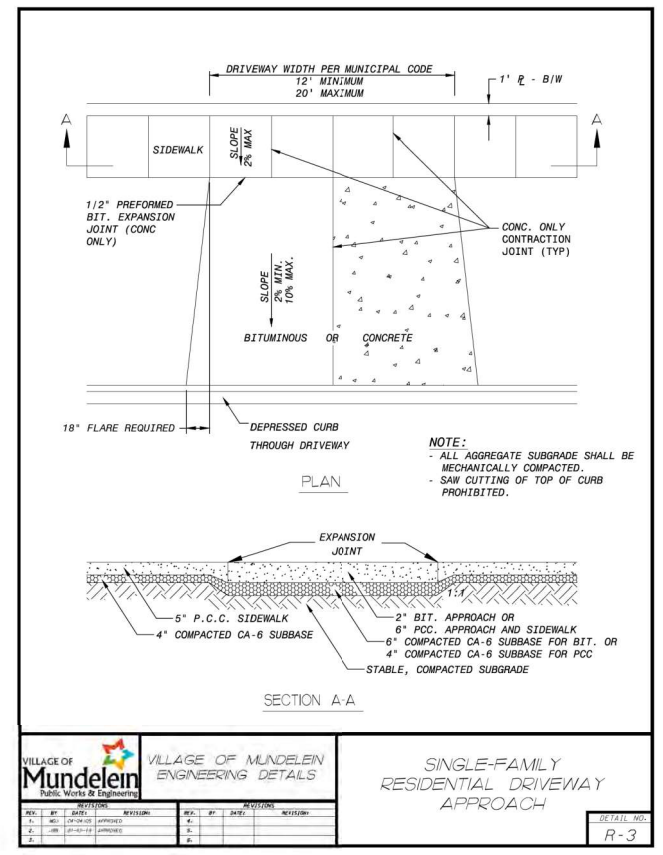
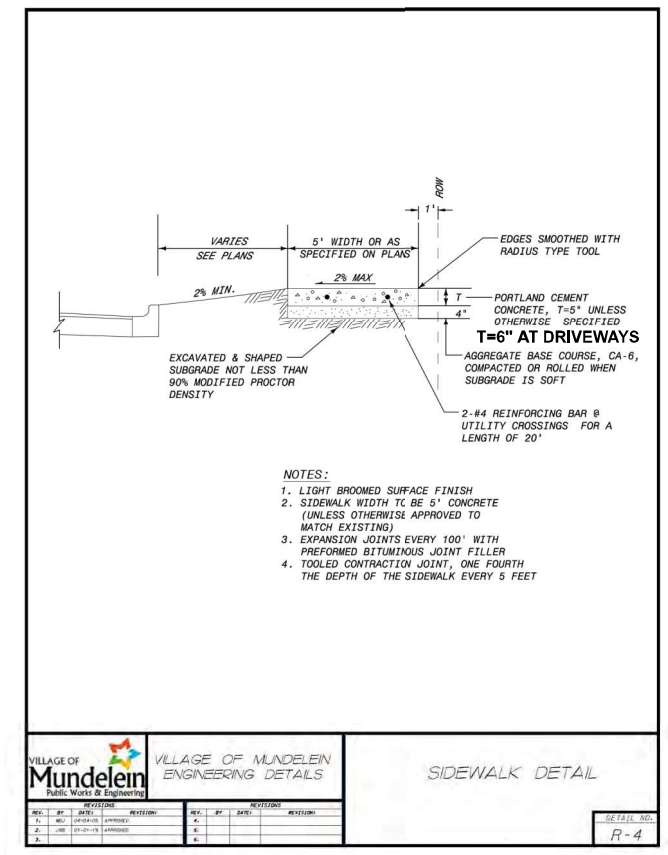
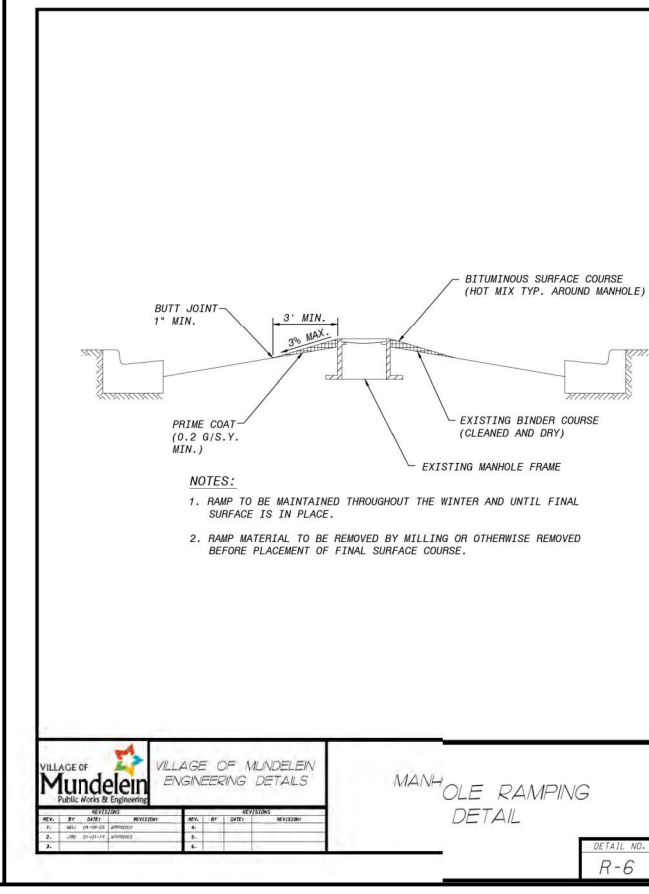
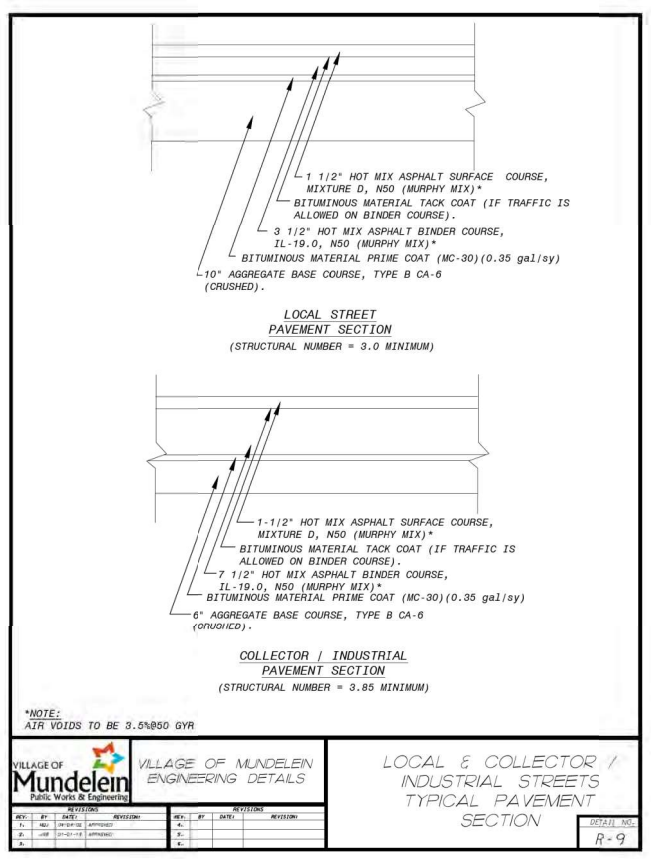
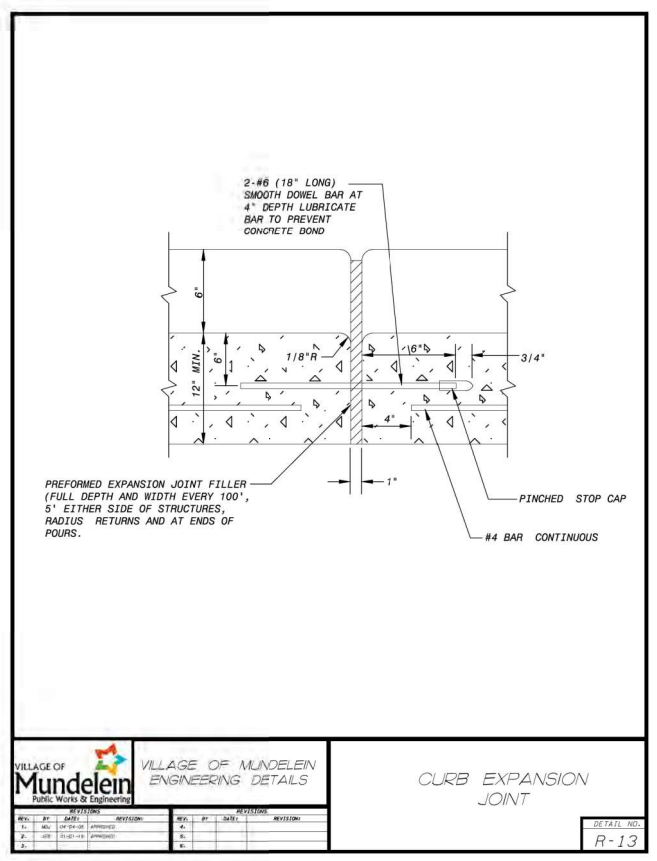
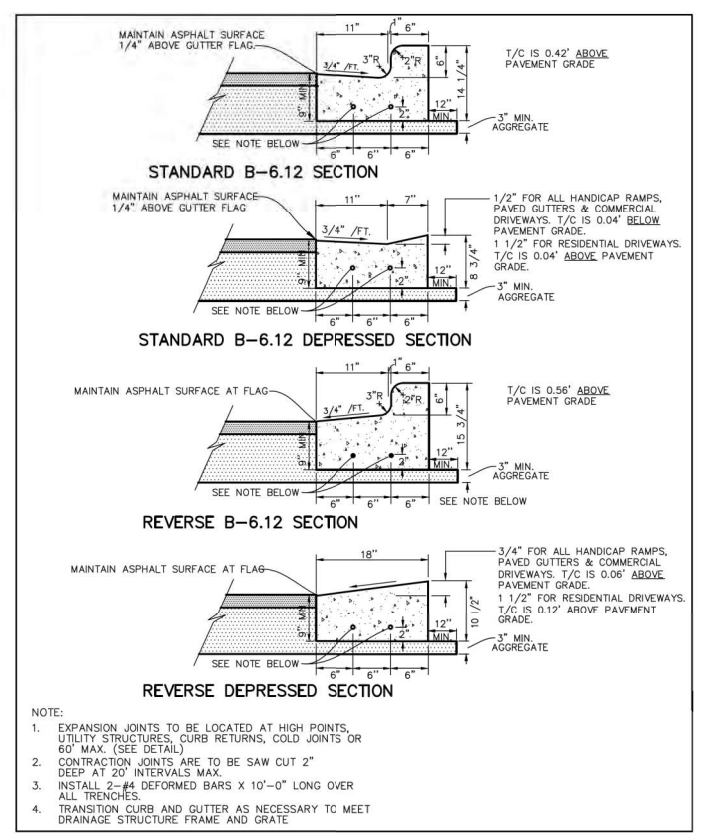




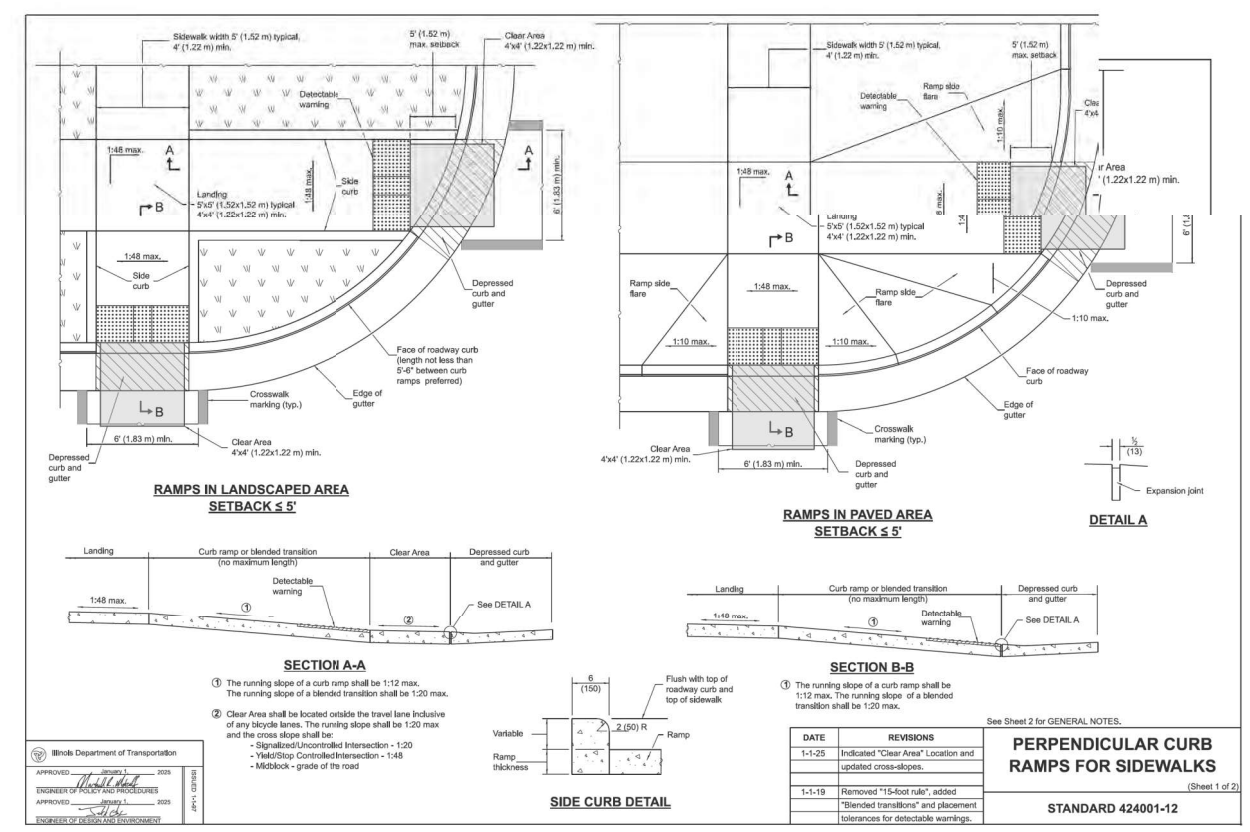








B-6.12 CURB & GUTTER DETAL



Street Sign Standards

Sign Specifications

All sign posting shall be installed in accordance to the install diagram printed in the latest edition of the M.U.T.C.D. Manual.

All signage shall be fabricated in accordance with the latest revision of the Federal Highway Standards Manual and the M.U.T.C.D. Manual Publication.

All aluminum shall meet or exceed State of Illinois Aluminum Sign Specification 5052-H3 Alloy Mil Finish ATSM B-209-88, Conversion Coating ATSM B-4449-67A, Class 2 or latest revisions and .080 aluminum thickness.

All non-street name signs shall be mounted to a height of (7) feet to the bottom of the sign to the top of the curb.

Postings with (2) signs shall be mounted with the top sign (7) feet to the bottom and the second sign directly below leaving minimal or no gap between signs.

Street name signs shall be mounted to a height of (9) feet to the bottom of lowest street name sign.

All postings shall be 2"x 2" square tele spar type 14-gauge galvanized posts.

All post bases shall be 36" long x 2 ¼" x 2 ¼" 12-gauge galvanized square.

All postings, except where shown on plans (prints) shall be posted at or as close to the property lot lines wherever possible unless a conflict where underground utilities exist.

All postings shall be plumb and true with a post level and will be checked by The Village of Mundelein Public Works personnel for accuracy of installation. If installations are rejected, they shall be re-installed at the contractor's expense.

All street name signs shall be removed off street light poles where possible and if not install at 10' in height.

All bases are to be pounded in ground with 3-4 holes showing.

All street name signs bases shall be 3' from back of curb.

All non-street name sign bases shall be 3' from back of curb.

In instances of a curb side sidewalk less than 5' wide, the post should be placed immediately behind the sidewalk.

Speed Limit 25 Entire subdivision (24x30) shall be placed at all the entrances to neighborhoods.

Street name signs riveted to pole with drive rivets and riveted together on ends with PVC spacer.

All signs must have 1170 CLEAR ELECTROCUT OVERLAY.

Street name signs are to be single sided, printed on HIP mounted to each side of post.

Reflective Sheeting

The sign face shall be reflective sheeting conforming to the specifications for "Prismatic Lens Reflective Sheeting Illinois Type AZ and ASTM Type 9 for Traffic Control Signs."

Signs must be fabricated with 3M VIP Diamond Grade reflective sheeting with 1170 series 3M EC (electronically cut) film.

Sign Mounting Hardware

3/8-inch x ½-inch stainless steel hammer-hit drive rivet.

¼-inch x 1 ¼-inch aluminum compression blind rivet cherry.

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Sign Mounting Hardware (Light Pole)

36-inch cantilever with 5/16-inch x 1" galvanized steel hex head bolts

Stainless steel strapping ¾ " x .030" Band-It material or 9/16 " x 40" snap lock assembly.

On Tele spar:

1" OD aluminum drive rivet and nylon washer.

5/16" x 2.5" corner bolt with washer nut.

Rivet mate ¼ w/ 1-13/16" sleeve aluminum, grip, range 1 7/8 to 2 1/8 PVC spacers VCS 237 1 ¾ ".

Reflectorized Street Name Signs

Length and width:

Mounted street name signs shall have a standard height of (9) inches. The overall length of the face and blade shall be determined by the number of letters in the street name, including the star logo, prefixes and suffixes. The name plate shall be a minimum length of (30) inches. Where extra length is required, it shall be in (6) inch increments.

Sign Face:

Sign blanks are to be flat .080 aluminum.

All cut uppercase letters are to be six (6)-inches in height, lowercase letters to be three (3)-inches in height.

All compass prefix and suffix letters are to be three (3)-inches in height.

Sign blanks are to be faced with 3M VIP Diamond Grade (White) sheeting.

White base material shall be covered with Green EC (electronically cut) film with ¾-inch borders.

Traffic Control Signs

Stop signs shall be 30-inches x 30-inches with 3M VIP Diamond Grade reflective sheeting.

Yield signs shall be 30-inches with 3M VIP Diamond Grade reflective sheeting.

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Decorative Streetscape Posting

2 3/8" Diameter Black Aluminum Poles
SKU: 203-00210
Pole, Smooth, 2-3/8"x10'x.109 Wall, Aluminum, Black Finish, decorative streetscape pole

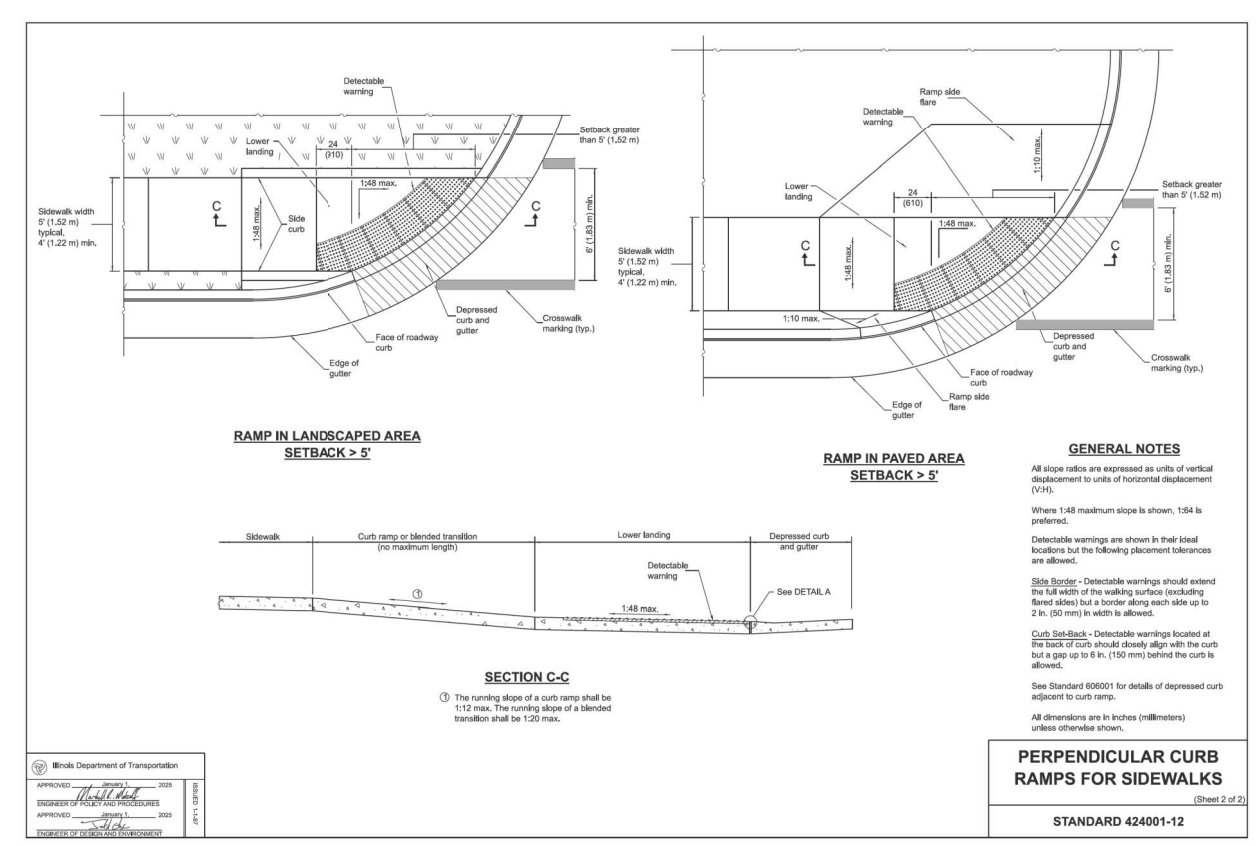
Aluminum Mini Bases
SKU: 203-00024
Mini Base for 2-3/8" Painted Black Finish, Decorative Slip Over Base Improves Look

Ball Finial for Pole Top
SKU: 203-00248
Finial, Ball Cap for 2 3/8" Round Post Toppers, Decorative Vulcan Black Finish

V-Loc® Post Anchor for Round 3" Posts
SKU: 034-00088
V-Loc, 30-VR3B Model, for 3" Round Posts going into soil, Includes: Clean-out Bar, Wedge, Post Anchor

Z Bracket Single-Sided Round Pole Brackets
SKU: 037-00005
Sign Mounting Kit, Z-Bracket, 2-3/8" For Mounting One Static Sign to 2-3/8" OD Pole

Village of Mundelein
Engineering Details
April 2023
R-12
(3 of 3)



WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
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REVISIONS

DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

DETAILS

SHEET NUMBER **55** OF 59 SHEETS

JOB No. 2535

Street Lighting Notes and Special Provisions

General

1. At least two (2) weeks prior to the installation of street lighting, contact the Village of Mundelein Engineering Department and the Village of Mundelein Public Works Department Facility Maintenance Division at (847) 949-3278 to schedule a pre-construction conference. The Public Works Department must also be notified a minimum of 24-hours prior to commencement of work. All street lighting components must be within the right-of-way or dedicated easement.
2. A street light cable inspection is required following the cable duct installation prior to backfill. Contact Village of Mundelein Engineering Department for scheduling.
3. The contractor shall call J.U.L.I.E. at (800) 892-0123 for utility locations prior to beginning any excavations.
4. Street lighting shall be based on a 110-volt AC system, with a maximum of ten (10) lamps per circuit. Streetlights shall be controlled by a central controller. The Controller shall be located three (3)-feet behind the sidewalk within the right-of-way or dedicated easement.
5. All underground circuit wiring shall be run in minimum one (1)-inch "Unit Duct" with three (3) #6 U.S.E XLP Copper Conductors. No circuit wiring shall be run in side or backyards. Larger conductors may be required by the Village for compensation of line loss over long distances.
6. The electrical supply from the utility company pedestal to the streetlight controller shall be determined by length of run and placed in a two (2)-inch rigid conduit.
7. A #6 Stranded Copper Ground Cable shall be installed in the same trench and adjacent to the unit duct.
8. A 5/8-inch diameter by eight (8)-foot copper ground rod shall be installed at each streetlight and at the controller.
9. Street lighting cables shall be installed three (3)-feet behind the back of the curb, and a minimum of 24-inches below finished grade.
10. When circuit wiring must cross under permanent pavement (streets, driveways, sidewalks, etc.), the unit duct must be installed within a four (4)-inch PVC Schedule 40 conduit that shall extend a minimum of one (1)-foot beyond the edge of the concrete or blacktop.

Streetlight Controller

1. The controller box shall be a minimum 26-inches x 17-inches x 15-inches NEMA 3R Single Door Enclosure installed on a 30-inch long, four and a half (4 ½)-inch O.D. Spun Aluminum pedestal pole, with a square aluminum base.
2. The aluminum controller box shall have a one-quarter-inch stiffener plate installed in the base.
3. The controller box catalog cuts must be supplied to and approved by the Village prior to installation.
4. There shall be a maximum of ten (10) streetlights per branch breaker within the controller cabinet and branch breakers shall be FA Type.
5. The cabinet shall be equipped with a latching device operated by a "Universal Key."

Village of Mundelein
Engineering Details
January 2019 L-O (1 of 4)

6. The cabinet shall be factory painted green and have a three (3)-inch x 11-inch stainless steel plate imprinted with "Street Lighting."
7. The equipment-mounting panel shall be half (½)-inch thick Arboron Material.
8. Exposed bus bars shall be insulated.
9. Connector screws shall be painted white for neutral bar, and green for ground bar connectors.
10. Power wiring screws shall be XLP 600 volts and control wiring shall be #12 MTW.
11. The power circuit shall be protected by Busman Brand Fast Acting KTK-20 Fuses in a BM Fuse Block.
12. All control wiring shall be stranded and marked with Brady Markers.
13. A photoelectric cell shall be located inside the controller cabinet in the lower right hand corner. Photocell shall be FA105M Fischer Pierce. The photocell shall control all lighting via an enclosed flange mount power relay.
14. A hand-off auto selector switch shall be installed in the controller circuit. A 120-volt, 60 AMP, electronically held multi-pole lighting contactor shall be used.
15. The controller shall be equipped with commercial grade, internal, GFCI Duplex Outlet with a rain tight horizontal mounting cover and a three (3)-inch gang box.
16. The controller box shall have a standard 125-volt outlet box lamp holder with pull chain mounted in the cabinet.

Residential Poles & Lamps - Existing Developments – Town & Country G.E.

1. Poles shall be reinforced concrete with a tapered exposed aggregate finish, Centrecon SEO-4.3 112 or approved equal.
2. The poles shall be direct bury models with a lower cable entrance able to support dual cable entry.
3. There shall be a three (3)-inch x six (6)-inch hand-hole on each pole. The bottom of the hand-hole shall be 16-inches above the finish grade. The hand-hole shall face away from the street.
4. Standard residential streetight poles shall have a 14-foot mounting height.
5. Poles located at intersections with arterial or collector streets or highways shall have a 23-foot mounting height, Centrecon Model MEO-7-112, or approved equal.
6. The 14-foot poles shall be installed three (3)-feet behind the back of the curb. The 23-foot poles shall be installed eight (8)-feet behind the back of the curb center of radius.
7. The luminaire on 14-foot poles shall be a 100-watt HPS Town & Country style (General Electric) fixture or approved equal. Refractor lenses shall be polycarbonate.
8. The 23-foot poles shall have a 400-watt HPS Cobra Head fixture with a cut-off lens mounted on an eight (8)-foot davit arm, Model MO-AD8.
9. Photoelectric cells shall not be located on the Luminaires. A single photocell shall be located at the controller.

Village of Mundelein
Engineering Details
January 2019 L-O (2 of 4)

10. Each pole shall have a Fuse-Tron inline fuse, with rubber boot on the load side of the circuit. Sufficient internal wiring shall be provided at each pole to provide ease of maintenance.
11. Internal wiring of pole and luminaire shall be ten (10) gauge THNN wire, minimum.
12. Maximum spacing between poles in a residential development shall be designed at 200-feet, measured along the centerline of the street. Additional lights must be installed at all intersections, road curves, and at the end of cul-de-sacs.
13. Poles shall not be located closer than 15-feet to any tree.
14. Poles shall not be placed within six (6)-feet of a driveway.

Street Lighting Standards

Streetlights shall be installed to conform to the Standards and Specifications developed by the Village Engineer.

Design References

All street or parking area lighting systems shall be designed and constructed in accordance with one (1) or more of the following references as they apply:

A. National Electric Code;
B. "Standard Specifications for Road and Bridge Construction" by Illinois Department of Transportation;
C. "Standard Specifications for Traffic Control Items" by Illinois Department of Transportation;
D. "Design Manual" by Illinois Department of Transportation;
E. Manufacturer – supplied literature; and
F. Municipal Electric Code.

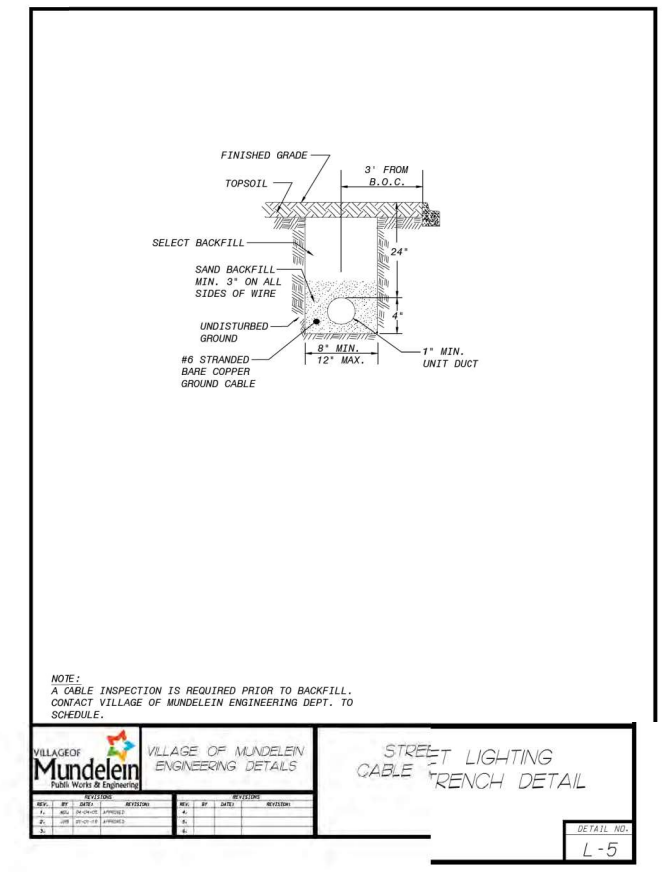
Residential Poles & Lamps – New Developments (Holophane)

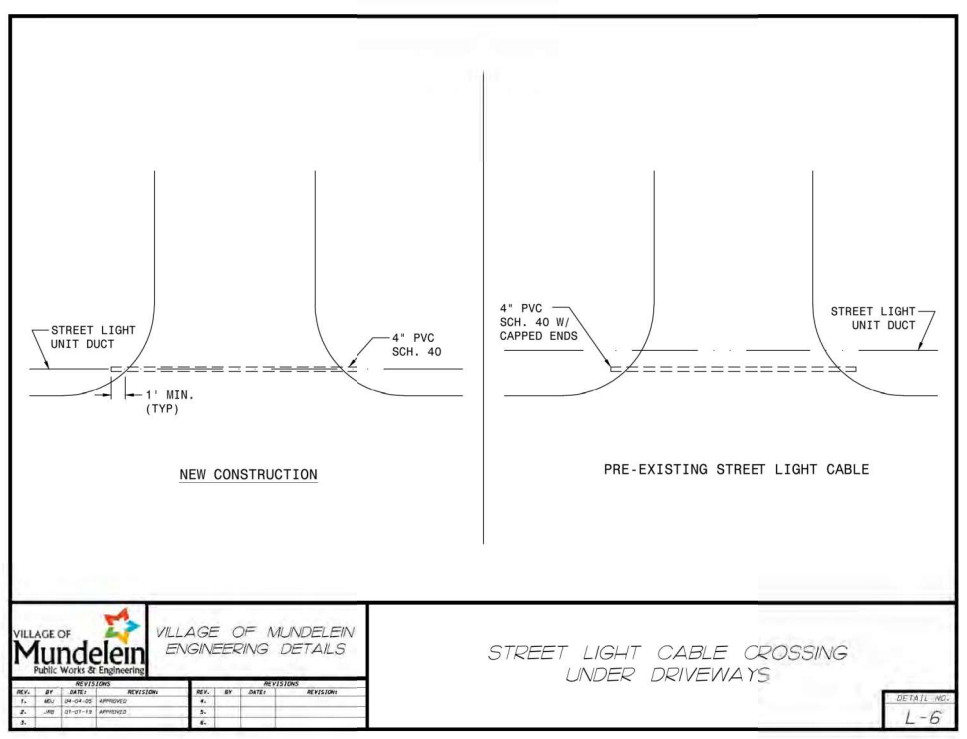
1. Poles shall be Holophane Wadsworth Series with a 17-inch base. (Catalog # W14F5/17-CA/BKH.)
2. Standard residential streetlight poles should have a 14-foot mounting height.
3. Poles located at intersections with arterial or collector streets or highways shall have a 23-foot mounting height, Holophane Columbia Series. (Catalog # C22/20-CIS/BKH.) L-0 (3 of 4)
4. The 14-foot poles should be installed three (3)-feet from the back of the curb to the center of the base. The 23-foot poles should be installed eight (8)-feet behind the back of the curb center of the radius.
5. The luminaries on 14-foot poles shall be a 100-watt HPS Holophane Utility Granville Series. (Catalog # GVU100HPMAB7RSBP.)
6. The luminaries on the 23-foot poles shall be a 400-watt HPS Holophane Esplanade Series Catalog # ESU400HPMT B4 P.S with a 72-inch Crossarm Catalog # WLC 72/1-CA/BKM utilizing a Holophane West Liberty Style Decorative Arm Fitter. (Catalog # WLLF/200 CCA/BK.)

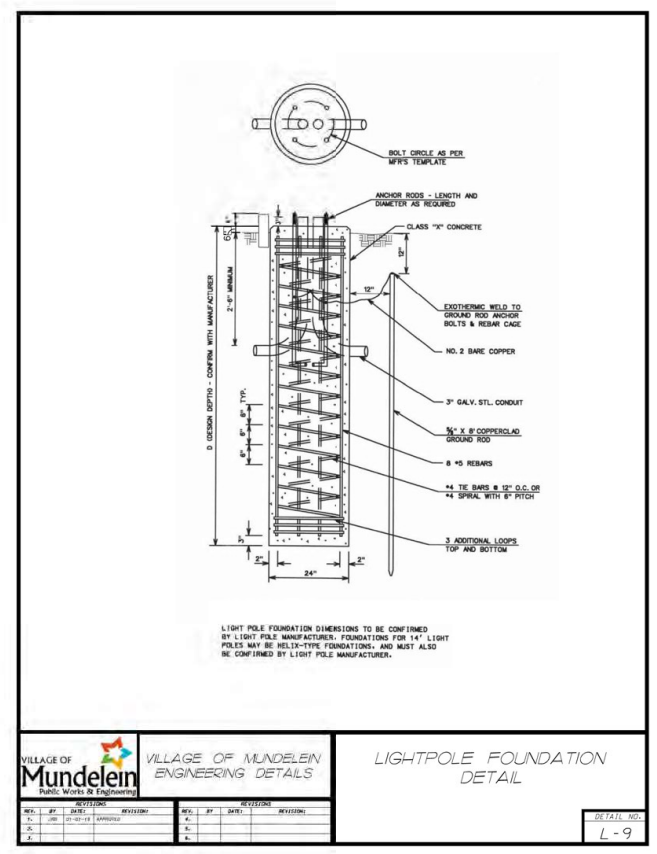
Village of Mundelein
Engineering Details
January 2019 L-O (3 of 4)

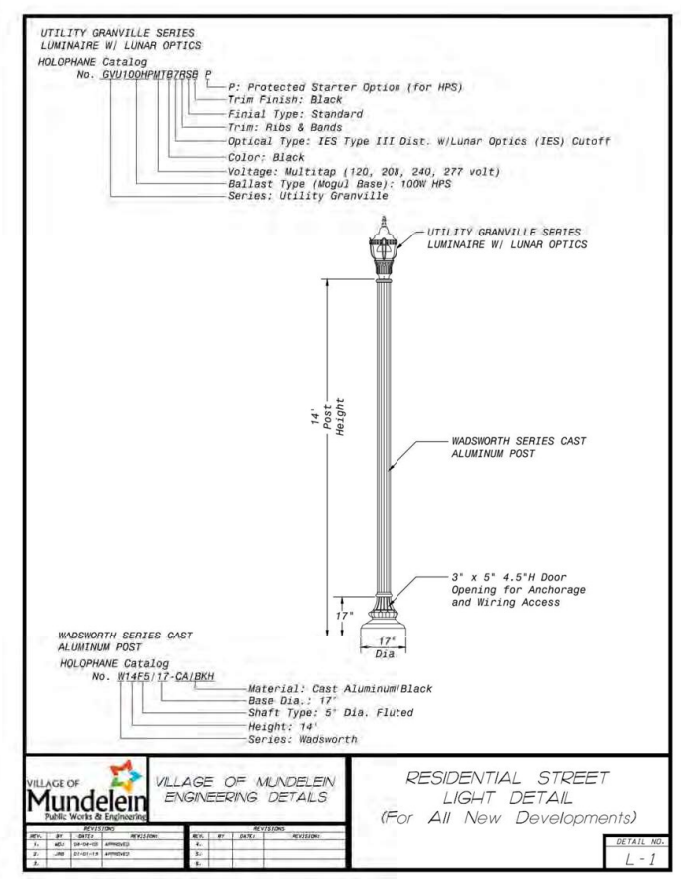
7. Photoelectric controls shall not be used on the luminaries. A single photocell shall be located at the controller.
8. Each pole shall have a Fuse-Tron inline fuse, with rubber boot on the load side of the circuit. Sufficient internal wiring shall be provided at each pole for ease of maintenance.
9. Internal wiring of pole and luminaire shall be ten (10)gauge THHN wire, minimum.
10. Maximum spacing between poles in a residential development shall be designed at 200-feet, measured along the centerline of the street. Additional lights must be installed at all intersections, road curves, and at the end of cul-de-sacs.
11. Poles shall not be closer than 15-feet measured from any trunk of a tree.
12. Poles shall not be placed within six (6)-feet of a driveway.

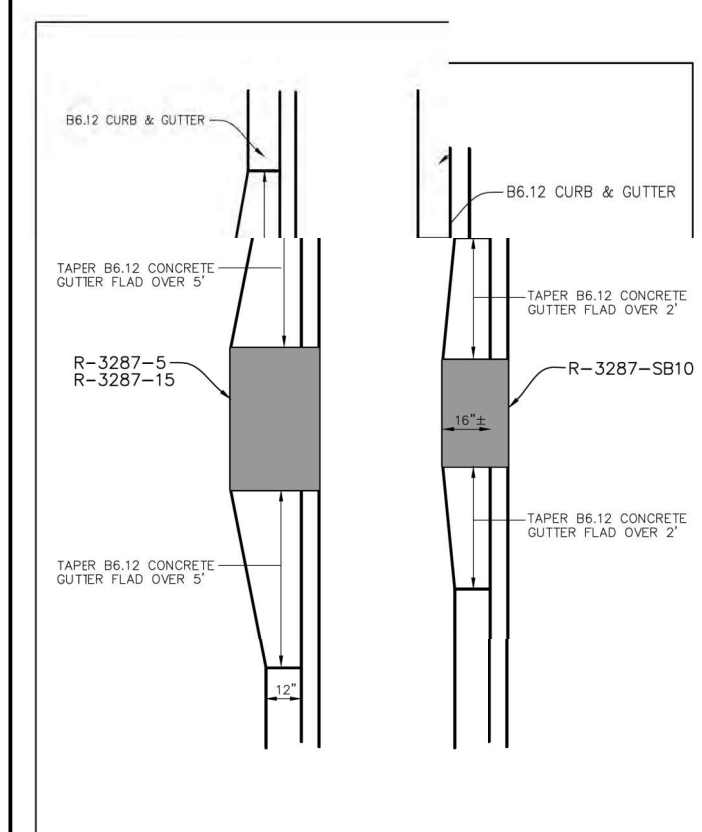
Village of Mundelein
Engineering Details
January 2019 L-O (4 of 4)



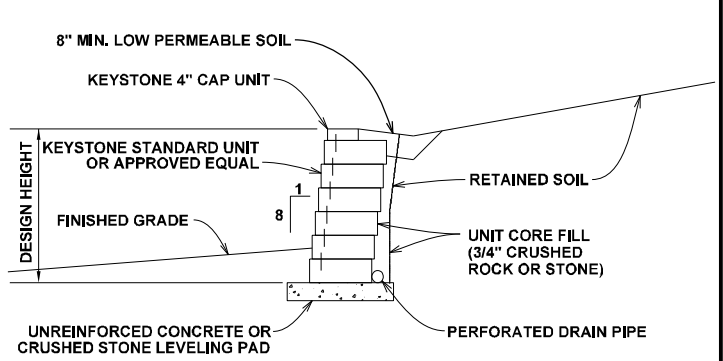








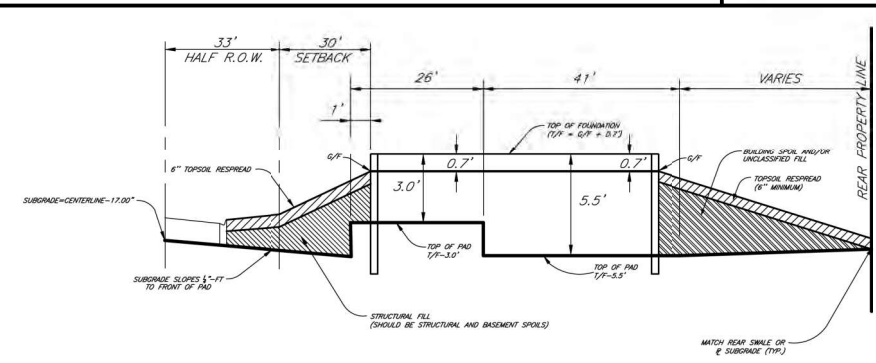
B-6.12 CURB TAPERS AT INLET STRUCTURE



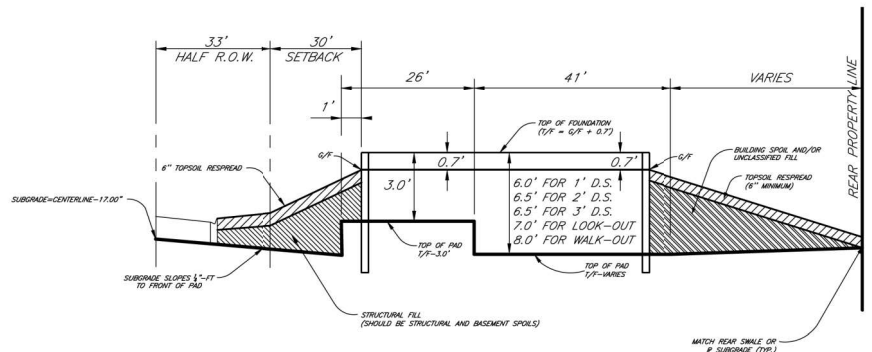
NOTE:
PROVIDE WEEP HOLES AT 25' INTERVALS

TYPICAL GRAVITY WALL SECTION (INTERLOCKING BLOCK)

STANDARD UNIT - 1" MINIMUM SETBACK



STANDARD FOUNDATION
MASS-GRADING DETAIL



DROP SIDING / LOOK-OUT FOUNDATION
MASS-GRADING DETAIL

MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J.JOINTS, OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES (3 PIECE)	EAST JORDAN TYLER / UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA / CC THREAD)
MANHOLES / CATCH BASINS / INLETS IN OPEN AREAS AND PAVEMENT (SELF-SEALING LID W/ PROPER UTILITY MARKINGS)	NEENAH CLOSED LID SWALE AND DITCHES	R-1772 R-2502-C OR R-4340-B (SEE PLANS)
CURB FRAME & GRATES (BICYCLE SAFE)	NEENAH DEPRESSED B6.12 CURB B6.12 CURB	R-3287-5 R-3281-A R-3287-15 R-3287-SB-10 (SEE PLANS)
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD	DRS2 FS 303
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE	MUELLER FORD	CURB BOX EA2

MATERIAL STANDARDS

MUNDELEIN, ILLINOIS
PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

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WALNUT RIDGE

DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

DETAILS

SHEET NUMBER
56
OF 59 SHEETS
JOB No. 2535

STORMWATER BASIN DATA SUMMARY TABLE:	NORTHWEST	SOUTHWEST	SOUTHEAST	NORTHEAST
		(BOTH SW BASINS COMBINED) WATERSHED SPECIFIC RELELASE RATES		
POND BOTTOM	829.67 ft	831.60 ft	831.60 ft	832.50 ft
POND OUTLET	831.00 ft	832.00 ft	832.00 ft	833.00 ft
POND HWL	838.30 ft	836.00 ft	836.00 ft	839.50 ft
POND SPILLWAY ELEVATION	838.30 ft	836.00 ft	836.00 ft	839.50 ft
TOP OF BERM ELEVATION	839.50 ft	837.50 ft	837.50 ft	841.00 ft
DETENTION DESIGN:	OPERATING HEAD = 0.2' SPILLWAY WIDTH = 150'	OPERATING HEAD = 0.5' SPILLWAY WIDTH 75' EACH BASIN ZONE	OPERATING HEAD = 0.5' SPILLWAY WIDTH = 75'	OPERATING HEAD = 0.5' SPILLWAY WIDTH = 100'
HYDROLOGICALLY DISTURBED/TRB. AREA	8.06 ac	24.75 ac	14.11 ac	20.54 ac
REQUIRED DETENTION STORAGE				
2-YEAR	1.13 ac-ft	4.23 ac-ft	2.26 ac-ft	2.92 ac-ft
100-YEAR	3.71 ac-ft	13.39 ac-ft	6.91 ac-ft	9.76 ac-ft
DEPRESSIONAL STORAGE IMPACT	N/A	N/A	0.39 AC-FT	4.18 x 1.20 = 5.02 ac-ft
TOTAL STORAGE REQUIRED	3.71 ac-ft	13.39 ac-ft	7.30 ac-ft	14.78 ac-ft
	3.71 ac-ft provided at elevation 837.88	13.39 ac-ft provided at elevation 835.30	7.39 AC-FT ACCESSED IN CRITICAL DUR. MODELS (ELEVATION 835.34)	15.39 AC-FT ACCESSED IN CRITICAL DUR. MODELS (ELEVATION 839.18)
	4.05 ac-ft provided at spillway crest	16.67 ac-ft provided at spillway crest	9.03 ac-ft provided at spillway crest	16.45 ac-ft provided at spillway crest
OUTLET DESIGN:				
UPPER RESTRICTOR DIAMETER	4.00 in.	8.10 in.	4.00 in.	2.00 in.
RESTRICTOR INVERT ELEVATION	835.00 ft	834.27 ft	832.00 ft	833.00 ft
LOWER RESTRICTOR DIAMETER	2.65 in.	4.00 in.	BASIN IS OVER-RESTRICTED	BASIN IS OVER-RESTRICTED
RESTRICTOR INVERT ELEVATION	831.00 ft	832.00 ft	NO UPPER RESTRICTOR	NO UPPER RESTRICTOR
RUNOFF VOLUME REDUCTION				
PROPOSED IMPERVIOUS	3.25 ac.	13.03 ac.	7.09 ac.	8.65 ac.
PROVIDED STORAGE TO INFILTRATE	13,024 cu.ft.	60,287 cu.ft.	33,715 cu.ft.	37,352 cu.ft.
RVR QUANTITY	4,007 cu.ft./ac.	4,681 cu.ft./ac.	4,755 cu.ft./ac.	4,318 cu.ft./ac.
PERCENT OF ANNUAL RAINFALL EVENTS	92% +/-	94.5% +/-	95% +/-	93% +/-
INFILTRATION RATE	0.14 in/hr (0.01667 ft/hr)	0.10 in/hr (0.00833 ft/hr)	0.10 in/hr (0.00833 ft/hr)	0.07 in/hr (0.00833 ft/hr)
AREA TO INFILTRATE	11,761 SF	153,766 SF	85,377 SF	76,685 SF
BASIN INFILTRATION RATE	137 CU-FT/HR	1281 CU-FT/HR	711 CU-FT/HR	447 CU-FT/HR
DEWATERING TIME	94.9 HRS	47.0 HRS	47.4 HRS	83.5 HRS
WATER QUALITY VOLUME				
MINIMUM REQUIRED	0.271 ac-ft	1.088 ac-ft	0.5908 ac-ft	0.7208 ac-ft
PROVIDED IN BASIN BELOW OUTLET	0.299 ac-ft	1.384 ac-ft	0.7740 ac-ft	0.8575 ac-ft

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4097
FAX: (847) 367-4067
E-MAIL ADDRESS: pba@pearsonbrown.com

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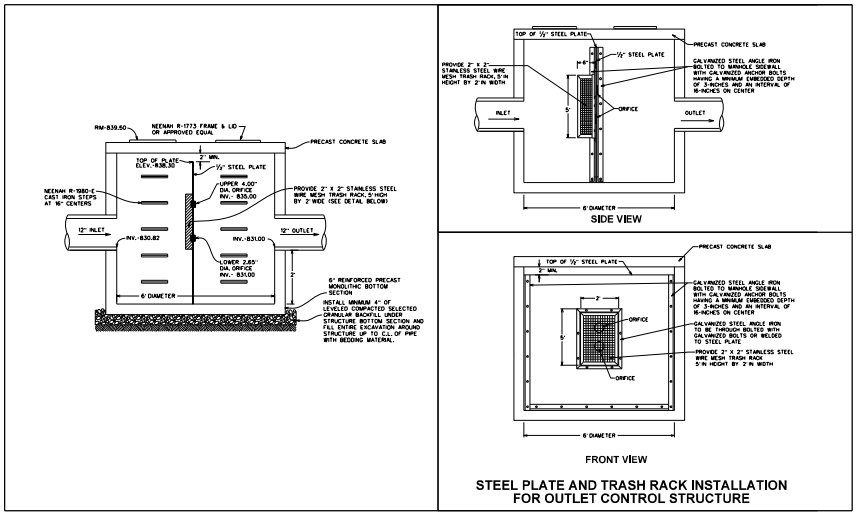
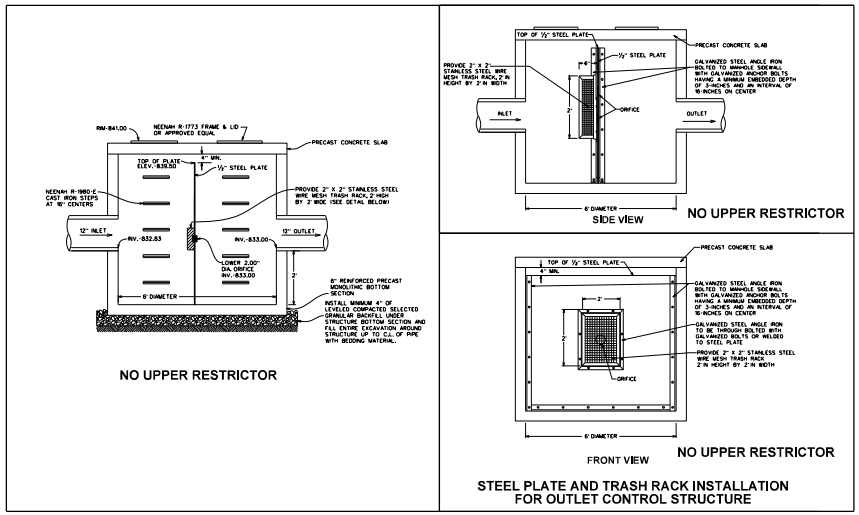
SHEET NUMBER 57 OF 59 SHEETS

JOB No. 2535



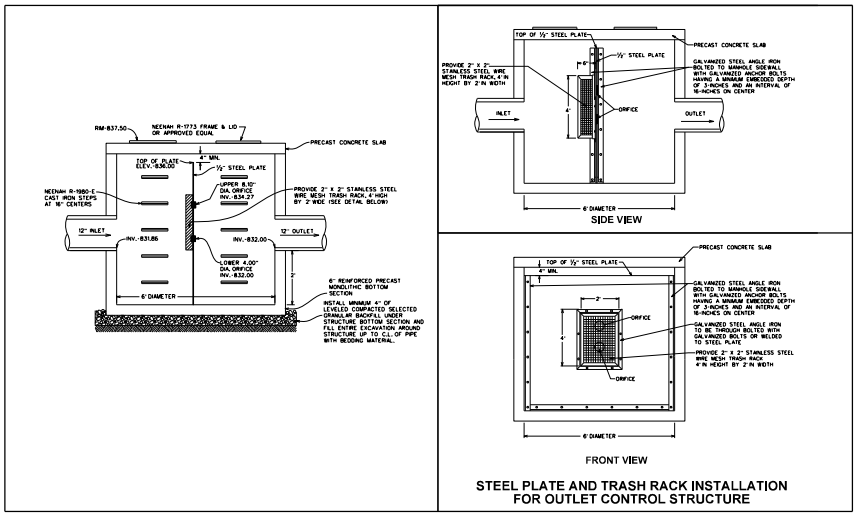
STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE

NORTHWEST BASIN OUTLET CONTROL STRUCTURE



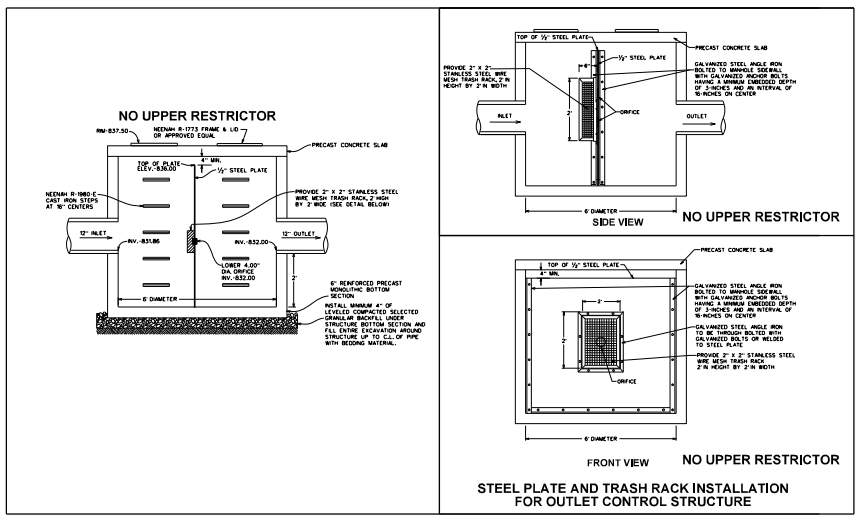
STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE

NORTHEAST BASIN OUTLET CONTROL STRUCTURE



STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE

SOUTHWEST BASIN OUTLET CONTROL STRUCTURE



STEEL PLATE AND TRASH RACK INSTALLATION FOR OUTLET CONTROL STRUCTURE

SOUTHEAST BASIN OUTLET CONTROL STRUCTURE

WALNUT RIDGE

PEARSON, BROWN & ASSOCIATES, INC.
MUNDELEIN, ILLINOIS
CONSULTING ENGINEERS
1890 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4207
FAX: (847) 367-4208
E-MAIL ADDRESS: pba@pearsonbrown.com

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PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
MUNDELEIN, ILLINOIS
1650 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4207
FAX: (847) 367-4207
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WETLAND BUFFER PLAN

SHEET NUMBER
59
OF 59 SHEETS

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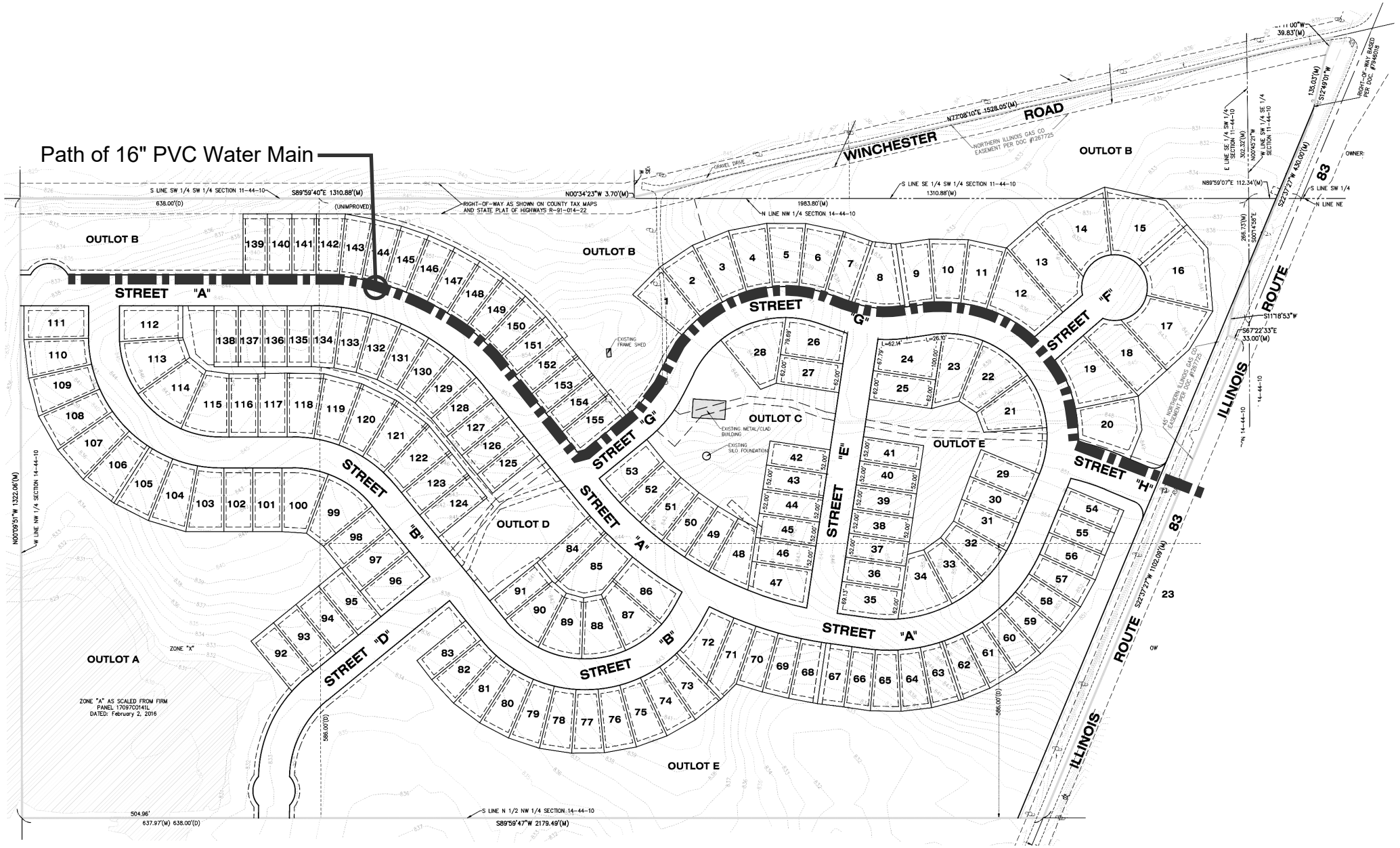


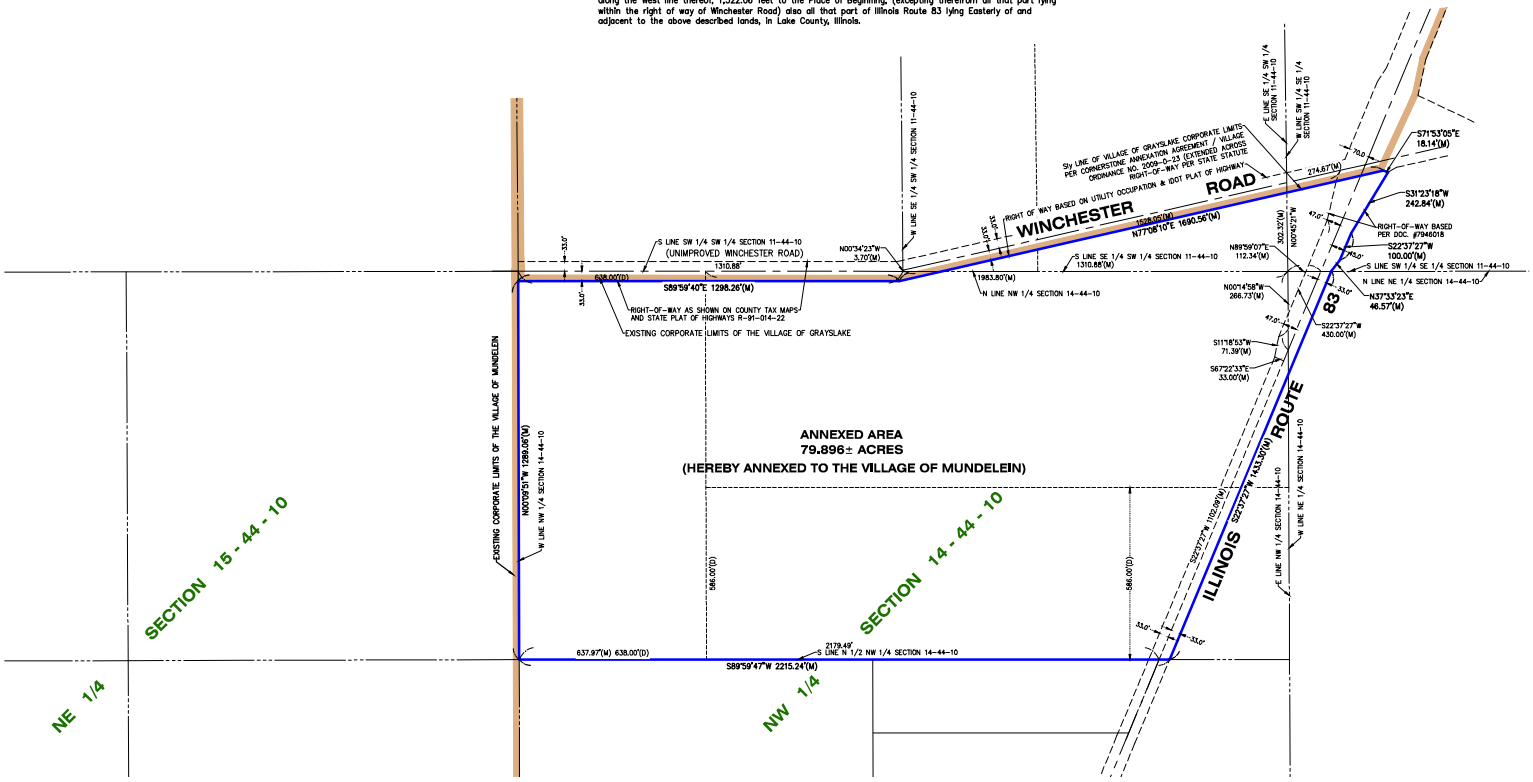
Walnut Ridge

Increased Water Main Diagram
Mundelein, IL
Pulte Homes, 10.09.2025

Vanderstappen
Land Surveying, Inc.
www.vanderslnc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
Always faithful to the property line

PLAT OF ANNEXATION

Part of the North Half of the Northwest Quarter of Section 14 and part of the East Half of the Southwest Quarter of Section 11, all in Township 44 North, Range 10 East of the Third Principal Meridian, bearings and distances based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011), with a combined scale factor of 0.999994782; being described as follows: Beginning at the Northwest corner of the said Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 40 seconds East along the North line thereof, 1,310.88 feet to the Southwest corner of the said East Half of the Southwest Quarter of Section 11; thence North 00 degrees 34 minutes 23 seconds West along the West line thereof, 3.70 feet to the centerline of Winchester Road; thence North 77 degrees 08 minutes 10 seconds East along said centerline, 1,528.05 feet to the West right-of-way line of State Route 83 per Trustee Deed recorded as Document No. 7946018; thence South 21 degrees 11 minutes 00 seconds West along said West right-of-way line, 39.83 feet; thence South 12 degrees 49 minutes 01 second West along said West right-of-way line, 135.03 feet; thence South 22 degrees 37 minutes 27 seconds West along said West right-of-way line, 430.00 feet; thence South 11 degrees 18 minutes 53 seconds West along said West right-of-way line, 71.39 feet; thence South 67 degrees 22 minutes 33 seconds East along the Southerly line of the lands described in said Document No. 7946018, a distance of 33.00 feet to East Half centerline of said State Route 83; thence South 22 degrees 37 minutes 27 seconds West along said centerline, 1,102.09 feet to the South line of the said North Half of the Northwest Quarter of Section 14; thence South 89 degrees 59 minutes 47 seconds West along said South line, 2,179.49 feet to the Southwest corner thereof; thence North 00 degrees 09 minutes 51 seconds West along the West line thereof, 1,322.06 feet to the Place of Beginning, (excepting therefrom all that part lying within the right of way of Winchester Road) also all that part of Illinois Route 83 lying Easterly of and adjacent to the above described lands, in Lake County, Illinois.



LEGEND	
●	CATCH BASIN (C.B.)
●	FOUND IRON BAR
○	FOUND IRON PIPE
Ø	UTILITY POLE
CMP	CORRUGATED METAL PIPE
(D)	DEED
(M)	MEASURE

200' 0' 200' 400'
SCALE: 1" = 200'

CLIENT: PEARSON, BROWN & ASSOCIATES
DRAWN BY: PJD CHECKED BY:
SCALE: 1"=200' SEC. 10,11 T. 44 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: ** **P.I.N.:
JOB NO.: 240667-B I.D. PAN 10-14-100-001
FIELDWORK COMP.: 09/05/24 BK. ___ PG. ___ 10-14-100-003
10-14-100-013
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 10-14-200-001
10-11-300-013

I:\PLATS\2024\0800-0799\240667_V-240667\240667-B-PAN-ORD.dwg-Layout15/30/2025 3:47 PM-

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

This Instrument filed for record in the Recorder's Office of Lake County, Illinois,

on this _____ day of _____, 2025, A.D.,

at _____ o'clock_____M. and recorded as

Document Number _____

_____
Lake County Recorder

THIS PLAT PRESENTED FOR RECORDING BY:

_____
_____
_____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I _____, Village Clerk of the Village of Mundelein, Illinois hereby certify that the Plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on the _____ day of _____, 20___, that all dedications to the Village of Mundelein, Illinois depicted thereon were accepted by the Village Board of Trustees on said date, and that the required bond or other guaranty has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereunder set my hand and seal of the Village of Mundelein, Illinois,

this _____ day of _____, 20___ A.D.

By: _____ _____
Village Clerk Printed name

DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES BASED ON THE NOTED STATE PLANE COORDINATE SYSTEM AT THE LOWER LEFT HAND CORNER OF THIS PLAT. TO OBTAIN GROUND LEVEL DISTANCES DIVDE BY THE COMBINED SCALE FACTOR OF 0.9999478227.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

Plat approved by the Village Board of Trustees of the Village of Mundelein, Illinois

this _____ day of _____, 20___ A.D.

Signed this _____ day of _____ 20___ A.D.

_____ _____
Village Mayor Attest: Village Clerk

5/30/2025 SES – ADDED CERTIFICATES PER VILLAGE REVIEW

STATE OF ILLINOIS)) S.S.
COUNTY OF McHENRY)

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

This is not a Boundary Survey

Dated at Woodstock, McHenry County, Illinois 4/10 A.D., 20 25.

Vanderstappen Land Surveying, Inc..
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No.

Walnut Ridge – Mundelein, IL
Proposed Elevations



Pulte HOMES™

July 25, 2025

Confidential and Proprietary

Walnut Ridge Product Matrix

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

(*) Addition post-Sheldon Woods

Estates Series – Single Family					
	Square Footage	Beds	Baths	Garage	Elevations
Hilltop	2,899 – 3,104	4 - 5	2.5 - 4	3 (T)	6
Riverton	3,126 – 3,335	4	2.5 - 3.5	3 (T)	6
Willwood (*)	3,169 – 3,878	4 - 6	2.5 - 4.5	3 (T)	6
Westchester	3,300 – 3,496	4 - 6	2.5 - 3	3	6
Woodside	3,277	4 - 5	2.5 - 4	2 (3 Opt)	5
Castleton	3,366 – 3,568	4 - 5	2.5 - 4	2 (3 Opt)	5

(*) Addition post-Sheldon Woods

Proprietary and Confidential

Meadows Series Elevations

Abbeyville









Example Only - Proprietary and Confidential

Abbeyville





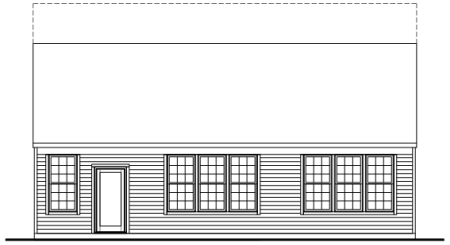
Higher Roof Line w/ Optional Loft



Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Newberry









Example Only - Proprietary and Confidential

Newberry









Right Elevation



Left Elevation



Rear Elevation

Mercer









Example Only - Proprietary and Confidential

Mercer









Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Continental









Example Only - Proprietary and Confidential

Continental








Right Elevation


Left Elevation


Rear Elevation

Waverly









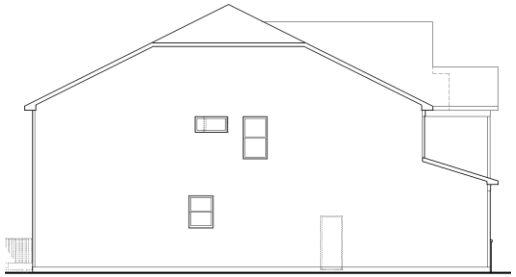
Example Only - Proprietary and Confidential

Waverly





Right Elevation



Left Elevation



Rear Elevation

Example Only - Proprietary and Confidential

Estate Series Elevations

Hilltop







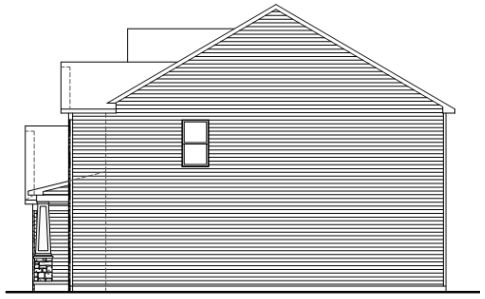


Example Only - Proprietary and Confidential

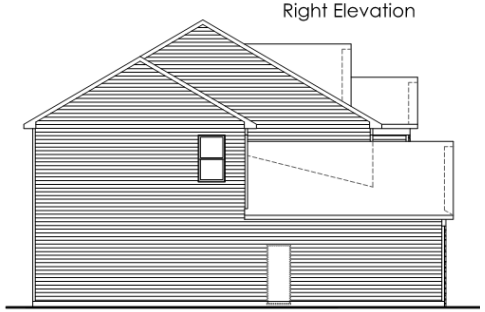
Hilltop







Right Elevation



Left Elevation



Rear Elevation

Riverton







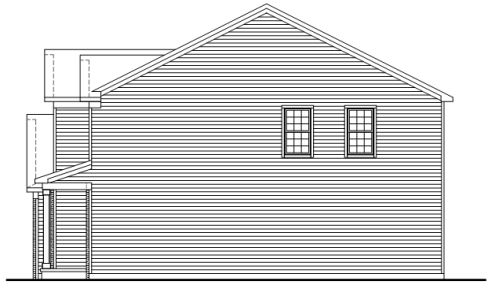


Example Only - Proprietary and Confidential

Riverton



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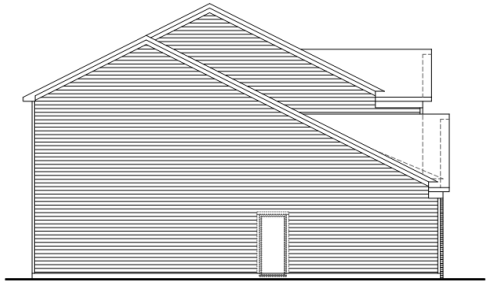
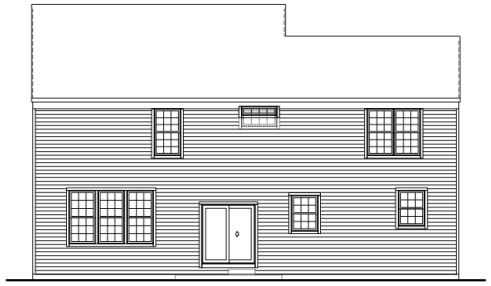

Left Elevation


Rear Elevation

Willwood









Example Only - Proprietary and Confidential

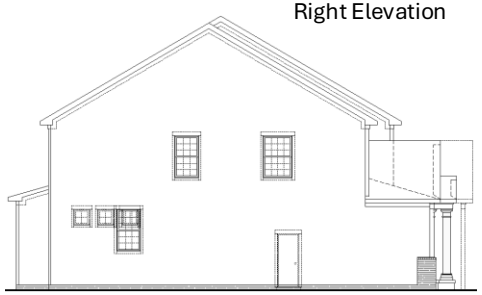
Willwood







Right Elevation



Left Elevation



Rear Elevation

Westchester







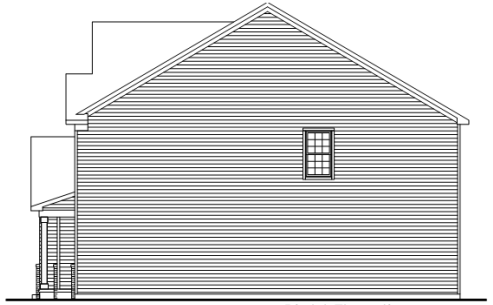


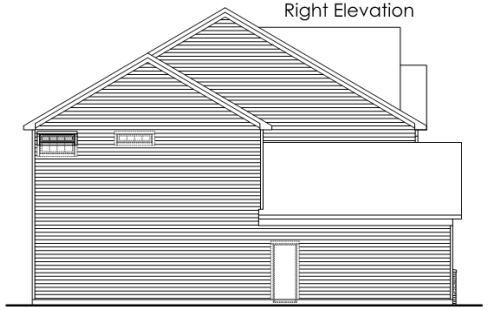
Example Only - Proprietary and Confidential

Westchester






Right Elevation


Left Elevation


Rear Elevation

Example Only - Proprietary and Confidential

Woodside









Example Only - Proprietary and Confidential

Woodside





Right Elevation



Left Elevation



Rear Elevation

Castleton





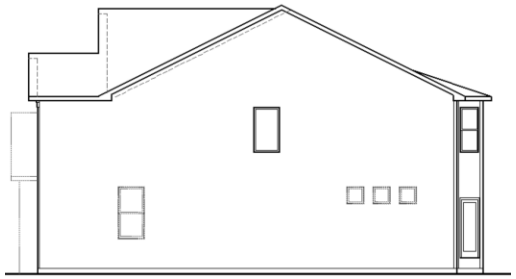




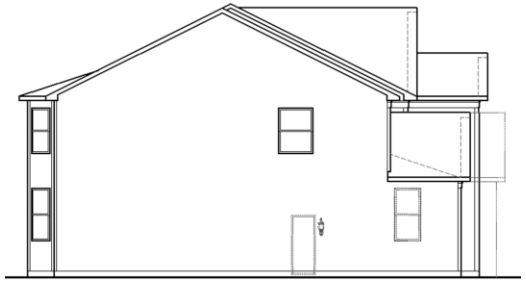
Example Only - Proprietary and Confidential

Castleton





Right Elevation



Left Elevation



Rear Elevation

Additional Obligations

Base Architectural Requirements

All Homesites shall feature:

1. Vinyl siding of upgraded thickness of 0.042”
2. Architectural shingles
3. 12” roof overhang (rake) on all four sides
4. All window trim (as shown herein or required below) shall be 3” minimum width
5. All J-Channel surrounding windows to be Pulte standard integral to minimize visibility

Meadows Series Homesites shall feature:

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

Estates Series Homesites shall feature:

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

Key Lot Homesites shall feature:

1. Upgraded landscape package on key side
2. One additional window (with trim) on key side elevation

Sound Attenuation

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

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

Proprietary and Confidential

Unique Lots



Key Lot Side Elevation



Proposed Side Elevation Landscaping at Key Lots

Anti-Monotony Restrictions

Elevation and Color Package Restrictions

As implemented w/ Sheldon Woods sales team:

This approach required the full set of submitted elevations to be deemed adequately unique per the Village's criteria list, such that lot separation was the only factor remaining for implementation.

Monotony Code Restrictions

I. Single Family Detached Communities

a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.

1. No house shall have the same configuration that is within three (3) houses on either side **or** on the one house most directly across the street from the subject house.
2. No house shall have the same color package that is within three (3) houses on either side **or** on the one house directly across the street from the subject house.

II. Definitions

a. Configuration – a combination of product type, elevation, exterior fenestration (siding or stone), and/or color package.

b. Color Package – a combination of siding, stone, trim / gutter, accent and roof colors incorporated into the exterior color fenestration of a single house.

Pulte Group Monotony - Village of Mundelein - Sheldon Woods

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

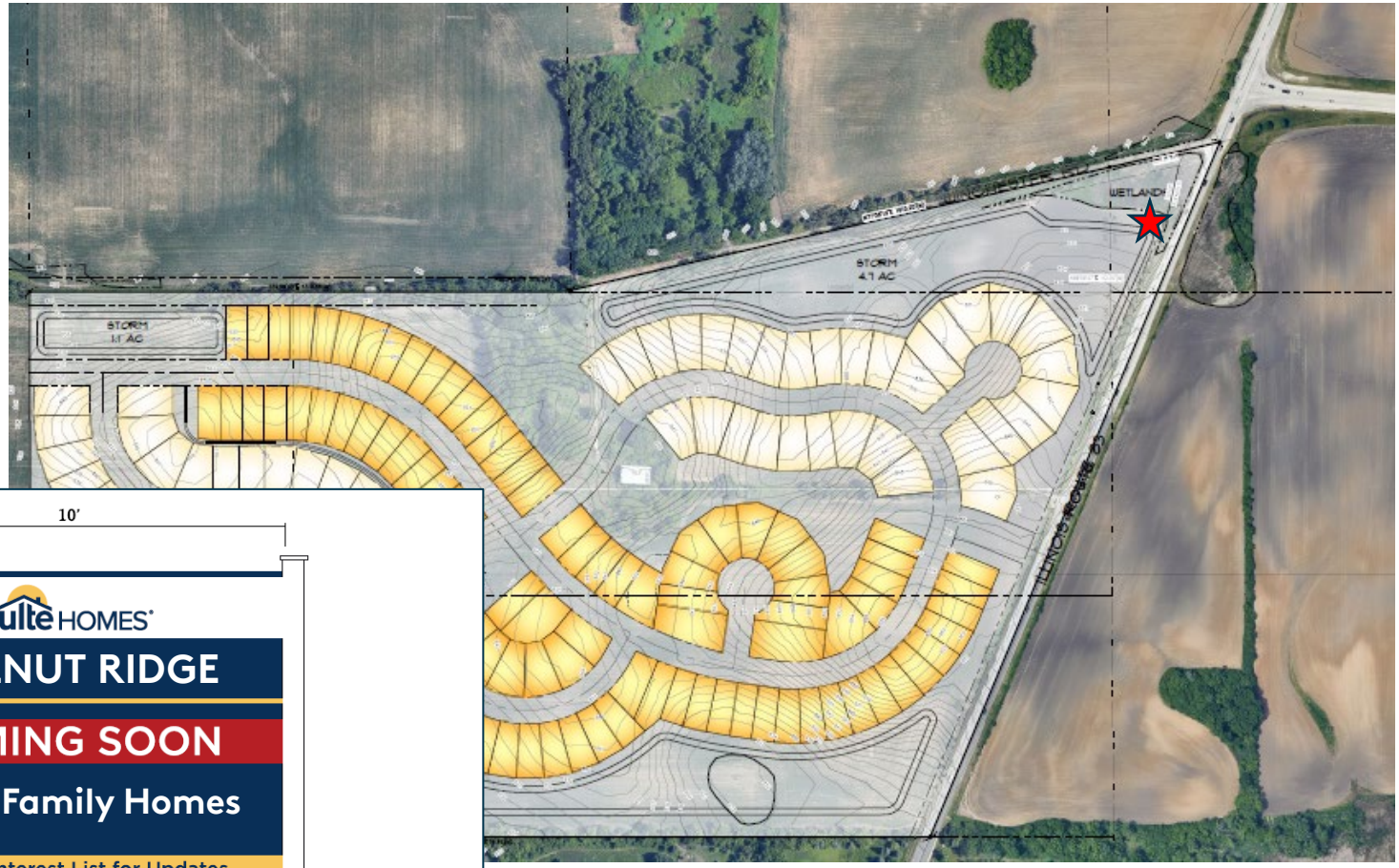
Walnut Ridge – Mundelein

Proposed Signage Plan

May 23, 2025

Confidential and Proprietary

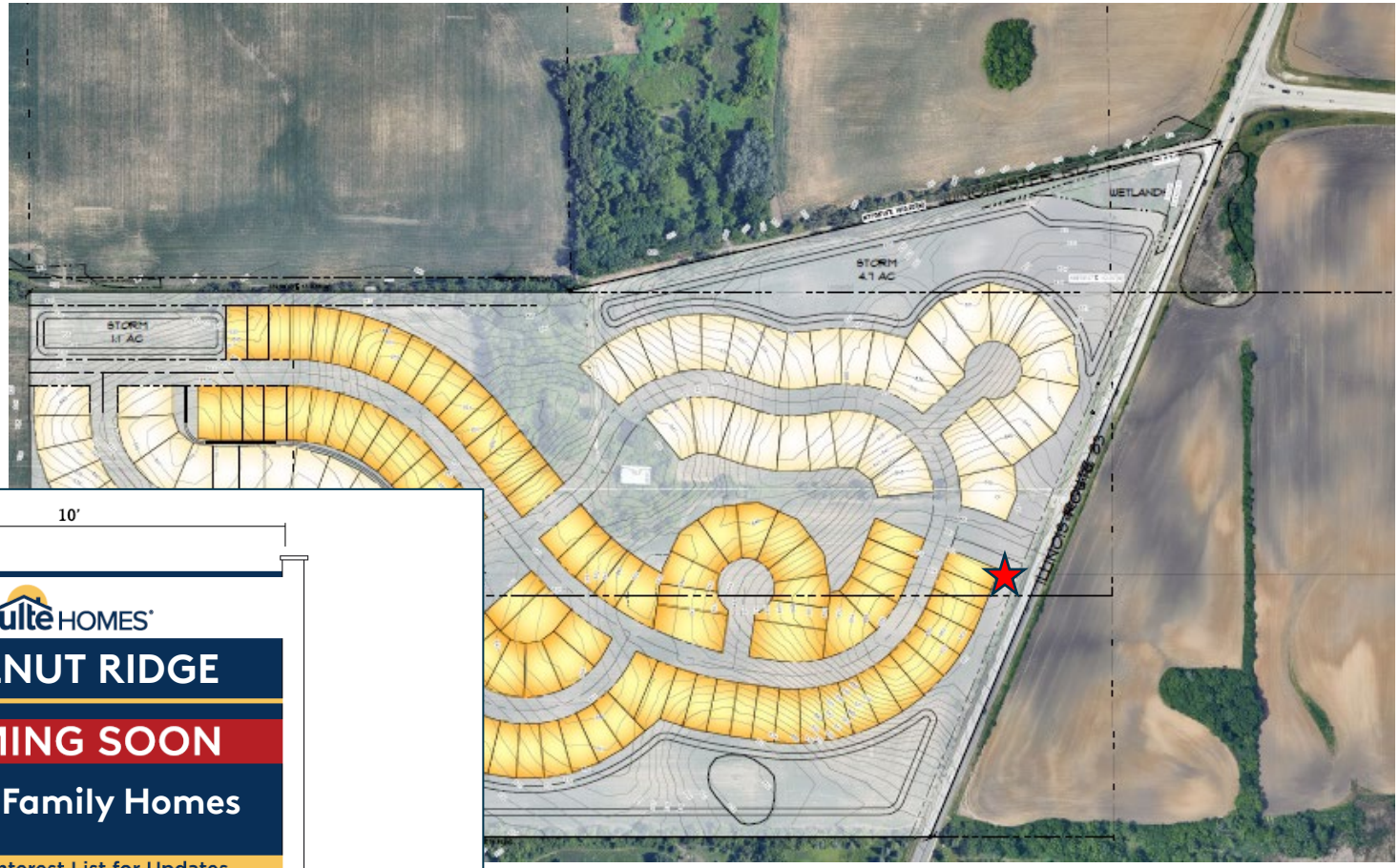
Double Sided Billboard – IL Route 83 and Winchester Road





8'x10' Double Sided Informational Billboard.
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Black Vinyl Mounted To (2) White Wooden 6"x6" Columns & White Wooden Toppers.

Double Sided Billboard – IL Route 83 and Community Entrance

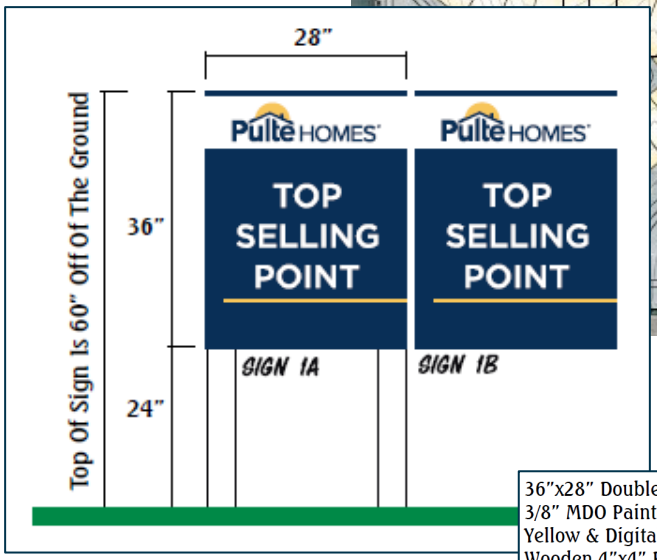




8'x10' Double Sided Informational Billboard.
3/8" MDO Painted Ronan Dark Blue w/White, Red, Yellow & Black Vinyl Mounted To (2) White Wooden 6"x6" Columns & White Wooden Toppers.

Burma Shave Signs – IL Route 83

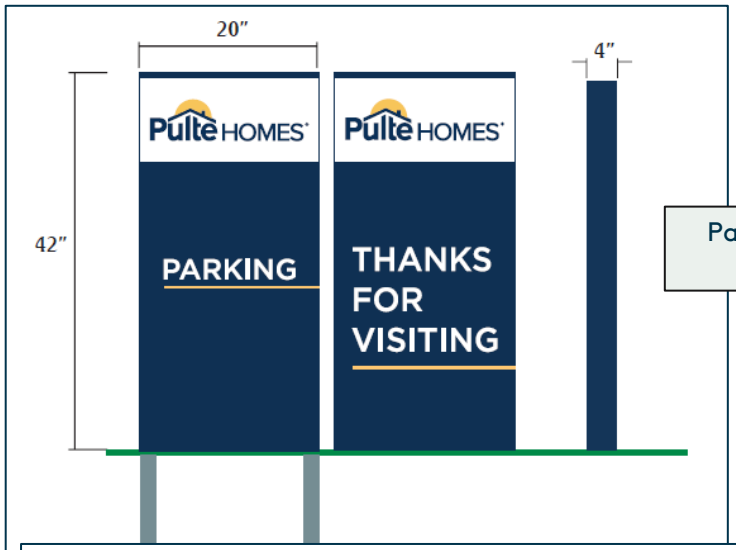




36"x28" Double Sided Burma Shaves. 3/8" MDO Painted Ronan Dark Blue w/White, Yellow & Digital Vinyl. MDO Mounted To (2) Wooden 4"x4" Post Painted White.

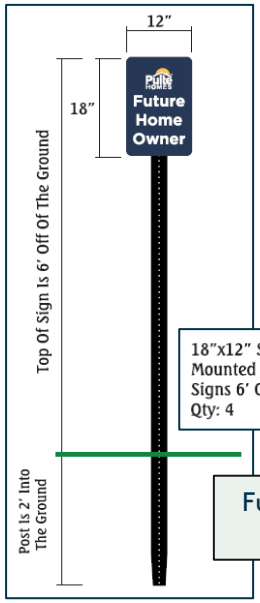
Burma Shaves: Top Selling Points will include top-rated schools, ideal location, etc.
Quantity: 4

Parking Signage – Lot # TBD



Parking Sign: to be installed at entrance to parking area

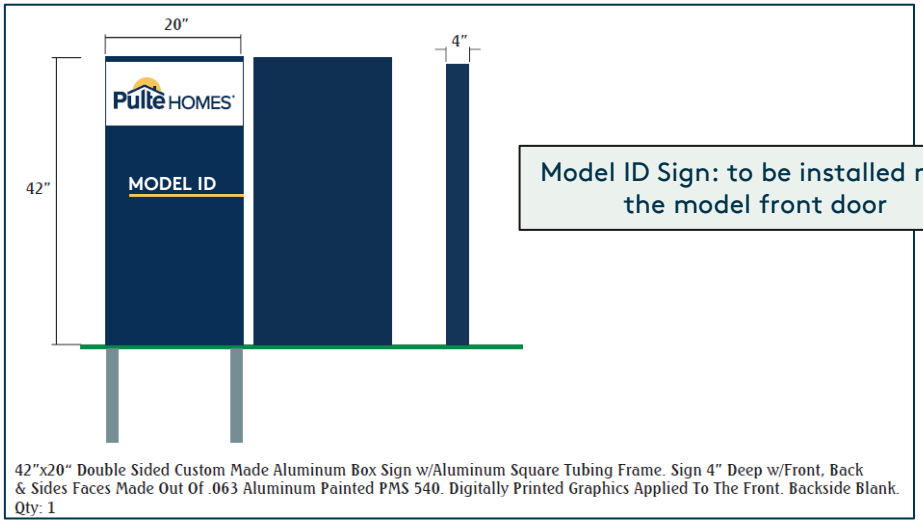
42"x20" Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front & Back Of Sign
Qty: 1



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

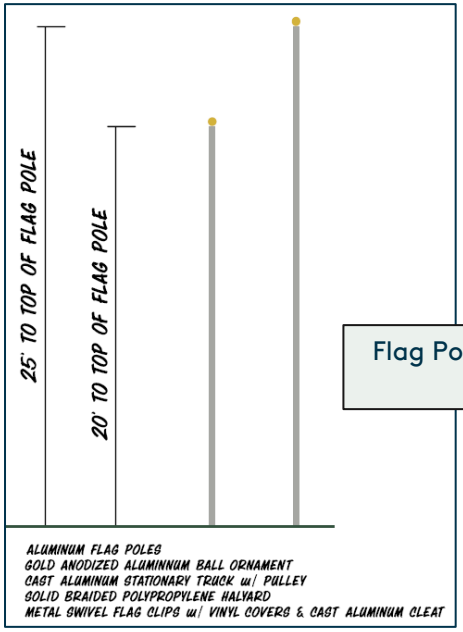
Future Homeowner Parking Signs: to be installed in the first 4 parking spaces

Model Signage – Lot # TBD

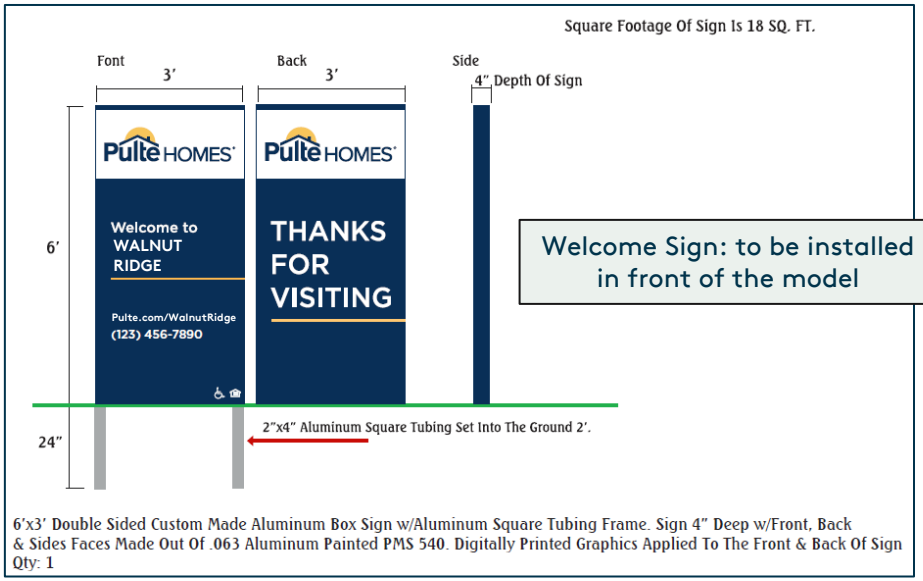


42"x20" Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front. Backside Blank.
Qty: 1

Model ID Sign: to be installed near the model front door



Flag Poles: to be installed behind the Welcome Sign



6'x3' Double Sided Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign 4" Deep w/Front, Back & Sides Faces Made Out Of .063 Aluminum Painted PMS 540. Digitally Printed Graphics Applied To The Front & Back Of Sign
Qty: 1

Welcome Sign: to be installed in front of the model

PRELIMINARY
STORMWATER MANAGEMENT REPORT

FOR

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PREPARED FOR:

PULTE HOME COMPANY, LLC
1900 E. Golf Rd. #300
Schaumburg, IL 60173
(847) 230-5400

APRIL 11, 2025
REVISED JUNE 20, 2025



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER RD. – SUITE 205
LIBERTYVILLE, IL 60048
PHONE 847 / 367-6707
FAX 847 / 367-2567

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Introduction	1
Project Understanding	1
Proposed Stormwater Management Summary	4
Conclusions	47

EXHIBITS

A. LOCATION MAP
B. AERIAL PHOTO
C. EXISTING CONDITIONS
D. SOIL MAP
E. FEMA FIRM PANEL
F. USGS HYDROLOGIC ATLAS

NW-1 NORTHWEST ZONE
SW-1 SOUTHWEST ZONE
SE-1 SOUTHEAST ZONE
NE-1 NORTHEAST ZONE

APPENDIX 1 – STORM SEWER DESIGN CALCULATIONS

APPENDIX 2 – EMERGENCY OVERFLOW / SPILLWAY CALCULATIONS & SOUTHWEST BASIN EQUALIZER CALCULATIONS

APPENDIX 3 - EXISTING DEPRESSIONAL STORAGE AND COMPENSATORY STORAGE SUMMARY

SOUTHEAST ZONE EXISTING DEPR. AREA EXHIBIT

NORTHEAST ZONE EXISTING DEPR. AREA EXHIBIT

NORTH EAST ZONE DEPR. AREA WITH PROPOSED GRADING

APPENDIX 4 – WETLAND HYDROLOGY

INTRODUCTION

Pearson, Brown and Associates, Inc. (PBA) prepared this preliminary stormwater management report for the Walnut Ridge project in Mundelein, Illinois for Pulte Homes.

Exhibit A shows the project location.

Aerial imagery is provided on Exhibit B. Aerial imagery is also in the background on Exhibit D.

The property area is 76.7 acres (net).

The following Parcel Identification Numbers are involved.

PINs:

10-11-300-013
10-14-100-013
10-14-200-001
10-14-100-001
10-14-100-003

155 Single Family Lots are proposed. The lots primarily in the northeast and the west can have up to 50% maximum impervious coverage. Some of the central and southeast lots can have up to 55% impervious coverage. For purposes of developing runoff curve numbers for the stormwater management design, the maximum allowable coverage was used for the residential lot areas tributary to a given basin. An additional allowance has been included based on the number of corner lots in each zone as these can have up to 5% higher coverage.

PROJECT UNDERSTANDING

The property drains to all four corners. Multiple watersheds are involved. Runoff reaching the northwest corner is tributary to Mill Creek which is tributary to the Des Plaines River sub-basin. Runoff reaching the southwest corner is tributary to Manitou Creek (formerly Squaw Creek) which is part of the Upper Fox River sub-basin. Runoff that drains to either the southeast corner or to the northeast corner of the property is tributary to Bull Creek which is part of the Des Plaines River sub-basin. Exhibit C depicts the existing site conditions.

Soil Code information from the NRCS/USDA WEBSOIL Survey is shown on Exhibit D.

Representative soils are listed below.

Code	Name	Hydrologic Soil Group
146B	**Elliott Silt Loam**	**C**
223B	**Varna Silt Loam**	**C**
223C2	**Varna Silt Loam**	**C**
330A	**Peotone Silty Clay Loam**	**B/D**
232A	**Ashkum Silty Clay Loam**	**B/D**
531D2	**Markham Silt Loam**	**C**
103A	**Houghton Muck**	**D**

Generally soils appear to be type C and B/D depending on drained or undrained conditions. An area of Houghton Muck is located in the far northeast corner that is associated with an existing wetland that is planned to be avoided as grading for the stormwater basin in that corner will begin outside the wetland limits. For purposes of calculating required stormwater storage for the development, all runoff curve numbers have been calculated using Type D soils. These calculations are included below in the sections associated with each zone.

FEMA FIRM panel information is included on an annotated Exhibit E. The current effective FIRM panel shows a Zone A SFHA in the southwest corner of the property. However, there is a local Lake County Stormwater Management Commission approved BFE for this zone on NAVD 88 datum from a study of Manitou Creek. This elevation is 831.43 as shown on the exhibit and is included on our plans. There is also an approved LCSMC BFE (from June of 2021) for the depression in the northeast corner of the site. This elevation is 832.92 and is included on the exhibit and also the engineering plans.

Exhibit F depicts the USGS Hydrologic Atlas for this property and surrounding areas. Some of the key existing ridge lines are visible showing the drainage to the corners of the property. The only flood of record zone shown is in the southeast corner of the site.

Tributary areas and hydrologic disturbance for each of the four zones, (NW,SW,SE and NE) are included in separate exhibits for each zone. Areas of offsite tributary, where applicable, are also included.

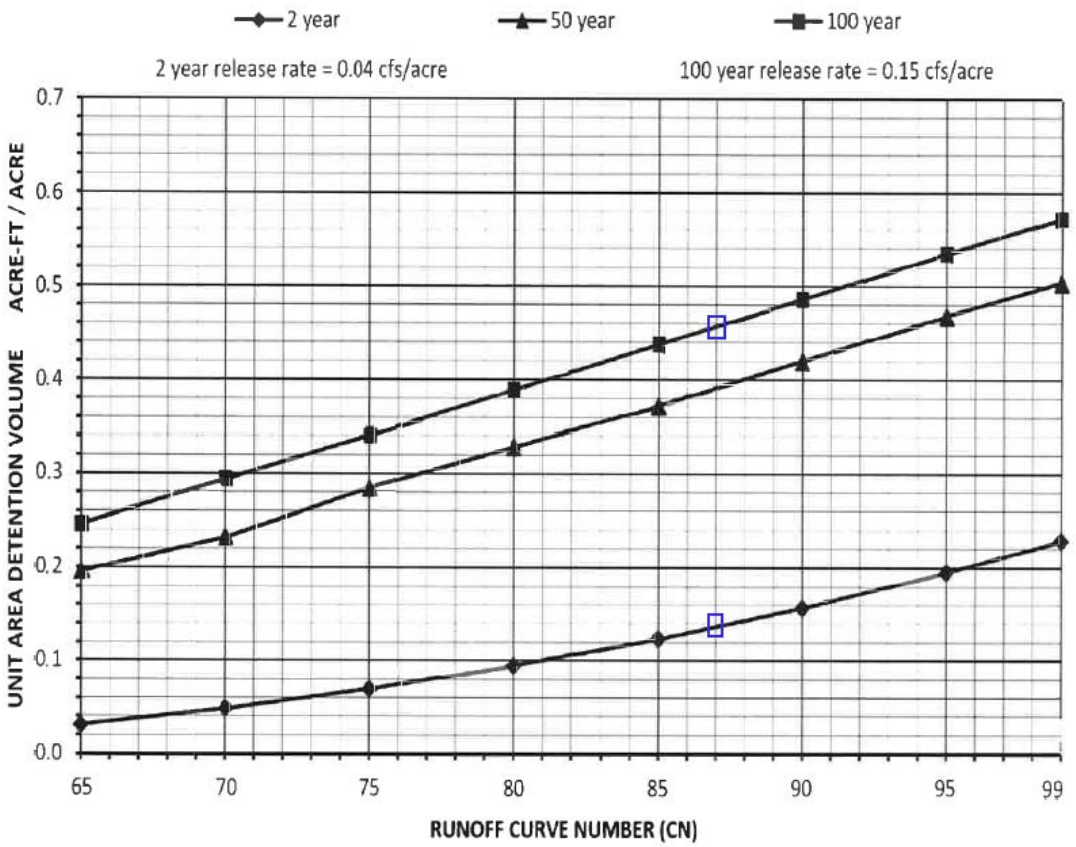
PROPOSED STORMWATER MANAGEMENT SUMMARY

NORTHWEST BASIN:

To determine the required detention volume for the northwest basin zone. the following methodology was employed. Please refer to the northwest basin exhibit [NW-1]. The hydrologic disturbed area total of 8.06 acres was used with the unit area method using the impervious coverage total to develop a composite runoff curve number (CN) of 87. [calculations included below].

The 100yr factor for CN 87 is 0.46 ac-ft/ac as shown below.
Required 100yr volume total is 3.71 ac-ft. [8.06 ac x 0.46 ac-ft/ac]

The 2yr factor is 0.14 ac-ft/ac with a corresponding required volume of 1.13 ac-ft
[8.06 ac x 0.14 ac-ft/ac].



NORTHWEST ZONE:

				CN	MULT.
HYRDOLOGICALLY DISTURBED AREA:	**8.06**	**AC**			
TRIBUTARY AREA:	**7.83**	**AC**			
TRIBUTARY AREA (OFFSITE)	**0.00**	**AC**	NO DVSF		
IMPERVIOUS (INCL NWL):	**3.25**	**AC**		**98**	318.5
PERVIOUS: [open space, Ty. D soil]	**4.81**	**AC**		**80**	384.8
				TOTAL>>	703.3

COMPOSITE CN FOR AREA:	**87**		
100YR UNIT AREA FACTOR	**0.46**	**AC-FT/AC**	
REQUIRED DETENTION FOR ZONE (100YR	**3.71**	**AC-FT**	

Impervious Area: (within hydrologic disturbed area)

NWL	0.27	ac
roads	0.85	ac
aprons	0.138	ac
s/w	0.26	ac
lots with 55% max coverage	1.35	ac
lots with 50% max coverage	0.34	ac
corner lot (2) allowance	0.04	ac
total >>	3.248	ac
	use 3.25	ac

Northwest Basin: Stage-Storage

	elev ft	area ac	avg ac	interval ft	vol ac-ft	total vol ac-ft
outlet	831	**0.27**	0.135			
	832	**0.34**	0.305	1	0.31	**0.31**
	833	**0.42**	0.38	1	0.38	**0.69**
	834	**0.50**	0.46	1	0.46	**1.15**
	835	**0.58**	0.54	1	0.54	**1.69**
	836	**0.67**	0.625	1	0.63	**2.31**
	837	**0.74**	0.705	1	0.71	**3.02**
	838	**0.83**	0.785	1	0.79	**3.80**
spillway crest	838.3	**0.87**	0.85	0.3	0.25	**4.05**

100yr HWL = 837.88 [3.71 ac-ft level]

2yr HWL = 833.96 [1.13 ac-ft level]

Northwest Basin outlet control structure design information:

Proposed restrictors for this basin employ the standard Lake County WDO 2yr release rate of 0.04 cfs per acre and 0.15 cfs per acre for the 100yr. The allowable release rate for the actual restrictors to be constructed is based on the tributary area of 7.83 acres.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS:
7.83 acre design tributary area

100YR	allowable release based on 0.15 cfs/ac >>>	1.175	cfs	
2YR	allowable release based on 0.04 cfs/ac >>>	0.313	cfs	

LOWER:		UPPER:	
ORIFICE DIA. (IN)	2.65	ORIFICE DIA. (IN)	4.00
AREA (SF)	0.038	AREA (SF)	0.087
COEF:	0.60	COEF:	0.60
INVERT ELEVATION:	831.00	INVERT ELEVATION:	835.00

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	831.00		0.00	831.00			0.00
	832.00	0.89	0.17	832.00			0.17
	833.00	1.89	0.25	833.00			0.25
2YR HWL	833.96	2.85	0.31	833.96		0.00	0.31
	834.00	2.89	0.31	834.00		0.00	0.31
	836.00	4.89	0.41	836.00	0.83	0.38	0.79
	837.00	5.89	0.45	837.00	1.83	0.57	1.02
100yr HWL	837.88	6.77	0.48	837.88	2.71	0.69	1.17
	838.00	6.89	0.48	838.00	2.83	0.71	1.19
spillway crest	838.30	7.19	0.49	838.30	3.13	0.74	1.24

A 2.65 inch lower restrictor is proposed at the outlet elevation (831.00) to control the 2yr allowable rate.

A 4 inch restrictor is proposed at elevation 835.00 to allow for the 100yr allowable rate to be released via both restrictors when the basin is at the 100yr HWL of 837.88.

Detention Volume Safety Factor (DVSF) considerations:

The proposed northwest basin has no offsite tributary so the DVSF is not required for this basin.

The proposed basin like the others planned for the subdivision is planned as a naturalized basin with deep-rooted native vegetation planted below the outlet elevation. The basins will also serve to provide water quality enhancement, and runoff volume reduction for the project.

NORTHWEST BASIN

RUNOFF VOLUME REDUCTION (RVR) & WATER QUALITY

RUNOFF VOLUME REDUCTION (RVR)

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- *Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);*

  The proposed site plan intentionally will not disturb most of an approximate 2.5 acre area in the north central part of the property due to existing trees.

- *Minimization or disconnection of impervious surfaces;*

  Impervious area is a function of the overlying community zoning. Runoff from portions of the site is directed to native planted basin areas and open vegetated swales where possible. Downspouts are also planned to splash at grade rather than directly connect to storm sewers.

- *Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;*

  The bottom 16 inches [1.33' below the outlet elevation] of the northwest stormwater basin is designed to hold runoff and allow it to infiltrate.

- *The use of open channels with native vegetation to convey stormwater runoff;*

  Runoff is directed to open vegetated swales where possible. The stormwater basin will be planted in Native vegetation to promote stabilization, infiltration, and water quality.

- *Structural measures that provide water quality and volume reduction;*

  No structural measures are proposed.

- *Structural measures that provide only volume reduction or other rainwater harvesting practices;*

  No structural measures are proposed.

- *Measures that provide water quality and quantity control;*

  The stormwater basins will be planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

- *Measures that provide only quantity control.*

  As stated above, the basins are designed to capture, hold, and allow the bottom 16-inches of runoff to infiltrate. Water quality volume is also provided in this zone.

The new impervious area (created after April 1, 2009) for the onsite development areas tributary to the proposed basin system is 3.25 ac

Storage volume proposed in the bottom 16" zone below the outlet is calculated as follows.

Outlet Elevation 831 contour area: 0.27 ac

Bottom Elevation 829.67 contour area: 0.18 ac

Average Contour area: 0.225 ac

Depth =1.33'

Volume = (1.33')(0.225 ac) = 0.299 ac-ft = 13,024 cubic feet

The soil types present in the area of the northwest basin infiltration zone are:

[refer to exhibit D]

Code	Name	Hydrologic Soil Group	Permeability range from LC Soil Survey
146B	Elliott Silt Loam	C	0.06 – 0.20 in/hr for depths below 41"
223B	Varna Silt Loam	C	0.06 - 0.20 in/hr for depths below 30"
223C2	Varna Silt Loam	C	0.06 - 0.20 in/hr for depths below 30"

The USDA recommends values of 0.2-0.4 for loamy soils (see next page). As these are silty loams, we will use a lower value of 0.14 in/hr.

USDA Natural Resources Conservation Service

Indicator P | Test F | Function W

Soil Quality Indicators

Infiltration

Infiltration is the downward entry of water into the soil. The velocity at which water enters the soil is infiltration rate. Infiltration rate is typically expressed in inches per hour. Water from rainfall or irrigation must first enter the soil for it to be of value.



A one inch layer of water is added to a six inch diameter ring to measure infiltration rate.

Factors Affecting

Inherent - Infiltration rate is dependent on soil texture (percentage of sand, silt, and clay) and clay mineralogy. Water moves more quickly through the large pore spaces in a sandy soil than it does through the small pores of a clayey soil, especially if the clay is compacted and has little or no structure or aggregation (see Table 1).

Depending on the amount and type of clay minerals, many clayey soils develop shrinkage cracks as they dry, creating a direct conduit for water to enter the soil. These clay soils have high infiltration capacities as water moves into the shrinkage cracks, although at other times, when cracks are not present, their infiltration rate is characteristically slow.

Dynamic - A reflection of climate and landscape position, as well as management practices and crop demand, existing soil water content affects the ability of the soil to pull additional water into it. Pores and cracks are generally open in a dry soil. Many of them are filled in by water or swelled shut as the soil becomes wet, so infiltration rate is generally highest when the soil is dry. As the soil becomes wet, the infiltration rate slows to the rate at which water moves through the most restrictive layer, such as a compacted layer or a layer of dense clay.

Infiltration is affected by crop and land management practices that affect surface crusting, compaction, and soil organic matter. Without the protective benefits of vegetative or residue cover, bare soil is subjected to the direct impact and erosive forces of raindrops that dislodge soil particles. Dislodged soil particles fill in and block surface pores, contributing to the development of surface crusts that restrict water movement into the soil.

Compaction results from livestock and equipment traffic, especially on wet soils, and continuous plowing to the same depth, e.g. the creation of a plow pan below the tillage depth. Compacted or impervious soil layers have reduced pore space and restricted water movement through the soil profile.

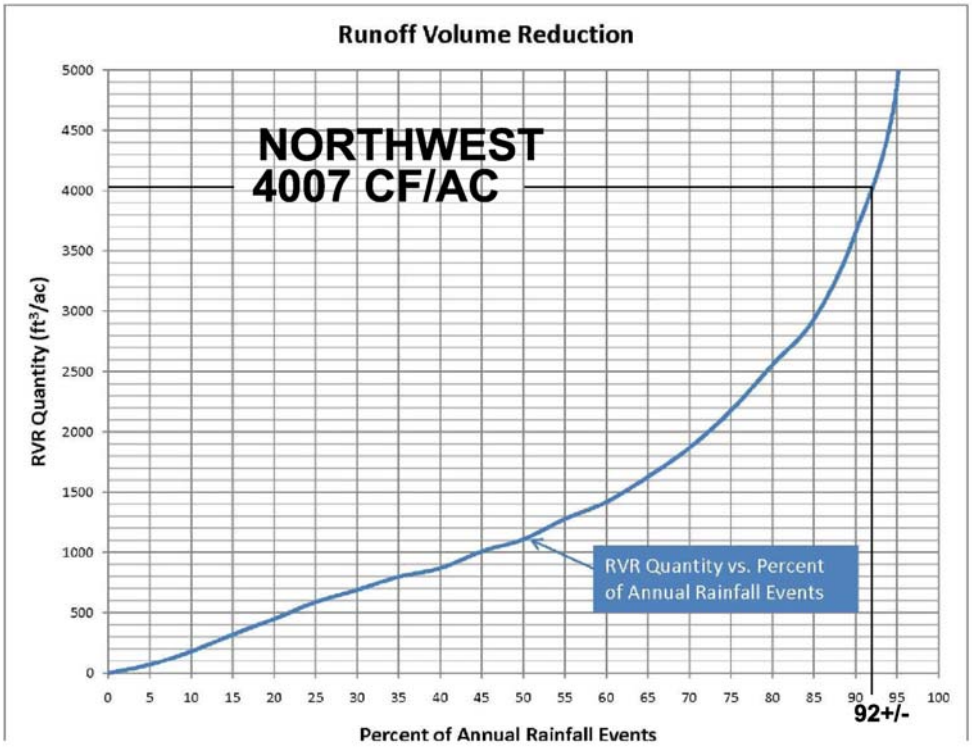
Soil organic matter affects infiltration through its positive affect on the development of stable soil aggregates, or crumbs. Highly aggregated soil has increased pore space and infiltration. Soils high in organic matter also provide good habitat for soil biota, such as earthworms, that through their burrowing activities, increase pore space and create continuous pores linking surface to subsurface soil layers.

Management that reduces soil cover, disrupts continuous poor space, compacts soil, or reduces soil organic matter negatively impacts infiltration. Since tillage negatively affects all of these properties, it plays an important role in a soil's infiltration rate.

Table 1. Steady infiltration rates for general soil texture groups in very deeply wetted soil. (Hillel, D. 1982. Introduction to soil physics. Academic Press, San Diego, CA)

Soil Type	Steady Infiltration Rate (in/hr)
Sands	> 0.8
Loams	0.2 - 0.4
Clays	0.04 - 0.2

	100% impervious values	
Percent of Annual Rainfall Events	Runoff Depth (in)	RVR Quantity ft^3/ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



RVR Design Summary:	
Proposed Impervious (ac)	3.25
Provided Storage to Infiltrate (cf)	13024
RVR Quantity (cf/ac)	4007
Percent of Annual Rainfall Events (%)	92 +/-
Infiltration Rate* (in/hr)	0.14
Area to Infiltrate (sf)	11761
System Infiltration Rate (cf/hr)	137
Dewatering Time (hrs)	94.9

WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer. The pond bottoms are designed to temporarily retain water in order to achieve the water quality requirement. The total net new impervious surface area for the development area tributary to the northwest basin is 3.25 acres and requires 0.271 acre-feet of water quality volume.

The proposed northwest basin provides 0.299 ac-ft of storage below the outlet elevation.

SOUTHWEST BASIN SYSTEM:

The southwest basin system is tributary to Manitou Creek and is therefore subject to watershed specific release rates. The 100yr allowable rate is 0.09 cfs per acre and the 2yr allowable rate is 0.02 cfs per acre.

To determine the required detention volume for the southwest basin zone. the following methodology was employed. Please refer to the southwest basin exhibit [SW-1]. The hydrologic disturbed area total of 24.75 acres was used with the impervious and pervious area totals to develop a composite runoff curve number (CN) of 89. [calculations included below].

Two basins are associated with the southwest system and these will be connected with a 24" diameter equalizer pipe. Each basin will have the same bottom, outlet, spillway and top of berm elevation.

SOUTHWEST ZONE

			CN	MULT.
HYRDOLOGICALLY DISTURBED AREA:	**24.75**	**AC**		
TRIBUTARY AREA:	**23.64**	**AC**		
IMPERVIOUS (INCL NWL):	**13.03**	**AC**	**98**	1276.94
PERVIOUS: [open space, Ty. D soil]	**11.72**	**AC**	**80**	937.6
			TOTAL>>	2214.54

COMPOSITE CN FOR AREA: **89**

Impervious Summary:

NWL	3.53	ac
roads	1.93	ac
aprons	0.30	ac
trail/path	0.35	ac
lift station & park	0.25	ac
s/w	0.55	ac
50% lots	3.00	ac
55% lots	2.96	ac
corner lot extra allow…	0.16	ac
total >>	13.03	ac

HEC-HMS was employed to initially determine the 2yr required detention volume using a minimum size 4" restrictor only with a 24hr, 2yr event. The lag time used was the same one used in the spillway design model for the Southwest basin (13.8 min.).

The peak discharge was then compared to the allowable rate of 0.47 cfs [23.64 ac x 0.02 cfs/ac]. This rate was found to be 0.41 cfs and we are calling this effective 2yr rate control for a corresponding 2yr HWL of 833.14 and 2yr required volume of 4.23 ac-ft.

Next, various size upper restrictors were examined with the model along with the 4" at normal water using the 100yr, 24hr event until a resulting peak release close to but not exceeding the 100yr allowable release rate 2.128 cfs [23.64 ac x 0.09 cfs/ac] was attained. An upper restrictor with 8.10" diameter and invert of 834.27 produced a peak release of 2.11 cfs and corresponding volume of 13.39 ac-ft.

Southwest Basin system - Two basins - West and East - Connected with 24" diameter equalizer pipe

west basin area:

	elev	area	avg	interval	vol	total vol
	ft	ac	ac	ft	ac-ft	ac-ft
outlet	832	**1.64**				
	833	**1.78**	1.71	1	1.71	**1.71**
	834	**1.93**	1.855	1	1.86	**3.57**
	835	**2.10**	2.015	1	2.02	**5.58**
hw / spillway	836	**2.28**	2.19	1	2.19	**7.77**

east basin area:

	elev	area	avg	interval	vol	total vol
	ft	ac	ac	ft	ac-ft	ac-ft
outlet	832	**1.89**				
	833	**2.05**	1.97	1	1.97	**1.97**
	834	**2.22**	2.135	1	2.14	**4.11**
	835	**2.40**	2.31	1	2.31	**6.42**
hw / spillway	836	**2.57**	2.485	1	2.49	**8.90**

TOTAL VOLUME PROVIDED = 16.67 ac-ft

COMBINED VOLUME:

	elev	area	avg	interval	vol	total vol
	ft	ac	ac	ft	ac-ft	ac-ft
outlet	832	**3.53**				
	833	**3.83**	3.68	1	3.68	**3.68**
	834	**4.15**	3.99	1	3.99	**7.67**
	835	**4.50**	4.325	1	4.33	**12.00**
hw / spillway	836	**4.85**	4.675	1	4.68	**16.67**

100yr HWL = 835.30 [13.39 ac-ft level]

2yr HWL = 833.14 [4.22 ac-ft level]

Southwest Basin outlet control structure design information:

Proposed restrictors for this dual basin system employ watershed specific release rates. The 2yr release rate is 0.02 cfs per acre and the 100yr rate is 0.09 cfs per acre. The allowable release rate for the actual restrictors to be constructed is based on the tributary area of 23.64 acres.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS:

23.64 AC design tributary area

100YR	allowable release based on 0.09 cfs/ac >>>	2.128	cfs
2YR	allowable release based on 0.02 cfs/ac >>>	0.473	cfs

LOWER:		UPPER:	
ORIFICE DIA. (IN)	4.00	ORIFICE DIA. (IN)	8.10
AREA (SF)	0.087	AREA (SF)	0.358
COEF:	0.6	COEF:	0.6
INVERT ELEVATION:	832.00	INVERT ELEVATION:	834.27

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	832.00			832.00			0.00
	833.00	0.83	0.38	833.00			0.38
2YR HWL	833.14	0.97	0.41	833.14	0.00		0.41
	834.00	1.83	0.57	834.00	0.00	0.00	0.57
	835.00	2.83	0.71	835.00	0.39	1.08	1.79
SPILLWAY	836.00	3.83	0.82	836.00	1.39	2.03	2.86

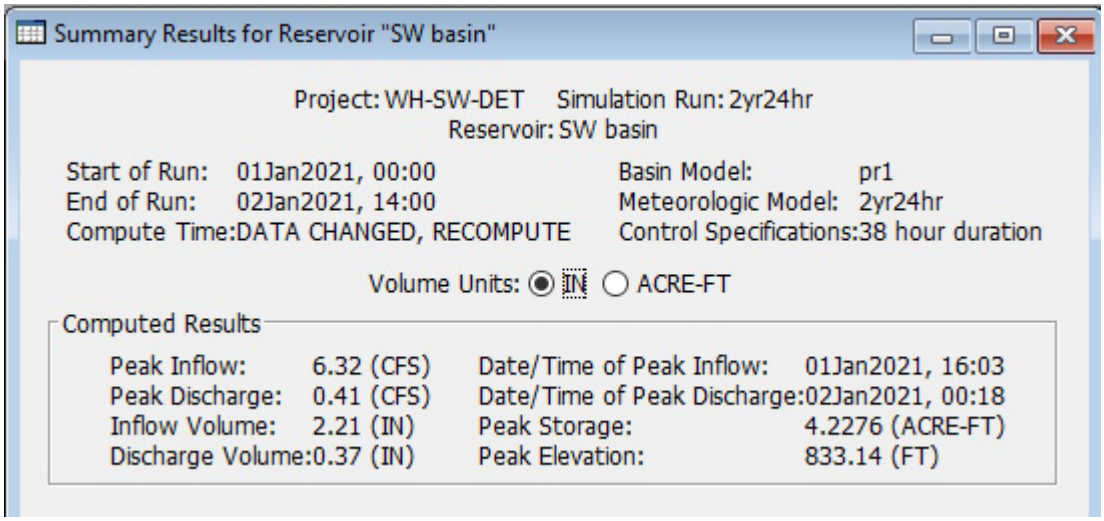
HEC-HMS OUTPUT PEAK 100YR, 24HR STAGE = 835.30, PEAK INDICATED RATE = 2.11 CFS

Detention Volume Safety Factor (DVSF) considerations:

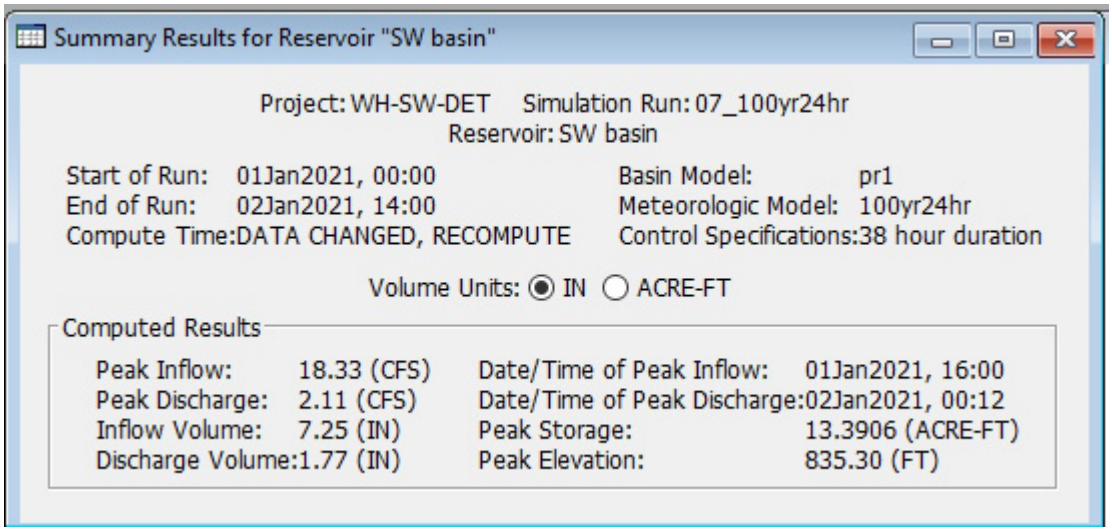
The proposed southwest basin has no offsite tributary so the DVSF is not required for this basin.

The proposed basin like the others planned for the subdivision is planned as a naturalized basin with deep-rooted native vegetation planted below the outlet elevation. The basins will also serve to provide water quality enhancement, and runoff volume reduction for the project.

The HEC-HMS output for the 2yr, 24 and 100yr, 24hr runs are shown below.



2yr, 24hr output



100yr, 24hr output

SOUTHWEST BASIN

RUNOFF VOLUME REDUCTION (RVR) & WATER QUALITY

RUNOFF VOLUME REDUCTION (RVR)

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- *Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);*

  The proposed site plan intentionally will not disturb most of an approximate 2.5 acre area in the north central part of the property due to existing trees.

- *Minimization or disconnection of impervious surfaces;*

  Impervious area is a function of the overlying community zoning. Runoff from portions of the site is directed to native planted basin areas and open vegetated swales where possible. Downspouts are also planned to splash at grade rather than directly connect to storm sewers.

- *Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;*

  The bottom 4.8 inches [0.4' below the outlet elevation] of the two southwest basins are designed to hold runoff and allow it to infiltrate.

- *The use of open channels with native vegetation to convey stormwater runoff;*

  Runoff is directed to open vegetated swales where possible. The stormwater basins will be planted in Native vegetation to promote stabilization, infiltration, and water quality.

- *Structural measures that provide water quality and volume reduction;*

  No structural measures are proposed.

- *Structural measures that provide only volume reduction or other rainwater harvesting practices;*

  No structural measures are proposed.

- *Measures that provide water quality and quantity control;*

  The stormwater basins will be planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

- *Measures that provide only quantity control.*

  As stated above, the basins are designed to capture, hold, and allow the bottom 4.8-inches (0.4') of runoff to infiltrate. Water quality volume is also provided in this zone.

The new impervious area (created after April 1, 2009) for the onsite development areas tributary to the proposed basin system is 13.05 ac

Storage volume proposed in the bottom 4.8" [0.4'] zone below the outlet is calculated as follows.

Outlet Elevation 832 contour area total for both basins: 3.53 ac

Bottom Elevation 831.60 contour area total for both basins: 3.40 ac

Average Contour area: 3.46 ac

Depth =0.4'

Volume = (0.4')(3.46 ac) = 1.384 ac-ft = 60,287 cubic feet

The soil types present in the area of the southwest basin system infiltration zone are:

[refer to exhibit D]

Code	Name	Hydrologic Soil Group	Permeability range from LC Soil Survey
146B	Elliott Silt Loam	C	0.06 – 0.20 in/hr for depths below 41"
223B	Varna Silt Loam	C	0.06 - 0.20 in/hr for depths below 30"
330A	Peotone Silty Clay Loam	B/D	0.2-0.6 in/hr for depths from 0-60"
232A	Ashkum Silty Clay Loam	B/D	0.2-0.6 in/hr for depths from 0-60"
531D2	Markham Silt Loam	C	0.06-0.2 in/hr for depths below 20"

The USDA recommends values of 0.2-0.4 in/hr for loamy soils (see next page). As these are silty and silty clay loams, we will use a lower value of 0.10 in/hr.

USDA Natural Resources Conservation Service

Indicator	Test	Function
P	F	W

Soil Quality Indicators

Infiltration

Infiltration is the downward entry of water into the soil. The velocity at which water enters the soil is infiltration rate. Infiltration rate is typically expressed in inches per hour. Water from rainfall or irrigation must first enter the soil for it to be of value.



A one inch layer of water is added to a six inch diameter ring to measure infiltration rate.

Factors Affecting

Inherent - Infiltration rate is dependent on soil texture (percentage of sand, silt, and clay) and clay mineralogy. Water moves more quickly through the large pore spaces in a sandy soil than it does through the small pores of a clayey soil, especially if the clay is compacted and has little or no structure or aggregation (see Table 1).

Depending on the amount and type of clay minerals, many clayey soils develop shrinkage cracks as they dry, creating a direct conduit for water to enter the soil. These clay soils have high infiltration capacities as water moves into the shrinkage cracks, although at other times, when cracks are not present, their infiltration rate is characteristically slow.

Dynamic - A reflection of climate and landscape position, as well as management practices and crop demand, existing soil water content affects the ability of the soil to pull additional water into it. Pores and cracks are generally open in a dry soil. Many of them are filled in by water or swelled shut as the soil becomes wet, so infiltration rate is generally highest when the soil is dry. As the soil becomes wet, the infiltration rate slows to the rate at which water moves through the most restrictive layer, such as a compacted layer or a layer of dense clay.

Infiltration is affected by crop and land management practices that affect surface crusting, compaction, and soil organic matter. Without the protective benefits of vegetative or residue cover, bare soil is subjected to the direct impact and erosive forces of raindrops that dislodge soil particles. Dislodged soil particles fill in and block surface pores, contributing to the development of surface crusts that restrict water movement into the soil.

Compaction results from livestock and equipment traffic, especially on wet soils, and continuous plowing to the same depth, e.g. the creation of a plow pan below the tillage depth. Compacted or impervious soil layers have reduced pore space and restricted water movement through the soil profile.

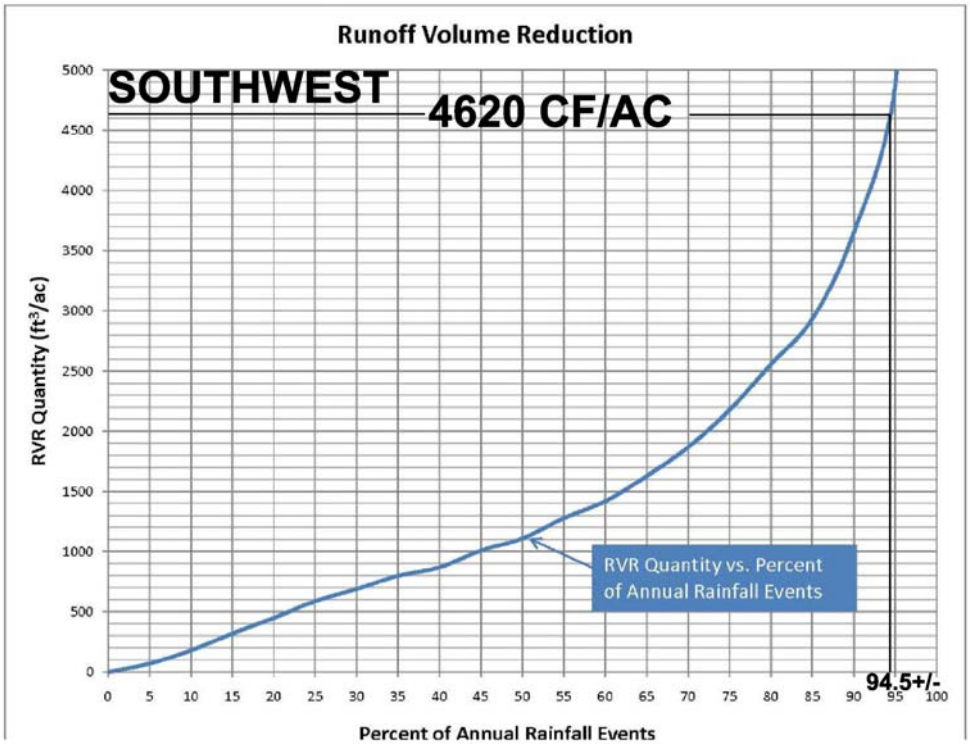
Soil organic matter affects infiltration through its positive affect on the development of stable soil aggregates, or crumbs. Highly aggregated soil has increased pore space and infiltration. Soils high in organic matter also provide good habitat for soil biota, such as earthworms, that through their burrowing activities, increase pore space and create continuous pores linking surface to subsurface soil layers.

Management that reduces soil cover, disrupts continuous poor space, compacts soil, or reduces soil organic matter negatively impacts infiltration. Since tillage negatively affects all of these properties, it plays an important role in a soil's infiltration rate.

Table 1. Steady infiltration rates for general soil texture groups in very deeply wetted soil. (Hillel, D. 1982. Introduction to soil physics. Academic Press, San Diego, CA)

Soil Type	Steady Infiltration Rate (in/hr)
Sands	> 0.8
Loams	0.2 - 0.4
Clays	0.04 - 0.2

Percent of Annual Rainfall Events	100% impervious values	
	Runoff Depth (in)	RVR Quantity ft^3/ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



RVR Design Summary:	
Proposed Impervious (ac)	**13.05**
Provided Storage to Infiltrate (cf)	**60287**
RVR Quantity (cf/ac)	**4620**
Percent of Annual Rainfall Events (%)	**94.5 +/-**
Infiltration Rate* (in/hr)	**0.10**
Area to Infiltrate (sf)	**153766**
System Infiltration Rate (cf/hr)	**1281**
Dewatering Time (hrs)	**47.0**

WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer. The pond bottoms are designed to temporarily retain water in order to achieve the water quality requirement. The total net new impervious surface area for the development area tributary to the southwest basin system is 13.05 acres and requires 1.088 acre-feet of water quality volume.

The proposed southwest basin system provides 1.384 ac-ft of storage below the outlet elevation.

SOUTHEAST BASIN SYSTEM:

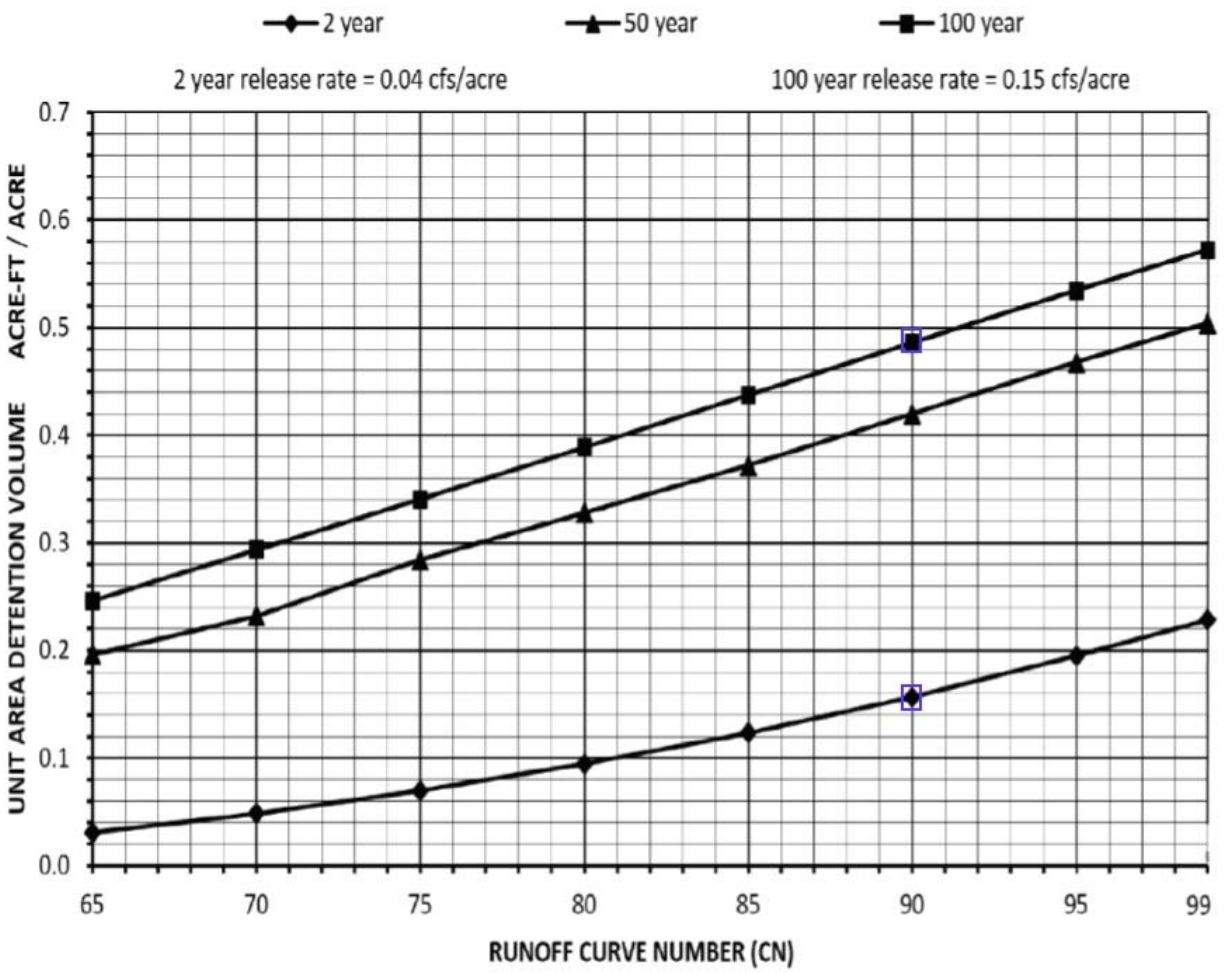
The southeast basin system is subject to the standard 0.04 cfs per acre and 0.15 cfs per acre allowable release rates for the 2yr, and 100yr events, respectively.

To determine the required detention volume for the southeast basin zone. the following methodology was employed. Please refer to the southeast basin exhibit [SE-1].

The hydrologic disturbed area total of 14.11 acres was used with the unit area method using the impervious coverage total to develop a composite runoff curve number (CN) of 90. [calculations included below]. The 14.11 acre total includes 0.85 ac of added impervious area from the proposed Route 83 widening associated with this project. The impervious summary for the tributary area is included later in this section.

The 100yr factor based on 0.15 cfs/ac for CN 90 is 0.49 ac-ft/ac as shown below on the next page. Required 100yr volume total is 6.91 ac-ft. [14.11 ac x 0.49 ac-ft/ac]

The 2yr factor based on 0.04 cfs/ac for CN 90 is 0.16 ac-ft/ac. The corresponding 2yr required volume is 2.26 ac-ft. [14.11 ac x 0.16 ac-ft/ac]



100yr unit area factor for CN 90 = 0.49 ac-ft /ac

2yr unit area factor for CN 90 = 0.16 ac-ft/ac

Detention Volume Safety Factor (DVSF) considerations:

The proposed southeast basin has 0.17 ac of offsite tributary area. Therefore, the applicable DVSF is calculated as follows 1 + 0.05(0.17ac /14.11ac) = 1.0006. As this factor is essentially 1.00 it will not be applied in this case.

SOUTHEAST ZONE

			CN	MULT.
HYRDOLOGICALLY DISTURBED AREA:	**14.11**	**AC**		
Including Rte 83 added impervious within ROW [0.85 ac]				
TRIBUTARY AREA (ONSITE):	**12.78**	**AC**		
TRIBUTARY AREA (OFFSITE):	**0.17**	**AC**		
IMPERVIOUS (INCL NWL):	**7.94**	**AC**	**98**	778.12
PERVIOUS: (open space, Ty. D soil)	**6.17**	**AC**	**80**	493.6
			TOTAL>>	1271.72

COMPOSITE CN FOR AREA:	**90**	
100YR UNIT AREA FACTOR	**0.49**	**AC-FT/AC**
REQUIRED DETENTION FOR ZONE:	**6.91**	**AC-FT**

Impervious Summary:

NWL	1.96	ac
roads	0.99	ac
aprons	0.18	ac
trail/path	0.23	ac
s/w	0.31	ac
55% max. imp. lots	3.26	ac
corner lot allowance	0.16	ac
Route 83 widening	0.85	ac
total >>	7.94	ac

Southeast Basin - Stage-Storage

	elev	area	avg	interval	vol	total vol
	ft	ac	ac	ft	ac-ft	ac-ft
outlet	832	**1.96**				
	833	**2.11**	2.035	1	2.04	**2.04**
	834	**2.25**	2.18	1	2.18	**4.22**
	835	**2.41**	2.33	1	2.33	**6.55**
hw /spillway crest	836	**2.56**	2.485	1	2.49	**9.03**

100yr HWL = 835.14 [6.91 ac-ft level]

2yr HWL = 833.10 [2.26 ac-ft level]

Southeast Basin outlet control structure design information:

This section shows the calculations for the ideal restrictors for the southeast basin. One or both of the actual proposed restrictors will be smaller in diameter as this basin is planned to be over-restricted to access additional volume to provide compensatory storage.

The allowable release rate for the ideal restrictors is based on the total tributary area of 14.28 acres.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS:

14.28 AC design tributary area

100YR	allowable release based on 0.15 cfs/ac >>>	2.142	cfs
2YR	allowable release based on 0.04 cfs/ac >>>	0.571	cfs

LOWER:		UPPER:	
ORIFICE DIA. (IN)	4.80	ORIFICE DIA. (IN)	6.00
AREA (SF)	0.126	AREA (SF)	0.196
COEF:	0.6	COEF:	0.6
INVERT ELEVATION:	832.00	INVERT ELEVATION:	833.54

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	832.00			832.00			0.00
	833.00	0.80	0.54	833.00			0.54
2YR HWL	833.10	0.90	0.57	833.10	0.00	0.00	0.57
	834.00	1.80	0.81	834.00	0.21	0.43	1.24
	835.00	2.80	1.01	835.00	1.21	1.04	2.05
100YR HWL	835.14	2.94	1.04	835.14	1.35	1.10	2.14
SPILLWAY	836.00	3.80	1.18	836.00	2.21	1.41	2.58

Ideal restrictors:

4.80” dia. at elevation 832.00 [2yr release = 0.57 cfs]

6.00” dia at elevation 833.54 [release at 100yr HWL via both = 2.14 cfs]

Proposed restrictor design to over-restrict basin to access compensatory storage:

To over-restrict the basin we will reduce the lower restrictor to 4” diameter and eliminate the upper restrictor.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS - [OVER-RESTRICTED]

14.28 AC design tributary area

	100YR	allowable release based on 0.15 cfs/ac >>>	2.142	cfs
	2YR	allowable release based on 0.04 cfs/ac >>>	0.571	cfs

LOWER:		UPPER:	NOT PROPOSED
ORIFICE DIA. (IN)	4.00	ORIFICE DIA. (IN)	0.00
AREA (SF)	0.087	AREA (SF)	0.000
COEF:	0.6	COEF:	0.6
INVERT ELEVATION:	832.00	INVERT ELEVATION:	833.50

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	832.00			832.00			0.00
	833.00	0.83	0.38	833.00			0.38
2YR HWL	833.10	0.93	0.41	833.10	0.00	0.00	0.41
	834.00	1.83	0.57	834.00	0.50	0.00	0.57
	835.00	2.83	0.71	835.00	1.50	0.00	0.71
100YR HWL	835.14	2.97	0.72	835.14	1.64	0.00	0.72
SPILLWAY	836.00	3.83	0.82	836.00	2.50	0.00	0.82

The following is the resulting stage-storage-discharge table for the southeast basin in the over-restricted condition. This relationship was employed with HEC-HMS modeling software to demonstrate the additional volume accessed in the proposed southeast basin.

Stage (ft)	Storage (ac-ft)	Discharge (cfs)
832	0.00	0.00
833	2.04	0.38
833.10	2.26	0.41
834	4.22	0.57
835	6.55	0.71
835.14	6.91	0.72
836	9.03	0.82

In the HEC-HMS model, the actual tributary area of 12.95 ac is used [0.0202344 sq. mi.]

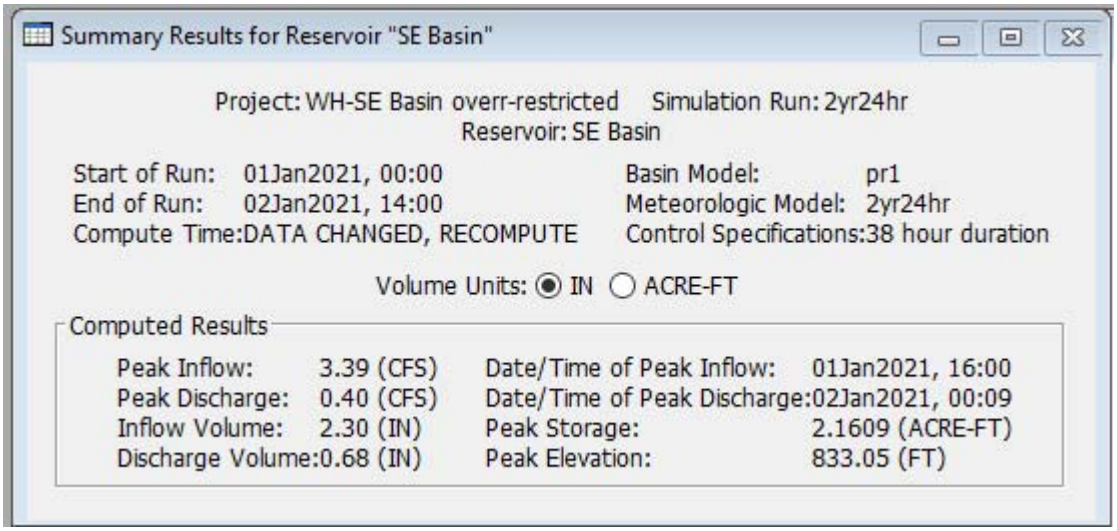
[12.78 ac onsite and 0.17 ac offsite]

Composite CN remains 90

Tc = 16 min. [from storm sewer design calculations]

Lag time = 0.6 x 16 min. = 9.6 min.

We executed the 2yr, 24hr and a multi-event critical duration analysis for the 100yr storms using HEC-HMS.

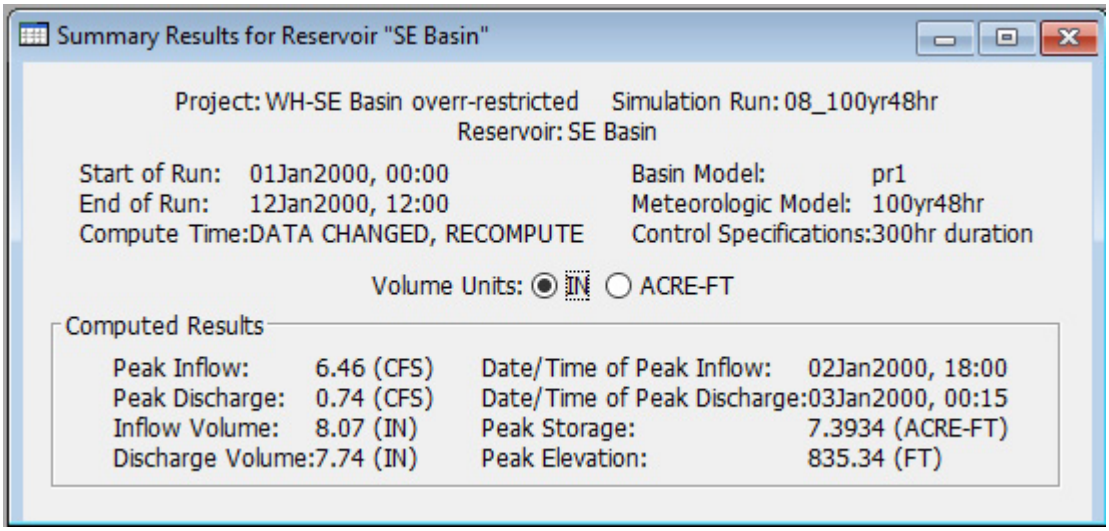


The 2yr peak stage is 833.05 with a corresponding peak release of 0.40 cfs.

The 0.40 cfs rate is accordingly below the 0.57 cfs allowable rate.

100yr critical duration results – Southeast Basin – Over-restricted condition:

Event	Peak Stage (ft)	Peak Release (cfs)	Peak Storage (ac-ft)
1hr	833.50	0.48	3.13
2hr	833.93	0.56	4.06
3hr	834.15	0.59	4.57
6hr	834.52	0.64	5.42
12hr	834.90	0.70	6.32
18hr	835.12	0.72	6.85
24hr	835.25	0.73	7.19
48hr	835.34	0.74	7.39
72hr	835.31	0.74	7.33
120hr	835.15	0.72	6.94
240hr	834.84	0.69	6.18



The peak accessed volume in the 100yr critical duration analysis is 7.39 ac-ft in the 48hr event. This volume exceeds the required detention volume (6.91 ac-ft) by 0.48 ac-ft and can be counted as compensatory storage.

SOUTHEAST BASIN

RUNOFF VOLUME REDUCTION (RVR) & WATER QUALITY

The proposed basin like the others planned for the subdivision is planned as a naturalized basin with deep-rooted native vegetation planted below the outlet elevation. The basin will also serve to provide water quality enhancement, and runoff volume reduction for the project.

RUNOFF VOLUME REDUCTION (RVR)

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- *Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);*

  The proposed site plan intentionally will not disturb most of an approximate 2.5 acre area in the north central part of the property due to existing trees.

- *Minimization or disconnection of impervious surfaces;*

  Impervious area is a function of the overlying community zoning. Runoff from portions of the site is directed to native planted basin areas and open vegetated swales where possible. Downspouts are also planned to splash at grade rather than directly connect to storm sewers.

- *Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;*

  The bottom 4.8 inches [0.40' below the outlet elevation] of the southeast basin is designed to hold runoff and allow it to infiltrate.

- *The use of open channels with native vegetation to convey stormwater runoff;*

  Runoff is directed to open vegetated swales where possible. The stormwater basin will be planted in Native vegetation to promote stabilization, infiltration, and water quality.

- *Structural measures that provide water quality and volume reduction;*

  No structural measures are proposed.

- *Structural measures that provide only volume reduction or other rainwater harvesting practices;*

  No structural measures are proposed.

- *Measures that provide water quality and quantity control;*

The stormwater basins will be planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

- *Measures that provide only quantity control.*

  As stated above, the basin is designed to capture, hold, and allow the bottom 4-inches (0.33') of runoff to infiltrate. Water quality volume is also provided in this zone.

The new impervious area (created after April 1, 2009) for the onsite development areas tributary to the proposed basin system is 7.09 ac [7.94 ac – 0.85 ac offsite Route 83 widening impervious]

Storage volume proposed in the bottom 4.8" [0.40'] zone below the outlet is calculated as follows.

Outlet Elevation 832 contour area: 1.96 ac

Bottom Elevation 831.60 contour area: 1.91 ac

Average Contour area: 1.935 ac

Depth =0.40'

Volume = (0.40')(1.935 ac) = 0.774 ac-ft = 33,715 cubic feet

The soil types present in the area of the southeast basin system infiltration zone are:

[refer to exhibit D]

Code	Name	Hydrologic Soil Group	Permeability range from LC Soil Survey
146B	Elliott Silt Loam	C	0.06–0.20 in/hr for depths below 41"
232A	Ashkum Silty Clay Loam	B/D	0.2-0.6 in/hr for depths from 0-60"
531D2	Markham Silt Loam	C	0.06-0.2 in/hr for depths below 20"

The USDA recommends values of 0.2-0.4 in/hr for loamy soils (see next page). As these are silty and silty clay loams, we will use a lower value of 0.10 in/hr.

USDA Natural Resources Conservation Service

Indicator P | Test F | Function W

Soil Quality Indicators

Infiltration

Infiltration is the downward entry of water into the soil. The velocity at which water enters the soil is infiltration rate. Infiltration rate is typically expressed in inches per hour. Water from rainfall or irrigation must first enter the soil for it to be of value.



A one inch layer of water is added to a six inch diameter ring to measure infiltration rate.

Factors Affecting

Inherent - Infiltration rate is dependent on soil texture (percentage of sand, silt, and clay) and clay mineralogy. Water moves more quickly through the large pore spaces in a sandy soil than it does through the small pores of a clayey soil, especially if the clay is compacted and has little or no structure or aggregation (see Table 1).

Depending on the amount and type of clay minerals, many clayey soils develop shrinkage cracks as they dry, creating a direct conduit for water to enter the soil. These clay soils have high infiltration capacities as water moves into the shrinkage cracks, although at other times, when cracks are not present, their infiltration rate is characteristically slow.

Dynamic - A reflection of climate and landscape position, as well as management practices and crop demand, existing soil water content affects the ability of the soil to pull additional water into it. Pores and cracks are generally open in a dry soil. Many of them are filled in by water or swelled shut as the soil becomes wet, so infiltration rate is generally highest when the soil is dry. As the soil becomes wet, the infiltration rate slows to the rate at which water moves through the most restrictive layer, such as a compacted layer or a layer of dense clay.

Infiltration is affected by crop and land management practices that affect surface crusting, compaction, and soil organic matter. Without the protective benefits of vegetative or residue cover, bare soil is subjected to the direct impact and erosive forces of raindrops that dislodge soil particles. Dislodged soil particles fill in and block surface pores, contributing to the development of surface crusts that restrict water movement into the soil.

Compaction results from livestock and equipment traffic, especially on wet soils, and continuous plowing to the same depth, e.g. the creation of a plow pan below the tillage depth. Compacted or impervious soil layers have reduced pore space and restricted water movement through the soil profile.

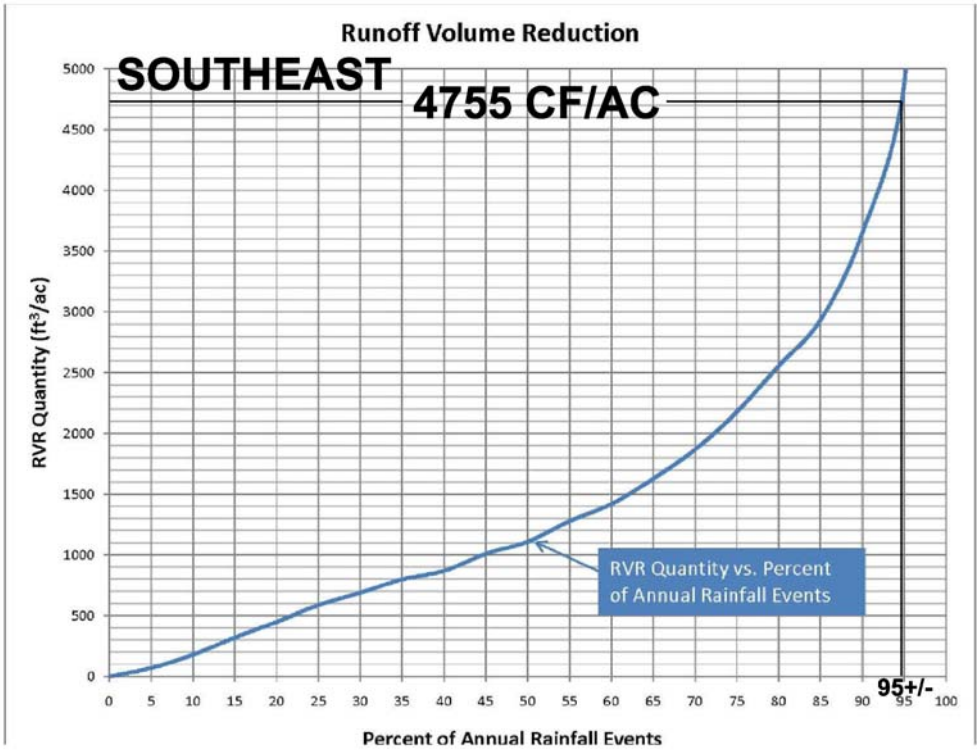
Soil organic matter affects infiltration through its positive affect on the development of stable soil aggregates, or crumbs. Highly aggregated soil has increased pore space and infiltration. Soils high in organic matter also provide good habitat for soil biota, such as earthworms, that through their burrowing activities, increase pore space and create continuous pores linking surface to subsurface soil layers.

Management that reduces soil cover, disrupts continuous poor space, compacts soil, or reduces soil organic matter negatively impacts infiltration. Since tillage negatively affects all of these properties, it plays an important role in a soil's infiltration rate.

Table 1. Steady infiltration rates for general soil texture groups in very deeply wetted soil. (Hillel, D. 1982. Introduction to soil physics. Academic Press, San Diego, CA)

Soil Type	Steady Infiltration Rate (in/hr)
Sands	> 0.8
Loams	0.2 - 0.4
Clays	0.04 - 0.2

	100% impervious values	
Percent of Annual Rainfall Events	Runoff Depth (in)	RVR Quantity ft^3/ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



RVR Design Summary:	
Proposed Impervious (ac)	**7.09**
Provided Storage to Infiltrate (cf)	**33715**
RVR Quantity (cf/ac)	**4755**
Percent of Annual Rainfall Events (%)	**95 +/-**
Infiltration Rate* (in/hr)	**0.10**
Area to Infiltrate (sf)	**85377**
System Infiltration Rate (cf/hr)	**711**
Dewatering Time (hrs)	**47.4**

WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer. The pond bottoms are designed to temporarily retain water in order to achieve the water quality requirement. The total net new impervious surface area for the development area tributary to the southeast basin system is 7.09 acres and requires 0.59 acre-feet of water quality volume.

The proposed southeast basin system provides 0.774 ac-ft of storage below the outlet elevation.

NORTHHEAST BASIN SYSTEM:

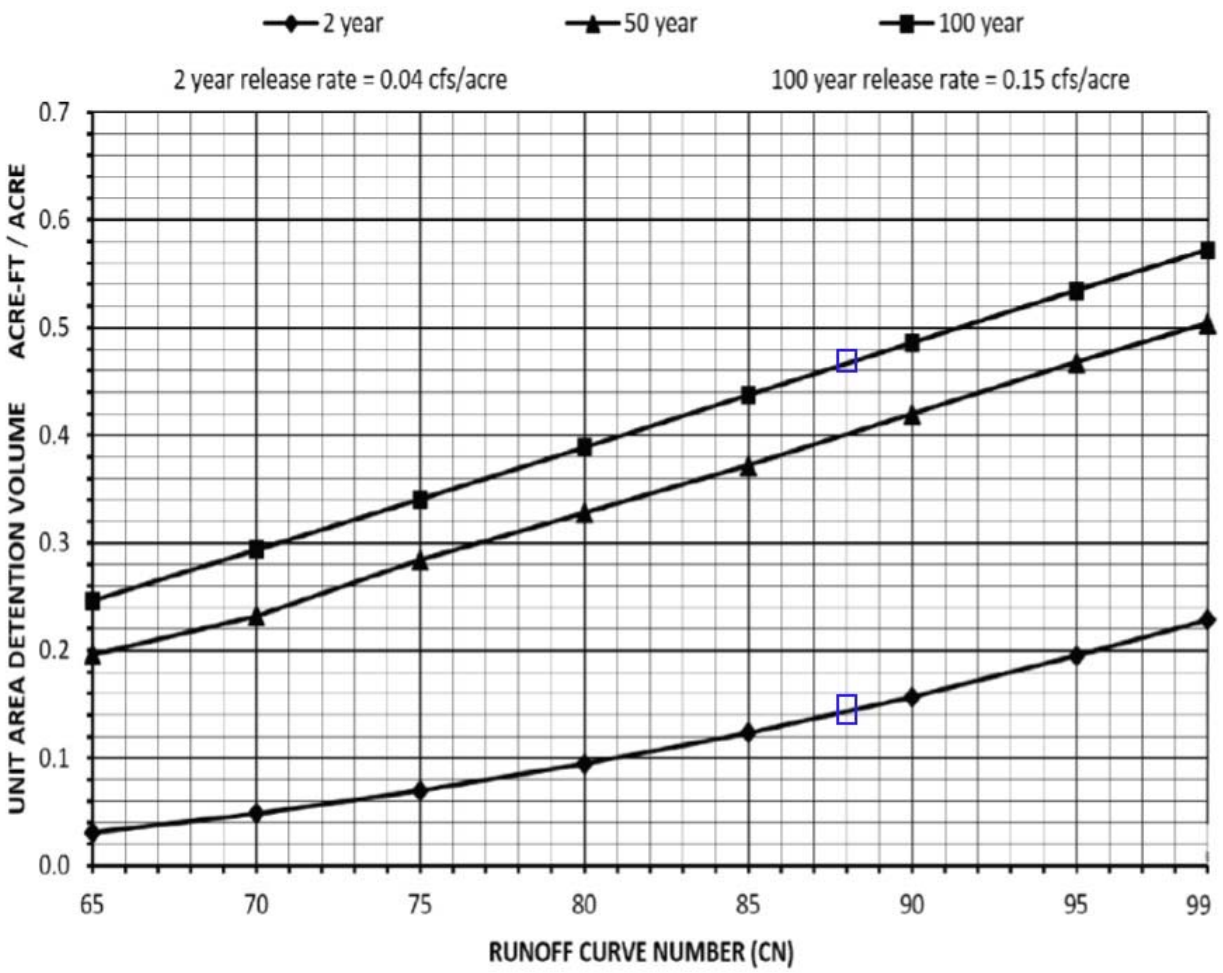
The northeast basin system is subject to the standard 0.04 cfs per acre and 0.15 cfs per acre allowable release rates for the 2yr, and 100yr events, respectively.

To determine the required detention volume for the northeast basin zone. the following methodology was employed. Please refer to the southeast basin exhibit [NE-1].

The hydrologic disturbed area total of 20.54 acres was used with the unit area method using the impervious coverage total to develop a composite runoff curve number (CN) of 88. [calculations included below]. The impervious summary for the tributary area is included later in this section.

The 100yr factor based on 0.15 cfs/ac for CN 88 is 0.475 ac-ft/ac as shown below on the next page. Required 100yr volume total is 9.76 ac-ft. [20.54 ac x 0.475 ac-ft/ac]

The 2yr factor based on 0.04 cfs/ac for CN 88 is 0.142 ac-ft/ac. The corresponding 2yr required volume is 2.92 ac-ft. [20.54 ac x 0.142 ac-ft/ac]



100yr unit area factor for CN 88 = 0.475 ac-ft /ac

2yr unit area factor for CN 88 = 0.142 ac-ft/ac

Detention Volume Safety Factor (DVSF) considerations:

The proposed southeast basin has 0.15 ac of offsite tributary area. Therefore, the applicable DVSF is calculated as follows 1 + 0.05(0.15ac /19.25ac) = 1.0004. As this factor is essentially 1.00 it will not be applied in this case.

NORTHEAST ZONE

			CN	MULT.
HYRDOLOGICALLY DISTURBED AREA:	**20.54**	**AC**		
TRIBUTARY AREA (ONSITE):	**19.25**	**AC**		
TRIBUTARY AREA (OFFSITE):	**0.15**	**AC**		
IMPERVIOUS (INCL. NWL):	**8.65**	**AC**	**98**	847.7
PERVIOUS: [open space, Ty. D soil]	**11.89**	**AC**	**80**	951.2
			TOTAL>>	1798.9

COMPOSITE CN FOR AREA:	**88**		
100YR UNIT AREA FACTOR	**0.475**	**AC-FT/AC**	
REQUIRED DETENTION FOR ZONE:		**9.76**	**AC-FT**

Impervious Summary:

NWL	**1.76**	ac
roads	**1.24**	ac
aprons	**0.22**	ac
trail/path	**0.39**	ac
sidewalk	**0.35**	ac
50% lots	**3.94**	ac
55% lots	**0.62**	ac
corner lot addtl. allowance	**0.13**	ac
total >>	**8.65**	ac

northeast basin area:

	elev	area	avg	interval	vol	total vol
	ft	ac	ac	ft	ac-ft	ac-ft
outlet	833	1.76				
	834	1.98	1.87	1	1.87	1.87
	835	2.21	2.095	1	2.10	3.97
	836	2.44	2.325	1	2.33	6.29
	837	2.72	2.58	1	2.58	8.87
	838	2.96	2.84	1	2.84	11.71
	839	3.22	3.09	1	3.09	14.80
hw / spillway crest	839.5	3.36	3.29	0.5	1.65	16.45

100yr HWL = 837.31 [9.76 ac-ft level]

2yr HWL = 834.50 [2.92 ac-ft level]

Northeast Basin outlet control structure design information:

This section shows the calculations for the ideal restrictors for the northeast basin. One or both of the actual proposed restrictors will be smaller in diameter as this basin is planned to be over-restricted to access additional volume to provide compensatory storage.

The allowable release rate for the ideal restrictors is based on the total tributary area of 19.40 acres.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS: **IDEAL RESTRICTOR SIZING**

19.40 AC design tributary area

100YR	allowable release based on 0.15 cfs/ac >>>	2.910	cfs	
2YR	allowable release based on 0.04 cfs/ac >>>	0.776	cfs	

LOWER:		UPPER:	
ORIFICE DIA. (IN)	5.07	ORIFICE DIA. (IN)	6.42
AREA (SF)	0.140	AREA (SF)	0.225
COEF:	0.6	COEF:	0.6
INVERT ELEVATION:	833.00	INVERT ELEVATION:	835.00

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	833.00		0.00	833.00			0.00
	834.00	0.79	0.60	834.00			0.60
2YR HWL	834.50	1.29	0.77	834.50	0.00	0.00	0.77
	835.00	1.79	0.90	835.00	0.00	0.00	0.90
	836.00	2.79	1.13	836.00	0.73	0.93	2.05
	837.00	3.79	1.31	837.00	1.73	1.42	2.74
100YR HWL	837.31	4.10	1.37	837.31	2.04	1.55	2.91
	838.00	4.79	1.48	838.00	2.73	1.79	3.27
	839.00	5.79	1.62	839.00	3.73	2.09	3.72
SPILLWAY CREST	839.50	6.29	1.69	839.50	4.23	2.23	3.92

Ideal restrictors:

5.07” dia. at elevation 833.00 [2yr release = 0.77 cfs]

6.42” dia at elevation 835.00 [release at 100yr HWL via both = 2.91 cfs]

Proposed restrictor design to over-restrict basin to access compensatory storage:

To over-restrict the basin we will reduce the lower restrictor to 2.00” diameter and eliminate the upper restrictor.

PROPOSED SYSTEM DUAL RESTRICTOR CALCS: **OVER-RESTRICTED CONDITION**

19.40 AC design tributary area

100YR	allowable release based on 0.15 cfs/ac >>>	2.910	cfs	
2YR	allowable release based on 0.04 cfs/ac >>>	0.776	cfs	

LOWER:		UPPER:	NOT PROPOSED
ORIFICE DIA. (IN)	2.00	ORIFICE DIA. (IN)	0.00
AREA (SF)	0.022	AREA (SF)	0.000
COEF:	0.6	COEF:	0.6
INVERT ELEVATION:	833.00	INVERT ELEVATION:	0.00

	STAGE	H (FT)	Q (CFS)	STAGE	H (FT)	Q (CFS)	TOTAL (CFS)
	833.00		0.00	833.00			0.00
	834.00	0.92	0.10	834.00			0.10
2YR HWL	834.50	1.42	0.13	834.50	0.00	0.00	0.13
	835.00	1.92	0.15	835.00	0.00	0.00	0.15
	836.00	2.92	0.18	836.00	836.00	0.00	0.18
	837.00	3.92	0.21	837.00	837.00	0.00	0.21
100YR HWL	837.31	4.23	0.22	837.31	837.31	0.00	0.22
	838.00	4.92	0.23	838.00	838.00	0.00	0.23
	839.00	5.92	0.26	839.00	839.00	0.00	0.26
SPILLWAY CREST	839.50	6.42	0.27	839.50	839.50	0.00	0.27

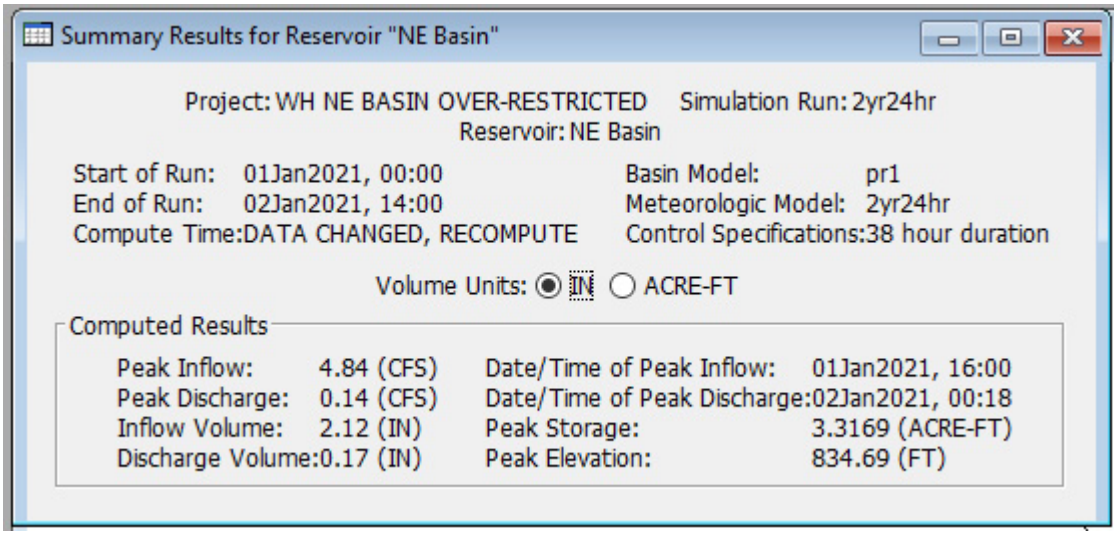
The following is the resulting stage-storage-discharge table for the southeast basin in the over-restricted condition. This relationship was employed with HEC-HMS modeling software to demonstrate the additional volume accessed in the proposed northeast basin.

Stage (ft)	Storage (ac-ft)	Discharge (cfs)
833	0.00	0.00
834	1.87	0.10
834.50	2.92	0.13
835	3.97	0.15
836	6.29	0.18
837	8.87	0.21
837.31	9.76	0.22
838	11.71	0.23
839	14.80	0.26
839.50	16.45	0.27

In the HEC-HMS model, the actual tributary area of 19.40 ac is used [0.0303125 sq. mi.]

[19.25 ac onsite and 0.15 ac offsite]
Composite CN remains 88
Tc = 16 min. [from storm sewer design calculations]
Lag time = 0.6 x 16 min. = 9.6 min.

We executed the 2yr, 24hr and a multi-event critical duration analysis for the 100yr storms using HEC-HMS.



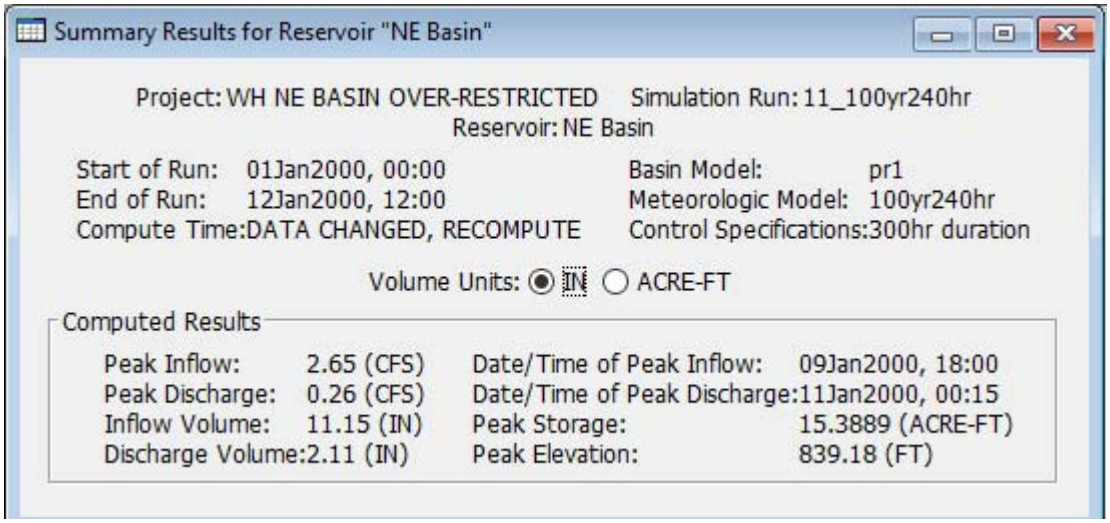
The 2yr peak stage is 834.69 with a corresponding peak release of 0.14 cfs.

The 0.14 cfs rate is accordingly below the 0.77 cfs allowable rate.

100yr critical duration results – Northeast Basin – Over-restricted condition:

Event	Peak Stage (ft)	Peak Release (cfs)	Peak Storage (ac-ft)
1hr	835.20	0.16	4.44
2hr	835.81	0.17	5.85
3hr	836.14	0.18	6.64
6hr	836.69	0.20	8.06
12hr	837.26	0.22	9.62
18hr	837.58	0.22	10.53
24hr	837.84	0.23	11.27
48hr	838.16	0.23	12.19
72hr	838.37	0.24	12.84
120hr	838.62	0.25	13.62
240hr	839.18	0.26	15.39

The peak accessed volume in the 100yr critical duration analysis is 15.39 ac-ft in the 240 hr event.



This volume exceeds the required detention volume (9.76 ac-ft) by 5.63 ac-ft and can be counted as compensatory storage.

NORTHEAST BASIN

RUNOFF VOLUME REDUCTION (RVR) & WATER QUALITY

The proposed basin like the others planned for the subdivision is planned as a naturalized basin with deep-rooted native vegetation planted below the outlet elevation. The basin will also serve to provide water quality enhancement, and runoff volume reduction for the project.

RUNOFF VOLUME REDUCTION (RVR)

RUNOFF VOLUME REDUCTION HIERARCHY

Runoff Volume Reduction (RVR) standards described in Section 503 of the WDO apply to this development.

Article 5, Section 503.01 of the WDO requires that all development be designed in accordance with the Runoff Volume Reduction (RVR) Hierarchy listed in that section. The hierarchy has been applied to the design of the development as follows:

- *Preservation and enhancement of the stormwater management benefits of the natural resource features of the development site (e.g., areas of Hydrologic Soil Groups A and B, floodplains, Waters of the United States, Isolated Waters of Lake County, channels, drainageways, prairies, savannas, and woodlands);*

  The proposed site plan intentionally will not disturb most of an approximate 2.5 acre area in the north central part of the property due to existing trees.

- *Minimization or disconnection of impervious surfaces;*

  Impervious area is a function of the overlying community zoning. Runoff from portions of the site is directed to native planted basin areas and open vegetated swales where possible. Downspouts are also planned to splash at grade rather than directly connect to storm sewers.

- *Enhancement of the infiltration and storage characteristics of the development site using appropriate best management practices;*

  The bottom 6 inches [0.50' below the outlet elevation] of the northeast basin is designed to hold runoff and allow it to infiltrate.

- *The use of open channels with native vegetation to convey stormwater runoff;*

  Runoff is directed to open vegetated swales where possible. The stormwater basin will be planted in Native vegetation to promote stabilization, infiltration, and water quality.

- *Structural measures that provide water quality and volume reduction;*

  No structural measures are proposed.

- *Structural measures that provide only volume reduction or other rainwater harvesting practices;*

  No structural measures are proposed.

- *Measures that provide water quality and quantity control;*

The stormwater basins will be planted in native vegetation to better absorb and infiltrate runoff and provide water quality by acting as a filter for the first flush rain events by capturing pollutants.

- *Measures that provide only quantity control.*

  As stated above, the basins are designed to capture, hold, and allow the bottom 6-inches (0.5') of runoff to infiltrate. Water quality volume is also provided in this zone.

The new impervious area (created after April 1, 2009) for the onsite development areas tributary to the proposed basin system is 8.65 ac

Storage volume proposed in the bottom 6" [0.50'] zone below the outlet is calculated as follows.

Outlet Elevation 833 contour area: 1.76 ac

Bottom Elevation 832.50 contour area: 1.67 ac

Average Contour area: 1.715 ac

Depth =0.50'

Volume = (0.50')(1.715 ac) = 0.8575 ac-ft = 37352 cubic feet

The soil types present in the area of the southeast basin system infiltration zone are:

[refer to exhibit D]

Code	Name	Hydrologic Soil Group	Permeability range from LC Soil Survey
146B	Elliott Silt Loam	C	0.06–0.20 in/hr for depths below 41"
103A	Houghton Muck	D	0.2 – 6 from 0 to 60"
531D2	Markham Silt Loam	C	0.06-0.2 in/hr for depths below 20"

The USDA recommends values of 0.2-0.4 in/hr for loamy soils (see next page). As these are silt loam and muck we will use a lower value of 0.07 in/hr

USDA Natural Resources Conservation Service

Indicator P | Test F | Function W

Soil Quality Indicators

Infiltration

Infiltration is the downward entry of water into the soil. The velocity at which water enters the soil is infiltration rate. Infiltration rate is typically expressed in inches per hour. Water from rainfall or irrigation must first enter the soil for it to be of value.



A one inch layer of water is added to a six inch diameter ring to measure infiltration rate.

Factors Affecting

Inherent - Infiltration rate is dependent on soil texture (percentage of sand, silt, and clay) and clay mineralogy. Water moves more quickly through the large pore spaces in a sandy soil than it does through the small pores of a clayey soil, especially if the clay is compacted and has little or no structure or aggregation (see Table 1).

Depending on the amount and type of clay minerals, many clayey soils develop shrinkage cracks as they dry, creating a direct conduit for water to enter the soil. These clay soils have high infiltration capacities as water moves into the shrinkage cracks, although at other times, when cracks are not present, their infiltration rate is characteristically slow.

Dynamic - A reflection of climate and landscape position, as well as management practices and crop demand, existing soil water content affects the ability of the soil to pull additional water into it. Pores and cracks are generally open in a dry soil. Many of them are filled in by water or swelled shut as the soil becomes wet, so infiltration rate is generally highest when the soil is dry. As the soil becomes wet, the infiltration rate slows to the rate at which water moves through the most restrictive layer, such as a compacted layer or a layer of dense clay.

Infiltration is affected by crop and land management practices that affect surface crusting, compaction, and soil organic matter. Without the protective benefits of vegetative or residue cover, bare soil is subjected to the direct impact and erosive forces of raindrops that dislodge soil particles. Dislodged soil particles fill in and block surface pores, contributing to the development of surface crusts that restrict water movement into the soil.

Compaction results from livestock and equipment traffic, especially on wet soils, and continuous plowing to the same depth, e.g. the creation of a plow pan below the tillage depth. Compacted or impervious soil layers have reduced pore space and restricted water movement through the soil profile.

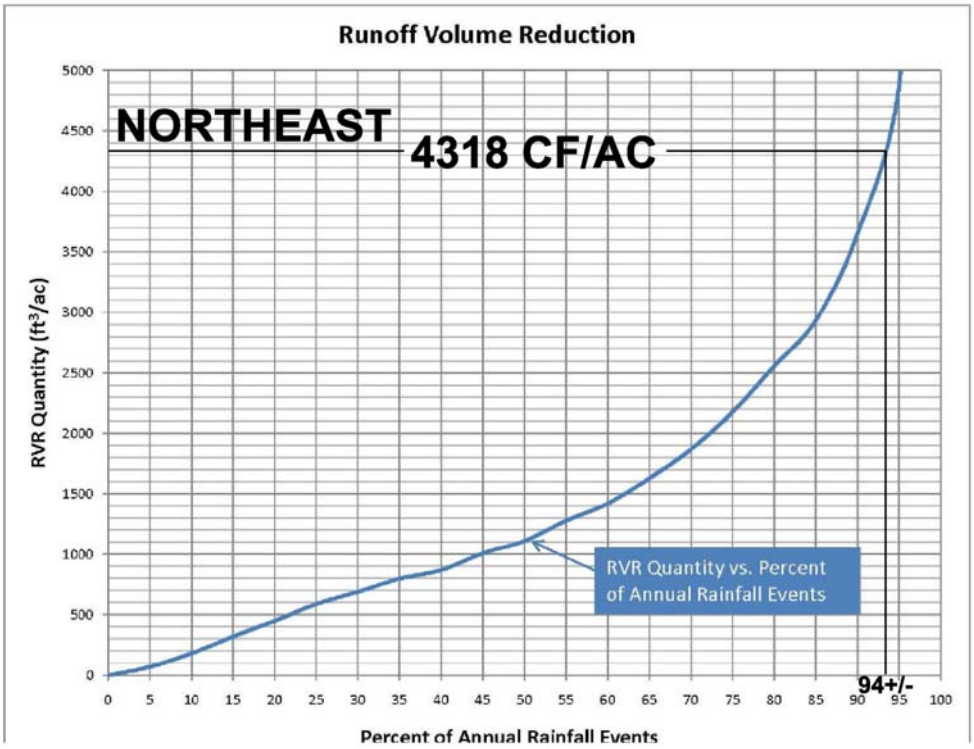
Soil organic matter affects infiltration through its positive affect on the development of stable soil aggregates, or crumbs. Highly aggregated soil has increased pore space and infiltration. Soils high in organic matter also provide good habitat for soil biota, such as earthworms, that through their burrowing activities, increase pore space and create continuous pores linking surface to subsurface soil layers.

Management that reduces soil cover, disrupts continuous poor space, compacts soil, or reduces soil organic matter negatively impacts infiltration. Since tillage negatively affects all of these properties, it plays an important role in a soil's infiltration rate.

Table 1. Steady infiltration rates for general soil texture groups in very deeply wetted soil. (Hillel, D. 1982. Introduction to soil physics. Academic Press, San Diego, CA)

Soil Type	Steady Infiltration Rate (in/hr)
Sands	> 0.8
Loams	0.2 - 0.4
Clays	0.04 - 0.2

	100% impervious values	
Percent of Annual Rainfall Events	Runoff Depth (in)	RVR Quantity ft^3/ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



RVR Design Summary:	
Proposed Impervious (ac)	8.65
Provided Storage to Infiltrate (cf)	37352
RVR Quantity (cf/ac)	4318
Percent of Annual Rainfall Events (%)	93 +/-
Infiltration Rate* (in/hr)	0.07
Area to Infiltrate (sf)	76665
System Infiltration Rate (cf/hr)	447
Dewatering Time (hrs)	83.5

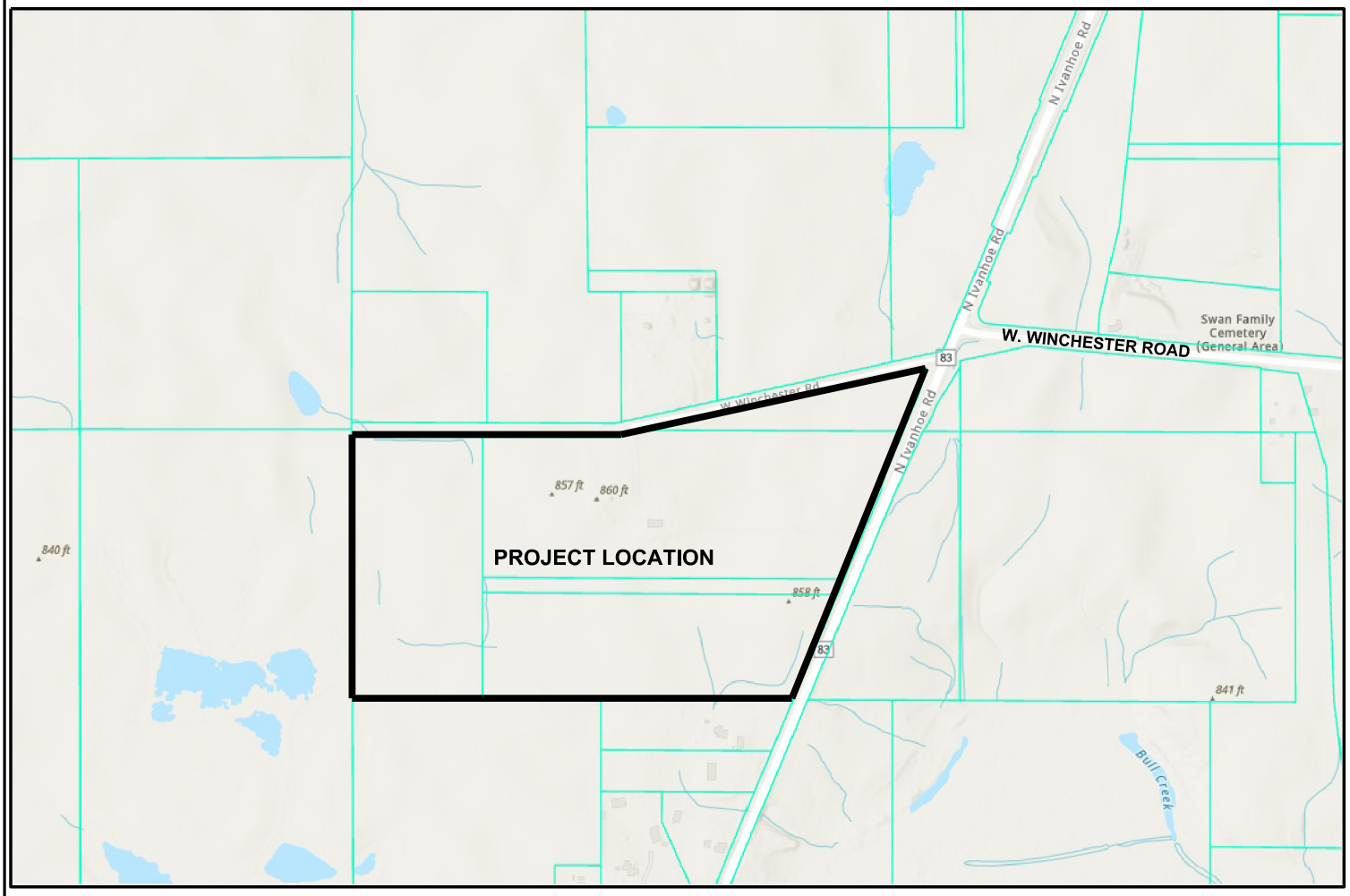
WATER QUALITY

The WDO requires that all development divert and detain at least the first 0.01 inches of runoff for every 1% of net new impervious surface for the development with a minimum volume equal to 0.2 inches of runoff or provide an equivalent level of treatment suitable to the Enforcement Officer. The pond bottoms are designed to temporarily retain water in order to achieve the water quality requirement. The total net new impervious surface area for the development area tributary to the northeast basin system is 8.65 acres and requires 0.72 acre-feet of water quality volume.

The proposed northeast basin system provides 0.85 ac-ft of storage below the outlet elevation.

Conclusions:

The proposed naturalized basins will provide detention, water quality treatment, runoff volume reduction, and additional accessed volume to compensate for existing depressional storage for the project. Each basin zone also has emergency an overflow spillway sized for at least the peak unattenuated inflow from 100yr critical duration analyses performed on the tributary areas.



LOCATION MAP NORTH

PEARSON, BROWN & ASSOCIATES, INC
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com
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NORTH

N.T.S.

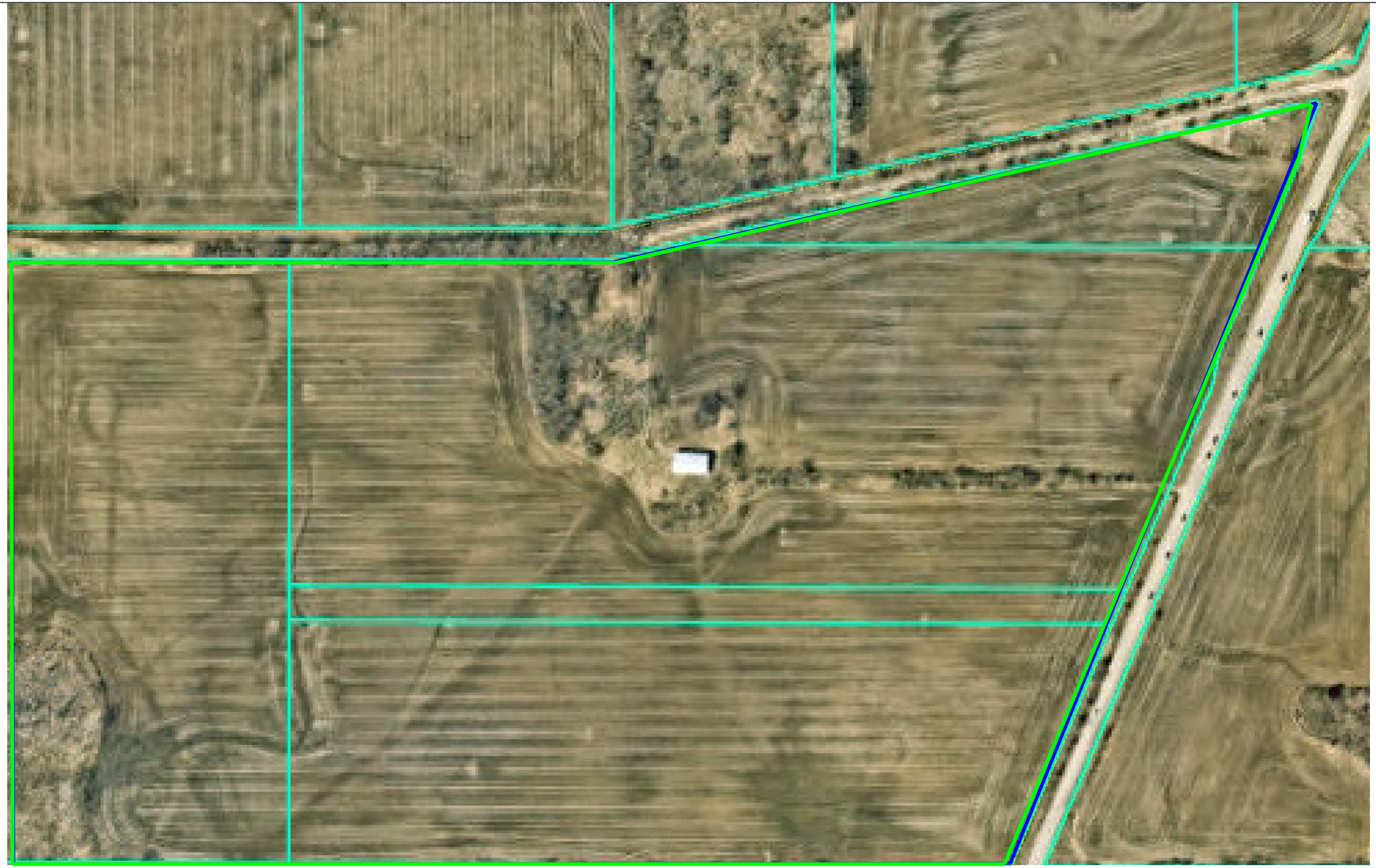
TITLE:
LOCATION MAP

PROJECT:
WALNUT RIDGE
MUNDELEIN, IL

PROJECT NO.: 2535

EXHIBIT
A

DATE: 04/11/25



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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 100' 200'

SCALE: 1" = 200'

TITLE:
AERIAL PHOTO
SOURCE: LAKE CO. G.I.S. (2022)

PROJECT:
WALNUT RIDGE
MUNDELEIN, IL

PROJECT NO.: 2535

EXHIBIT
B

DATE: 04/11/25

WINCHESTER ROAD

Composite Runoff Curve Number Determination for area tributary to wetland near NW corner

ONSITE TRIBUTARY ONLY - WETLAND AREA EXCLUDED

Existing Conditions Tributary Area: 9.25 Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight Good (HSG C)	85	8.44	717.4
Woods (HSG C, Fair)	73	0.81	59.13
Total >>		9.25	776.53

Composite CN >> 84

[USED FOR APPENDIX 4 - WETLAND HYDROLOGY CALCULATIONS]

ONSITE TRIBUTARY ONLY - WETLAND AREA EXCLUDED

Composite Runoff Curve Number Determination for area tributary to wetland near NE corner

Existing Conditions Tributary Area: 22.63 Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight, Good (HSG C)	85	22.12	1880.2
onsite wetland to be mitigated in prop. cond.	85	0.439	37.315
Gravel	98	0.062	6.076
shed	98	0.004	0.392
Total >>		22.63	1923.983

Composite CN >> 85

[USED FOR APPENDIX 4 - WETLAND HYDROLOGY CALCULATIONS]

LCSMC APPROVED BFE ELEVATION 832.92 (NAVD 88) FROM STUDY DONE FOR WINCHESTER ROAD AND ROUTE 83 INTERSECTION IMPROVEMENTS (BY OTHERS)

Ex. W/L to remain

Ex. W/L to be mitigated in prop. cond.

SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=834.32 NAVD88

SITE BENCHMARK
ARROW BOLT ON TELEPHONE POLE
ELEV=851.66 NAVD88

GATE
SATELLITE DISH
GRAVEL
SHED
METAL TOWER
FF=849.39
70.3'
40.0'
METAL/CMU BUILDING
CONC. SLAB
CONC. PAD

EXISTING RIDGE LINE (TYP.)

LCSMC APPROVED
100 YR BFE = 831.43
(NAVD 88)

ROUTE 83

SITE BENCHMARK
ARROW BOLT ON HYD.
ELEV=835.28 NAVD88

Composite Runoff Curve Number Determination for area tributary to wetland near SW corner

ONSITE TRIBUTARY ONLY - WETLAND AREA EXCLUDED

Existing Conditions Tributary Area: 26.80 Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight Good (HSG C)	85	26.76	2274.6
Gravel	98	0.014	1.372
Metal Building	98	0.022	2.156
Tower	98	0.005	0.4802
Total >>		26.80	2278.6082

Composite CN >> 85

[USED FOR APPENDIX 4 - WETLAND HYDROLOGY CALCULATIONS]

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 100' 200'

SCALE: 1" = 200'

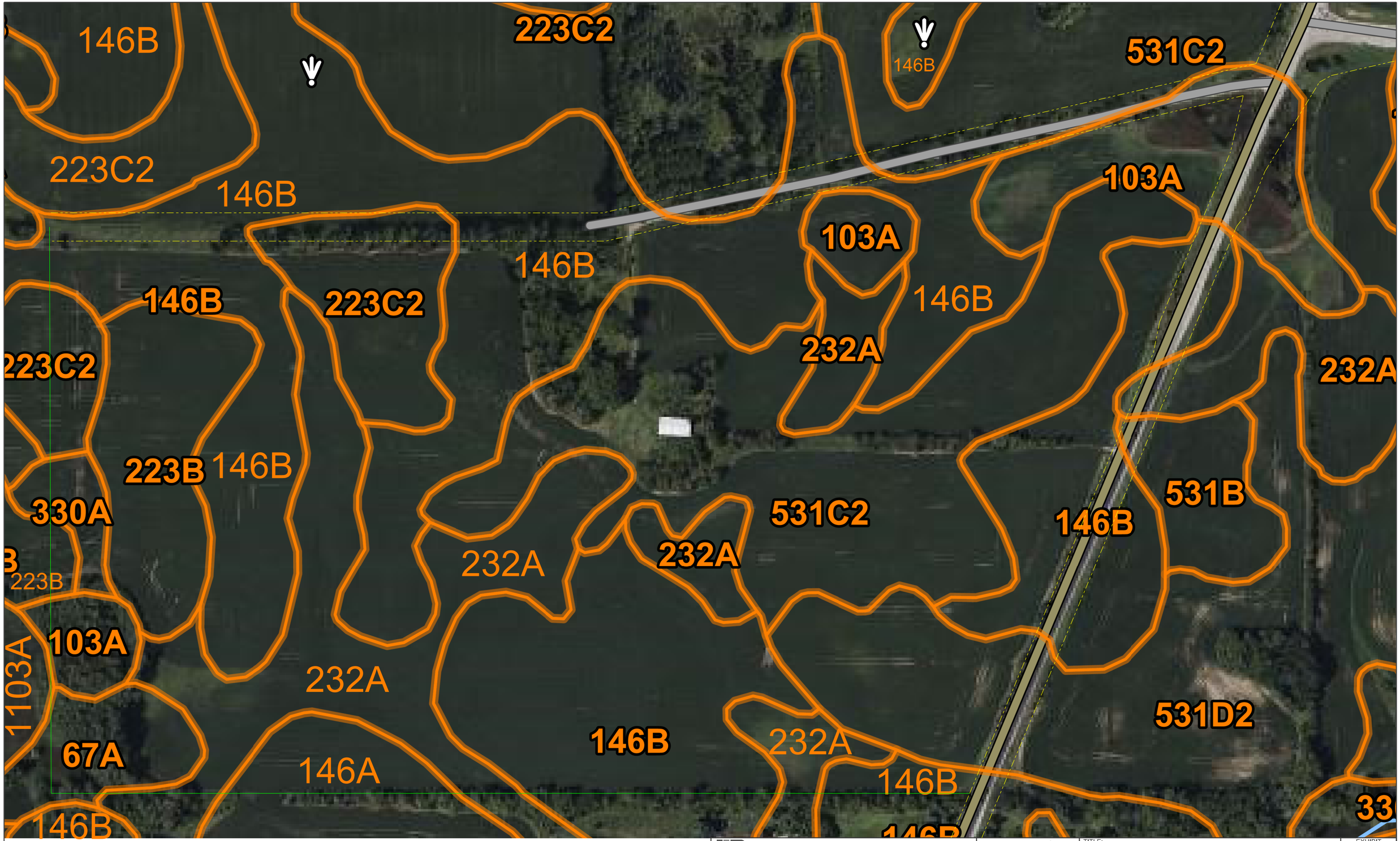
TITLE: EXISTING CONDITIONS

PROJECT: WALNUT RIDGE
MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 04/11/25

EXHIBIT **C**



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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 100' 200'
SCALE: 1" = 200'

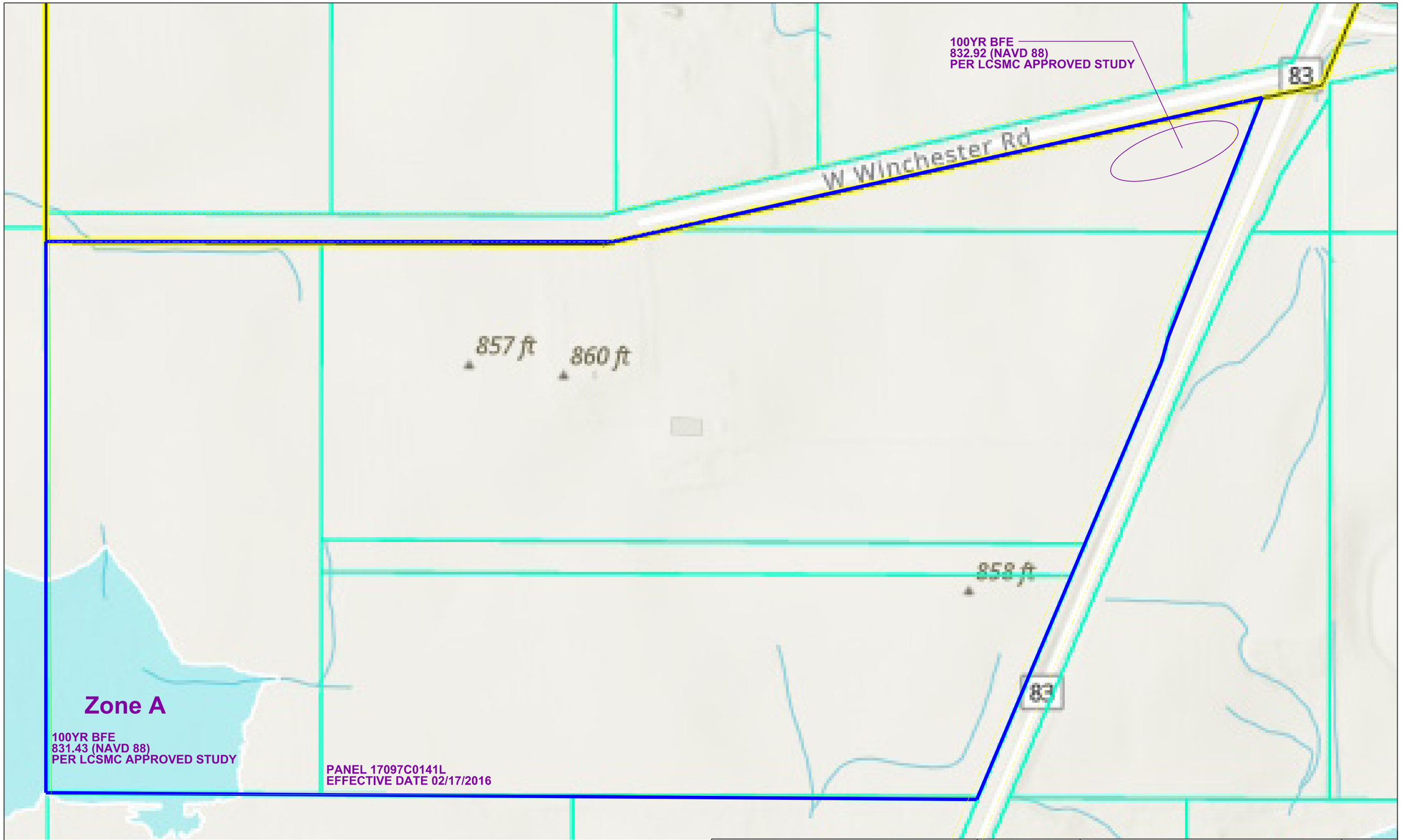
TITLE:
SOIL MAP

PROJECT:
WALNUT RIDGE
MUNDELEIN, IL

PROJECT NO.: 2535

EXHIBIT
D

DATE: 04/11/25



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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 100' 200'

SCALE: 1" = 200'

TITLE: FEMA FIRM PANEL

PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 04/11/25

EXHIBIT **E**

PROJECT LOCATION

Crest-stage gage 5-5477

Fremont Center

Rays Lake

School No 79

Ivanhoe

Swan Sch

Loch Lomond

St Mary's of the Lake Seminary

Lincoln Sch

High Sch

Carl Sandburg Sch

Countryside Golf Club

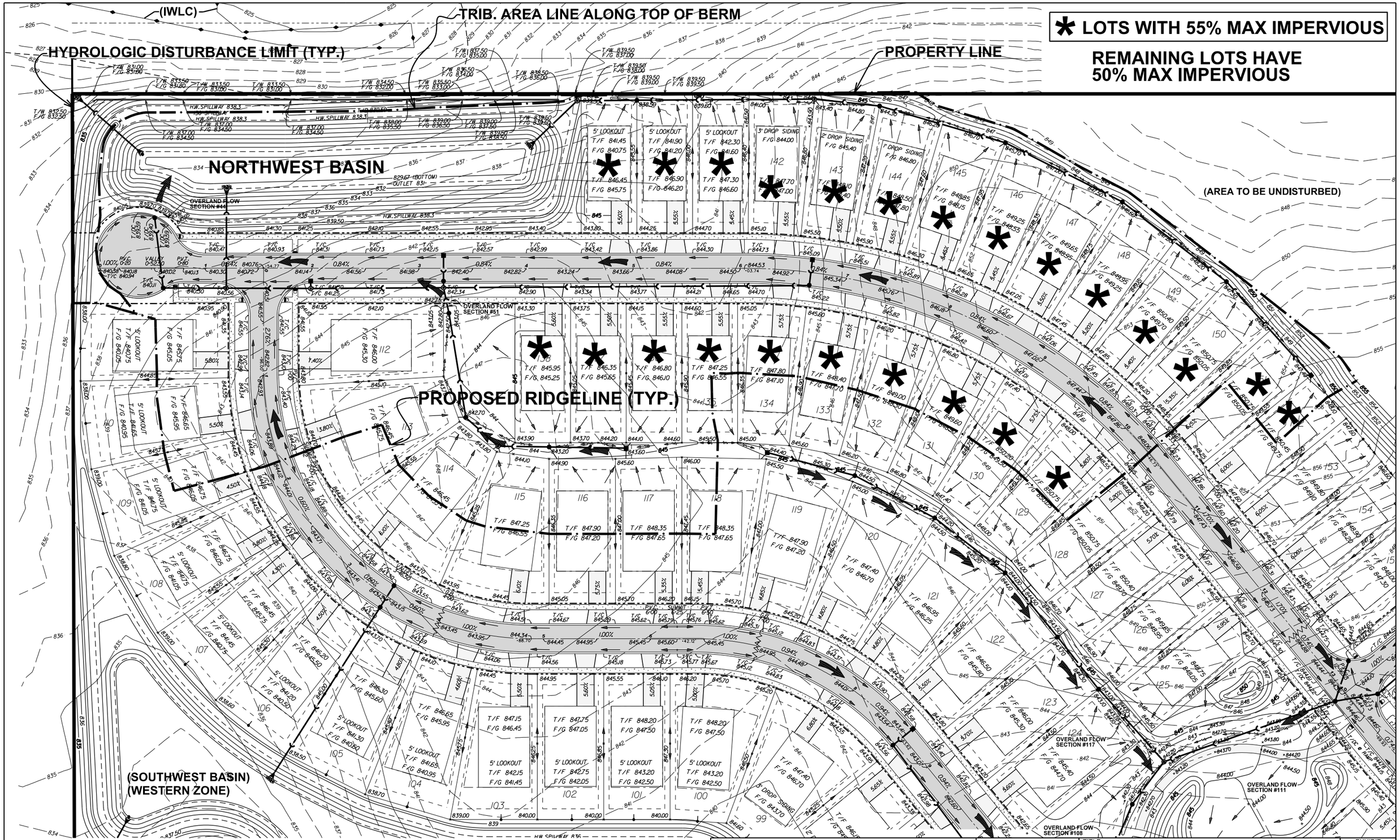
Stream enters underground conduit

MUNDELEIN

LIBERTYVILLE 3.7 MI.

LIBERTYVILLE 2.6 MI.

PEARSON, BROWN & ASSOCIATES, INC. CONSULTING ENGINEERS 1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 PHONE: (847) 367-6707 FAX: (847) 367-2567 E-MAIL ADDRESS: pba@pearsonbrown.com	NORTH 0 1000' 2000' SCALE: 1" = 2000'	TITLE: USGS - HYDROLOGIC ATLAS HA-230 PROJECT: WALNUT RIDGE MUNDELEIN, IL PROJECT NO.: 2535	EXHIBIT F DATE: 04/11/25



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PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 40' 80'

SCALE: 1" = 80'

TITLE: NORTHWEST BASIN

PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 06/20/25

EXHIBIT

NW-1

*** LOTS WITH 55% MAX IMPERVIOUS**

REMAINING LOTS HAVE 50% MAX IMPERVIOUS

SOUTHWEST BASIN
WEST ZONE

EX. 100YR BFE
831.43 (NAVD 88)
LCSMC APPROVED

24" DIA. EQUALIZER

EX. 100YR BFE
831.43 (NAVD 88)
LCSMC APPROVED

SOUTHWEST BASIN
EAST ZONE

TRIBUTARY AREA LIMIT ALONG TOP OF BERM

HDYROLOGIC DISTURBANCE LIMIT

PROPERTY LINE

UNDISTURBED AREA

(SOUTHEAST BASIN)

OVERLAND FLOW SECTION #83

OVERLAND FLOW SECTION #117

OVERLAND FLOW SECTION #111

OVERLAND FLOW SECTION #109

OVERLAND FLOW SECTION #89

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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 60' 120'

SCALE: 1" = 120'

TITLE: SOUTHWEST BASIN

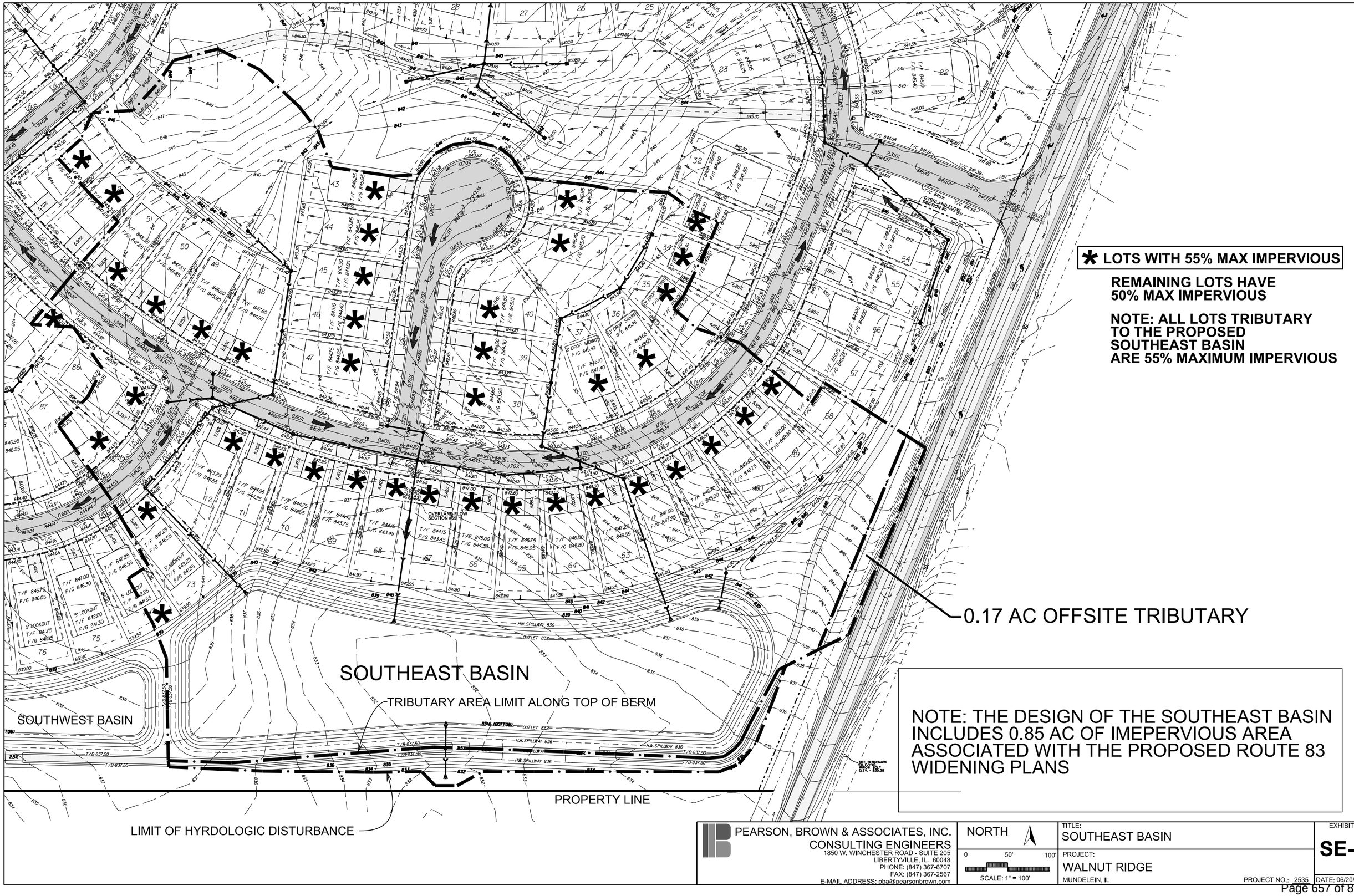
PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 06/20/25

EXHIBIT **SW-1**



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1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 50' 100'

SCALE: 1" = 100'

TITLE: SOUTHEAST BASIN

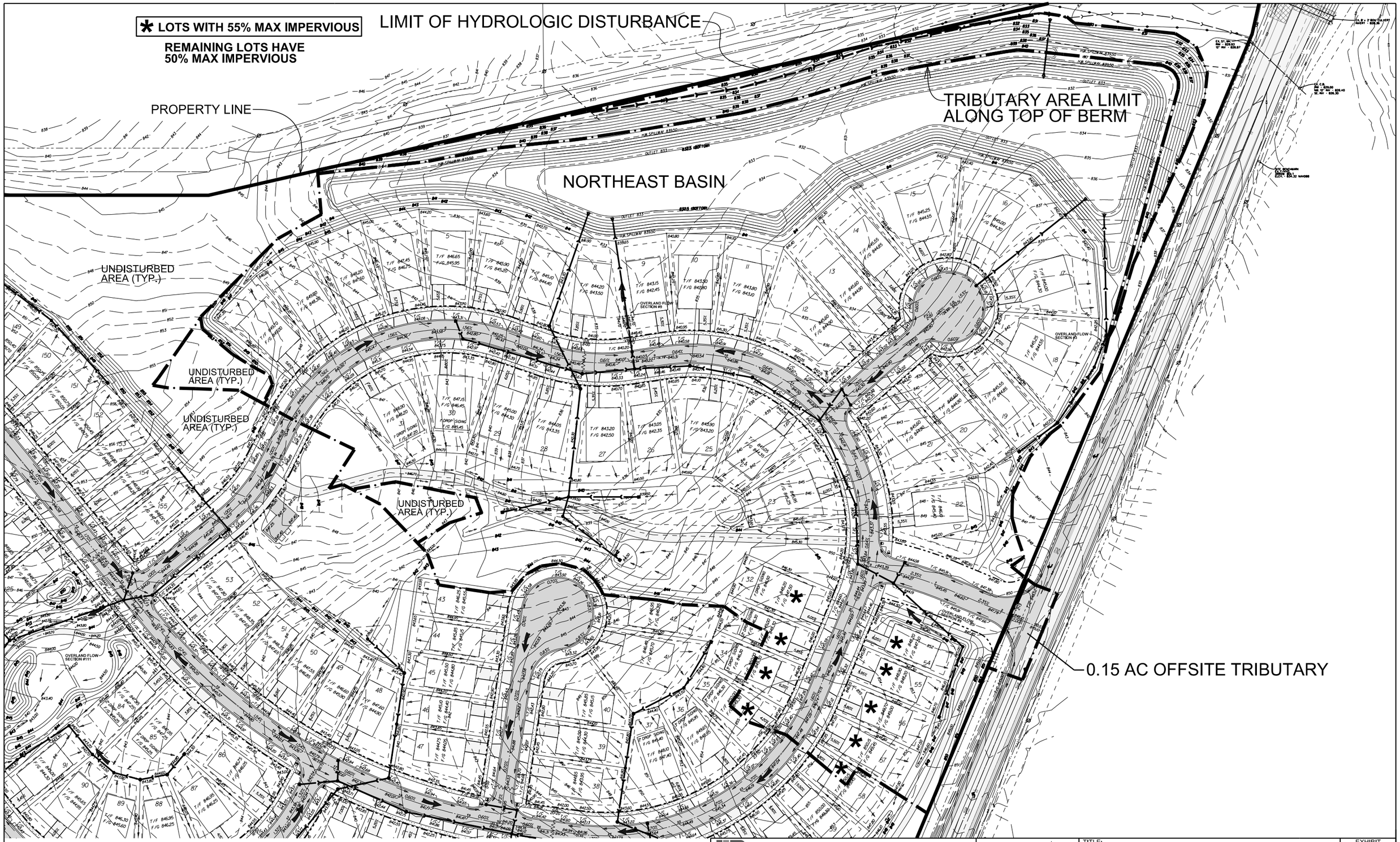
EXHIBIT **SE-1**

PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 06/20/25



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CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 60' 120'

SCALE: 1" = 120'

TITLE: NORTHEAST BASIN ZONE

EXHIBIT **NE-1**

PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 06/20/25

Appendix 1

Storm Sewer Design Calculations

Inlet Capacity – Flow Through Locations

Inlet Capacity – Valleys

Sub-Area C-Factor Calculations

Time of Concentration Calculations

Tributary Area Map

Overland Flow Calculations

All proposed storm sewer for the project is designed using **ISWS Bulletin 75 rainfall intensities.**

For the sub-area C-Factor calculations, 0.35 was employed for pervious area and 0.95 for impervious area.

The time of concentration calculations employ a maximum sheet flow length of 100’

STORM SEWER DESIGN CALCULATIONS

Pearson, Brown & Associates Inc.

Libertyville, IL 60048

Walnut Ridge

Job #: 2535

Prepared by: AKZ

Date: 04/11/2025

Revised: 06/20/2025

From	To	Individual Sub-area Pickup (ac.)	Area Total (ac.)	Individual Sub-area Runoff Factor	C*A Multiple	Sum of C*A to segment	Wieghted C-factor (sum of C*A div. by area total)	Time of Concentration Inlet	Channel	Total	Intensity (in./hr.)	Q=CIA Flow (cfs)	Diameter (in.)	Minimum Required Slope (ft./ft.)	PLAN Design Slope (ft./ft.)	Capacity (cfs)	Velocity (ft/sec)
5	3	0.67	0.67	0.50	0.34	0.34	0.50	16	0	16	5.34	1.79	12	0.0025	0.0150	4.38	5.57
3	1	0.27	0.94	0.51	0.14	0.47	0.50	16	1	17	5.15	2.43	12	0.0047	0.0128	4.04	5.15
100 YEAR STORM																	
7	6	1.20	1.20	0.74	0.89	0.89	0.74	16	0	16	8.88	7.89	15	0.0149	0.0220	9.61	7.83
24	23	0.43	0.43	0.55	0.24	0.24	0.55	16	0	16	5.34	1.26	12	0.0013	0.0080	3.20	4.07
23	21	0.15	0.58	0.55	0.08	0.32	0.55	15	0	16	5.34	1.70	12	0.0023	0.0080	3.20	4.07
22	21	0.26	0.26	0.60	0.16	0.16	0.60	5	0	5	7.44	1.16	12	0.0011	0.0100	3.57	4.55
21	20	0.88	1.72	0.68	0.60	1.07	0.62	15	0	16	5.34	5.73	15	0.0079	0.0090	6.14	5.01
20	16	0.58	2.30	0.69	0.40	1.47	0.64	15	1	17	5.15	7.59	18	0.0052	0.0090	9.99	5.65
18	17	0.66	0.66	0.66	0.44	0.44	0.66	12	0	12	6.02	2.62	12	0.0054	0.0100	3.57	4.55
17	16	0.23	0.89	0.69	0.16	0.59	0.67	14	0	14	5.69	3.38	12	0.0090	0.0150	4.38	5.57
16	10	0.44	3.63	0.57	0.25	2.32	0.64	16	0	17	5.15	11.94	21	0.0057	0.0064	12.71	5.28
13	12	0.87	0.87	0.64	0.56	0.56	0.64	15	0	15	5.56	3.10	12	0.0076	0.0100	3.57	4.55
12	10	0.51	1.38	0.61	0.31	0.87	0.63	14	0	15	5.56	4.83	15	0.0056	0.0150	7.93	6.46
10	9	1.15	6.16	0.69	0.79	3.98	0.65	15	0	17	5.15	20.50	24	0.0082	0.0090	21.52	6.85
9	8	1.27	7.43	0.67	0.85	4.83	0.65	15	1	18	4.98	24.06	27	0.0060	0.0090	29.46	7.41
100 YEAR STORM																	
30	28	0.89	0.89	0.53	0.47	0.47	0.53	16	0	16	8.88	4.19	12	0.0138	0.0150	4.38	5.57
29B	29	0.53	0.53	0.44	0.23	0.23	0.44	16	0	16	8.88	2.07	12	0.0034	0.0200	5.05	6.43
29	28	0.23	0.76	0.40	0.09	0.33	0.43	12	0	16	8.88	2.89	12	0.0066	0.0350	6.68	8.51
29A	28	0.59	0.59	0.42	0.25	0.25	0.42	9	0	9	10.97	2.72	12	0.0058	0.0150	4.38	5.57
28	25	0.81	3.05	0.55	0.45	1.49	0.49	13	1	17	8.56	12.76	24	0.0032	0.0040	14.35	4.57
100 YEAR STORM																	
42	41	0.18	0.18	0.55	0.10	0.10	0.55	15	0	15	9.24	0.91	12	0.0007	0.0050	2.53	3.22
41	40	0.16	0.34	0.58	0.09	0.19	0.56	15	0	15	9.24	1.77	12	0.0025	0.0070	2.99	3.81
40	39	0.20	0.54	0.56	0.11	0.30	0.56	15	1	16	8.88	2.70	12	0.0057	0.0080	3.20	4.07
39	38	0.22	0.76	0.54	0.12	0.42	0.56	15	0	16	8.88	3.75	12	0.0111	0.0250	5.65	7.19
38	36	0.21	0.97	0.55	0.12	0.54	0.55	11	1	17	8.56	4.61	12	0.0167	0.0200	5.05	6.43
36	34	0.34	1.31	0.61	0.21	0.75	0.57	15	0	17	8.56	6.38	12	0.0321	0.0400	7.14	9.10
57	56	0.89	0.89	0.73	0.65	0.65	0.73	16	0	16	5.34	3.47	12	0.0095	0.0200	5.05	6.43
56	48	0.74	1.63	0.70	0.52	1.17	0.72	16	1	17	5.15	6.01	15	0.0087	0.0100	6.48	5.28
55	54	0.39	0.39	0.61	0.24	0.24	0.61	15	0	15	5.56	1.32	12	0.0014	0.0060	2.77	3.52
54	52	0.24	0.63	0.60	0.14	0.38	0.61	13	0	15	5.56	2.12	12	0.0036	0.0120	3.91	4.98
52	51	0.33	0.96	0.57	0.19	0.57	0.59	15	0	15	5.56	3.17	12	0.0079	0.0100	3.57	4.55
51	48	0.20	1.16	0.50	0.10	0.67	0.58	15	0	15	5.56	3.73	12	0.0109	0.0140	4.23	5.38
50	49	0.59	0.59	0.70	0.41	0.41	0.70	16	0	16	5.34	2.21	12	0.0038	0.0100	3.57	4.55
49	48	0.66	1.25	0.73	0.48	0.89	0.72	16	0	16	5.34	4.78	12	0.0180	0.0200	5.05	6.43
48	46	0.00	4.04	0.00	0.00	2.73	0.68	0	0	17	5.15	14.07	24	0.0039	0.0040	14.35	4.57
47	46	0.43	0.43	0.67	0.29	0.29	0.67	14	0	14	5.69	1.64	12	0.0021	0.0100	3.57	4.55
46	54A	0.00	4.47	0.00	0.00	3.02	0.68	0	1	18	4.98	15.04	24	0.0044	0.0045	15.22	4.84
44	45	0.25	0.25	0.69	0.17	0.17	0.69	5	0	5	12.36	2.13	15	0.0011	0.0100	6.48	5.28
45	45A	0.52	0.77	0.68	0.35	0.53	0.68	15	0	15	5.56	2.93	15	0.0021	0.0120	7.10	5.78
45A	43	0.00	5.24	0.67	0.00	3.55	0.68	14	0	18	4.98	17.66	24	0.0061	0.0190	31.27	9.95
62	61	0.55	0.55	0.51	0.28	0.28	0.51	16	0	16	5.34	1.50	12	0.0018	0.0480	7.83	9.97

From	To	Individual Sub-area Pickup (ac.)	Area Total (ac.)	Individual Sub-area Runoff Factor	C*A Multiple	Sum of C*A to segment	Wieghted C-factor (sum of C*A div. by area total)	Time of Concentration Inlet	Channel	Total	Intensity (in./hr.)	Q=CIA Flow (cfs)	Diameter (in.)	Minimum Required Slope (ft./ft.)	PLAN Design Slope (ft./ft.)	Capacity (cfs)	Velocity (ft/sec)
100 YEAR STORM																	
67A	67	0.28	0.28	0.52	0.15	0.15	0.52	6	0	6	11.84	1.72	12	0.0023	0.0240	5.53	7.05
67	66	0.24	0.52	0.52	0.12	0.27	0.52	8	0	8	11.19	3.03	12	0.0072	0.0100	3.57	4.55
66	63	0.38	0.90	0.52	0.20	0.34	0.38	15	1	16	8.88	3.05	12	0.0073	0.0100	3.57	4.55
78	76	0.43	0.43	0.68	0.29	0.29	0.68	15	0	15	5.56	1.63	12	0.0021	0.0100	3.57	4.55
77	76	0.46	0.46	0.65	0.30	0.30	0.65	14	0	14	5.69	1.70	12	0.0023	0.0050	2.53	3.22
76	69	0.32	1.21	0.65	0.21	0.80	0.66	14	1	16	5.34	4.27	15	0.0044	0.0070	5.42	4.42
74	73	0.97	0.97	0.70	0.68	0.68	0.70	15	0	15	5.56	3.78	12	0.0112	0.0150	4.38	5.57
73	69	1.00	1.97	0.69	0.69	1.37	0.69	15	0	15	5.56	7.61	15	0.0139	0.0160	8.19	6.68
72	71	0.43	0.43	0.67	0.29	0.29	0.67	14	0	14	5.69	1.64	12	0.0021	0.0100	3.57	4.55
71	69	0.61	1.04	0.74	0.45	0.74	0.71	14	1	15	5.56	4.11	12	0.0133	0.0200	5.05	6.43
69	68	1.05	5.27	0.73	0.77	3.67	0.70	15	1	17	5.15	18.92	21	0.0143	0.0150	19.46	8.09
100 YEAR STORM																	
84	82	1.52	1.52	0.45	0.68	0.68	0.45	15	0	15	9.24	6.32	18	0.0036	0.0040	6.66	3.77
82	79	0.27	1.79	0.56	0.15	0.84	0.47	15	1	16	8.88	7.42	18	0.0050	0.0065	8.49	4.81
90	89	0.78	0.78	0.72	0.56	0.56	0.72	7	0	7	6.89	3.87	12	0.0118	0.0150	4.38	5.57
89	88	0.30	1.08	0.77	0.23	0.79	0.73	15	0	15	5.56	4.41	12	0.0153	0.0463	7.69	9.79
125	124	0.64	0.64	0.73	0.47	0.47	0.73	15	0	15	5.56	2.60	12	0.0053	0.0100	3.57	4.55
124	123	0.45	1.09	0.66	0.30	0.76	0.70	14	0	15	5.56	4.25	12	0.0142	0.0160	4.52	5.75
123	106	0.52	1.61	0.72	0.37	1.14	0.71	14	0	15	5.56	6.33	15	0.0096	0.0120	7.10	5.78
122	121	0.31	0.31	0.58	0.18	0.18	0.58	15	0	15	5.56	1.00	12	0.0008	0.0150	4.38	5.57
121	120	0.31	0.62	0.58	0.18	0.36	0.58	12	0	15	5.56	2.00	12	0.0031	0.0060	2.77	3.52
120	119	0.30	0.92	0.55	0.17	0.52	0.57	12	0	15	5.56	2.92	12	0.0067	0.0090	3.39	4.32
119	118	0.22	1.14	0.57	0.13	0.65	0.57	11	1	16	5.34	3.47	12	0.0095	0.0120	3.91	4.98
118	117	0.29	1.43	0.62	0.18	0.83	0.58	11	0	16	5.34	4.43	15	0.0047	0.0060	5.02	4.09
117	110	0.23	1.66	0.66	0.15	0.98	0.59	11	0	16	5.34	5.24	15	0.0066	0.0080	5.79	4.72
116	115	0.36	0.36	0.57	0.21	0.21	0.57	16	0	16	5.34	1.10	12	0.0009	0.0050	2.53	3.22
115	113	0.32	0.68	0.35	0.11	0.32	0.47	11	0	16	5.34	1.69	12	0.0023	0.0100	3.57	4.55
113	111	0.75	1.43	0.64	0.48	0.80	0.56	14	0	16	5.34	4.26	12	0.0143	0.0200	5.05	6.43
112	111	0.89	0.89	0.71	0.63	0.63	0.71	15	0	15	5.56	3.51	12	0.0097	0.0150	4.38	5.57
111	110	0.86	3.18	0.70	0.60	2.03	0.64	15	1	17	5.15	10.46	18	0.0099	0.0140	12.46	7.05
110	109	0.00	4.84	0.00	0.00	3.01	0.62	0	0	17	5.15	15.52	24	0.0047	0.0060	17.57	5.59
109	108	0.54	5.38	0.51	0.28	3.29	0.61	22	0	22	4.45	14.63	24	0.0042	0.0060	17.57	5.59
108	107	0.08	5.46	0.43	0.03	3.32	0.61	10	0	22	4.45	14.79	24	0.0043	0.0060	17.57	5.59
107	106	0.85	6.31	0.67	0.57	3.89	0.62	15	0	22	4.45	17.32	24	0.0059	0.0070	18.98	6.04
106	92	0.56	8.48	0.67	0.38	5.41	0.64	15	0	22	4.45	24.06	24	0.0113	0.0130	25.86	8.23
105	102	0.20	0.20	0.56	0.11	0.11	0.56	12	0	12	6.02	0.67	12	0.0004	0.0200	5.05	6.43
102	101	0.35	0.55	0.61	0.21	0.33	0.59	15	0	15	5.56	1.81	12	0.0026	0.0050	2.53	3.22
101	100	0.16	0.71	0.58	0.09	0.42	0.59	11	0	15	5.56	2.33	12	0.0043	0.0100	3.57	4.55
100	99	0.14	0.85	0.52	0.07	0.49	0.58	7	0	15	5.56	2.73	12	0.0059	0.0100	3.57	4.55
99	97	0.06	0.91	0.35	0.02	0.51	0.56	9	0	15	5.56	2.85	12	0.0064	0.0100	3.57	4.55
98	97	0.35	0.35	0.35	0.12	0.12	0.35	21	0	21	4.57	0.56	12	0.0002	0.0100	3.57	4.55
97	93	0.00	1.26	0.00	0.00	0.63	0.50	0	1	22	4.45	2.82	12	0.0063	0.0100	3.57	4.55
96	95	0.50	0.50	0.66	0.33	0.33	0.66	15	0	15	5.56	1.83	12	0.0027	0.0100	3.57	4.55
95	93	0.80	1.30	0.73	0.58	0.91	0.70	16	0	16	5.34	4.88	15	0.0057	0.0070	5.42	4.42
93	92	0.00	2.56	0.00	0.00	0.91	0.36	0	0	22	4.45	4.07	15	0.0040	0.0100	6.48	5.28
92	91	0.00	11.04	0.00	0.00	6.32	0.57	0	1	23	4.35	27.49	24	0.0148	0.0185	30.85	9.82
128	127	0.88	0.88	0.67	0.59	0.59	0.67	15	0	15	9.24	5.45	15	0.0071	0.0100	6.48	5.28
127	126	1.22	2.10	0.72	0.88	1.47	0.70	14	0	15	9.24	13.56	18	0.0167	0.0280	17.62	9.97

From	To	Individual Sub-area Pickup (ac.)	Area Total (ac.)	Individual Sub-area Runoff Factor	C*A Multiple	Sum of C*A to segment	Wieghted C-factor (sum of C*A div. by area total)	Time of Concentration Inlet	Channel	Total	Intensity (in./hr.)	Q=CIA Flow (cfs)	Diameter (in.)	Minimum Required Slope (ft./ft.)	PLAN Design Slope (ft./ft.)	Capacity (cfs)	Velocity (ft/sec)
100 YEAR STORM																	
132	**131**	**0.30**	**0.30**	**0.81**	**0.24**	**0.24**	**0.81**	**5**	**0**	**5**	**12.36**	**3.00**	**12**	0.0071	**0.0090**	3.39	4.32

INLET CAPACITY AT FLOW THROUGH LOCATIONS						
Project Name:	Walnut Ridge				**Proj No:**	2535
Prepared By:	AKZ				**Date:**	04/11/2025
Checked By:	JFC				**Date:**	04/11/2025
					Revised:	06/20/2025
Structure No.	**To Structure No.**	**Direct Flow (cfs)**	**Total Flow (cfs)**	**Captured Flow (cfs)**	**Bypass Flow (cfs)**	**Head (Ft) On Inlet**
21	18	3.33	3.33	1.61	1.72	0.31
22	18	1.16	1.16	0.83	0.33	0.20
18	9	2.62	5.06	2.81	2.25	0.40
17	9	0.90	0.90	0.80	0.10	0.21
13	9	3.10	3.10	1.50	1.60	0.30
9						SEE VALLEYS
20	16	2.23	2.23	1.25	0.98	0.27
16	10	1.34	2.32	1.50	0.82	0.32
12	10	1.77	1.77	1.03	0.74	0.24
10						SEE VALLEYS
57	50	3.47	3.47	1.83	1.64	0.36
50	44	2.21	4.04	2.00	2.04	0.38
44						SEE VALLEYS
56	49	2.77	2.77	1.60	1.17	0.33
49	47	2.57	3.74	1.71	2.03	0.37
47	45	1.64	3.67	1.89	1.78	0.37
45						SEE VALLEYS

Structure No.	To Structure No.	Direct Flow (cfs)	Total Flow (cfs)	Captured Flow (cfs)	Bypass Flow (cfs)	Head (Ft) On Inlet
71	69	2.57	2.57	1.39	1.18	0.28
77	76	1.70	1.70	1.07	0.63	0.24
76	69	1.18	1.81	1.20	0.61	0.26
69						SEE VALLEYS
72	73	1.64	1.64	1.02	0.62	0.24
73						SEE VALLEYS
78	74	1.63	1.63	1.02	0.61	0.24
74						SEE VALLEYS
95	106	3.12	3.12	1.71	1.41	0.37
106						SEE VALLEYS
96	107	1.83	1.83	1.28	0.55	0.30
125	107	1.79	1.79	1.15	0.64	0.27
107						SEE VALLEYS
124	123	1.69	1.69	1.06	0.63	0.26
123						SEE VALLEYS

INLET CAPACITY CALCULATIONS
Pearson, Brown & Associates Inc.
Libertyville, IL 60048

Job #: 2535
Prepared by: AKZ
Checked by:. JFC
Date: 04-11-2025
Revised: 06-20-2025

YARD AREAS - NEEHAH R-2502 TYPE C OPEN AREA 1.2 SF, WEIR PERIMETER = 6.0 L.F.
- NEENAH R-4340-B - BEEHIVE GRATE, OPEN AREA 1.1 SF, WEIR PERIMETER = 6.0 L.F.
DEPRESSED CURB AREAS - NEEHAH R-3287-5 OPEN AREA 3.2 SF, WEIR PERIMETER = 11.3 L.F.
BARRIER CURB AREAS - NEENAH R-3281-A W/ TY C GRATE OPEN AREA 1.0 SF, WEIR PERIMETER 4.3 L.F.
NEENAH R-3287-15 OPEN AREA = 3.2 SF, WEIR PERIMETER = 7.5 L.F.
NEENAH R-3287-SB-10 OPEN AREA = 1.5 SF, WEIR PERIMETER = 5.5 L.F.

Single Structure
Q = CLH^(3/2)
w/ C = 3.33 per neenah

Weir Flow Capacity Calculations:

Flow to Structure	Individual Sub-area Pickup (ac.)	Individual Sub-area Runoff Factor	Time of Concentration Inlet	10YR 100YR Intensity (in./hr.)	Q=CIA Flow (cfs)	Flow From Upstream (cfs)	TOTAL Flow (cfs)	Location Type	GRATE TYPE	Weir Perimeter (ft)	Rim Elevation (ft)	head on grate (ft)	Capacity Based on Weir Eqn. (cfs)	Number of Strucures	Total Capacity (cfs)	Capacity Provided
3	0.27	0.51	16	5.34	2.24	0.00	2.24	Yard	R-2502	6.0	840.00	0.24	2.35	1	2.35	YES
5	0.67	0.50	16	5.34	1.94	0.00	1.94	Yard	R-4340	6.0	841.20	0.22	2.06	1	2.06	YES
7	1.20	0.74	16	8.88	7.89	0.00	7.89	Barrier	R-3287-15	7.5	841.60	0.47	8.05	1	8.05	YES
9	1.24	0.67	15	5.56	4.62	3.95	8.57	Barrier	R-3287-15	7.5	839.70	0.49	8.57	1	8.57	YES
10	1.15	0.69	15	5.56	4.41	1.56	5.97	Barrier	R-3287-15	7.5	839.70	0.39	6.08	1	6.08	YES
23	0.15	0.55	5	7.44	0.61	0.00	0.61	Yard	R-2502	6.0	845.00	0.10	0.63	1	0.63	YES
24	0.43	0.55	16	5.34	1.26	0.00	1.26	Yard	R-4340	6.0	845.10	0.16	1.28	1	1.28	YES
28	1.11	0.52	13	9.72	5.61	0.00	5.61	Yard	R-4340	6.0	839.50	0.43	5.63	1	5.63	YES
29	0.23	0.40	12	10.02	0.92	0.00	0.92	Yard	R-4340	6.0	839.50	0.13	0.94	1	0.94	YES
29A	0.59	0.42	9	10.97	2.72	0.00	2.72	Yard	R-4340	6.0	839.50	0.48	6.64	1	6.64	YES
29B	0.53	0.53	16	8.88	2.49	0.00	2.49	Yard	R-4340	6.0	841.50	0.48	6.64	1	6.64	YES
30	0.59	0.53	16	8.88	2.78	0.00	2.78	Yard	R-4340	6.0	840.60	0.27	2.80	1	2.80	YES
36	0.34	0.61	15	5.56	1.15	0.00	1.15	Yard	R-2502	6.0	838.50	0.15	1.16	1	1.16	YES
38	0.21	0.55	11	6.23	0.72	0.00	0.72	Yard	R-2502	6.0	844.30	0.11	0.73	1	0.73	YES
39	0.22	0.54	15	5.56	0.66	0.00	0.66	Yard	R-2502	6.0	845.70	0.11	0.73	1	0.73	YES
40	0.20	0.56	15	5.56	0.62	0.00	0.62	Yard	R-2502	6.0	846.60	0.10	0.63	1	0.63	YES
41	0.16	0.58	15	5.56	0.52	0.00	0.52	Yard	R-2502	6.0	847.30	0.10	0.63	1	0.63	YES
42	0.18	0.55	15	5.56	0.55	0.00	0.55	Yard	R-4340	6.0	847.40	0.10	0.63	1	0.63	YES
44	0.25	0.70	5	7.44	1.30	2.04	3.34	Barrier	R-3287-15	7.5	839.69	0.27	3.50	1	3.50	YES
45	0.52	0.68	15	5.56	1.97	1.78	3.75	Barrier	R-3287-15	7.5	839.69	0.29	3.90	1	3.90	YES
51	0.20	0.50	15	5.56	0.56	0.00	0.56	Yard	R-2502	6.0	842.50	0.10	0.63	1	0.63	YES
52	0.33	0.57	15	5.56	1.05	0.00	1.05	Yard	R-2502	6.0	842.70	0.14	1.05	1	1.05	YES
54	0.24	0.60	13	5.84	0.84	0.00	0.84	Yard	R-2502	6.0	843.50	0.13	0.94	1	0.94	YES
55	0.39	0.61	15	5.56	1.32	0.00	1.32	Yard	R-4340	6.0	843.60	0.17	1.40	1	1.40	YES
62	0.55	0.51	16	5.34	1.50	0.00	1.50	Yard	R-4340	6.0	841.50	0.18	1.53	1	1.53	YES
66	0.44	0.47	15	5.56	1.15	0.00	1.15	Yard	R-2502	6.0	841.90	0.15	1.16	1	1.16	YES
67	0.24	0.48	8	8.51	0.98	0.00	0.98	Yard	R-4340	6.0	842.90	0.14	1.05	1	1.05	YES
67A	0.28	0.48	6	8.98	1.21	0.00	1.21	Yard	R-4340	6.0	842.90	0.16	1.28	1	1.28	YES
69	1.05	0.73	15	5.56	4.26	1.79	6.05	Barrier	R-3287-15	7.5	840.76	0.39	6.08	1	6.08	YES
73	1.00	0.69	15	5.56	3.84	0.22	4.06	Barrier	R-3287-15	7.5	840.68	0.30	4.10	1	4.10	YES
74	0.97	0.70	15	5.56	3.78	0.61	4.39	Barrier	R-3287-15	7.5	840.68	0.32	4.52	1	4.52	YES
82	0.27	0.56	15	9.24	1.40	0.00	1.40	Yard	R-2502	6.0	841.70	0.17	1.40	1	1.40	YES
84	1.52	0.45	16	8.88	6.07	0.00	6.07	Yard	R-4340	6.0	839.00	0.46	6.23	1	6.23	YES

89	0.30	0.77	15	5.56	1.28	0.00	1.28	Barrier	R-3281-A	4.3	838.33	0.20	1.28	1	1.28	YES
90	0.78	0.72	7	6.89	3.87	0.00	3.87	Barrier	R-3287-SB-10	5.5	838.33	0.36	3.96	1	3.96	YES
98	0.35	0.35	21	4.57	0.56	0.00	0.56	Yard	R-2502	6.0	842.00	0.10	0.63	1	0.63	YES
99	0.06	0.35	9	6.59	0.14	0.00	0.14	Yard	R-2502	6.0	842.30	0.10	0.63	1	0.63	YES
100	0.14	0.52	7	6.89	0.50	0.00	0.50	Yard	R-2502	6.0	842.60	0.10	0.63	1	0.63	YES
101	0.16	0.58	11	6.23	0.58	0.00	0.58	Yard	R-2502	6.0	842.70	0.10	0.63	1	0.63	YES
102	0.35	0.61	15	5.56	1.19	0.00	1.19	Yard	R-2502	6.0	843.00	0.16	1.28	1	1.28	YES
105	0.20	0.20	12	6.02	0.24	0.00	0.24	Yard	R-4340	6.0	844.30	0.10	0.63	1	0.63	YES
106	0.56	0.67	15	5.56	2.09	1.41	3.50	Barrier	R-3287-SB-10	5.5	841.00	0.34	3.63	1	3.63	YES
107	0.85	0.67	15	5.56	3.17	1.19	4.36	Barrier	R-3287-SB-10	5.5	841.07	0.39	4.46	1	4.46	YES
108	0.08	0.43	10	6.48	0.22	0.00	0.22	Yard	R-2502	6.0	841.80	0.10	0.63	1	0.63	YES
109	0.54	0.51	22	4.45	1.23	0.00	1.23	Yard	R-2502	6.0	841.70	0.16	1.28	1	1.28	YES
111	0.86	0.70	15	5.56	3.35	0.00	3.35	Depressed	R-3287-5	11.3	844.02	0.20	3.37	1	3.37	YES
112	0.89	0.71	15	5.56	3.51	0.00	3.51	Barrier	R-3287-SB-10	5.5	843.85	0.34	3.63	1	3.63	YES
113	0.75	0.64	14	5.69	2.73	0.00	2.73	Barrier	R-3287-SB-10	5.5	843.85	0.29	2.86	1	2.86	YES
115	0.32	0.32	11	6.23	0.64	0.00	0.64	Yard	R-2502	6.0	846.00	0.11	0.73	1	0.73	YES
116	0.36	0.57	16	5.34	1.10	0.00	1.10	Yard	R-4340	6.0	845.60	0.15	1.16	1	1.16	YES
117	0.33	0.66	11	6.23	1.36	0.00	1.36	Yard	R-2502	6.0	843.00	0.17	1.40	1	1.40	YES
118	0.29	0.62	11	6.23	1.12	0.00	1.12	Yard	R-2502	6.0	843.50	0.15	1.16	1	1.16	YES
119	0.22	0.57	11	6.23	0.78	0.00	0.78	Yard	R-2502	6.0	844.00	0.12	0.83	1	0.83	YES
120	0.30	0.55	12	6.02	0.99	0.00	0.99	Yard	R-2502	6.0	844.20	0.14	1.05	1	1.05	YES
121	0.31	0.58	12	6.02	1.08	0.00	1.08	Yard	R-2502	6.0	844.50	0.15	1.16	1	1.16	YES
122	0.31	0.58	15	5.56	1.00	0.00	1.00	Yard	R-4340	6.0	844.40	0.14	1.05	1	1.05	YES
123	0.52	0.72	14	5.69	2.13	0.63	2.76	Barrier	R-3287-SB-10	5.5	841.00	0.29	2.86	1	2.86	YES
127	1.22	0.72	15	9.25	8.13	0.00	8.13	Barrier	R-3287-15	7.5	842.80	0.48	8.31	1	8.31	YES
128	0.88	0.67	14	9.46	5.58	0.00	5.58	Barrier	R-3287-15	7.5	842.80	0.37	5.62	1	5.62	YES

INDIVIDUAL SUB-AREA RUNOFF FACTOR DETERMINATION

Date: 04-11-2025
Revised: 06-20-2025

Area		Acres	Factor	Multiple
To Structure #3	***total area***	**0.27**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.07	**0.95**	0.0665
Total		0.27		0.1365
Sub area c-factor				**0.51**

Area		Acres	Factor	Multiple
To Structure #9	***total area***	**1.27**		
Grassy		0.59	**0.35**	0.2065
Impervious		0.68	**0.95**	0.6460
Total		1.27		0.8525
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #5	***total area***	**0.67**		
Grassy		0.50	**0.35**	0.1750
Impervious		0.17	**0.95**	0.1615
Total		0.67		0.3365
Sub area c-factor				**0.50**

Area		Acres	Factor	Multiple
To Structure #10	***total area***	**1.15**		
Grassy		0.50	**0.35**	0.1750
Impervious		0.65	**0.95**	0.6175
Total		1.15		0.7925
Sub area c-factor				**0.69**

Area		Acres	Factor	Multiple
To Structure #7	***total area***	**1.20**		
Grassy		0.42	**0.35**	0.1470
Impervious		0.78	**0.95**	0.7410
Total		1.20		0.8880
Sub area c-factor				**0.74**

Area		Acres	Factor	Multiple
To Structure #12	***total area***	**0.51**		
Grassy		0.29	**0.35**	0.1015
Impervious		0.22	**0.95**	0.2090
Total		0.51		0.3105
Sub area c-factor				**0.61**

Area		Acres	Factor	Multiple
To Structure #13	***total area***	**0.87**		
Grassy		0.45	**0.35**	0.1575
Impervious		0.42	**0.95**	0.3990
Total		0.87		0.5565
Sub area c-factor				**0.64**

Area		Acres	Factor	Multiple
To Structure #18	***total area***	**0.66**		
Grassy		0.32	**0.35**	0.1120
Impervious		0.34	**0.95**	0.3230
Total		0.66		0.4350
Sub area c-factor				**0.66**

Area		Acres	Factor	Multiple
To Structure #16	***total area***	**0.44**		
Grassy		0.28	**0.35**	0.0980
Impervious		0.16	**0.95**	0.1520
Total		0.44		0.2500
Sub area c-factor				**0.57**

Area		Acres	Factor	Multiple
To Structure #20	***total area***	**0.58**		
Grassy		0.25	**0.35**	0.0875
Impervious		0.33	**0.95**	0.3135
Total		0.58		0.4010
Sub area c-factor				**0.69**

Area		Acres	Factor	Multiple
To Structure #17	***total area***	**0.23**		
Grassy		0.10	**0.35**	0.0350
Impervious		0.13	**0.95**	0.1235
Total		0.23		0.1585
Sub area c-factor				**0.69**

Area		Acres	Factor	Multiple
To Structure #21	***total area***	**0.88**		
Grassy		0.40	**0.35**	0.1400
Impervious		0.48	**0.95**	0.4560
Total		0.88		0.5960
Sub area c-factor				**0.68**

Area		Acres	Factor	Multiple
To Structure #22	***total area***	**0.26**		
Grassy		0.15	**0.35**	0.0525
Impervious		0.11	**0.95**	0.1045
Total		0.26		0.1570
Sub area c-factor				**0.60**

Area		Acres	Factor	Multiple
To Structure #28	***total area***	**1.11**		
Grassy		0.54	**0.35**	0.1890
Impervious		0.27	**0.95**	0.2565
Total		0.81		0.4455
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #23	***total area***	**0.15**		
Grassy		0.10	**0.35**	0.0350
Impervious		0.05	**0.95**	0.0475
Total		0.15		0.0825
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #29	***total area***	**0.23**		
Grassy		0.21	**0.35**	0.0735
Impervious		0.02	**0.95**	0.0190
Total		0.23		0.0925
Sub area c-factor				**0.40**

Area		Acres	Factor	Multiple
To Structure #24	***total area***	**0.43**		
Grassy		0.29	**0.35**	0.1015
Impervious		0.14	**0.95**	0.1330
Total		0.43		0.2345
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #30	***total area***	**0.59**		
Grassy		0.62	**0.35**	0.2170
Impervious		0.27	**0.95**	0.2565
Total		0.89		0.4735
Sub area c-factor				**0.53**

Area		Acres	Factor	Multiple
To Structure #36	***total area***	**0.34**		
Grassy		0.19	**0.35**	0.0665
Impervious		0.15	**0.95**	0.1425
Total		0.34		0.2090
				0.61

Area		Acres	Factor	Multiple
To Structure #40	***total area***	**0.20**		
Grassy		0.13	**0.35**	0.0455
Impervious		0.07	**0.95**	0.0665
Total		0.20		0.1120
Sub area c-factor				**0.56**

Area		Acres	Factor	Multiple
To Structure #38	***total area***	**0.21**		
Grassy		0.14	**0.35**	0.0490
Impervious		0.07	**0.95**	0.0665
Total		0.21		0.1155
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #41	***total area***	**0.16**		
Grassy		0.10	**0.35**	0.0350
Impervious		0.06	**0.95**	0.0570
Total		0.16		0.0920
Sub area c-factor				**0.58**

Area		Acres	Factor	Multiple
To Structure #39	***total area***	**0.22**		
Grassy		0.15	**0.35**	0.0525
Impervious		0.07	**0.95**	0.0665
Total		0.22		0.1190
Sub area c-factor				**0.54**

Area		Acres	Factor	Multiple
To Structure #42	***total area***	**0.18**		
Grassy		0.12	**0.35**	0.0420
Impervious		0.06	**0.95**	0.0570
Total		0.18		0.0990
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #44	***total area***	**0.25**		
Grassy		0.11	**0.35**	0.0385
Impervious		0.14	**0.95**	0.1330
Total		0.25		0.1715
Sub area c-factor				**0.69**

Area		Acres	Factor	Multiple
To Structure #49	***total area***	**0.66**		
Grassy		0.24	**0.35**	0.0840
Impervious		0.42	**0.95**	0.3990
Total		0.66		0.4830
Sub area c-factor				**0.73**

Area		Acres	Factor	Multiple
To Structure #45	***total area***	**0.52**		
Grassy		0.23	**0.35**	0.0805
Impervious		0.29	**0.95**	0.2755
Total		0.52		0.3560
Sub area c-factor				**0.68**

Area		Acres	Factor	Multiple
To Structure #50	***total area***	**0.59**		
Grassy		0.25	**0.35**	0.0875
Impervious		0.34	**0.95**	0.3230
Total		0.59		0.4105
Sub area c-factor				**0.70**

Area		Acres	Factor	Multiple
To Structure #47	***total area***	**0.43**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.23	**0.95**	0.2185
Total		0.43		0.2885
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #51	***total area***	**0.20**		
Grassy		0.15	**0.35**	0.0525
Impervious		0.05	**0.95**	0.0475
Total		0.20		0.1000
Sub area c-factor				**0.50**

Area		Acres	Factor	Multiple
To Structure #52	***total area***	**0.33**		
Grassy		0.21	**0.35**	0.0735
Impervious		0.12	**0.95**	0.1140
Total		0.33		0.1875
Sub area c-factor				**0.57**

Area		Acres	Factor	Multiple
To Structure #56	***total area***	**0.74**		
Grassy		0.31	**0.35**	0.1085
Impervious		0.43	**0.95**	0.4085
Total		0.74		0.5170
Sub area c-factor				**0.70**

Area		Acres	Factor	Multiple
To Structure #54	***total area***	**0.24**		
Grassy		0.14	**0.35**	0.0490
Impervious		0.10	**0.95**	0.0950
Total		0.24		0.1440
Sub area c-factor				**0.60**

Area		Acres	Factor	Multiple
To Structure #57	***total area***	**0.89**		
Grassy		0.32	**0.35**	0.1120
Impervious		0.57	**0.95**	0.5415
Total		0.89		0.6535
Sub area c-factor				**0.73**

Area		Acres	Factor	Multiple
To Structure #55	***total area***	**0.39**		
Grassy		0.22	**0.35**	0.0770
Impervious		0.17	**0.95**	0.1615
Total		0.39		0.2385
Sub area c-factor				**0.61**

Area		Acres	Factor	Multiple
To Structure #62	***total area***	**0.55**		
Grassy		0.40	**0.35**	0.1400
Impervious		0.15	**0.95**	0.1425
Total		0.55		0.2825
Sub area c-factor				**0.51**

Area		Acres	Factor	Multiple
To Structure #66	***total area***	**0.44**		
Grassy		0.35	**0.35**	0.1225
Impervious		0.09	**0.95**	0.0855
Total		0.44		0.2080
Sub area c-factor				**0.47**

Area		Acres	Factor	Multiple
To Structure #71	***total area***	**0.61**		
Grassy		0.21	**0.35**	0.0735
Impervious		0.40	**0.95**	0.3800
Total		0.61		0.4535
Sub area c-factor				**0.74**

Area		Acres	Factor	Multiple
To Structure #67	***total area***	**0.24**		
Grassy		0.19	**0.35**	0.0665
Impervious		0.05	**0.95**	0.0475
Total		0.24		0.1140
Sub area c-factor				**0.48**

Area		Acres	Factor	Multiple
To Structure #72	***total area***	**0.43**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.23	**0.95**	0.2185
Total		0.43		0.2885
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #69	***total area***	**1.05**		
Grassy		0.38	**0.35**	0.1330
Impervious		0.67	**0.95**	0.6365
Total		1.05		0.7695
Sub area c-factor				**0.73**

Area		Acres	Factor	Multiple
To Structure #73	***total area***	**1.00**		
Grassy		0.44	**0.35**	0.1540
Impervious		0.56	**0.95**	0.5320
Total		1.00		0.6860
Sub area c-factor				**0.69**

Area		Acres	Factor	Multiple
To Structure #74	***total area***	**0.97**		
Grassy		0.41	**0.35**	0.1435
Impervious		0.56	**0.95**	0.5320
Total		0.97		0.6755
Sub area c-factor				**0.70**

Area		Acres	Factor	Multiple
To Structure #78	***total area***	**0.43**		
Grassy		0.19	**0.35**	0.0665
Impervious		0.24	**0.95**	0.2280
Total		0.43		0.2945
Sub area c-factor				**0.68**

Area		Acres	Factor	Multiple
To Structure #76	***total area***	**0.32**		
Grassy		0.16	**0.35**	0.0560
Impervious		0.16	**0.95**	0.1520
Total		0.32		0.2080
Sub area c-factor				**0.65**

Area		Acres	Factor	Multiple
To Structure #82	***total area***	**0.27**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.07	**0.95**	0.0665
Total		0.27		0.1365
Sub area c-factor				**0.51**

Area		Acres	Factor	Multiple
To Structure #77	***total area***	**0.46**		
Grassy		0.23	**0.35**	0.0805
Impervious		0.23	**0.95**	0.2185
Total		0.46		0.2990
Sub area c-factor				**0.65**

Area		Acres	Factor	Multiple
To Structure #84	***total area***	**1.52**		
Grassy		1.22	**0.35**	0.4270
Impervious		0.30	**0.95**	0.2850
Total		1.52		0.7120
Sub area c-factor				**0.47**

Area		Acres	Factor	Multiple
To Structure #89	***total area***	**0.30**		
Grassy		0.09	**0.35**	0.0315
Impervious		0.21	**0.95**	0.1995
Total		0.30		0.2310
Sub area c-factor				**0.77**

Area		Acres	Factor	Multiple
To Structure #96	***total area***	**0.50**		
Grassy		0.24	**0.35**	0.0840
Impervious		0.26	**0.95**	0.2470
Total		0.50		0.3310
Sub area c-factor				**0.66**

Area		Acres	Factor	Multiple
To Structure #90	***total area***	**0.78**		
Grassy		0.30	**0.35**	0.1050
Impervious		0.48	**0.95**	0.4560
Total		0.78		0.5610
Sub area c-factor				**0.72**

Area		Acres	Factor	Multiple
To Structure #98	***total area***	**0.35**		
Grassy		0.35	**0.35**	0.1225
Impervious		0.00	**0.95**	0.0000
Total		0.35		0.1225
Sub area c-factor				**0.35**

Area		Acres	Factor	Multiple
To Structure #95	***total area***	**0.80**		
Grassy		0.30	**0.35**	0.1050
Impervious		0.50	**0.95**	0.4750
Total		0.80		0.5800
Sub area c-factor				**0.73**

Area		Acres	Factor	Multiple
To Structure #99	***total area***	**0.06**		
Grassy		0.06	**0.35**	0.0210
Impervious		0.00	**0.95**	0.0000
Total		0.06		0.0210
Sub area c-factor				**0.35**

Area		Acres	Factor	Multiple
To Structure #100	***total area***	**0.14**		
Grassy		0.10	**0.35**	0.0350
Impervious		0.04	**0.95**	0.0380
Total		0.14		0.0730
Sub area c-factor				**0.52**

Area		Acres	Factor	Multiple
To Structure #101	***total area***	**0.16**		
Grassy		0.10	**0.35**	0.0350
Impervious		0.06	**0.95**	0.0570
Total		0.16		0.0920
Sub area c-factor				**0.58**

Area		Acres	Factor	Multiple
To Structure #102	***total area***	**0.35**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.15	**0.95**	0.1425
Total		0.35		0.2125
Sub area c-factor				**0.61**

Area		Acres	Factor	Multiple
To Structure #105	***total area***	**0.20**		
Grassy		0.13	**0.35**	0.0455
Impervious		0.07	**0.95**	0.0665
Total		0.20		0.1120
Sub area c-factor				**0.56**

Area		Acres	Factor	Multiple
To Structure #106	***total area***	**0.56**		
Grassy		0.26	**0.35**	0.0910
Impervious		0.30	**0.95**	0.2850
Total		0.56		0.3760
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #107	***total area***	**0.85**		
Grassy		0.40	**0.35**	0.1400
Impervious		0.45	**0.95**	0.4275
Total		0.85		0.5675
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #108	***total area***	**0.08**		
Grassy		0.07	**0.35**	0.0245
Impervious		0.01	**0.95**	0.0095
Total		0.08		0.0340
Sub area c-factor				**0.43**

Area		Acres	Factor	Multiple
To Structure #112	***total area***	**0.89**		
Grassy		0.36	**0.35**	0.1260
Impervious		0.53	**0.95**	0.5035
Total		0.89		0.6295
Sub area c-factor				**0.71**

Area		Acres	Factor	Multiple
To Structure #109	***total area***	**0.54**		
Grassy		0.40	**0.35**	0.1400
Impervious		0.14	**0.95**	0.1330
Total		0.54		0.2730
Sub area c-factor				**0.51**

Area		Acres	Factor	Multiple
To Structure #113	***total area***	**0.75**		
Grassy		0.39	**0.35**	0.1365
Impervious		0.36	**0.95**	0.3420
Total		0.75		0.4785
Sub area c-factor				**0.64**

Area		Acres	Factor	Multiple
To Structure #111	***total area***	**0.86**		
Grassy		0.36	**0.35**	0.1260
Impervious		0.50	**0.95**	0.4750
Total		0.86		0.6010
Sub area c-factor				**0.70**

Area		Acres	Factor	Multiple
To Structure #115	***total area***	**0.32**		
Grassy		0.32	**0.35**	0.1120
Impervious		0.00	**0.95**	0.0000
Total		0.32		0.1120
Sub area c-factor				**0.35**

Area		Acres	Factor	Multiple
To Structure #116	***total area***	**0.36**		
Grassy		0.23	**0.35**	0.0805
Impervious		0.13	**0.95**	0.1235
Total		0.36		0.2040
Sub area c-factor				**0.57**

Area		Acres	Factor	Multiple
To Structure #119	***total area***	**0.22**		
Grassy		0.14	**0.35**	0.0490
Impervious		0.08	**0.95**	0.0760
Total		0.22		0.1250
Sub area c-factor				**0.57**

Area		Acres	Factor	Multiple
To Structure #117	***total area***	**0.33**		
Grassy		0.11	**0.35**	0.0385
Impervious		0.12	**0.95**	0.1140
Total		0.23		0.1525
Sub area c-factor				**0.66**

Area		Acres	Factor	Multiple
To Structure #120	***total area***	**0.30**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.10	**0.95**	0.0950
Total		0.30		0.1650
Sub area c-factor				**0.55**

Area		Acres	Factor	Multiple
To Structure #118	***total area***	**0.29**		
Grassy		0.16	**0.35**	0.0560
Impervious		0.13	**0.95**	0.1235
Total		0.29		0.1795
Sub area c-factor				**0.62**

Area		Acres	Factor	Multiple
To Structure #121	***total area***	**0.31**		
Grassy		0.19	**0.35**	0.0665
Impervious		0.12	**0.95**	0.1140
Total		0.31		0.1805
Sub area c-factor				**0.58**

Area		Acres	Factor	Multiple
To Structure #122	***total area***	**0.31**		
Grassy		0.19	**0.35**	0.0665
Impervious		0.12	**0.95**	0.1140
Total		0.31		0.1805
Sub area c-factor				**0.58**

Area		Acres	Factor	Multiple
To Structure #125	***total area***	**0.44**		
Grassy		0.24	**0.35**	0.0840
Impervious		0.40	**0.95**	0.3800
Total		0.64		0.4640
Sub area c-factor				**0.73**

Area		Acres	Factor	Multiple
To Structure #123	***total area***	**0.52**		
Grassy		0.20	**0.35**	0.0700
Impervious		0.32	**0.95**	0.3040
Total		0.52		0.3740
Sub area c-factor				**0.72**

Area		Acres	Factor	Multiple
To Structure #127	***total area***	**1.22**		
Grassy		0.47	**0.35**	0.1645
Impervious		0.75	**0.95**	0.7125
Total		1.22		0.8770
Sub area c-factor				**0.72**

Area		Acres	Factor	Multiple
To Structure #124	***total area***	**0.45**		
Grassy		0.22	**0.35**	0.0770
Impervious		0.23	**0.95**	0.2185
Total		0.45		0.2955
Sub area c-factor				**0.66**

Area		Acres	Factor	Multiple
To Structure #128	***total area***	**0.88**		
Grassy		0.41	**0.35**	0.1435
Impervious		0.47	**0.95**	0.4465
Total		0.88		0.5900
Sub area c-factor				**0.67**

Area		Acres	Factor	Multiple
To Structure #29A	***total area***	**0.59**		
Grassy		0.52	**0.35**	0.1820
Impervious		0.07	**0.95**	0.0665
Total		0.59		0.2485
Sub area c-factor				**0.42**

Area		Acres	Factor	Multiple
To Structure #29	***total area***	**0.23**		
Grassy		0.21	**0.35**	0.0735
Impervious		0.02	**0.95**	0.0190
Total		0.23		0.0925
Sub area c-factor				**0.40**

Area		Acres	Factor	Multiple
To Structure #29B	***total area***	**0.53**		
Grassy		0.45	**0.35**	0.1575
Impervious		0.08	**0.95**	0.0760
Total		0.53		0.2335
Sub area c-factor				**0.44**

Area		Acres	Factor	Multiple
To Structure #67A	***total area***	**0.28**		
Grassy		0.22	**0.35**	0.0770
Impervious		0.06	**0.95**	0.0570
Total		0.28		0.1340
Sub area c-factor				**0.48**

Area		Acres	Factor	Multiple
To Structure #132	***total area***	**0.59**		
Grassy		0.07	**0.35**	0.0245
Impervious		0.23	**0.95**	0.2185
Total		0.30		0.2430
Sub area c-factor				**0.81**

Time of Concentration Calculations

Pearson, Brown & Associates Inc.
Libertyville, IL 60048

sheet flow roughness coefs - paved = 0.011, grassy = 0.240
maximum sheet flow segment length = 100'

Job #: 2535
Prepared by: AKZ
Date: 04/11/2025
Revised: 06/20/2025

Surface Flow Time Calculations - SCS Methods…2yr, 24hr rainfall depth = 2.80" [LAKE CO.] (Used for SCS flow time eqn…)

FLOW TO STRUCTURE	FLOW TYPE	DESCRIPTION	COEF. n	LENGTH L	SLOPE s	SHALLOW CONCENTRATED VELOCITY (FT/SEC)		TIME hours	TIME min	TIME USED min
3	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	80	0.0200	2.282		0.01	1	
							total	0.26	16	16
5	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	75	0.0200	2.282		0.01	1	
							total	0.26	16	16
7	Sheet Flow	grassy	0.240	88	0.0200			0.23	14	
	Shallow Concentrated	paved	*N/A*	155	0.0060	1.575		0.03	2	
							total	0.26	15	16
9	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	170	0.0156	2.015		0.02	1	
	Shallow Concentrated	paved	*N/A*	65	0.0061	1.260		0.01	1	
							total	0.26	16	15
10	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	115	0.0156	2.015		0.02	1	
	Shallow Concentrated	paved	*N/A*	73	0.0061	1.260		0.02	1	
							total	0.25	15	15
12	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	220	0.0156	2.539		0.02	1	
							total	0.25	15	14
13	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	255	0.0156	2.539		0.03	2	
							total	0.25	15	15
16	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	paved	*N/A*	130	0.0064	1.626		0.02	1	
							total	0.28	17	16
17	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	65	0.0100	2.033		0.01	1	
							total	0.23	14	14
18	Sheet Flow	grassy	0.240	70	0.0200			0.19	11	
	Shallow Concentrated	paved	*N/A*	135	0.0064	1.626		0.02	1	
							total	0.21	13	12
20	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	230	0.0160	2.571		0.02	1	
							total	0.25	15	15
21	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	260	0.0160	2.041		0.04	2	
							total	0.26	15	15
22	Sheet Flow	grassy	0.240	20	0.0200			0.07	4	
	Shallow Concentrated	paved	*N/A*	100	0.0235	2.473		0.01	1	
							total	0.08	5	5
23	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	15	0.0200	2.282		0.00	0	
							total	0.26	15	15
24	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	85	0.0200	2.282		0.01	1	
							total	0.26	16	16
28	Sheet Flow	grassy	0.240	75	0.0200			0.20	12	
	Shallow Concentrated	unpaved	*N/A*	230	0.0300	2.795		0.02	1	
							total	0.22	13	13
29	Sheet Flow	grassy	0.240	50	0.0100			0.19	12	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.19	12	12
29A	Sheet Flow	grassy	0.240	50	0.0200			0.15	9	
	Shallow Concentrated	unpaved	*N/A*	70	0.0357	3.049		0.01	0	
							total	0.15	9	9
29B	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	80	0.0200	2.282		0.01	1	
							total	0.26	16	16
30	Sheet Flow	grassy	0.240	100	0.0230			0.24	14	
	Shallow Concentrated	unpaved	*N/A*	160	0.0220	2.393		0.02	1	
							total	0.26	16	16

Time of Concentration Calculations

Pearson, Brown & Associates Inc.
Libertyville, IL 60048

sheet flow roughness coefs - paved = 0.011, grassy = 0.240
maximum sheet flow segment length = 100'

Job #: 2535
Prepared by: AKZ
Date: 04/11/2025
Revised: 06/20/2025

Surface Flow Time Calculations - SCS Methods…2yr, 24hr rainfall depth = 2.80" [LAKE CO.] (Used for SCS flow time eqn…)

FLOW TO STRUCTURE	FLOW TYPE	DESCRIPTION	COEF. n	LENGTH L	SLOPE s	SHALLOW CONCENTRATED VELOCITY (FT/SEC)		TIME hours	TIME min	TIME USED min
36	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	10	0.0200	2.875		0.00	0	
							total	0.26	15	15
38	Sheet Flow	grassy	0.240	65	0.0200			0.18	11	
	Shallow Concentrated	unpaved	*N/A*	60	0.0300	3.521		0.00	0	
							total	0.18	11	11
39	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.875		0.00	0	
							total	0.26	15	15
40	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.875		0.00	0	
							total	0.26	15	15
41	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.875		0.00	0	
							total	0.26	15	15
42	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.875		0.00	0	
							total	0.26	15	15
44	Sheet Flow	grassy	0.240	15	0.0200			0.06	3	
	Shallow Concentrated	paved	*N/A*	270	0.0084	1.863		0.04	2	
							total	0.10	6	5
45	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	140	0.0276	2.680		0.01	1	
	Shallow Concentrated	paved	*N/A*	80	0.0084	1.479		0.02	1	
							total	0.25	15	15
47	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	120	0.0276	3.377		0.01	1	
							total	0.23	14	14
49	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	340	0.0084	1.863		0.05	3	
							total	0.27	16	16
50	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	330	0.0084	1.863		0.05	3	
							total	0.27	16	16
51	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	30	0.0200	2.282		0.00	0	
							total	0.26	15	15
52	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.282		0.00	0	
							total	0.26	15	15
54	Sheet Flow	grassy	0.240	85	0.0200			0.22	13	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.22	13	13
55	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	25	0.0200	2.875		0.00	0	
							total	0.26	15	15
56	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	345	0.0084	1.863		0.05	3	
							total	0.27	16	16
57	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	370	0.0084	1.863		0.06	3	
							total	0.28	17	16
62	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	220	0.0200	2.875		0.02	1	
							total	0.28	17	16
66	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	35	0.0200	2.282		0.00	0	
							total	0.26	16	15
67	Sheet Flow	grassy	0.240	45	0.0200			0.13	8	
	Shallow Concentrated	unpaved	*N/A*	0	0.0200	2.282		0.00	0	
							total	0.13	8	8
67A	Sheet Flow	grassy	0.240	30	0.0200			0.10	6	
	Shallow Concentrated	unpaved	*N/A*	0	0.0200	2.282		0.00	0	
							total	0.10	6	6

Time of Concentration Calculations

Pearson, Brown & Associates Inc.
Libertyville, IL 60048

sheet flow roughness coefs - paved = 0.011, grassy = 0.240
maximum sheet flow segment length = 100'

Job #: 2535
Prepared by: AKZ
Date: 04/11/2025
Revised: 06/20/2025

Surface Flow Time Calculations - SCS Methods…2yr, 24hr rainfall depth = 2.80" [LAKE CO.] (Used for SCS flow time eqn…)

FLOW TO STRUCTURE	FLOW TYPE	DESCRIPTION	COEF. n	LENGTH L	SLOPE s	SHALLOW CONCENTRATED VELOCITY (FT/SEC)		TIME hours	TIME min	TIME USED min
69	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	200	0.0060	1.575		0.04	2	
							total	0.26	15	15
71	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	215	0.0170	2.650		0.02	1	
							total	0.24	15	14
72	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	160	0.0170	2.104		0.02	1	
							total	0.24	15	14
73	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	255	0.0100	2.033		0.03	2	
							total	0.26	15	15
74	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	255	0.0100	2.033		0.03	2	
							total	0.26	15	15
76	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	145	0.0132	2.336		0.02	1	
							total	0.24	14	14
77	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	75	0.0132	2.336		0.01	1	
							total	0.23	14	14
78	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	125	0.0154	2.002		0.02	1	
	Shallow Concentrated	paved	*N/A*	50	0.0060	1.250		0.01	1	
							total	0.25	15	15
82	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	20	0.0200	2.282		0.00	0	
							total	0.26	15	15
84	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	115	0.0460	3.460		0.01	1	
							total	0.26	16	16
89	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	120	0.0150	1.976		0.02	1	
	Shallow Concentrated	paved	*N/A*	65	0.0060	1.250		0.01	1	
							total	0.25	15	15
90	Sheet Flow	grassy	0.240	20	0.0200			0.07	4	
	Shallow Concentrated	paved	*N/A*	185	0.0150	1.976		0.03	2	
	Shallow Concentrated	paved	*N/A*	65	0.0060	1.250		0.01	1	
							total	0.11	7	7
95	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	290	0.0060	1.575		0.05	3	
							total	0.27	16	16
96	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	200	0.0060	1.575		0.04	2	
							total	0.26	15	15
98	Sheet Flow	grassy	0.240	100	0.0100			0.34	20	
	Shallow Concentrated	unpaved	*N/A*	125	0.0100	1.613		0.02	1	
							total	0.36	21	21
99	Sheet Flow	grassy	0.240	50	0.0200			0.15	9	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.15	9	9
100	Sheet Flow	grassy	0.240	35	0.0200			0.11	7	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.11	7	7
101	Sheet Flow	grassy	0.240	65	0.0200			0.18	11	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.18	11	11
102	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	40	0.0200	2.282		0.00	0	
							total	0.26	16	15
105	Sheet Flow	grassy	0.240	75	0.0200			0.20	12	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.20	12	12

Time of Concentration Calculations

Pearson, Brown & Associates Inc.
Libertyville, IL 60048

sheet flow roughness coefs - paved = 0.011, grassy = 0.240
maximum sheet flow segment length = 100'

Job #: 2535
Prepared by: AKZ
Date: 04/11/2025
Revised: 06/20/2025

Surface Flow Time Calculations - SCS Methods…2yr, 24hr rainfall depth = 2.80" [LAKE CO.] (Used for SCS flow time eqn…)

FLOW TO STRUCTURE	FLOW TYPE	DESCRIPTION	COEF. n	LENGTH L	SLOPE s	SHALLOW CONCENTRATED VELOCITY (FT/SEC)		TIME hours	TIME min	TIME USED min
106	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	170	0.0060	1.575		0.03	2	
							total	0.25	15	15
107	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	235	0.0060	1.575		0.04	2	
							total	0.26	16	15
108	Sheet Flow	grassy	0.240	40	0.0100			0.16	10	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.16	10	10
109	Sheet Flow	grassy	0.240	100	0.0100			0.34	20	
	Shallow Concentrated	unpaved	*N/A*	150	0.0100	1.613		0.03	2	
							total	0.36	22	22
111	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	180	0.0170	2.104		0.02	1	
	Shallow Concentrated	paved	*N/A*	70	0.0074	1.388		0.01	1	
							total	0.26	16	15
112	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	170	0.0170	2.104		0.02	1	
	Shallow Concentrated	paved	*N/A*	50	0.0074	1.388		0.01	1	
							total	0.25	15	15
113	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	80	0.0074	1.749		0.01	1	
							total	0.23	14	14
115	Sheet Flow	grassy	0.240	100	0.0490			0.18	11	
	Shallow Concentrated	unpaved	*N/A*	90	0.0490	3.572		0.01	0	
							total	0.18	11	11
116	Sheet Flow	grassy	0.240	100	0.0200			0.25	15	
	Shallow Concentrated	unpaved	*N/A*	70	0.0200	2.282		0.01	1	
							total	0.26	16	16
117	Sheet Flow	grassy	0.240	70	0.0200			0.19	11	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.19	11	11
118	Sheet Flow	grassy	0.240	70	0.0200			0.19	11	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.19	11	11
119	Sheet Flow	grassy	0.240	70	0.0200			0.19	11	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.19	11	11
120	Sheet Flow	grassy	0.240	75	0.0200			0.20	12	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.20	12	12
121	Sheet Flow	grassy	0.240	75	0.0200			0.20	12	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.20	12	12
122	Sheet Flow	grassy	0.240	95	0.0200			0.24	15	
	Shallow Concentrated	unpaved	*N/A*	0	0.0100	1.613		0.00	0	
							total	0.24	15	15
123	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	150	0.0094	1.971		0.02	1	
							total	0.24	15	14
124	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	130	0.0094	1.971		0.02	1	
							total	0.24	14	14
125	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	190	0.0094	1.971		0.03	2	
							total	0.25	15	15
127	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	150	0.0060	1.575		0.03	2	
							total	0.25	15	15
128	Sheet Flow	grassy	0.240	84	0.0200			0.22	13	
	Shallow Concentrated	paved	*N/A*	90	0.0060	1.575		0.02	1	
							total	0.24	14	14
132	Sheet Flow	grassy	0.240	18	0.0200			0.06	4	
	Shallow Concentrated	paved	*N/A*	190	0.0170	2.650		0.02	1	
							total	0.08	5	5

Tc PATH (TYPICAL)

NORTH

SCALE: 1" = 100'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pbaengineers.com

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DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25

DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

REVISIONS

STORM SEWER TRIBUTARY AREA EXHIBIT

SHEET NUMBER 1 OF 1 SHEETS

JOB No. 2535

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

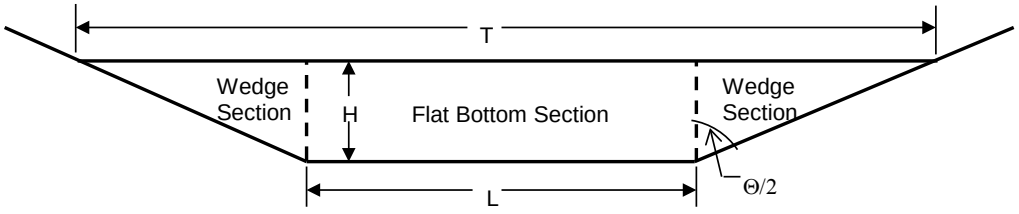
Section ID: Section 3
Location: Outlot B at rear of lots 18 and 19

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	0.94	acres			
C =	0.39	coef.	$Q_{100\text{-}YR}$ =	3.14	cfs
$T_{100\text{-}YR}$ =	17	min			
$I_{100\text{-}YR}$ =	8.56	in/hr	$Q_{100\text{-}YR}$=	**3.14**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	75.96	deg
H =	0.43	feet	**T =**	5.44	feet
Side Slopes =	4.00	H:V	**Weir Elevation =**	840.50	feet
L =	2.00	feet	**HWL =**	840.93	feet
			Low F/G =	844.55	feet
			Freeboard =	3.62	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 1.45 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 1.69 cfs

Total Flow Provided = **3.15 cfs** *meets capacity at H = 0.43'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

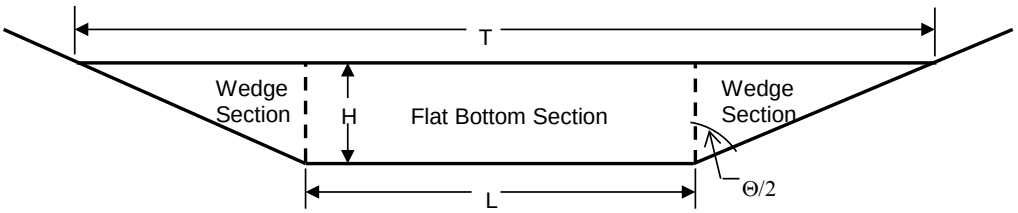
Section ID: Section 23
Location: Outlot E at sideyard of lot 54

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	0.58	acres			
C =	0.45	coef.	**$Q_{100\text{-}YR}$ =**	2.32	cfs
$T_{100\text{-}YR}$ =	16	min			
$I_{100\text{-}YR}$ =	8.88	in/hr	**$Q_{100\text{-}YR}$=**	**2.32**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	84.29	deg
H =	0.30	feet	**T =**	8.00	feet
Side Slopes =	10.00	H:V	**Weir Elevation =**	846.00	feet
L =	2.00	feet	**HWL =**	846.30	feet
			Low F/G =	847.50	feet
			Freeboard =	1.20	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 1.48 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 0.99 cfs

Total Flow Provided = **2.46 cfs** *meets capacity at H = 0.30'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

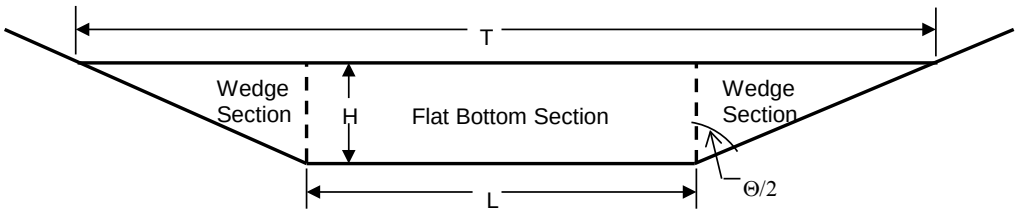
Section ID: Section 9
Location: Sideyard of lots 8 and 9

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	7.43	acres			
C =	0.57	coef.	$Q_{100\text{-}YR}$ =	35.02	cfs
$T_{100\text{-}YR}$ =	18	min			
$I_{100\text{-}YR}$ =	8.27	in/hr	$Q_{100\text{-}YR}$=	**35.02**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	75.96	deg
H =	1.00	feet	**T =**	16.00	feet
Side Slopes =	4.00	H:V	**Weir Elevation =**	840.70	feet
L =	8.00	feet	**HWL =**	841.70	feet
			Low F/G =	842.45	feet
			Freeboard =	0.75	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 12.00 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 24.00 cfs

Total Flow Provided = **36.00 cfs** *meets capacity at H = 1.00'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

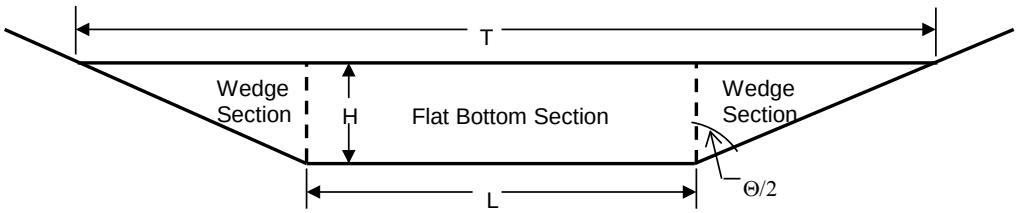
Section ID: Section 51
Location: Rear of lot 112 and side of lot 138

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	1.16	acres			
C =	0.48	coef.	$Q_{100\text{-}YR}$ =	5.14	cfs
$T_{100\text{-}YR}$ =	15	min			
$I_{100\text{-}YR}$ =	9.24	in/hr	$Q_{100\text{-}YR}$=	**5.14**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	78.69	deg
H =	0.25	feet	**T =**	15.00	feet
Side Slopes =	5.00	H:V	**Weir Elevation =**	842.80	feet
L =	12.50	feet	**HWL =**	843.05	feet
			Low F/G =	845.25	feet
			Freeboard =	2.20	feet

Calculated Data

Flow From Wedge Sections			Flow From Flat Bottom Section		
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)			Use Equation: Q=C*L*H^(3/2)		
Q =	0.47	cfs	**Q =**	4.69	cfs

Total Flow Provided = **5.16 cfs** *meets capacity at H = 0.25'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

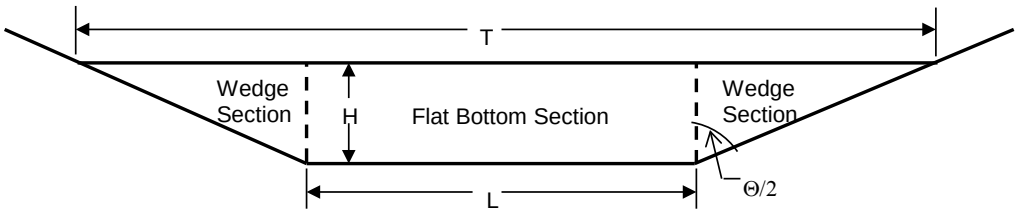
Section ID: Section 44
Location: Overflow into Northwest pond

Required Flow Capacity For Weir Section

Input Data				Calculated Data		
A =	5.24	acres				
C =	0.61	coef.		$Q_{100\text{-}YR}$ =	26.43	cfs
$T_{100\text{-}YR}$ =	18	min				
$I_{100\text{-}YR}$ =	8.27	in/hr		$Q_{100\text{-}YR}$=	**26.43**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	87.14	deg
H =	0.35	feet	**T =**	50.00	feet
Side Slopes =	20.00	H:V	**Weir Elevation =**	839.70	feet
L =	36.00	feet	**HWL =**	840.05	feet
			Low F/G =	N/A	feet
			Freeboard =	N/A	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 4.35 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 22.36 cfs

Total Flow Provided = **26.71 cfs** *meets capacity at H = 0.35'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

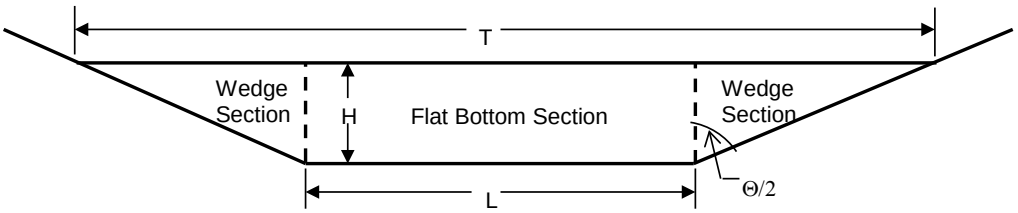
Section ID: Section 69
Location: Sideyard of lots 67 and 68

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	5.3	acres			
C =	0.62	coef.	**$Q_{100\text{-}YR}$ =**	25.60	cfs
$T_{100\text{-}YR}$ =	20	min			
$I_{100\text{-}YR}$ =	7.79	in/hr	**$Q_{100\text{-}YR}$=**	**25.60**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	75.96	deg
H =	0.83	feet	**T =**	14.64	feet
Side Slopes =	4.00	H:V	**Weir Elevation =**	841.95	feet
L =	8.00	feet	**HWL =**	842.78	feet
			Low F/G =	843.45	feet
			Freeboard =	0.67	feet

Calculated Data

Flow From Wedge Sections			Flow From Flat Bottom Section		
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)			Use Equation: Q=C*L*H^(3/2)		
Q =	7.53	cfs	**Q =**	18.15	cfs

Total Flow Provided = **25.68 cfs** *meets capacity at H = 0.83'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

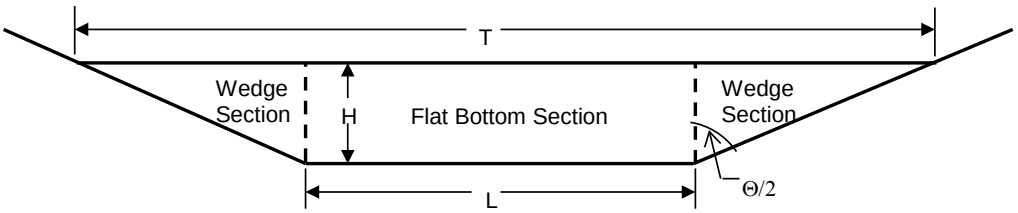
Section ID: Section 111
Location: Northeast end of park

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	3.18	acres			
C =	0.56	coef.	**$Q_{100\text{-}YR}$ =**	15.24	cfs
$T_{100\text{-}YR}$ =	17	min			
$I_{100\text{-}YR}$ =	8.56	in/hr	**$Q_{100\text{-}YR}$=**	**15.24**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	88.67	deg
H =	0.25	feet	**T =**	51.50	feet
Side Slopes =	43.00	H:V	**Weir Elevation =**	844.35	feet
L =	30.00	feet	**HWL =**	844.60	feet
			Low F/G =	847.10	feet
			Freeboard =	2.50	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 4.03 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 11.25 cfs

Total Flow Provided = **15.28 cfs** *meets capacity at H = 0.25'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

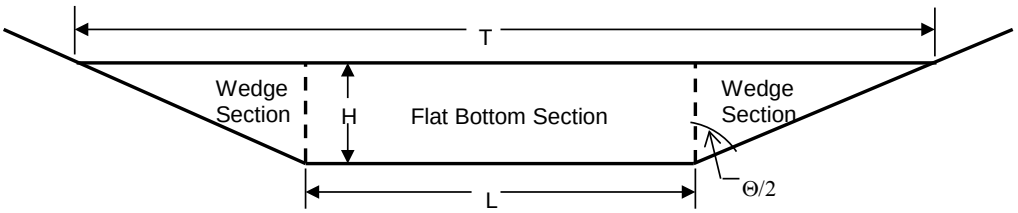
Section ID: Section 117
Location: Outlot D and rear of lot 125

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	1.66	acres			
C =	0.5	coef.	**$Q_{100\text{-}YR}$ =**	7.37	cfs
$T_{100\text{-}YR}$ =	16	min			
$I_{100\text{-}YR}$ =	8.88	in/hr	**$Q_{100\text{-}YR}$=**	**7.37**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	78.69	deg
H =	0.40	feet	**T =**	12.00	feet
Side Slopes =	5.00	H:V	**Weir Elevation =**	843.70	feet
L =	8.00	feet	**HWL =**	844.10	feet
			Low F/G =	844.70	feet
			Freeboard =	0.60	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 1.52 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 6.07 cfs

Total Flow Provided = **7.59 cfs** *meets capacity at H = 0.40'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

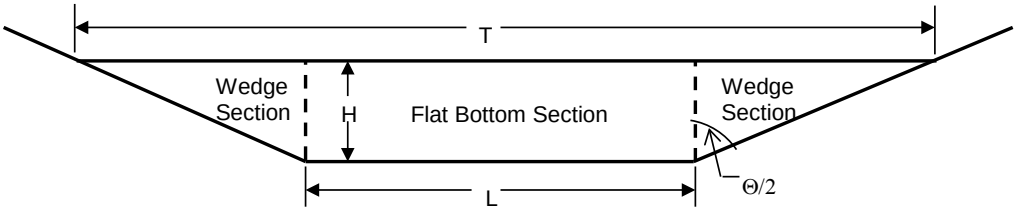
Section ID: Area 108
Location: Paek Site

Required Flow Capacity For Weir Section

Input Data			Calculated Data		
A =	6.72	acres			
C =	0.5	coef.	**$Q_{100\text{-}YR}$ =**	24.83	cfs
$T_{100\text{-}YR}$ =	22	min			
$I_{100\text{-}YR}$ =	7.39	in/hr	**$Q_{100\text{-}YR}$=**	**24.83**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	87.14	deg
H =	0.37	feet	**T =**	44.80	feet
Side Slopes =	20.00	H:V	**Weir Elevation =**	841.85	feet
L =	30.00	feet	**HWL =**	842.22	feet
			Low F/G =	844.30	feet
			Freeboard =	2.08	feet

Calculated Data

Flow From Wedge Sections			Flow From Flat Bottom Section		
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)			Use Equation: Q=C*L*H^(3/2)		
Q =	5.00	cfs	**Q =**	20.26	cfs

Total Flow Provided = **25.25 cfs** *meets capacity at H = 0.37'*

Project Name:	Walnut Ridge	**Project No:**	2535
Prepared By:	AKZ	**Date:**	04/11/25
Checked By:	JFC	**Revised:**	06/20/25

Overland Flow Route Design Calculations

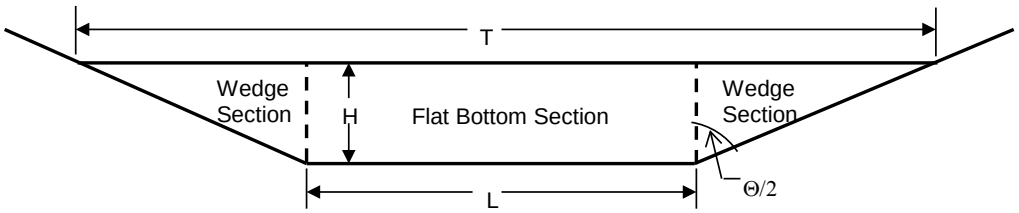
Section ID: Area 89
Location: Across from lots 92 and 93

Required Flow Capacity For Weir Section

Input Data				Calculated Data		
	A =	12.12	acres			
	C =	0.56	coef.	**$Q_{100\text{-}YR}$ =**	47.99	cfs
	$T_{100\text{-}YR}$ =	24	min			
	$I_{100\text{-}YR}$ =	7.07	in/hr	**$Q_{100\text{-}YR}$=**	**47.99**	**cfs**

Provided Flow Capacity For Weir Section

Overland Flow Route Cross-Section Diagram



Weir Data

C =	3.00	coef.	**Θ/2 =**	89.65	deg
H =	0.38	feet	**T =**	126.16	feet
Side Slopes =	166.00	H:V	**Weir Elevation =**	838.83	feet
L =	0.00	feet	**HWL =**	839.21	feet
			Low F/G =	841.05	feet
			Freeboard =	1.84	feet

Calculated Data

Flow From Wedge Sections
Use Equation: Q=C*H^(5/2)*TAN(Θ/2)

Q = 44.33 cfs

Flow From Flat Bottom Section
Use Equation: Q=C*L*H^(3/2)

Q = 0.00 cfs

Total Flow Provided = **44.33 cfs** *meets capacity at H = 0.38'*

SUB-AREA RUNOFF FACTOR DETERMINATION (OVERLAND FLOW)

Date: 04-11-2025
Revised: 06-20-2025

Area		Acres	Factor	Multiple
Area 3	***total area***	**0.94**		
Grassy		0.70	**0.20**	0.1400
Impervious		0.24	**0.95**	0.2280
Total		0.94		0.3680
Sub area c-factor				**0.39**

Area		Acres	Factor	Multiple
Area 51	***total area***	**1.16**		
Grassy		0.72	**0.20**	0.1440
Impervious		0.44	**0.95**	0.4180
Total		1.16		0.5620
Sub area c-factor				**0.48**

Area		Acres	Factor	Multiple
Area 23	***total area***	**0.58**		
Grassy		0.39	**0.20**	0.0780
Impervious		0.19	**0.95**	0.1805
Total		0.58		0.2585
Sub area c-factor				**0.45**

Area		Acres	Factor	Multiple
Area 44	***total area***	**5.24**		
Grassy		2.38	**0.20**	0.4760
Impervious		2.86	**0.95**	2.7170
Total		5.24		3.1930
Sub area c-factor				**0.61**

Area		Acres	Factor	Multiple
Area 9	***total area***	**7.43**		
Grassy		3.72	**0.20**	0.7440
Impervious		3.71	**0.95**	3.5245
Total		7.43		4.2685
Sub area c-factor				**0.57**

Area		Acres	Factor	Multiple
Area 69	***total area***	**5.30**		
Grassy		2.30	**0.20**	0.4600
Impervious		3.00	**0.95**	2.8500
Total		5.30		3.3100
Sub area c-factor				**0.62**

Area		Acres	Factor	Multiple
Area 111	***total area***	**3.18**		
Grassy		1.66	**0.20**	0.3320
Impervious		1.52	**0.95**	1.4440
Total		3.18		1.7760
Sub area c-factor				**0.56**

Area		Acres	Factor	Multiple
Area 89	***total area***	**12.12**		
Grassy		6.31	**0.20**	1.2620
Impervious		5.81	**0.95**	5.5195
Total		12.12		6.7815
Sub area c-factor				**0.56**

Area		Acres	Factor	Multiple
Area 117	***total area***	**1.66**		
Grassy		0.99	**0.20**	0.1980
Impervious		0.67	**0.95**	0.6365
Total		1.66		0.8345
Sub area c-factor				**0.50**

Area		Acres	Factor	Multiple
Area 108	***total area***	**6.72**		
Grassy		4.06	**0.20**	0.8120
Impervious		2.66	**0.95**	2.5270
Total		6.72		3.3390
Sub area c-factor				**0.50**

AREA 44
4.08 Ac.

AREA 51
1.16 Ac.

AREA 117
1.66 Ac.

AREA 111
3.18 Ac.

AREA 108
1.88 Ac.

AREA 89
5.40 Ac.

AREA 9
6.85 Ac.

AREA 3
0.94 Ac.

AREA 23
0.58 Ac.

AREA 69
5.30 Ac.

NORTH

SCALE: 1" = 100'

WALNUT RIDGE

MUNDELEIN, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2267
E-MAIL ADDRESS: pba@pbaengineers.com

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DESIGNED BY: A.K.Z.
DRAWN BY: D.S.H.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 04/11/25.

REVISIONS

DATE	BY	DESCRIPTION
06/20/25	AKZ	REVISED PER VILLAGE REVIEW COMMENTS

OVERLAND FLOW ROUTES EXHIBIT

SHEET NUMBER
1
OF 1 SHEETS

JOB No. 2535

Appendix 2 – Spillway Emergency Overflow and Southwest Basin Equalizer Calculations

HEC-HMS was used to perform a critical duration analysis for all four basin system to determine the peak unattenuated inflow rate to the basins. The peak rate for each zone was used to design the proposed spillway widths and operating depths while maintaining 1' of freeboard to the proposed top of berm elevations.

ZONE	TRIB. AREA. (AC)	TRIB. AREA. (SQ. MI.)	COMPOSITE CN	TIME OF CONC. (MIN.) FROM STORM SEWER CALCS
NORTHWEST	7.83	0.012234375	87	18
SOUTHWEST	23.76	0.037125	89	23
SOUTHEAST	12.95	0.020234375	90	16
NORTHEAST	19.40	0.0303125	88	16

NOTE: LAG TIME EMPLOYED IN MODELS IS (0.6XTC)

ZONE	Peak Inflow (cfs)	Event Duration (hr)
Northwest	35.26	1hr
Southwest	104.38	1hr
Southeast	68.51	1hr
Northeast	95.23	1hr

Northwest Basin Spillway Design Capacity

Peak unattenuated inflow rate from Critical Duration Anlysis >>>>>>>>>>>>> 35.26 cfs

Spillway Crest >>> 838.3 ft

Top of Berm >>> 839.5 ft

Operating Head maintaining 1' freeboard to top of berm >>> 0.2 ft

Proposed Spillway Width >>> 150 ft

Capcacity based on standard weir equation Q = CLH^(3/2) w/c=3.0, L=150, H=0.2 >> 40.25 cfs

Operating Head Elevation >>>> 838.5 ft

Freeboard to T/B >>>> 1 ft

Southwest Basin System Spillway Design Capacity - Two Basins

Peak unattenuated inflow rate from Critical Duration Anlysis >>>>>>>>>>>>> 104.38 cfs

Spillway Crest >>> 836 ft

Top of Berm >>> 837.5 ft

Operating Head maintaining 1' freeboard to top of berm >>> 0.5 ft

Proposed Spillway Width >>> 150 ft

Capcacity based on standard weir equation Q = CLH^(3/2) w/c=3.0, L=150, H=0.5 >> 159.10 cfs

Operating Head Elevation >>>> 836.5 ft

Freeboard to T/B >>>> 1 ft

A 75’ wide spillway is proposed for each basin in the southwest basin system.

Southeast Basin Spillway Design Capacity

Peak unattenuated inflow rate from Critical Duration Anlysis >>>>>>>>>>>>> 68.51 cfs

Spillway Crest >>> 836 ft

Top of Berm >>> 837.5 ft

Operating Head maintaining 1' freeboard to top of berm >>> 0.5 ft

Proposed Spillway Width >>> 75 ft

Capcacity based on standard weir equation Q = CLH^(3/2) w/c=3.0, L=75, H=0.5 >> 79.55 cfs

Operating Head Elevation >>>> 836.5 ft

Freeboard to T/B >>>> 1 ft

Northeast Basin Spillway Design Capacity

Peak unattenuated inflow rate from Critical Duration Anlysis >>>>>>>>>>>>> 95.23 cfs

Spillway Crest >>> 839.5 ft

Top of Berm >>> 841 ft

Operating Head maintaining 1' freeboard to top of berm >>> 0.5 ft

Proposed Spillway Width >>> 100 ft

Capcacity based on standard weir equation Q = CLH^(3/2) w/c=3.0, L=100, H=0.5 >> 106.07 cfs

Operating Head Elevation >>>> 840 ft

Freeboard to T/B >>>> 1 ft

Southwest Zone 24" Equalizer Calculations

Submerged Culvert / Pipe Pressure Flow Calculations…

The two stormwater basins associated with the Southwest zone are connected by a proposed 24" diameter equalizer pipe. The equalizer is proposed flat with the inverts at each end equal to the outlet elevation 832.00

HEAD = ELEV. DIFFERENCE U/S WSE - D/S WSE…

Entrance and Exit Submerged ▪ When both the exit and entrance are submerged (Fig. 21.38), the culvert flows full, and the discharge is independent of the slope. This is normal pipe flow and is easily solved by using the Manning or Darcy-Weisbach formula for friction loss [Eq. (21.33*d*) or (21.30)]. From the Bernoulli equation for the entrance and exit, and the Manning equation for friction loss, the following equation is obtained:

$$H = (1 + K_e)\frac{V^2}{2g} + \frac{V^2 n^2 L}{2.21R^{4/3}} \qquad (21.72)$$

Solution for the velocity of flow yields

$$V = \sqrt{\frac{H}{(1 + K_e/2g) + (n^2 L/2.21R^{4/3})}} \qquad (21.73)$$

H = elevation difference between headwater and tailwater, ft
V = velocity in culvert, ft/s
g = acceleration due to gravity, 32.2 ft/s²
K_e = entrance-loss coefficient (Art. 21.20)
n = Manning's roughness coefficient
L = length of culvert, ft
R = hydraulic radius of culvert, ft

Source: Handbook of Civil Engineers
Merritt (1996)

Ke=0.15 *pipe (proj.)*

H	L	N	D	A	P	R	velocity	single pipe capacity Q
0.1	**289**	0.013	24	3.142	6.283	0.50	1.17	**3.66**
feet	feet	roughness	inch	sq. ft.	ft	ft	ft/sec	cfs

Rating:

H (ft)	Q (cfs)
0.0	**0.00**
0.1	**3.66**
0.2	**5.18**
0.3	**6.34**
0.4	**7.33**
0.5	**8.19**

Head = Upstream Water Surface Elevation - downstream Water Surface Elevation

The southwest basin system 100yr allowable release rate is 2.138 cfs

With 0.1' of elevation difference between either basin level, the 24" diameter pipe can convey 1.71 times the 100yr allowable release rate.

With 0.2' of elevation difference between either basin level, the 24" diameter pipe can convey 2.42 times the 100yr allowable release rate.

With 0.5' of elevation difference between either basin level, the 24" diameter pipe can convey 3.83 times the 100yr allowable release rate.

In addition to the capacity for stormwater exchange between the two basins, each basin itself is also proposed with a 75' wide spillway.

Appendix 3

Existing Depressional Storage
&
Compensatory Storage Summary

Appendix 3 Exhibits:

Existing Southeast Zone Depression [SE DEPR.]

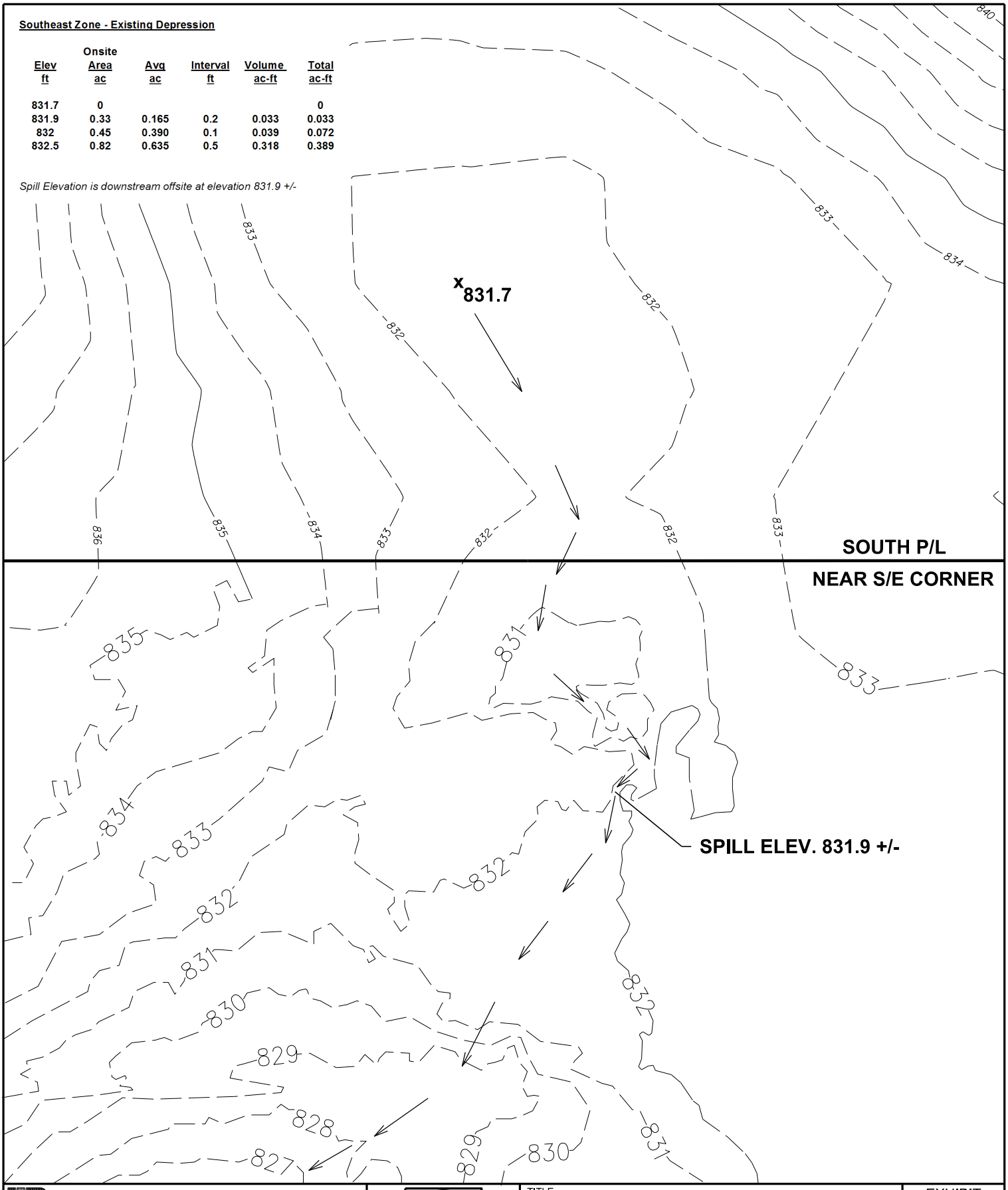
Existing Northeast Zone Depression [NE DEPR]

Existing Northeast Zone Depression with Proposed Grading [Fill Calculations]

Southeast Zone - Existing Depression

Elev ft	Onsite Area ac	Avg ac	Interval ft	Volume ac-ft	Total ac-ft
831.7	0				0
831.9	0.33	0.165	0.2	0.033	0.033
832	0.45	0.390	0.1	0.039	0.072
832.5	0.82	0.635	0.5	0.318	0.389

Spill Elevation is downstream offsite at elevation 831.9 +/-



PEARSON, BROWN & ASSOCIATES, INC
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com
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NORTH

0 30' 60'
SCALE: 1" = 60'

TITLE:
EXISTING SOUTHEAST ZONE DEPRESSION

PROJECT:
WALNUT RIDGE
MUNDELEIN, IL
PROJECT NO.: 2535

EXHIBIT
APP. 3
SE DEPR.

DATE: 04/11/25

LCSMC APPROVED BFE
ELEVATION 832.92 (NAVD 88)
FROM STUDY DONE FOR
WINCHESTER ROAD AND ROUTE 83
INTERSECTION IMPROVEMENTS
(BY OTHERS)

WINCHESTER ROAD

ROUTE 83

EX. 8' x 2' BOX CULVERT
INVERT - 828.55

INV.-828.55

EX. 8' x 2' BOX CULVERT
INVERT - 828.36

EX. 19"x30" R.E.S.
19"x30" INV - 830

EX. 19"x30" R.E.S.
19"x30" INV - 830.08

EX. STRM.
RIM - 829.93
12" INV - 826.87

EX. C.B.
RIM - 829.00
NW. 12" INV - 826.40
SE. INV - 826.30

SITE BENCHMARK
FD. 3/4"HYP.
ARROW BOLT
ELEV. - 834.32 NAVD88

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 40' 80'

TITLE:
EXISTING NORTHEAST ZONE DEPRESSION

PROJECT:
WALNUT RIDGE
MUNDELEIN, IL

PROJECT NO.: 2535

EXHIBIT
APP. 3
NE DEPR.
EXISTING
COND.

DATE: 04/11/25

Northeast Zone:

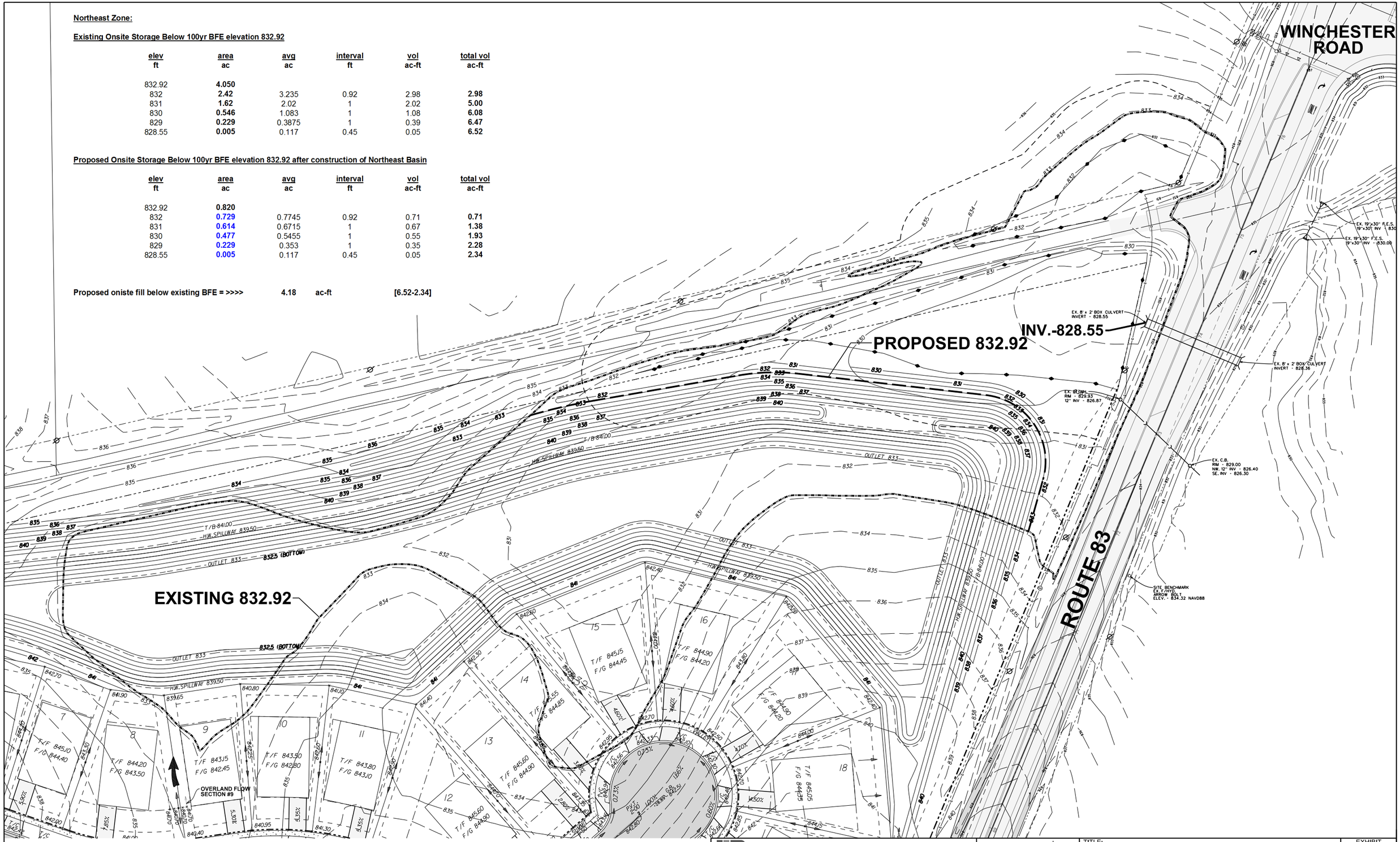
Existing Onsite Storage Below 100yr BFE elevation 832.92

elev ft	area ac	avg ac	interval ft	vol ac-ft	total vol ac-ft
832.92	**4.050**				
832	**2.42**	3.235	0.92	2.98	**2.98**
831	**1.62**	2.02	1	2.02	**5.00**
830	**0.546**	1.083	1	1.08	**6.08**
829	**0.229**	0.3875	1	0.39	**6.47**
828.55	**0.005**	0.117	0.45	0.05	**6.52**

Proposed Onsite Storage Below 100yr BFE elevation 832.92 after construction of Northeast Basin

elev ft	area ac	avg ac	interval ft	vol ac-ft	total vol ac-ft
832.92	**0.820**				
832	**0.729**	0.7745	0.92	0.71	**0.71**
831	**0.614**	0.6715	1	0.67	**1.38**
830	**0.477**	0.5455	1	0.55	**1.93**
829	**0.229**	0.353	1	0.35	**2.28**
828.55	**0.005**	0.117	0.45	0.05	**2.34**

Proposed oniste fill below existing BFE = >>>> **4.18** **ac-ft** **[6.52-2.34]**



PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pearsonbrown.com

NORTH

0 40' 80'

TITLE: EXISTING NORTHEAST ZONE DEPRESSION WITH PROPOSED GRADING

PROJECT: WALNUT RIDGE

MUNDELEIN, IL

PROJECT NO.: 2535

DATE: 04/11/25

EXHIBIT: NE ZONE DEPR. W/ PROP. GRADING

Southeast Zone:

There is an existing small depressional area located near the southeast corner of the property. The lowest onsite spot elevation from the project topography is 831.7. No lower spot elevations exist between this location and the south property line. As shown on the southeast zone depression exhibit, the area is only capable of storing 0.033 ac-ft at the existing spill elevation of 831.9. We calculated storage onsite up to elevation 832.5 [0.389 ac-ft]. This area is planned to be filled in proposed conditions to create the southeast stormwater basin. The proposed southeast basin outlet controls are planned to be over-restricted to access additional volume in the basin. The additional volume accessed (compensatory storage) in the 100yr critical duration analysis [refer to the southeast basin section of the main report] is 0.48 ac-ft.

Northeast Zone:

An existing depressional zone is located in the northeast corner area. The 100yr BFE for this depression is 832.92 from a LCSMC approved study done for the planned Route 83 and Winchester Road intersection improvements plans [Exhibit NE DEPR.].

The NE Zone DEPR. W/ Prop. Grading Exhibit shows this area with the proposed grading for the northeast basin. The existing and proposed locations for the contours at and below the BFE of 832.92 are shown. The exhibit also includes stage-storage calculations for volume below the BFE in existing and proposed conditions. Based on these totals, 4.18 ac-ft of fill is proposed. The northeast zone discussion in the main report describes how the basin outlet will be over-restricted to access additional volume in the basin. The total volume accessed in the 100yr critical duration analysis is 15.39 ac-ft. This volume exceeds the required detention volume (9.76 ac-ft) by 5.63 ac-ft and can be counted as compensatory storage. Since the depression extends offsite, the required compensatory storage needs to be increased by 120% for this zone. The required volume is 4.18 ac-ft x 120% or 5.02 ac-ft. The additional volume accessed is 5.63 ac-ft, accordingly exceeding the required amount.

Appendix 4
Wetland Hydrology

Three zones associated with the project require an indirect wetland impact analysis (80/150). The first is an Isolated Wetland of Lake County that will remain just offsite at the northwest corner of the property. The second is an Isolated Wetland of Lake County that will remain at the southwest corner of the property. Finally, at the northeast corner of the property an Isolated Wetland of Lake County will remain. Each of these zones was analyzed to determine the 2yr, 24hr ISWS Bul. 75 runoff volume to the wetland for both the existing and proposed conditions.

While there is an existing Isolated Wetland of Lake County in the southeast portion of the site, no wetland hydrology calculations are required since this wetland is proposed to be fully impacted and will not remain in the proposed condition.

Accordingly per LCSMC rules, the wetland areas being analyzed are excluded for both cases and onsite tributary areas only are involved. Existing conditions Exhibit C should be referred to for curve number determinations (also included on spreadsheet in this Appendix).

For the northeast zone, there is an existing onsite wetland onsite upstream of the subject wetland and this was included in the existing analysis only as it is planned to be fully impacted in the proposed case. The runoff curve number (RCN) for the wetland ended up being 85 the same as the surrounding row crop curve number so there was essentially no effect.

Included in this Appendix are spreadsheets determining the composite curve numbers for each zone and also the hydrology calculations to ascertain if the runoff delivered in proposed conditions accordingly remains between 80% and 150% of the existing values. As mentioned above, Exhibit C should be referred to for existing conditions. For proposed conditions, the relevant basin zone exhibits [NW-1, SW-1 and NE-1] should be referenced.

Composite Curve Number Spreadsheets for each zone:

Composite Runoff Curve Number Determination for area tributary to wetland near NW corner

Existing Conditions Tributary Area: **9.25** Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight Good (HSG C)	85	8.44	717.4
Woods (HSG C, Fair)	73	0.81	59.13
Total >>		9.25	776.53
Composite CN >>	**84**		

Proposed Conditions Tributary Area: **8.06** Ac

Composite CN from NW basin analysis = 87

Composite Runoff Curve Number Determination for area tributary to wetland near SW corner

Existing Conditions Tributary Area: **26.80** Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight, Good (HSG C)	85	26.76	2274.6
Gravel	98	0.014	1.372
Metal Building	98	0.022	2.156
Tower	98	0.005	0.4802
Total >>		26.80	2278.6082
Composite CN >>	**85**		

Proposed Conditions Tributary Area: **24.70** Ac

Composite CN from SW basin analysis = 89

Composite Runoff Curve Number Determination for area tributary to wetland near NE corner

Existing Conditions Tributary Area: **22.63** Ac

Soil/Surface Description	CN	Area (ac)	Multiple
Row Crops - Straight, Good (HSG C)	85	22.12	1880.2
onsite wetland to be mitigated in prop. cond.	85	0.439	37.315
Gravel	98	0.062	6.076
shed	98	0.004	0.392
Total >>		22.63	1923.983
Composite CN >>	**85**		

Proposed Conditions Tributary Area: **20.54** Ac

Composite CN from SW basin analysis = 88

Technical Release 55 (TR-55)

Runoff Depth for 80/150

80/150 Analysis for NW Corner Wetland (offsite)

EXISTING CONDITIONS				
Existing Tributary Area (acres) =	9.25	S	Q (in)	
Existing Conditions Curve Number =	84	1.905	1.800	
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**
2-Year 24 Hour	3.34	84	1.800	1.39

80/150 Compliance				
Event	**Existing Runoff Volume (ac-ft)**	**Unit Runoff Volume (ac-ft/ac)**	**80% of Existing Volume (ac-ft)**	**150% of Existing Volume (ac-ft)**
2-Year 24 Hour	1.39	0.150	1.11	2.08

PROPOSED CONDITIONS					
Proposed Tributary Area (acres) =	8.06	S	Q (in)		
Proposed Conditions Curve Number =	87	1.494	2.039		
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**	**Percent of Existing Volume**
2-Year 24 Hour	3.34	87	2.039	1.37	99%

Technical Release 55 (TR-55)

Runoff Depth for 80/150

80/150 Analysis for Wetland at Southwest Corner

EXISTING CONDITIONS				
Existing Tributary Area (acres) =	26.8	S	Q (in)	
Existing Conditions Curve Number =	85	1.765	1.878	
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**
2-Year 24 Hour	3.34	85	1.878	4.19

80/150 Compliance				
Event	**Existing Runoff Volume (ac-ft)**	**Unit Runoff Volume (ac-ft/ac)**	**80% of Existing Volume (ac-ft)**	**150% of Existing Volume (ac-ft)**
2-Year 24 Hour	4.19	0.156	3.35	6.29

PROPOSED CONDITIONS					
Proposed Tributary Area (acres) =	24.70	S	Q (in)		
Proposed Conditions Curve Number =	89	1.236	2.210		
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**	**Percent of Existing Volume**
2-Year 24 Hour	3.34	79	2.210	4.55	108%

Technical Release 55 (TR-55)

Runoff Depth for 80/150

80/150 Analysis for Wetland Near NE Corner

EXISTING CONDITIONS				
Existing Tributary Area (acres) =	22.63	S	Q (in)	
Existing Conditions Curve Number =	85	1.765	1.878	
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**
2-Year 24 Hour	3.34	85	1.878	3.54

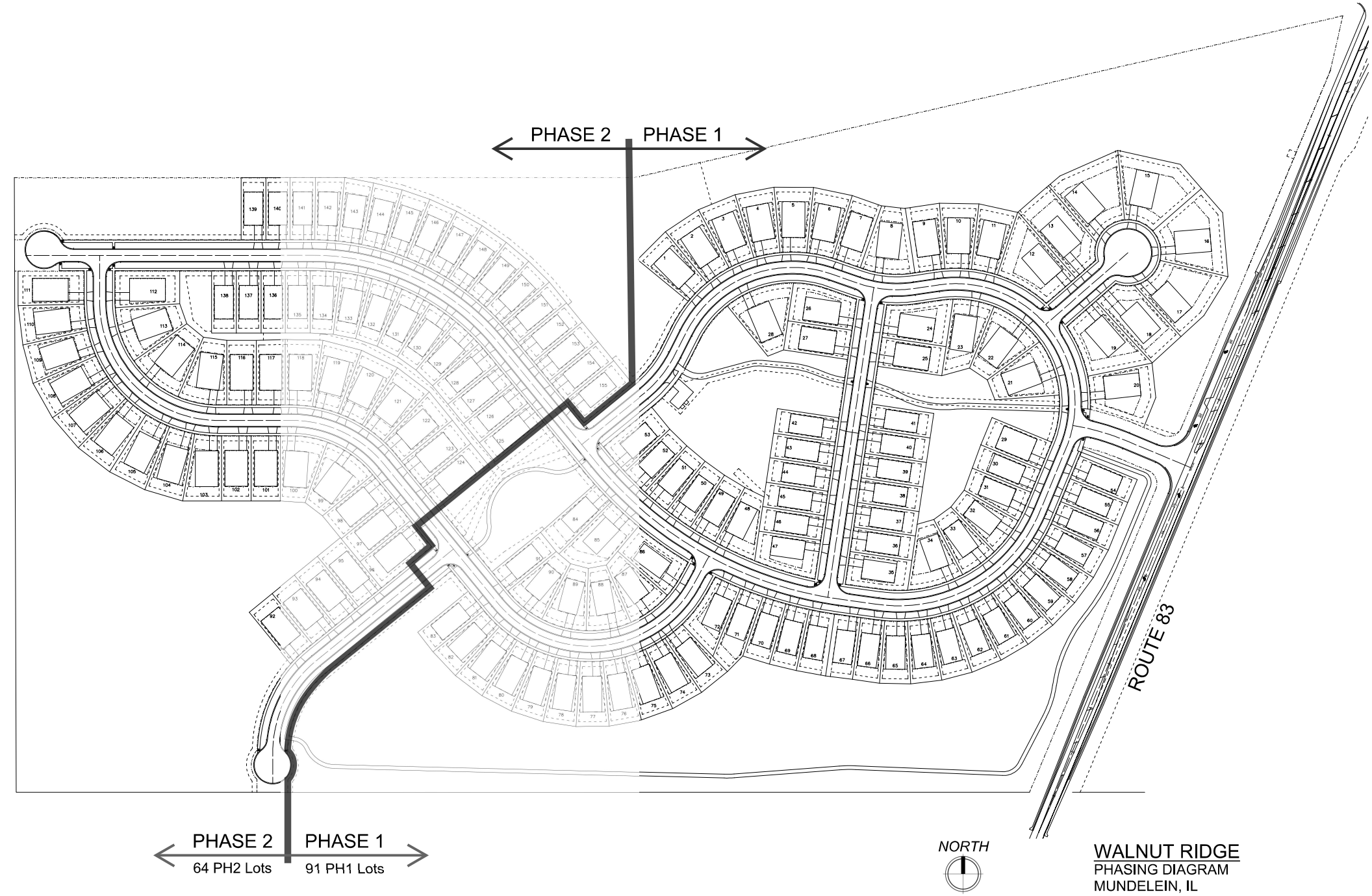
80/150 Compliance				
Event	**Existing Runoff Volume (ac-ft)**	**Unit Runoff Volume (ac-ft/ac)**	**80% of Existing Volume (ac-ft)**	**150% of Existing Volume (ac-ft)**
2-Year 24 Hour	3.54	0.156	2.83	5.31

PROPOSED CONDITIONS					
Proposed Tributary Area (acres) =	20.54	S	Q (in)		
Proposed Conditions Curve Number =	88	1.364	2.123		
Event	**Rainfall (in)**	**CN**	**Runoff (in)**	**Runoff Volume (ac-ft)**	**Percent of Existing Volume**
2-Year 24 Hour	3.34	88	2.123	3.63	103%

Hydrologic Analysis Summary Table:

Zone	Existing 2yr,24hr Runoff Volume (ac-ft)	Proposed 2yr,24hr Runoff Volume (ac-ft)	Proposed Volume Percent of Existing	Within 80% - 150% Range
Northwest	**1.39**	**1.37**	**99%**	**YES**
Southwest	**4.19**	**4.55**	**108%**	**YES**
Northeast	**3.54**	**3.63**	**103%**	**YES**

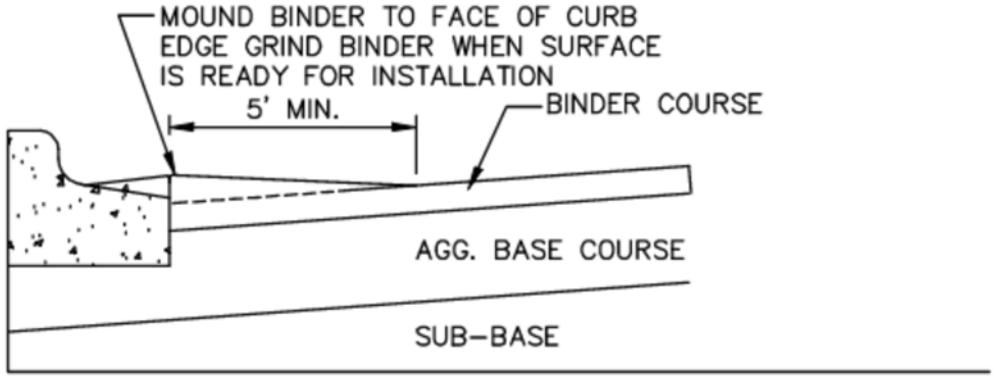
All three zone comply with the 80% to 150% requirement. There are no indirect impacts due to wetland hydrology proposed.

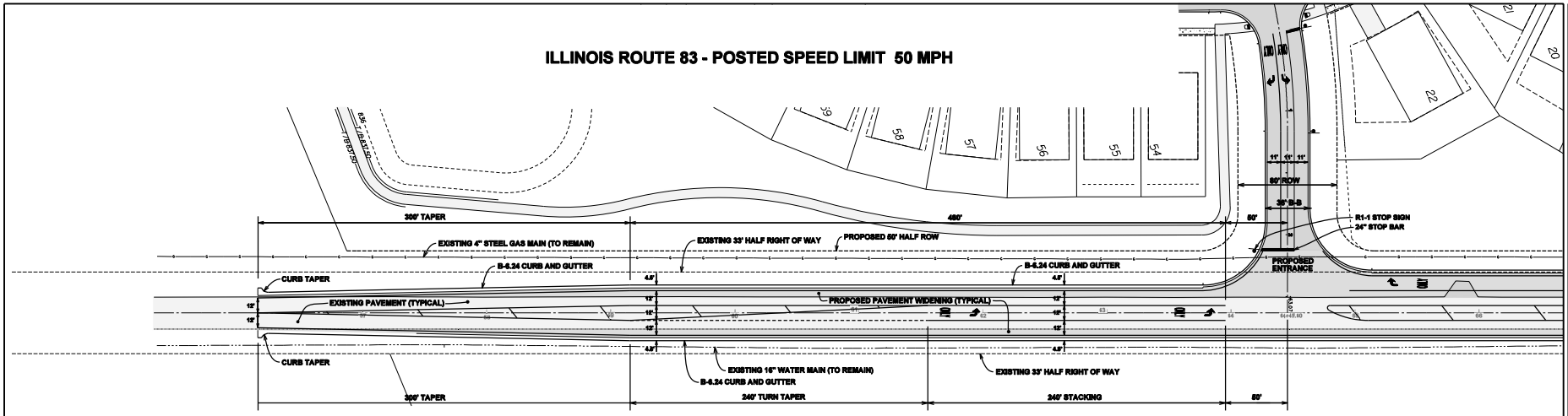


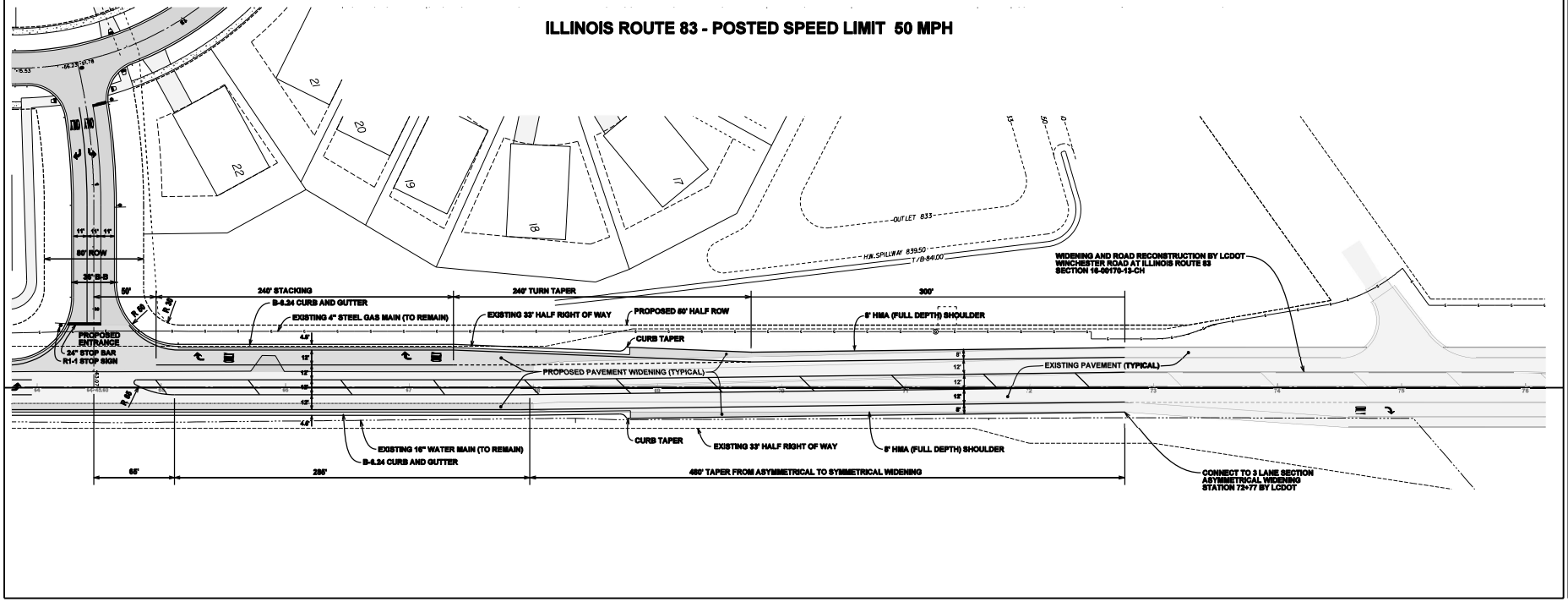
WALNUT RIDGE
PHASING DIAGRAM
MUNDELEIN, IL

EXHIBIT M
CURB PROTECTION EXHIBIT

THE DETAIL BELOW IS USED WHEN BINDER COURSE IS EXPOSED OVER 30 DAYS







NORTH

SCALE: 1" = 40'

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1999 W. WINCHESTER ROAD - SUITE 206
LIBERTYVILLE, IL 60048
PHONE: (847) 367-4197
FAX: (847) 367-4197
E-MAIL ADDRESS: pba@pearsonbrown.com
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MUNDELEIN, ILLINOIS

WALNUT HEIGHTS

DESIGNED BY: G.A.Z.
DRAWN BY: A.K.Z.
CHECKED BY: D.B.H.
ORIGINAL ISSUE: 03/07/25

DATE	BY	DESCRIPTION
09/09/25	AKZ	REVISED PER DOT REVIEW COMMENTS

REVISIONS

GEOMETRICS PLAN

SHEET NUMBER
1
OF 1 SHEETS

JOB No. 2538

EXHIBIT O – INTENTIONALLY LEFT BLANK

EXHIBIT P – INTENTIONALLY LEFT BLANK

EXHIBIT Q
SUBDIVISION SURETY FORM
(NAME OF PROJECT)

KNOW ALL MEN BY THESE PRESENTS, that we _____, a Illinois limited liability company, as Principal, and _____ authorized to do business in the State of Illinois, as SURETY, are held and firmly bound unto the VILLAGE OF MUNDELEIN, an Illinois municipal corporation, 300 Plaza Circle, Mundelein, Illinois 60060, as Obligee, in the penal sum of [SPELLED AMOUNT] ([NUMERIC AMOUNT]) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves and our successors and assigns firmly by these presents.

WHEREAS, _____ has agreed to construct, or cause to be constructed, in the Village of Mundelein certain subdivision improvements pursuant to a Subdivision Improvement Agreement, dated _____ between _____, and the VILLAGE OF MUNDELEIN (the Subdivision Improvement Agreement is called the "Agreement").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if _____, shall construct, or cause to be constructed, said subdivision improvements, as provided in said Agreement, and shall save the VILLAGE OF MUNDELEIN harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect. Should the Surety elect to complete the improvements instead of paying the VILLAGE OF MUNDELEIN directly, Surety shall begin completion of said uncompleted improvement work immediately following a ___ day response period and shall complete said work within ___ calendar days thereafter. If the work is not completed within ___ calendar days thereafter, Surety shall immediately make payment to the Village of Mundelein in the amount of the uncompleted work as determined by the Village based on the Village engineer's approved cost estimate. Notice of default to the Surety by the obligee shall be given by certified mail, return receipt requested to the following address, attention Surety Claims: _____.

Any controversy or claim arising out of or relating to this Bond, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules or JAMS Dispute Resolution as determined in your discretion, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois, 60060, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The Village may elect, at its exclusive option, to file suit by litigation rather than arbitration in the Circuit Court of the 19th Judicial Circuit, Lake County, Illinois to enforce equitable remedies such as injunctive relief. Surety agrees that an arbitration award by default may be entered upon it failing to appear or defend itself in any arbitration proceeding.

In the event of arbitration or litigation of this Bond the Surety and Principal, jointly and severally, shall pay all expenses incurred by the Village in the said proceeding, including, but not limited to attorneys' fees, filing costs, witness fees, and other general expenses of the proceeding.

Signed, sealed and dated this _____day of _____, 2025.

_____, an Illinois limited liability company, as Principal

By:_____
as its

_____
as Surety

By:_____
as its

EXHIBIT R
FORM OF SUBDIVISION IMPROVEMENTS AGREEMENT

THIS SUBDIVISION IMPROVEMENTS AGREEMENT (this "Agreement") made and entered into _____, 20___, by and between the Village of Mundelein, an Illinois municipal corporation, 300 Plaza Circle, Mundelein, Illinois, hereinafter called "Village" and (SUBDIVIDER'S NAME), an Illinois corporation or limited liability company, hereinafter called the "Subdivider."

WITNESSETH:

WHEREAS, the Subdivider owns a certain tract of real estate which is legally described on Exhibit 1 attached hereto and made a part thereof;

WHEREAS**,** the Subdivider desires to subdivide said real estate and has submitted to the Village a final plat of subdivision designated as (SUBDIVISION'S NAME); and

WHEREAS, the Village Board of Trustees is willing to approve said final plat of subdivision provided that this Agreement is executed to insure completion of certain subdivision improvements, as a condition precedent to the issuance of occupancy permits for any buildings to be constructed on said real estate.

NOW THEREFORE, the parties hereto agree as follows:

1. Reference is hereby made to that certain Development Agreement by and between the Village and Subdivider dated _____, 20___ (the "Development Agreement"). Unless the context clearly requires otherwise, all capitalized terms not defined herein shall have the meanings ascribed to them in the Development Agreement. The Subdivider shall furnish, at its own cost and expense, all the necessary materials, labor and equipment to complete all subdivision improvements, as provided in the Development Agreement, including, but not limited to the following:

(a) On-Site Public Improvements;
(b) Off-Site Public Improvements;
(c) Private Common Improvements;
(d) Mass grading and earth work within all rights-of-way and detention basins;
(e) Erosion/sedimentation control;
(f) Driveway aprons; and
(g) Other Improvements: (Specify). _____

all in accordance with the plans and specifications shown on Exhibit 2 attached hereto and made a part hereof, which have been prepared by (ENGINEER'S NAME), who are registered professional engineers. Such plans and specifications shall be subject to the review and written approval of the Village Engineer. All water, sanitary sewer and storm sewer mains and appurtenances, as well as service lines leading therefrom which go under the street, shall be installed prior to paving the street.

2. Prior to commencing work on said subdivision improvements, the Subdivider shall deliver to the Village Engineer (a) copies of all contracts entered into between it and any contractor for the installation of said subdivision improvements or a complete cost estimate therefor which shall be subject to review and written approval by the Village Engineer and (b) one of the following (the "Subdivision Security"):

(a) An irrevocable letter of credit guaranteeing payment of the cost of said subdivision improvements from a sound and reputable bank in the Metropolitan Chicago area acceptable to the Village Board of Trustees (the "Bank") in an amount equal to 110% of said contract price or cost estimate, as the case may be, and in a form as set forth on Exhibit 3 attached hereto and made a part hereof; or

(b) A receipt showing that a sum of money guaranteeing payment of the cost of said subdivision improvements has been deposited in escrow in an amount equal to 110% of said contract price or cost estimate, as the case may be. The identity of the Escrowee (the "Escrowee") and the form of the escrow deposit agreement shall be subject to the written approval of the Village.

The expiration date on said letter of credit or receipt shall be at least six months following the completion date of said subdivision improvements as provided in Paragraph 5 hereof; no request for extension of time on said completion date shall be considered by the Village unless the expiration date on said letter of credit or receipt is extended for a like period of time.

3. Also, prior to commencing work on said subdivision improvements, the Subdivider shall deliver to the Village Engineer a sworn statement from each contractor as contemplated under Section S of the Illinois Mechanics Lien Law (770 ILCS 60/5). Thereafter, the Subdivider shall deliver to the Village Engineer partial and final waivers of lien from the contractor(s) and any subcontractor(s) and materialmen as they are paid for labor and materials furnished. All payments to the contractor(s) and any subcontractor(s) and materialmen by the Subdivider shall be subject to certification by the Village Engineer that the work for which such payments are being made has been properly completed. Ten percent (10%) shall be withheld from each partial payment made to the contractor(s) and any subcontractor(s) and materialmen until all of the subdivision improvements covered under its contract are completed, at which time one half the sum withheld shall be disbursed provided that said subdivision improvements have been approved by the Village Engineer and the requirements for certification and lien waivers have been complied with as herein

set out. The remaining one-half of the sum shall be disbursed upon delivery of the Warranty Security to the Village as provided in Paragraph 5 hereof. Neither the Village, the Village Engineer, nor any other employees or agents of the Village shall incur any liability to the Subdivider or any third party with respect to any certification or approval to be made or given hereunder or as required by said irrevocable letter of credit.

4. Further, prior to commencing work on said subdivision improvements, the Subdivider shall furnish the Village Engineer with certificates of insurance issued by companies satisfactory to the Village and providing for Workman's Compensation in the statutory amount and comprehensive liability insurance with limits of not less than $500,000.00 per person and $1,000,000.00 per occurrence covering bodily injury, death and property damage. Said insurance certificates shall show on their face that the Village of Mundelein is an additional insured with respect to the subdivision improvements to be installed as provided herein. Also, the Subdivider shall indemnify the Village and hold it harmless against all losses, damages and expenses which it may sustain or be liable for as a result of the installation of said subdivision improvements, except for negligent acts or omissions of the Village and its employees.

5. Said subdivision improvements shall be completed within ____ months from the date of this Agreement. Upon receiving a written request from the Subdivider, the Village shall extend the completion date by the time consumed by any delays caused by strikes, lockouts, acts of God or unavoidable casualties, unusual weather conditions or causes beyond the control of the Subdivider or its contractor(s). If said subdivision improvements are not completed and/or any deficiencies are not corrected within said period of time, the Village shall have the right to draw upon the Subdivision Security sufficient funds to pay for the completion of said subdivision improvements and/or the correction of any deficiencies therein. All work on said subdivision improvements shall be subject to inspection and approval of the Village Engineer from time to time as such work progresses and upon it being finished. Upon completion of said subdivision improvements as evidenced by the certificate of the Village Engineer, the Village shall be deemed to have approved said subdivision improvements. The Subdivider shall cause its engineer to provide the Village with Record Drawings as provided in the Development Agreement. Upon completion of all punch-list items to the satisfaction of the Village Engineer, presentment of a bill of sale from the Subdivider in a form satisfactory to the Village and submittal of a letter of credit from the Bank or a receipt from the Escrowee in an amount equal to five percent (5%) of the cost of the Public Improvements and Private Common Improvements in a form satisfactory to the Village (the “Warranty Security”), the Village Board shall take appropriate action to accept all Public Improvements. The expiration date on said letter of credit or receipt shall be at least six months following the expiration of the one-year warranty of said Public Improvements and Private Common Improvements. Upon completion of all punch-list items to the satisfaction of the Village Engineer, the Subdivider shall transfer by bill of sale all Private Common Improvements to (i) a homeowner’s association, in the case of a single family residential development, or (ii) a condominium association, in the case of a condominium development, or (iii) a property owner's

association, in the case of a commercial or industrial development, for future operation, maintenance, repair and replacement under such conditions as may be approved by the Village or retained by the Subdivider (in the case of rental properties).

6. All work in the construction of said subdivision improvements shall be done in good, substantial and workmanlike manner and all materials used therein shall be new and of good quality. Subject to the terms of the Development Agreement, the Subdivider shall comply with all requirements of the Village's Subdivision Control Ordinance, including but not limited to guaranteeing the satisfactory correction of all defects of every kind and nature in said subdivision improvements which occur within one (1) year after their completion and acceptance by the Village Board or failure of nursery stock or plantings. If any correction is not diligently and expeditiously made by the Subdivider or its contractor(s) or subcontractor(s), then the Village shall have the right to draw upon the Warranty Security sufficient funds to pay for the correction of such defects.

7. The Subdivider shall pay the Village a plan review fee, inspection fee and any other fees or charges provided by the Development Agreement, ordinance, code, rule or regulation with respect to the installation of said subdivision improvements; such fees shall be paid within ten (10) days from the date of this Agreement or at such time as may be otherwise agreed upon between the Village and the Subdivider.

8. It is agreed that, subject to the terms of the Development Agreement, no occupancy permits shall be requested or issued for any building or buildings constructed on said real estate until all of said subdivision improvements are completed.

9. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and all subsequent owners of all or any part of said real estate.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Mundelein, Illinois.

ATTEST:

_____
Village Clerk

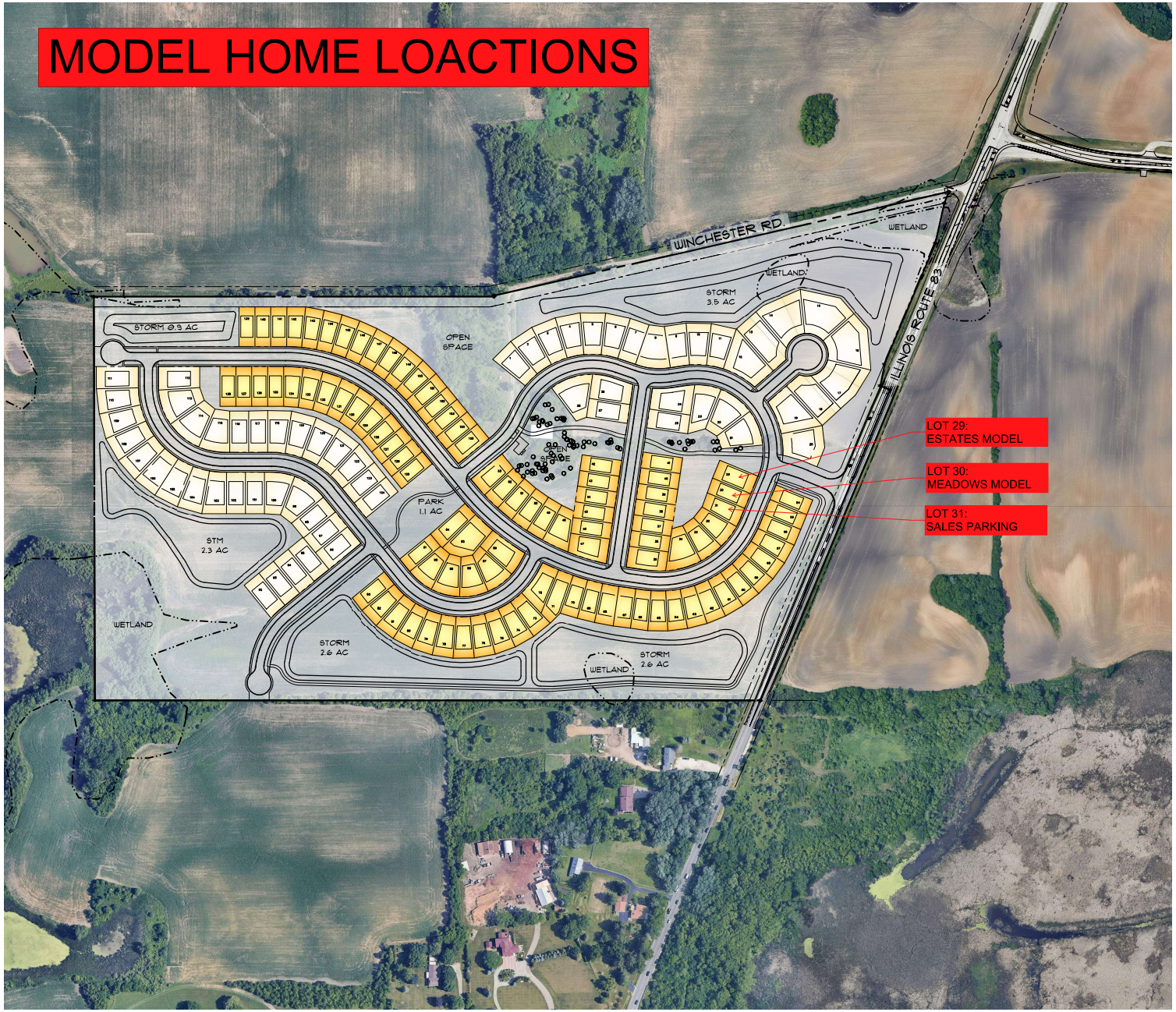
VILLAGE OF MUNDELEIN, an Illinois municipal corporation

By: _____
Mayor

(SUBDIVIDER'S NAME), an Illinois corporation or limited liability company

By:_____
President or Managing Partner

MODEL HOME LOACTIONS

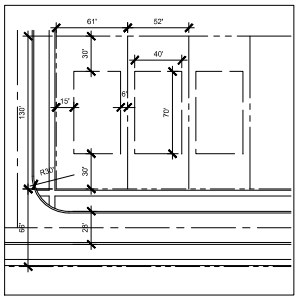


SITE DATA

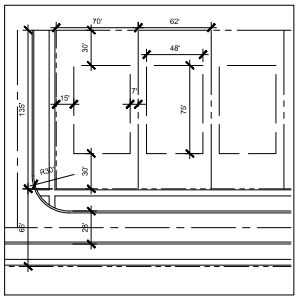
	AC	%
ESTATES LOTS	14.8	18.6%
MEADOWS LOTS	16.2	20.3%
STORM / OPEN SPACE	33.7	42.3%
RIGHT OF WAY	15.0	18.8%
TOTAL PROJECT SITE	79.7 AC	100%
ESTATES LOTS	61	(39%)
MEADOWS LOTS	94	(61%)
TOTAL UNITS	155	
DENSITY	1.94 DU/AC	
TYPICAL LOT DIMENSIONS	52'x130' (Meadows) 62'x135' (Estates)	
FRONT YARD SETBACK	30'	
REAR YARD SETBACK	30'	
INTERIOR SIDE SETBACK	6' (MEAD.) 7' (EST.)	
CORNER SIDE SETBACK	15'	
LINEAR FT OF ROADWAY	7,655	

MEADOWS LOTS

ESTATES LOTS



TYPICAL LOTTING PLAN- MEADOWS



TYPICAL LOTTING PLAN- ESTATES

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

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Manhard CONSULTING LTD

WALNUT RIDGE
MUNDELEIN, ILLINOIS
CONCEPTUAL SITE PLAN

PROJ. MGR.: MN
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 07/16/25
SCALE: 1" = 150'

SHEET 1 OF 1

PUL_MUIL03

EXHIBIT T – INTENTIONALLY LEFT BLANK

EXHIBIT U – INTENTIONALLY LEFT BLANK

EXHIBIT V
FORM OF TRANSFEREE ASSUMPTION AGREEMENT

THIS **TRANSFEREE ASSUMPTION AGREEMENT** (this "Agreement") is made as of this _____ day of _____, 20___, by, between and among _____, an Illinois limited liability company ("Owner"), [TRANSFEREE] ("Transferee") and the Village of Mundelein, Illinois, an Illinois municipal corporation (the "Village").

W I T N E S S E T H:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20___, the Transferee agreed to purchase from the Owner certain real property situated in Lake County, Illinois and legally described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof ("Property"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated _____, YEAR by and between the Village and Owner, and recorded in the Office of the Lake County Recorder on _____, YEAR, as Document No. _____, as amended from time to time (the "Development Agreement");

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, the Owner, and the Transferee as follows:

1. Recitals. The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. Assumption of Obligations. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and managers, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments thereto.

3. Assurances of Financial Ability. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall deposit with the Village the security required by the Development Agreement. Upon execution of this Agreement by the Village and deposit with the Village of the required security, the Village shall surrender the original security to the Owner. In addition, and not in limitation of the foregoing, the Transferee shall, upon the request of the Village, provide the Village with such reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may, from time to time, require.

4. Payment of Village Fees and Costs. ln addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee shall pay to the Village, immediately upon presentation of a written demand or demands therefore, all legal, engineering, and other consulting or administrative fees, costs and expenses incurred in connection with the negotiation, preparation, consideration, and review of this agreement.

5. Acknowledgment and Release of Owner. The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Development Agreement, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year first written above.

ATTEST:

_____
Village Clerk

Village of Mundelein:

By:_____
Mayor

Owner:

By:_____
Its: _____

Transferee:

_____

By:_____
Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20____, by _____, the Mayor of the Village of Mundelein, an Illinois municipal corporation, and by _____, the Village Clerk of said municipal corporation.

_____
Signature of Notary

SEAL
My Commission expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____, by _____, President of [TRANSFEREE] and _____, Secretary of said _____.

_____
Signature of Notary

SEAL
My Commission expires:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 20____, by _____, manager of _____.

_____
Signature of Notary

SEAL
My Commission expires:

_____

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of November 24, 2025

Subject: Board Policy - Commission Vacancy - Application Process

Financial Impact:
N/A

Attachments:
1. VB-14-13 - Commission Vacancy - Application Process - Red Line

Background:
At the October 13, 2025, Board meeting we updated the policy to align the language with our current practices. Since then, the Micro Shop Advisory Group was created, and we wanted to add the group to the policy.

Recommendation:
Motion to approve the Commission Vacancy - Application Process Policy Number VB-14-13.

MUNDELEIN VILLAGE BOARD POLICY

SUBJECT: COMMISSION VACANCY/APPLICATION PROCESS

CATEGORY: EXECUTIVE

POLICY NUMBER: VB 14-13

EFFECTIVE DATE: OCTOBER 27, 2014

REVISION DATE: OCTOBER 28, 2014, OCTOBER 13, 2025

PURPOSE

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

I. APPLICATION PROCESS

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

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

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

If the Chair position is vacant, a senior member of the Commission or Committee may conduct the interview in coordination with the staff liaison.

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

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

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

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

II. ANNOUNCING COMMISSION VACANCIES TO THE PUBLIC

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

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

    a. The use of the local press
    b. Facebook, Twitter, and other social media outlets
    c. Village quarterly newsletter
    d. Paid advertisement

III. ANNUAL TERM EXPIRATIONS

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

- Annually, in December, the Term Expirations for all commissions for the upcoming year will be posted on the Village website, in the weekly Village e-newsletter, on the electronic message board in the Village Hall.

- Annually, in December, a letter will be sent to all the commission members whose terms are expiring in April of the following year, advising them of the upcoming term expiration and asking them to confirm their interest in continuing to serve and that they meet the eligibility requirements for the position.
- The Mayor and the Board of Trustees will be given a list of all commission members' expiring terms when it is available.

IV. APPOINTMENT TO MORE THAN ONE COMMISSION

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

V. NOTICE OF RESIGNATION

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

VI. TERMINATION OF APPOINTMENT

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

VII. TERM LIMITS

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

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

VILLAGE OF Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of November 24, 2025

Subject: Robert Half Purchase Order

Financial Impact:
$46,400 - 100-260-48410.000 - Network Infrastructure Improvement

Attachments:
None

Background:
The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over $20,000. Board approval is respectfully requested. This amount encumbers the anticipated expense due to Robert Half for IT temporary employment services. The Robert Half HGAC agreement was approved at the November 10, 2025 board meeting via Resolution 25-10-77.

Recommendation:
Motion to approve purchase order number 26-00674 in the amount of $46,400 to Robert Half for temporary employment services.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Annexation Agreement for the properties located at 29808, 29730, 29508, and 29498 North Illinois Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on September 22, 2025, for the annexation of 29808, 29730, 29508, and 29498 North Illinois Route 83.

Recommendation:
Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83. Please refer to Public Hearing A for the attachments.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-82
which is entitled

Annexation Agreement for the properties located at 29808, 29730, 29508, and 29498 North Illinois Route 83

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 11/25/2025, 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 11/25/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-82

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR THE PROPERTIES LOCATED AT 29808, 29730, 29508, AND 29498 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS (SOUTHWEST CORNER OF ILLINOIS ROUTE 83 AND WINCHESTER ROAD)

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

WHEREAS, it is in the best interests of the Village of Mundelein, an Illinois municipal corporation in Lake County, Illinois ("Village") that the Village enter into a proposed Annexation Agreement with Winchester Development L.L.C., an Illinois limited liability company, the beneficiary of the Chicago Title Land Trust Company, As Trustee Under Trust Agreement Dated August 15, 1995, and known as Trust Number 12072401 (collectively, the "Owner"); and

WHEREAS, the Owner has presented to the Village that it is the sole owner of record of the territory which is the subject of the Agreement and that there is no electors residing thereon; and

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

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1 et seq., as amended, have been fully complied with, including a public hearing which has been conducted before the corporate authorities of the Village upon notice given in accordance with law.

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: The Annexation Agreement is hereby approved and the Mayor is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, duplicate original copies of the Agreement, a true and correct copy of which is attached hereto as **EXHIBIT A**.

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

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

SECTION V: This ordinance shall be in full force and effect 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST:

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Petition and Annexation of the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on September 22, 2025, and continued to November 24, 2025, for the annexation of 29808, 29730, 29508, and 29498 North Illinois Route 83. Please refer to Public Hearing A for the attachments.

Recommendation:
Motion to pass an Ordinance approving the petition for annexation and annexing the properties commonly known as 29808, 29730, 29508 and 29498 North IL Route 83.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-83
which is entitled

Petition and Annexation of the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

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 11/25/2025, 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 11/25/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-83

AN ORDINANCE APPROVING A PETITION AND ANNEXATION OF THE PROPERTIES LOCATED AT 29808, 29730, 29508 AND 29498 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS (SOUTHWEST CORNER OF ILLINOIS ROUTE 83 AND WINCHESTER ROAD)

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

WHEREAS, pursuant to 65 ILCS 5/7-1-25, Winchester Development L.L.C., an Illinois limited liability company, the beneficiary of the Chicago Title Land Trust Company, As Trustee Under Trust Agreement Dated August 15, 1995, and known as Trust Number 12072401 (collectively, the "Owner"), filed a petition with the Village of Mundelein, an Illinois municipal corporation located in Lake County, Illinois, ("Village") to annex the property commonly known as 29808, 29730, 29508, and 29498 North IL Route 83 (collectively referred herein as "Property"); and

WHEREAS, the Property, legally described in Section II of this Ordinance, is not within the corporate limits of any municipality other than the County of Lake, and is contiguous to the corporate limits of the Village; and

WHEREAS, there are no electors residing on the Property; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, it would be in the best interests of the Village to annex the Property; and

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: The Property, commonly known as 29808, 29730, 29508, and 29498 North IL Route 83, and legally described as follows, is hereby annexed to the Village of Mundelein, subject to execution of the annexation agreement by all parties:

Parcel 1:
The West 165 feet of the South 66 feet of the Northwest 1/4 of Section 14, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.
Parcel 2:
The North 1/2 of the following described premises: that part of the North 1/2 of the Southwest 1/4 of Section 14, Township and Range aforesaid, lying West of the center line of Route 83 (except the South 1046.76 feet thereof), in Lake County, Illinois.

Parcel 3:
The Northeast 1/4 of Section 15, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

PINS: 10-14-100-012, 10-14-300-001, 10-15-200-001, 10-15-200-002

SECTION III: The Village Clerk shall file a certified copy of this Ordinance with the Lake County, Illinois Recorder of Deeds within 90 days and the post office serving the territory within 30 days of the effective date of this ordinance a certified copy of this Ordinance, together with an accurate map of the property hereby annexed, said map being attached hereto, made a part hereof and identified as **Exhibit A**.

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

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

SECTION VI: This Ordinance shall be in full force and effect 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Zoning Map Amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on July 16, 2025, and continued on August 6, 2025, at the Planning and Zoning Commission meetings regarding the map amendment to rezone the properties at 29808, 29730, 29508, and 29498 North Illinois Route 83. The Planning and Zoning Commission recommended approval to rezone the subject properties to R-3 Single-Family Residential upon annexation. Please refer to Public Hearing A for the attachments.

Recommendation:
Motion to pass an Ordinance granting a zoning map amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-84
which is entitled

Zoning Map Amendment upon annexation for the properties located at 29808, 29730, 29508 and 29498 North IL Route 83

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 11/25/2025, 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 11/25/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-84

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT UPON ANNEXATION FOR THE PROPERTY COMMONLY KNOWN AS 29808, 29730, 29508, and 29498 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS (SOUTHWEST CORNER OF ILLINOIS ROUTE 83 AND WINCHESTER ROAD)

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

WHEREAS, the Applicant has filed an application requesting a zoning map amendment upon annexation to zone the Property R-3, Single-Family Residential, all in accordance with the application on file for the Property; and

WHEREAS, a public hearing was held before the Mundelein Planning and Zoning Commission ("Commission") on July 16, 2025, on the petition, after due notice in the manner provided by law; and

WHEREAS, the Commission continued the hearing to August 6, 2025, where the Commission made its findings of fact and recommended approval of the petition subject to the terms of an annexation agreement between the VILLAGE and the OWNER; and

WHEREAS, at the Village Board has considered the Planning and Zoning Commission's findings of fact and recommendations and determined that the Petition met certain criteria in order for the Village to grant approval of the zoning map amendment.

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: Upon the passage of this ordinance, annexation, and execution of the annexation agreement by all parties, property commonly known as 29808, 29730, 29508, and 29498 North Illinois Route 83 ("Property"), further described as

Parcel 1:
The West 165 feet of the South 66 feet of the Northwest 1/4 of Section 14, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.
Parcel 2:
The North 1/2 of the following described premises: that part of the North 1/2 of the Southwest 1/4 of Section 14, Township and Range aforesaid, lying West of the center line of Route 83 (except the South 1046.76 feet thereof), in Lake County, Illinois.
Parcel 3:
The Northeast 1/4 of Section 15, Township 44 North, Range 10, East of the Third Principal Meridian, in Lake County, Illinois.

PINS: 10-14-100-012, 10-14-300-001, 10-15-200-001, 10-15-200-002

shall be zoned R-3 Single-Family Residential Zoning District upon annexation, pursuant to the Mundelein Zoning Ordinance.

SECTION III: All requirements in the Mundelein Zoning Ordinance, as would be required of any owner of property zoned in the same manner as the Subject Property, shall be complied with, except as otherwise provided in this Ordinance, or other ordinances approved by the Mayor and Board of Trustees with respect to the Subject Property.

SECTION IV: The report, recommendations, and findings of fact of the Commission on the question of zoning of the Property upon annexation 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Annexation Agreement for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on September 22, 2025, and continued to November 24, 2025, for the annexation of 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83. Please refer to Public Hearing B for the attachments.

Recommendation:
Motion to pass an Ordinance approving and authorizing execution of an Annexation Agreement for the properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-85
which is entitled

Annexation Agreement for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

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 11/25/2025, 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 11/25/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-85

AN ORDINANCE APPROVING AN ANNEXATION AGREEMENT FOR THE PROPERTIES LOCATED AT 20959 AND 20575 WEST WINCHESTER ROAD, AND 29944, 29909, AND 29800 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS (WALNUT RIDGE SUBDIVISION)

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

WHEREAS, it is in the best interests of the Village of Mundelein, an Illinois municipal corporation in Lake County, Illinois ("Village") that the Village enter into a proposed Annexation Agreement with Chicago Title Land Trust Company, as Trustee Under Trust Agreement Dated March 26, 1969, and known as Trust Number 33992 ("Owner"), and Pulte Home Company, LLC, a Michigan limited liability company ("hereinafter referred to as the "Contract Purchaser"); and

WHEREAS, the Owner has presented to the Village that it is the sole owner of record of the territory which is the subject of the Agreement and that there are no electors residing thereon; and

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

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1 et seq., as amended, have been fully complied with, including a public hearing which has been conducted before the corporate authorities of the Village upon notice given in accordance with law.

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: The Annexation Agreement is hereby approved and the Mayor is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, duplicate original copies of the Agreement, a true and correct copy of which is attached hereto as **Exhibit A**.

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

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

SECTION V: This ordinance shall be in full force and effect 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST:

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Petition for Annexation of Properties for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on September 22, 2025, and continued to November 24, 2025, for the annexation of 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83. Please refer to Public Hearing B for the attachments.

Recommendation:
Motion to pass an Ordinance approving the Petition for Annexation and Annexing the properties commonly known as 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-86
which is entitled

Petition for Annexation of Properties for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North Illinois Route 83

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 9/23/2025, 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 9/23/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-86

AN ORDINANCE APPROVING A PETITION AND ANNEXATION OF THE PROPERTIES LOCATED AT 20959 and 20575 WEST WINCHESTER ROAD, AND 29944, 29909, AND 29800 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS (WALNUT RIDGE SUBDIVISION)

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

WHEREAS, pursuant to 65 ILCS 5/7-1-25, Chicago Title Land Trust Company, as Trustee Under Trust Agreement Dated March 26, 1969, and known as Trust Number 33992 ("Owner"), and Pulte Home Company, LLC, a Michigan limited liability company ("hereinafter referred to as the "Contract Purchaser"), filed a petition with the Village of Mundelein, an Illinois municipal corporation located in Lake County, Illinois, ("Village") to annex the property commonly known as 20959 and 20575 W. Winchester Road, and 29944, 29909, and 29800 North IL Route 83 (collectively referred herein as "Property"); and

WHEREAS, the Property, legally described in Section II of this Ordinance, is not within the corporate limits of any municipality other than the County of Lake, and is contiguous to the corporate limits of the Village; and

WHEREAS, there are no electors residing on the Property; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, it would be in the best interests of the Village to annex the Property; and

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: The Property, commonly known as 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83, and legally described as follows, is hereby annexed to the Village of Mundelein, subject to execution of the annexation agreement by all parties:

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011), WITH A COMBINED SCALE FACTOR OF 0.99994782; BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG THE

NORTH LINE THEREOF, 1,310.88 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE THEREOF, 3.70 FEET TO THE CENTERLINE OF WINCHESTER ROAD; THENCE NORTH 77 DEGREES 08 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 1,528.05 FEET TO THE WEST RIGHT-OF—WAY LINE OF STATE ROUTE 83 PER TRUSTEE DEED RECORDED AS DOCUMENT NO. 7946018; THENCE SOUTH 21 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 39.83 FEET; THENCE SOUTH 12 DEGREES 49 MINUTES 01 SECOND WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 135.03 FEET; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 430.00 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 71.39 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 7946018, A DISTANCE OF 33.00 FEET TO EAST HALF CENTERLINE OF SAID STATE ROUTE 83; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE, 1,102.09 FEET TO THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE, 2,179.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG THE WEST LINE THEREOF, 1,322.06 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

PINs: 10-14-100-001, 10-14-100-003, 10-14-100-013, 10-14-200-001, 10-11-300-013

SECTION III: The Village Clerk shall file a certified copy of this Ordinance with the Lake County, Illinois Recorder of Deeds within 90 days and the post office serving the territory within 30 days of the effective date of this ordinance a certified copy of this Ordinance, together with an accurate map of the property hereby annexed, said map being attached hereto, made a part hereof and identified as **Exhibit A**.

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

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

SECTION VI: This Ordinance shall be in full force and effect 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Zoning Map Amendment, Planned Unit Development, and Preliminary Plat of Subdivision for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

Financial Impact:
N/A

Attachments:
None

Background:
A public hearing was held on July 16, 2025, and continued on August 6, 2025, at the Planning and Zoning Commission meetings regarding a Map Amendment, Planned Unit Development, and Preliminary Plat of Subdivision for the properties at 29808, 29730, 29508, and 29498 North Illinois Route 83. The Planning and Zoning Commission recommended approval of the rezoning to R-3 Single-Family Residential upon annexation, Planned Unit Development, and Preliminary Plat of Subdivision of the subject properties. Please refer to Public Hearing B for the attachments.

Recommendation:
Motion to pass an Ordinance approving a Map Amendment upon annexation, Planned Unit Development, and Preliminary Plat of Subdivision for the properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83.

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 24, 2025 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-25-11-87
which is entitled

Zoning Map Amendment, Planned Unit Development, and Preliminary Plat of Subdivision for the Walnut Ridge development properties located at 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83

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 11/25/2025, 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 11/25/2025.

_____
Village Clerk

ORDINANCE NO. O-25-11-87

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT UPON ANNEXATION, PLANNED UNIT DEVELOPMENT, AND PRELIMINARY PLAT OF SUBDIVISION FOR THE PROPERTY COMMONLY KNOWN AS 20959 AND 20575 WEST WINCHESTER ROAD, AND 29944, 29909, AND 29800 NORTH ILLINOIS ROUTE 83, LAKE COUNTY, ILLINOIS
(WALNUT RIDGE SUBDIVISION)

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

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company ("Contract Purchaser"), on behalf of Chicago Title Land Trust Company, as Trustee Under Trust Agreement Dated March 26, 1969, and known as Trust Number 33992 ("Owner"), has filed an application requesting the following upon annexation: (i) a zoning map amendment to zone the Property R-3, Single-Family Residential and (ii) a special use for a Preliminary Planned Unit Development ("Preliminary PUD") for the Property comprised of approximately 80 acres, and (iii) a Preliminary Plat of Subdivision for the Walnut Ridge Subdivision, all in accordance with the applications on file for the Property; and

WHEREAS, a public hearing was held before the Mundelein Planning and Zoning Commission ("Commission") on July 16, 2025, on the petitions, after due notice in the manner provided by law; and

WHEREAS, the Commission continued the hearing to August 6, 2025, where the Commission made its findings of fact and recommended approval of the petitions subject to the terms of an annexation agreement between the VILLAGE and the OWNER; and

WHEREAS, the Village Board meeting has considered the Planning and Zoning Commission's findings of fact and recommendations and determined that the Petioners met certain criteria in order for the Village to grant approval of the map amendment, Preliminary PUD, and Preliminary Plat of Subdivision.

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: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: Upon the passage of this ordinance, annexation, and execution of the annexation agreement by all parties, property commonly known as 20959 and 20575 West Winchester Road, and 29944, 29909, and 29800 North IL Route 83 ("Property"), further described as

PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011), WITH A COMBINED SCALE FACTOR OF 0.99994782; BEING

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE THEREOF, 1,310.88 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE NORTH 00 DEGREES 34 MINUTES 23 SECONDS WEST ALONG THE WEST LINE THEREOF, 3.70 FEET TO THE CENTERLINE OF WINCHESTER ROAD; THENCE NORTH 77 DEGREES 08 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 1,528.05 FEET TO THE WEST RIGHT-OF—WAY LINE OF STATE ROUTE 83 PER TRUSTEE DEED RECORDED AS DOCUMENT NO. 7946018; THENCE SOUTH 21 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 39.83 FEET; THENCE SOUTH 12 DEGREES 49 MINUTES 01 SECOND WEST ALONG SAID WEST RIGHT—OF—WAY LINE, 135.03 FEET; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 430.00 FEET; THENCE SOUTH 11 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID WEST RIGHT-OF—WAY LINE, 71.39 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 33 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID DOCUMENT NO. 7946018, A DISTANCE OF 33.00 FEET TO EAST HALF CENTERLINE OF SAID STATE ROUTE 83; THENCE SOUTH 22 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE, 1,102.09 FEET TO THE SOUTH LINE OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST ALONG SAID SOUTH LINE, 2,179.49 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 09 MINUTES 51 SECONDS WEST ALONG THE WEST LINE THEREOF, 1,322.06 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

PINS: 10-14-100-001, 10-14-100-003, 10-14-100-013, 10-14-200-001, 10-11-300-013

shall be zoned R-3 Single-Family Residential Zoning District upon annexation, pursuant to the Mundelein Zoning Ordinance.

SECTION III: A special use is hereby approved for the development and use of the Subject Property with and for a Preliminary PUD, subject to the following documents:

A. The Annexation Agreement between the Petitioners and the Village,
B. Site Plan for Walnut Ridge prepared by Manhard Consulting LTD, dated July 16, 2025,
C. Preliminary Plat of Subdivision for Walnut Ridge prepared by Vanderstappen Land Surveying, Inc, last revised August 19, 2025,
D. Preliminary Landscape Plan for Walnut Ridge prepared by Manhard Consulting LTD, dated June 20, 2025,
E. Elevation Package for Walnut Ridge prepared by Pulte Group, dated July 25, 2025,
F. Preliminary Engineering for Walnut Ridge prepared by Pearson, Brown & Associates, Inc, dated June 20, 2025,
G. Signage Package for Walnut Ridge prepared by Pulte Group, dated May 23, 2025,

SECTION IV: All requirements in the Mundelein Zoning Ordinance, as would be required of any owner of property zoned in the same manner as the Subject Property, shall be complied with, except as otherwise provided in this Ordinance, or other ordinances approved by the Mayor and Board of Trustees with respect to the Subject Property.

SECTION V: The report, recommendations, and findings of fact of the Commission on the question of zoning of the Property upon annexation are hereby accepted.

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

SECTION VIII: 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 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Negotiating Team Appointment - 100-800 South Midlothian Road

Financial Impact:
N/A

Attachments:
None

Background:
Staff is requesting appointment of a Negotiating Team to consider and discuss a change of use proposed for the Carriage Crossing site located at 100-800 South Midlothian Road by the Huron Group.

Recommendation:
Motion to appoint Trustee Lambert and Trustee Krinski to the 100-800 South Midlothian Road Negotiating Team.

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of November 24, 2025

Subject: Subdivision Acceptance--Crossings at Mundelein

Financial Impact:
N/A

Attachments:
None

Background:
The developer seeks to transfer ownership and maintenance responsibility of the public improvements within the Crossings at Mundelein subdivision. Per the development agreement, a Bill of Sale must be executed to complete the transfer of these assets.

Recommendation:
Motion to adopt a resolution to accept the Crossings at Mundelein subdivision improvements.

I hereby certify that the attached is an original of

Resolution No. R-25-11-82

that said Resolution was adopted on **November 24, 2025**,

that it was posted in the Village Hall commencing on

11/25/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

_____

Village Clerk

RESOLUTION NO. R-25-11-82

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS IN THE CROSSINGS AT MUNDELEIN SUBDIVISION

WHEREAS, certain public improvements have been installed in the Crossings at Mundelein Subdivision pursuant to the terms of the Development Agreement; and

WHEREAS, the Developer, Lennar Corporation, has delivered to the Village a Bill of Sale, **Exhibit A** attached hereto, representing that it is the owner of said public improvements and that said public improvements are free and clear of encumbrances; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to accept the Public Improvements subject to the conditions contained herein.

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

SECTION I. The public subdivision improvements in the Crossings at Mundelein Subdivision as described in said Bill of Sale, are hereby accepted by the Village of Mundelein.

SECTION II. The performance security for completion of subdivision improvements is hereby released.

SECTION III. The Developer has posted the required warranty security.

SECTION IV. The Developer will be responsible for the correction of defective work during the one-year warranty period following acceptance.

XXXX this 24th day of November 2025, by roll call vote:

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

_____
President

ADOPTED: Monday, November 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of November 24, 2025

Subject: Fiscal Year 2025 Audited Financial Reports

Financial Impact:
N/A

Attachments:
None

Background:
The audit reports are included under presentations.

Recommendation:
Motion to accept the Fiscal Year 2025 Audited Financial Reports as presented by Lauterbach & Amen, LLP.

VILLAGE OF Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

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

For: Village Board Meeting of November 24, 2025

Subject: Governing Body

Financial Impact:
$3,178,404.59

Attachments:
1. GOVERNING BODY

Background:
The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:
Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 11, 2025 and ending November 24, 2025 in the amount of $3,178,404.59.

VILLAGE OF
Mundelein
Finance Department

GOVERNING BODY

DISBURSEMENTS REPORT

November 24, 2025

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted	PO Number / Post Date
Pay By Check Type: EFT Transfer UNEMPLOYMENT INSURANCE Q3 2025								
CNXXXX535399272								
0000027032	IL DEPT OF EMPLOYMENT SECURITY	11/06/2025		342.00	0.00	Paid	Y	26-00217
	UNEMPLOYMENT INSURANCE Q3 2025	VJANKOWSKI						11/11/2025
	100-205-46004.000	UNEMPLOYMENT INSURANCE		342.00				
2017-121525								
0000026884	AMALGAMATED BANK OF CHGO	11/05/2025		555,700.00	0.00	Paid	Y	26-00236
	2017 BOND-DEBT SERVICE PRINCIPAL/INTERES	VJANKOWSKI						11/17/2025
	341-265-49006.000	DEBT PRINCIPAL SERIES 2017		490,000.00				
	341-265-49206.000	DEBT INTEREST SERIES 2017		65,700.00				
2019-121525								
0000026885	AMALGAMATED BANK OF CHGO	11/05/2025		1,507,415.63	0.00	Paid	Y	26-00236
	2019 BOND-DEBT SERVICE PRINCIPAL/INTERES	VJANKOWSKI						11/17/2025
	280-446-49007.000	DEBT PRINCIPAL SERIES 2019		246,858.00				
	300-237-49007.000	DEBT PRINCIPAL SERIES 2019		456,133.00				
	520-455-49007.000	DEBT PRINCIPAL SERIES 2019		257,009.00				
	280-446-49207.000	DEBT INTEREST SERIES 2019		140,764.00				
	300-238-49207.000	DEBT INTEREST SERIES 2019		260,098.63				
	520-455-49207.000	DEBT INTEREST SERIES 2019		146,553.00				
9020131								
0000026505	HOME DEPOT CREDIT SVCS.	09/29/2025		20.58	0.00	Paid	Y	
	DRYWALL REPAIRS AT ABC	VJANKOWSKI						11/20/2025
	294-294-46620.000	MT BUILDING & GROUNDS		20.58				
5013693								
0000026569	HOME DEPOT CREDIT SVCS.	10/03/2025		6.23	0.00	Paid	Y	
	DOOR STOP FOR PD	VJANKOWSKI						11/20/2025
	100-420-47510.000	MT MTLS BLDGS & GROUNDS		6.23				
5020196								
0000026570	HOME DEPOT CREDIT SVCS.	10/03/2025		47.94	0.00	Paid	Y	
	REPLACEMENT SAW BLADES	VJANKOWSKI						11/20/2025
	100-441-47070.000	TOOLS/SUPPLIES		47.94				
2013830								
0000026571	HOME DEPOT CREDIT SVCS.	10/06/2025		25.38	0.00	Paid	Y	
	HARDWARE FOR SIGNS	VJANKOWSKI						11/20/2025
	100-441-47070.000	TOOLS/SUPPLIES		25.38				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: EFT Transfer BLEACH								
2013866								
0000026572	HOME DEPOT CREDIT SVCS.	10/06/2025		19.44	0.00	Paid	Y	
	BLEACH	VJANKOWSKI					11/20/2025	
	500-462-47070.000 TOOLS/SUPPLIES			19.44				
13972								
0000026573	HOME DEPOT CREDIT SVCS.	10/08/2025		21.67	0.00	Paid	Y	
	LIGHTING UPGRADES AT ABC	VJANKOWSKI					11/20/2025	
	294-294-46620.000 MT BUILDING & GROUNDS			21.67				
5014188								
0000026574	HOME DEPOT CREDIT SVCS.	10/13/2025		45.56	0.00	Paid	Y	
	SHELVING FOR ABC JANITOR CLOSET	VJANKOWSKI					11/20/2025	
	294-294-46620.000 MT BUILDING & GROUNDS			45.56				
3014275								
0000026575	HOME DEPOT CREDIT SVCS.	10/15/2025		7.03	0.00	Paid	Y	
	LIGHTING UPGHRADES ABC	VJANKOWSKI					11/20/2025	
	294-294-46620.000 MT BUILDING & GROUNDS			7.03				
3014276								
0000026576	HOME DEPOT CREDIT SVCS.	10/15/2025		38.92	0.00	Paid	Y	
	DECO SUPPLIES	VJANKOWSKI					11/20/2025	
	100-420-46899.000 MISC COMMUNITY SERVICE			38.92				
2020397								
0000026577	HOME DEPOT CREDIT SVCS.	10/16/2025		55.62	0.00	Paid	Y	
	LIGHT REPLACEMENT RT 45 VIADUCT	VJANKOWSKI					11/20/2025	
	100-420-47510.000 MT MTLS BLDGS & GROUNDS			55.62				
1014419								
0000026578	HOME DEPOT CREDIT SVCS.	10/17/2025		47.44	0.00	Paid	Y	
	MATERIAL FOR ABC SPACE	VJANKOWSKI					11/20/2025	
	294-294-46620.000 MT BUILDING & GROUNDS			47.44				
6013684								
0000026739	HOME DEPOT CREDIT SVCS.	10/02/2025		19.97	0.00	Paid	Y	
	SHOP VAC - FILTERS	VJANKOWSKI					11/20/2025	
	100-321-47030.000 JANITORIAL SUPPLIES			19.97				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: EFT Transfer MAINT OF BUILDING								
5624589								
0000026740	HOME DEPOT CREDIT SVCS.	10/13/2025		40.32	0.00	Paid	Y	
	MAINT OF BUILDING	VJANKOWSKI					11/20/2025	
	100-321-46620.000	MT BUILDING & GROUNDS		40.32				
6513707								
0000026741	HOME DEPOT CREDIT SVCS.	10/22/2025		12.98	0.00	Paid	Y	
	NEW AMBULANCE BINS	VJANKOWSKI					11/20/2025	
	100-324-47070.000	TOOLS/SUPPLIES		12.98				
6521333								
0000026742	HOME DEPOT CREDIT SVCS.	10/22/2025		32.85	0.00	Paid	Y	
	JANITORIAL SUPPLIES	VJANKOWSKI					11/20/2025	
	100-321-47030.000	JANITORIAL SUPPLIES		32.85				
7020436								
0000026743	HOME DEPOT CREDIT SVCS.	10/21/2025		89.45	0.00	Paid	Y	
	DECO SUPPLIES	VJANKOWSKI					11/20/2025	
	100-420-46899.000	MISC COMMUNITY SERVICE		89.45				
14957								
0000026817	HOME DEPOT CREDIT SVCS.	10/28/2025		39.96	0.00	Paid	Y	
	CHARGER BAGS	VJANKOWSKI					11/20/2025	
	500-462-47527.000	MT MTLS UTILITY VANS		39.96				
CC OCT 2025								
0000027030	BANKCARD PROCESSING CTR	10/31/2025		16,239.60	0.00	Paid	Y	
	OCTOBER 2025 CREDIT CARD	VJANKOWSKI					11/20/2025	
	100-000-25100.000	CREDIT CARD PAYABLE		16,239.60				
Total Pay By Check Type EFT Transfer:				2,080,268.57	0.00			
Pay By Check Type: Paper Check TANK RENTAL - ST 1								
51641239								
0000025533	LINDE GAS & EQUIPMENT INC	08/22/2025		110.63	0.00	Paid	Y	
	TANK RENTAL - ST 1	VJANKOWSKI					11/24/2025	
	100-324-47040.000	TRAUMA UNIT SUPPLIES		110.63				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check GLOVE HOLDER FOR NEW AMBULANCE								
2387732857								
0000025870	MEDLINE INDUSTRIES, LP	09/08/2025		111.25	0.00	Paid	Y	
	GLOVE HOLDER FOR NEW AMBULANCE	VJANKOWSKI					11/24/2025	
	272-335-48330.000 AMBULANCES			111.25				
226314								
0000026007	AIR ONE EQUIPMENT INC	09/18/2025		136.25	0.00	Paid	Y	
	TOOL MOUNTS FOR NEW AMBULANCE	RPETERSON					11/24/2025	
	100-323-47070.000 TOOLS/SUPPLIES			136.25				
2391036103								
0000026257	MEDLINE INDUSTRIES, LP	09/30/2025		1,301.38	0.00	Paid	Y	
	EMS SUPPLIES	VJANKOWSKI					11/24/2025	
	100-324-47040.000 TRAUMA UNIT SUPPLIES			1,301.38				
4915								
0000026262	JS COMMUNICATIONS TECHNOLOGIES LLC	09/30/2025		10,924.00	0.00	Paid	Y	26-00265
	REPLACEMENT TORNADO SIREN W/SOLAR POWER,	VJANKOWSKI					11/24/2025	
	291-316-48299.000 OTHER BLDG/FACILITIES			10,924.00				
9312883907								
0000026376	LAWSON PRODUCTS, INC.	10/08/2025		52.21	0.00	Paid	Y	
	WIRING SUPPLIES	RPETERSON					11/24/2025	
	100-430-47070.000 TOOLS/SUPPLIES			52.21				
005923								
0000026391	NAPA AUTO PARTS	10/09/2025		97.30	0.00	Paid	Y	
	TRUCK 549 FILTER	RPETERSON					11/24/2025	
	500-452-47525.000 MT MTLS HEAVY EQUIPMENT			97.30				
005931								
0000026392	NAPA AUTO PARTS	10/09/2025		25.19	0.00	Paid	Y	
	TRUCK 429 SOCKET	RPETERSON					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			25.19				
005943								
0000026393	NAPA AUTO PARTS	10/09/2025		29.99	0.00	Paid	Y	
	TRUCK 601 BRAKE PADS	RPETERSON					11/24/2025	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			29.99				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 601 BRAKE CALIPERS								
005958								
0000026394	NAPA AUTO PARTS	10/09/2025		298.30	0.00	Paid	Y	
	TRUCK 601 BRAKE CALIPERS	RPETERSON					11/24/2025	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			298.30				
6660028564								
0000026396	COMMERCIAL TIRE SERVICE, INC	10/10/2025		1,298.24	0.00	Paid	Y	
	SQUAD TIRES USED IN EVOC TRAINING	RPETERSON					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			1,298.24				
6660028565								
0000026397	COMMERCIAL TIRE SERVICE, INC	10/10/2025		2,097.90	0.00	Paid	Y	26-00666
	VAC 553 TWO NEW FRONT TIRES INSTALLED	RPETERSON					11/24/2025	
	500-452-47525.000 MT MTLS HEAVY EQUIPMENT			2,097.90				
6660028567								
0000026398	COMMERCIAL TIRE SERVICE, INC	10/10/2025		2,591.08	0.00	Paid	Y	26-00665
	ENGINE 311 FOUR REAR TIRES INSTALLED	RPETERSON					11/24/2025	
	100-430-46643.000 MT FIRE APPARATUS			2,591.08				
54713								
0000026401	MONROE TRUCK EQUIPMNT INC	10/02/2025		61.03	0.00	Paid	Y	
	TRUCK 423 PREWET PUMP MOUNT	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			61.03				
63268-BAL								
0000026405	PARTY PLUS EVENTS	10/06/2025		5,231.90	0.00	Paid	Y	26-00625
	2025 WTLF TENT RENTAL	VJANKOWSKI					11/24/2025	
	100-201-46899.000 MISC COMMUNITY SERVICE			5,231.90				
32011-BAL								
0000026407	NADEAU'S ICE SCULPTURES	09/23/2025		2,245.00	0.00	Paid	Y	26-00624
	2025 WTLF ICE SCULPTURE PERFORMANCE	VJANKOWSKI					11/24/2025	
	100-201-46899.000 MISC COMMUNITY SERVICE			2,245.00				
WI-22502								
0000026417	FIRE SERVICE INC	10/10/2025		114.45	0.00	Paid	Y	
	ENG 311 DECK GUN DRAIN VALVE	VJANKOWSKI					11/24/2025	
	100-430-47523.000 MT MTLS FIRE APPARATUS			114.45				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check USED OIL DISPOSAL								
LQ03068268								
0000026419	GFL ENVIRONMENTAL SERVICES USA. INC	10/10/2025		93.71	0.00	Paid	Y	
	USED OIL DISPOSAL	VJANKOWSKI					11/24/2025	
	100-430-47080.000 CHEMICAL SUPPLIES			93.71				
1GH6-W7CN-QCQH								
0000026421	AMAZON CAPITAL SERVICES, INC.	10/10/2025		3.94	0.00	Paid	Y	
	RUBBER BUMPERS	VJANKOWSKI					11/24/2025	
	100-430-47070.000 TOOLS/SUPPLIES			3.94				
55020								
0000026426	MONROE TRUCK EQUIPMNT INC	10/10/2025		219.85	0.00	Paid	Y	
	TRUCK 438 PLOW WELDMENT	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			219.85				
9312891385								
0000026427	LAWSON PRODUCTS, INC.	10/10/2025		239.34	0.00	Paid	Y	
	ELECTRICAL SUPPLIES	VJANKOWSKI					11/24/2025	
	100-430-47070.000 TOOLS/SUPPLIES			239.34				
006121								
0000026428	NAPA AUTO PARTS	10/10/2025		68.37	0.00	Paid	Y	
	TRUCK 512 FUSE HOLDER	VJANKOWSKI					11/24/2025	
	500-452-47528.000 MT MTLS PICK-UP TRUCK			68.37				
39722								
0000026429	MENARD, INC	10/08/2025		25.95	0.00	Paid	Y	
	VAC 553 CUSTOM SOCKET	VJANKOWSKI					11/24/2025	
	500-452-47525.000 MT MTLS HEAVY EQUIPMENT			25.95				
G00108								
0000026441	JOE JOHNSON EQUIP LLC-DBA STANDARD	10/10/2025		200.00	0.00	Paid	Y	
	VACTOR 2000I TRAINING	VJANKOWSKI					11/24/2025	
	100-430-46340.000 CONV/SCHOOLS/MTGS			200.00				
P06789								
0000026443	JOE JOHNSON EQUIP LLC-DBA STANDARD	10/06/2025		732.73	0.00	Paid	Y	
	VACTOR 553 FILTERS	VJANKOWSKI					11/24/2025	
	500-452-47525.000 MT MTLS HEAVY EQUIPMENT			732.73				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check AMB 349 MODULE PROGRAMMING									
30002									
0000026460	FOSTER COACH SALES, INC		10/13/2025		470.75	0.00	Paid	Y	
	AMB 349 MODULE PROGRAMMING		VJANKOWSKI					11/24/2025	
	100-430-47522.000	MT MTLS AMBULANCES			470.75				
087902/6									
0000026461	ACE HARDWARE OF LIBERTYVILLE		10/13/2025		2.51	0.00	Paid	Y	
	TRUCK 411 PLUG		VJANKOWSKI					11/24/2025	
	100-430-47528.000	MT MTLS PICK-UP TRUCK			2.51				
18189									
0000026462	AMERICAN RESPONSE VEHICLES INC		10/06/2025		191.89	0.00	Paid	Y	
	LG A56 CABINET DOOR		VJANKOWSKI					11/24/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS			191.89				
9674213997									
0000026519	GRAINGER		10/14/2025		124.18	0.00	Paid	Y	
	FOR HYDRANT PROTECTION		VJANKOWSKI					11/24/2025	
	500-462-47563.000	MT MTLS WATERMAINS			124.18				
006517									
0000026521	NAPA AUTO PARTS		10/14/2025		(169.63)	0.00	Paid	Y	
	CORE RETURN		VJANKOWSKI					11/24/2025	
	100-430-47528.000	MT MTLS PICK-UP TRUCK			(169.63)				
373									
0000026529	RAISING CHICAGOS CONCRETE INC		10/15/2025		3,000.00	0.00	Paid	Y	26-00644
	MAC - STARS ON PARADE - HAND STATUE - CO		VJANKOWSKI					11/24/2025	
	100-108-46999.000	CONCRETE FOOTER - HAND STATUE			2,500.00				
	100-108-46999.000	CONCRETE FOOTER - STARS ON PARADE			500.00				
P06891									
0000026556	JOE JOHNSON EQUIP LLC-DBA STANDARD		10/10/2025		103.58	0.00	Paid	Y	
	REDUCER FOR THE VACTOR		VJANKOWSKI					11/24/2025	
	500-452-47525.000	MT MTLS HEAVY EQUIPMENT			103.58				
4813292									
0000026582	VULCAN CONSTR MATLS, LLC		10/17/2025		2,253.56	0.00	Paid	Y	26-00662
	GRAVEL FOR RESTORATIONS		VJANKOWSKI					11/24/2025	
	500-462-47544.000	MT MTLS GRAVEL			2,253.56				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check DIAMOND LAKE HERBACIDE TREATMENT								
VM007								
0000026598	MUNDELEIN PARK DISTRICT	10/14/2025		2,800.00	0.00	Paid	Y	26-00664
	DIAMOND LAKE HERBACIDE TREATMENT	VJANKOWSKI					11/24/2025	
	100-410-46410.000 CONSULTING SERVICES			2,800.00				
007451								
0000026626	NAPA AUTO PARTS	10/21/2025		(18.00)	0.00	Paid	Y	
	CORE RETURN	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			(18.00)				
178933								
0000026648	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		975.00	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - CONCEPT NO	VJANKOWSKI					11/24/2025	
	630-000-27798.000 CONC 2025-07 SOLARIA CRSNG-301-319E RT83			975.00				
178931								
0000026650	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		1,868.75	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - 540 SEYMOU	VJANKOWSKI					11/24/2025	
	100-240-46401.000 CORPORATE COUNSEL			1,868.75				
178930								
0000026651	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		4,387.50	0.00	Paid	Y	26-00659
	LEGAL FEES - SEPTEMBER 2025 - CONCEPT #2	VJANKOWSKI					11/24/2025	
	630-000-27795.000 CONC 2025-004 PULTE-LEVIN PROPERTY			4,387.50				
178928								
0000026653	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		325.00	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - CONCEPT #2	VJANKOWSKI					11/24/2025	
	630-000-27797.000 CONC 2025-06 DREAM CLEAN AT 60/83/SCHANK			325.00				
178926								
0000026654	ZUKOWSKI ROGERS FLOOD MCARDLE	09/30/2025		1,868.75	0.00	Paid	Y	
	LEGAL FEES - SEPTEMBER 2025 - CONCEPT #2	VJANKOWSKI					11/24/2025	
	630-000-27775.000 CONC 2022-006 WIRTZ			1,868.75				
007779								
0000026668	NAPA AUTO PARTS	10/23/2025		(180.00)	0.00	Paid	Y	
	BATTERY CORES	VJANKOWSKI					11/24/2025	
	100-430-47535.000 CONTRACTUAL FIRE PARTS			(180.00)				

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 ANNUAL LEASE PAYMENT FOR 4 MONITORS (YR 4 OF 10)									
91001622									
0000026689	ZOLL MEDICAL CORPORATION		10/21/2025		28,918.40	0.00	Paid	Y	26-00655
	ANNUAL LEASE PAYMENT FOR 4 MONITORS (YR		VJANKOWSKI						11/24/2025
	100-324-47530.000	MT MTLS OTHER EQUIPMENT			28,918.40				
847566738510-25									
0000026690	AT&T		10/22/2025		193.31	0.00	Paid	Y	26-00396
	FIRE ELEVATOR AND 911 CALL BUTTONS 05/01		VJANKOWSKI						11/24/2025
	100-202-47310.000	AMERITECH CHARGES			193.31				
650018									
0000026695	LAKECOMM		10/10/2025		164,818.75	0.00	Paid	Y	26-00657
	DISPATCH SERVICES FROM 11/1/2025 - 04/30		VJANKOWSKI						11/24/2025
	100-302-46499.000	DISPATCH SERVICES			164,818.75				
008147									
0000026698	NAPA AUTO PARTS		10/27/2025		395.98	0.00	Paid	Y	
	AMBULANCE 342 BATTERIES		VJANKOWSKI						11/24/2025
	100-430-47522.000	MT MTLS AMBULANCES			395.98				
008165									
0000026699	NAPA AUTO PARTS		10/27/2025		(36.00)	0.00	Paid	Y	
	CORE RETURN		VJANKOWSKI						11/24/2025
	100-430-47522.000	MT MTLS AMBULANCES			(36.00)				
008201									
0000026700	NAPA AUTO PARTS		10/27/2025		68.39	0.00	Paid	Y	
	SQUAD 46 HIGH BEAMS		VJANKOWSKI						11/24/2025
	100-430-47524.000	MT MTLS PATROL VEHICLES			68.39				
008270									
0000026701	NAPA AUTO PARTS		10/27/2025		59.80	0.00	Paid	Y	
	TRUCK 428 PM FILTERS		VJANKOWSKI						11/24/2025
	100-430-47526.000	MT MTLS DUMP TRUCKS			59.80				
22311									
0000026704	RITTER GIS INC		10/29/2025		2,460.00	0.00	Paid	Y	26-00246
	CITYWORKS SUPPORT SERVICES		VJANKOWSKI						11/24/2025
	500-461-46410.000	CONSULTING SERVICES			460.00				
	100-410-46415.000	COMPUTER SOFTWARE SUPPORT			2,000.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check LOCATING FLAGS								
IN0018380								
0000026707	BLACKBURN MFG. CO.	10/28/2025		1,190.24	0.00	Paid	Y	
	LOCATING FLAGS	VJANKOWSKI					11/24/2025	
	100-420-47090.000	JULIE LOCATING SUPPLIES		250.00				
	500-452-47090.000	JULIE LOCATING SUPPLIES		465.24				
	500-462-47090.000	JULIE LOCATING SUPPLIES		475.00				
7701742000-0925								
0000026713	COMED	09/29/2025		9,161.49	0.00	Paid	Y	
	500 N DUNBAR-ENERGY 07/14-08/12/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		9,161.49				
0668285000-1025								
0000026714	COMED	10/03/2025		54.78	0.00	Paid	Y	
	0 S HAWLEY W RR TRX 09/02/225-10/02/25	VJANKOWSKI					11/24/2025	
	100-427-47420.000	ELECTRIC LIGHT/POWER		54.78				
1557812000-1025								
0000026715	COMED	10/02/2025		38.03	0.00	Paid	Y	
	22 E PARK - 09/02/25-10/2/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		38.03				
2232762000-1025								
0000026716	COMED	10/14/2025		103.13	0.00	Paid	Y	
	1 TANK PL 09/11/25-10/13/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		103.13				
2761523333-1025								
0000026717	COMED	10/08/2025		50.47	0.00	Paid	Y	
	440 E HAWLEY ST LITE CONTRLR 09/8/25-10	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		50.47				
3034202111-1025								
0000026718	COMED	10/02/2025		63.94	0.00	Paid	Y	
	3811 MELODY ST SIGN 09/2/25-10/2/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		63.94				
3664723000-1025								
0000026719	COMED	10/03/2025		62.94	0.00	Paid	Y	
	1499 N MIDLOTHIAN PRSR VLVE 09/02/25-10/	VJANKOWSKI					11/24/2025	
	500-462-47420.000	ELECTRIC LIGHT/POWER		62.94				

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Pay By Check Type: Paper Check 301 ARCHER 09/02/25-10/02/25								
3665583814-1025								
0000026720	COMED	10/02/2025		639.73	0.00	Paid	Y	
	301 ARCHER 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	100-201-47420.000 ELECTRIC LIGHT/POWER			639.73				
4424842000-1025								
0000026721	COMED	10/02/2025		253.36	0.00	Paid	Y	
	99 HAMMOND 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000 ELECTRIC LIGHT/POWER			253.36				
5488424000-1025								
0000026722	COMED	10/09/2025		694.11	0.00	Paid	Y	
	936 CAMPUS DR 09/05/25-10/07/25	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			694.11				
5725062222-1025								
0000026723	COMED	10/06/2025		327.29	0.00	Paid	Y	
	695 BANBURY RD LIFT STN #4 09/02/25-10/	VJANKOWSKI					11/24/2025	
	500-452-47420.000 ELECTRIC LIGHT/POWER			327.29				
5745894000-1025								
0000026724	COMED	10/06/2025		620.48	0.00	Paid	Y	
	1001 E MAPLE 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			620.48				
6378346000-1025								
0000026725	COMED	10/03/2025		50.10	0.00	Paid	Y	
	1399 N STATE RTE 83 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			50.10				
7058493000-1025								
0000026726	COMED	10/03/2025		82.94	0.00	Paid	Y	
	1499 N STATE RTE 83 PRSR VLVE 09/02/25-	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			82.94				
7121200100-1025								
0000026727	COMED	10/06/2025		14,136.32	0.00	Paid	Y	
	165 N ARCHER AVE 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	294-294-47420.000 ELECTRIC LIGHT/POWER			14,136.32				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check 1610 S MILW TRMT FAC 09/05/25-10/07/25								
7201632000-1025								
0000026728	COMED	10/09/2025		25,539.12	0.00	Paid	Y	
	1610 S MILW TRMT FAC 09/05/25-10/07/25	VJANKOWSKI					11/24/2025	
	500-453-47420.000 ELECTRIC LIGHT/POWER			25,539.12				
7308733000-1025								
0000026729	COMED	10/03/2025		62.68	0.00	Paid	Y	
	1 TANK PL S RT 176/RT 60/83 09/02/25-10	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			62.68				
8120233000-1025								
0000026730	COMED	10/02/2025		63.94	0.00	Paid	Y	
	3332 EPSTEIN CR SIGN 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000 ELECTRIC LIGHT/POWER			63.94				
8757793000-1025								
0000026731	COMED	10/06/2025		4,858.09	0.00	Paid	Y	
	1601 W WINCHESTER 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			4,858.09				
8848282222-1025								
0000026732	COMED	10/03/2025		41.75	0.00	Paid	Y	
	555 N SEYMOUR #PARK 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	100-441-47420.000 ELECTRIC LIGHT/POWER			41.75				
9630104000-1025								
0000026733	COMED	10/06/2025		80.23	0.00	Paid	Y	
	396 W MAPLE AV LIFT STN #2 09/02/25-10/	VJANKOWSKI					11/24/2025	
	500-452-47420.000 ELECTRIC LIGHT/POWER			80.23				
9994082222-1025								
0000026734	COMED	10/03/2025		549.85	0.00	Paid	Y	
	209 DUNTON CT 09/02/25-10/02/25	VJANKOWSKI					11/24/2025	
	500-462-47420.000 ELECTRIC LIGHT/POWER			549.85				
16JP-XVG9-9NHR								
0000026738	AMAZON CAPITAL SERVICES, INC.	10/28/2025		20.89	0.00	Paid	Y	
	MEMORY STICK FOR GPS	VJANKOWSKI					11/24/2025	
	500-462-47070.000 TOOLS/SUPPLIES			20.89				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check SQUAD TPMS SENSORS								
310366								
0000026744	BRAD MANNING FORD INC	10/27/2025		58.53	0.00	Paid	Y	
	SQUAD TPMS SENSORS	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			58.53				
847949329410-25								
0000026745	AT&T	10/22/2025		354.71	0.00	Paid	Y	
	POTS AND CENTREX LINES VILLAGE WIDE	VJANKOWSKI					11/24/2025	
	100-202-47310.000 AMERITECH CHARGES			354.71				
847566349010-25								
0000026746	AT&T	10/22/2025		6.45	0.00	Paid	Y	26-00390
	POT AND CENTREX LINES FOR VILLAGE WIDE S	VJANKOWSKI					11/24/2025	
	100-202-47310.000 AMERITECH CHARGES			6.45				
287351141072X10								
0000026747	AT&T MOBILITY	10/19/2025		56.25	0.00	Paid	Y	
	INTERNET FOR LURE OF THE LOCAL EVENT MAC	VJANKOWSKI					11/24/2025	
	100-108-46999.000 MISC OTHER SERVICES			56.25				
443611721001								
0000026748	ODP BUSINESS SOLUTIONS, LLC	10/17/2025		41.69	0.00	Paid	Y	
	COFFEE SUPPLIES	VJANKOWSKI					11/24/2025	
	100-201-46340.000 CONV/SCHOOLS/MTGS			41.69				
443612039001								
0000026749	ODP BUSINESS SOLUTIONS, LLC	10/16/2025		256.00	0.00	Paid	Y	
	KITCHEN AND OFFICE SUPPLIES	VJANKOWSKI					11/24/2025	
	100-201-46340.000 CONV/SCHOOLS/MTGS			117.82				
	100-201-47015.000 OFFICE SUPPLIES			138.18				
443612040001								
0000026750	ODP BUSINESS SOLUTIONS, LLC	10/15/2025		48.73	0.00	Paid	Y	
	KITCHEN SUPPLIES	VJANKOWSKI					11/24/2025	
	100-201-46340.000 CONV/SCHOOLS/MTGS			48.73				
443612041001								
0000026751	ODP BUSINESS SOLUTIONS, LLC	10/16/2025		12.80	0.00	Paid	Y	
	KITCHEN SUPPLIES	VJANKOWSKI					11/24/2025	
	100-201-46340.000 CONV/SCHOOLS/MTGS			12.80				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check RECORDING FEES - QUIT CLAIM DEED - CONCEPT #2025-002 - 540 N SEYMOUR								
20251022000268								
0000026752	LAKE COUNTY CLERK	10/22/2025		52.00	0.00	Paid	Y	
	RECORDING FEES - QUIT CLAIM DEED - CONCE	VJANKOWSKI					11/24/2025	
	630-000-27793.000	CONC 2025-002 - 540 N SEYMOUR		52.00				
008347								
0000026753	NAPA AUTO PARTS	10/28/2025		238.85	0.00	Paid	Y	
	SQUAD 46 PM FILTERS AND BATTERY	RPETERSON					11/24/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		238.85				
008368								
0000026754	NAPA AUTO PARTS	10/28/2025		104.94	0.00	Paid	Y	
	SHOP RAGS	RPETERSON					11/24/2025	
	100-430-47070.000	TOOLS/SUPPLIES		104.94				
008386								
0000026755	NAPA AUTO PARTS	10/28/2025		(18.00)	0.00	Paid	Y	
	CORE RETURN	RPETERSON					11/24/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		(18.00)				
008417								
0000026756	NAPA AUTO PARTS	10/28/2025		8.08	0.00	Paid	Y	
	FUSE HOLDER	RPETERSON					11/24/2025	
	100-430-47528.000	MT MTLS PICK-UP TRUCK		8.08				
008425								
0000026757	NAPA AUTO PARTS	10/28/2025		35.99	0.00	Paid	Y	
	ANTI SEIZE	RPETERSON					11/24/2025	
	100-430-47070.000	TOOLS/SUPPLIES		35.99				
351113								
0000026759	GENERAL COMMUNICATIONS, INC	10/28/2025		621.30	0.00	Paid	Y	
	TWO WAY RADIO ANTENNAS	RPETERSON					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		621.30				
SI003177								
0000026760	PROSAFETY INC.	10/28/2025		982.80	0.00	Paid	Y	
		RPETERSON					11/24/2025	
	100-420-47090.000	JULIE LOCATING SUPPLIES		150.00				
	500-452-47090.000	JULIE LOCATING SUPPLIES		400.00				
	500-462-47090.000	JULIE LOCATING SUPPLIES		432.80				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PETTY CASH - SEE ATTACHED SHEET								
AD 102925								
0000026764	VILLAGE OF MUNDELEIN	10/29/2025		25.00	0.00	Paid	Y	
	PETTY CASH - SEE ATTACHED SHEET	VJANKOWSKI					11/24/2025	
	630-000-27789.000	CONC 2023-004 BELLE TIRE		5.00				
	100-203-46905.000	RECORD DOCUMENTS		5.00				
	100-201-46340.000	CONV/SCHOOLS/MTGS		15.00				
TANCREDI-101125								
0000026765	COLLEEN TANCREDI	10/28/2025		99.99	0.00	Paid	Y	
	REIMBURSEMENT FOR BEAUTIFICATION SUPPLIE	VJANKOWSKI					11/24/2025	
	100-109-46899.000	MISC COMMUNITY SERVICE		99.99				
65547989								
0000026766	ROBERT HALF	10/28/2025		5,800.00	0.00	Paid	Y	26-00687
	NETWORK / CLOUD ARCHITECT M365 MIGRATION	VJANKOWSKI					11/24/2025	
	100-260-48410.000	COMPUTER EQUIPMENT		5,800.00				
3482250								
0000026770	IMPACT NETWORKING LLC	04/30/2025		0.29	0.00	Paid	Y	
	FINANCE CHARGE	VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS		0.29				
3504179								
0000026771	IMPACT NETWORKING LLC	05/30/2025		0.29	0.00	Paid	Y	
	FINANCE CHARGE	VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS		0.29				
3524349								
0000026772	IMPACT NETWORKING LLC	06/30/2025		0.29	0.00	Paid	Y	
	FINANCE CHARGE	VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS		0.29				
3545153								
0000026773	IMPACT NETWORKING LLC	07/31/2025		0.29	0.00	Paid	Y	
	FINANCE CHARGE	VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS		0.29				
3565204								
0000026774	IMPACT NETWORKING LLC	08/29/2025		33.72	0.00	Paid	Y	
	FINANCE CHARGE	VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS		33.72				

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Pay By Check Type: Paper Check FINANCE CHARGE									
3586065									
0000026775	IMPACT NETWORKING LLC		09/30/2025		0.31	0.00	Paid	Y	
	FINANCE CHARGE		VJANKOWSKI					11/24/2025	
	100-201-46613.000	MT COPIERS			0.31				
1903999014928									
0000026778	INTERSTATE ALL BATTERY CENTER		10/29/2025		131.70	0.00	Paid	Y	
	BATTERIES		VJANKOWSKI					11/24/2025	
	100-323-47070.000	TOOLS/SUPPLIES			131.70				
85003211									
0000026779	AMERICAN NATL SPRINKLER & LIGHTING		10/21/2025		110.00	0.00	Paid	Y	
	IRRIGATION SHUTDOWN 176 STATION		VJANKOWSKI					11/24/2025	
	500-462-46691.000	MT PUMP STATIONS			110.00				
90315455									
0000026780	CHEMTRADE CHEMICALS US LLC		10/27/2025		13,251.40	0.00	Paid	Y	26-00272
	HYPER+ION 5800 SUPPLY		VJANKOWSKI					11/24/2025	
	500-453-47051.000	TERTIARY TREATMENT			13,251.40				
008552									
0000026782	NAPA AUTO PARTS		10/29/2025		136.98	0.00	Paid	Y	
	TRUCK 431 STEERING FILTER AND JACK		VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS			136.98				
008607									
0000026783	NAPA AUTO PARTS		10/29/2025		8.98	0.00	Paid	Y	
	FUSE		VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS			8.98				
008639									
0000026784	NAPA AUTO PARTS		10/29/2025		95.91	0.00	Paid	Y	
	TRUCK 431 PLOW JACK		VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS			95.91				
W37104									
0000026786	WEST SIDE TRACTOR SALES		10/30/2025		1,013.74	0.00	Paid	Y	
	LOADER 472 CUTTING EDGE		VJANKOWSKI					11/24/2025	
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT			1,013.74				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check UPFITTING OF TWO FY26 FORD E-TRANSIT VANS								
INV-79-2555185-								
0000026789	KNAPHEIDE-EQUIPMENT CO-CHICAGO	10/17/2025		10,626.13	0.00	Paid	Y	26-00454
	UPFITTING OF TWO FY26 FORD E-TRANSIT VAN	VJANKOWSKI					11/24/2025	
	272-445-48360.000	HEAVY EQUIP VEHICLES		45.85				
	520-466-48390.000	PICKUP TRUCKS		9,618.98				
	100-430-47528.000	MT MTLS PICK-UP TRUCK		961.30				
INV-79-2555225-								
0000026790	KNAPHEIDE-EQUIPMENT CO-CHICAGO	10/20/2025		9,573.13	0.00	Paid	Y	26-00454
	UPFITTING OF TWO FY26 FORD E-TRANSIT VAN	VJANKOWSKI					11/24/2025	
	272-445-48360.000	HEAVY EQUIP VEHICLES		9,573.13				
IL07-00588278								
0000026791	MOTION INDUSTRIES INC.	09/23/2025		163.06	0.00	Paid	Y	
	PRIMARY CLARIFIER 1 REPAIR	VJANKOWSKI					11/24/2025	
	500-453-47531.000	MT MTLS PUMP EQUIPMENT		163.06				
14141								
0000026802	HAVEY COMMUNICATIONS INC.	10/30/2025		5,175.40	0.00	Paid	Y	26-00447
	UPFITTING FOR FY26 NEW PD FORD ESCAPE	VJANKOWSKI					11/24/2025	
	272-315-48350.000	PATROL VEHICLES		5,175.40				
86442								
0000026804	CAREY'S HEATING & AIR CONDITIONING	10/27/2025		1,300.00	0.00	Paid	Y	
	CONTRACT RENEWAL VENTILATION SYSTEM RANG	VJANKOWSKI					11/24/2025	
	100-301-46620.000	MT BUILDING & GROUNDS		1,300.00				
87988/6								
0000026805	ACE HARDWARE OF LIBERTYVILLE	10/30/2025		5.35	0.00	Paid	Y	
	TUBING	VJANKOWSKI					11/24/2025	
	100-430-47070.000	TOOLS/SUPPLIES		5.35				
1884								
0000026806	N. IL FIRE INSPECTORS ASSOC	10/30/2025		250.00	0.00	Paid	Y	
	NIFIA CONFERENCE - K. RODEWALD	VJANKOWSKI					11/24/2025	
	100-322-46340.000	CONV/SCHOOLS/MTGS		250.00				
IN001-2110472								
0000026807	FORCE AMERICA DISTRIBUTING LLC	10/30/2025		448.24	0.00	Paid	Y	
	REAR CAMERA FOR TRUCK 430	VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		448.24				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check WATER METER INSTALLATION MATERIALS FOR PUMP STATIONS								
X854359								
0000026808	CORE & MAIN LP	10/30/2025		9,406.00	0.00	Paid	Y	26-00618
	WATER METER INSTALLATION MATERIALS FOR P	VJANKOWSKI					11/24/2025	
	500-462-47563.000 MT MTLS WATERMAINS			9,406.00				
34774349-01								
0000026809	GRIMCO, INC	10/30/2025		192.00	0.00	Paid	Y	
	INK FOR SIGN SHOP PRINTER	VJANKOWSKI					11/24/2025	
	100-441-47547.000 MT MTLS SIGNS			192.00				
25-2347								
0000026811	THOMPSON ELEVATOR INSPECTION SERV.	10/31/2025		100.00	0.00	Paid	Y	
		VJANKOWSKI					11/24/2025	
	100-281-46511.000 ELEVATOR INSPECTION			100.00				
714668								
0000026812	MEADE, INC.	10/31/2025		385.66	0.00	Paid	Y	
	TRAFFIC SIGNAL MAINTENANCE	VJANKOWSKI					11/24/2025	
	100-441-46671.000 MT TRAFFIC SIGNALS			385.66				
146887								
0000026813	THE LOCKER SHOP	10/31/2025		406.00	0.00	Paid	Y	
	UNIFORMS - CLARK	VJANKOWSKI					11/24/2025	
	100-321-47120.000 CLOTHING ALLOWANCE			406.00				
146766								
0000026814	THE LOCKER SHOP	10/31/2025		100.95	0.00	Paid	Y	
	UNIFORMS - BASEGGIO	VJANKOWSKI					11/24/2025	
	100-321-47120.000 CLOTHING ALLOWANCE			100.95				
146651								
0000026815	THE LOCKER SHOP	10/31/2025		289.95	0.00	Paid	Y	
	UNIFORMS - MARCHIONI	VJANKOWSKI					11/24/2025	
	100-321-47120.000 CLOTHING ALLOWANCE			289.95				
146144								
0000026816	THE LOCKER SHOP	10/31/2025		222.95	0.00	Paid	Y	
	UNIFORMS - RODEWALD	VJANKOWSKI					11/24/2025	
	100-321-47120.000 CLOTHING ALLOWANCE			222.95				

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Pay By Check Type: Paper Check KEY LINKS								
1GLR-K67K-L6LG								
0000026818	AMAZON CAPITAL SERVICES, INC.	10/31/2025		26.04	0.00	Paid	Y	
	KEY LINKS	VJANKOWSKI					11/24/2025	
	100-430-47070.000	TOOLS/SUPPLIES		26.04				
1LVR-D3KF-LYG7								
0000026819	AMAZON CAPITAL SERVICES, INC.	10/31/2025		52.72	0.00	Paid	Y	
	POWER WASHER PARTS	VJANKOWSKI					11/24/2025	
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		52.72				
1N3D-TMRJ-LYT4								
0000026820	AMAZON CAPITAL SERVICES, INC.	10/31/2025		8.99	0.00	Paid	Y	
	WWTP SUPPLIES	VJANKOWSKI					11/24/2025	
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		8.99				
1MMK-X11C-KC7Y								
0000026821	AMAZON CAPITAL SERVICES, INC.	10/31/2025		24.99	0.00	Paid	Y	
	POWER WASHER PARTS	VJANKOWSKI					11/24/2025	
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		24.99				
1PDQ-M9LV-NCCN								
0000026822	AMAZON CAPITAL SERVICES, INC.	10/31/2025		21.99	0.00	Paid	Y	
	MONITOR STAND FOR YAZMIN	VJANKOWSKI					11/24/2025	
	100-202-47012.000	COMPUTER SUPPLIES		21.99				
008885								
0000026823	NAPA AUTO PARTS	10/31/2025		8.99	0.00	Paid	Y	
	FUSE HOLDER	VJANKOWSKI					11/24/2025	
	100-430-47528.000	MT MTLS PICK-UP TRUCK		8.99				
008917								
0000026824	NAPA AUTO PARTS	10/31/2025		(115.13)	0.00	Paid	Y	
	RETURN	VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		(115.13)				
808FY26-03								
0000026826	VILLAGE OF LIBERTYVILLE	10/02/2025		46.71	0.00	Paid	Y	
	WWTP WATER SERVICE	VJANKOWSKI					11/24/2025	
	500-453-47470.000	WATER SERVICE CHARGES		46.71				

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Pay By Check Type: Paper Check WWTP WATER SERVICE								
819FY26-03								
0000026827	VILLAGE OF LIBERTYVILLE	10/02/2025		36.24	0.00	Paid	Y	
	WWTP WATER SERVICE	VJANKOWSKI					11/24/2025	
	500-453-47470.000 WATER SERVICE CHARGES			36.24				
30095								
0000026828	FOSTER COACH SALES, INC	10/29/2025		98.77	0.00	Paid	Y	
	AMB 349 HORN SOLENOID	VJANKOWSKI					11/24/2025	
	100-430-47522.000 MT MTLS AMBULANCES			98.77				
E187639								
0000026829	ERNIE'S WRECKER SVC. INC.	09/02/2025		320.00	0.00	Paid	Y	
	TRUCK 57 TOWING	VJANKOWSKI					11/24/2025	
	100-430-46641.000 MT INSPECTION VEHICLES			320.00				
FS-251043091								
0000026830	CUMMINS SALES AND SERVICE	10/28/2025		3,001.08	0.00	Paid	Y	26-00683
	PLANNED MAINTENANCE	VJANKOWSKI					11/24/2025	
	100-301-46620.000 MT BUILDING & GROUNDS			3,001.08				
49942293								
0000026832	INTERSTATE BATTERIES OF NORTH CHICA	10/20/2025		288.94	0.00	Paid	Y	
	VAC 553 BATTERIES	VJANKOWSKI					11/24/2025	
	500-452-47525.000 MT MTLS HEAVY EQUIPMENT			288.94				
3043713199								
0000026833	RUSH TRUCK CTR- IL	10/30/2025		172.34	0.00	Paid	Y	
	TRUCK 438 FLOOR MATS	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			172.34				
CINV004120387								
0000026834	MNJ TECHNOLOGIES DIRECT	10/31/2025		800.00	0.00	Paid	Y	
	20 8GB MEMORY FOR COMPUTER UPGRADES	VJANKOWSKI					11/24/2025	
	100-202-47012.000 COMPUTER SUPPLIES			800.00				
927427								
0000026835	LANDCARE USA LLC	11/03/2025		2,499.25	0.00	Paid	Y	26-00226
	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2	VJANKOWSKI					11/24/2025	
	100-441-46677.000 MT LANDSCAPING			1,000.00				
	100-427-46677.000 MT LANDSCAPING			250.00				
	500-462-46620.000 MT BUILDING & GROUNDS			750.00				
	500-453-46620.000 MT BUILDING & GROUNDS			499.25				

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Pay By Check Type: Paper Check CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 OF THREE-YEAR CONTRACT.									
927426									
0000026836	LANDCARE USA LLC		11/03/2025		22,458.00	0.00	Paid	Y	26-00226
	CONTRACTUAL LANDSCAPE SERVICES - YEAR 2		VJANKOWSKI					11/24/2025	
	100-441-46677.000	MT LANDSCAPING			15,000.00				
	100-427-46677.000	MT LANDSCAPING			2,000.00				
	500-462-46620.000	MT BUILDING & GROUNDS			3,000.00				
	500-453-46620.000	MT BUILDING & GROUNDS			2,458.00				
8112									
0000026837	MUNICIPAL GIS PARTNERS, INC		10/31/2025		12,022.24	0.00	Paid	Y	26-00356
	GIS CONSORTIUM MEMBERSHIP		VJANKOWSKI					11/24/2025	
	500-451-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM			4,809.00				
	500-461-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM			4,809.00				
	100-440-46410.000	MEMBERSHIP IN THE GIS CONSORTIUM			2,404.24				
2594353 103025									
0000026838	HINCKLEY SPRINGS		10/30/2025		77.95	0.00	Paid	Y	
	WWTP SUPPLIES		VJANKOWSKI					11/24/2025	
	500-453-47510.000	MT MTLS BLDGS & GROUNDS			77.95				
54251									
0000026839	PETER BAKER & SON CO.		10/31/2025		980.28	0.00	Paid	Y	
	ASPHALT FOR ROAD PATCHING		VJANKOWSKI					11/24/2025	
	100-441-47543.000	MT MTLS BITUMINOUS PATCH			980.28				
8486									
0000026840	MUNICIPAL GIS PARTNERS, INC		10/31/2025		2,466.67	0.00	Paid	Y	26-00346
	ANNUAL MGP M365 GOVERNANCE IMPLEMENTATIO		VJANKOWSKI					11/24/2025	
	100-202-46410.000	CONSULTING SERVICES			2,466.67				
346									
0000026841	FREMONT TOWNSHIP		11/03/2025		6,000.00	0.00	Paid	Y	26-00668
	ROAD MAINTENANCE PER IGA EXECUTED ON MAR		VJANKOWSKI					11/24/2025	
	100-440-46899.000	MISC COMMUNITY SERVICE			6,000.00				
2025 1031 WTR									
0000026842	CENTRAL LAKE COUNTY JAWA		11/03/2025		145,136.67	0.00	Paid	Y	
	JAWA WATER CHARGES OCTOBER 2025		VJANKOWSKI					11/24/2025	
	500-463-47450.000	CLCJAWA WATER CHARGES			145,136.67				

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Pay By Check Type: Paper Check SECONDARY STRUCTURE ELECTRICAL/ROUTINE MNT								
2025 0831 SD								
0000026843	CENTRAL LAKE COUNTY JAWA	11/03/2025		257.79	0.00	Paid	Y	
	SECONDARY STRUCTURE ELECTRICAL/ROUTINE M	VJANKOWSKI					11/24/2025	
	500-462-47421.000 ELP WTR RECEIVING STRTR			119.75				
	500-462-46662.000 MT WTR RECEIVING STRUCTR			138.04				
88004/6								
0000026844	ACE HARDWARE OF LIBERTYVILLE	11/03/2025		3.38	0.00	Paid	Y	
	ENGINE 319 HARDWARE	VJANKOWSKI					11/24/2025	
	100-430-47523.000 MT MTLS FIRE APPARATUS			3.38				
LABS 0801-1031								
0000026845	CENTRAL LAKE COUNTY JAWA	11/03/2025		252.00	0.00	Paid	Y	
	CLCJAWA SAMPLING AUGUST - OCTOBER	VJANKOWSKI					11/24/2025	
	500-462-46450.000 CHEMICAL ANALYSIS			252.00				
310752								
0000026847	BRAD MANNING FORD INC	10/29/2025		116.67	0.00	Paid	Y	
	TRUCK 512 FLOOR MATS	VJANKOWSKI					11/24/2025	
	500-452-47528.000 MT MTLS PICK-UP TRUCK			116.67				
CM298856								
0000026848	BRAD MANNING FORD INC	08/22/2025		(850.00)	0.00	Paid	Y	
	RETURN	VJANKOWSKI					11/24/2025	
	500-462-47527.000 MT MTLS UTILITY VANS			(850.00)				
309069								
0000026849	BRAD MANNING FORD INC	10/15/2025		31.36	0.00	Paid	Y	
	CAR 52 GASKET	VJANKOWSKI					11/24/2025	
	100-430-47521.000 MT MTLS INSP VEHICLES			31.36				
309047								
0000026850	BRAD MANNING FORD INC	10/15/2025		6.13	0.00	Paid	Y	
	SQUAD STOCK PARTS	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			6.13				
308571								
0000026851	BRAD MANNING FORD INC	10/13/2025		58.53	0.00	Paid	Y	
	SQUAD 5 TPMS SENSOR	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			58.53				

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Pay By Check Type: Paper Check SQUAD 43 RIM								
308275								
0000026852	BRAD MANNING FORD INC	10/09/2025		242.54	0.00	Paid	Y	
	SQUAD 43 RIM	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			242.54				
307741								
0000026853	BRAD MANNING FORD INC	10/06/2025		13.65	0.00	Paid	Y	
	TRUCK 603 DRAIN PLUG	VJANKOWSKI					11/24/2025	
	100-430-47528.000 MT MTLS PICK-UP TRUCK			13.65				
307738								
0000026854	BRAD MANNING FORD INC	10/06/2025		70.08	0.00	Paid	Y	
	SQUAD FILTERS	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			70.08				
307736								
0000026855	BRAD MANNING FORD INC	10/06/2025		118.84	0.00	Paid	Y	
	SQUAD 6 WHEEL COVER	VJANKOWSKI					11/24/2025	
	100-430-47524.000 MT MTLS PATROL VEHICLES			118.84				
009095								
0000026857	NAPA AUTO PARTS	11/03/2025		7.81	0.00	Paid	Y	
	ENG 319 FUSE HOLDER	VJANKOWSKI					11/24/2025	
	100-430-47523.000 MT MTLS FIRE APPARATUS			7.81				
009162								
0000026858	NAPA AUTO PARTS	11/03/2025		38.18	0.00	Paid	Y	
	CAR 390 PM PARTS	VJANKOWSKI					11/24/2025	
	100-430-47523.000 MT MTLS FIRE APPARATUS			38.18				
929953								
0000026859	LANDCARE USA LLC	11/01/2025		73,600.00	0.00	Paid	Y	26-00511
	DOWNTOWN BRICK PAVER INSTALLATION	VJANKOWSKI					11/24/2025	
	210-442-48742.000 SIDEWALKS			73,600.00				
3417								
0000026860	BEHM ENTERPRISES INC.	11/03/2025		875.00	0.00	Paid	Y	
	JETTING CHEMICAL LINE	VJANKOWSKI					11/24/2025	
	500-453-46620.000 MT BUILDING & GROUNDS			875.00				

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Pay By Check Type: Paper Check LAB SUPPLIES							
INV00874989							
0000026861	USABLUEBOOK	11/03/2025		809.57	0.00	Paid	Y
	LAB SUPPLIES	VJANKOWSKI					11/24/2025
	500-453-47050.000 LABORATORY SUPPLIES			809.57			
PPP-37432							
0000026862	PROMOTIONAL PRODUCTS CO-OP LLC	10/29/2025		355.35	0.00	Paid	Y
	UNIFORMS/CLOTHING	VJANKOWSKI					11/24/2025
	100-430-47120.000 CLOTHING ALLOWANCE			150.00			
	100-441-47120.000 CLOTHING ALLOWANCE			155.35			
	100-440-47120.000 CLOTHING ALLOWANCE			50.00			
402931							
0000026863	BURKE, WARREN, MACKAY & SERRITELLA,	10/29/2025		1,380.00	0.00	Paid	Y
	LEGAL FEES - SEPTEMBER 2025 - CONCEPT #2	VJANKOWSKI					11/24/2025
	630-000-27776.000 CONC 2020-003 OAK CREEK			1,380.00			
153753							
0000026865	J.G. UNIFORMS, INC	10/30/2025		79.00	0.00	Paid	Y
	UNIFORM PANTS FOR OFFICER SEXTON	VJANKOWSKI					11/24/2025
	100-305-47120.000 CLOTHING ALLOWANCE			79.00			
852770683							
0000026866	THOMSON REUTERS	11/01/2025		335.70	0.00	Paid	Y
	BACKGROUND CHECKS	VJANKOWSKI					11/24/2025
	100-304-46999.000 MISC OTHER SERVICES			167.85			
	100-105-46999.000 MISC OTHER SERVICES			167.85			
48060521							
0000026867	FIRST-CITIZENS BANK & TRUST	10/31/2025		250.02	0.00	Paid	Y
	COPIER	VJANKOWSKI					11/24/2025
	100-410-46613.000 MT COPIERS			250.02			
356686							
0000026869	PADDOCK PUBLICATIONS INC.	11/03/2025		273.70	0.00	Paid	Y
	LEGAL NOTICES - PZ2025-0037, PZ2025-0038	VJANKOWSKI					11/24/2025
	100-203-46901.000 ADVERTISING			273.70			
257232363							
0000026870	PACE ANALYTICAL SERVICES	10/31/2025		820.00	0.00	Paid	Y
	OCTOBER SAMPLING EPA	VJANKOWSKI					11/24/2025
	500-462-46450.000 CHEMICAL ANALYSIS			820.00			

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Pay By Check Type: Paper Check RECEIVED STAMPS (MAYOR & ADMINISTRATOR)								
4906747								
0000026871	SCHWAAB, INC.	10/31/2025		136.00	0.00	Paid	Y	
	RECEIVED STAMPS (MAYOR & ADMINISTRATOR)	VJANKOWSKI					11/24/2025	
	100-111-47015.000 OFFICE SUPPLIES			136.00				
AD-LEGAL OCT 20								
0000026872	LALUZERNE & SMITH, LTD.	10/31/2025		3,000.00	0.00	Paid	Y	26-00670
	LEGAL FEES - OCTOBER 2025 - FOIA	VJANKOWSKI					11/24/2025	
	100-240-46401.000 CORPORATE COUNSEL			3,000.00				
2025-6994								
0000026873	GREG'S AUTO BODY INC	11/03/2025		6,834.56	0.00	Paid	Y	26-00675
	SQUAD #8 REPAIR	VJANKOWSKI					11/24/2025	
	100-000-34670.000 INS REIMBURSEMENTS			6,834.56				
A9348								
0000026875	CURRIE MOTORS	10/07/2025		29,486.00	0.00	Paid	Y	26-00446
	FY26 PURCHASE OF A NEW FORD ESCAPE FOR P	VJANKOWSKI					11/24/2025	
	272-315-48350.000 PATROL VEHICLES			29,486.00				
288510								
0000026876	REAL WHEELS RWC CORP.	10/23/2025		121.44	0.00	Paid	Y	
	TIRE PRESSURE LIGHTS	VJANKOWSKI					11/24/2025	
	100-430-47523.000 MT MTLS FIRE APPARATUS			121.44				
12012025								
0000026877	BESTCO UA	11/01/2025		12,111.74	0.00	Paid	Y	26-00221
	RETIREE BENISTAR INS DEC 2025	VJANKOWSKI					11/24/2025	
	100-000-26080.000 HEALTH INSURANCE PAYABLE			12,111.74				
28310								
0000026878	T.O.P.S. IN DOG TRAINING	10/01/2025		485.00	0.00	Paid	Y	
	K9 MAINTENANCE TRAINING FOR RANGER AND G	VJANKOWSKI					11/24/2025	
	100-305-47099.000 MISC SUPPLIES			485.00				
300114882								
0000026879	FBI-LEEDA	11/04/2025		50.00	0.00	Paid	Y	
	2026 MEMBERSHIP DUES FOR CHIEF SEELEY	VJANKOWSKI					11/24/2025	
	100-301-46305.000 PROFESSIONAL DUES			50.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check LEGALS BILLS 2025 - 2026								
PL-LEGAL OCT 20								
0000026880	LALUZERNE & SMITH, LTD.	10/31/2025		11,975.00	0.00	Paid	Y	26-00235
	LEGALS BILLS 2025 - 2026	VJANKOWSKI					11/24/2025	
	100-240-46401.000 CORPORATE COUNSEL			11,975.00				
228346								
0000026881	AIR ONE EQUIPMENT INC	11/04/2025		1,279.06	0.00	Paid	Y	
	ANNUAL MAINTENANCE, AIR TEST & REPAIRS O	VJANKOWSKI					11/24/2025	
	100-323-46630.000 MT HAZARDOUS MATERIAL			1,279.06				
F2-251042976								
0000026882	CUMMINS SALES AND SERVICE	10/28/2025		1,725.41	0.00	Paid	Y	
	GENERATOR REPAIRS	VJANKOWSKI					11/24/2025	
	100-301-46620.000 MT BUILDING & GROUNDS			1,725.41				
F2-251143981								
0000026883	CUMMINS SALES AND SERVICE	11/04/2025		(135.86)	0.00	Paid	Y	
	CREDIT MEMO FOR TAX CREDITED	VJANKOWSKI					11/24/2025	
	100-301-46620.000 MT BUILDING & GROUNDS			(135.86)				
00552								
0000026886	IL ASSOC. OF PROPERTY & EVIDENCE MG	11/04/2025		595.00	0.00	Paid	Y	
	IAPEM 2026 CONFERENCE FOR INVESTIGATIVE	VJANKOWSKI					11/24/2025	
	100-304-46340.000 CONV/SCHOOLS/MTGS			595.00				
1CG7-YLRT-7DCW								
0000026887	AMAZON CAPITAL SERVICES, INC.	11/03/2025		21.46	0.00	Paid	Y	
	NETWORK SPLITTER AND JUMP CABLES	VJANKOWSKI					11/24/2025	
	100-202-47012.000 COMPUTER SUPPLIES			21.46				
153991								
0000026888	J.G. UNIFORMS, INC	11/04/2025		700.00	0.00	Paid	Y	
	VEST AND CARRIER FOR CSO PETERSON	VJANKOWSKI					11/24/2025	
	100-305-47122.000 BODY ARMOUR			700.00				
85650074								
0000026889	TERMINIX ANDERSON	11/02/2025		58.26	0.00	Paid	Y	
	PEST CONTROL AT STATION 2	VJANKOWSKI					11/24/2025	
	100-321-46620.000 MT BUILDING & GROUNDS			58.26				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PEST CONTROL FOR STATION 1								
85650072								
0000026890	TERMINIX ANDERSON	11/02/2025		89.98	0.00	Paid	Y	
	PEST CONTROL FOR STATION 1	VJANKOWSKI					11/24/2025	
	100-321-46620.000 MT BUILDING & GROUNDS			89.98				
000294349								
0000026891	IAFC	09/24/2025		235.00	0.00	Paid	Y	
	ANNUAL DUES FOR CHIEF LARK - 1/1/26 TO 1	VJANKOWSKI					11/24/2025	
	100-321-46305.000 PROFESSIONAL DUES			235.00				
4358739								
0000026892	ZOLL MEDICAL CORPORATION	10/29/2025		516.46	0.00	Paid	Y	
	LIFEBANDS FOR CPR MACHINE	VJANKOWSKI					11/24/2025	
	100-324-47040.000 TRAUMA UNIT SUPPLIES			516.46				
311064								
0000026893	BRAD MANNING FORD INC	11/03/2025		233.34	0.00	Paid	Y	
	VAN FLOOR MATS	VJANKOWSKI					11/24/2025	
	500-462-47527.000 MT MTLS UTILITY VANS			233.34				
39290								
0000026894	MENARD, INC	09/29/2025		29.98	0.00	Paid	Y	
	PW PURCHASED FOR FIRE STATION MAINT OF S	VJANKOWSKI					11/24/2025	
	100-321-46620.000 MT BUILDING & GROUNDS			29.98				
009316								
0000026896	NAPA AUTO PARTS	11/04/2025		25.99	0.00	Paid	Y	
	MS FY26 INSPECTION MIRROR	VJANKOWSKI					11/24/2025	
	100-430-47061.000 MECHANIC'S TOOLS			25.99				
009328								
0000026897	NAPA AUTO PARTS	11/04/2025		92.64	0.00	Paid	Y	
	LG A56 PM FILTERS	VJANKOWSKI					11/24/2025	
	100-430-47535.000 CONTRACTUAL FIRE PARTS			92.64				
E2037								
0000026898	CURRIE MOTORS	11/04/2025		49,322.00	0.00	Paid	Y	26-00448
	FY26 PURCHASE OF ONE NEW POLICE INTERCEP	VJANKOWSKI					11/24/2025	
	272-315-48350.000 PATROL VEHICLES			49,322.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PARTS WASHER								
98364192								
0000026899	SAFETY-KLEEN SYSTEMS INC.	10/28/2025		280.05	0.00	Paid	Y	
	PARTS WASHER	VJANKOWSKI					11/24/2025	
	500-453-46620.000	MT BUILDING & GROUNDS		280.05				
900129228								
0000026902	ESRI, INC.	11/04/2025		245.00	0.00	Paid	Y	
	CONTRIBUTOR LICENSE FOR PUBLIC WORKS DEP	VJANKOWSKI					11/24/2025	
	500-461-46415.000	COMPUTER SOFTWARE SUPPORT		245.00				
17570850								
0000026908	W.S. DARLEY & CO	11/04/2025		2,047.41	0.00	Paid	Y	26-00573
	REPLACEMENT HOSE	VJANKOWSKI					11/24/2025	
	100-323-47530.000	DP20-1000 - COMBAT READY 2.5"X50' (GREEN		1,875.00				
	100-323-47530.000	FREIGHT		172.41				
311603								
0000026909	BRAD MANNING FORD INC	11/05/2025		4.55	0.00	Paid	Y	
	LG A56 OIL DRAIN PLUG	VJANKOWSKI					11/24/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		4.55				
311602								
0000026910	BRAD MANNING FORD INC	11/05/2025		17.50	0.00	Paid	Y	
	AMB 342 PARKING BRAKE SWITCH	VJANKOWSKI					11/24/2025	
	100-430-47522.000	MT MTLS AMBULANCES		17.50				
88023/6								
0000026911	ACE HARDWARE OF LIBERTYVILLE	11/05/2025		2.69	0.00	Paid	Y	
	LG A56 VINYL BUMPER	VJANKOWSKI					11/24/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		2.69				
11-2025								
0000026912	AUDOBON COUNCIL OF ILLINOIS INC	11/05/2025		200.00	0.00	Paid	Y	
	2025 BIRD CITY APPLICATION FEE	VJANKOWSKI					11/24/2025	
	100-109-46899.000	MISC COMMUNITY SERVICE		200.00				
228395								
0000026913	AIR ONE EQUIPMENT INC	11/05/2025		1,515.00	0.00	Paid	Y	26-00658
	REPLACEMENT MONITORS	VJANKOWSKI					11/24/2025	
	100-323-46612.000	#10153986 - ALTAIR 2X CO DETECTOR		410.00				
	100-323-46612.000	#10178557 - ALTAIR 4XR - 4 GAS MONITOR		1,095.00				
	100-321-46911.000	SHIPPING		10.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check PROFESSIONAL DUES - LAI								
26-27578								
0000026914	LAMBDA ALPHA INTL	11/04/2025		345.00	0.00	Paid	Y	
	PROFESSIONAL DUES - LAI	VJANKOWSKI					11/24/2025	
	100-203-46305.000 PROFESSIONAL DUES			345.00				
991762363107135								
0000026915	TARGET CORPORATE GIFTCARDS	11/05/2025		10,682.00	0.00	Paid	Y	26-00681
	HEROES AND HELPERS PROGRAM GIFT CARDS -	VJANKOWSKI					11/24/2025	
	100-000-34699.000 MISCELLANEOUS DONATIONS			10,682.00				
8061								
0000026916	SCHROEDER & SCHROEDER INC	11/05/2025		14,300.52	0.00	Paid	Y	Multiple
	FY26 CONCRETE SIDEWALK REPAIR AND REPLAC	VJANKOWSKI					11/24/2025	
	210-442-48742.000 SIDEWALKS			8,098.68				
	210-442-48742.000 SIDEWALKS			4,500.00				
	100-441-47555.000 MT MTLS CURBS			1,701.84				
153787								
0000026917	J.G. UNIFORMS, INC	10/31/2025		768.00	0.00	Paid	Y	
	FLASHLIGHT REPLACEMENT FOR OFFICER WITT	VJANKOWSKI					11/24/2025	
	100-305-47120.000 CLOTHING ALLOWANCE			768.00				
65572951								
0000026918	ROBERT HALF	11/04/2025		5,800.00	0.00	Paid	Y	26-00688
	NETWORK / CLOUD ARCHITECT M365 MIGRATION	VJANKOWSKI					11/24/2025	
	100-260-48410.000 COMPUTER EQUIPMENT			5,800.00				
Y058727								
0000026920	CORE & MAIN LP	11/05/2025		385.60	0.00	Paid	Y	
	C900 PIPE	VJANKOWSKI					11/24/2025	
	500-462-47563.000 MT MTLS WATERMAINS			385.60				
009398								
0000026921	NAPA AUTO PARTS	11/05/2025		74.94	0.00	Paid	Y	
	PENETRATING OIL	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			74.94				
009402								
0000026922	NAPA AUTO PARTS	11/05/2025		60.00	0.00	Paid	Y	
	BACKUP ALARMS	VJANKOWSKI					11/24/2025	
	500-462-47527.000 MT MTLS UTILITY VANS			60.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check CHIPPER 465 PM FILTERS								
009484								
0000026923	NAPA AUTO PARTS	11/05/2025		77.18	0.00	Paid	Y	
	CHIPPER 465 PM FILTERS	VJANKOWSKI					11/24/2025	
	100-430-47525.000 MT MTLS HEAVY EQUIPMENT			77.18				
PP2704								
0000026924	VERMEER OF ILLINOIS, INC.	11/05/2025		1,375.89	0.00	Paid	Y	
	CHIPPER 465 HYD MOTOR AND KNIVES	VJANKOWSKI					11/24/2025	
	100-430-47525.000 MT MTLS HEAVY EQUIPMENT			1,375.89				
INV00876744								
0000026926	USABLUEBOOK	11/05/2025		52.20	0.00	Paid	Y	
	LAB SUPPLIES	VJANKOWSKI					11/24/2025	
	500-453-47050.000 LABORATORY SUPPLIES			52.20				
39759								
0000026927	SUPER AGGREGATES INC	10/31/2025		60.00	0.00	Paid	Y	
	ASPHALT SPOILS HAULED OUT	VJANKOWSKI					11/24/2025	
	100-441-47490.000 REFUSE DISPOSAL			60.00				
79754								
0000026928	AMERITEMP, LTD	10/27/2025		663.40	0.00	Paid	Y	
	LIGHT TOWER FOR DRONE SHOW	VJANKOWSKI					11/24/2025	
	100-111-47099.000 MISC SUPPLIES			663.40				
PS-INV053432								
0000026930	CUTLER WORKWEAR	11/06/2025		75.57	0.00	Paid	Y	
	KYLE JEANS	VJANKOWSKI					11/24/2025	
	500-462-47120.000 CLOTHING ALLOWANCE			75.57				
INV1730676								
0000026931	CDS OFFICE TECHNOLOGIES	10/17/2025		3,271.03	0.00	Paid	Y	26-00617
	ZEBRA ZQ521 PRINTER - 5 YEAR SERVICE AGR	VJANKOWSKI					11/24/2025	
	100-305-47999.000 OTHER COMMODITIES			3,231.90				
	100-301-46910.000 FREIGHT			30.00				
	100-301-46910.000 FREIGHT			9.13				
25646								
0000026932	ASSOCIATED GRAPHICS GROUP	11/06/2025		125.00	0.00	Paid	Y	
	BUSINESS CARDS, TORRES, ESCOBAR, MALDONA	VJANKOWSKI					11/24/2025	
	100-301-46441.000 PRINTING SERVICES			125.00				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check VAC 553 SERVICE MANUAL									
X105012469:01									
0000026933	TRANSCHICAGO TRUCK GROUP		07/11/2025		182.00	0.00	Paid	Y	
	VAC 553 SERVICE MANUAL		VJANKOWSKI					11/24/2025	
	500-452-46645.000	MT HEAVY EQUIP VEHICLES			182.00				
R101028522:01									
0000026934	TRANSCHICAGO TRUCK GROUP		08/25/2025		1,543.46	0.00	Paid	Y	
	VAC 553 BULKHEAD MODULE REPLACEMENT		VJANKOWSKI					11/24/2025	
	500-452-46645.000	MT HEAVY EQUIP VEHICLES			1,543.46				
20250430									
0000026936	GRIFFON SYSTEMS, INC		11/06/2025		4,087.00	0.00	Paid	Y	26-00460
	CLOUD CAMERAS - FOR CONNECTION TO LAKECO		VJANKOWSKI					11/24/2025	
	100-305-47530.000	MT MTLS OTHER EQUIPMENT			4,087.00				
185222									
0000026938	VICTOR FORD INC.		08/14/2025		225.46	0.00	Paid	Y	
	SQUAD 8 WATER PUMP		VJANKOWSKI					11/24/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES			225.46				
w1795410									
0000026941	AL WARREN OIL CO., INC		11/06/2025		8,004.00	0.00	Paid	Y	26-00359
	BLANKET PO FOR FY26 BULK FUEL PURCHASES		VJANKOWSKI					11/24/2025	
	500-452-47440.000	GASOLINE			0.00				
	500-462-47440.000	GASOLINE			0.00				
	100-430-47440.000	GASOLINE			8,004.00				
w1795409									
0000026942	AL WARREN OIL CO., INC		11/06/2025		14,028.30	0.00	Paid	Y	26-00359
	BLANKET PO FOR FY26 BULK FUEL PURCHASES		VJANKOWSKI					11/24/2025	
	500-452-47440.000	GASOLINE			0.00				
	500-462-47440.000	GASOLINE			0.00				
	100-430-47440.000	GASOLINE			14,028.30				
444550460001									
0000026943	ODP BUSINESS SOLUTIONS, LLC		10/23/2025		126.68	0.00	Paid	Y	
	RECORDS OFFICE SUPPLIES		VJANKOWSKI					11/24/2025	
	100-306-47015.000	OFFICE SUPPLIES			126.68				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check ENERGY-STREET LIGHTS OCT 2025								
71746693001								
0000026944	CONSTELLATION NEWENERGY	10/30/2025		4,221.08	0.00	Paid	Y	
	ENERGY-STREET LIGHTS OCT 2025	VJANKOWSKI					11/24/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		4,221.08				
22316								
0000026946	RITTER GIS INC	11/03/2025		3,600.00	0.00	Paid	Y	26-00246
	CITYWORKS SUPPORT SERVICES	VJANKOWSKI					11/24/2025	
	500-461-46410.000	CONSULTING SERVICES		1,000.00				
	100-410-46415.000	COMPUTER SOFTWARE SUPPORT		2,600.00				
4908644								
0000026947	SCHWAAB, INC.	11/05/2025		57.00	0.00	Paid	Y	
	RECEIVED STAMP FOR RECORDS	VJANKOWSKI					11/24/2025	
	100-306-47015.000	OFFICE SUPPLIES		57.00				
5696428189								
0000026948	NORTH SHORE GAS CO.	11/05/2025		477.22	0.00	Paid	Y	
	GAS-301 N ARCHER 10/08-11/04/25	VJANKOWSKI					11/24/2025	
	294-294-47430.000	HEATING FUELS		477.22				
5696822451								
0000026949	NORTH SHORE GAS CO.	11/05/2025		174.45	0.00	Paid	Y	
	GAS-22 E PARK ST 10/08-11/04/25	VJANKOWSKI					11/24/2025	
	100-441-47430.000	HEATING FUELS		174.45				
C016942713								
0000026951	SAFETY-KLEEN SYSTEMS INC.	11/06/2025		(66.65)	0.00	Paid	Y	
	SOLVENT RETURN	VJANKOWSKI					11/24/2025	
	100-430-47080.000	CHEMICAL SUPPLIES		(66.65)				
009564								
0000026952	NAPA AUTO PARTS	11/06/2025		17.32	0.00	Paid	Y	
	TRACTOR 144 FILTER	VJANKOWSKI					11/24/2025	
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		17.32				
009610								
0000026953	NAPA AUTO PARTS	11/06/2025		371.36	0.00	Paid	Y	
	SQUAD 22 REAR CALIPERS	VJANKOWSKI					11/24/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		371.36				

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Pay By Check Type: Paper Check TRACTOR 144 BATTERY								
009647								
0000026954	NAPA AUTO PARTS	11/06/2025		178.73	0.00	Paid	Y	
	TRACTOR 144 BATTERY	VJANKOWSKI					11/24/2025	
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		178.73				
009670								
0000026955	NAPA AUTO PARTS	11/06/2025		(27.00)	0.00	Paid	Y	
	CORE CREDIT	VJANKOWSKI					11/24/2025	
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		(27.00)				
009676								
0000026956	NAPA AUTO PARTS	11/06/2025		5.69	0.00	Paid	Y	
	ENG 319 FUEL GASKET	VJANKOWSKI					11/24/2025	
	100-430-47523.000	MT MTLS FIRE APPARATUS		5.69				
SIN420952								
0000026957	PRIORITY DISPATCH CORP.	11/06/2025		425.00	0.00	Paid	Y	
	EMD TRAINING - MCDONALD	VJANKOWSKI					11/24/2025	
	100-305-46340.000	CONV/SCHOOLS/MTGS		425.00				
402652								
0000026958	HYDRAULIC SERVICES	11/07/2025		1,424.60	0.00	Paid	Y	
	HYDRAULIC HOSE STOCK 1/2 INCH	VJANKOWSKI					11/24/2025	
	100-430-47525.000	MT MTLS HEAVY EQUIPMENT		1,424.60				
F2-251144398								
0000026959	CUMMINS SALES AND SERVICE	11/07/2025		(36.58)	0.00	Paid	Y	26-00683
	PLANNED MAINTENANCE	VJANKOWSKI					11/24/2025	
	100-301-46620.000	MT BUILDING & GROUNDS		(36.58)				
F2-251144387								
0000026960	CUMMINS SALES AND SERVICE	11/07/2025		(86.91)	0.00	Paid	Y	26-00683
	PLANNED MAINTENANCE	VJANKOWSKI					11/24/2025	
	100-301-46620.000	MT BUILDING & GROUNDS		(86.91)				
PS-INV053472								
0000026962	CUTLER WORKWEAR	11/07/2025		134.95	0.00	Paid	Y	
	WINTER BOOTS FOR MIKE HASSEBROEK	VJANKOWSKI					11/24/2025	
	100-441-47120.000	CLOTHING ALLOWANCE		134.95				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check CONSULTANT FEES - OCTOBER 2025 - ECONOMIC DEVELOPMENT AGREEMENT - JOHN LYNCH								
002								
0000026963	LYNCH COMMUNITY DEVELOPMENT LLC	11/03/2025		7,533.47	0.00	Paid	Y	26-00540
	CONSULTANT FEES - OCTOBER 2025 - ECONOMI	VJANKOWSKI					11/24/2025	
	100-203-46410.000	CONTRACT AMOUNT		7,500.00				
	100-203-46410.000	REIMBURSABLES		33.47				
	100-203-46410.000	IF NEEDED FOR ADDITIONAL WORK		0.00				
4485.464-25								
0000026964	GEWALT HAMILTON ASSOC INC	11/07/2025		1,342.72	0.00	Paid	Y	26-00441
	ENGINEERING SERVICES FOR THE EAST HAWLEY	VJANKOWSKI					11/24/2025	
	210-442-48740.000	ENGINEERING DESIGN		1,342.72				
62488								
0000026965	SYNAGRO CENTRAL, LLC	11/01/2025		32,347.35	0.00	Paid	Y	26-00543
	REPLACE PO # 26-00258 DAHM ENTERPRISES	VJANKOWSKI					11/24/2025	
	500-453-47460.000	SLUDGE HAULING		32,347.35				
F2-251041336								
0000026966	CUMMINS SALES AND SERVICE	10/13/2025		114.44	0.00	Paid	Y	
	CS E19 OIL PAN GASKET	VJANKOWSKI					11/24/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		114.44				
ARV/66316521A								
0000026967	SNAP-ON INDUSTRIAL	11/06/2025		123.75	0.00	Paid	Y	
	FOR TRUCK 102	VJANKOWSKI					11/24/2025	
	500-462-47528.000	MT MTLS PICK-UP TRUCK		123.75				
2025015.05								
0000026968	FARR ASSOC ARCHITECTURE & URBAN DES	11/07/2025		3,000.00	0.00	Paid	Y	26-00420
	CONSULTANT FEES - MAY 2025 - FARR ASSOCI	VJANKOWSKI					11/24/2025	
	630-000-27775.000	CONC 2022-006 WIRTZ		3,000.00				
009805								
0000026969	NAPA AUTO PARTS	11/07/2025		132.50	0.00	Paid	Y	
	LG RES BAT PM PARTS	VJANKOWSKI					11/24/2025	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		132.50				
009808								
0000026970	NAPA AUTO PARTS	11/07/2025		(132.00)	0.00	Paid	Y	
	CORE CREDIT	VJANKOWSKI					11/24/2025	
	100-430-47524.000	MT MTLS PATROL VEHICLES		(132.00)				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRUCK 431 SEAT NUTS								
3043723311								
0000026972	RUSH TRUCK CTR- IL	11/09/2025		11.88	0.00	Paid	Y	
	TRUCK 431 SEAT NUTS	VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		11.88				
3043792306								
0000026973	RUSH TRUCK CTR- IL	11/03/2025		869.19	0.00	Paid	Y	
	TRUCK 431 SEAT BASE	VJANKOWSKI					11/24/2025	
	100-430-47526.000	MT MTLS DUMP TRUCKS		869.19				
40984								
0000026975	MENARD, INC	11/04/2025		17.98	0.00	Paid	Y	
	LEVELS FOR POST INSTALLS	VJANKOWSKI					11/24/2025	
	100-441-47070.000	TOOLS/SUPPLIES		17.98				
358277								
0000026977	PADDOCK PUBLICATIONS INC.	11/10/2025		117.30	0.00	Paid	Y	
	PUBLIC NOTICE - PZ2025-0018	VJANKOWSKI					11/24/2025	
	100-203-46901.000	ADVERTISING		117.30				
14CJ-9PK3-XVPQ								
0000026978	AMAZON CAPITAL SERVICES, INC.	11/08/2025		66.54	0.00	Paid	Y	
	CSO SUPPLIES	VJANKOWSKI					11/24/2025	
	100-305-47530.000	MT MTLS OTHER EQUIPMENT		66.54				
WTLF SOUND 2025								
0000026979	ROBERT RATHUNDE	11/10/2025		3,400.00	0.00	Paid	Y	26-00686
	WTLF SOUND	VJANKOWSKI					11/24/2025	
	100-201-46899.000	MISC COMMUNITY SERVICE		3,400.00				
54376								
0000026980	PETER BAKER & SON CO.	11/10/2025		496.44	0.00	Paid	Y	
	ASPHALT FOR ROAD PATCHING	VJANKOWSKI					11/24/2025	
	100-441-47543.000	MT MTLS BITUMINOUS PATCH		496.44				
164734								
0000026981	BS&A INTERMEDIATE LLC	11/10/2025		607.50	0.00	Paid	Y	
	SEPTEMBER 25 UB ACH/DEBIT CARD FEES	VJANKOWSKI					11/24/2025	
	500-463-46438.000	BANK CHARGES		607.50				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check APA-ILLINOIS CONFERENCE - REIMBURSEMENT FOR MEALS								
GUADARRAMA-1008								
0000026982	ISABEL GUADARRAMA	10/08/2025		24.66	0.00	Paid	Y	
	APA-ILLINOIS CONFERENCE - REIMBURSEMENT	VJANKOWSKI					11/24/2025	
	100-203-46340.000	CONV/SCHOOLS/MTGS		24.66				
MARVIN-100825								
0000026983	JESSICA MARVIN	10/08/2025		118.31	0.00	Paid	Y	
	APA-IL CONFERENCE - REIMBURSEMENT FOR ME	VJANKOWSKI					11/24/2025	
	100-203-46340.000	CONV/SCHOOLS/MTGS		118.31				
CASTANOS-LOTL 1								
0000026984	LAURA CASTANOS	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
HAYDEN-LOTL 112								
0000026985	RACHEL M HAYDEN	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
KELLY-LOTL 1125								
0000026986	KIMBERLY KELLY	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
HAUSLADEN-LOTL								
0000026987	ALLISON HAUSLADEN	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
SAKO-LOTL 1125								
0000026988	KAREN SAKO	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
HURTIG-LOTL 112								
0000026989	SARI HURTIG	11/05/2025		100.00	0.00	Paid	Y	
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025	
	100-108-46999.000	MISC OTHER SERVICES		100.00				

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Pay By Check Type: Paper Check MAC - LURE WORKSHOP STIPEND							
KOOI-LOTL 1125							
0000026990	KATRINA KOOI	11/05/2025		100.00	0.00	Paid	Y
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025
	100-108-46999.000 MISC OTHER SERVICES			100.00			
OSSEY-LOTL 1125							
0000026991	ANN OSSEY	11/05/2025		100.00	0.00	Paid	Y
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025
	100-108-46999.000 MISC OTHER SERVICES			100.00			
FONTANA-LOTL 11							
0000026992	THERESA FONTANA	11/05/2025		100.00	0.00	Paid	Y
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025
	100-108-46999.000 MISC OTHER SERVICES			100.00			
VASQUEZ-LOTL 11							
0000026993	CRISTINA VASQUEZ	11/05/2025		100.00	0.00	Paid	Y
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025
	100-108-46999.000 MISC OTHER SERVICES			100.00			
STAUFFER-LOTL 1							
0000026994	REGINA RAGANS-STAUFFER	11/05/2025		100.00	0.00	Paid	Y
	MAC - LURE WORKSHOP STIPEND	VJANKOWSKI					11/24/2025
	100-108-46999.000 MISC OTHER SERVICES			100.00			
5247751-RENEW							
0000026995	IL SECRETARY OF STATE	11/07/2025		8.00	0.00	Paid	Y
	NEW MP REGISTRATION FOR SQUAD #21	VJANKOWSKI					11/24/2025
	100-301-47520.000 MT MTLS ADMIN VEHICLES			8.00			
10500190							
0000026996	TRANS UNION LLC	10/25/2025		105.00	0.00	Paid	Y
	FINANCIAL BACKGROUND CHECKS	VJANKOWSKI					11/24/2025
	100-304-46999.000 MISC OTHER SERVICES			52.50			
	100-105-46999.000 MISC OTHER SERVICES			52.50			
312015							
0000026997	BRAD MANNING FORD INC	11/10/2025		65.45	0.00	Paid	Y
	TRUCK 510 SEAT BELT BUCKLE	VJANKOWSKI					11/24/2025
	500-452-47528.000 MT MTLS PICK-UP TRUCK			65.45			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check TRANE 4-TON R410A ROOFTOP UNIT AT WASTEWATER TREATMENT PLANT								
47602098								
0000026998	CAHILL HEATING & A/C	11/03/2025		11,340.00	0.00	Paid	Y	26-00645
	TRANE 4-TON R410A ROOFTOP UNIT AT WASTEW	VJANKOWSKI					11/24/2025	
	500-453-46620.000	MT BUILDING & GROUNDS		11,340.00				
6311347								
0000026999	MGN LOCK-KEY & SAFES INC.	11/10/2025		18.25	0.00	Paid	Y	
	CAM LOCK KEY	VJANKOWSKI					11/24/2025	
	500-452-47015.000	OFFICE SUPPLIES		18.25				
20251004119								
0000027000	IL STATE POLICE	11/10/2025		189.00	0.00	Paid	Y	
	REPLENISH FINGERPRINT BACKGROUND CHECK F	VJANKOWSKI					11/24/2025	
	100-304-46999.000	MISC OTHER SERVICES		189.00				
40127416028-25								
0000027001	NICOR GAS COMPANY	10/31/2025		57.72	0.00	Paid	Y	
	GAS-2810 W RT60- OCTOBER 2025	VJANKOWSKI					11/24/2025	
	500-452-47430.000	HEATING FUELS		57.72				
5698117458								
0000027002	NORTH SHORE GAS CO.	11/06/2025		1,157.14	0.00	Paid	Y	
	GAS-300 PLAZA CR-OCTOBER 2025	VJANKOWSKI					11/24/2025	
	500-453-47430.000	HEATING FUELS		1,157.14				
5698172802								
0000027003	NORTH SHORE GAS CO.	11/06/2025		52.73	0.00	Paid	Y	
	GAS-801 E ALLANSON-OCTOBER 2025	VJANKOWSKI					11/24/2025	
	500-453-47430.000	HEATING FUELS		52.73				
18960060137-102								
0000027004	NICOR GAS COMPANY	11/03/2025		58.06	0.00	Paid	Y	
	GAS-3716 CANTON CR LIFT-OCTOBER 2025	VJANKOWSKI					11/24/2025	
	500-452-47430.000	HEATING FUELS		58.06				
70391475285-102								
0000027005	NICOR GAS COMPANY	11/03/2025		56.50	0.00	Paid	Y	
	GAS-3585 GRND DOM LIFT-OCTOBER 2025	VJANKOWSKI					11/24/2025	
	500-452-47430.000	HEATING FUELS		56.50				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check								
111025-002								
0000027009	MIKE BOSTON	11/10/2025		25.00	0.00	Paid	Y	
		VJANKOWSKI					11/24/2025	
	100-281-46340.000 CONV/SCHOOLS/MTGS			25.00				
MCD-OCT 2025								
0000027010	MCDONALD'S #4532	10/31/2025		26.22	0.00	Paid	Y	
	PRISONER MEALS OCTOBER 2025	VJANKOWSKI					11/24/2025	
	100-301-47020.000 PRISONER'S BOARD			26.22				
8230542232								
0000027011	MOTOROLA SOLUTIONS STARCOM21 NETWOR	10/25/2025		20,448.64	0.00	Paid	Y	26-00643
		VJANKOWSKI					11/24/2025	
	291-316-48420.000 RADIOCENTRAL PROGRAMMING			1,248.64				
	291-316-48420.000 SMARTPROGRAMMING			4,800.00				
	291-316-48420.000 APX NEXT SMARTCONNECT SUBSCRIPTION			4,800.00				
	291-316-48420.000 SMARTLOCATE			4,800.00				
	291-316-48420.000 SMARTMAPPING			4,800.00				
205127								
0000027012	LAKELAND/LARSEN ELEVATOR CORP	11/01/2025		466.00	0.00	Paid	Y	
	QUARTERLY ELEVATOR MAINTENANCE	VJANKOWSKI					11/24/2025	
	100-301-46620.000 MT BUILDING & GROUNDS			466.00				
9312975499								
0000027013	LAWSON PRODUCTS, INC.	11/10/2025		164.57	0.00	Paid	Y	
	TRUCK ELECTRICAL CONNECTORS	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			164.57				
9312975498								
0000027014	LAWSON PRODUCTS, INC.	11/10/2025		169.50	0.00	Paid	Y	
	PLOW BOLTS	VJANKOWSKI					11/24/2025	
	100-430-47526.000 MT MTLS DUMP TRUCKS			169.50				
154366								
0000027018	PARTNERS & PAWS VET SRVCS, LLC	08/28/2025		116.43	0.00	Paid	Y	
	MEDICINE FOR K9 MILLIE	VJANKOWSKI					11/24/2025	
	100-305-47099.000 MISC SUPPLIES			116.43				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check CYTOPOINT INJECTION FOR K9 RANGER								
156288								
0000027019	PARTNERS & PAWS VET SRVCS, LLC	10/14/2025		206.00	0.00	Paid	Y	
	CYTOPOINT INJECTION FOR K9 RANGER	VJANKOWSKI					11/24/2025	
	100-305-47099.000 MISC SUPPLIES			206.00				
8484								
0000027021	MUNICIPAL GIS PARTNERS, INC	08/31/2025		2,466.67	0.00	Paid	Y	26-00346
	ANNUAL MGP M365 GOVERNANCE IMPLEMENTATIO	VJANKOWSKI					11/24/2025	
	100-202-46410.000 CONSULTING SERVICES			2,466.67				
PD-AHO 111125								
0000027024	JOAN VASQUEZ	11/11/2025		150.00	0.00	Paid	Y	
	AHO SERVICES 11-11-25	VJANKOWSKI					11/24/2025	
	100-301-46499.000 PROFESSIONAL SERVICES			150.00				
INV177469								
0000027025	TACMED SOLUTIONS LLC	11/11/2025		2,453.74	0.00	Paid	Y	26-00663
	1ST AID EQUIPMENT FOR RAPID TASK FORCE	VJANKOWSKI					11/24/2025	
	100-324-47040.000 OLEAS 4" MODULAR BANDAGE			157.20				
	100-324-47040.000 OLEASE HEMOSTATIC BANDAGE 4" FLAT PKG			408.00				
	100-324-47040.000 ARK CASUALTY THROW KID			849.80				
	100-324-47040.000 BLAST BANDAGE			62.90				
	100-324-47040.000 K9 TOURNIQUET - ORANGE			50.58				
	100-324-47040.000 WOUND CUBE SIMULATOR			880.12				
	100-324-47040.000 SHIPPING			45.14				
193549								
0000027026	HR GREEN COMPANY	10/07/2025		8,548.00	0.00	Paid	Y	26-00424
	DESIGN ENGINEERING SERVICE AGREEMENT FOR	VJANKOWSKI					11/24/2025	
	280-446-48745.000 DRAINAGE IMPROVEMENTS			8,548.00				
GARCIA-STARS 11								
0000027031	XITLALLY GARCIA	11/11/2025		250.00	0.00	Paid	Y	
	DOWN PAYMENT - STARS ON PARADE - ARTIST	VJANKOWSKI					11/24/2025	
	100-108-46999.000 MISC OTHER SERVICES			250.00				
6123814929								
0000027033	VERIZON	09/30/2025		70.06	0.00	Paid	Y	
	LIFT STATION #4	VJANKOWSKI					11/24/2025	
	500-452-47330.000 MOBILE PHONE CHARGES			70.06				

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Pay By Check Type: Paper Check LIFT STATION $4								
6126301478								
0000027034	VERIZON	10/31/2025		70.08	0.00	Paid	Y	
	LIFT STATION $4	VJANKOWSKI					11/24/2025	
	500-452-47330.000 MOBILE PHONE CHARGES			70.08				
303865								
0000027042	IOWA PRISON INDUSTRIES	11/12/2025		257.93	0.00	Paid	Y	
	SIGN BLANKS FOR NEW STREET SIGNS	VJANKOWSKI					11/24/2025	
	100-441-47547.000 MT MTLS SIGNS			257.93				
8282217354								
0000027044	MOTOROLA SOLUTIONS STARCOM21 NETWOR	10/09/2025		78,290.87	0.00	Paid	Y	26-00634
	PURCHASE OF 4 MOBILE STARCOM RADIOS & 7	VJANKOWSKI					11/24/2025	
	291-316-48420.000 APX NEXT XE PORTABLE STARCOM RADIOS			78,290.87				
1187157621								
0000027045	MOTOROLA SOLUTIONS STARCOM21 NETWOR	10/13/2025		6,468.14	0.00	Paid	Y	26-00634
	PURCHASE OF 4 MOBILE STARCOM RADIOS & 7	VJANKOWSKI					11/24/2025	
	291-316-48420.000 APX NEXT XE PORTABLE STARCOM RADIOS			6,468.14				
1187157624								
0000027046	MOTOROLA SOLUTIONS STARCOM21 NETWOR	10/13/2025		23,403.56	0.00	Paid	Y	26-00634
	PURCHASE OF 4 MOBILE STARCOM RADIOS & 7	VJANKOWSKI					11/24/2025	
	291-316-48420.000 APX 4500 MOBILE STARCOM RADIOS			23,403.56				
157389								
0000027047	PARTNERS & PAWS VET SRVCS, LLC	11/10/2025		809.38	0.00	Paid	Y	
	POLICE/WORKING K9 ANNUAL EXAM FOR K9 RAN	VJANKOWSKI					11/24/2025	
	100-305-47099.000 MISC SUPPLIES			809.38				
PD-OCT 2025								
0000027048	ATLAS CAR WASH	10/31/2025		8.00	0.00	Paid	Y	
	CAR WASH OCTOBER 2025	VJANKOWSKI					11/24/2025	
	100-305-46644.000 MT PATROL VEHICLES			8.00				
1V6L-PNCJ-6MHR								
0000027050	AMAZON CAPITAL SERVICES, INC.	11/12/2025		20.88	0.00	Paid	Y	
	CONDIMENTS	VJANKOWSKI					11/24/2025	
	500-461-47015.000 OFFICE SUPPLIES			20.88				

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 ENGINEERING SERVICES FOR WIRTZ DEVELOPMENT								
4485.031-10								
0000027057	GEWALT HAMILTON ASSOC INC	11/12/2025		1,567.50	0.00	Paid	Y	
	ENGINEERING SERVICES FOR WIRTZ DEVELOPME	VJANKOWSKI						11/24/2025
	630-000-27775.000 CONC 2022-006 WIRTZ			1,567.50				
4485.040-4								
0000027058	GEWALT HAMILTON ASSOC INC	11/12/2025		840.00	0.00	Paid	Y	26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI						11/24/2025
	100-410-46410.000 CONSULTING SERVICES			840.00				
4485.041-5								
0000027059	GEWALT HAMILTON ASSOC INC	11/12/2025		9,851.70	0.00	Paid	Y	26-00243
	2025 (FY26) ON-CALL ENGINEERING SERVICES	VJANKOWSKI						11/24/2025
	100-410-46410.000 CONSULTING SERVICES			9,731.70				
	630-000-27793.000 CONC 2025-002 - 540 N SEYMOUR			120.00				
4485.122-6								
0000027060	GEWALT HAMILTON ASSOC INC	11/12/2025		69.00	0.00	Paid	Y	26-00289
	CONSTRUCTION INSPECTION SERVICES FOR THE	VJANKOWSKI						11/24/2025
	210-442-48740.000 STREETS			69.00				
4485.123-4								
0000027061	GEWALT HAMILTON ASSOC INC	11/12/2025		9,660.00	0.00	Paid	Y	26-00696
	CONSTRUCTION ENGINEERING SERVICES FOR I3	VJANKOWSKI						11/24/2025
	630-000-27540.000 REVIEW PROCESS ESCROW			9,660.00				
4485.473-5								
0000027062	GEWALT HAMILTON ASSOC INC	11/12/2025		4,106.40	0.00	Paid	Y	26-00241
	CONSTRUCTION INSPECTION SERVICES FOR THE	VJANKOWSKI						11/24/2025
	210-442-48740.000 STREETS			4,106.40				
4485.474-4								
0000027063	GEWALT HAMILTON ASSOC INC	11/12/2025		19,308.50	0.00	Paid	Y	26-00499
	2026 (FY27) DESIGN ENGINEERING SERVICES	VJANKOWSKI						11/24/2025
	210-442-48740.000 STREETS			19,308.50				
0725595000-1025								
0000027064	COMED	10/03/2025		70.25	0.00	Paid	Y	
	937 NE HOLCOMB LIFT STN 09/02-10/02/25	VJANKOWSKI						11/24/2025
	500-452-47420.000 ELECTRIC LIGHT/POWER			70.25				

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 1690 S BUTTERFIELD LIFT STN 09/05-10/07/25							
3306834000-1025							
0000027065	COMED	10/09/2025		109.53	0.00	Paid	Y
	1690 S BUTTERFIELD LIFT STN 09/05-10/07/	VJANKOWSKI					11/24/2025
	500-452-47420.000	ELECTRIC LIGHT/POWER		109.53			
SI002127							
0000027066	PROSAFETY INC.	07/31/2025		1,310.40	0.00	Paid	Y
	JULIE LOCATING PAINT	VJANKOWSKI					11/24/2025
	100-420-47090.000	JULIE LOCATING SUPPLIES		436.80			
	500-462-47090.000	JULIE LOCATING SUPPLIES		436.80			
	500-452-47090.000	JULIE LOCATING SUPPLIES		436.80			
228727							
0000027068	AIR ONE EQUIPMENT INC	11/13/2025		325.00	0.00	Paid	Y
	DUTY BOOTS FOR S. D'INCOGNITO	VJANKOWSKI					11/24/2025
	100-321-47140.000	SAFETY SHOES & GLASSES		325.00			
444804386001							
0000027069	ODP BUSINESS SOLUTIONS, LLC	11/03/2025		295.22	0.00	Paid	Y
		VJANKOWSKI					11/24/2025
	100-301-47015.000	OFFICE SUPPLIES		295.22			
66421125							
0000027070	AMALGAMATED BANK OF CHGO	11/01/2025		475.00	0.00	Paid	Y
	PAYING AGENT FEE BOND SERIES 2017	VJANKOWSKI					11/24/2025
	300-000-46436.000	PAYING AGENT FEE		475.00			
300036685							
0000027071	SHERIFF OFFICE-TRAINING FACILITY	11/05/2025		375.00	0.00	Paid	Y
	RANGE USE 10-01-25	VJANKOWSKI					11/24/2025
	100-305-46340.000	CONV/SCHOOLS/MTGS		375.00			
CONTINV014662							
0000027081	IMAGING ESSENTIALS INC	11/14/2025		250.00	0.00	Paid	Y
	LARGE COPIER/SCANNER	VJANKOWSKI					11/24/2025
	100-410-46613.000	MT COPIERS		250.00			
16PD-1KKL-MNM4							
0000027093	AMAZON CAPITAL SERVICES, INC.	11/14/2025		16.60	0.00	Paid	Y
	BATTERIES FOR PW OFFICE	VJANKOWSKI					11/24/2025
	100-410-47015.000	OFFICE SUPPLIES		16.60			
Total Pay By Check Type Paper Check:							

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
Pay By Check Type: Paper Check BATTERIES FOR PW OFFICE								
				1,098,136.02	0.00			
# of Invoices: 325	# Due: 0	Totals:		3,180,276.35	0.00			
# of Credit Memos: 13	# Due: 0	Totals:		(1,871.76)	0.00			
Net of Invoices and Credit Memos:				3,178,404.59	0.00			

--- TOTALS BY GL BANK ---

POOL	TOTAL	3,178,404.59

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-25100.000	16,239.60
100-000-26080.000	12,111.74
100-000-34670.000	6,834.56
100-000-34699.000	10,682.00
100-105-46999.000	220.35
100-108-46999.000	4,406.25
100-109-46899.000	299.99
100-111-47015.000	136.00
100-111-47099.000	663.40
100-201-46340.000	236.04
100-201-46613.000	35.19
100-201-46899.000	10,876.90
100-201-47015.000	138.18
100-201-47420.000	639.73
100-202-46410.000	4,933.34
100-202-47012.000	843.45
100-202-47310.000	554.47
100-203-46305.000	345.00
100-203-46340.000	142.97
100-203-46410.000	7,533.47
100-203-46901.000	391.00
100-203-46905.000	5.00
100-205-46004.000	342.00
100-240-46401.000	16,843.75
100-260-48410.000	11,600.00
100-281-46340.000	25.00
100-281-46511.000	100.00
100-301-46305.000	50.00
100-301-46441.000	125.00
100-301-46499.000	150.00
100-301-46620.000	6,233.14
100-301-46910.000	39.13

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
	100-301-47015.000			295.22				
	100-301-47020.000			26.22				
	100-301-47520.000			8.00				
	100-302-46499.000			164,818.75				
	100-304-46340.000			595.00				
	100-304-46999.000			409.35				
	100-305-46340.000			800.00				
	100-305-46644.000			8.00				
	100-305-47099.000			1,616.81				
	100-305-47120.000			847.00				
	100-305-47122.000			700.00				
	100-305-47530.000			4,153.54				
	100-305-47999.000			3,231.90				
	100-306-47015.000			183.68				
	100-321-46305.000			235.00				
	100-321-46620.000			218.54				
	100-321-46911.000			10.00				
	100-321-47030.000			52.82				
	100-321-47120.000			1,019.85				
	100-321-47140.000			325.00				
	100-322-46340.000			250.00				
	100-323-46612.000			1,505.00				
	100-323-46630.000			1,279.06				
	100-323-47070.000			267.95				
	100-323-47530.000			2,047.41				
	100-324-47040.000			4,382.21				
	100-324-47070.000			12.98				
	100-324-47530.000			28,918.40				
	100-410-46410.000			13,371.70				
	100-410-46415.000			4,600.00				
	100-410-46613.000			500.02				
	100-410-47015.000			16.60				
	100-420-46899.000			128.37				
	100-420-47090.000			836.80				
	100-420-47510.000			61.85				
	100-427-46677.000			2,250.00				
	100-427-47420.000			54.78				
	100-430-46340.000			200.00				
	100-430-46641.000			320.00				
	100-430-46643.000			2,591.08				
	100-430-47061.000			25.99				
	100-430-47070.000			467.81				
	100-430-47080.000			27.06				
	100-430-47120.000			150.00				
	100-430-47440.000			22,032.30				
	100-430-47521.000			31.36				
	100-430-47522.000			947.00				
	100-430-47523.000			290.95				
	100-430-47524.000			2,588.95				

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / PO Number / Post Date
	100-430-47525.000			4,060.46			
	100-430-47526.000			3,024.57			
	100-430-47528.000			1,153.19			
	100-430-47535.000			358.71			
	100-440-46410.000			2,404.24			
	100-440-46899.000			6,000.00			
	100-440-47120.000			50.00			
	100-441-46671.000			385.66			
	100-441-46677.000			16,000.00			
	100-441-47070.000			91.30			
	100-441-47120.000			290.30			
	100-441-47420.000			13,997.19			
	100-441-47430.000			174.45			
	100-441-47490.000			60.00			
	100-441-47543.000			1,476.72			
	100-441-47547.000			449.93			
	100-441-47555.000			1,701.84			
	210-442-48740.000			24,826.62			
	210-442-48742.000			86,198.68			
	272-315-48350.000			83,983.40			
	272-335-48330.000			111.25			
	272-445-48360.000			9,618.98			
	280-446-48745.000			8,548.00			
	280-446-49007.000			246,858.00			
	280-446-49207.000			140,764.00			
	291-316-48299.000			10,924.00			
	291-316-48420.000			128,611.21			
	294-294-46620.000			142.28			
	294-294-47420.000			14,136.32			
	294-294-47430.000			477.22			
	300-000-46436.000			475.00			
	300-237-49007.000			456,133.00			
	300-238-49207.000			260,098.63			
	341-265-49006.000			490,000.00			
	341-265-49206.000			65,700.00			
	500-451-46410.000			4,809.00			
	500-452-46645.000			1,725.46			
	500-452-47015.000			18.25			
	500-452-47090.000			1,302.04			
	500-452-47330.000			140.14			
	500-452-47420.000			587.30			
	500-452-47430.000			172.28			
	500-452-47525.000			3,346.40			
	500-452-47528.000			250.49			
	500-453-46620.000			15,452.30			
	500-453-47050.000			861.77			
	500-453-47051.000			13,251.40			
	500-453-47420.000			25,539.12			
	500-453-47430.000			1,209.87			

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
	500-453-47460.000			32,347.35				
	500-453-47470.000			82.95				
	500-453-47510.000			164.65				
	500-453-47531.000			163.06				
	500-461-46410.000			6,269.00				
	500-461-46415.000			245.00				
	500-461-47015.000			20.88				
	500-462-46450.000			1,072.00				
	500-462-46620.000			3,750.00				
	500-462-46662.000			138.04				
	500-462-46691.000			110.00				
	500-462-47070.000			40.33				
	500-462-47090.000			1,344.60				
	500-462-47120.000			75.57				
	500-462-47420.000			6,981.19				
	500-462-47421.000			119.75				
	500-462-47527.000			(516.70)				
	500-462-47528.000			123.75				
	500-462-47544.000			2,253.56				
	500-462-47563.000			9,915.78				
	500-463-46438.000			607.50				
	500-463-47450.000			145,136.67				
	520-455-49007.000			257,009.00				
	520-455-49207.000			146,553.00				
	520-466-48390.000			9,618.98				
	630-000-27540.000			9,660.00				
	630-000-27775.000			6,436.25				
	630-000-27776.000			1,380.00				
	630-000-27789.000			5.00				
	630-000-27793.000			172.00				
	630-000-27795.000			4,387.50				
	630-000-27797.000			325.00				
	630-000-27798.000			975.00				
--- TOTALS BY FUND ---								
	100 CORPORATE			435,165.52	0.00			
	210 ROAD & BRIDGE			111,025.30	0.00			
	272 EQUIPMENT			93,713.63	0.00			
	280 STORMWATER MANAGEMENT			396,170.00	0.00			
	291 9-1-1 SURCHARGE			139,535.21	0.00			
	294 ARCHER BUSINESS CTR			14,755.82	0.00			
	300 BOND LEVY			716,706.63	0.00			
	341 TIF DOWNTOWN 3			555,700.00	0.00			
	500 WATERWORKS & SEWERAGE			279,110.75	0.00			
	520 DEPRECIATION			413,180.98	0.00			
	630 ESCROW DEPOSITS			23,340.75	0.00			
--- TOTALS BY DEPT/ACTIVITY ---								

Invoice Number / Inv Ref #	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted / Post Date	PO Number
	000 NON DEPARTMENTAL			69,683.65	0.00			
	105 POLICE/FIRE COMMISSION			220.35	0.00			
	108 ARTS COMMISSION			4,406.25	0.00			
	109 BEAUTIFICATION COMMITTEE			299.99	0.00			
	111 EXECUTIVE			799.40	0.00			
	201 ADMINISTRATIVE			11,926.04	0.00			
	202 ADMIN SERVICES			6,331.26	0.00			
	203 COMMUNITY DEVELOPEMENT			8,417.44	0.00			
	205 HUMAN RESOURCE			342.00	0.00			
	237 PRINCIPAL (BL)			456,133.00	0.00			
	238 INTEREST (BL)			260,098.63	0.00			
	240 LEGAL			16,843.75	0.00			
	260 CAPITAL PROJECTS			11,600.00	0.00			
	265 DOWNTOWN TIF 3			555,700.00	0.00			
	281 BUILDING - ADMINISTRATION			125.00	0.00			
	294 ARCHER BUSINESS CENTER			14,755.82	0.00			
	301 POLICE - ADMINISTRATION			6,926.71	0.00			
	302 POLICE - COMMUNICATIONS			164,818.75	0.00			
	304 POLICE - INVESTIGATIONS			1,004.35	0.00			
	305 POLICE - PATROL			11,357.25	0.00			
	306 POLICE - RECORDS			183.68	0.00			
	315 POLICE			83,983.40	0.00			
	316 POLICE (911)			139,535.21	0.00			
	321 FIRE - ADMINISTRATION			1,861.21	0.00			
	322 FIRE - PREVENTION			250.00	0.00			
	323 FIRE - FIRE OPERATIONS			5,099.42	0.00			
	324 FIRE - RESQUE OPERATIONS			33,313.59	0.00			
	335 FIRE			111.25	0.00			
	410 PUBLIC WORKS ADMIN			18,488.32	0.00			
	420 FACILITY MAINTENANCE			1,027.02	0.00			
	427 BLDG/GRDS - TRAIN PARK			2,304.78	0.00			
	430 VEHICLE MAINTENANCE			38,269.43	0.00			
	440 STREET - ADMINISTRATION			8,454.24	0.00			
	441 STREET - MAINTENANCE			34,627.39	0.00			
	442 STREET (RB)			111,025.30	0.00			
	445 ARPA SPENDING			9,618.98	0.00			
	446 STREET (SWM)			396,170.00	0.00			
	451 SEWER - ADMINISTRATION			4,809.00	0.00			
	452 SEWER - UPTOWN			7,542.36	0.00			
	453 SEWER -TREATMENT PLANTS			89,072.47	0.00			
	455 ADMINISTRATION SR (DEP)			403,562.00	0.00			
	461 WATER - ADMINISTRATION			6,534.88	0.00			
	462 WATER - MAINTENANCE			25,407.87	0.00			
	463 WATER - METER READING			145,744.17	0.00			
	466 MAINTENANCE WR (DEP)			9,618.98	0.00			

VILLAGE OF
Mundelein
Incorporated in 1909

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of November 24, 2025

Subject: Donation of Found/Unclaimed Bicycles

Financial Impact:

Attachments:

1. R-25-11-83 - Exhibit A - Evidence Listing Bicycles & Scooter

Background:

The Mundelein Police Department currently has thirty-five (35) found/unclaimed bicycles and one (1) scooter in our possession. We would like to donate thirty-five (35) found/unclaimed bicycles and one (1) scooter to Working Bikes, as we have done in the past. Working Bikes is a 501(c)(3) organization founded in 1999. Bicycles are repaired and then donated to areas plagued by poverty, high levels of unemployment, and lack of reliable, accessible transportation throughout the United States and in developing countries. Their local donation program, Cycle of Power and Cycle of Peace, provides bicycles to adults and children in the Chicagoland area. Recipients have experienced hardship, including those in transitional housing, refugee resettlement efforts, and youth programs. Working Bikes will pick up the bikes from the Mundelein Police Department.

We are requesting that the board approve the donation of the attached listing of thirty-five (35) bikes and one (1) scooter to Working Bikes in Chicago.

Recommendation:

Motion to adopt a Resolution to donate found/unclaimed bicycles and scooter in possession of the Mundelein Police Department to Working Bikes in Chicago.

I hereby certify that the attached is an original of

Resolution No. R-25-11-83

that said Resolution was adopted on **November 24, 2025**,

that it was posted in the Village Hall commencing on

11/25/2025 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

_____

Village Clerk

RESOLUTION NO. R-25-11-83

RESOLUTION TO DONATE FOUND/UNCLAIMED BICYCLES IN POSSESSION OF THE MUNDELEIN POLICE DEPARTMENT TO WORKING BIKES IN CHICAGO

WHEREAS, the Mundelein Police Department currently has thirty-five found/unclaimed bicycles and a scooter in its possession ready for auction; and

WHEREAS, the Mundelein Police Department does not have the storage to hold the thirty-five found/unclaimed bicycles and one scooter and any others that are received; and

WHEREAS, the Mundelein Police Department has recommended donating the thirty-five found/unclaimed bicycles and one scooter to Working Bikes in Chicago; and

WHEREAS, the Board of Trustees has determined that it is in the best interests of the Village to donate the thirty-five found/unclaimed bicycles and one scooter to Working Bikes in Chicago.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS that the donation of the thirty-five found/unclaimed bicycles and one scooter, as outlined in **Exhibit A**, is hereby approved.

xxx this 24th day of November 2025, by roll call vote:

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

_____
President

ADOPTED: Monday, November 24, 2025

APPROVED: Monday, November 24, 2025

ATTEST: _____

Village Clerk

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2021-03834 Case Officer: 214 M.Bond
Offense Date/Time: 11/27/2021 - 01:15Hrs Offense: 1360 Criminal Trespass to Vehicle

Item #: 001
Brand: MONGOOSE Model: BRAWLER Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: BLACK 20" BOYS MONGOOSE BRAWLER BICYCLE WITH PEGS
Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-01455 Case Officer: 241 T. Perdue
Offense Date/Time: 05/09/2022 - 12:29Hrs Offense: 7415 Found Item

Item #: 001
Brand: trek Model: 220 Color: RED - RED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: 1 red trek 2220AO4L17107

Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-02259 Case Officer: 214 M.Bond
Offense Date/Time: 07/14/2022 - 21:20Hrs Offense: 7415 Found Item

Item #: 001
Brand: RAZOR Color: RED - RED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Found property
Detail Description: RED FOLDABLE ALUMINUM RAZOR SCOOTER
Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-02768 Case Officer: 230 E. Chrabot
Offense Date/Time: 09/01/2022 - 15:01Hrs Offense: 7415 Found Item

Item #: 001
Brand: huffy Model: kolo Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: blue mens 26 inch bicycleAH20H133273

Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-02786 Case Officer: 206 S. Jarol
Offense Date/Time: 08/30/2022 - 08:38Hrs Offense: 7415 Found Item

Item #: 001
Brand: Huffy Model: AH21L097648 Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Huffy, Black
Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-02941 Case Officer: 229 A. Koumantos
Offense Date/Time: 09/17/2022 - 15:51Hrs Offense: 7415 Found Item

Item #: 001
Brand: DIAMONDBACK Model: OCTANE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: A BLACK FEMALE DIAMONDBACK OCTANE 24 SPEED BICYCLE
Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-03198 Case Officer: 218 J. Catinella
Offense Date/Time: 10/10/2022 - 23:42Hrs Offense: 7415 Found Item

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2022-03198 Case Officer: 218 J. Catinella
Offense Date/Time: 10/10/2022 - 23:42Hrs Offense: 7415 Found Item

Item #: 001
Brand: MONGOOSE Model: OUTERLIMIT Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: BLUE/SILVER MONGOOSE BIKE-SERIAL #SNFD10CD0374
Current Custody: Item Submitted Into Property - Garage

Case Number: 2022-04003 Case Officer: 211 S. Balogh
Offense Date/Time: 12/29/2022 - 13:10Hrs Offense: 7415 Found Item

Item #: 001
Brand: NEXT Model: MOUNTAIN BIKE Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: ONE BLACK/RED IN COLOR "NEXT" MOUNTAIN BIKE S/N: LWCMN08580
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00006 Case Officer: 207 P. Rathke
Offense Date/Time: 01/01/2023 - 11:00Hrs Offense: 7415 Found Item

Item #: 001
Brand: Roadmaster Model: Granite Peak Color: GRY - GRAY
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Gray and black Roadmaster bicycle- gray frame, black handle bars, grips, seat, kickstand
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00089 Case Officer: 104 J. Perez Silva
Offense Date/Time: 01/10/2023 - 16:30Hrs Offense: 7415 Found Item

Item #: 001
Brand: SCHWINN Model: SEARCHER Color: MUL - MULTICOLORED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: SILVER/BLUE IN COLOR BICYLESNIDC12DO4400

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00208 Case Officer: 238 N. Torres
Offense Date/Time: 01/25/2023 - 11:55Hrs Offense: 7415 Found Item

Item #: 001
Brand: MAGNA Model: EXXITOR Color: YEL - YELLOW
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: ADULT YELLOW/BLACK BIKE, MAGNA BRAND EXXITOR SERIES TD1089023454TD1089023454

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00406 Case Officer: 104 J. Perez Silva
Offense Date/Time: 02/07/2023 Offense: 7415 Found Item

Item #: 001
Brand: Hoffman Model: CNN Color: WHI - WHITE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: White Bicycle, Serial Number-VA23174VA23174

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00670 Case Officer: 856 J. Peterson
Offense Date/Time: 03/03/2023 - 11:30Hrs Offense: 7415 Found Item

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2023-00670 Case Officer: 856 J. Peterson
Offense Date/Time: 03/03/2023 - 11:30Hrs Offense: 7415 Found Item

Item #: 001
Brand: Giant Model: rincon Color: GRN - GREEN
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: mountian bike green and silverGR749223

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-00954 Case Officer: 104 J. Perez Silva
Offense Date/Time: 03/30/2023 Offense: 7415 Found Item

Item #: 001
Brand: NEXT Model: WIPE OUT Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: BLACK AND BLUE BICYCLE
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-01241 Case Officer: 214 M.Bond
Offense Date/Time: 04/23/2023 - 17:00Hrs Offense: 7415 Found Item

Item #: 001
Brand: BCA Model: SAVAGE Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 20" Boys BCA Savage BicycleG1612187421

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-01398 Case Officer: 202 J. Sanchez
Offense Date/Time: 05/07/2023 - 21:06Hrs Offense: 7415 Found Item

Item #: 001
Brand: Mongoose Model: Teamissue Color: ONG - ORANGE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 1 orange bicycle - Model #R1980WMOT
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-01745 Case Officer: 238 N. Torres
Offense Date/Time: 06/09/2023 - 14:31Hrs Offense: 7415 Found Item

Item #: 001
Brand: next Model: wipeout Color: ONG - ORANGE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: orange/black in color next brand bike8107-42

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-01849 Case Officer: 233 Jacob Oakes
Offense Date/Time: 06/19/2023 - 18:58Hrs Offense: 7415 Found Item

Item #: 001
Brand: Schwinn Model: Sidewinder Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Schwinn Sidewinder black bicycle with blue lettering21GT0000

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-02351 Case Officer: 214 M.Bond
Offense Date/Time: 08/03/2023 - 11:25Hrs Offense: 7415 Found Item

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2023-02351 Case Officer: 214 M.Bond
Offense Date/Time: 08/03/2023 - 11:25Hrs Offense: 7415 Found Item

Item #: 001
Brand: Huffy Model: Highland Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 26" Ladies Huffy Highland Mountain BikeAH19E042874

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-02397 Case Officer: 209 Alexis Valdes
Offense Date/Time: 08/07/2023 - 11:30Hrs Offense: 7415 Found Item

Item #: 001
Brand: KENT Model: 2.4 Terra Color: SIL - SILVER OR ALUMINUM
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Silver mountain bike with serial number GS52493
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-02618 Case Officer: 244 P. Ahern
Offense Date/Time: 08/28/2023 - 13:14Hrs Offense: 7415 Found Item

Item #: 001
Brand: PACIFIC Model: PLATINUM Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: (1) BLACK, ORANGE, AND BLUE PACIFIC PLATINUM MOUNTAIN BICYCLESNFSDC5F38922

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-02772 Case Officer: 239 C. Valenziano
Offense Date/Time: 09/11/2023 - 20:06Hrs Offense: 7415 Found Item

Item #: 001
Brand: Huffy Color: PLE - PURPLE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Purple Bike
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-03095 Case Officer: 856 J. Peterson
Offense Date/Time: 10/11/2023 - 11:25Hrs Offense: 7415 Found Item

Item #: 001
Brand: trek Model: jet Color: SIL - SILVER OR ALUMINUM
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: Childs bike black blue and silverWTU230MO491A
TBT-1265
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-03299 Case Officer: 210 J. Devore
Offense Date/Time: 11/01/2023 - 15:02Hrs Offense: 7415 Found Item

Item #: 001
Brand: RHINO Model: AL24 Color: MUL - MULTICOLORED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 1-SIL/BLU RHINO AL24 MOUNTAIN BICYCLE
Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-03478 Case Officer: 241 T. Perdue
Offense Date/Time: 11/16/2023 - 08:55Hrs Offense: 7415 Found Item

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2023-03478 Case Officer: 241 T. Perdue
Offense Date/Time: 11/16/2023 - 08:55Hrs Offense: 7415 Found Item

Item #: 001
Color: GRY - GRAY
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: one gray bmx style bike970178

Current Custody: Item Submitted Into Property - Garage

Case Number: 2023-03862 Case Officer: 227 M. Pyrek
Offense Date/Time: 12/24/2023 - 09:33Hrs Offense: 7415 Found Item

Item #: 001
Brand: Diamond Back Model: Ascent Color: GRY - GRAY
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: gray diamond back ascent mountain bike
Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00003738 Case Officer: 225 I. Hernandez
Offense Date/Time: 04/23/2024 Offense: 7415 Found Item

Item #: 001
Brand: AVIGO Color: MUL - MULTICOLORED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Found property
Detail Description: GREEN AND BLACK BICYCLE
Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00011533 Case Officer: 856 J. Peterson
Offense Date/Time: 07/30/2024 - 11:59Hrs Offense: 7415 Found Item

Item #: 001
Brand: MAGNA Model: GLACIER POINT Color: PNK - PINK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 15 SPEED FLAT FRONT TIRE INOPERABLE CONDITION
Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00014984 Case Officer: 228 Paul Viduya Jr.
Offense Date/Time: 09/09/2024 - 18:30Hrs Offense: 7415 Found Item

Item #: 001
Brand: KENT Model: 2 COOL Color: PNK - PINK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: PINK KENT 20" 2 COOL BICYCLEAH23L081561

Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00018132 Case Officer: 1102 Osbaldo Cardenas
Offense Date/Time: 10/19/2024 - 10:44Hrs Offense: 5083 Recovered Property ONLY

Item #: 001
Brand: MAGNA Model: IMPACT HIGH Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: BLUE WITH RED WHITE AND BLUE LETTERING
Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00020562 Case Officer: 856 J. Peterson
Offense Date/Time: 11/15/2024 - 09:09Hrs Offense: 7415 Found Item

Mundelein Police Department
Item Final Process Listing

Item Process = AUCL - Send Letter for Auction

Case Number: 2024-00020562 Case Officer: 856 J. Peterson
Offense Date/Time: 11/15/2024 - 09:09Hrs Offense: 7415 Found Item

Item #: 001
Brand: SCHWINN Model: RANGER Color: PLE - PURPLE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: FEMALE BIKE05210084-0

Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-0021159 Case Officer: 243 A. Hurley
Offense Date/Time: 11/22/2024 - 03:26Hrs Offense: 5083 Recovered Property ONLY

Item #: 001
Brand: schwinn Model: road Color: BLU - BLUE
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 1 blue schwinn road bicycle with misc bags of prperty attached
Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00664 Case Officer: 238 N. Torres
Offense Date/Time: 02/27/2024 - 10:45Hrs Offense: 7415 Found Item

Item #: 001
Brand: HYPER Model: HYPER Color: BLK - BLACK
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: Department Inventory - Qty: 1 - Bicycle
Detail Description: Black in color, Hyper brand Bicycle SERIAL# HJDM15A00712HJDM15A00712

Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00733 Case Officer: 228 Paul Viduya Jr.
Offense Date/Time: 03/04/2024 - 23:46Hrs Offense: 7415 Found Item

Item #: 001
Brand: HUFFY Model: ROCKCREEK Color: SIL - SILVER OR ALUMINUM
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: 1 SILVER HUFFY ROCKCREEK MOUNTIAN BIKESNHT123G25176

Current Custody: Item Submitted Into Property - Garage

Case Number: 2024-00815 Case Officer: 221 Walter Rodriguez
Offense Date/Time: 03/12/2024 - 19:25Hrs Offense: 7415 Found Item

Item #: 001
Brand: SCHWINN Model: CRUSIER SIX Color: RED - RED
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: BLK & RED MOUNTAIN BIKE
Current Custody: Stored in Locker - Garage

Case Number: 2024-00816 Case Officer: 257 S. Kroll
Offense Date/Time: 03/12/2024 - 20:31Hrs Offense: 1811 Possession of Cannabis 30 GM and Under

Item #: 002
Packaging/Quantity/Item Type: Packaging/Quantity/Item Type: The following item was collected: - Qty: 1 - Bicycle
Detail Description: BLACK AND PINK GENESIS SPY GIRL BICYCLE SERIAL #D1JC1388116
Current Custody: Stored in Locker - Garage

Subtotal Item Process:
# of Items: 36 # of Items * Qty: 36.00

Mundelein Police Department
Item Final Process Listing

Grand Total
Total # of Items: 36 Total # of Items * Qty" 36.00