



AGENDA
VILLAGE BOARD MEETING NO. 3335
January 12, 2026 - 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. Approve the Board of Trustees Regular meeting minutes from December 8, 2025

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

- A. Presentation: Bird City Illinois

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

- A. **Meeting Call** — Finance Committee Meeting on January 22, 2026 at 3:30 PM at the Village Hall, 300 Plaza Circle, Mundelein, to discuss the TIF II, TIF III, and TIF IV.

- B. Creation of a Class P Liquor License and establishing the corresponding fee

Motion to approve an ordinance amending Chapter 5.76 and Chapter 3.80 creating a new Class P liquor license classification, establishing a corresponding fee, and authorizing the issuance of one (1) Class P license to the Mundelein Park and Recreation District for use at Diamond Lake Recreation Center.

- C. Decrease the Number of Class H Liquor Licenses

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class H liquor licenses authorized in the Village of Mundelein as it

relates to Village Green Golf Course at 2501 North Midlothian Road.

D. Amending Village Code: Meetings

Motion to pass an Ordinance Amending Sections 2.04.035 and 2.04.070 of the Mundelein Municipal Code to ensure compliance with state law and alignment with current Village practices.

E. IGA Between the Village of Mundelein and Mundelein District 75 for Use of Mundelein Public Works Facility in the Event of an Emergency

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 75 for the use of Mundelein Public Works Facility in the Event of an Emergency.

F. IGA Between the Village of Mundelein and Mundelein District 120 for Use of Mundelein Public Works Facility in the Event of an Emergency

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 120 for the use of Mundelein Public Works Facility in the Event of an Emergency.

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. Housing Market Study Professional Services Agreement

Motion to adopt a Resolution Approving and Authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 26-00758 and payment in an amount not to exceed \$33,750 for a Housing Market Study with Development Planning Partners and Goodman Williams Group.

2. Map Amendment to Rezone the property at 103 South Lake Street

Motion to pass an Ordinance approving a map amendment to rezone the property at 103 South Lake Street, Mundelein, Illinois from R-3 Single Family Residential to R-4 Two-Family Residential.

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

1. Budget Amendment 260-436-48740 - Streets

Motion to authorize the Business Services Manager to sign the 2026 (FY27) MFT Joint Municipality Resurfacing Improvements proposal and the 2026 (FY27) MFT Improvements Design Services Agreement with Gewalt Hamilton Associates for the 2026 (FY27) MFT Improvements Project and authorize purchase order number 26-00745

in the amount of \$5,950.00 and purchase order number 26-00749 in the amount of \$19,805.00.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. TIF 2 Note Expense Amendment

Motion to approve the budget amendment increase for TIF 2.

2. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between December 9, 2025 and ending January 12, 2026 in the amount of \$3,012,339.39.

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

1. Amending Village Code: Administrative Adjudication

Motion to pass an Ordinance Amending Chapter 2.101 of the Mundelein Municipal Code to replace certified mail with first-class mail for service of administrative notices and remove outdated language regarding driver's license suspension, including repeal Section 2.101.120.

F. Building Committee (Krinski, Ugaste, Schwenk)

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval

Motion to approve the Executive Session Meeting Minutes for the September 22, 2025 meeting.

2. GIS Consortium Membership

Motion to authorize the Business Services Manager to sign the annual service provider contract with the Village's GIS Consortium Service Provider, Municipal GIS Partners, Inc.

3. IRMA 2026 Annual Contribution

Motion to approve purchase order number 26-00750 in the amount of \$807,862 to IRMA for the 2026 Annual Contribution.

4. Verigreen Development - Annual TIF

Motion to approve purchase order number 26-00751 in the amount of \$21,346.66 to Verigreen Development for the Annual TIF Payment year 2024 paid 2025.

5. Mundelein Downtown Properties LLC - TIF 2 Note

Motion to approve purchase order number 26-00753 in the amount of \$544,891.42 to Mundelein Downtown Properties LLC for FY26 replacement TIF 2 Note.

6. Morris Station LLC - TIF 2 Note

Motion to approve purchase order number 26-00754 in the amount of \$174,817.53 to Morris Station LLC for FY26 TIF 2 Note Payment.

7. DR Horton Inc-TIF 4 Note

Motion to approve purchase order number 26-00756 in the amount of \$293,394.00 to DR Horton Inc for FY26 TIF 4 Note Payment.

8. Budget Amendment & Purchase of David Clark wireless systems for fire apparatus

Motion to approve a budget amendment in the amount of \$47,500 to GL account 291-316-484200 for purchase order number 26-00737 and payment in the amount of \$47,500 to Baycom for the purchase of the David Clark Intercom System.

9. Budget Amendment & Purchase of Jail Monitoring Equipment

Motion to approve the budget amendment, purchase order number 26-00763 and payment for the purchase and installation of software and hardware to replace jail monitoring equipment for the Mundelein Police Department in the amount of \$60,000 to Active Alarm Company.

XI. 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

XII. OTHER BUSINESS

XIII. 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 3334th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on December 8, 2025 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustee Grieco, Trustee Juarez, Trustee Krinski, Trustee Lambert, Trustee Schwenk, Trustee Ugaste
ABSENT: None

Village Attendance

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

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from November 24, 2025.

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

PUBLIC COMMENTARY

None

PRESENTATIONS / AWARDS

Liquor License Letter of Interest - 440 East Hawley

The Petitioner presented his concept. He has been in business for over 25 years. He is interested in having an upscale restaurant/bar with coffees and video gaming (besides serving alcohol). It would be a cocktail bar/gaming facility serving food. They would use the rooftop (if they could get it as part of their lease) for tasting events, entertainment events, solo jazz, etc. Mayor Meier interjected that a full kitchen would be necessary for video-gaming, Petitioner asked what that would consist of. Administrator Guenther explained what that would entail. Trustee Lambert asked why there was no food revenue listed in Petitioner's business plan/packet; Ms. Lambert said she had a hard time reconciling petitioner wanting to open a restaurant without listing any food revenue. Petitioner responded that they were not sure about food revenue. Trustee Schwenk asked if this concept would work without gaming. Trustee Juarez echoed the same questions and said he would like to see a better plan first as did Trustee Ugaste. Trustee Krinski questioned the noise issue if there would be music since there is a residential area close-by. Mr. Schwenk weighed in that this would parallel another one of petitioner's businesses in Round Lake--he checked out that business on-line, he said this looks very much like a gaming lounge that the Board has worked very hard to keep out of the Village. Also he stated that during his time on the Board he has never voted for video-gaming. He will vote to give the Petitioners an alcohol license and see how that goes. Trustee Grieco said she likes the idea of a coffee place; she lives in that area and it needs a coffee spot.

Mayor Meier said that the Board is fine with giving a liquor license to the petitioner if all requirements for one are met. Ms. Lambert made it very clear, when the petitioner questioned the gaming issue, that a full kitchen is required for a gaming license. Petitioner responded by saying there doesn't appear to be enough space for a full kitchen. Ms. Lambert replied then maybe this is not the right location for your business. This was reiterated by the Mayor. Mayor Meier clarified again what was necessary for both an alcohol license and a gaming license; Petitioner was giving the application paperwork packet for a liquor license.

Liquor License Letter of Interest - 1080 West Maple Avenue

Petitioner owns the gas station located at 1080 W. Maple Ave. Nowadays people like one-stop shopping and the petitioner would like to create this here. At their other locations, they have restaurants at the other sites--wings places, Dunkin', Mexican places, etc. There are upcoming changes coming to gas stations in Illinois which will be costly, and it's necessary to be able to have the revenues to cover \$300,000 cost. Selling hard liquor would help this. Trustee Lambert pointed out that there is a fully built-out location about a block away (the former Lucky Bites) and when they came before the Board years ago, they also wanted gaming and alcohol but because this site was so close to the High School she was a firm no. Trustee Schwenk stated that based on what he has heard tonight it appears that gaming is the ultimate goal. Mayor Meier

asked the petitioner if the liquor license was necessary for them to move forward. The straw poll came in as mostly negative to the liquor license.

PUBLIC HEARINGS

Call to order the Public Hearing on the Property Tax Levy.

Presentation and Board Discussion

Trustee Ugaste stated that he wanted it to be clear that the 3.2% increase comes from funding the fire/police/staff pensions. There is no increase to the corporate tax levy.

Public Commentary

None.

Action / Motions will be made during the regular board meeting.

Call to Order the Public Hearing for Ivanhoe Farms First Amendment to Annexation Agreement - Date Extension

Presentation and Board Discussion

Director of Community Development Orenchuk made the presentation. The initial expiration date to conclude working on the documents by all the parties was December 31, 2025. The parties all agreed that they were not ready to finalize these documents; there is a new extension request of September 30, 2026. Mayor Meier stated that this is all being done carefully and not being rushed through.

Public Commentary

None

Action / Motions will be made during the regular board meeting.

MAYOR'S REPORT

Canceling the December 22, 2025 Board Meeting

Motion to adopt a Resolution canceling the Village Board Meeting of December 22, 2025, and authorizing the Village Administrator to approve payment of bills between the period of December 09, 2025 and December 22, 2025.

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

Commission Appointment - Terry Skinner - Historical Commission

Motion to approve a commission appointment of Tracy Skinner to the Mundelein Historical Commission.

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

Ordinance Amending Title 5 – Cannabis Business Regulations

Motion to pass an Ordinance Amending Title 5 of the Mundelein Municipal Code to Establish General Cannabis Business Provisions and to Update Regulations for Medical and Adult-Use Cannabis Establishments.

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

Amending Code Definitions: Liquor Licenses

Motion to pass an Ordinance Amending Section 5.76.010 Definitions (Alcoholic Liquors)

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

ABSTAIN: None

Amendment to Business Registrations and Fee Schedule

Motion to approve an ordinance amending Section 5.08.020 and Chapter 3.80 of the Mundelein Municipal Code to update the business registration fee effective with Fiscal Year 2027 registrations and to allow for a fee waiver for qualifying nonprofit organizations.

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

Trustee Ugaste pointed out that it is difficult to raise these fees at the present time since collecting them now is difficult. Trustee Juarez agreed and feels getting the EDC involved with these decisions and does not feel it is a good time to raise these fees and where does these fees go? Administrator Guenther said it goes to a general fund that is used to reimburse the actual time it takes to collect/process these fees. Trustee Schwenk researched the archives back to 2019 and this was the issue then when the dollar amount was going from \$25 to \$35. Trustee Krinski added asking what efforts are made to collect these delinquent fees and maybe if everyone paid what they owed the increase would not be necessary. Mayor Meier explained what these fees fund--we do not charge anyone to be put in the dining guide nor charge businesses to be part of events that give good visibility to them; we give free marketing with the ribbon-cuttings, as an example. We give grants, even to businesses that do not pay this fee.

Video Gaming Terminals — Smokin' Jack's BBQ, Inc.

Motion to pass an Ordinance amending Chapter 5.98 of the Mundelein Municipal Code to increase the total number of authorized Video Gaming Terminals by six (6) terminals within the Village of Mundelein as it relates to Smokin' Jack's BBQ, Inc. at 32 East Park Street.

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

Trustee Krinski asked for clarification of the amount of machines.

Facilities License Agreement - The Catholic Bishop of Chicago

Motion to adopt a resolution authorizing the Village of Mundelein to enter into a facilities license agreement with the Catholic Bishop of Chicago.

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

Mayor Meier made a statement concerning the leaf pickup: we have had a hard time this year with the Groot Leaf Pickup. The leaves dropped late and then the heavy snow came. Groot has said they will be picking up leaves when the snow is gone and the piles melt but it will take weeks to get through the whole Village and with how the weather is going so this may take some time; the Mayor remembers leaves being picked up in her area in February years ago.

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

Trustee Grieco thanked the MCC for a great tree-lighting--they created a magical event.

2026 Chicago Grit Bike Race Contract

Motion to adopt a Resolution approving the 2026 Mundelein Cycling Grand Prix and Authorizing the Execution of a Cycling Race Agreement for an amount not to exceed \$10,000.00.

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

Trustee Schwenk asked about the route for the race--is it going to be the same as last year--yes it is. It really impacts the residents but ideally this will be the last year this route will be used (due to the construction at the Plaza Circle).

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

First Amendment to Annexation Agreement Ivanhoe Village

Motion to adopt a Resolution Approving a First Amendment to Annexation Agreement for Ivanhoe Village.

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

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

None

Finance Committee (Schwenk, Ugaste, Grieco)

Property Tax Levy Ordinance - May 1, 2025 - April 30, 2026

Motion to pass an Ordinance providing for the Levy of Property Taxes for the Current Fiscal Year beginning on May 1, 2025 and ending April 30, 2026 in the amount of \$19,022,160.

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

Property Tax Levy Abatement Ordinance 2025

Motion to pass an Ordinance providing for the Partial Abatement of the Levy of Property Taxes for the Bond Levy Fund of the Village of Mundelein for 2025 of \$1,698,231

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

Grocery Tax Ordinance

Motion to pass an Ordinance Implementing the Village of Mundelein Grocery Sales Tax

of 1%, effective July 1, 2026 replacing the State of Illinois Grocery Tax.

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

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 25, 2025 and ending December 8, 2025 in the amount of \$1,362,839.32.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

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

Motion to approve purchase order number 26-00715 and payment of invoice number GEMTFY26QT1-174 in the amount of \$150,280.03 to the Illinois Department of Health and Family Services HFS Bureau of Fiscal Operations - GEMT.

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

Building Committee (Krinski, Ugaste, Schwenk)

Fire Chief Lark stated to please keep the hydrants clear. Also stay off the ice--not thick enough yet.

Other Reports

None

SCHEDULED BUSINESS

Omnibus Vote Items

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).

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

Motion to reconvene Village Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Ugaste
SECONDER:	Trustee Lambert

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

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

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of January 12, 2026

Subject: Creation of a Class P Liquor License and establishing the corresponding fee

Financial Impact:

The license will be subject to a \$2,500 liquor license fee to be established in the Village Fee Schedule. This is the same fee assessed for banquet service establishments.

Attachments:

None

Background:

The Mundelein Park and Recreation District has submitted a formal request for a liquor license for the sale of alcoholic beverages at Diamond Lake Recreation Center, located at 1016 North Diamond Lake Road. This request was initiated via a letter dated July 25, 2025. On September 24, 2025, after board consensus, the Park District was advised to move forward with the application process.

To accommodate this request and issue a license, staff recommends the creation of a new Class P liquor license classification. This classification would be tailored to allow limited alcohol sales by a park district entity under specific conditions.

The proposed ordinance would amend the Village Code to establish a Class P liquor license, specific to Park District Operations, which would:

- Authorize the sale and service of beer and wine during regular operations.
- Permit full-service bar operations (beer, wine, and spirits) during approved private rental events.
- Limit alcohol service to controlled areas during scheduled events or programs.
- Require wristband identification for all patrons purchasing alcohol during general public use.
- Prohibit outside alcohol and outside vendors unless otherwise licensed.
- Require any employee overseeing alcohol sales or service must be the age of 21 or older.
- Prohibit video gaming on the premises.
- Require compliance with all applicable state and local liquor laws.

Recommendation:

Motion to approve an ordinance amending Chapter 5.76 and Chapter 3.80 creating a new Class P liquor license classification, establishing a corresponding fee, and authorizing the issuance of one (1) Class P license to the Mundelein Park and Recreation District for use at Diamond Lake Recreation Center.

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 January 12, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-01-1
which is entitled

Creation of a Class P Liquor License and establishing the corresponding fee

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 1/13/2026, 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 1/13/2026.

Village Clerk

ORDINANCE NO. O-26-01-1

AN ORDINANCE AMENDING CHAPTER 5.76 AND CHAPTER 3.80 OF THE MUNDELEIN MUNICIPAL CODE TO CREATE A CLASS P LIQUOR LICENSE AND ESTABLISH THE CORRESPONDING FEE

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

WHEREAS, the Mundelein Park and Recreation District has requested authorization to sell and serve alcoholic beverages at the Diamond Lake facility, located at 1016 North Diamond Lake Road; and

WHEREAS, the Village Board finds it in the public interest to create a new liquor license classification to accommodate limited alcohol service by the Park District under controlled conditions including full-service bar options for catered events;

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

SECTION I: A new liquor license classification, Class P, is hereby created and added to Alcoholic Liquor License Classification Chapter 5.76.140 of the Mundelein Municipal Code as follows:

P. Class P - Park District License

A Class P license shall authorize the retail sale and service of alcoholic beverages by the Mundelein Park and Recreation District at designated park district facilities, subject to the following conditions:

A Class P license shall authorize the Mundelein Park and Recreation District to sell and serve alcoholic beverages at designated park district facilities, subject to the following conditions:

1. Authorized Locations: Alcoholic beverages may be sold or served at the Diamond Lake facility located at 1016 North Diamond Lake Road and other park district properties as approved by the Village Board.
2. Facility Use: The Diamond Lake facility is a multi-use public facility owned and operated by the Mundelein Park and Recreation District. Alcohol service is intended to support both:
 - a. Private rental events such as weddings, bridal and baby showers, corporate events, business meetings, reunions, and similar functions where alcohol service is commonly expected.
 - b. Day-to-day operations in conjunction with food service and open recreation offerings.
3. Permitted Beverages:
 - a. A full-service bar, including spirits, may be operated exclusively during private rental events.

- b. Beer and wine may be sold or served during regular operations to complement concession sales and recreational programming.

4. Food Service:

- a. The facility shall ensure the availability of regularly rotating food offerings through counter service or an equivalent or superior food service method.
- b. Full meals for private events shall be catered on-site by approved vendors, as established by the Mundelein Park and Recreation District.

5. The Mundelein Park and Recreation District may also utilize food trucks to satisfy food service requirements for both general public use and private events, provided that all food truck vendors are registered with the Village and operate in compliance with applicable local ordinances.

6. Service Areas: Alcoholic beverages may only be sold or served in designated, controlled areas in line with day-to-day operations and during scheduled events or programs. These areas must be clearly marked and approved by the Police Department.

7. Identification: All patrons must present valid identification prior to the purchase or service of alcoholic beverages. During general public use, patrons who are verified to be of legal drinking age shall be issued a non-transferable wristband indicating eligibility for alcohol service. Wristbands are not required during private, catered events; however, identification must still be verified prior to service. The licensee is responsible for ensuring that alcohol is not served to underage individuals.

8. Outside Alcohol Prohibited: Patrons may not bring their own alcoholic beverages onto park district property during events.

9. Outside Vendors: No outside vendors may sell or serve alcohol, unless separately licensed by the Village. Caterers providing full bar service must be licensed and approved by the Village.

10. Pitchers Prohibited: Alcoholic beverages shall not be sold or served in pitchers.

11. Age of Staff: No employee under the age of 21 may sell or serve alcohol and any employee overseeing alcohol sales or service must be the age of 21 or older.

12. Security: The licensee shall coordinate with the Police Department to provide additional security if deemed necessary.

13. Video Gaming: Video gaming is prohibited on any premises operating under a Class P license.

14. State Compliance: The licensee must comply with all applicable provisions of the Illinois Liquor Control Act and any other relevant state or local regulations.

SECTION II. Chapter 3.80 of the Mundelein Municipal Code is hereby amended to include the following fee: 5.76.140.P | Class P: Park and Recreation District | \$2,500.00 annually.

SECTION III. The Village may issue one (1) Class P license to the Mundelein Park and Recreation District for use at Diamond Lake facility. Additional licenses may be issued upon Village Board approval only.

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

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

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

RESULT:	<input type="checkbox"/>
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Decrease the Number of Class H Liquor Licenses

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the number of Class H Liquor Licenses from three (3) to two (2) as the Village Green Golf Course closed and has not been in operation for greater than sixty (60) consecutive days.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class H liquor licenses authorized in the Village of Mundelein as it relates to Village Green Golf Course at 2501 North Midlothian Road.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on January 12, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-01-2
which is entitled

Decrease the Number of Class H Liquor Licenses

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 1/13/2026, 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 1/13/2026.

Village Clerk

ORDINANCE NO. O-26-01-2

AN ORDINANCE AMENDING CHAPTER 5.76 OF THE MUNDELEIN MUNICIPAL CODE REGULATING THE SALE OF ALCOHOLIC LIQUOR TO DECREASE THE NUMBER OF CLASS H LIQUOR LICENSES AS IT RELATES TO VILLAGE GREEN GOLF COURSE AT 2501 NORTH MIDLOTHIAN ROAD

WHEREAS, the Mundelein Board of Trustees has determined that it would be in the best interest of the Village of Mundelein to decrease the number of Class H Liquor Licenses from three (3) to two (2) as the Village Green Golf Course closed at 2501 North Midlothian and remained closed for greater than 60 consecutive days.

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

SECTION I. Section 5.76.140(H) of the Mundelein Municipal Code is hereby deleted in its entirety and shall henceforth read as follows:

H. CLASS H LICENSE (golf course), which shall authorize the retail sale on the licensed premises described of alcoholic liquor for consumption only on such premises. Said premises may have a full-serve bar thereon. Such licenses may be issued and retained by those establishments which:

- (1) Have seating capacity at tables and booths for a minimum of twenty-five persons for food service, which may consist of sandwiches, snacks and items similar thereto;
- (2) Have a daily fee golf course having not less than eighteen holes; and

The following shall be permitted at a Class H licensed facility:

- (1) The sale of alcoholic liquor at a bar in the clubhouse or at tables.
- (2) The sale of alcoholic liquor from a motorized "beverage cart" or from a beverage facility on the golf course.
- (3) Consumption of alcoholic liquor on the golf course grounds.
- (4) The sale of alcoholic liquor in conjunction with restaurant meal service.
- (5) The sale of alcoholic liquor as part of banquet service, provided the facility is equipped with a banquet room that meets the occupancy requirements of the Mundelein Fire Department.
- (6) The sale of alcoholic liquor from a temporary structure erected on the premises for the purpose of expanding banquet service capabilities of the facility, provided the structure is erected with the property permits and approval of the Village of Mundelein.

The annual fee for each license shall be set forth in the Village Fee Schedule Chapter 3.80 and there shall be no more than a total of two Class H licenses outstanding and in force at any one time.

No alcoholic liquor shall be served or offered for sale on licensed premises from midnight to six a.m.

SECTION II. Severability. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect the remaining provisions of this Ordinance.

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

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

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

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of January 12, 2026

Subject: Amending Village Code: Meetings

Financial Impact:

N/A

Attachments:

1. O-26-01-03 - Exhibit A - Redlined Sections 2.04.035 and 2.04.070

Background:

As part of the ongoing efforts to ensure consistency and clarity in the Municipal Code, staff recommends updating the Code to reflect current legal requirements and long-standing practices regarding the scheduling of meetings on election days and holidays, as well as to streamline the order of business for Village Board meetings.

Section 2.04.035 previously prohibited regular meetings of the Mayor and Board of Trustees from being held on legal holidays, Christmas Eve, and New Year's Eve. However, regular meetings have historically been held on some legal holidays when the Village is not closed, therefore this restriction is no longer consistent with practice. Additionally, recent changes to Illinois law prohibit public meetings on election days. The revised ordinance removes the outdated restriction on regular meetings held on holidays to align with Village holidays instead, prohibits special meetings on legal holidays, and prohibits all meetings on election days in accordance with the Illinois Open Meetings Act.

Section 2.04.070 removes item (10), "Village staff reports," from the formal order of business. In practice, the Village Administrator, Attorney, and Clerk have not historically provided formal reports during board meetings. If a report is ever needed, it can be offered during discussion of specific agenda items or under "Other Business." Removing this item aligns the code with actual meeting procedures and avoids confusion about expectations of staff and the public. Additionally, the final sentence of the section — allowing the Mayor to modify the agenda only with the concurrence of a majority of trustees — has been removed. This change reflects long-standing practice: the Mayor has historically managed the meeting agenda without requiring a formal vote of concurrence. The

Mayor's role as presiding officer already provides the authority to adjust the order of business as needed, and this amendment simply codifies that consistent practice.

Tracked changes of the two code sections can be found in **Exhibit A**.

Recommendation:

Motion to pass an Ordinance Amending Sections 2.04.035 and 2.04.070 of the Mundelein Municipal Code to ensure compliance with state law and alignment with current Village practices.

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 January 12, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-01-3
which is entitled

Amending Village Code: Meetings

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 1/13/2026, 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 1/13/2026.

Village Clerk

ORDINANCE NO. O-26-01-3

AN ORDINANCE AMENDING SECTIONS 2.04.035 AND 2.04.070 OF THE MUNICIPAL CODE REGARDING MEETING SCHEDULING AND ORDER OF BUSINESS

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

WHEREAS, the Illinois Open Meetings Act (5 ILCS 120) governs the scheduling of public meetings and was recently amended to prohibit meetings on election days;

WHEREAS, the Village seeks to clarify its procedures regarding the scheduling of regular meetings on holidays;

WHEREAS, the Village Board desires to amend Section 2.04.035 to prohibit special meetings on legal holidays and to prohibit all meetings on election days including general, primary, and consolidated elections, in accordance with Illinois law and public accessibility;

WHEREAS, the Village Board also desires to amend Section 2.04.070 to streamline the order of business and clarify the role of the Mayor in setting the agenda;

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

SECTION I: Section 2.04.035 of the Village Code is hereby amended to read as follows:

2.04.035 Rescheduling of meetings and restrictions on meeting dates.

(a) Any regular weekly meeting of the president and board of trustees of the Village which falls on a Village designated holiday, including Christmas Eve and New Year's Eve shall not be held on that day and any business to be conducted at such meeting shall be carried forward to the next regular weekly meeting unless by resolution reschedules such regular weekly meeting that falls on the designated holiday to another day of the same week.

(b) A resolution rescheduling a regular meeting shall be passed prior to the meeting to be rescheduled, and posting of a copy of such resolution in the village hall shall be sufficient notice thereof.

(c) No special meeting of any public body of the Village shall be scheduled or held on a legal holiday.

(d) No regular or special meeting of any public body of the Village shall be scheduled or held on the day of a general primary election, general election, consolidated primary election, or consolidated election, in accordance with the Illinois Open Meetings Act.

SECTION II. Section 2.04.070 of the Village Code is hereby amended as follows:

Item (10) is stricken in its entirety, thereby removing “Village staff reports” from the order of business. Items (11) and (12) are renumbered as Items (10) and (11), respectively. The final sentence of this section is also stricken, which reads: *“The mayor, with the concurrence of a majority of the trustees present at the meeting, may add or delete items of business or change the order of items of business set forth on the agenda for that meeting.”*

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such a 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 upon its passage, approval, and publication in pamphlet form (which publication is hereby authorized) as provided by law.

RESULT:	<input type="checkbox"/>
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

Exhibit A – Redlined Amendments to Sections 2.04.035 and 2.04.070

Section 2.04.035 – Rescheduling of meetings and restrictions on meeting dates

~~2.04.035 Rescheduling of meetings falling on holidays.~~

~~(a) Any regular weekly meeting of the president and board of trustees of the village which falls on a legal holiday, Christmas Eve or New Year's Eve shall not be held on that day and any business to be conducted at such meeting shall be carried forward to the next regular weekly meeting unless the board of trustees by resolution reschedules such regular weekly meeting falling on a legal holiday, Christmas Eve or New Year's Eve to another day of the same week.~~

~~(b) Such resolution rescheduling a regular weekly meeting shall be passed prior to the meeting to be rescheduled and posting of a copy of such resolution in the village hall shall be sufficient notice thereof.~~

2.04.035 Rescheduling of meetings and restrictions on meeting dates.

(a) Any regular weekly meeting of the president and board of trustees of the Village which falls on a Village designated holiday, including Christmas Eve and New Year's Eve shall not be held on that day and any business to be conducted at such meeting shall be carried forward to the next regular weekly meeting unless by resolution reschedules such regular weekly meeting that falls on the designated holiday to another day of the same week.

(b) A resolution rescheduling a regular meeting shall be passed prior to the meeting to be rescheduled, and posting of a copy of such resolution in the village hall shall be sufficient notice thereof.

(c) No special meeting of any public body of the Village shall be scheduled or held on a legal holiday.

(d) No regular or special meeting of any public body of the Village shall be scheduled or held on the day of a general primary election, general election, consolidated primary election, or consolidated election, in accordance with the Illinois Open Meetings Act.

Section 2.04.070 – Order of Business

(1) Call to order;

(2) Roll call;

(3) Pledge of allegiance to United States of America;

- (4) Approval of minutes of village board meeting immediately prior thereto;
- (5) Public commentary;
- (6) Public hearings and presentations;
- (7) Mayor's report including appointments, proclamations, communications, petitions, motions, resolutions, ordinances and other business not on omnibus vote agenda or included in trustees' reports;
- (8) Trustees' reports including committee reports and motions, resolutions and ordinances relating thereto;
- (9) Omnibus vote agenda;
- ~~(10) Village staff reports including reports of village administrator, attorney and village clerk;~~
- (10+) Other business;
- (11±) Executive sessions and similar proceedings, if any.

~~The mayor, with the concurrence of a majority of the trustees present at the meeting, may add or delete items of business or change the order of items of business set forth on the agenda for that meeting.~~



To: Mayor and Board of Trustees

From: Eric Guenther, Village Administrator

For: Village Board Meeting of January 12, 2026

Subject: IGA Between the Village of Mundelein and Mundelein District 75 for Use of Mundelein Public Works Facility in the Event of an Emergency

Financial Impact:

N/A

Attachments:

1. Mundelein School District 75 - Emergency Sheltering IGA

Background:

District 75 approached the Village asking to utilize our Public Works Facility as part of their overall disaster response plan. Specifically, our facility would be utilized as a reunification center in the event of a full evacuation of District 75 schools.

Recommendation:

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 75 for the use of Mundelein Public Works Facility in the Event of an Emergency.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MUNDELEIN AND MUNDELEIN SCHOOL DISTRICT 75 FOR USE OF MUNDELEIN PUBLIC WORKS FACILITY IN THE EVENT OF AN EMERGENCY

THIS AGREEMENT is entered into this 12th day of January 2026, (hereinafter referred to as "Effective Date"), by and between the Village of Mundelein, an Illinois home rule municipal corporation, (hereinafter referred to as "Village") and Mundelein School District 75, (hereinafter referred to as "District"); collectively, the Parties and individually, Party; and

WHEREAS, both Parties recognize that natural or man-made emergency occurrences may result in a situation where the District must evacuate students and staff and that the Village's facility located at 801 Allanson Road, Mundelein ("Public Works Facility") is adequate to provide shelter and assistance to students and staff evacuated during emergency situations when the students and staff have a need to be sheltered; and

WHEREAS, it is in the best interests of both the Village and the District to enter into this Agreement;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in the exercise of their powers and authority under the intergovernmental cooperation provisions of Article VII, Section 10 of the Illinois Constitution of 1970, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., and other applicable authority, the Parties do hereby agree as follows:

Section 1: Incorporation of Recitals

The foregoing recitals are hereby incorporated herein and made a part of this Agreement.

Section 2: Emergency use of the Public Works Facility

In the event of a natural or man-made emergency occurrence that impacts the habitability of the District's facilities and necessitates the evacuation of students and staff, the Village agrees to allow the District the use of its Public Works Facility to provide shelter and assistance to students and staff evacuated during emergency situations when the students and staff have a need to be sheltered. The Village may continue to use its Public Works Facility during the evacuation period.

Section 3: Obligations of the Village

The Village will be responsible for opening the building and developing procedures for making the building accessible, including restrooms and an area with phone and internet connection (if available) for District administrative personnel.

Section 4: Obligations of the District

- A. The District will make every effort to notify the Village of Mundelein Public Works of evacuation possibilities with as much notice as possible. The Parties will coordinate respective contact information.
- B. The District will provide supervision for all students and staff during the time that the facility is used as an emergency shelter site.
- C. The District agrees that it shall exercise reasonable care in the conduct of its activities in said facilities and further agrees to replace or reimburse the Village for any items, materials, equipment, or supplies that may be

used by the District in the conduct of its sheltering activities in said facilities.

- D. The District shall be responsible for replacing, restoring, or repairing damage occasioned by the use of any building, facilities, or equipment belonging to the Village.
- E. The District shall reimburse the Village for any bona fide expenditure of personnel required to maintain the facility, including overtime costs, upon production of receipts or time sheets, except for the Village's operational or administrative fees.
- F. The District shall provide any and all releases of information to the press and media. Requests for interviews or information submitted to the Village shall be directed to the Mundelein School District's Public Information Officer or the Superintendent of Schools.
- G. The District shall make every effort to recognize the hospitality of the Village in any press or media releases pertaining to the re-location and sheltering of students and staff.

Section 5: Waiver; Release; Indemnity

The District agrees to indemnify, defend, and hold harmless the Village, its officers, agents and employees, for any and all claims, demands, liabilities, damages, injury, causes of action, suits in law or in equity, costs and expenses, including reasonable attorneys' fees, of any kind or nature whatsoever, arising either directly or indirectly from this Agreement. Nothing in this Agreement prevents either Party from asserting any tort immunities or other legal defenses against lawsuits instituted by any nonparty against one or both parties to this Agreement.

Section 6: Employment Status and Compensation/Relation of the Parties

While operating on the premises of the Public Works Facility, the District employees shall remain employees of the District for all purposes, including workers' compensation insurance and postings, salary, benefits, and appropriate equipment. The District shall maintain sufficient workers compensation and employers liability insurance which covers its own employees operating in and around the Public Works Facility. In the performance of this Agreement, both Parties hereto will be acting in their individual governmental capacities and not as agents, employees, partners, joint ventures, or associates of each other. The employees, agents, or subcontractors of one Party shall not be deemed or construed to be the employees or agents of the other Party.

Nothing in this Agreement is intended, or shall be construed or applied, to create the relationship of principal and agent, partners, or joint ventures between the Village and the District.

Section 7: Insurance

Each party shall maintain liability insurance coverage with minimum limits of \$1 million which covers their respective operations on the Public Work Facility premises and their obligations undertaken pursuant to this Agreement. Each party shall provide a certificate of insurance stating the aforementioned coverage upon request.

Section 8: Term

This Agreement shall be effective for 5 years commencing on the date of full execution of this Agreement and terminating on the last day before the fifth annual anniversary of the Effective Date, unless otherwise terminated as provided hereinafter. Either Party shall have the right to terminate this Agreement upon 60

Section 15: Entire Agreement

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements in negotiations between the parties relating to the subject matter hereof.

Section 16: Execution

This Agreement may be executed in counterparts or duplicate originals or with separate signature pages, each of which shall constitute and be deemed on the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

VILLAGE OF MUNDELEIN

MUNDELEIN SCHOOL DISTRICT 75

By: _____

By: _____

Its: _____

Its: _____

Dated: _____

Dated: _____

Attest: _____

Village Clerk

To: Mayor and Board of Trustees

From: Eric Guenther, Village Administrator

For: Village Board Meeting of January 12, 2026

Subject: IGA Between the Village of Mundelein and Mundelein District 120 for Use of Mundelein Public Works Facility in the Event of an Emergency

Financial Impact:

N/A

Attachments:

1. Mundelein School District 120 - Emergency Sheltering IGA

Background:

District 120 approached the Village asking to utilize our Public Works Facility as part of their overall disaster response plan. Specifically, our facility would be utilized as a reunification center in the event of a full evacuation of District 120 schools.

Recommendation:

Motion to authorize the Village Administrator to sign the Intergovernmental Agreement between the Village of Mundelein and the Mundelein School District 120 for the use of Mundelein Public Works Facility in the Event of an Emergency.

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF MUNDELEIN AND MUNDELEIN SCHOOL DISTRICT 120 FOR USE OF MUNDELEIN PUBLIC WORKS FACILITY IN THE EVENT OF AN EMERGENCY

THIS AGREEMENT is entered into this 12th day of January 2026 (hereinafter referred to as "Effective Date"), by and between the Village of Mundelein, an Illinois home rule municipal corporation, (hereinafter referred to as "Village") and Mundelein School District 120, (hereinafter referred to as "District"); collectively, the Parties and individually, Party; and

WHEREAS, both Parties recognize that natural or man-made emergency occurrences may result in a situation where the District must evacuate students and staff and that the Village's facility located at 801 Allanson Road, Mundelein ("Public Works Facility") is adequate to provide shelter and assistance to students and staff evacuated during emergency situations when the students and staff have a need to be sheltered; and

WHEREAS, it is in the best interests of both the Village and the District to enter into this Agreement;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in the exercise of their powers and authority under the intergovernmental cooperation provisions of Article VII, Section 10 of the Illinois Constitution of 1970, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., and other applicable authority, the Parties do hereby agree as follows:

Section 1: Incorporation of Recitals

The foregoing recitals are hereby incorporated herein and made a part of this Agreement.

Section 2: Emergency use of the Public Works Facility

In the event of a natural or man-made emergency occurrence that impacts the habitability of the District's facilities and necessitates the evacuation of students and staff, the Village agrees to allow the District the use of its Public Works Facility to provide shelter and assistance to students and staff evacuated during emergency situations when the students and staff have a need to be sheltered. The Village may continue to use its Public Works Facility during the evacuation period.

Section 3: Obligations of the Village

The Village will be responsible for opening the building and developing procedures for making the building accessible, including restrooms and an area with phone and internet connection (if available) for District administrative personnel.

Section 4: Obligations of the District

- A. The District will make every effort to notify the Village of Mundelein Public Works of evacuation possibilities with as much notice as possible. The Parties will coordinate respective contact information.
- B. The District will provide supervision for all students and staff during the time that the facility is used as an emergency shelter site.
- C. The District agrees that it shall exercise reasonable care in the conduct of its activities in said facilities and further agrees to replace or reimburse the Village for any items, materials, equipment, or supplies that may be

used by the District in the conduct of its sheltering activities in said facilities.

- D. The District shall be responsible for replacing, restoring, or repairing damage occasioned by the use of any building, facilities, or equipment belonging to the Village.
- E. The District shall reimburse the Village for any bona fide expenditure of personnel required to maintain the facility, including overtime costs, upon production of receipts or time sheets, except for the Village's operational or administrative fees.
- F. The District shall provide any and all releases of information to the press and media. Requests for interviews or information submitted to the Village shall be directed to the Mundelein School District's Public Information Officer or the Superintendent of Schools.
- G. The District shall make every effort to recognize the hospitality of the Village in any press or media releases pertaining to the re-location and sheltering of students and staff.

Section 5: Waiver; Release; Indemnity

The District agrees to indemnify, defend, and hold harmless the Village, its officers, agents and employees, for any and all claims, demands, liabilities, damages, injury, causes of action, suits in law or in equity, costs and expenses, including reasonable attorneys' fees, of any kind or nature whatsoever, arising either directly or indirectly from this Agreement. Nothing in this Agreement prevents either Party from asserting any tort immunities or other legal defenses against lawsuits instituted by any nonparty against one or both parties to this Agreement.

Section 6: Employment Status and Compensation/Relation of the Parties

While operating on the premises of the Public Works Facility, the District employees shall remain employees of the District for all purposes, including workers' compensation insurance and postings, salary, benefits, and appropriate equipment. The District shall maintain sufficient workers compensation and employers liability insurance which covers its own employees operating in and around the Public Works Facility. In the performance of this Agreement, both Parties hereto will be acting in their individual governmental capacities and not as agents, employees, partners, joint ventures, or associates of each other. The employees, agents, or subcontractors of one Party shall not be deemed or construed to be the employees or agents of the other Party.

Nothing in this Agreement is intended, or shall be construed or applied, to create the relationship of principal and agent, partners, or joint ventures between the Village and the District.

Section 7: Insurance

Each party shall maintain liability insurance coverage with minimum limits of \$1 million which covers their respective operations on the Public Work Facility premises and their obligations undertaken pursuant to this Agreement. Each party shall provide a certificate of insurance stating the aforementioned coverage upon request.

Section 8: Term

This Agreement shall be effective for 5 years commencing on the date of full execution of this Agreement and terminating on the last day before the fifth annual anniversary of the Effective Date, unless otherwise terminated as provided hereinafter. Either Party shall have the right to terminate this Agreement upon 60

Section 15: Entire Agreement

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements in negotiations between the parties relating to the subject matter hereof.

Section 16: Execution

This Agreement may be executed in counterparts or duplicate originals or with separate signature pages, each of which shall constitute and be deemed on the same document.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

VILLAGE OF MUNDELEIN

MUNDELEIN SCHOOL DISTRICT 120

By: _____

By: _____

Its: _____

Its: _____

Dated: _____

Dated: _____

Attest: _____

Village Clerk

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of January 12, 2026

Subject: Housing Market Study Professional Services Agreement

Financial Impact:

\$33,750 - 100-203-46410 - Consulting Services

Attachments:

1. R-26-01-01 - Exhibit A - Agreement and Proposal - Housing Study

Background:

The Village desires to enter into a professional services agreement with entities that conduct housing market studies. The Village desires to review the housing market as there has been changes over the last 10 years. The Village experienced growth of 961 multi-family housing units in the Downtown/TOD area (242 of the 961 currently under construction), in addition to 1,720 townhomes, single-family, and apartments outside of Downtown/TOD since 2005). There are still great opportunity sites downtown, such as the Bank Triangle. However, developers are asking if we have any market studies to show if the area supports more housing and what type. The Village also has a proposal for 3,157 housing units over a 25+ year timeline from Wirtz Realty for a mixed-use TND on the western edge of the Village. Lake County completed a housing study in 2023 by Valerie Kretchmer & Associates; however, she is now retired. After receiving recommendations and engaging in conversations with Development Planning Partners and Goodman Williams Group, staff recommends entering into a professional services agreement for an amount not to exceed \$33,750. The estimated time of completion is around April 2026. This item was not specifically contemplated for the FY2026 Budget. If all projects are initiated as anticipated, this may result in the Community Development Consulting Services Account exceeding the budget by approximately \$10,000. However, this study is important to the continued downtown redevelopment efforts and understanding of Village's market positioning.

Recommendation:

Motion to adopt a Resolution Approving and Authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 26-00758 and payment in an amount not to exceed \$33,750 for a Housing Market Study with Development Planning Partners and Goodman Williams Group.

I hereby certify that the attached is an original of

Resolution No. R-26-01-1

that said Resolution was adopted on **January 12, 2026**,

that it was posted in the Village Hall commencing on

1/13/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-01-1

A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE ADMINISTRATOR'S SIGNATURE ON A PROFESSIONAL SERVICES AGREEMENT AND PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED \$33,750 FOR A HOUSING MARKET STUDY WITH DEVELOPMENT PLANNING PARTNERS AND GOODMAN WILLIAMS GROUP

WHEREAS, Illinois Compiled Statutes 65 ILCS 5/8-9-1 provides that a contract in which the expense to be incurred by a municipality exceeds \$25,000 shall be competitively bid, except that such contract may be entered into by the proper municipal officers without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, Section 3.04.020 of the Mundelein Municipal Code provides that a contract in which the expense to be incurred by the Village exceeds \$20,000 may be entered into without advertising for bids if authorized by a vote of two-thirds (2/3) of all Trustees then holding office; and

WHEREAS, Village seeks to complete a housing market study to provide context for development and negotiations by utilizing third-party professional services; and

WHEREAS, Development Planning Partners and Goodman Williams Group have extensive experience in the field of housing studies and land economics; and

WHEREAS, Development Planning Partners and Goodman Williams Group are recommended by economic development experts; and

WHEREAS, awarding a contract to Development Planning Partners and Goodman Williams Group provides the expertise necessary to complete the studies within a reasonable amount of time; and

WHEREAS, time is of the essence as economic conditions are rapidly changing.

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

SECTION I: The formal competitive bidding process provided in Section 3.04.020 of the Mundelein Municipal Code, and the Illinois Compiled Statutes 65 ILCS 5/8-9-1, is hereby waived for short-term Housing Market Study.

SECTION II: The professional services agreement and proposal submitted by Development Planning Partners and Goodman Williams Group in the cumulative amount of \$33,750, a copy of which is attached hereto as **Exhibit A**, is accepted, and the Village Administrator is authorized to execute said agreement.

SECTION III: Purchase order number 26-00758 in the amount of \$33,750 is approved.

XXX this 12th day of January 2026 by roll call vote.

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

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

Professional Services Agreement Housing Market Study

PREAMBLE

This Agreement is made between Development Planning Partners, LLC (hereinafter "Consultant") having its principal place of business at 4N579 Pheasant Run Dr. in St. Charles, Illinois and the Village of Mundelein, an Illinois home-rule municipal corporation (hereinafter the "Village" or "Client"; collectively the "Parties"):

WITNESSETH

FOR AND IN CONSIDERATION of their mutual promises, covenants, undertakings and agreements, the parties agree as follows:

GENERAL PROVISIONS

- 1. Scope of Services.** Consultant agrees to provide, as an independent contractor, the professional services included in **Exhibit A: Proposal for Housing Market Study**, attached hereto and made a part hereof, as well as such other or incidental services as may be necessary to carry out said professional services, as well as any other professional services requested by the Village (hereinafter the "Services") to complete a Housing Market Study. Said Services shall be conducted by Consultant using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locale at the time services are provided, the expectations of the Village, and the laws and regulations of the State of Illinois and the Village of Mundelein. The express terms of this Agreement shall take precedence and control over any term or provision of any Exhibit that in any way conflicts with, differs from, or attempts to alter the terms of this Agreement.
- 2. Qualifications and certifications.** The Services shall be provided by employees of Consultant, who are experienced, certified, and qualified to the extent necessary to perform said Services in the State of Illinois.
- 3. Responsibilities of Consultant.** It is understood and agreed by the parties that the Consultant is an independent contractor retained for the above-mentioned purpose. The Village shall not control the manner nor the means of Consultant's performance, but shall be entitled to a work product as described herein. The term "subcontractor" shall mean and include only those hired by and having a direct contract with Consultant for performance of work on the Project. The Village shall have no responsibility to any subcontractor employed by Consultant for performance of work on the Project, and all subcontractors and material suppliers shall look exclusively to Consultant for any payments due. Consultant shall have the right to hire subcontractors with the prior written approval of the Village which shall not be unreasonably withheld or delayed. The Village will **not** be responsible for reporting or paying employment taxes or other similar levies that may be required by the United States Internal Revenue Service or other State or Federal agencies. Every subcontractor shall be bound by the terms and provisions of this Contract as far as applicable to their work. Consultant shall be fully responsible to the Village for the negligent acts and omissions of its subcontractors, and shall ensure that any

subcontractors perform in accordance with the requirements of this Agreement. Nothing contained herein shall create any contractual or employment relations between any subcontractor and the Village. Consultant is solely responsible for the safety procedures, programs and methods of its employees and agents and shall hold the Village harmless for any and all damages resulting from violations thereof. Consultant and its subcontractors shall comply with all applicable Federal, State and local safety laws and regulations.

4. Deliverables. Deliverables for the Village are outlined in **Exhibit A: Proposal for Market Study**.

5. Compensation. Consultant will be compensated based upon the following fee schedule:

- a. Defined Project Scope: Development Planning Partners, LLC will perform the services detailed in the Scope of Work section of the attached proposal (Exhibit A) and provide all Deliverables detailed therein for the total lump sum labor fee of \$33,750, inclusive of direct and reimbursable expenditures to provide the Deliverables.

Total compensation paid to the Consultant by the Village shall not exceed the sum of \$33,750 for all services rendered.

6. Payment Terms. Consultant will be paid for services as follows:

- Lump sum fees for the defined project scope will be invoiced monthly based upon the overall percentage of services performed.
- For authorized and approved additional meetings and graphics, labor fee will be billed on an hourly basis according **Exhibit B: Hourly Rates**.
- Payment of each invoice will be due within 30 days of receipt and will include an invoice number and brief description of work performed within the billing period. The Client shall also pay any applicable sales tax. If the Client fails to make any payment due the Consultant under this agreement within 60 days after the Consultant's transmittal of its invoice, the Consultant may, after giving a written notice of default to the Client at least fifteen (15) days prior thereto, suspend services and withhold deliverables until all amounts due are paid in full.
- The Client shall retain \$5,000 of the total fee until receipt of final documents and electronic files. Once provided, Consultant will issue a final invoice to Client for all unbilled work and/or amount retained.

7. Ownership of Documents & Files. Deliverables outlined in Exhibit A, inclusive of report drafts and Final Report files, any other interim reports and other project files in all formats, and other documents prepared by Consultant in connection with this Agreement, except for proprietary models, shall be the property of, and delivered to, the Client upon payment in full for services rendered. However, provided it complies with the Confidentiality provision herein, the Consultant shall have the right to utilize such documents in the course of its marketing, professional presentations, and for other business purposes. Files shall be delivered to the Client no later than thirty days (30 days) following the adoption of the Final Document by the Village Board and payment in full for services rendered.

- 8. Notices.** Except to the extent that verbal notice is otherwise permitted herein, proper notice may be given from Consultant to Client by personal service or certified or registered mail (return receipt requested), e-mail or facsimile transmission to:

Eric Guenther, Village Administrator
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060
E-mail: aorenchuk@mundelein.org

Proper notice may be given from Village to Consultant by personal service or certified or registered mail (return receipt requested), e-mail or facsimile transmission to:

Zach Lowe, Principal
Development Planning Partners
4N579 Pheasant Rund Drive
St. Charles, IL 60175
E-mail: zach@devpp.com

The name and/or address to which notice is required may be amended at any time by written notice to the other party as provided herein.

- 9. Indemnification.** Consultant will indemnify and hold harmless, protect and defend, at its own cost and expense, the Village, its officers, officials, Village President and Board of Trustees, agents, employees, volunteers, representatives, assigns, successors, transferees, licensees, invitees, attorneys, or other persons or property standing in the interest of the Village, from any and all risks, lawsuits, actions, damages, losses, expenses (including attorneys' fees), claims, or liabilities of any character, brought because of any death, injuries or damages received or sustained by any person, persons, or property to the extent caused by the negligent act, omission, or error of Consultant, its officers, agents and/or employees, including any of its subcontractors, arising out of or in performance of any provision of this Agreement, including any claims or amounts arising or recovered under the Workers' Compensation Act or any other law, ordinance, order or decree.
- 10. Insurance.** During the term of this Agreement, Consultant shall carry and maintain Professional Liability insurance with a policy limit of \$1,000,000 per occurrence and \$2,000,000 excess umbrella coverage.

Consultant shall furnish to the Village, prior to commencing any activities under this Agreement, satisfactory proof of the above insurance requirements by a reliable insurance company authorized to do business in Illinois. Such proof shall consist of a certificate executed by the insurance company and attached to this Agreement. Said certificate shall list the Village and its officers, officials, Village President and Board of Trustees, agents, employees, volunteers,

representatives, assigns, successors, transferees, licensees, invitees, and attorneys, as additional insured on all required insurance policies (except E&O and Workman’s Comp policies).

- 11. Warranty.** Consultant represents and warrants to the Village that it has the experience and ability to perform the services required by this Agreement, and that that it has the power to enter into and perform this Agreement.
- 12. Conflict of Interest.** The Consultant certifies that to the best of its knowledge, no Client's employee or agent is interested in the business of Consultant or this Agreement. The Consultant further certifies that, to the best of its knowledge, no person associated with the Consultant has any interest that would conflict in any manner or degree with the performance of this Agreement. Consultant shall not accept employment or assignments from other local governments having overlapping jurisdiction with the Client for the duration of this Agreement, unless specifically released in writing to do so by the Client.
- 13. Time for Performance.** All services and products to be provided by Consultant shall be delivered to the Client in a timely manner in accordance with the Scope of Services and Deliverables outlined Exhibit A, except for Excusable Delays, as provided herein. Consultant shall complete the delivery of all services and products within four (4) months following the date on which this Agreement is executed by both parties.
- 14. Excusable Delays.** Consultant and Client shall not be in default by reason of any failure in performance if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the Consultant or Client, respectively. Such causes may include, but are not restricted or limited to, acts of God, or of a public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, illness, accidents, freight embargoes, and unusually severe weather, but in every case the failure to perform must be beyond the reasonable control and without the fault or negligence of the Consultant or the Client, respectively. This includes the unavailability or indecision of parties essential to the transactions envisioned herein.
- 15. Independent Contractor.** It is mutually understood and agreed, and it is the intent of Consultant and Client that an independent contractor relationship be established and is hereby established under the terms and conditions of this Agreement; that employees of the Client are not, nor shall they be deemed to be, employees of Consultant; and, that employees of Consultant are not nor shall they be deemed to be employees of Client.
- 16. Nondiscrimination and Affirmative Action.** Consultant agrees not to discriminate by reason of age, race, religion, color, sex, national origin, or handicap unrelated to the duties of a position of applicants for employment or employees as to terms of employment, promotion, demotion or transfer, recruitment, layoff and termination, compensation, selection for training, or participation in recreational and educational activities. The Consultant actively seeks qualified minorities when filling professional, technical and clerical positions.

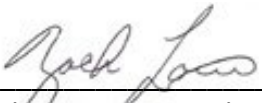
- 17. Confidentiality.** Consultant shall not disclose, publish or authorize others to publish data, drawings, specifications, surveys, reports or other information pertaining to the work assigned to Consultant by the Client without the prior written approval of the Client and shall require each of the subcontractors to sign a written agreement of non-disclosure. Following the expiration or earlier termination of this Agreement, upon receiving a written or verbal request from the Client, the Consultant shall return to the Village all originals and copies of drawings, specifications, data and other material obtained by Consultant from the Client or developed by the Consultant or its subcontractors in connection with the performance of this Agreement.
- 18. Waiver.** The waiver of one party of any breach of this Agreement or the failure of one party to enforce any provisions hereof, shall be limited to the particular instance and shall not operate to bar or be deemed a waiver of enforcing against other or future breaches.
- 19. Severability.** If any provision of this Agreement is found to be invalid, illegal or unenforceable, that provision shall be severable from the rest of this Agreement and the validity, legality and enforceability of the remaining provisions will in no way be affected or impaired.
- 20. Modification.** This Agreement shall not be modified in any manner, except by an instrument in writing executed by or on behalf of all parties.
- 21. Interpretation.** This Agreement provides for services to be performed within the State of Illinois. Accordingly, this Agreement, and all questions of interpretation, construction and enforcement hereof, and all controversies hereunder, shall be governed by the applicable statutory and common law of the State of Illinois. The parties agree that for the purpose of any litigation relative to this Agreement and its enforcement, venue shall be in the Circuit Court of Lake County, Illinois and the parties consent to the *in personam* jurisdiction of said Court for any such action or proceeding.
- 22. Entire Understanding.** This Agreement sets forth all of the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, express or implied, oral or written. No amendment or modification of this Agreement shall be effective unless reduced to writing and executed by the parties.
- 23. Term.** The effective date of this Agreement is the date the Village executes the Agreement by signing below. Either party may terminate this Agreement at any time and for any reason, upon providing twenty-four hours written notification. As of the date of termination, the Consultant shall cease work and deliver all materials associated with the project to the Village. The Village will pay the Consultant compensation for services satisfactorily completed up to the termination date.

IN WITNESS WHEREOF, the Village of Mundelein and Development Planning Partners, LLC have executed this Agreement as of the dates set forth below.

VILLAGE OF MUNDELEIN
an Illinois home-rule municipal corporation

Eric Guenther, Administrator
Date: _____

DEVELOPMENT PLANNING PARTNERS, LLC



Zach Lowe, Principal
Date: January 5, 2026

EXHIBIT A: PROPOSAL FOR HOUSING MARKET STUDY
EXHIBIT B: HOURLY RATES
EXHIBIT C: CERTIFICATE OF INSURANCE

VILLAGE OF

MUNDELEIN

Housing Market Study

A PROPOSAL



PREPARED EXCLUSIVELY FOR



December 2, 2025

Amanda Orenchuk
Community Development Director
Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

RE: Proposal for Housing Market Study

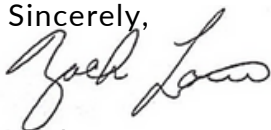
Dear Ms. Orenchuk:

Development Planning Partners (DPP), together with Goodman Williams Group (GWG) appreciate the opportunity to assist the Village of Mundelein in preparing a comprehensive housing market study that will guide future development decisions and support the Village's ongoing revitalization efforts—particularly within its downtown and transit-oriented districts. Mundelein has experienced remarkable residential growth over the past two decades, and the Village's remaining opportunity sites present a critical moment to plan for continued, balanced investment. We understand that developers have already begun asking important questions about the market capacity for additional housing, which underscores the need for a data-driven evaluation.

Our team will bring a deep understanding of regional housing dynamics, significant experience working in Lake County, and a long track record of helping municipalities and developers align local objectives with market realities.

Thank you for your consideration. We are enthusiastic about assisting Mundelein at this strategic moment.

Sincerely,



Zach Lowe

Principal, Development Planning Partners

On behalf of DPP + GWG

Phone: (312) 550-8281

Email: zach@devpp.com

DEVELOPMENT PLANNING PARTNERS & GOODMAN WILLIAMS GROUP (DPP+GWG)

Together we help enhance the lives of residents by increasing access to high quality housing and building community wealth through actionable real estate and development strategies that foster stronger, more resilient, and prosperous communities for generations to come.

HOUSING MARKET STUDY

VILLAGE OF MUNDELEIN, IL

Contact

Zach Lowe

E: zach@devpp.com

P: (312) 550-8281

Table of Contents

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8	Understanding & Objectives	16	Project Timeline
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Appendix

- I. Firm Profiles (DPP+GWG)
- II. Resumes of Key Project Team Members
- III. Examples of Representative Project Experience
- IV. References



About Our Team



Prime Consultant

Development Planning Partners (DPP) is a market analysis, housing planning, and development strategy consultancy specializing in residential, commercial, and mixed-use feasibility. For over a decade, we have assisted communities throughout Illinois and the Midwest in understanding their housing ecosystems—balancing demographic dynamics, market performance, affordability considerations, and product-type feasibility. Our work translates rigorous data analysis into critical insights and implementable strategies that support both community goals and successful development outcomes.

DPP works throughout the Chicago metro and beyond. We have extensive experience within Lake County and the surrounding region, including – as well as Mundelein itself – work in Lake Zurich, Deerfield, Buffalo Grove, Highland Park, and Barrington, among other communities. Additionally, DPP Senior Consultant Ryan Holmes recently helped lead the Lake County Housing Analysis for Lake County Partners, providing detailed assessments of rental and for sale markets, construction trends, affordability, and housing demand projections.



Project Partner

Goodman Williams Group (GWG) is a trusted real estate market research firm with over 30 years of experience supporting communities throughout the Chicago region. GWG brings expertise in market feasibility, redevelopment strategy, stakeholder engagement, and data-rich analysis. The firm is a certified WBE and has supported communities such as Des Plaines, Wilmette, Skokie, Niles, and others.

DPP and GWG have worked together for more than a decade on a variety of market analysis and planning assignments, including a recent comprehensive housing market study for the Village of Deerfield.

*Detailed firm profiles and examples of representative project experience are included in the **Appendix** to this proposal.*

Project Team

Zach Lowe – Principal / Lead Analyst (DPP)

Zach Lowe will serve as Project Manager and lead analyst for this assignment, guiding all phases of the study from initial data collection through final recommendations. With more than 25 years of experience in housing market analysis, development feasibility, and economic development strategy, Zach has led hundreds of assignments across Illinois and the Midwest. His work is grounded in a rigorous analytical framework paired with a practical understanding of how development decisions are made.

Zach specializes in translating demographic, economic, and real estate market dynamics into clear, actionable strategies that align public-sector goals with market realities. His leadership ensures that the Village will receive a study that is both technically sound and directly useful to conversations with developers, elected officials, and community stakeholders.

Jack Lemuz - Managing Partner (DPP)

Jack Lemuz will support the market evaluation components of this assignment, contributing research, data analysis, and comparative market assessments. Jack brings a strong foundation in housing planning and real estate economics, with experience evaluating housing conditions, demographic trends, and development patterns across a range of Midwest communities.

Jack's work focuses on synthesizing quantitative and qualitative inputs into clear, actionable insights that strengthen the overall analysis. Jack's attention to detail and ability to translate complex datasets into meaningful market context will provide valuable support throughout this study.



Ryan Holmes - Senior Consultant (DPP)

Ryan Holmes will support demographic and economic analysis, housing supply evaluation, and the development of the housing needs and demand forecasting components of the study. Ryan is an urban planner and real estate analyst with over 15 years of experience in both public- and private-sector market research, with a particular focus on housing, retail, and economic development initiatives across Illinois, Indiana, and Wisconsin.

Ryan played a major role in the recent Lake County Housing Analysis, bringing experience directly relevant to this assignment. His expertise includes assembling complex datasets, assessing housing performance across diverse markets, and synthesizing technical material into clear narratives. Ryan’s knowledge of Lake County’s market conditions and his strong analytical skills will be instrumental in producing a high-quality housing evaluation for Mundelein.

Christen Hayes - Principal (GWG)

Christen Hayes will lead stakeholder outreach and support market evaluation for this study. As a Principal at Goodman Williams Group, Christen brings deep experience in urban planning, real estate research, and development strategy, contributing to dozens of planning and development initiatives throughout the Chicago region. Her expertise spans residential, retail, office, and industrial markets, with a focus on translating market conditions into implementable strategies.

Christen is known for her collaborative approach and her ability to gather and synthesize local insight through interviews, on-the-ground research, and community engagement. Her experience working with municipalities, transit agencies, and major planning consultancies—combined with her award-winning work on strategic planning initiatives—positions her to provide valuable qualitative context that will strengthen the study’s conclusions.

Project team resumes are included in the Appendix.



Project Understanding & Objectives

A Village experiencing sustained growth.

Mundelein has drawn a significant level of residential investment over the past twenty years, adding

- 961 multi-family units in the Downtown/TOD area (including 242 currently under construction)
- 1,720 townhomes, single-family homes, and apartments elsewhere in the Village

This scale of development reflects a strong and evolving market—one aligned with the Village’s **Strategic Plan focus on managed, balanced growth and a robust downtown.**

At the same time, future proposals—such as Wirtz Realty’s concept for 3,157 mixed-use TND units over the next 25+ years—demonstrate the importance of obtaining an updated, independent evaluation of real market capacity.

The Purpose of the Housing Market Study

The study will provide the Village with key insights, including

- A full assessment of current housing conditions
- An analysis of market demand for new housing types
- Insight into attainability and workforce alignment
- A forecast of housing demand over the next decade
- A detailed evaluation of downtown opportunity sites

This document will also serve as a developer-facing resource that helps answer the market questions the Village is increasingly receiving.

Alignment with Planning Efforts

Mundelein already has a community planning foundation, having recently undertaken several important planning project. The study Housing Market Study will build upon and reinforce the goals established in the Village’s prior planning efforts. These include

- The **2024–2027 Strategic Plan**, emphasizing growth that balances residential, commercial, and industrial needs and supports a welcoming downtown.
- The **2021 Comprehensive Plan**, which calls for reinvestment in key corridors, modern housing options, and a range of attainable choices.
- The **2021 Residential Design Guidelines**, which will inform our evaluation of product quality and design expectations.

These documents together outline a clear vision for a vibrant, resilient, and well-planned community—one that this market study will support.

Project Approach

Our approach will emphasize technical rigor, local insight, and clear, actionable guidance. The project will unfold as follows:

A. Project Launch and Data Coordination

We will begin by confirming project goals with Village representatives, reviewing existing plans, gathering additional Village data, and establishing communication protocols. We will respectfully rely on the Village to share datasets not available through public sources (e.g., GIS layers, local permit data, infrastructure capacity reports, etc.).

B. Market Fundamentals Analysis

We will prepare a comprehensive update of demographic and economic conditions to establish the foundation for evaluating housing needs and projecting demand. This will include population trends, household characteristics, income distribution, resident age profile trends, local labor market conditions, and other economic drivers.

C. Housing Supply and Development Pipeline Assessment

We will evaluate the Village's full spectrum of housing stock, including occupancy, pricing, absorption, competitive positioning, new construction, and known proposals. Comparisons with nearby communities will provide context.

D. Stakeholder Engagement

We will conduct interviews with developers, brokers, Village staff, and other market participants to gather qualitative insights that complement the market data. GWG will take the lead on these engagements.

E. Housing Needs, Attainability, and Workforce Alignment

We will analyze how well the current housing stock meets local needs and workforce profiles, focusing on housing "attainability" rather than traditional affordability analysis.

F. Ten-Year Housing Demand Forecast

We will prepare a transparent, defensible forecast segmented by major housing product types, price/rent bands, and key market segments.

G. Downtown Opportunity Site Evaluation

We will provide a focused analysis of remaining downtown/TOD opportunity sites, assessing likely product types, achievable rents and/or sale prices, and anticipated absorption.

H. Recommendations and Implementation Strategy

We will develop clear, actionable recommendations aligned with Village goals and ongoing planning work, supporting both near-term decision-making and long-term policy direction.

Scope of Work

The following scope outlines the tasks required to complete the comprehensive Housing Market Study for the Village of Mundelein. Each task area encompasses a number of key subtasks. The proposed scope will ensure that analysis, qualitative insight, and actionable guidance are integrated into an efficient, cohesive project workflow.

Task
1

PROJECT MANAGEMENT + KICKOFF

This initial task will establish expectations, responsibilities, and communication protocols, ensuring a smooth and coordinated project. We will begin by aligning with Village staff on the study's goals, relevant planning documents, available datasets, and any early questions from the development community.

- 1.1:** Conduct a kickoff meeting with Village staff to review objectives and confirm expectations
- 1.2:** Prepare and transmit an initial data request
- 1.3:** Establish communication channels, schedule check-ins, and confirm workflow
- 1.4:** Finalize a project workplan and calendar incorporating key milestones

Task
2

DEMOGRAPHIC AND ECONOMIC MARKET FUNDAMENTALS

A strong understanding of housing demand begins with a clear, up-to-date investigation of local and regional demographic and economic conditions. In this task, we will prepare a comprehensive assessment of Mundelein's population, households, age cohorts, incomes, employment, and broader market drivers. This "market fundamentals" section will serve as the analytical foundation for evaluating current housing conditions and projecting future demand.

- 2.1:** Analyze population and household trends
- 2.2:** Examine age distribution, lifecycle patterns, and household composition
- 2.3:** Evaluate income distribution, workforce profiles, and commuting patterns
- 2.4:** Review employment, industry, and economic indicators
- 2.5:** Summarize implications for the Village's near- and long-term housing needs

Task
3**HOUSING SUPPLY ASSESSMENT**

This task will provide a thorough evaluation of existing housing conditions in the Village, including both rental and for sale stock. We will examine occupancy patterns, product types, pricing, absorption trends, and the competitive context within Mundelein and nearby communities. This assessment will also incorporate relevant design and policy considerations drawn from the Village's Residential Design Guidelines

- 3.1:** Inventory the Village's existing rental and for sale housing
- 3.2:** Analyze rent levels, pricing, occupancy, and recent performance trends
- 3.3:** Review new construction, active pipeline, and known development proposals
- 3.4:** Evaluate competitive submarkets throughout Lake County
- 3.5:** Assess product quality, amenity levels, and design considerations

Task
4**STAKEHOLDER OUTREACH**

Quantitative analysis will be supplemented with targeted qualitative insights from professionals who understand the local housing market firsthand. In coordination with the Village, we will identify and interview key developers, brokers, community officials, and other stakeholders who can speak to prevailing trends, opportunities, and barriers. GWG will lead this task, working closely with DPP to integrate interview findings into the broader study.

- 4.1:** Develop a stakeholder list and outreach protocol
- 4.2:** Conduct interviews with developers, brokers, real estate professionals, and Village officials
- 4.3:** Synthesize interviews into key themes that inform analysis and recommendations

Task
5**HOUSING NEEDS + ATTAINABILITY ASSESSMENT**

This component will encompass an analysis of how well the Village's current housing stock meets the needs of residents and the local workforce. While the study's focus is primarily on market rate housing, we will evaluate housing attainability and alignment with workforce needs to better understand gaps, opportunities, and areas where additional product types may be needed.

- 5.1:** Evaluate housing supply relative to household income and workforce distribution and resident age distribution
- 5.2:** Analyze the balance between rental and ownership opportunities
- 5.3:** Identify supply gaps across pricing and product segments
- 5.4:** Assess opportunities for missing-middle housing and other underserved formats

Task
6**HOUSING DEMAND FORECAST**

Based on the demographic, economic, and housing supply analyses, we will prepare a transparent, data-driven forecast of Mundelein’s housing demand over the next decade. The forecast will specify potential demand by product type, including rental multi-family, attached for-sale housing, detached single-family homes, and age-targeted/active adult housing.

- 6.1:** Develop a demand forecast model tailored to the Village’s local context
- 6.2:** Estimate demand by major housing product type
- 6.3:** Segment demand by achievable price and rent bands
- 6.4:** Document methodology and underlying assumptions

Task
7**DOWNTOWN/TOD OPPORTUNITY AREAS ANALYSIS**

Given the Village’s interest in understanding market potential within its remaining downtown opportunity sites, this task will provide a focused evaluation of the area’s competitive position, achievable product types, pricing expectations, and absorption potential. This assessment will help inform discussions with developers and guide future redevelopment actions.

- 7.1:** Analyze market positioning of the Downtown/TOD districts
- 7.2:** Evaluate remaining redevelopment sites and development constraints
- 7.3:** Recommend appropriate product types, densities, and amenities
- 7.4:** Forecast achievable rents/sale pricing, and likely absorption performance

Task
8**RECOMMENDATIONS + STRATEGIC GUIDANCE**

Building upon the analytics and site evaluations, we will develop clear, actionable guidance for the Village as it evaluates proposals, engages with developers, and plans for long-term residential growth. Recommendations will align with the Village’s Strategic Plan (2024–2027) emphasis on balanced, high-quality growth and a vibrant downtown.

- 8.1:** Establish recommendations on product types and target audiences
- 8.2:** Provide strategic considerations for developer conversations and proposal review
- 8.3:** Identify implementation steps related to phasing and long-range planning
- 8.4:** Assess implications for proposals such as the Wirtz Realty TND

Task
9

DELIVERABLES

This task covers the preparation of the draft and final reports, along with a formal presentation of findings. Deliverables will be designed to serve as both an internal decision-making tool and a developer-facing document supporting the Village's April outreach.

- 9.1:** Prepare and submit a draft report for Village review
- 9.2:** Incorporate feedback and prepare the final report (PDF + web-friendly format)
- 9.3:** Present findings to a Village-selected audience

Project Timeline

Assuming a project commencement date of mid-December, the following schedule will ensure that the Village has a complete study in advance of anticipated April outreach and discussions related to downtown opportunity sites.

Task	Dec	Jan	Feb	Mar
Kickoff + Data Collection	●●	●		
Demographic/Economic Analysis		●●●	●	
Housing Supply + Pipeline		●●●	●	
Stakeholder Outreach		●●	●	
Needs + Attainability Analysis			●●	
Demand Forecast			●●	●
Downtown Opportunity Sites Assessment			●●●	●
Conclusions + Recommendations				●●
Draft Report				●
Final Report + Presentation				●

Cost Proposal

The proposed budget reflects a carefully calibrated level of effort designed to deliver maximum value to the Village. Each milestone below is structured to ensure that the study is thorough, defensible, and immediately useful—providing the depth of analysis, market insight, and developer-ready materials needed to guide investment and support informed decisions about Mundelein’s current and future housing opportunities.

Milestone 1: Project Initiation & Market Foundations \$11,750
Kickoff, data coordination, demographic & economic analysis, initial housing review

Milestone 2: Housing Market Evaluation & Outreach \$10,500
Supply analysis, stakeholder interviews, and attainability assessment

Milestone 3: Forecasting & Opportunity Areas \$8,500
Ten-year demand forecast; downtown/TOD opportunity site evaluation

Milestone 4: Recommendations & Deliverables \$3,000
Recommendations, draft report, final report, presentation of findings

Total Project Cost: \$33,750.

Appendix

- I. Firm Profiles (DPP+GWG)**
- II. Resumes of Key Project Team Members**
- III. Examples of Representative Project Experience**
- IV. References**



We help communities create **successful housing strategies and plans** that address housing needs and affordability, encourage new housing investment, catalyze economic development, and help build and maintain strong neighborhoods.



Housing Market Analysis

We provide valuable perspectives and insights on housing markets at the neighborhood, community, or regional level to keep you informed and guide your planning efforts. We combine quantitative and qualitative research to help you achieve a deep understanding of community housing dynamics at the most granular level and give you the tools you need to communicate these insights to elected officials and residents clearly and convincingly.

Needs Assessment & Housing Balance

At the community level, we can provide a thorough analysis of housing needs, identifying areas of imbalance and challenges to attainability and offering recommendations on plans, policies, programs, and other interventions to close housing gaps and address underserved populations.

Housing Strategy

We give planners and other municipal officials the tools and insights they need to make the tactical decisions required to achieve their community development goals and plan for and manage growth. We help communities understand the opportunities offered by their land assets, prioritize their planning and development goals, attract housing investment, and achieve sustainable growth.



Housing & Workforce Solutions

Housing & Workforce Studies examine the relationship between local housing availability and workforce needs, identifying gaps and misalignments as well as opportunities to support economic growth. These studies offer data-driven insights to help communities align housing strategies with employment demands for sustainable development and community prosperity.

Housing Impact Analysis

Our housing impact analyses assess the potential effects of housing development on local communities, including schools, transportation, and other infrastructure. These analyses provide critical insights for planning and development decision-making, ensuring sustainable growth and balanced community development.

Community Development

Our community and economic development work brings together classic housing market analysis and economic and demographic research investigations to provide a basis for robust community and economic development strategies anchored in market realities and sensitive to the needs of the community.




How We Work



Our team is flexible and responsive in meeting your needs. We have the resources to operate as **independent partners** or can **plug in** as an extension of your existing team.

We work with community officials, developers, planning firms, and a wide range of other industry experts to find the best solutions for your community. We understand both the public and private sectors and can bridge the planning gaps to create winning strategies.

DEVELOPMENT PLANNING PARTNERS

 info@devpp.com

 312.550.8281

 www.devpp.com





GOODMAN WILLIAMS GROUP

— REAL ESTATE RESEARCH —

Goodman Williams Group (GWG) is a trusted market research and real estate consulting firm with over 30 years of experience shaping plans and developments across the Chicago region. The firm provides clear, actionable insights to help cities, business districts, and developers understand market realities, uncover opportunities, and implement effective strategies. Grounded in deep local knowledge, GWG delivers analysis for residential, commercial, industrial, institutional and mixed-use markets in a rapidly evolving landscape.

ECONOMIC DEVELOPMENT STRATEGY

GWG combines demographic and real estate analysis with implementation frameworks to identify opportunity sites, support small businesses, and attract investment aligned with community goals. These efforts help partners translate planning objectives into realistic, market-ready strategies.

The firm has supported numerous Special Service Areas and business organizations including Six Corners SSA #28, Northalsted SSA #18, State Street SSA #1, Lincoln Square SSA #21, and Lincoln Avenue SSA #35, as well as municipalities such as Des Plaines, Wilmette, Skokie, Niles, and others.

COMMERCIAL CORRIDOR REVITALIZATION

GWG has extensive experience analyzing and strengthening Chicago's commercial corridors. The firm evaluates business mix, vacancy trends, and redevelopment potential to guide investment and support corridor vitality. Its work has helped communities enhance retail performance, attract new businesses, and direct reinvestment toward underutilized properties.

Recent efforts include contributions to the Department of Planning and Development's Commercial Corridor Analyses in Chicago's north, west, and northwest planning regions, as well as revitalization studies on Harlem Avenue, Milwaukee Avenue, Archer Avenue, and Irving Park Road.

TRANSIT-ORIENTED DEVELOPMENT

GWG partners with transit agencies and municipalities to connect market feasibility with mobility and land use. The firm has collaborated with CTA, Pace, RTA, Metra, and CDOT on projects promoting development around major corridors and stations.

TOD projects include the Red Line Extension Transit-Supported Development Plan, Far South Halsted Corridor Plan, Chicago Union Station Master Plan, and station area plans in Bartlett, Palatine, Worth, Maywood, Cary, University Park, and others.

REDEVELOPMENT & SITE FEASIBILITY

GWG provides market and real estate analyses that guide redevelopment, land use, and investment decisions for site-specific projects and larger mixed-use developments. This work helps public agencies, developers, and property owners identify realistic programs and position sites for successful implementation.

GWG's experience spans large redevelopment areas such as Bronzeville Lakefront and The 78, former public housing sites like Cabrini-Green, and institutional partners such as Northeastern Illinois University, as well as projects for the Preservation of Affordable Housing (POAH).



Zach Lowe

MIRM, LAI

Founder & Principal

Zach Lowe is a seasoned real estate market analyst and economic development advisor with more than 25 years of experience supporting local governments and private developers in advancing data-driven, community-centered development strategies. He has worked in markets across 23 states—ranging from small towns to major urban centers—to provide in-depth market research, feasibility analysis, and actionable planning guidance that drives commercial and residential investment, supports housing attainability and workforce development, and fosters long-term economic vitality.

Certifications

- National Council of Housing Market Analysts (NCMA)
- Member of the Institute of Residential Marketing (MIRM)
- Certified Marketing Professional (CMP)

Previous Experience

- Tracy Cross & Associates (IL)**
Director of Client Services
- Forte Residential Marketing (MI/FL)**
Founding Principal
- Boerema Chaben & Company (MI)**
Director of Client Services

Education

- B.A. English & Communications
The University of Kansas, Lawrence, KS

Selected Speaking Engagements

- Metropolitan Mayors Caucus**
Housing Market Perspectives and Outlook
- Chicago Metropolitan Agency for Planning (CMAP)**
ON TO 2050 Big Ideas Forum

Representative Project Experience

- Oak Forest Hospital Campus Redevelopment Demand Study**
Directed a comprehensive market and feasibility assessment to guide redevelopment of a 200-acre former institutional site, defining strategic residential, retail, and employment-generating opportunities to catalyze reinvestment.
- City of Effingham Housing & Economic Recovery Plan**
Managed and co-led a citywide strategy linking housing production, workforce development, and commercial reinvestment to support long-term economic resilience and population growth.
- Peoria South Plan for Transformation**
Led a market analysis for the Peoria South Neighborhood as part of the HUD Choice Neighborhoods initiative, identifying pathways to reinvestment and inclusive redevelopment in a historically disinvested area.
- City of Racine Market Overview & Opportunity Analysis**
Directed a citywide assessment of housing and commercial markets to prioritize redevelopment and reinvestment opportunities along key corridors and within urban neighborhoods.
- City of Des Plaines Housing & Economic Development Study**
Led research and analysis for a citywide initiative to revitalize aging retail and industrial corridors and strengthen the housing market through targeted redevelopment strategies.
- Chicago Transit Authority – Red/Purple Line Modernization Plan**
Led analysis of housing and mixed-use market potentials to inform transit-oriented redevelopment and land disposition strategies surrounding major infrastructure investments.
- City of Evanston Housing Gap Analysis**
Directed an in-depth analysis of housing needs, affordability, and development feasibility, producing new data-driven tools to identify attainable housing opportunities.
- Fort Benning / City of Columbus, Georgia Market Analysis**
Led an assessment of housing and commercial market capacity in preparation for large-scale population and employment shifts resulting from federal base realignment.
- Private-Sector Market Studies**
Zach has led or co-led hundreds of feasibility and market studies for private developers and investors, helping advance infill, mixed-use, and housing projects that align with local redevelopment and economic priorities.





Jack Lemuz

Managing Partner

With more than 20 years of experience in residential and commercial market analysis, Jack Lemuz brings deep expertise in identifying and activating market potential within evolving communities. His skills in data analytics, target marketing, and consumer behavior provide a level of rigor that elevates DPP’s guidance beyond traditional market research. Jack’s expertise in trade area profiling enables DPP and its clients to better understand how local demographics, retail dynamics, and lifestyle preferences intersect to drive successful redevelopment and create more desirable, sustainable neighborhoods that serve as economic development catalysts.

License

Licensed Real Estate Broker,
State of Illinois

Previous Experience

Forte Market Services (MI/FL)

Principal

Overstock, Overruns, & Product Surplus Outlets (13 states)

Owner & President

Professional Affiliations

International Council of Shopping Centers (ICSC)

American Planning Association (APA)

National Housing & Rehabilitation Association (NH&RA)

Illinois Housing Council (IHC)

Education

B.A. Political Science

Fort Hays State University - Hays, KS

Representative Project Experience

Oak Forest Hospital Campus Redevelopment Demand Study

Contributed market research and analytical support to evaluate redevelopment opportunities across residential, commercial, and industrial sectors for the 200-acre former hospital site.

University of Illinois System – Market Analysis for Office Space Demand

Led market research examining office space conditions and demand in and around the University’s Chicago, Champaign, and Springfield campuses, identifying opportunities for innovation districts and university-adjacent commercial growth.

City of Effingham Housing & Economic Recovery Plan

Co-led market analysis and data modeling to evaluate housing demand and economic recovery opportunities, supporting strategies to stimulate reinvestment and diversify the city’s housing supply.

Village of Westmont Market Analysis & Downtown Strategy

Led market analysis and feasibility testing for downtown and corridor redevelopment strategies, evaluating market potential for new housing and commercial development to strengthen the Village’s core districts.

Peoria South Plan for Transformation

Contributed to a detailed market study as part of the HUD Choice Neighborhoods initiative, providing analytical insight into housing, retail, and employment trends to inform neighborhood reinvestment strategies.

City of Racine Market Overview & Opportunity Analysis

Supported a comprehensive market assessment of residential and commercial conditions across Racine, WI, identifying redevelopment and reinvestment opportunities to guide the city’s revitalization strategy.

Private Sector Market Studies

Jack has led or co-led numerous feasibility and market analyses for private developers and investors, delivering data-driven insights to guide residential, mixed-use, and commercial development decisions across the Chicago region and beyond.



Ryan Holmes

MUP

Senior Consultant

Ryan is an urban planner and real estate market analyst with more than 15 years of experience in both the public and private sectors. He brings a deep understanding of how market forces shape development outcomes, providing data-driven insights that ground commercial and residential development plans in real-world feasibility. Ryan has led and supported market analyses for municipalities, planning agencies, and private developers across Illinois, Indiana, and Wisconsin. His experience includes extensive work throughout Lake County, where he led a comprehensive countywide housing analysis for Lake County Partners and contributed to multiple local redevelopment initiatives.

Professional Affiliations

American Planning Association (APA)
National Council of Housing Market Analysts (NCHMA)
Illinois Housing Council (IHC)

Previous Experience

Valerie S. Kretchmer Associates, Evanston

Vice President, Project Manager,
Senior Planner, Planner

Amy Corps of Engineers Construction Engineering Research Lab (CERL), Champaign

Research Assistant

Community Preservation Corporation Resources (CPC), New York

Asset Management Assistant

Education

Master of Urban Planning (MUP)

University of Illinois at Urbana-Champaign

B.A. English (Theology minor)

Saint Joseph's University, Philadelphia

Representative Project Experience

Local Technical Assistance Consultant - Chicago Metropolitan Agency for Planning

Analyzed local retail, office, residential, and industrial markets and recommended economic development strategies in 28 communities, including North Chicago, Waukegan, Lombard, Downers Grove, Braidwood, Thornton, Franklin Park, Morton Grove, Chicago Heights, and multiple Chicago neighborhoods.

Lake County Housing Analysis

For Lake County Partners, helped prepare detailed housing analysis that examined rental and for sale housing, construction trends, affordability, and demand for new housing. Scope included demographic, employment, and housing market data research and conducting interviews.

North Chicago Comprehensive Plan

As part of a team with Valerie S. Kretchmer Associates and CMAP, provided market analysis for the City's 2016 Comprehensive Plan, examining retail and commercial markets across multiple districts. Researched local companies and institutions, including Naval Station Great Lakes and Rosalind Franklin, conducted interviews, analyzed data, and made detailed economic development recommendations.

Village of Glen Ellyn - Market Analysis for Redevelopment Site

Led retail, entertainment, office, and residential market analysis for a key redevelopment site on Roosevelt Road that was purchased by the Village. This analysis formed the basis for community discussions around development plans and affordable housing.

City of Harvey - Market Analysis for Development Plan

Conducted residential, retail, and office market analysis for a Transit-Oriented Development (TOD) plan led by SOM and the Regional Transportation Authority (RTA) in downtown Harvey and the connecting corridor to Ingalls Hospital.

Lake-McHenry-Northwest Cook Senior Housing Screen

Designed and conducted housing market analysis using demographic and real estate data and maps. Identified development gaps where seniors were being underserved by existing housing that developer used to target future development proposals.

Peoria South Plan for Transformation

Researched and analyzed the Peoria South neighborhood's affordable housing market as part of the HUD Choice Neighborhoods initiative to help the Peoria Housing Authority understand the scale of unmet market demand and the local capacity for more mixed-income housing.



CHRISTEN HAYES

Principal

Based in
Chicago, IL

Christen Hayes joined Goodman Williams Group in 2018 as an Associate and was promoted to Principal in 2025. She brings specialized expertise in urban planning and real estate research, with a focus on analyzing market trends and shaping data-informed development strategies.

Christen plays a lead role in guiding projects across residential, retail, office, and industrial markets, contributing to dozens of planning and development initiatives with clear, actionable insights grounded in market realities.

Her work supports implementation strategies tied to economic development goals, ensuring recommendations are both feasible and impactful. Known for her collaborative approach, she also supports community and stakeholder engagement, spatial analysis, mapping, and data visualization.

Selected Project Experience

Northalsted Neighborhood Improvement Plan

SSA #18, Northalsted Business Alliance, 2025
Role: Market Study Lead | Prime Contractor: MKSK

Skokie Main Street Corridor Study

Village of Skokie, 2024
Role: Market Study Advisor | Prime Contractor: MKSK

Des Plaines Downtown Economic Development Strategy

City of Des Plaines, 2025
Role: Market Study Lead | Prime Contractor: Teska Associates

Chicago Commercial Corridor Analysis (3)

Department of Planning & Development, 2024 & 2025
Role: Market Study Lead | Prime Contractor: SB Friedman

Cabrini Now Development Framework Plan

Chicago Housing Authority, 2025
Role: Market Study Lead | Prime Contractor: SCB

Harlem Avenue Visioning Study

Department of Planning & Development, 2024
Role: Market Study Lead | Prime Contractor: site design group

Milwaukee Ave Jefferson Park & Portage Park Market Study

Department of Planning & Development, 2024
Role: Market Study Lead | Prime Contractor: SB Friedman

Wilmette Comprehensive Plan

Village of Wilmette, 2024
Role: Market Study Lead | Prime Contractor: Teska Associates

Red Line Extension Transit-Supported Development Plan

Chicago Transit Authority, 2023
Role: Market Study Lead | Prime Contractor: SCB

Chicago Loop Market Studies

SSA #1, Chicago Loop Alliance, 2018, 2022
Role: Market Study Advisor | Prime Contractor: Goodman Williams Group

EDUCATION

University of Illinois

Chicago, IL
Master of Urban Planning
& Policy

Michigan State University

East Lansing, MI
Bachelor of Arts, Political
Science

AFFILIATIONS

Urban Land Institute
Chicago Loop Alliance

AWARDS

2023 APA-IL Strategic Plan Award

CTA Red Line Extension
Transit Supported
Development Plan

Housing Market Analysis & Demand Study

Client: Village of Deerfield, IL

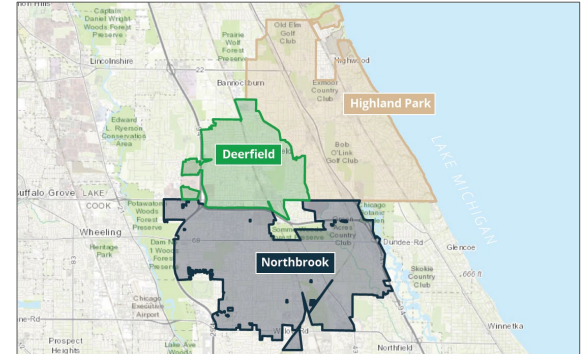
In 2024, Development Planning Partners (DPP) and Goodman Williams Group (GWG) were retained to complete a focused Housing Demand Study for the Village of Deerfield, Illinois. This project involved evaluating current housing conditions, demographic trends, and the community’s near-term development potential. A central component of the work was Deerfield’s interest in **key redevelopment sites**—particularly large, underutilized corporate and commercial properties where new residential uses could support broader community goals.

The study assessed several strategic opportunity areas, including portions of the Walgreens campus, Parkway North Center, Deerbrook Mall, and other legacy office properties. For each, the team evaluated market positioning, redevelopment constraints, and the most appropriate housing formats—rental apartments, townhomes, attached for-sale products, senior housing, or mixed-density configurations.

Beyond site evaluation, the study examined housing conditions across the broader Competitive Market Area (Deerfield, Northbrook, and Highland Park). Despite strong incomes, schools, and quality of life, the region faces long-standing supply shortages: Deerfield’s occupancy rate is 98%, for sale inventory is well below balanced levels, and half of all homes in the Village were built before 1970. These dynamics, paired with rising demand from young households and downsizing empty nesters, point to clear opportunities for new, diverse housing options.

Grounded in demographic and market forecasting, the team projected approximately **1,200 new units of demand over five years CMA-wide**, with Deerfield positioned to capture nearly 600 units based on its strong market fundamentals and the availability of redevelopment-ready sites. The study also identified significant unmet needs in affordable housing and senior living, underscoring the importance of incorporating these segments into future planning.

Overall, the Housing Demand Study provided Deerfield with a concise, data-driven roadmap for guiding reinvestment, aligning redevelopment sites with realistic market opportunities, and supporting long-term housing and economic vitality.



Market Analysis & Downtown Development Strategy

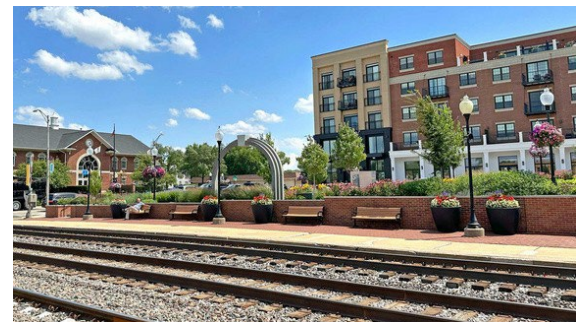
Client: Village of Westmont, IL

The Village of Westmont engaged Development Planning Partners (DPP) and Goodman Williams Group (GWG) to conduct a comprehensive market analysis of residential and commercial conditions, with a focus on identifying strategies to strengthen the Village’s downtown core and commercial corridors. While the study encompassed all neighborhoods and business districts, particular attention was given to Downtown Westmont, where reinvestment momentum had been limited despite strong locational assets—including a Metra commuter rail station, a walkable environment, an established TIF district, and recent infrastructure and streetscape improvements.

The analysis evaluated existing housing supply, demographic trends, retail leakage, and development patterns to identify key opportunities for new residential and commercial investment. The study highlighted opportunities to attract locally scaled retail, dining, and mixed-use residential development that could reinforce Downtown’s emerging identity as a regional destination for arts, food, and culture.

A central component of the assignment involved site-specific planning guidance for two priority parcels adjacent to the Metra station, envisioned as a signature gateway to Downtown. DPP prepared detailed recommendations illustrating the redevelopment potential of an existing parking lot for a mixed-use residential and commercial project, alongside strategies for adaptive reuse of a nearby historic structure. These recommendations were packaged as investor-ready materials to support the Village’s outreach to developers, property owners, and prospective partners.

The resulting strategy provided Westmont with a clear, market-supported path forward—linking its physical assets and community character to tangible development opportunities capable of attracting new investment and sustaining the Village’s long-term economic vitality.



Oak Forest Hospital Campus Redevelopment Demand Study

Client: Cook County, IL

In early 2025, Development Planning Partners (DPP) was retained as part of the planning team for the redevelopment of Cook County’s Oak Forest Hospital Campus. With the planning effort already underway, the team recognized the need for a rigorous, data-driven analysis of market conditions and demand characteristics to ensure that the resulting plan would reflect market realities. While DPP was tasked with evaluating all market sectors—including residential, commercial/retail, and light industrial—the primary focus of the assignment was on housing conditions.

DPP conducted a detailed analysis of housing conditions within a six-community primary market area that featured a diverse range of demographic and socioeconomic conditions, including both low- and high-income neighborhoods, a significant presence of older households, and areas catering to young families and singles.

At the core of its approach, DPP applied a robust methodological framework to assess housing balance throughout the market area. This included assessing housing supply throughout the defined market area, evaluating housing needs and levels of cost burden, and forecasting demand by defined market segments through both quantitative and qualitative analysis.

Leveraging its expertise in data-driven housing gap analysis, DPP identified and quantified unmet needs across both market-rate and affordable housing sectors, addressing requirements for both ownership and rental units.

As planning for the redevelopment progresses, DPP’s Demand Study will continue to inform decision-making for both the project team and Cook County. The study will help ensure that the final development effectively addresses current and future housing needs and becomes a key component of sustainable growth in the area.



Housing & Economic Recovery Plan

Client: City of Effingham, IL | Adopted: 2024

Facing economic stagnation tied to offshoring, workforce outmigration, and a housing shortage of crisis proportions, the City of Effingham engaged Development Planning Partners (DPP) and project partner 1861 Group to lead a comprehensive initiative linking housing and economic revitalization. The resulting Housing & Economic Recovery Plan provides a coordinated strategy to expand development capacity, attract private investment, and restore long-term population and employment growth.

Serving as project lead, DPP began by conducting a rigorous market analysis of housing and commercial conditions across the city and its trade area. This included detailed evaluation of housing supply and demand, market segmentation, and affordability, paired with an analysis of Effingham’s retail, office, and industrial sectors to identify gaps, redevelopment potential, and opportunities for business expansion.

Through extensive stakeholder engagement—including more than 20 interviews with local employers, developers, and community organizations—the project team uncovered critical inefficiencies in both the housing and commercial markets. These ranged from limited workforce housing and land readiness to high development costs and regulatory constraints.

Drawing on best practices and advanced modeling, the project team developed actionable strategies to overcome these barriers: expanding residential development capacity, lowering the cost of doing business, strengthening downtown and corridor commercial nodes, and diversifying the city’s housing stock to meet employer and workforce needs. The plan also outlined implementation timelines, cost projections, and measurable performance outcomes to guide ongoing decision-making.

Adopted unanimously by the City Council in January 2024, the Effingham Housing & Economic Recovery Plan now serves as the City’s roadmap for coordinated housing and economic growth—anchored in market realities and designed to position Effingham as a model for small-city revitalization and reinvestment.



Market Overview & Opportunity Analysis

Client: City of Racine, WI

The City of Racine retained Development Planning Partners (DPP) to prepare a comprehensive Market Overview and Opportunity Analysis to serve as a foundation for new housing, commercial, and economic development initiatives. The broad-based assignment included both a citywide Housing Market Study and a detailed analysis of the City’s four primary commercial districts.

DPP’s work combined data-driven analysis with practical development insight to help Racine chart a path toward renewed growth. The housing component identified opportunities to restore balance to the city’s residential market by expanding attainable housing options and introducing new product types attractive to both current and incoming residents. Recommendations emphasized the adaptive reuse and rehabilitation of vacant properties—particularly in older neighborhoods—as a strategy to stabilize distressed areas and expand workforce housing for moderate-income households critical to Racine’s long-term vitality.

On the commercial side, DPP evaluated market conditions across the city’s major retail and employment districts, identifying redevelopment priorities and market-supported tenant recruitment strategies. For each district, the team provided targeted investment “road maps” highlighting opportunities to strengthen local business activity, attract new investment, and improve the overall consumer environment.

Finally, DPP’s work highlighted Racine’s enduring legacy of innovation—tracing its roots from early manufacturing leadership to the city’s pioneering role in business incubation—and proposed strategies to leverage that history as a modern economic driver. Through the concept of an “Entrepreneurial Zone,” DPP outlined a vision for revitalization rooted in Racine’s unique identity, designed to attract new businesses, foster innovation, and reestablish the city as a regional hub of economic opportunity.



References

The following references are provided in support of our team’s professional qualifications and expertise. Additional references are available upon request.

City of Evanston – Housing Gap Analysis (2024–2025). Innovative housing analysis quantifying needs and supporting community planning.

Uri Pachter
Senior Housing Planner
City of Evanston, Illinois
upachter@cityofevanston.org
847-859-7675

Village of Deerfield – Housing Demand Study (2024). Technical rigor and successful collaboration (DPP+GWG).

Andrew Lichterman, ICMA-CM
Deputy Village Manager / Director of Community Development
Village of Deerfield, Illinois
alichterman@deerfield.il.us
847-719-7403

City of Mount Sterling - Housing Solutions (2025 and ongoing). Housing market analysis and innovative solutions for moving housing forward in a smaller market.

Dan Teefey
President
Tracy Family Foundation
dan.teefey@tracyfoundation.org
217-773-4411

City of Effingham – Housing & Economic Recovery Plan (2023). Effingham officials describe the plan as their “housing Bible,” underscoring its ongoing utility.

Steven W. Miller, P.E.
City Administrator
City of Effingham, Illinois
smiller@effinghamil.com
217-342-5300 ext. 5314

**We are here to help.
For more information,
please reach out to us.**

www.devpp.com
zach@devpp.com
(312) 550-8281

DEVELOPMENT
PLANNING
PARTNERS 

www.goodmanwilliamsgroup.com
hayes@goodmanwilliamsgroup.com
(248) 736-9931

GOODMAN WILLIAMS GROUP
— REAL ESTATE RESEARCH —



STANDARD HOURLY RATES

DEVELOPMENT
PLANNING
PARTNERS 

Principal - \$200

Managing Partner - \$175

Senior Consultant - \$150

Research Assistance - \$100

GOODMAN WILLIAMS GROUP
— REAL ESTATE RESEARCH —

Subconsultant

Principal - \$175



HANOVER SMALL COMMERCIAL POLICY COMMON POLICY DECLARATIONS

Allmerica Financial Benefit Insurance Company
(A Stock Company)
440 Lincoln Street
Worcester, MA 01653

Renewal of Z2C J261747 02

Policy Number:	Policy Period:	Coverage is provided by:	Agency Code:
Z2C J261747 03	From: 12/22/2025 To: 12/22/2026 12:01 A.M. Standard Time at your mailing address shown below.	Allmerica Financial Benefit Insurance Company	1309613

Named Insured and Mailing Address: DEVELOPMENT PLANNING PARTNERS LLC; DEVELOPMENT PLANNING DBA: PARTNERS, LLC 3023 N. CLARK ST. APT 865 CHICAGO, IL 60657-5200	Agent: LAKEVIEW INSURANCE AGENCY 3714 N SOUTHPORT AVE CHICAGO, IL 60613 (773) 871-8000
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Insured Business Description: Market Research Firm
Business Type: Limited Liability Company

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY. YOUR POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S) FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN.

DESCRIBED PREMISES

Loc. No.	Bldg. No.	Address
001	001	4N579 Pheasant Run Dr, Saint Charles, IL 60175-6072

PROPERTY COVERAGE

Loc. No.	Bldg. No.	Building Limit	Building Deductible	Building Valuation	Business Personal Property (BPP) Limit	BPP Deductible	BPP Valuation
001	001	Not Covered	N/A	N/A	\$ 6,500	\$ 1,000	Replacement Cost
Business Income Limit of Insurance: 12 Months Actual Loss Sustained					Business Income Waiting Period: 48 Hours		
Equipment Breakdown Deductible: \$1,000							

Date Issued: 10/16/2025

Payment Type: Direct Bill

Group:

825-3000 08 19

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Insured Copy

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LIABILITY COVERAGE

EXCEPT FOR DAMAGE TO PREMISES RENTED TO YOU, EACH PAID CLAIM FOR THE FOLLOWING COVERAGES REDUCES THE AMOUNT OF INSURANCE WE PROVIDE DURING THE ANNUAL PERIOD.

Coverage	Limit
General Aggregate Limit	\$ 2,000,000
Products/Completed Operations Aggregate Limit	\$ INCLUDED
Bodily Injury and Property Damage Liability – Each Occurrence Limit	\$ 1,000,000
Personal and Advertising Injury – Each Incident Limit	\$ 1,000,000
Medical Payments – Each Person Limit	\$ 5,000
Damage to Premises Rented to You – Any One Premises Limit, All Perils	\$ 1,000,000

PLEASE REFER TO THE LIMITS OF INSURANCE SECTION OF YOUR COVERAGE FORM AND ANY ENDORSEMENTS.

LIABILITY CLASSIFICATION SCHEDULE

Loc. #	Liability Class Code	Classification Description	Liability Exposure	Premium Basis
001	75419	Market Research Firm	500	Square Feet

FORMS, ENDORSEMENTS AND NOTICES

Applicable to Multiple Coverage Parts

Form No.	Edition Date	Title
171-0741	08/19	Availability Of Loss Control Services - NTP
825-0008	08/19	Disclosure Pursuant To Terrorism Risk Insurance Act
825-0018	08/19	Cap On Losses From Certified Acts Of Terrorism
825-0019	08/19	Exclusion Of Punitive Damages Related To A Certified Act Of Terrorism
825-3002	12/25	Important Policyholder Information For Illinois Insureds
825-3029	08/19	Trade Or Economic Sanctions Endorsement
850-3060	08/19	Illinois Changes - Cyber Liability And Data Breach
IL 00 17	11/98	Common Policy Conditions
IL 01 18	02/17	Illinois Changes
IL 02 84	01/18	Illinois Changes - Cancellation And Nonrenewal
IL 09 52	01/15	Cap On Losses From Certified Acts Of Terrorism
SIG-1100	11/17	Signature Page

Applicable to Property Coverage Parts

Form No.	Edition Date	Title
821-0002	08/19	Small Commercial Bronze Property Broadening Endorsement
821-0028	08/19	Claim Information Notice To Policyholder
821-0115	04/25	Property Inspection For Valuation And Underwriting Notice To Policyholder
850-3072	08/19	Data Breach Property Coverage Form
850-3073	08/19	Data Breach Services For Employees And Family Members
850-3074	08/19	Data Breach Services - Designated Service Provider
CP 00 10	10/12	Building And Personal Property Coverage Form
CP 00 90	07/88	Commercial Property Conditions

Date Issued: 10/16/2025

Payment Type: Direct Bill

Group:

825-3000 08 19

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Form No.	Edition Date	Title
CP 01 40	07/06	Exclusion Of Loss Due To Virus Or Bacteria
CP 01 49	06/07	Illinois Changes - Artificially Generated Electrical Current Exclusion
CP 04 31	04/02	Changes - Fungus, Wet Rot, Dry Rot And Bacteria
CP 10 30	09/17	Causes Of Loss Special Form

Applicable to Liability Coverage Parts		
Form No.	Edition Date	Title
822-0001	08/25	Small Commercial Liability Companion Endorsement
822-3015	08/19	Hired Auto And Non-Owned Auto Liability
822-3017	08/19	Illinois Changes - Hired Auto And Non-Owned Auto Liability Uninsured/Underinsured Motorists Coverages
822-3024	08/19	Exclusion - Asbestos
822-3038	08/19	Illinois Changes - Small Commercial Liability
CG 00 01	04/13	Commercial General Liability Coverage Form
CG 21 47	12/07	Employment-Related Practices Exclusion
CG 21 67	12/04	Fungi Or Bacteria Exclusion
IL 01 47	09/11	Illinois Changes - Civil Union
IL 01 62	10/13	Illinois Changes - Defense Costs

NOTICE OF A CLAIM

Report any claim or "suit" to:

The Hanover Insurance Company
P.O. Box 15145
Worcester, MA 01615

National Claims Telephone Number: 800-628-0250
Facsimile: 800-399-4734
Email: firstreport@hanover.com

PREMIUM

All Property Coverages Premium	\$	206.00
All Liability Coverages Premium	\$	714.00
Commercial Umbrella Liability Coverage Premium	\$	1,175.00
Total Coverage Premium	\$	2,095.00
Total Surcharge Premium	\$.00
Premium Subtotal	\$	2,095.00
Additional Premium to Meet Policy Minimum Premium		N/A
Total Policy Premium*	\$	2,095.00

*Includes premium, if any, for terrorism; refer to disclosure notice.

AUDIT PERIOD

Not auditable Annual Semi-Annual Other

THESE COMMON POLICY DECLARATIONS, TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE FORMS AND ANY ENDORSEMENTS ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

Date Issued: 10/16/2025

Payment Type: Direct Bill

Group:

825-3000 08 19

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CYBER LIABILITY DECLARATIONS

Renewal of Z2C J261747 02

CLAIMS-MADE WARNING

THIS COVERAGE PART INCLUDES COVERAGES WRITTEN ON A CLAIMS-MADE BASIS SUBJECT TO ITS TERMS. CLAIMS-MADE COVERAGE APPLIES ONLY TO "CLAIMS" FIRST MADE AGAINST THE "INSUREDS" DURING THE "POLICY PERIOD" OR ANY APPLICABLE EXTENDED REPORTING PERIOD. PLEASE READ THE ENTIRE POLICY CAREFULLY TO DETERMINE RIGHTS, DUTIES, COVERAGE AND COVERAGE RESTRICTIONS.

"DEFENSE EXPENSES" WITHIN LIMITS AND DEDUCTIBLE

THE LIMITS OF LIABILITY WILL BE REDUCED AND CAN BE COMPLETELY EXHAUSTED BY THE PAYMENT OF COVERED "DEFENSE EXPENSES". IN THE EVENT THAT THE LIMIT OF LIABILITY IS EXHAUSTED, THE "INSURER" SHALL NOT BE LIABLE FOR "DEFENSE EXPENSES", JUDGMENTS OR SETTLEMENTS IN EXCESS OF THE APPLICABLE LIMIT. INSURING AGREEMENTS A. AND B. ARE SUBJECT TO DEDUCTIBLE AMOUNTS STATED IN THE DECLARATIONS. AMOUNTS INCURRED FOR "DEFENSE EXPENSES" ARE SUBJECT TO THE APPLICABLE DEDUCTIBLE.

POLICY NUMBER	COVERAGE IS PROVIDED BY:	AGENCY CODE:
Z2C J261747 03	Allmerica Financial Benefit Insurance Company	1309613
Item 1: NAMED INSURED AND MAILING ADDRESS:		AGENT:
DEVELOPMENT PLANNING PARTNERS LLC; DEVELOPMENT PLANNING DBA: PARTNERS, LLC 3023 N. CLARK ST. APT 865 CHICAGO, IL 60657-5200		LAKEVIEW INSURANCE AGENCY 3714 N SOUTHPORT AVE CHICAGO, IL 60613 (773) 871-8000

Item 2. POLICY PERIOD

Inception Date: 12/22/2025 Expiration Date: 12/22/2026
 (12:01 AM standard time at the address shown in **Item 1.**)

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY. YOUR POLICY CONSISTS OF THE COVERAGE PART(S) FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN.

Item 3. AGGREGATE LIMIT OF LIABILITY FOR THIS COVERAGE PART

Maximum Aggregate Limit of Liability	\$25,000
--------------------------------------	----------

Item 4. INSURING AGREEMENTS

Prior and Pending Proceedings Date:	12/22/2022	
Retroactive Date:	12/22/2022	
Insuring Agreements	Limits of Liability	Deductible
A. Privacy and Security Liability	\$25,000	\$5,000

Insuring Agreements	Limits of Liability	Deductible
B. Cyber Media Liability	\$25,000	\$5,000

Item 5. PREMIUM FOR COVERAGE PART	\$40
--	------

Item 6. FORMS, ENDORSEMENTS AND NOTICES:		
Form Number	Edition Date	Title
850-3001	08/19	Cyber Liability Coverage Form
850-3080	12/25	Exclusion - War And Cyber War

NOTICE OF A "CLAIM"

Report any "claim" to:
 The Hanover Insurance Company
 P.O. Box 15145
 Worcester, MA 01615
Email: cyberclaims@hanover.com
Cyber Claims Telephone Number: 800-385-5271

EXECUTIVE LINES DECLARATIONS

Renewal of Z2C J261747 02

CLAIMS-MADE NOTICE

THIS POLICY MAY PROVIDE COVERAGE ON A CLAIMS-MADE BASIS. SUBJECT TO ITS TERMS, THIS POLICY MAY APPLY ONLY TO "CLAIMS" FIRST MADE AGAINST YOU DURING THE POLICY PERIOD, AUTOMATIC EXTENDED REPORTING PERIOD OR ANY PURCHASED OPTIONAL EXTENDED REPORTING PERIOD THAT MAY APPLY. PLEASE READ THE POLICY CAREFULLY TO DETERMINE RIGHTS, DUTIES, COVERAGE AND COVERAGE RESTRICTIONS.

"CLAIM EXPENSE" WITHIN LIMITS NOTICE

THIS POLICY MAY PROVIDE FOR "CLAIM EXPENSE" PAYABLE WITHIN, AND NOT IN ADDITION TO, THE LIMITS OF INSURANCE. "CLAIM EXPENSE" WILL REDUCE AND MAY EXHAUST THE LIMIT OF INSURANCE, AND WILL BE APPLIED AGAINST THE DEDUCTIBLE. IN THE EVENT THAT THE LIMIT OF INSURANCE IS EXHAUSTED, WE SHALL NOT BE LIABLE FOR "CLAIM EXPENSE", JUDGMENTS OR SETTLEMENTS IN EXCESS OF THE APPLICABLE LIMIT.

Policy Number:	Policy Period:	Coverage is provided by:	Agency Code:
Z2C J261747 03	From: 12/22/2025 To: 12/22/2026 12:01 A.M. Standard Time at your mailing address shown below.	Allmerica Financial Benefit Insurance Company	1309613
Item #1: Named Insured and Mailing Address: DEVELOPMENT PLANNING PARTNERS LLC; DEVELOPMENT PLANNING DBA: PARTNERS, LLC 3023 N. CLARK ST. APT 865 CHICAGO, IL 60657-5200		Agent: LAKEVIEW INSURANCE AGENCY 3714 N SOUTHPORT AVE CHICAGO, IL 60613 (773) 871-8000	

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY. YOUR POLICY CONSISTS OF THE COVERAGE PART(S) FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN.

Item #2: Coverage	Item #3: Each "Claim" Limit/Aggregate Limit	Item #4: Each "Claim" Deductible	Item #5: Retroactive Date
ERRORS AND OMISSIONS LIABILITY Description of Professional Service: Miscellaneous Professional Liability	\$ 1,000,000/\$1,000,000	\$ 1,000	12/22/2022
DIRECTORS AND OFFICERS LIABILITY			
EMPLOYMENT PRACTICES LIABILITY (CLAIM EXPENSE WITHIN LIMITS)	\$ 25,000/\$25,000	\$ 5,000	12/22/2022

Date Issued: 10/16/2025

Payment Type: Direct Bill

820-0001 08 19

Page 1 of 2

Item #6: Executive Lines Policy Premium:	
Annual Premium:	
Total Errors and Omissions Liability Premium:	\$ 472
Total Directors and Officers Liability Premium:	\$ 0
Total Employment Practices Liability Premium:	\$ 18
Total Executive Lines Advance Premium:	\$ 490

Item #7: This policy is comprised of the following forms, endorsements and notices:		
Form Number	Edition Date	Title
820-0002	08/19	Executive Lines Common Policy Conditions
820-0113	08/19	Illinois Changes - Executive Lines
820-1000	08/19	Errors And Omissions Liability Coverage
820-1003	08/19	Miscellaneous Professional Liability Companion
820-1017	08/19	Important Notice To Policyholders Claims Made Coverage
820-1042	08/25	Exclusion - Access Or Disclosure Of Confidential Or Personal Material Or Information And Electronic
820-1043	08/25	Exclusion - Violation Of Law Addressing Data Privacy - Errors And Omissions
820-3000	08/19	Employment Practices Liability (Claim Expense Within Limits)
820-3011	08/25	Exclusion - Violation Of Law Addressing Data Privacy - Employment Practices Liability

NOTICE OF A CLAIM

Report any "claim" or "suit" to:	
The Hanover Insurance Company P.O. Box 15145 Worcester, MA 01615	National Claims Telephone Number: 800-628-0250 Facsimile: 800-399-4734 Email: firstreport@hanover.com

FOLLOW FORM EXCESS AND UMBRELLA LIABILITY DECLARATIONS

Renewal of Z2C J261747 02

CLAIMS-MADE WARNING

COVERAGE A – FOLLOW FORM EXCESS LIABILITY PROVIDES COVERAGE ON A CLAIMS-MADE BASIS WHEN THE APPLICABLE “UNDERLYING INSURANCE” IS WRITTEN ON A CLAIMS-MADE BASIS. WHEN CLAIMS-MADE COVERAGE APPLIES, THIS POLICY, SUBJECT TO ITS TERMS, APPLIES ONLY TO “CLAIMS” FIRST MADE AGAINST YOU DURING THE POLICY PERIOD, AUTOMATIC EXTENDED REPORTING PERIOD OR ANY PURCHASED OPTIONAL EXTENDED REPORTING PERIOD. PLEASE READ THE POLICY CAREFULLY TO DETERMINE RIGHTS, DUTIES, COVERAGE AND COVERAGE RESTRICTIONS.

“CLAIMS EXPENSE” WITHIN LIMITS NOTICE

THIS POLICY MAY PROVIDE FOR “CLAIM EXPENSE” PAYABLE WITHIN, AND NOT IN ADDITION TO, THE LIMITS OF INSURANCE. “CLAIM EXPENSE” WILL REDUCE AND MAY EXHAUST THE LIMIT OF INSURANCE, AND WILL BE APPLIED AGAINST THE DEDUCTIBLE. IN THE EVENT THAT THE LIMIT OF INSURANCE IS EXHAUSTED, WE SHALL NOT BE LIABLE FOR “CLAIM EXPENSE”, JUDGMENTS OR SETTLEMENTS IN EXCESS OF THE APPLICABLE LIMIT.

Policy Number:	Policy Period:	Coverage is provided by:	Agency Code:
Z2C J261747 03	Inception Date: 12/22/2025 Expiration Date: 12/22/2026 12:01 A.M. Standard Time at your mailing address shown below.	Allmerica Financial Benefit Insurance Company	1309613
Named Insured and Mailing Address: DEVELOPMENT PLANNING PARTNERS LLC; DEVELOPMENT PLANNING DBA: PARTNERS, LLC 3023 N. CLARK ST. APT 865 CHICAGO, IL 60657-5200		Agent: LAKEVIEW INSURANCE AGENCY 3714 N SOUTHPORT AVE CHICAGO, IL 60613 (773) 871-8000	

IN RETURN FOR THE PAYMENT OF THE PREMIUM AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY. YOUR POLICY CONSISTS OF THE COVERAGE PART(S) FOR WHICH A SPECIFIC LIMIT OF INSURANCE IS SHOWN.

FOLLOW FORM EXCESS AND UMBRELLA LIABILITY COVERAGE

LIMITS OF INSURANCE:	
Each Occurrence or Each Claim Limit	\$2,000,000
Products – Completed Operations Aggregate Limit	\$2,000,000
General Aggregate Limit	\$2,000,000
Retained Limit	\$0

FORMS, ENDORSEMENTS AND NOTICES

Forms, Endorsements and Notices applying to this Coverage Part and made a part of this policy:		
Form No.	Edition Date	Title
826-0001	08/19	Follow Form Excess And Umbrella Liability Coverage
826-0002	09/21	Schedule Of Underlying Coverages
826-0040	08/19	Exclusion - Aircraft Products, Grounding And Testing(Coverage B)
826-0053	08/19	Other Coverage Endorsement (Coverage B)
826-0068	08/19	Exclusion - Professional Liability (Coverage A)
826-0081	08/19	Exclusion - Abuse Or Molestation (Coverage A And B)
826-0113	08/19	Illinois Changes
826-0158	08/19	Exclusion - Silica (Coverage A And B)
826-0189	08/19	Exclusion - Cross Suit (Coverage A And B)
826-0192	08/19	Exclusion - Occupational Disease (Coverage B)
826-0259	08/19	Exclusion - Fungi Or Bacteria Liability (Coverage B)
826-0275	08/19	Underlying Insurance Redefined
826-0321	08/25	Exclusion - Violation Of Law Addressing Data Privacy (Coverage A And B)
826-0322	08/25	Exclusion - Access Or Disclosure Of Confidential Or Personal Material Or Information And Electronic Data (Coverage A And B)
826-0325	08/25	Exclusion - Cyber Incident - Cyber Content

NOTICE OF A CLAIM

Report any claim or “suit” to:	
The Hanover Insurance Company P.O. Box 15145 Worcester, MA 01615	National Claims Telephone Number: 800-628-0250 Facsimile: 800-399-4734 Email: firstreport@hanover.com

PREMIUM

Estimated Annual Umbrella Premium	\$	1,150.00
Premium Surcharges	\$	(Premium Surcharges NOT APPLICABLE in New York)
Terrorism – Umbrella	\$	25.00
Annual Minimum Premium	\$	None
Advance Umbrella Premium	\$	1,175.00
Estimated Annual Premium	\$	1,175.00

SCHEDULE OF UNDERLYING COVERAGES

Insured: DEVELOPMENT PLANNING PARTNERS
Effective on and after 12/22/2025 **12:01 A.M. Standard Time**
This Schedule is part of Policy Number: Z2C J261747 03

CARRIER, POLICY NUMBER & PERIOD	TYPE OF POLICY	APPLICABLE LIMITS OR AMOUNT OF INSURANCE
(a) Carrier: Allmerica Financial Benefit Insurance Company Policy Number: Z2C J261747 03 Policy Period: 12/22/2025 - 12/22/2026	Commercial General Liability <input type="checkbox"/> Owned Autos <input checked="" type="checkbox"/> Non-owned & Hired Autos	\$ 1,000,000 Occurrence/ Each Claim \$ 1,000,000 Personal Injury and Advertising Injury \$ 2,000,000 General Aggregate \$ INCLUDED Products/Completed Operations Aggregate Retroactive Date, if applicable: N/A
(b) Carrier: Policy Number: Policy Period:	Automobile Liability including <input type="checkbox"/> Owned Autos <input type="checkbox"/> Non-owned & Hired Autos	Bodily Injury and Property Damage Liability Combined: \$ Each Accident Other:
(c) Carrier: Policy Number: Policy Period:	Standard Workers' Compensation & Employers' Liability NEW YORK ONLY: The Umbrella Coverage for Workers' Compensation and Employers Liability is not applicable in situations where an employee is subject to the New York Workers' Compensation Law.	Coverage B – Employers Liability Bodily Injury by Accident: \$ Each Accident Bodily Injury by Disease: \$ Each Employee \$ Aggregate
(d) Carrier: Policy Number: Policy Period:	Employers Liability	\$ Each Employee \$ Aggregate Retroactive Date, if applicable:
(e) Carrier: Policy Number: Policy Period:	Liquor Liability	\$ Each Common Cause \$ Aggregate
(f) Carrier: Policy Number: Policy Period:	Errors and Omissions Liability Industry:	\$ Each Occurrence / Claim \$ Aggregate Retroactive date, if applicable:
(g) Carrier: Policy Number: Policy Period:	Directors & Officers Liability	\$ Each Occurrence \$ Each Claim \$ Aggregate Retroactive date, if applicable:
(h) Carrier: Policy Number: Policy Period:	Stop Gap Liability NEW YORK ONLY: The Umbrella Coverage for Stop Gap is not available for employees in New York.	Bodily Injury by Accident \$ Each Accident Bodily Injury by Disease \$ Each Employee \$ Aggregate

CARRIER, POLICY NUMBER & PERIOD	TYPE OF POLICY	APPLICABLE LIMITS OR AMOUNT OF INSURANCE
(i) Carrier: Policy Number: Policy Period:	Abuse and Molestation	\$ Each Occurrence \$ Each Claim \$ Aggregate Retroactive date, if applicable:
(j) Carrier: Policy Number: Policy Period:	Employee Benefits Liability	\$ Each Employee \$ Aggregate Retroactive date, if applicable:
(k) Carrier: Policy Number: Policy Period:	Foreign – General Liability	\$ Each Occurrence \$ General Aggregate Retroactive date, if applicable:
(l) Carrier: Policy Number: Policy Period:	Foreign – Auto	\$ Combined Single Limit
(m) Carrier: Policy Number: Policy Period:	Foreign – Employers Liability NEW YORK ONLY: The coverage for Workers Compensation and Employers Liability is not applicable in situations where an employee is subject to the New York Workers Compensation Law.	Bodily Injury by Accident \$ Each Accident Bodily Injury by Disease \$ Each Employee \$ Aggregate
(n) Carrier: Policy Number: Policy Period:	Foreign – Employee Benefits Liability	\$ Each Employee \$ Aggregate Retroactive date, if applicable:
(o) Carrier: Policy Number: Policy Period:	Other	\$ Each Occurrence \$ Each Claim \$ Aggregate Retroactive date, if applicable:

Countersigned By: _____
Authorized Representative of the Company

Date: _____

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Map Amendment to Rezone the property at 103 South Lake Street

Financial Impact:

N/A

Attachments:

1. O-26-01-04 - Exhibit A - Legal Description - 103 South Lake Street
2. O-26-01-04 - Findings of Fact - 103 South Lake Street
3. O-26-01-04 - PZC Minutes with Attachments - 11-19-2025
4. O-26-01-04 - Petitioners Packet - 103 South Lake Rezoning

Background:

Property History

The subject property at 103 South Lake Street has longstanding historical significance in Mundelein. Aerial imagery indicates that the home has existed since at least 1939, and records suggest it was originally built in 1895 (well before the Village's incorporation in 1909). The house sits on land once owned by the Rouse family, one of Mundelein's oldest founding families. The Rouse Family operated a dairy farm and **Rouse Bros. Dairy** in the early 1900s. At first, the business operated out of the small brick garage that still sits on the property at 103 South Lake, before the retail storefront relocated to a building north on Lake Street (where the Police Station sits today).

John and Matilda Rouse arrived from England around 1840 and acquired acreage northeast of Diamond Lake, including the 125-acre lake itself. By the late 1800s, the Rouse farm extended to 387 acres, including the subject property. The neighboring home to the rear on Seymour Avenue was originally the dairy barn serving this property before being converted to a residence.

Members of the Rouse family have remained active in public, civic, and agricultural life in Lake County since 1844 and continue to reside in the area today. According to letters found in Village records, the property was owned by the Rouse family until at least 1965.

Figure 1: Location Map

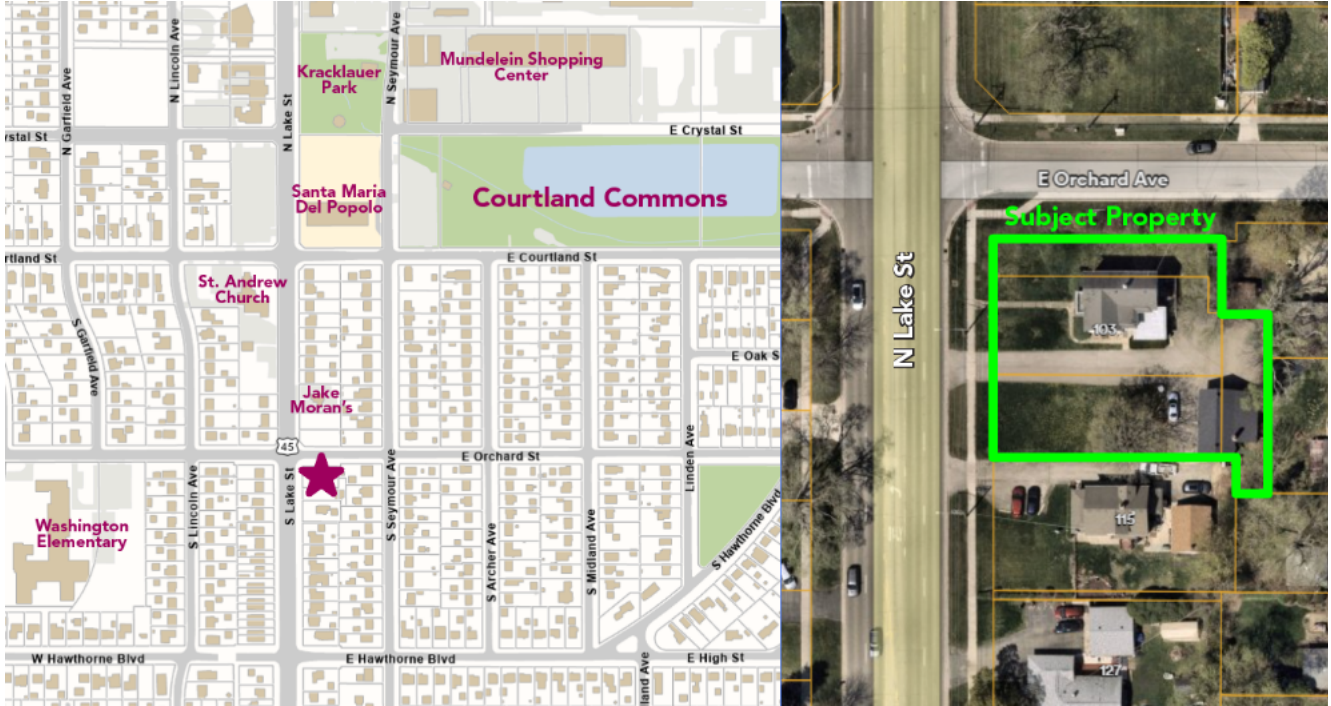


Figure 2: Street View



Figure 3: 1939 Historic Aerial



Use of Property

The property has long functioned as a two-unit dwelling, although there are no Village records documenting when or under what circumstances the conversion occurred and whether it received any municipal approvals. Anecdotal accounts from family friends of the prior owner suggest the structure has operated as a duplex since at least the 1970s, but permit records from that era are incomplete and unreliable. Code enforcement history suggests that the Village became aware of the two-family use in 2004 and acknowledged it as an existing condition.

However, it does appear that the property has been zoned for single-family use since at least 1957:

- **1957 Zoning Classification:** R-2 One-Family Dwelling District
- **2012 Zoning Classification:** R-5 One Family (10,000 SF Minimum Lot Size)
- **2013-2025 Zoning Classification:** R-3 Single-Family Residential

The previous owner (whose family also owned the neighboring Jake Moran's) contacted the Village in early 2025 stating their intention to sell the property, and requested written confirmation that the duplex use was a permitted, conforming use. At that time, staff consulted legal counsel, who advised that there was no documentation formally establishing that it was converted legally, and as a result, the Village could not put such a statement in writing because the property is zoned for single-family use. However, the Village clarified that it would not pursue enforcement to require conversion back to a single-family home and accepts the existing condition.

Although the property was not formally registered as a rental, the prior owner reportedly lived in the building and rented the other unit to a family member, which might explain why it was not treated by the owner as a traditional rental arrangement. The two units share water and sewer service, but have long maintained separate ComEd electric accounts and have separate entrances.

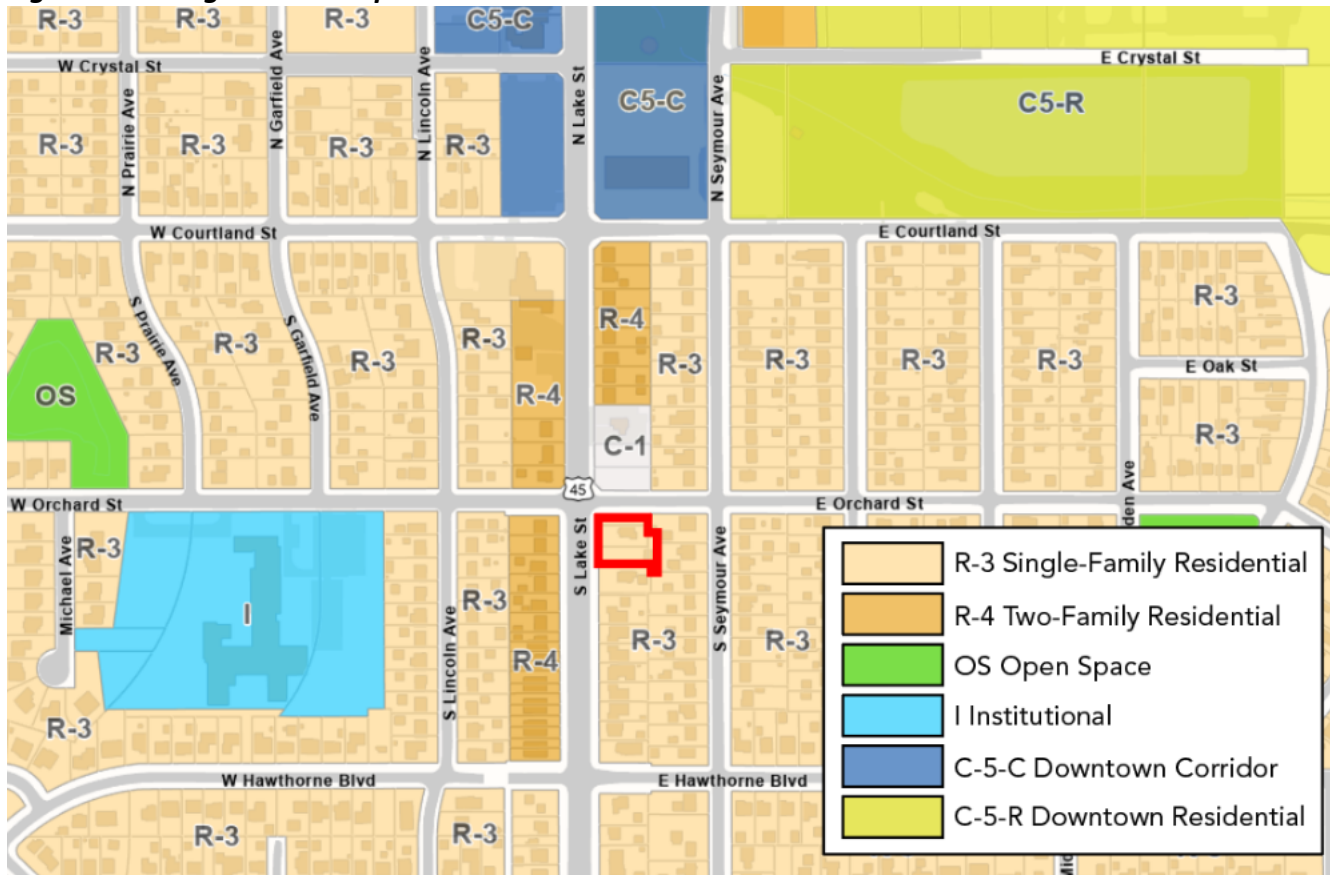
Rezoning Request (Map Amendment)

The previous owner had submitted an application in early 2025 for a rezoning to the R-4 Two-Family Residential district; however, the property sold before the application proceeded. The new property owner has submitted a new application requesting the rezoning for the purpose of aligning the property’s long-standing use with the zoning map.

The new owner has not proposed any changes to the building or site and solely seeks to rezone the property to bring it into legal, conforming status. Staff notes that the current zoning designation does not permit duplexes; however, the R-4 District allows this use by right and is contiguous with other R-4 parcels in the immediate area.

- Current Zoning: R-3 Single-Family Residential
- Proposed Zoning: R-4 Two-Family Residential

Figure 4: Zoning District Map



Staff Comments

Both the Finance Department and Public Works & Engineering strongly recommend that the site utilities are modified to separate the water and sewer services for the two separate units (i.e. two separate meters). As it currently stands, the property owner has no way of quantifying how much water is used by each separate unit. If a water bill is unpaid, then the water shutoff would affect both tenants.

The property owner has agreed to this change, stating that it is their preference as well, and will separately pursue this with Public Works & Engineering.

Based on anecdote, the secondary unit has historically been rented out to the prior owner’s family members, so it is likely that utility billing was handled informally and never necessitated a separate meter.

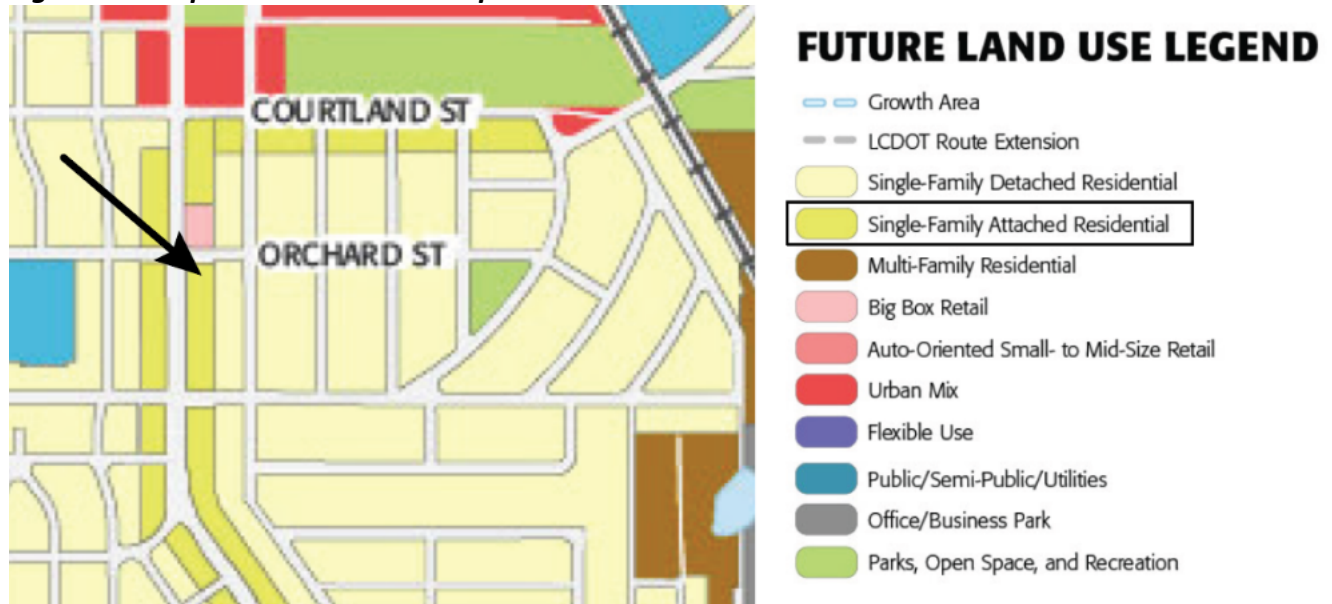
Public Comments

No comments were received from the public at the time of writing this staff report.

Comprehensive Plan

The Future Land Use Plan within the Comprehensive Plan designates the subject property as “**Single-Family Attached Residential**” (i.e. duplex), despite the current zoning or R-3 Single-Family Residential. The rezoning would be consistent with the long-term plan, which encourages additional density in and around the downtown, particularly on busy corridors such as Route 45.

Figure 5: Comprehensive Plan Excerpt – Future Land Use Plan



Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing to consider the request on November 19, 2025 and voted 7-0 in favor of recommending approval of the map amendment.

Analysis

Staff supports the proposed map amendment based on the following:

- **Zoning Compliance:** Bringing the property into conformance with the Zoning Ordinance benefits both the Village and current/future owners by reducing ambiguity and ensuring the use matches the zoning classification on record.
- **Contiguity:** The property is contiguous with other R-4 parcels; therefore, the rezoning would not constitute spot zoning and aligns logically with the existing zoning pattern.
- **Appropriate Density Near Downtown:** The location's proximity to Downtown Mundelein makes a slightly higher residential density appropriate and compatible with nearby townhouses and multi-family developments already present or under construction in the downtown area.
- **Long-Standing Use:** Limited evidence suggests that the duplex configuration has existed for decades, indicating this is not a new or intensified use but an established condition. Evidence includes anecdotal testimony, electric billing records, and the existing layout of the home itself.
- **No Known Negative Impacts:** Staff is not aware of any complaints, enforcement issues, or neighborhood concerns associated with the two-unit use.
- **Limited Additional Uses in R-4:** Aside from permitting duplexes, the R-4 District does not introduce new uses beyond those already permitted in the R-3 District, minimizing the risk of unintended impacts.
- **Correction of Historical Oversight:** The property was likely zoned R-3 during the 2012 Zoning Ordinance rewrite because the Village did not know the structure contained two units. Rezoning corrects this map inaccuracy to reflect on-the-ground conditions.
- **Consistency with Comprehensive Plan:** The 2021 Comprehensive Plan's Future Land Use Plan designates the subject property as "Single-Family Attached Residential" despite the current R-3 zoning.
- **Purpose of Request:** The applicant seeks rezoning solely to align the zoning map with the long-standing duplex use; no building modifications or intensification are proposed.

Recommendation:

Motion to pass an Ordinance approving a map amendment to rezone the property at 103 South Lake Street, Mundelein, Illinois from R-3 Single Family Residential to R-4 Two-Family Residential.

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 January 12, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-01-4
which is entitled

Map Amendment to Rezone the property at 103 South Lake Street

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 1/13/2026, 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 1/13/2026.

Village Clerk

ORDINANCE NO. O-26-01-4

AN ORDINANCE APPROVING A MAP AMENDMENT TO REZONE THE PROPERTY AT 103 SOUTH LAKE STREET, MUNDELEIN, ILLINOIS FROM R-3 SINGLE FAMILY RESIDENTIAL TO R-4 TWO-FAMILY RESIDENTIAL

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, Marsha and Jose Rodriguez (“Petitioner”), filed a petition with the Village of Mundelein, an Illinois municipal corporation located in Lake County, Illinois, to change the zoning classification for property commonly known as 103 South Lake Street, which property is legally described and attached hereto as **Exhibit A** (the “Subject Property”) from R-3 Single-Family Residential to R-4 Two-Family Residential; and

WHEREAS, a public hearing was held before the Mundelein Planning and Zoning Commission on November 19, 2025, on the petition and the Planning and Zoning Commission has made its findings of fact and recommended approval of the petition; and

WHEREAS, at the Village Board meeting on January 12, 2026, the Mundelein Village Board of Trustees accepted the Planning and Zoning Commission’s recommendation and findings of fact and determined that it is necessary to adopt this Ordinance amending the Village of Mundelein Zoning Map and have determined that the petition will benefit the Village.

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

SECTION I: The foregoing recitals are, by this reference, fully incorporated into and made a part of this Ordinance.

SECTION II: Upon the passage of this ordinance, the Subject Property, further described in **Exhibit A** attached hereto, shall be zoned R-4 Two-Family Residential Zoning 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: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

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

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

Exhibit A

Legal Description

Property Commonly Known as:
103 South lake Street, Mundelein, IL

PINs:
11-30-309-001; 11-30-309-002; 11-30-309-003; 11-30-309-015

Legal Description:

PARCEL 1: THE WEST 26 FEET OF LOTS 207 AND 208, ALL OF LOTS 210, 211, 212, 213 AND THE NORTH 20 FEET OF LOT 214, IN LAKEWOOD HEIGHTS, A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 5, 1925, AS DOCUMENT 270298, IN BOOK "O" OF PLATS, PAGES 86 AND 87, IN LAKE COUNTY, ILLINOIS

PARCEL 2: THAT PART OF THE VACATED NORTH AND SOUTH ALLEY, LYING EAST OF AND ADJOINING LOTS 210, 211, 212, 213, AND 214 IN LAKEWOOD HEIGHTS SUBDIVISION AFORESAID, WHICH LIES NORTH OF THE SOUTH LIKE OF THE NORTH 20 FEET OF LOT 214 AFORESAID, EXTENDED EASTERLY IN LAKE COUNTY, ILLINOIS.

FINDINGS OF FACT – 103 S. LAKE STREET

Map Amendment from R-3 to R-4

CASE NUMBER	PZ2025-0018
PUBLIC HEARING DATE	November 19, 2025
On November 19, 2025, the Planning and Zoning Commission voted 7-0 to recommend approval of a map amendment to rezone the property at 103 S. Lake Street from R-3 Single-Family Residential to R-4 Two-Family Residential.	
<i>The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a balancing of these standards.</i>	
1. The existing use and zoning of nearby property.	
Draft Approval	The location’s proximity to Downtown Mundelein makes a slightly higher residential density appropriate and compatible with nearby townhouses and multi-family developments already present or under construction in the downtown area. Furthermore, this property is contiguous with other R-4 Two-Family Residential properties and would not be out of character with the properties on this block.
2. The extent to which property values of the subject property are diminished by the existing zoning.	
Draft Approval	The property values of the subject property could be diminished by the existing zoning, as it has long been structured as a duplex and considered an existing nonconforming use in the current R-3 Single-Family zoning district. The property has been used as a duplex for at least 50 years, possibly longer. The nonconforming status could affect the property value.
3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the village.	
Draft Approval	The amendment promotes the public health, safety, and welfare of the Village by bringing an existing use into conformance with the Zoning Map. Furthermore, the R-4 Two-Family Residential zoning district promotes slightly higher residential density near Downtown Mundelein, which helps to address a county-wide housing shortage, is a more efficient use of infrastructure, and brings more residents and spending power to support the businesses in Downtown Mundelein.
4. The relative gain to the public, as compared to the hardship imposed upon the applicant.	
Draft Approval	The Planning and Zoning Commission found that the public stands to gain by eliminating nonconformities and promoting additional density in the area surrounding Downtown Mundelein.
5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.	
Draft Approval	The property is currently used for a two-family purpose and is therefore not suitable for the current zoning of R-3 Single-Family Residential. It has been separated into two dwelling units for at least 50 years, and possibly up to 100 years. Combining the two dwelling units would be costly, burdensome, and would provide little benefit to the public.
6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.	
Draft Approval	The property has not been used for its present zoning (single-family residential) for at least 50 years. It has been occupied as a duplex.
7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.	
Draft Approval	There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community’s ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.
8. The consistency of the proposed amendment with the comprehensive plan.	

Draft Approval	The map amendment is consistent with the Comprehensive Plan, which recommends a future land use of “Attached Single Family” for this property. The current zoning designation is actually inconsistent with the Comprehensive Plan.
9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.	
Draft Approval	The Planning and Zoning Commission found that the introduction of additional housing options to the community, as well as the elimination of nonconformities, benefits the residents of the Village as a whole beyond just the applicant. Additionally, the subject property has significant historic value, and any actions that might render it unusable, or even demolished, would be a loss to the community.
10. The extent to which the proposed amendment creates nonconformities.	
Draft Approval	The proposed amendment would eliminate a nonconformity.
11. The trend of development, if any, in the general area of the property in question.	
Draft Approval	The trend of development in the general area of the property in question is an increase in residential density, as the property is located just south of the Downtown zoning district, where townhouses and multi-family projects have been constructed.
12. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted.	
Draft Approval	The site is served by adequate public facilities.

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on November 19, 2025 at 300 Plaza Circle, Mundelein. Commission Chairman T. Roswick called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Chairman T. Roswick led the Pledge of Allegiance.

ATTENDANCE

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

Board Attendance

PRESENT: K. Anderson, K. Garesche, J. Holden, S. Petti, T. Roswick, K. Teehan, T. Wilson
ABSENT: None

Village Attendance

PRESENT: Amanda Orenchuk, Director of Community Development; Colleen Malec, Senior Planner; Erin Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from October 15, 2025.

Chairman T. Roswick asked the commission if there were any requested changes or alterations to the Planning and Zoning Commission Meeting Minutes from October 15, 2025. There were no suggested changes.

K. Teehan moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from October 15, 2025.

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

PUBLIC COMMENTARY

There was no general public commentary.

OLD PZC BUSINESS

There was no old business to be discussed.

NEW PZC BUSINESS

Public Hearing - PZ2025-0018 - 103 S Lake Street - Map Amendment

Open Public Hearing

S. Petti moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2025-0018.

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

Staff Presentation

C. Malec gave the attached presentation and provided a background on the property and the requested map amendment to rezone the property at 103 S Lake Street from R-3 Single Family Residential to R-4 Two Family Residential. The commissioners requested clarification between the zoning map and the comprehensive plan. The Comprehensive plan is a guiding document and the zoning map shows what the actual zoning of each lot within the Village is. Staff is in support of the petition. Staff does not usually take a stance, but the zoning request fits with the history of the property as well as the vision of the property within the Comprehensive Plan.

Petitioner Presentation

Marsha and Jose Rodriguez, owners of the property at 103 S Lake Street, were sworn in. Commissioner Petti asked if both units will be rented out. The property owners confirmed that both units will be rented out. The rental contract would detail which

parking spaces would be used for the units. The garage will be used by the property owner.

Public Commentary

Chairman T. Roswick opened the floor to public commentary.

Robert Ward of 46 S. Greenview Avenue was sworn in. Mr. Ward expressed concerns about the future development of the property. He inquired if the house could be torn down and there could be several 2-units developed across the multiple lots. C. Malec stated that in theory they could if the lots were re-subdivided in a way that would allow the development and meet the setback requirements. It would not be an easy task to do, but in theory it would be able to do.

Mr. Ward also asked about how the addresses would be handled with the separation of the units. C. Malec stated that the Building Department handles the addressing within the Village and it would be under the Director's discretion.

J. Holden asked if there was any historical protections within the Village. C. Malec stated there are no protections on historical homes within the Village. The Historical Commission does collect information on some of the historical homes within the Village, but there are no protections in ways done by some other municipalities.

Chairman T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holdens stated she was in favor of this petition in order to do some cleanup based on the historical use of the property.

K. Teehan stated that he does have some concerns with developing all the lots as two family due to the historical significance of the home.

S. Petti stated that he was not concerned with the home being torn down and the lots developed due to the cost that would be needed to develop all the lots.

K. Anderson thanked staff for elaborating the staff report on the case. In reviewing the application with the comprehensive plan, he expressed support for the application.

Chairman T. Roswick asked the Commission to review the Findings of Fact.

Map Amendment Request

S. Petti moved, seconded by J. Holden, a **Motion** to recommend approval of a Map Amendment to rezone the property at 103 S Lake Street from R-3 Single-Family

Residential to R-4 Two-Family Residential, including the findings of fact as presented.

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

Close Public Hearing

J. Holden moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2025-0018.

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

Public Hearing - PZ2025-0038 - Comprehensive Plan Amendment

Open Public Hearing

J. Holden moved, seconded by S. Petti, a **Motion** to open Public Hearing PZ2025-0038.

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

Staff Presentation

A. Orenchuk stated that the comprehensive plan update will incorporate traditional neighborhood design use recommendations. Staff is still working with Village Attorneys and Consultants. The current recommendation from staff is to continue the public hearing to allow additional review time of this update to be presented at a future Planning and Zoning Commission meeting. Prospective dates for the continuation could be December 3, December 17, or January 7.

Continue Public Hearing

K. Teehan moved, seconded by K. Garesche, a **Motion** to continue Public Hearing PZ2025-0038 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

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

Public Hearing - PZ2025-0037 - Zoning Ordinance Text Amendments, Title 20 of the Municipal Code

Open Public Hearing

K. Anderson moved, seconded by J. Holden, a **Motion** to open Public Hearing PZ2025-0037.

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

Staff Presentation and Commission Discussion

A. Orenchuk gave the attached presentation detailing the proposed zoning ordinance

text amendments that have been in progress since 2017.

J. Holden requested clarification on the procedure for approving text amendment changes to the Zoning Ordinance. A. Orenchuk reviewed the approval procedure and the difference between the comprehensive plan and the zoning map. The Comprehensive Plan is a guide for a vision of how the Village sees future uses of properties located within the Village. The Zoning Map is a record of the current actual zoning designations of the properties within the Village. A. Orenchuk indicated that at the end of the several sessions anticipated to discuss the amendments, there will be a redline version of the document for the PZC to review and provide a recommendation to the Board.

Traditional Neighborhood / New Urbanism District

The project proposed as Ivanhoe Village is considered a Traditional Neighborhood Design (TND) or New Urbanism project with a mix of building types and open spaces along with specific street typography. The discussion at this meeting was not to specifically discuss the Ivanhoe Village proposal, but to discuss TND zoning in general.

Staff is requesting language within the code to create a shell district that would require any Traditional Neighborhood project to apply as a Planned Unit Development, which requires a regulating PUD Ordinance that gets considered with the application for a TND Map Amendment. There is a lot of nuance and prescriptive design for these types of developments that need some flexibility in locations of open space, road typologies, and mixtures of building types. The PUD gives the Village the ability to control the development a little better in terms of architecture and open spaces while supporting the form-based/design focused development.

The commission discussed similar projects located throughout the country and how municipalities have handled the zoning to date. Staff explained that in light of the Ivanhoe development, there was an avenue that was explored that looked at integrating a full form-based code for New Urbanism into the Village's municipal code.

In a master-planned community scenario with a long time horizon this became a challenge. This led to the exploration of TND as a PUD. The Commission supported adding language for Traditional Neighborhood/New Urbanism regulations within the Zoning Ordinance.

Administrative Hearings

There have been a couple hurdles in recent history regarding notification for hearings. Being a home-rule community, there is more flexibility regarding notification requirements. Certified mailers with green receipts are a significant cost for any property owner that needs to go through a public hearing. The requested change would allow the property owners to have virtual receipts, allowing for a significant cost

savings for the applicant.

The commission discussed other changes, including adding notices centrally on the Village Website. It was discussed that any changes made would need to be applied to all cases.

Accessory Structures

The Commission discussed accessory structure sizes allowed.

Recreational Equipment

The current zoning code references Recreation Equipment but does not have a definition. Staff included proposed text for this definition including swing sets, play sets, tree houses, ice rinks, basketball and other sports equipment on private residential property. The commission supported adding the definition to the Zoning Code.

Accessory Structures Attached to a Principal Structure

The commission discussed the merits of allowing an attached accessory structure, such as a pergola, to be expanded to the maximum property envelope that would be allowed for an enclosed addition to the principal structure.

The Commission discussed the similar issue of allowing a detached accessory structure, such as a gazebo, larger than the 144 square feet allowed by the Zoning Code, such as those currently available for purchase from major retailers such as Home Depot or Costco.

There was a lot more to discuss, but it was after 9:30 PM, so the Commission decided to continue the discussion to another meeting date.

Public Commentary

There was no public commentary.

Continue Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to continue Public Hearing PZ2025-0037 to Wednesday, December 17th at 7:00 PM at the Mundelein Village Hall located at 300 Plaza Circle, Mundelein, Illinois.

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

NAYS: None
ABSTAIN: None

QUESTIONS AND COMMENTS

There were no further questions or comments

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by K. Teehan, a **Motion** to adjourn the Planning and Zoning Commission Meeting of November 19, 2025.

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

The meeting was adjourned at 9:32 PM

Erin Swanson

Erin Swanson, Recording Secretary

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: <i>Marsha Rodriguez</i>	<i>210 ALBERTA DR. VERNON HILLS 60061</i>	Phone: <i>847-404-8558</i>
Company:		Email: <i>maria.rodriguez205@gmail.com</i>
Name: <i>ROBERT WARB</i>	<i>46 S. GREENVIEW MUNDELEIN</i>	Phone: <i>847-310-5206</i>
Company:		Email: <i>WARB13@COMCAST.NET</i>
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
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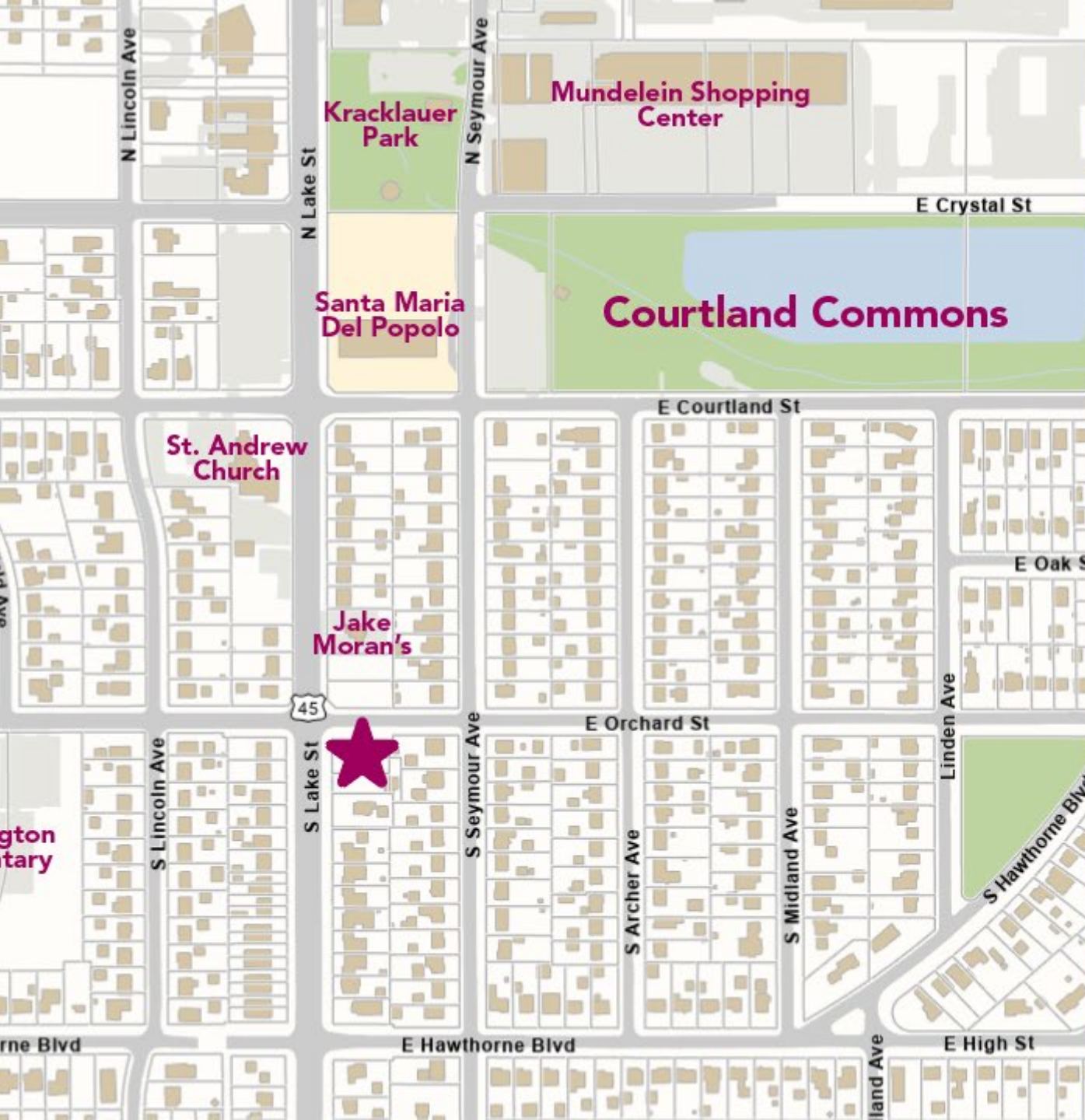


PZ2025-0018

103 S. Lake Street

Rezoning Request

Colleen Malec, Senior Planner
November 19, 2025







1861 Atlas



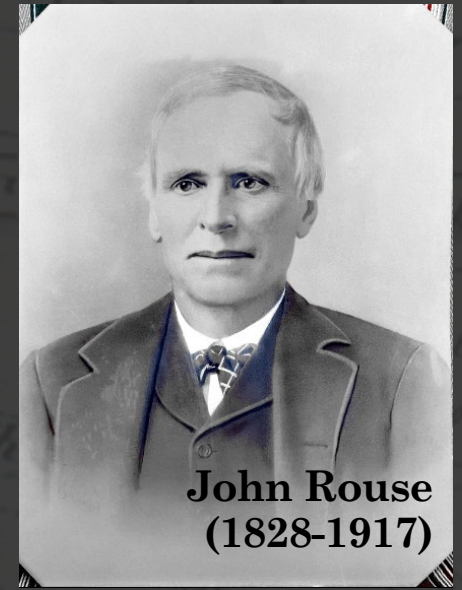
History

103 S. Lake predates Mundelein – one of the community's oldest homes.

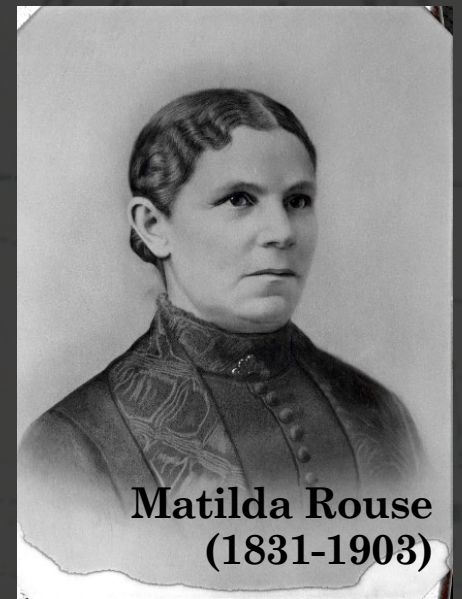
Constructed in 1895 by the Rouse Family, who arrived from England around 1840 and acquired hundreds of acres northeast of Diamond Lake (including the lake itself).

Built on the foundation of a prior house that burnt down by Harry Rouse, son of John and Matilda.

Members of the Rouse family have remained active in Lake County to this day. The home was owned by the Rouse Family until at least 1965.



John Rouse
(1828-1917)



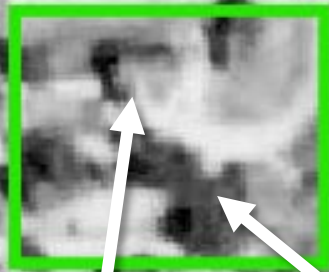
Matilda Rouse
(1831-1903)

1939 Aerial

S LAKE ST

Orchard St

E Orchard

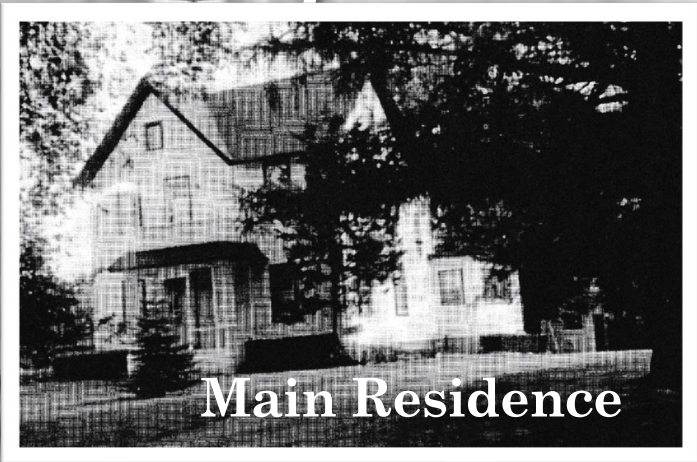


S Seymour Ave

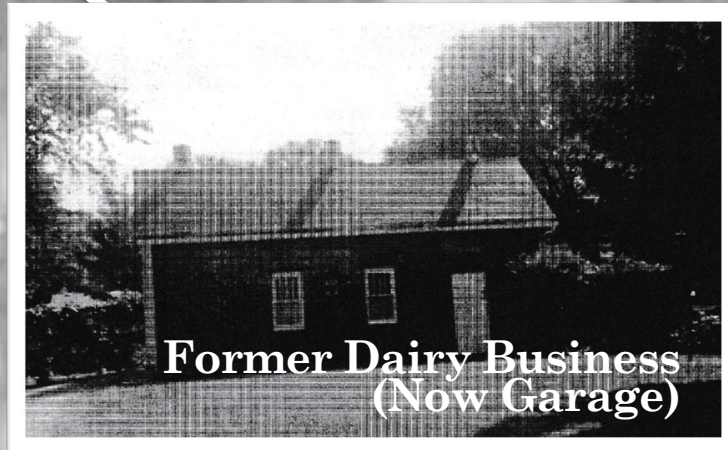
45



Former Barn (Now a Residence)



Main Residence



Former Dairy Business (Now Garage)

Dairy Farm

The Rouse Family operated a dairy farm in the early 1900's and started **Rouse Bros. Dairy** in 1921.

The business first operated out of the small brick garage that is still on the property.

The house behind the property (on Seymour) was originally the dairy barn, and has since been converted to a residence.

Rouse Bros. Dairy

Started in 1921. They owned one truck that they used to deliver milk from their farm.

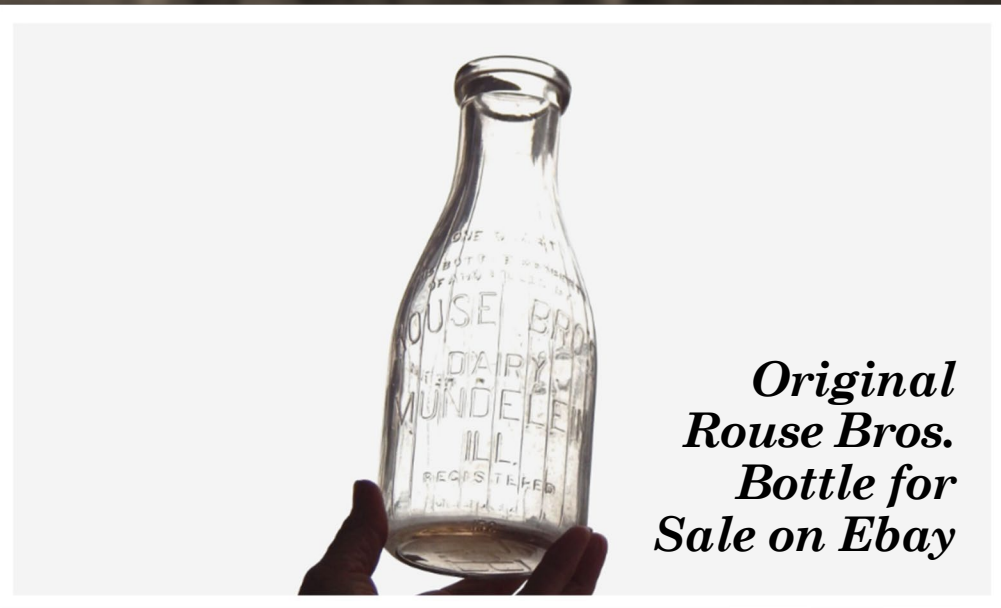
Business expanded in 1925 and they relocated the business from the small garage to a new, brick building at 220 N. Lake Street (where the Police Station now sits).

Business eventually served customers as far as Barrington, Fox Lake, Lake Bluff, and Lake Forest with a horse and milk wagon.

In 1945 Rouse Bros. Dairy was sold to Meadow Gold and consolidated with a plant in Waukegan.



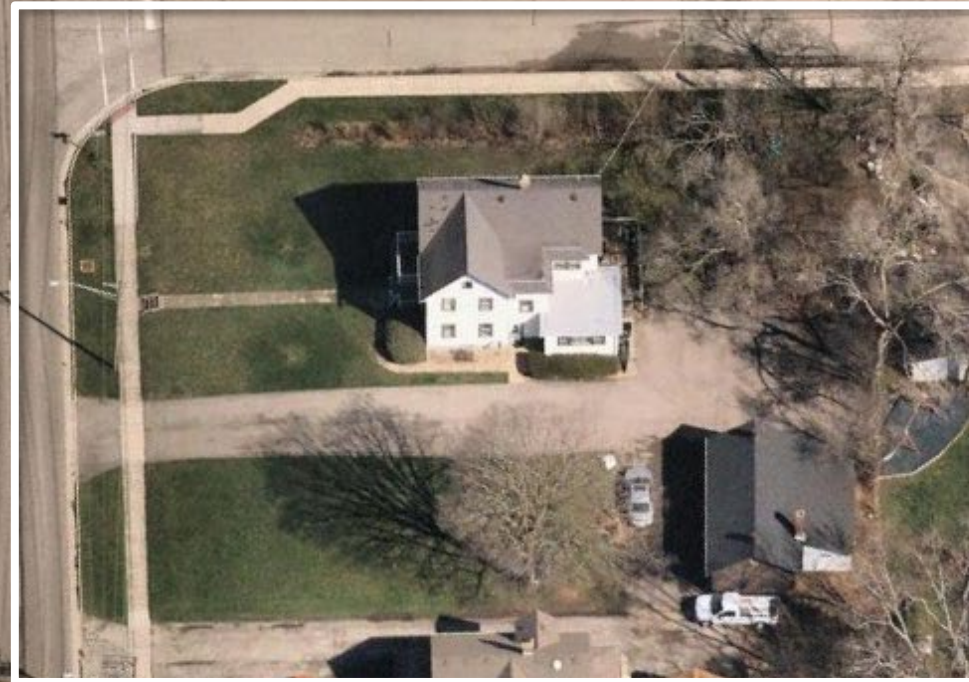
Rouse Brothers Dairy - 1930's



Original Rouse Bros. Bottle for Sale on Ebay

Property Ownership Over Time

- Constructed and occupied by various Rouse Family members from 1895 until at least 1965
- Owned by various members of the Miller Family until 2025
- **Purchased by the applicant in April 2025 (Marsha and Jose Rodriguez)**





Use of Property

Property is currently structured as two separate dwelling units (separate entrances).

Anecdotal evidence suggests that it has been a duplex for a long time – potentially 50-100 years:

- Family friend of the Millers recalls her memory of it being two units in the 1970's
- Notes in code enforcement files acknowledged two units
- Historical Commission files from the 1980's claiming it was converted by the 1st generation of Rouse children.

Excerpt in Joel Chandler's 1983 Notebook – Found by the Historical Commission

ROUSE FARM HOUSE

103 S. Lake Street

The Rouse farm house was built in 1895 on the foundation
of the previous Rouse home which burned down.

This house was built by Harry Rouse. Mr. & Mrs. Rouse
had four sons - John, Harry, Ralph and Delbert. They had
extensive farm land on both sides of Lake Street, some they
farmed and some they rented out.

Later on the house was converted into two apartments
and Ralph and his family and Harry and his family lived there.
Bert Rouse and his mother moved into a house they built South
of the farm house.



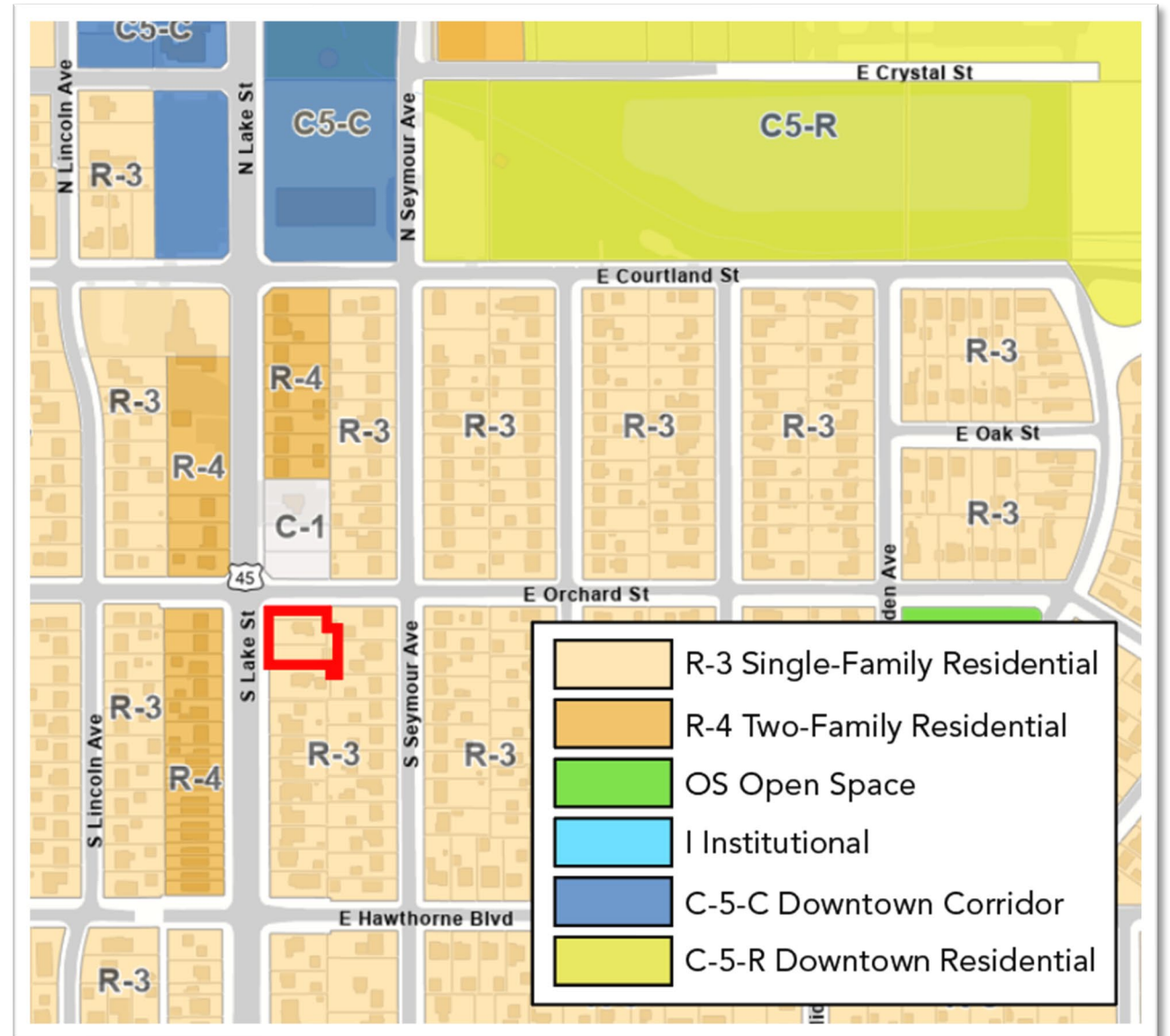
2025: Why Zoning Became an Issue

In early 2025, the previous owner indicated that they wanted to sell the property.

They requested a **zoning letter** confirming that the duplex use was permitted so prospective buyers had certainty that they would not inherit a code enforcement issue.

However, the property is zoned **R-3 Single-Family Residential**, which does not permit duplexes. The existing duplex use is *generally* considered an existing nonconformity by the Village.

The property has been zoned for single-family use as long as the Village has had zoning districts.



Zoning letter requests are not uncommon during property transactions, particularly when the use doesn't match the zoning.

The Village can write a formal letter stating that the use is deemed a “legal nonconforming use” for regulation purposes...

But only if we can locate hard evidence that the use originally received Village approval, such as:

- A building permit to separate units or utilities;
- Separated building utilities;
- Rental registration(s)

Nothing above could be located, so the Village could not write a zoning letter.

Based on anecdotal evidence, it is *very* possible that either:

- The building was converted before building permits and zoning law were commonplace.
- The building was converted with a permit, but so long ago that records are incomplete or gone.
- Until 2025, the two units have always been “rented” within the family, so there was never a need to separate utilities.
- The Village may have kept assigning a single-family zoning designation to the property because it was not known to be a duplex (or that knowledge was lost with time).

Map Amendment Request (Rezoning)

The applicant is requesting that the property be rezoned from:

R-3 Single-Family Residential

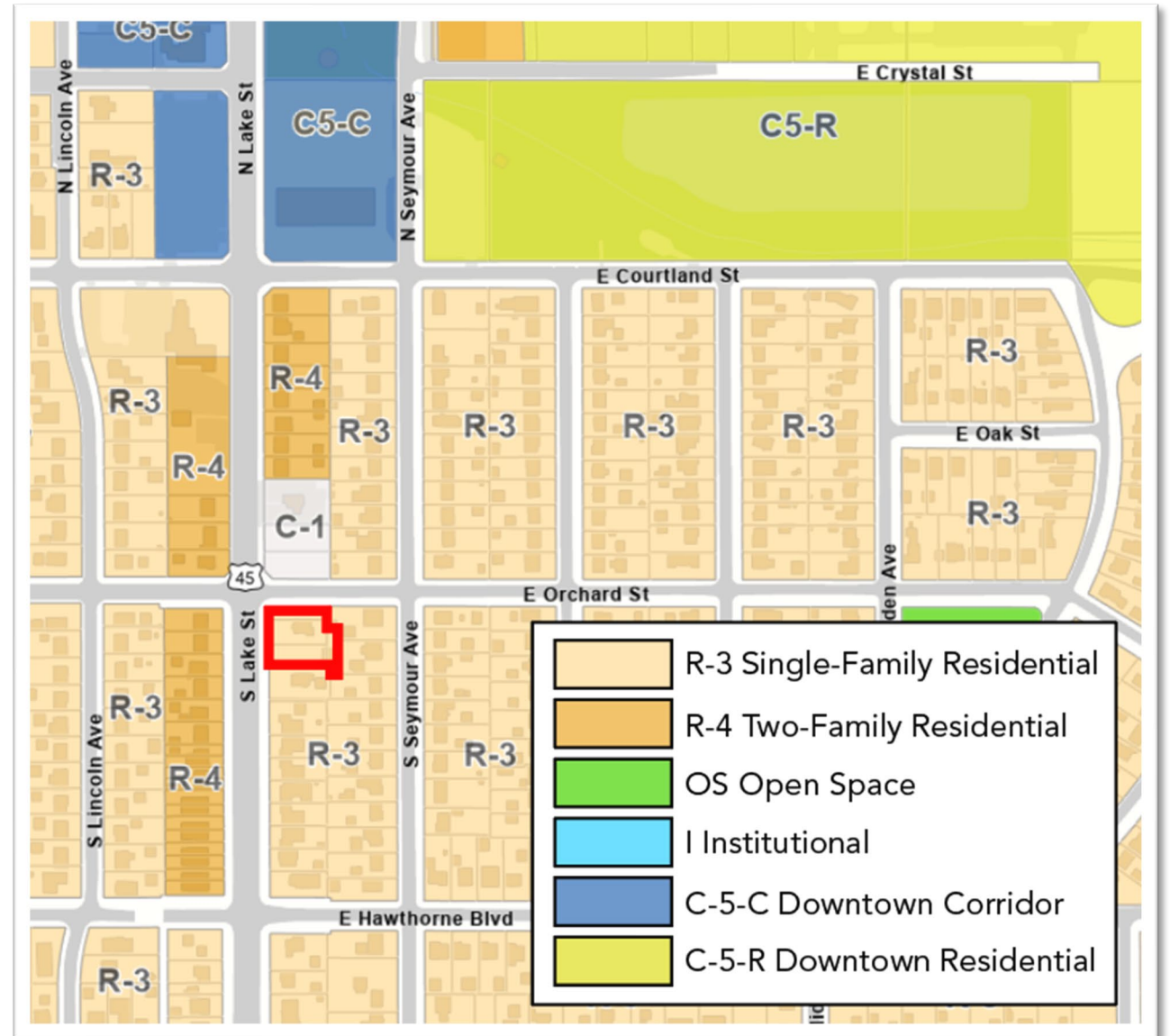


R-4 Two-Family Residential

The R-4 district permits duplexes by right, resulting in a legal conforming land use.

Property is contiguous with other R-4 zoned properties.

No changes to the property are proposed at this time. The owners intend to rent the two units out.



Staff Analysis

Staff supports the rezoning request for several reasons:

1) Zoning Compliance

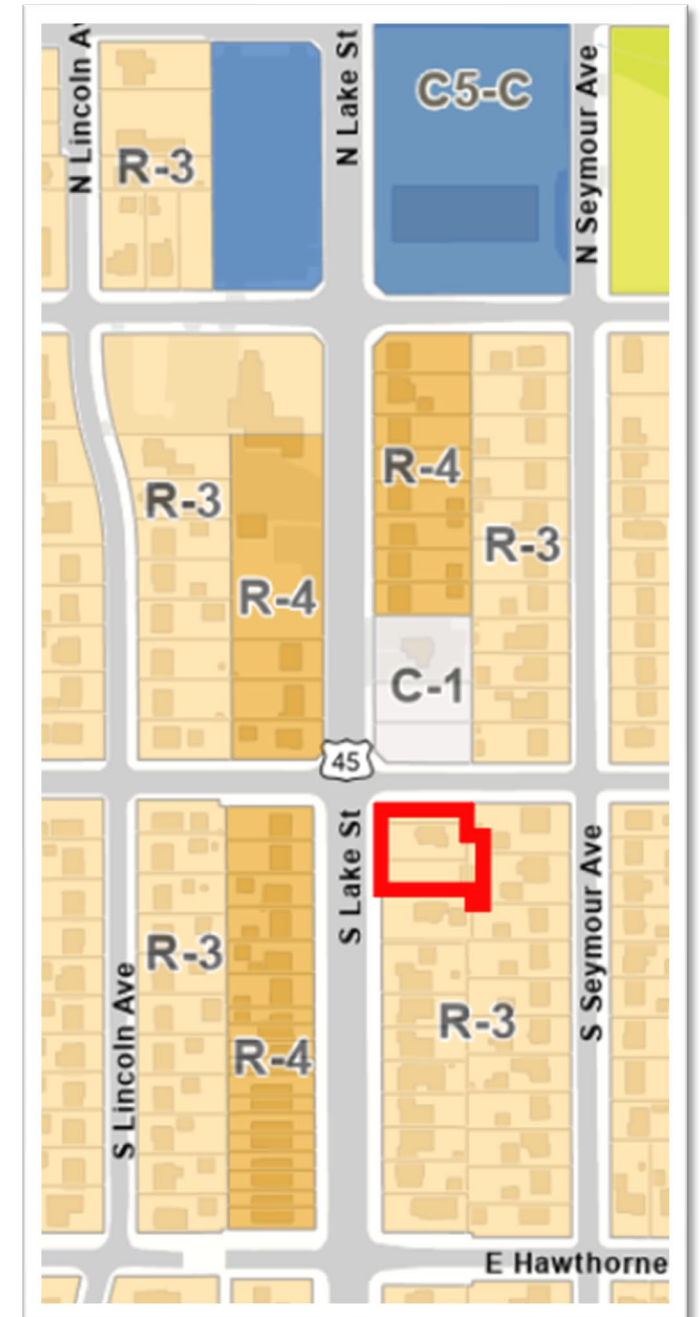
Good practice to eliminate nonconformities where possible. Less ambiguity for both the Village, property owners, and neighbors.

2) Contiguity

Property is contiguous with other R-4 parcels and would not be “spot zoning”.

2) Appropriate Density Near Downtown

Property is located 770 feet south of the Downtown zoning district. The nearby properties are zoned R-4 to encourage slightly increased density surrounding the downtown. Density supports economic development and revitalization of commercial areas.



Staff Analysis

4) Long-Standing Use

Anecdotal evidence strongly suggests that the duplex configuration has existed for decades, indicating that it is not a new or intensified use.

5) No Known Negative Impacts

Staff is not aware of any complaints, enforcement issues, or neighborhood concerns associated with the duplex use.

6) Limited Additional Uses in R-4

Aside from permitting duplexes, the R-4 district does not introduce new permitted uses beyond those already allowed in the current district (R-3 Single-Family). This limits the risk of unintended impacts.

USE ¹	DISTRICT					USE STANDARDS
	R-1	R-2	R-3	R-4	R-5	
RESIDENTIAL						
Community Residence, Large (More than 8 persons)					P	Section 20.48.040(L)
Community Residence, Small (8 or less persons)	P	P	P	P	P	Section 20.48.040(L)
Dwelling, Multi-Family					P	Section 20.28.060(2)
Dwelling, Single-Family	P	P	P	P	P	Section 20.28.060(1)
Dwelling, Single-Family Attached				P	P	Section 20.28.060(2)
Dwelling, Townhouse					P	Section 20.28.060(2)
Dwelling, Two-Family				P	P	Section 20.28.060(1)

Comprehensive Plan

The Future Land Use Plan within the 2021 Comprehensive Plan designates this property as “Single-Family Attached Residential”.

“Single-Family Attached Residential” in this context refers to:

- Duplexes
- Townhomes
- Rowhomes
- Dwelling types that generally have direct access to each unit and lack common interior spaces such as lobbies.



Staff Comments

Water/Sewer Utility Billing:

- Finance and Public Works both strongly recommend that sewer and water are separated (i.e. two separate meters).
- As it stands, the property has no way to quantify how much water is used by each separate unit.
- A water shutoff due to an unpaid bill could not be isolated to one unit if they are not separated.

Rental Registration:

The property owner should apply for landlord registration, which is a requirement for all rental dwelling units in Mundelein.

- Annual fee: \$40 per address plus \$12 for each additional unit
- PDF form available on Village website
- Due annually by January 31st



Questions?

FINDINGS OF FACT – 103 S. LAKE STREET

Map Amendment from R-3 to R-4

CASE NUMBER	PZ2025-0018
PUBLIC HEARING DATE	November 19, 2025
<p>On November 19, 2025, the Planning and Zoning Commission voted 7-0 to recommend Approval of a map amendment to rezone the property at 103 S. Lake Street from R-3 Single-Family Residential to R-4 Two-Family Residential.</p>	
<p><i>The planning and zoning commission recommendation and the village board decision on any zoning amendment, whether text or map amendment, is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the planning and zoning commission and the village board shall consider the following standards. The approval of amendments is based on a balancing of these standards.</i></p>	
<p>1. The existing use and zoning of nearby property.</p>	
<p>The location’s proximity to Downtown Mundelein makes a slightly higher residential density appropriate and compatible with nearby townhouses and multi-family developments already present or under construction in the downtown area. Furthermore, this property is contiguous with other R-4 Two-Family Residential properties and would not be out of character with the properties on this block.</p>	
<p>2. The extent to which property values of the subject property are diminished by the existing zoning.</p>	
<p>The property values of the subject property could be diminished by the existing zoning, as it has long been structured as a duplex and considered an existing nonconforming use in the current R-3 Single-Family zoning district. The property has been used as a duplex for at least 50 years, possibly longer. The nonconforming status could affect the property value.</p>	
<p>3. The extent to which the proposed amendment promotes the public health, safety, and welfare of the village.</p>	
<p>The amendment promotes the public health, safety, and welfare of the Village by bringing an existing use into conformance with the Zoning Map. Furthermore, the R-4 Two-Family Residential zoning district promotes slightly higher residential density near Downtown Mundelein, which helps to address a county-wide housing shortage, is a more efficient use of infrastructure, and brings more residents and spending power to support the businesses in Downtown Mundelein.</p>	
<p>4. The relative gain to the public, as compared to the hardship imposed upon the applicant.</p>	
<p>The Planning and Zoning Commission found that the public stands to gain by eliminating nonconformities and promoting additional density in the area surrounding Downtown Mundelein.</p>	
<p>5. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.</p>	
<p>The property is currently used for a two-family purpose and is therefore not suitable for the current zoning of R-3 Single-Family Residential. It has been separated into two dwelling units for at least 50 years, and possibly up to 100 years. Combining the two dwelling units would be costly, burdensome, and would provide little benefit to the public.</p>	
<p>6. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located.</p>	
<p>The property has not been used for its present zoning (single-family residential) for at least 50 years. It has been occupied as a duplex.</p>	
<p>7. The evidence, or lack of evidence, of community need for the use proposed by the applicant.</p>	
<p>There is a need for housing in Lake County – in order for Lake County to attract and retain residents and businesses, it must have a diverse housing stock that provides options for households at different life stages, ages, incomes, and sizes. The lack of housing limits the community’s ability to attract and retain workers, particularly with an aging population, and projected decline in the working age population.</p>	
<p>8. The consistency of the proposed amendment with the comprehensive plan.</p>	
<p>The map amendment is consistent with the Comprehensive Plan, which recommends a future land use of “Attached Single Family” for this property. The current zoning designation is actually inconsistent with the Comprehensive Plan.</p>	

9. That the proposed amendment will benefit the residents of the village as a whole, and not just the applicant, property owner(s), neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.

The Planning and Zoning Commission found that the introduction of additional housing options to the community, as well as the elimination of nonconformities, benefits the residents of the Village as a whole beyond just the applicant. Additionally, the subject property has significant historic value, and any actions that might render it unusable, or even demolished, would be a loss to the community.

10. The extent to which the proposed amendment creates nonconformities.

The proposed amendment would eliminate a nonconformity.

11. The trend of development, if any, in the general area of the property in question.

The trend of development in the general area of the property in question is an increase in residential density, as the property is located just south of the Downtown zoning district, where townhouses and multi-family projects have been constructed.

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 site is served by adequate public facilities.



Zoning Code Text Amendments

November 19, 2025

Agenda

- Introduction & Purpose
- Structure of the Zoning Code
- Presentation of Amendments
- Discussions





2025 Zoning District Map

March 31, 2025

Introduction & Purpose

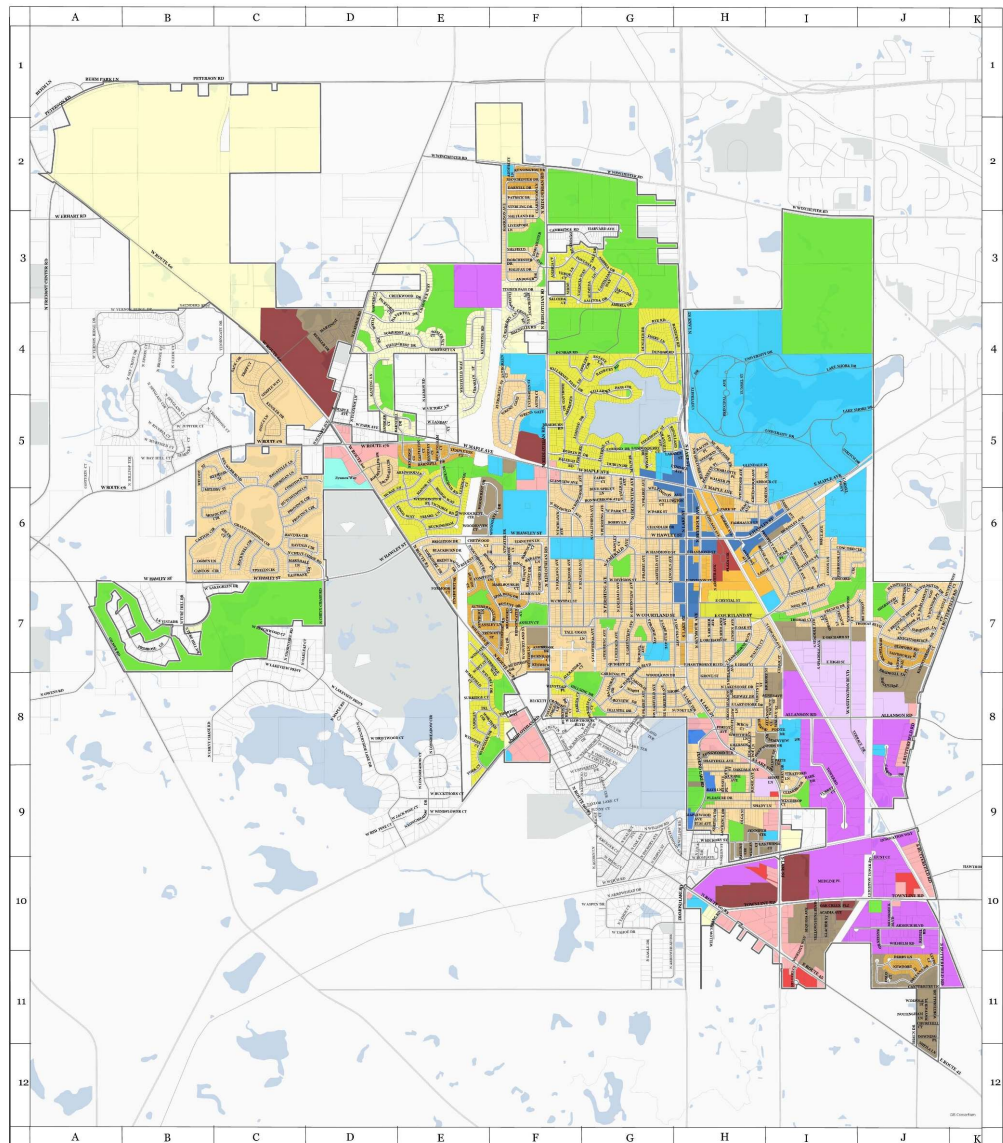
Legend

- 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, Village Center
- 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

Street Name	Street Name	Street Name	Street Name	Street Name	Street Name
Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr
Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr	Adrian Dr

Waste Treatment Plant

GIS Consortium



ZONING ORDINANCE

VILLAGE OF MUNDELEIN, ILLINOIS

Prepared For
THE VILLAGE OF MUNDELEIN, ILLINOIS

Originally Prepared By
CAMIROS

Adopted September 24, 2012

Amended:
March 25, 2013
July 14, 2014
August 25, 2014
September 22, 2014
March 9, 2015
April 27, 2015
August 22, 2016
July 9, 2018
August 13, 2018
November 26, 2018
February 11, 2019
November 25, 2019
January 27, 2020
April 13, 2020
August 24, 2020
January 25, 2021
June 28, 2021
September 13, 2021
January 9, 2023
October 13, 2025
October 27, 2025
November 10, 2025]

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

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

SECTION II: Section 20.36.010 Downtown Zoning District is hereby amended to insert a new subsection E to read

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

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

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

A. Application of the Districts.



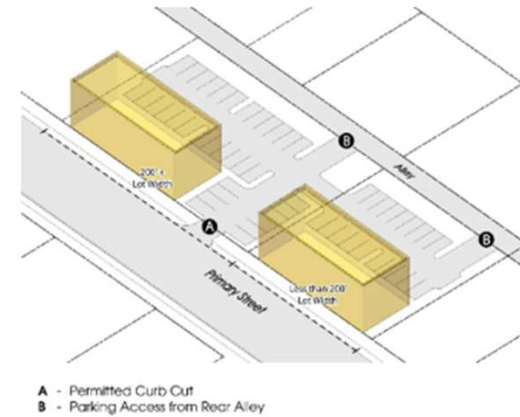
Structure of the Zoning Code

Several types:

- Traditional Euclidian Zoning
- Form-Based Codes (FBC)
- Hybrid Codes
- Unified Development Ordinances (UDO)

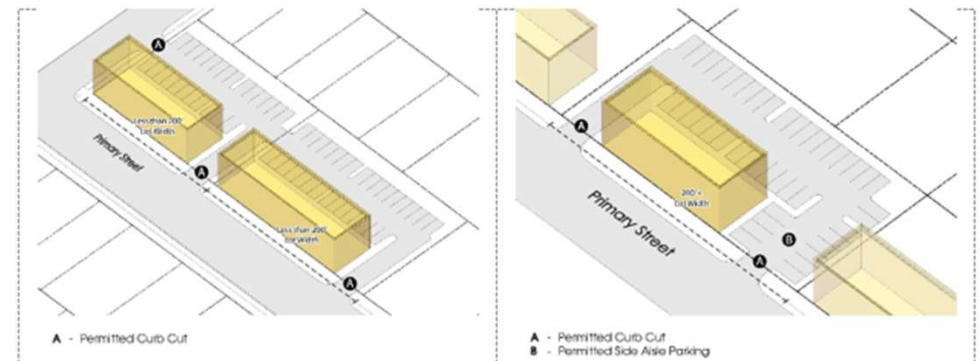
Hybrid Zoning Code

- Euclidean and Form-Based Code



3. All lots without alley access shall comply with the following regulations (See [Figure 20.36-27C: Parking Access](#)):
 - a. For interior lots with less than two hundred (200) feet in lot width, one (1) curb cut is permitted on the primary street.
 - b. For corner lots, one (1) curb cut is permitted on the primary street and one (1) curb cut is permitted on the secondary street.
 - c. For interior lots with more than two hundred (200) feet in lot width, two (2) curb cuts are permitted on the primary street.

FIGURE 20.36-27C: PARKING ACCESS

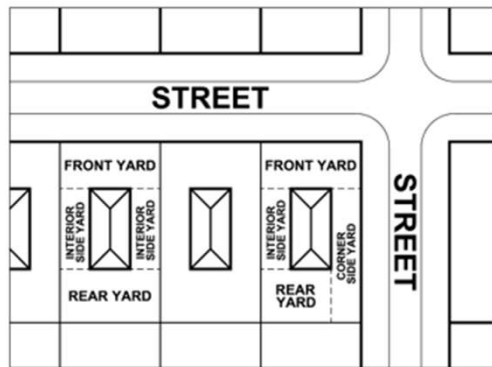


20.28.040 – Measurement of yards, single-family, two-family, and single-family attached.

A. Typical Yard Configurations.

1. A front yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a front lot line, as required by [Table 20.28-2](#). The front yard extends the full width of the lot between side lot lines for the required minimum depth, measured perpendicular to the front lot line. (See [Figure 20.28-1: Typical Yard Configurations](#))
2. A rear yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a rear lot line, as required by [Table 20.28-2](#). The rear yard extends between the side lot lines for the required minimum depth, measured perpendicular to the rear lot line. (See [Figure 20.28-1](#))
3. An interior side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from an interior side lot line, as required by [Table 20.28-2](#). The interior side yard extends along an interior side lot line between the front and rear yard, for the required minimum depth, measured perpendicular to the interior side lot line. (See [Figure 20.28-1](#))
4. A corner side yard is measured as the required minimum distance a structure, or other improvement on a lot, must be located from a corner side lot line, as required by [Table 20.28-2](#). The corner side yard extends along the corner side lot line between the front yard and the rear lot line, for the required minimum depth, measured perpendicular to the corner side lot line. (See [Figure 20.28-1](#))

FIGURE 20.28-1: TYPICAL YARD CONFIGURATIONS



Traditional Euclidean Zoning

Allow certain structures within a certain building envelope.

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Proposed Amendments

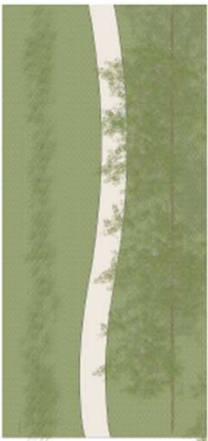
Traditional Neighborhood Design District / New Urbanism

- Mixing building types in blocks
- Open spaces and square part of design
- Street typology
- Focus is on the form and public realm
- Proposed as a District that requires a PUD



MIXING BUILDING TYPES ON STANDARD BLOCK

Proposed Amendments



Shared Use Trail



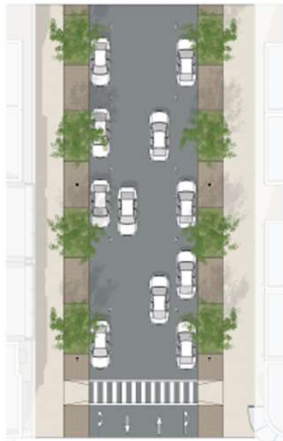
Pedestrian Street



Shared Street



Residential Street



Commercial Street



Boulevard with Median



Canal Street

Street Transect





Special Types Cottage Courts







Special Types Cottage Courts



**Which Neighborhood
Would You Choose?**

These are both suburban neighborhoods

Links

<https://youtube.com/shorts/2zu059dpTc8?si=wYrdH472qed336Bf>

<https://youtu.be/LTvE9JsB1ul?si=HQ3y9MovhargY8mv>

Proposed Amendments

Administrative	Hearing Notices	20.16.030	<p>~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt.</p> <p>~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements.</p> <p>~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirements. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.</p>
Accessory Structures	Sheds in R-5 District	20.52.040(S)(3)	<p>Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.</p>
Accessory Structures	Definition for Recreational Equipment (Ice Rink?)		<p>No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".</p>
Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	<p>If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.</p>
Accessory Structures	Carports		<p>Permitted to be detached even if existing garage. Clarify if this is this the desire of the Village.</p>

Wooden pergolas



VEIKOUS Pergola
\$680.00
Wayfair



43% OFF
Veikous 12'x10' Cedar Wood Pergola
\$569.98 \$1,000



Backyard Discovery Beaumont 24'x12' Cedar Wood Patio Pergola Kit



8% OFF
Outsunny 12' x 16' Solid Wood Pergola
\$1,006.25 \$1,095

Mo



Mo



Metal pergolas



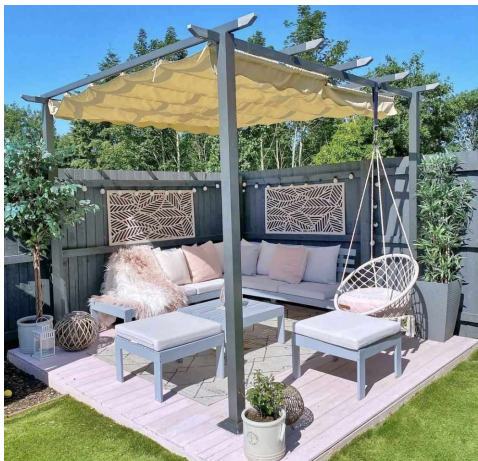
11% OFF

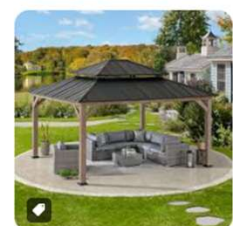


13% OFF



62% OFF

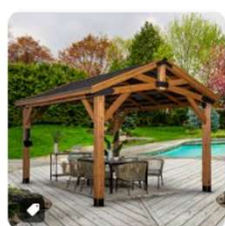




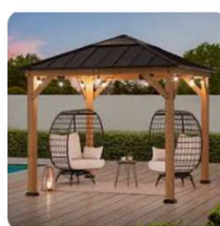
SUNJOY
Sunjoy 13 ft. x 15 ft. Ce...



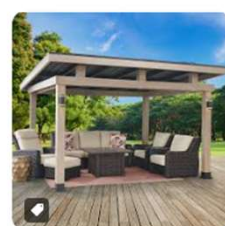
KF Kloter Farms
Pressure Treated Belvedere Gaz...



Backyard Discovery
14x12 Norwood Gazebo



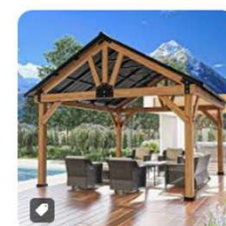
Wayfair
Sunjoy Hardtop Gazebo ...



Fortunoff Backyard Store ...
Modern Gazebo - Fortun...



Penn Dutch Structures
What Is A Gazebos And How...



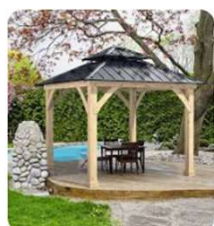
The Home Depot · In stock
Outdoor Patio Hardtop ...



Country Lane Gazebos
Amish Gazebos ...



Garden Gate Store - Gar...
DIY Garden Gazebo W...



Amazon.com
Hardtop Gazebo ...



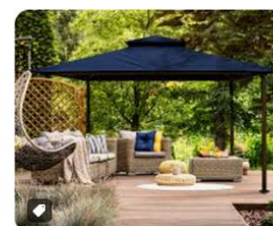
Domi Outdoor Living
Domi 10'x13' Double R...



YC YardCraft
Large Wooden Gazebo Kits - Amis...



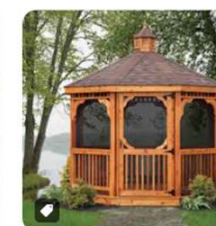
Yardistry · In stock
12 x 14 Gazebo with F...



Paragon Outdoor
Kingsbury | Soft Top Fabric Ga...



Amish Wholesale Gazebos · In stock
10'x10 Cedar Rectangle Gazebo - A...



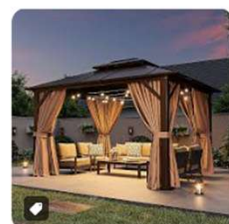
Pergola Kits USA.com ...
Octagon Red Cedar Ga...



Backyard Discovery
Backyard Discovery Nor...



The Backyard Showcase
Vinyl Gazebo Kits for Sale ...



Lowe's
Polycarbonate Roof Gaz...



Homestead Supplier · In s...
10' Bayside Panelized O...



Amish Craft Barn
Gazebos | Amish Craft Barn



Amazon.com
Amazon.com : Yardsight...



Walmart
Dycanpo 10x12 Hardtop ...



Bed Bath & Beyond
14ft x 12ft Outdoor Gaze...



Zoning Ordinance Text Amendment Wishlist

	A	B	C	D	E
	GROUPING	DESCRIPTION	SECTION NUMBER(S)	ISSUE	NOTES
1					
2					
3	Traditional Neighborhood Design	Zoning that accomodates form-based code specific to Traditional Neighborhood Design and New Urbanism	Numerous - 20.16, 20.20, 20.24, 20.44, 20.48, 20.64, 20.68, and 20.72	The Village does not have a specific zoning code or zoning district to accommodate Traditional Neighborhood Design, New Urbanism, or Form-Based Code.	Create a new Zoning District and inset it sequentially into the ordinance OR insert it into 20.44 Special Purpose Zoning Districts. The intent will be to require all TND/New Urban projects to be PUDs. The specific regulations will then be created for each TND zoned project within its applicable PUD Ordinance.
4	Administrative	Hearing Notices	20.16.030	~Costs of certified mailings is significant. Would like to reduce cost to applicants. People do not pick up the certified mail from post office to return the receipt. ~We are dealing with numerous lost, stolen, or damaged signs posted on properties. Village as Home Rule can modify these requirements. ~Notice requirements sometimes touch a corner of a multi-family property (small amount of common area) and then all of the units in a very large area require notification (Cardinal Square, Woodhaven are examples). Clarify this requirement. Also, road and railroad ROW sometimes fall in the notice areas but Canadian National and State of IL are not responsive to these notices.	
5	Accessory Structures	Sheds in R-5 (Multi-Family) District (POTENTIALLY STRIKE THIS ONE)	20.52.040(S)(3)	Apartment complexes often have bigger equipment necessary for property maintenance (lawnmower, snow blower, salt, etc.). We've received requests for a sheds larger than the permitted maximum of 144 sf for such a complex. Non-residential districts are allowed to exceed 144 sf, but the R-5 district gets lumped into the residential requirements. Determine whether we want to allow larger sheds in the R-5 district.	Possibly remove this amendment - are we trying to solve an issue for a very rare instance? Dialogue with Commission to see if it needs tweaking or not. If they need storage bigger than 144 SF, they could also just build a garage.
6	Accessory Structures	Definition for Recreational Equipment (ex. Ice Rink?)		No definition for this term, which is reference in the code, so it is unclear what constitutes as "Recreational Equipment".	Add a new defintion under General Terms Definitions: "Recreational Equipment means any outdoor accessory structure used on private residential property for recreational purposes including, but not limited to, swing sets, play sets, treehouses, ice rinks, basketball and other sport equipment. "Recreational Equipment" does not include equipment located on public parks/playgrounds, schools, or daycare centers.
7	Accessory Structures	Section states, "Accessory Structures attached to a building shall be considered part of building."	20.52.050	If a pergola, gazebo, shed, etc. is fully attached to a structure, it should be allowed to exceed 144 SF provided that it is within the building envelope. The thought is that the principal structure could be expanded within that envelope regardless, so bulk is not the issue within the envelope.	Add a General Regulation for Accessory Structures: "Pergolas, gazebos, and porches that are attached to the principal structure are not subject to a maximum area provided that it meets the underlying Bulk and Yard Regulations of its applicable zoning district. The structure must be permanently attached to the principal structure, including a tie-in to the adjacent roof where feasible, and must compliment or match the materials of the principal structure."

PROPERTY INFORMATION

Address 103 S Lake St Mundelein

Property Index Numbers (PIN) 11-30-309-001

11-30-309-002 11-30-309-003 11-30-309-005

Size of Property 17,800 SF (sq. ft. /acres)

Size of Building Space 2,192 SF (sq. ft.)

Size of Space Utilized 2,192 SF

ZONING

Current Zoning B R3-Single family

Proposed Zoning R4-two-family

Current Use Duplex

Proposed Use Duplex

PETITIONER INFORMATION

Business/Org. Name _____

Name Marsha Rodriguez
Jose Rodriguez

Title _____

Address 210 Albert Dr.

City, State, Zip Vernon Hills IL 60061

Phone 847-404-8558

Email jmarodriguez05@gmail.com

Petitioner Status: Owner Lessee Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name _____

Name Marsha + Jose
Rodriguez

Title _____

Address 210 Albert Dr.

City, State, Zip Vernon Hills IL 60061

Phone 847-404-8558

Email jmarodriguez05@gmail.com

SECTION OF ZONING ORDINANCE: N/A

DESCRIPTION OF PROPOSED MAP AMENDMENT: *(Attach sheet if additional space is needed)*

Rezoning from R-3 Single Family to R-4
two-family to reflect existing duplex use.

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

COUNTY OF LAKE)
)
 STATE OF ILLINOIS)

I, Marsha Rodriguez + Jose A. Rodriguez under oath, state that I am

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

commonly described as (Address) 103 S. Lake St and that such property is owned by

(Printed Name) Marsha + Jose Rodriguez as of this date. As owner of the property, I do

hereby authorize N/A (Printed Name or Not Applicable) to represent me in the following

Planning and Zoning Commission/Village Board matter, rezoning

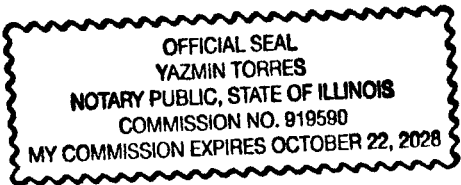
_____ (Action).

Marsha Rodriguez + Jose A. Rodriguez
 Signature

Subscribed and sworn to before me

this 30 day of October, 2025.

Yazmin Torres
 Notary Public Signature



SITE VISIT AUTHORIZATION

I hereby grant employees of the Village of Mundelein, their agents, and members of the Mundelein Planning and Zoning Commission permission to enter on the property located at the following address:

(Address) 103 S. Lake St. Mundelein IL 60060

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

If Owner or if Owner is a Corporation or Partnership:

Marsha Rodriguez
Jose A 10/30/25
Signature of Owner Date

By Marsha Rodriguez
Jose A Rodriguez
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

Signature of Lessee Date

By _____

Title/Full Corporate Name
REQUIRED SIGNATURES

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

Signature (Owner): Jose A. Rodriguez
Printed Name: Jose A. Rodriguez

Date: 10/30/25
Title: Owner

Signature (Owner): Marsha Rodriguez
Printed Name: Marsha Rodriguez

Date: 10/30/25
Title: Owner

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

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Marsha + Jose Rodriguez, under oath, state that I am

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

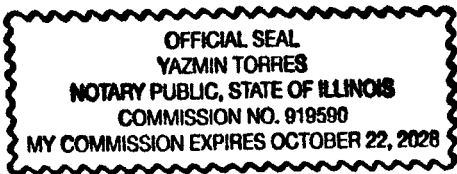
hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within 250 feet of the subject property, attached hereto as Exhibit A, on 30 day of October, 2025.

~~Marsha Rodriguez~~ Jose Rodriguez Jose Rodriguez
Signature

Subscribed and sworn to before me

this 30 day of October, 2025.

Yazmin Torres
Notary Public



This home has always been a
MULTI FAMILY – TWO FLAT HOME

2- separate UNITS

2- ComEd meter box's one for each unit

Page 4 answers

A-The subject property is currently zoned for single-family residential use. The surrounding properties include a mix of residential and commercial uses, with some two-family developments nearby. Rezoning to two-family would align with the existing diversity of land uses in the area.

B-The current single-family zoning may limit the property's potential, possibly diminishing its value compared to neighboring two-family or mixed-use properties. Rezoning could enhance the property's value by allowing for higher-density development.

C- Introducing two-family housing can provide more housing options, potentially improving affordability and accommodating diverse household needs, thereby promoting the general welfare of the community.

D- Public Gain vs. Applicant Hardship: The public could benefit from increased housing availability and diversity. For the applicant, the rezoning would alleviate the hardship of underutilization of the property under its current zoning.

E- The property's size and location make it suitable for two-family development, especially considering its proximity to public transportation and commercial areas.

F- If the property has remained underutilized or vacant for an extended period, this may indicate that the current zoning is not conducive to development, supporting the case for rezoning.

G- There is a growing demand for diverse housing options in Mundelein. Two-family housing can address this need by providing alternatives to single-family homes.

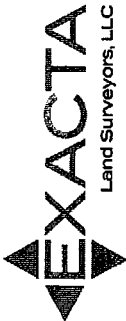
H- The proposed rezoning aligns with Mundelein's Comprehensive Plan, which encourages a mix of housing types and densities to accommodate various population needs.

I- Rezoning would contribute to the Village's goals of housing diversity and efficient land use, benefiting the broader community beyond the interests of the applicant.

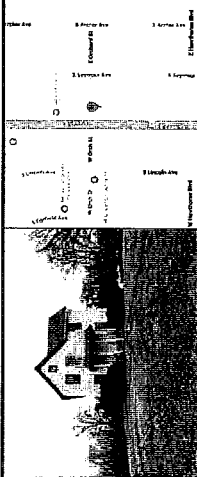
J- The rezoning is not expected to create nonconformities, as the proposed use would be consistent with the surrounding area's character and existing developments.

K- The area has seen a trend toward higher-density residential and mixed-use developments, indicating that two-family housing is compatible with current development patterns.

L- The property is served by existing infrastructure, including roads, utilities, and emergency services, which can accommodate the increased demand from multi-family development.



www.exactalands.com | office: 773.305.4011



PROPERTY ADDRESS:
103 S LAKE STREET, MUNDELEIN, ILLINOIS 60060

SURVEY NUMBER: 2503.3334

DATE SIGNED: 03/19/25

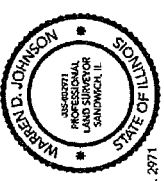
FIELD WORK DATE: 3/18/2025

REVISION DATE(S):
(REV1 3/19/2025)

POINTS OF INTEREST:
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF LASALLE }

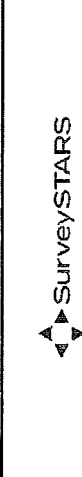
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



Margaret D. Johnson

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM #184008059-0008

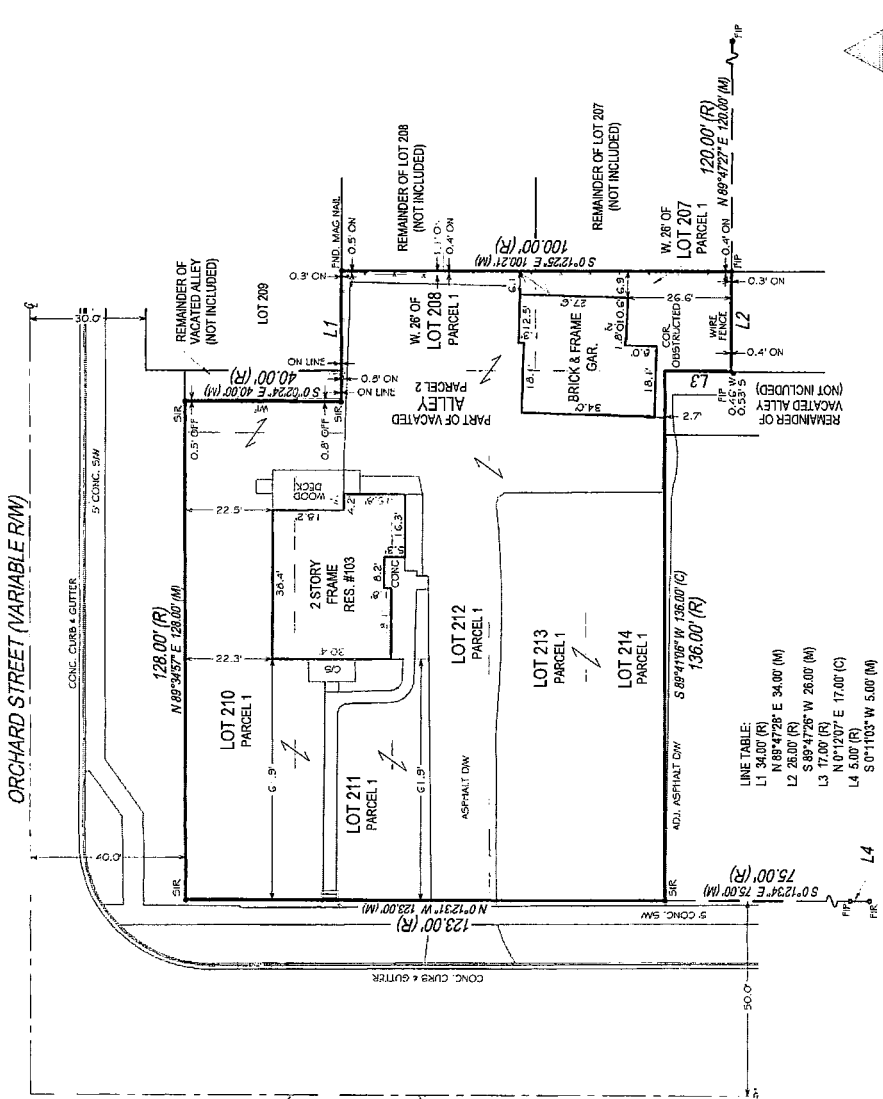
Exacta Land Surveyors, LLC
off. # 184008059
or 773.305.4011
316 East Jackson Street | Morris, IL 60450



2503.3334
PLAT OF SURVEY
LAKE COUNTY, ILLINOIS

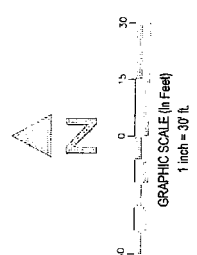
ORCHARD STREET (VARIABLE RW)

S LAKE STREET (VARIABLE RW)



- LINE TABLE:
- L1 34.00' (R)
 - L2 26.00' (R)
 - L3 17.00' (R)
 - L4 5.00' (R)
- ADJ. ASPHALT DWY
S 68°41'06" W 136.00' (C)
136.00' (R)
- ADJ. ASPHALT DWY
S 0°11'03" W 5.00' (M)
5.00' (R)

TOTAL AREA OF PROPERTY SURVEYED 18017 SQ. FT. ±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 103 S LAKE STREET, MUNDELEIN, ILLINOIS 60060 SURVEY NUMBER: 2503.3334 CERTIFIED TO: TULIKA M. CHOPRA	GENERAL SURVEYOR'S NOTES: 1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown herein. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. 2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning. 3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location. 4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified. 5. Alterations to this survey map and report by other than the signing surveyor are prohibited. 6. Dimensions are in feet and decimals thereof. 7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information. 8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long. 9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature. 10. Points of Interest (POIs) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POIs may not represent all items of interest to the viewer. There may be additional POIs which are not shown or called-out as POIs, or which are otherwise unknown to the surveyor. 11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements. 12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only. 13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning. 14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k. 15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.	CLIENT FILE NO.: Q-25-1575 LEGAL DESCRIPTION: 24 FEET OF LOTS 297 AND 298, ALL OF LOTS 299, 300, 301, 302 AND 303, ALL OF LOTS 304, 305 AND 306, ALL OF LOTS 307, 308 AND 309, ALL OF LOTS 310, 311 AND 312, ALL OF LOTS 313, 314 AND 315, AND 24 FEET OF LOTS 316, 317, 318, 319 AND 320, ALL OF LOTS 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	DATE OF SURVEY: 03/19/25 BUYER: TULIKA M. CHOPRA LENDER: TITLE COMPANY: COMMITMENT DATE:	ABBREVIATIONS (C) - Calculated (D) - Dead (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line Easement B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve CL - Center Line CIP - Covered Porch CIS - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement C/V - Concrete Valley Gutter DIW - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box FIDH - Found Drill Hole FCN - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FR&SPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/E - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRR - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LSP - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MH/WL - Mean High Water Line MR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume OIA - Overall OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/B - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PEP - Permanent Control Point Monument PLS - Professional Land Surveyor PLT - Planter POC - Point of Beginning Commencement PIC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Root Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SEC - Section SEP - Septic Tank SEW - Sewer S/W - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story S/W - Swager Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve
---	--	---	---	--



 Exacta Land Surveyors, LLC
 316 East Jackson Street | Moline, IL 61704
 Phone: 715.352.6011

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



AN EXELON COMPANY

SERVICE FROM 1/30/25 THROUGH 3/3/25 (32 DAYS)
Residential - Single

Christine Miller
103 S Lake St 01
Mundelein, IL 60060
(847) 401-6144

Page 1 of 3

Issued 3/3/25

Account # 1866389000

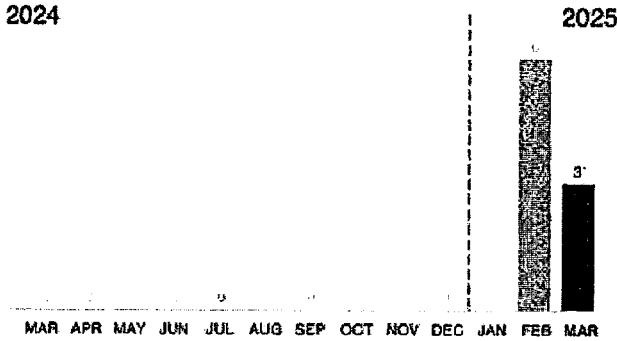
New Charges Due by 3/25/25	\$20.31
Total Amount Due	\$13.37

Thank you for your payments totaling **\$13.88.**

TOTAL USAGE (kWh)

2024

2025



Current month's reading is Actual.

AVERAGE DAILY USE (monthly usage/days in period)

Current Month	27.0° avg. temp
0.1 kWh	

Last Month	27.5° avg. temp	Last Year	0° avg. temp
0.7 kWh		0 kWh	

⬇ Ten 100W light bulbs for 1 hour = 1 kWh

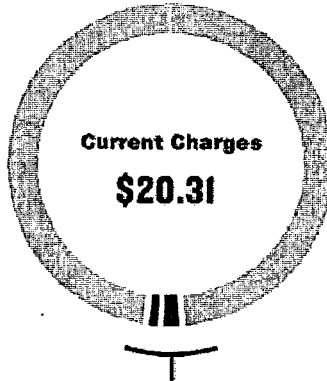
CURRENT CHARGES SUMMARY

See reverse side for details ➡



SUPPLY
\$0.20

DELIVERY
\$19.76



Current Charges
\$20.31

TAXES & FEES \$0.35

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ComEd delivers electricity to your home.

ComEd.com
1.800.334.7661

For Electric Supply Choices visit pluginillinois.org

Return only this portion with your check made payable to ComEd. Please write your account number on your check.



AN EXELON COMPANY

0110890 01 AV 0.54 **AUTO T8 0 1044 60060-273499 -C01-00-P00000-11



CHRISTINE MILLER
103 S LAKE ST # 1
MUNDELEIN, IL 60060-2734



COMED
PO BOX 6111
CAROL STREAM, IL 60197-6111



Pay your bill online, by phone or by mail.

See reverse side for more info ➡

Account # 1866389000

New Charges Due by 3/25/25	\$20.31
Total Amount Due	\$13.37
Payment Amount:	

18663890000000133750840013377



AN EXELON COMPANY

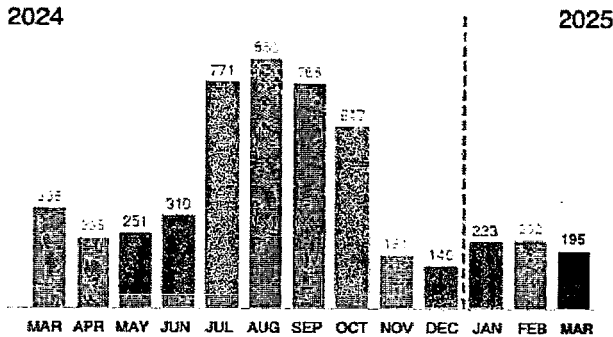
SERVICE FROM 1/30/25 THROUGH 3/3/25 (32 DAYS)
Residential - Single

Total Amount Due by 3/25/25 \$50.57

Rosanna Miller
103 S Lake St
Mundelein, IL 60060
(847) 401-6144

Thank you for your payments totaling **\$319.36.**

TOTAL USAGE (kWh)



Current month's reading is Actual.

AVERAGE DAILY USE (monthly usage/days in period)

Current Month	27.0° avg. temp
6.1 kWh	↓ 34% from last year

Last Month	24.3° avg. temp	Last Year	27.5° avg. temp
7.5 kWh		9.3 kWh	

⚡ Ten 100W light bulbs for 1 hour = 1 kWh

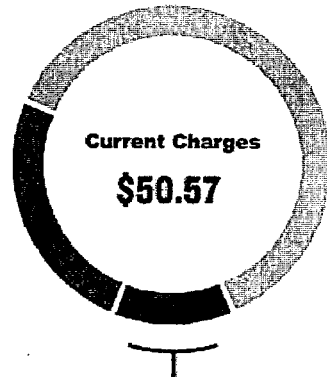
CURRENT CHARGES SUMMARY

See reverse side for details ↪



SUPPLY
\$12.84

DELIVERY
\$31.64



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ComEd.com
1.800.334.7661

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TAXES & FEES \$6.09

Return only this portion with your check made payable to ComEd. Please write your account number on your check.



0113640 01 AV 0.54 **AUTO T5 0 4044 60060-273499 -C01-00-P00000-11



ROSANNA MILLER
103 S LAKE ST
MUNDELEIN, IL 60060-2734



COMED
PO BOX 6111
CAROL STREAM, IL 60197-6111



Pay your bill online, by phone or by mail.

See reverse side for more info ↪

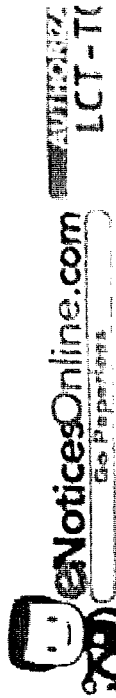
Account # 8797499000

Total Amount Due by 3/25/25 \$50.57

Payment Amount:

8797499000000000505750&40050573

10M4-01-0113640-0001-0018467



AMIR2023
LCT-TI

Pin Number 11-30-309-001 Tax Year 2023 Tax Code 11069 Acres 0

103 S LAKE ST MUNDELEIN IL 60060
LAKEWOOD HEIGHTS (EX S5FT)& W1/2 VAC ALLEY LOT 210

Fair Market Value

- + Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

	Rate	Current Amount	Change From Prior Year
COUNTY #532	0.294247	\$17.42	\$0.60
NSION	0.492804	\$29.15	\$0.81
TARY SCHOOL DISTRICT #75	0.093450	\$5.53	\$0.39
TARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$255.79	\$-1.23
PENSION	0.230346	\$13.63	\$7.07
IG- SCHOOL DISTRICT #120	0.159588	\$9.44	\$0.03
IG- SCHOOL DISTRICT #120 PENSION	0.008373	\$0.50	\$0.07
BRARY DIST PENSION	2.382629	\$140.96	\$3.04
BRARY DIST PENSION	0.103376	\$6.12	\$0.82
BRARY DIST PENSION	0.337987	\$20.00	\$0.57
BRARY DIST PENSION	0.014611	\$0.86	\$-0.05
BRARY DIST PENSION	0.903806	\$53.47	\$0.92
BRARY DIST PENSION	0.567774	\$33.59	\$2.44
BRARY DIST PENSION	0.399368	\$23.63	\$0.63
BRARY DIST PENSION	0.067180	\$3.97	\$0.11
BRARY DIST PENSION	0.061665	\$3.65	\$0.16
BRARY DIST PENSION	0.000179	\$0.01	\$0.00
BRARY DIST PENSION	0.068385	\$4.04	\$0.20
BRARY DIST PENSION	0.000296	\$0.02	\$0.00
	10.509997	\$621.78	\$16.58

Pin Number 11-30-309-002 Tax Year 2023 Tax Code 11069 Acres 0

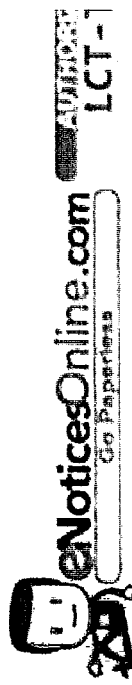
Address: 103 S LAKE ST MUNDELEIN IL 60060

Address: LAKEWOOD HEIGHTS S 5FTLOT 210 & LOT 211 212 & W1/2 VACTD ALLEY

Fair Market Value

- Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

	Rate	Current Amount	Change From Prior Year
CO. COUNTY #532	0.294247	\$146.08	\$-0.08
PENSION	0.492804	\$244.65	\$-1.60
ENTARY SCHOOL DISTRICT #75	0.093450	\$46.39	\$1.78
ENTARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$2,146.66	\$-86.51
VE PENSION	0.230346	\$114.36	\$57.33
VE PENSION	0.159588	\$79.22	\$-2.63
S HIGH SCHOOL DISTRICT #120	0.008373	\$4.16	\$0.41
S HIGH SCHOOL DISTRICT #120 PENSION	2.382629	\$1,182.88	\$-15.52
LIBRARY DIST	0.103376	\$51.32	\$5.22
LIBRARY DIST PENSION	0.337987	\$167.81	\$-0.97
N PENSION	0.014611	\$7.25	\$-0.65
AND REC DIST	0.803819	\$448.72	\$-7.92
AND REC DIST PENSION	0.567774	\$281.88	\$11.22
E-LIBERTYVILLE PENSION	0.399368	\$198.27	\$-1.69
E-LIBERTYVILLE PENSION	0.067180	\$33.35	\$-0.17
E-LIBERTYVILLE PENSION	0.061665	\$30.61	\$0.40
E-LIBERTYVILLE PENSION	0.000179	\$0.09	\$0.00
E-LIBERTYVILLE PENSION	0.068385	\$33.95	\$0.46
E-LIBERTYVILLE PENSION	0.000296	\$0.15	\$0.00
	10.510010	\$5,217.80	\$-40.92



Pin Number 11-30-309-015 Tax Year 2023 Tax Code 11069 Acres 0

1: 103 S SEYMOUR AVE MUNDELEIN IL 60060
 2: LAKEWOOD HEIGHTS W 26 FT OF LOTS 207 & 208 ALSO TH PT E 1/2 V AC ALLEY LYG S OF NLN LOT 208 EXT D W & N OF N LN S 5 FT LOT 2 14 EXT D E

	Rate	Current Amount	Change From Prior Year
COUNTY #532	0.294247	\$4.98	\$0.18
PENSION	0.492804	\$8.32	\$0.23
ENTARY SCHOOL DISTRICT #75	0.093450	\$1.58	\$0.11
ENTARY SCHOOL DISTRICT #75 PENSIO	4.323933	\$73.12	\$-0.29
E PENSION	0.230346	\$3.90	\$2.03
E PENSION	0.159588	\$2.70	\$0.00
HIGH SCHOOL DISTRICT #120	0.008373	\$0.14	\$0.02
HIGH SCHOOL DISTRICT #120 PENSION	2.382629	\$40.29	\$0.90
LIBRARY DIST PENSION	0.103376	\$1.75	\$0.24
LIBRARY DIST PENSION	0.337987	\$5.71	\$0.15
PENSION	0.014611	\$0.25	\$-0.01
AND REC DIST	0.903806	\$15.28	\$0.27
AND REC DIST PENSION	0.567774	\$9.60	\$0.71
LIBERTYVILLE	0.399368	\$6.75	\$0.17
LIBERTYVILLE PENSION	0.067180	\$1.13	\$0.03
LIBERTYVILLE PENSION	0.061665	\$1.06	\$0.06
LIBERTYVILLE PENSION	0.000179	\$0.00	\$0.00
LIBERTYVILLE PENSION	0.068385	\$1.16	\$0.07
LIBERTYVILLE PENSION	0.000296	\$0.00	\$-0.01
	10.509997	\$177.72	\$4.86

- Fair Market Value
- Land Assessed Value
- + Building Assessed Value
- Home Improvement
- Disabled Vet Homestead
- x State Multiplier
- = Equalized Value
- + Farm Land & Bldg Assessed Value
- + State Assessed Pollution Control
- + State Assessed Railroads
- = Total Assessed Value
- General Homestead Exemption
- Sr. Citizen Homestead Exemption
- Senior Freeze
- Returning Veterans Homestead
- Disabled / Disabled Veterans
- Natural Disaster Homestead
- = Taxable Valuation
- x Tax Rate
- = Real Estate Tax
- + Special Service Area
- + Drainage
- = Total Current Year Tax
- + Omit/Roll-Back Tax
- + Forfeited Tax
- + Interest as of 03/30/2023
- + Cost
- Payment Received
- = TOTAL AMOUNT DUE

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Budget Amendment 260-436-48740 - Streets

Financial Impact:

Requesting an increase of \$25,755.00 in account number 260-436-48740.

Attachments:

1. 2026.M004 LMVH 2026 MFT Joint Municipality Resurfacing Improvements
2. 2026.M003 Mundelein 2026 MFT Improvements Design Services Agreement

Background:

We are requesting approval to perform a budget amendment to GL 260-436-48740 in the amount of \$25,755.00. The budget amendment is for both the documentation/coordination and engineering design for the 2026 (FY27) MFT Improvements Project.

Recommendation:

Motion to authorize the Business Services Manager to sign the 2026 (FY27) MFT Joint Municipality Resurfacing Improvements proposal and the 2026 (FY27) MFT Improvements Design Services Agreement with Gewalt Hamilton Associates for the 2026 (FY27) MFT Improvements Project and authorize purchase order number 26-00745 in the amount of \$5,950.00 and purchase order number 26-00749 in the amount of \$19,805.00.

December 19, 2025

Mr. Paul Kendzior, P.E., CFM
Director of Public Works
Village of Libertyville
200 E. Cook Avenue
Libertyville, IL 60048

Re: Engineering Services Agreement
2026 MFT Joint Municipality Resurfacing Improvements
Libertyville, Mundelein, and Vernon Hills, Illinois
GHA Proposal No. 2026.M004

Dear Mr. Kendzior:

On behalf of Gewalt Hamilton Associates, Inc. (GHA), we thank you for the opportunity to submit this proposal to again assist the Village of Vernon Hills, Mundelein and Libertyville with the implementation of a portion of their annual Roadway Improvement Program. The program will utilize MFT (Motor Fuel Tax) funds and it is the intent of the listed Agencies to submit a joint proposal for bidding through IDOT Local Roads.

As you observed during the previous year's projects, by combining the effort into one bid package, the group was able to achieve a cost savings over proceeding with their programs individually. Members of our staff assisted in the completion of these roadway improvement documents for the communities and we are ready to assist in this effort again for the 2026 program year. Our prior experience provides insight into potential problem areas in the contract processing procedures and we can utilize this historical knowledge to your advantage.

The Village of Vernon Hills, Mundelein and Libertyville, (hereinafter "Villages"), and Gewalt Hamilton Associates, Inc., (hereinafter "GHA") agree and contract as follows:

Project Understanding

The Villages plan to upgrade their roadway infrastructure by improving portions of their respective systems located along various routes within their municipal boundaries. Planned work may generally include: curb and gutter repairs/replacement, general roadway base patching, milling, structure adjustments, sidewalk repairs/replacement, driveway replacements, roadway paving, and site restoration.

It is understood that the Villages are proposing to joint bid the work and will include: the Village of Libertyville, who will be the identified lead agency in the effort this season, the Village of Mundelein, Libertyville Township (will be billed separately as appropriate), and the Village of Vernon Hills. The project will follow IDOT Local Roads MFT standard specifications and format and will be processed and advertised by IDOT Local Roads.

Each Municipality will be preparing their own portion of the project document and will be required to provide and modify any portion of the document that pertains to their community. This may include: Typical sections, location maps and street listings, special provisions of the community, repair assessments, typical details of the community (that are not IDOT Standard) and quantity summaries/EOPC's. GHA will only be compiling the various documents into one contract and moving them through the IDOT process. We will not be performing any of the assessment or design work for the communities as part of this contract.

Documents submitted from others must be in the proper format and be consistent with the type of work being performed. We are not responsible for extra work resulting from incomplete or incorrect documents provided by other communities.

The following project approach is based on our discussions with the Villages and our experience with similar projects of this type. As such, GHA proposes to provide Engineering Services to generally include the following:

I. Scope of Services

A. Project Initiation and Coordination

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

1. Representatives from GHA will attend a kick-off meeting with the Villages' staff prior to commencing contract compiling and processing services. A street list from each Municipality will be needed at this time for processing through IDOT.
2. GHA will contact IDOT regarding the project scope and obtain the necessary Section Number(s). We will identify the Village of Vernon Hills as the Lead Agency for this effort.

B. Contract Documents and Specifications

1. Upon receipt of proper approvals from IDOT, GHA will begin the development of the preliminary project contract documents and general specifications. They will utilize IDOT Local Roads Forms and will be compiled following the current IDOT Local Roads standards. We will include the Villages provided special provisions, details, typical sections, etc. as they are provided for inclusion into one cohesive bid document.
2. As part of this work, a preliminary Engineer's Opinion of Probable Cost will be prepared once all the various quantities are provided by the local agencies. This will allow for the various pay items to be reviewed and revised, if necessary, to lessen any specialized features and allow for more combined quantities of similar nature. The streamlining of multiple individual quantity types is what will allow for the most cost savings during bidding. GHA will assist in discussions with the communities to help reach a consensus as to what items should be revised and combined and what items can be left independent.

C. Final Document Preparation

1. Upon receipt of the Village's review comments, final revisions will be completed for all work items in accordance with the IDOT MFT specification format as well as the individual Village's requirements.
2. Based on the final contract documents and project specifications, GHA will develop a final construction EOPC on BLR form 11510 utilizing the estimated quantities, our internal database of unit rates from similar projects, market conditions, and other factors. This form will be submitted to the Villages for their final review.
3. Completed bidding documentation will be submitted to the various Municipalities and the Illinois Department of Transportation (IDOT) Bureau of Local Roads for review and comment.

We anticipate following the IDOT Local Roads advertisement and bidding processes, which will be handled by GHA.

D. Project Management and Design Meetings

1. Representatives from GHA will attend progress meetings with Villages staff at the 80% and 100% completion submittals as needed. We will also meet with IDOT at one review meeting to review the project as needed.
2. When the project has been approved by the various member communities and IDOT, it will be advertised. GHA will prepare and distribute contract documents from their office and will manage the coordination and response of all technical inquiries regarding the project. A GHA representative will attend the public bid opening at a location provided by the Village of Mundelein and will provide assistance to the Villages in the bid opening.
3. GHA will tabulate the bids and summarize the information for a preliminary verbal response within 24 hours, notifying the Villages of the lowest responsible bidder. Final bid tabulations with individual community breakdowns will be provided as soon as practical.
4. As necessary, we will confirm Contractor references and evaluate any bidding discrepancies. A written recommendation will then be prepared and submitted for approval by each communities Village Board.
5. The final Contract Documents and Bid Summary will be compiled and submitted to IDOT for approval after processing and execution by the Village of Libertyville and the Contractor.

E. IDOT Project Closeout Documentation

1. At the completion of construction activities, GHA will coordinate with the member communities to obtain the IDOT required documentation for submittal. We will assist in creating the needed approval forms for Village execution and will assist in the drafting of any letter of justification explanations. It will be the requirement of each member community to provide their final contract quantities and any Change Orders, Time and Material (T&M) documents, or Agreed Unit Prices (AUP) forms. GHA will not be responsible for tracking down missing information from the Contractor or Community.
2. GHA will prepare project closeout documentation following IDOT guidelines. It is currently anticipated that the following forms will be provided:
 - a. BLR 13210 Request for Approval of Change in Plans
 - b. BLR 13231 Engineer's Final Payment Estimate.
 - c. BLR 13510 Final Report of Expenditures
 - d. Village Acceptance Letter (Each Community will be provided with a document for their letterhead and signature)
 - e. Material Certification Letter
 - f. AUP and T&M documents (as provided by each Community)
3. Coordinate any questions or comments received by IDOT to the appropriate member Community and assist in crafting an appropriate response.

II. Compensation for Services

GHA proposes to provide the above services for a lump sum (LS) fee of **\$17,850.00**. Reimbursable expenses, including items such as printing, messenger service, mileage, etc., are included in this fee and will be billed to the Client without markup. It is anticipated that the project billing will be broken out as follows:

1. Two (2) Design Document and Contract Processing invoices will be submitted in the amount of \$6,450.00 each. One after contract documents are compiled and submitted to the Villages for review and one after the project is bid, Award Recommendations are completed to each community and the executed Contract Documents are submitted to IDOT for processing.
2. One (1) Final Project Closeout Processing invoice in the amount of \$4,950.00 will be submitted once the IDOT paperwork has been submitted to IDOT for closeout near the end of calendar year 2026.

It is understood that the member communities are each contributing **a third (1/3)** of the above total contract cost and they will each be billed individually by our office.

III. Notes, Clarifications and Assumptions

1. Meetings beyond those specified in *II. Scope of Services* are not included and will be billed on a time-and-materials (T&M) basis as an additional service.
2. Environmental assessments, wetland delineations or permitting are not included.
3. Our estimated fees assume that all street improvements will be designed in 2025/26 under a single engineering contract and constructed during the 2026 calendar year. An increase or reduction to the scope of the project may require adjustments to our fees.
4. No design plan sets are to be generated as part of the work. Communities will prepare any necessary Design Plan Layout Pages individually. GHA will assist in compiling them into one plan set for submittal.
5. The Client will be responsible for all bid advertising costs (none anticipated).
6. No construction layout or construction engineering services are included.
7. GHA will not be responsible for any construction oversight or punch list generation activities.
8. Any services requested by the Villages but not expressly identified within Scope of Services will be provided for an additional fee under a separate proposal.
9. No design and contract preparation services are being provided to the member communities as part of this contract. Each community will be responsible for providing complete and accurate contract documents for their portion of the work.
10. No Clean Construction and Demolition Debris (CCDD) investigations will be conducted.
11. Project documentation using IDOT ICORS management system will not be provided as part of the record keeping services. The nature of the proposed work does not require the use of this system and utilizing it would add unnecessary costs to the project.
12. Any construction observation services performed directly by Village staff will be documented by said staff in separate files and copies of the associated quantities provided to GHA by the end of the project. GHA staff will not be responsible for measuring or otherwise documenting quantities as part of this work.

IV. General Conditions of this Agreement

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

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

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

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

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

If our proposal is acceptable, please sign below indicating your acceptance of this agreement in its entirety. We look forward to assisting you with this project.

Sincerely,
Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.
Senior Engineer

jbriggs@gha-engineers.com

Direct 847-821-6232

AUTHORIZED BY:

Village of Libertyville

Signature

Date

Name

Title

Village of Mundelein

Signature

Date

Name

Title

Village of Vernon Hills

Signature

Date

Name

Title

Encl.: Attachment A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

December 19, 2025

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

Re: Design Engineering Services Agreement
2026 MFT Improvements Design
Mundelein, Illinois
GHA Proposal No. 2026.M003

Dear Mr. Boeche:

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

The Village of Mundelein, (hereinafter "Village"), and Gewalt Hamilton Associates, Inc., (hereinafter "GHA") agree and contract as follows:

I. Project Understanding

The Village of Mundelein plans to upgrade its roadway infrastructure by improving portions of the system located along various routes within the Village. The current effort will focus on the rehabilitation / repaving of approximately 8,915 FT of roadway in the Village (see attached *List of Streets*). Planned work generally includes curb and gutter repairs/replacement, general roadway base patching, milling, structure adjustments, sidewalk repairs/replacement, driveway replacements, roadway paving, and site restoration.

The existing pavement sections are generally assumed to consist of aggregate, PCC and HMA base courses with asphalt overlays of various thicknesses throughout the project limits. It is recommended that pavement coring be completed as part of the design efforts, and we have provided an allowance to complete the investigations.

It is understood that the Village is proposing to joint bid the work with the Village of Libertyville and the Village of Vernon Hills. Libertyville will be the lead agency in the effort this year. The project will follow IDOT Local Roads MFT standard specifications and format and will be processed by IDOT Local Roads. GHA will provide the necessary special provisions and quantities on behalf of Mundelein, as well as any details, typical sections or design layout plans/maps determined to be required for bidding. The compiling, completion and processing of the contract bid documents for all three agencies will be completed under a separate proposal and is not included in the current scope of work.

Each Municipality will be required to provide and modify any portion of the document that pertains to their community. GHA will not be performing any of the work for any other community.

GHA is not responsible for extra work resulting from incomplete or incorrect documents produced by other entities.

The design approach for this work will be similar to that of previous efforts undertaken by the Village. Throughout the limits of the project, the roadway system will be visually assessed and tabulated for repairs. As construction will not require extensive re-grading for pavement reconstruction activities, the creation of full design plans would prove to be an unnecessary expense. Unit items necessary for construction will be generated and included in a specification booklet bid document.

As this work is being combined with efforts from the neighboring communities of Libertyville and Vernon Hills into one bid package, we anticipate that the overall completed contract documents will be submitted to the Village representatives, as well as IDOT Local Roads for review and comment once compiled. We anticipate following the IDOT Contractor Bulletin advertisement and bidding processes, which will be handled by GHA through IDOT Local Roads.

The following project approach is based on our discussions with the Client and our experience with similar projects in this neighborhood. As such, GHA proposes to provide Civil Engineering Design Services to include the following:

II. Scope of Services

A. Project Initiation, Coordination, and Data Collection

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

1. Representatives from GHA will attend a kick-off meeting with Village staff prior to commencing field data collection services as needed.
2. GHA will collect and review all available data provided by the Village and others, for possible inclusion into the current design effort.
3. GHA staff will visually assess and quantify the anticipated repairs for the roadway work within the planned project limits to create the necessary construction documents.

B. Plans and Specifications

1. Following our review and repair assessments, GHA will begin the development of the preliminary special provisions specific to the Village portion of the work. Typical cross sections, details, design layout plans, and summary repair tables will be created as needed to provide the contractor with sufficient information for bidding. We will prepare the necessary special provisions utilizing our standard IDOT Motor Fuel Tax (MFT) format and submit to the Village for review.
2. As part of this work, a preliminary Engineer's Opinion of Probable Cost of the Village of Mundelein portion of work will be prepared to assist in any final design decisions.

C. Final Document Preparation

1. Upon receipt of any Village review comments, the final special provisions specific to the Village of Mundelein portions of the project will be prepared for all work items in accordance with IDOT Standard Specifications for Road and Bridge Construction, as well as the Village's requirements.
2. GHA will develop a final Engineer's Opinion of Probable Cost of the Village of Mundelein portion of work utilizing the estimated quantities, our internal database of unit rates from similar projects, market conditions, and other factors. This will be submitted to the Village for review.

D. Project Management and Design Meetings

1. Representatives from GHA will attend progress meetings with Village staff at the 80% and the 100% completion submittals.

E. Material Testing Services

GHA has included an estimated allowance for pavement coring services and will retain a qualified firm directly. The Village will be billed for actual testing completed.

III. Compensation for Services

GHA proposes to provide the above services on a time-and-materials (T&M) basis for a not-to-exceed (NTE) fee of \$19,805.00. Subconsultant services are included in this fee and will be processed with a 10% markup. Reimbursable expenses, including items such as printing, messenger service, mileage, etc., are included in this fee and will be billed to the Client without markup.

All services, including any additional services requested and authorized by the Village, will be billed in accordance with the hourly rates currently on file with the Village.

IV. Notes, Clarifications and Assumptions

1. Services beyond those specified in *II. Scope of Services* are not included and will be billed on a time-and-materials (T&M) basis as an additional service.
2. Environmental assessments, wetland delineations or permitting are not included.
3. Construction bid documents and specifications will not be created as part of this work. Only the Village portion of improvement documents are being prepared. Final creation and processing of contract bid documents will be completed under a separate contract.
4. All work will be performed on a time-and-materials (T&M) basis, in accordance with the total estimated fees as detailed above.
5. Our estimated fees assume that all street improvements will be designed in 2025-2026 under a single engineering contract. An increase or reduction to the scope of the project may require adjustments to our fees.
6. The Client will be responsible for all bid advertising costs (none anticipated).
7. No construction layout or construction engineering services are included.
8. No Clean Construction and Demolition Debris (CCDD) investigations will be conducted.

V. General Conditions of this Agreement

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

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

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

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

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

If our proposal is acceptable, please sign below indicating your acceptance of this agreement in its entirety. We look forward to assisting you with this project.

Sincerely,
Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.
Senior Engineer
jbriggs@gha-engineers.com
Direct 847-821-6232

AUTHORIZED BY:

Village of Mundelein

Signature

Date

Name

Title

Encl.: List of Streets
Attachment A

Mundelein 2026 MFT LIST OF STREETS

Name	Limits	Approximate Length
Chetwood Court	N. Southport Road to Cul-de-Sac	525 FT
N. Southport Road	W. Hawley Street to Regent Drive	700 FT
Brighton Drive	N. Southport Road to Yorkshire Drive	1,315 FT
Yorkshire Drive	Brighton Drive to Brentwood Drive	1,500 FT
Brentwood Drive	Yorkshire Drive to Regent Drive	860 FT
Blackburn Drive	Yorkshire Drive to Regent Drive	1,330 FT
Regent Drive	IL RTE 60/83 to N. Southport Road	1,365 FT
S. Emerald Avenue	W. Orchard Street to W. Courtland Street	650 FT
S. Greenview Avenue	W. Orchard Street to W. Courtland Street	670 FT
Total		8,915 FT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To: Mayor and Board of Trustees
From: Linda Miller, Finance Director
For: Village Board Meeting of January 12, 2026
Subject: TIF 2 Note Expense Amendment

Financial Impact:

\$370,000 - 340-264-49403 - NOTE

Attachments:

None

Background:

A Budget Amendment is needed to meet the FY26 obligations for TIF 2 notes. Due to the unforeseen increase in the TIF 2 EAVs for the redevelopment properties, the budget will need to be increased \$370,000.

Staff recommends that the board approve the amendment increase.

Recommendation:

Motion to approve the budget amendment increase for TIF 2.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Governing Body

Financial Impact:

\$3,012,339.39

Attachments:

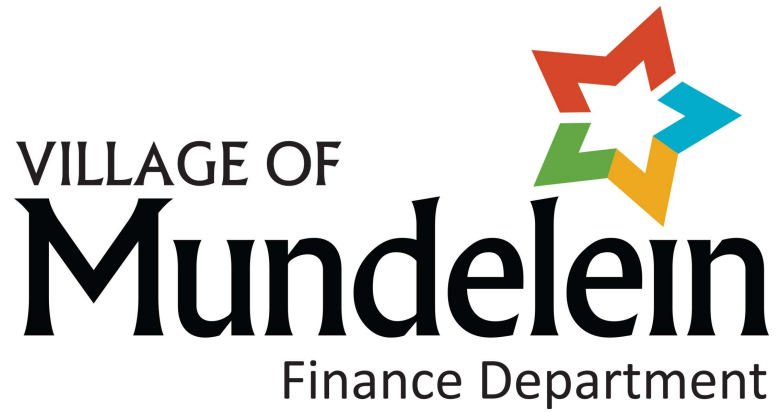
1. Governing Body

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 December 9, 2025 and ending January 12, 2026 in the amount of \$3,012,339.39.



GOVERNING BODY

DISBURSEMENTS REPORT

January 12, 2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
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Pay By Check Type: EFT Transfer NOVEMBER 2025 CREDIT CARD

CC NOV 2025

0000027505	BANKCARD PROCESSING CTR NOVEMBER 2025 CREDIT CARD 100-000-25100.000	11/28/2025 VJANKOWSKI CREDIT CARD PAYABLE		9,777.51	0.00	Paid	Y 12/17/2025	
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8522016 0000026929	HOME DEPOT CREDIT SVCS. MATERIAL FOR WAR MEMORIAL ELECTRIC 100-420-47510.000	10/30/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		230.55	0.00	Paid	Y 12/23/2025	
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9514591 0000027103	HOME DEPOT CREDIT SVCS. JANITORIAL SUPPLIES 100-321-47030.000	11/08/2025 VJANKOWSKI JANITORIAL SUPPLIES		91.74	0.00	Paid	Y 12/23/2025	
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6610367 0000027104	HOME DEPOT CREDIT SVCS. ENGINE 2 DECORATIONS 100-322-46372.000	11/11/2025 VJANKOWSKI PREVENTION EDUCATION MTLs		229.62	0.00	Paid	Y 12/23/2025	
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5610507 0000027105	HOME DEPOT CREDIT SVCS. BATTERY CHARGER/MAINTAINER 100-323-47070.000	11/12/2025 VJANKOWSKI TOOLS/SUPPLIES		23.98	0.00	Paid	Y 12/23/2025	
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1010386 0000027106	HOME DEPOT CREDIT SVCS. MATERIALS FOR DECO INSTALL 100-420-46899.000	11/06/2025 VJANKOWSKI MISC COMMUNITY SERVICE		479.44	0.00	Paid	Y 12/23/2025	
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1010387 0000027107	HOME DEPOT CREDIT SVCS. BREAKERS FOR PORTABLE CONTROLLER 100-420-47510.000	11/06/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		72.00	0.00	Paid	Y 12/23/2025	
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1010390 0000027108	HOME DEPOT CREDIT SVCS. DECOS FOR DOWNTOWN 100-420-46899.000	11/06/2025 VJANKOWSKI MISC COMMUNITY SERVICE		143.26	0.00	Paid	Y 12/23/2025	
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Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: EFT Transfer								
1904912 0000027109	HOME DEPOT CREDIT SVCS. 500-452-47070.000	11/06/2025 VJANKOWSKI TOOLS/SUPPLIES		740.00 740.00	0.00	Paid	Y 12/23/2025	
522668 0000027110	HOME DEPOT CREDIT SVCS. LINER FOR VAN 106 500-462-47527.000	11/07/2025 VJANKOWSKI MT MTLs UTILITY VANS		71.92 71.92	0.00	Paid	Y 12/23/2025	
6010516 0000027111	HOME DEPOT CREDIT SVCS. FOR TRUCK 102 500-462-47528.000	11/11/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		47.82 47.82	0.00	Paid	Y 12/23/2025	
6010533 0000027112	HOME DEPOT CREDIT SVCS. SIDE BOARDS FOR TRUCK 429 100-420-47510.000	11/11/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		31.68 31.68	0.00	Paid	Y 12/23/2025	
6900169 0000027113	HOME DEPOT CREDIT SVCS. FOR TRUCK 102 500-462-47528.000	11/11/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		56.91 56.91	0.00	Paid	Y 12/23/2025	
5010579 0000027114	HOME DEPOT CREDIT SVCS. TRUCK 436 FASTENERS 100-430-47526.000	11/12/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		12.53 12.53	0.00	Paid	Y 12/23/2025	
3010648 0000027115	HOME DEPOT CREDIT SVCS. TOOLS FOR FM SHOP 100-420-47070.000	11/14/2025 VJANKOWSKI TOOLS/SUPPLIES		615.98 615.98	0.00	Paid	Y 12/23/2025	
10708 0000027333	HOME DEPOT CREDIT SVCS. SIDE BOARDS FOR TRUCK 512 500-452-47526.000	11/17/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		76.86 76.86	0.00	Paid	Y 12/23/2025	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Pay By Check Type: EFT Transfer SIDE BOARDS FOR TRUCK 512

10712 0000027334	HOME DEPOT CREDIT SVCS. SIDE BOARDS FOR TRUCK 512 500-452-47526.000	11/17/2025 VJANKOWSKI		26.36	0.00	Paid	Y 12/23/2025	
		MT MTLs DUMP TRUCKS		26.36				

3011009 0000027335	HOME DEPOT CREDIT SVCS. BATTERY CLAMP FOR LOCATOR 500-462-47070.000	11/24/2025 VJANKOWSKI		13.16	0.00	Paid	Y 12/23/2025	
		TOOLS/SUPPLIES		13.16				

2011034 0000027336	HOME DEPOT CREDIT SVCS. MATERIAL FOR DECO AND WINTERFEST 100-420-46899.000	11/25/2025 VJANKOWSKI		108.78	0.00	Paid	Y 12/23/2025	
		MISC COMMUNITY SERVICE		108.78				

211709 0000027337	HOME DEPOT CREDIT SVCS. RETURN 500-452-47526.000	11/17/2025 VJANKOWSKI		(20.88)	0.00	Paid	Y 12/23/2025	
		MT MTLs DUMP TRUCKS		(20.88)				

6204985 0000027338	HOME DEPOT CREDIT SVCS. RETURN OF BATTERY CHARGR/MAINTR 100-323-47070.000	11/21/2025 VJANKOWSKI		(23.98)	0.00	Paid	Y 12/23/2025	
		TOOLS/SUPPLIES		(23.98)				

6611408 0000027339	HOME DEPOT CREDIT SVCS. CO DETECTORS & SAW FUEL W/DISCOUNT 100-323-47070.000 100-322-46372.000 100-322-46372.000	11/21/2025 VJANKOWSKI		161.82	0.00	Paid	Y 12/23/2025	
		TOOLS/SUPPLIES		41.88				
		PREVENTION EDUCATION MTLs		167.82				
		PREVENTION EDUCATION MTLs		(47.88)				

INV3329625 0000027759	PAYLOCITY CORP PAYLOCITY INVOICE DEC 2025 100-205-46499.000	12/19/2025 VJANKOWSKI		6,457.19	0.00	Paid	Y 12/23/2025	26-00216
		PROFESSIONAL SERVICES		6,457.19				

01012026 0000027810	INTERGOVERNMENTAL PERSONNEL IPBC INSURANCE JANUARY 2026 100-000-26080.000	12/22/2025 VJANKOWSKI		400,377.05	0.00	Paid	Y 01/02/2026	26-00220
		HEALTH INSURANCE PAYABLE		400,377.05				

Total Pay By Check Type EFT Transfer:

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
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Pay By Check Type: EFT Transfer IPBC INSURANCE JANUARY 2026

419,801.30 0.00

Pay By Check Type: Paper Check TRIAL AND ORDER JUDGEMENT 2023-03637 DELIVERY OF A CONTROLLED SUBSTANCE

0000027570	MARIA ORTIZ TRIAL AND ORDER JUDGEMENT 2023-03637 DEL VJANKOWSKI 296-000-32730.000	12/11/2025		2,608.00	0.00	Paid	Y 26-00733 12/11/2025	
				2,608.00				

0000026614	CONCENTRIC INTEGRATION NEW SCADA RADIO 500-462-46650.000	10/21/2025		1,760.00	0.00	Paid	Y 12/22/2025	
				1,760.00				

0000026868	LAKE COUNTY IL CVB 2025-2026 MARKETING PARTNERSHIP 100-111-46305.000	10/28/2025		15,797.00	0.00	Paid	Y 26-00671 12/22/2025	
				15,797.00				

0000027072	PIONEER PRESS NEWSPAPER SUBSCRIPTION 100-201-47010.000	11/03/2025		64.19	0.00	Paid	Y 12/22/2025	
				64.19				

0000027090	CONCENTRIC INTEGRATION SCADA SOFTWARE RENEWALS 500-461-46415.000	11/14/2025		1,666.06	0.00	Paid	Y 12/22/2025	
				1,666.06				

0000027124	ADVOCATE HEALTH-HOSPITALS CORP NEW HIRE SCREEN ARROYO 100-205-46904.000	10/26/2025		66.00	0.00	Paid	Y 12/22/2025	
				66.00				

0000027127	AMAZON CAPITAL SERVICES, INC. FLASH DRIVES 100-202-47012.000	11/17/2025		15.99	0.00	Paid	Y 12/22/2025	
				15.99				

0000027134	DE LAGE LANDEN FINCL SVCS INC COPIER LEASE - FIRE DEPARTMENT AND VILLA VJANKOWSKI 100-201-46613.000	11/17/2025		533.32	0.00	Paid	Y 12/22/2025	
				533.32				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Pay By Check Type: Paper Check KLEENEX FOR PW								
1JKX-QL1T-9FQM								
0000027141	AMAZON CAPITAL SERVICES, INC. KLEENEX FOR PW 100-410-47015.000	11/14/2025 VJANKOWSKI OFFICE SUPPLIES		16.99 16.99	0.00	Paid	Y 12/22/2025	
<hr/>								
INV-55924	SIGNS NOW MUNDELEIN BLOOD DRIVE SIGNS FOR 12/6/25 100-321-46441.000	11/17/2025 VJANKOWSKI PRINTING SERVICES		85.60 85.60	0.00	Paid	Y 12/22/2025	
<hr/>								
444175997001	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	11/10/2025 VJANKOWSKI OFFICE SUPPLIES		120.03 120.03	0.00	Paid	Y 12/22/2025	
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444842066001	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	11/11/2025 VJANKOWSKI OFFICE SUPPLIES		169.62 169.62	0.00	Paid	Y 12/22/2025	
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446221046001	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	11/12/2025 VJANKOWSKI OFFICE SUPPLIES		36.04 36.04	0.00	Paid	Y 12/22/2025	
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INV00888353	USABLUEBOOK CUTTING BLADE 500-462-47070.000	11/18/2025 VJANKOWSKI TOOLS/SUPPLIES		152.06 152.06	0.00	Paid	Y 12/22/2025	
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I1794103	STREICHER'S INC TRAINING HANDCUFFS 100-305-47121.000 100-301-46910.000	11/13/2025 VJANKOWSKI GUNS AND ACCESSORIES FREIGHT		99.40 89.90 9.50	0.00	Paid	Y 12/22/2025	
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14VL-4NNX-MXTX	AMAZON CAPITAL SERVICES, INC. NEW CASE FOR IPAD 500-462-47070.000	11/19/2025 VJANKOWSKI TOOLS/SUPPLIES		16.90 16.90	0.00	Paid	Y 12/22/2025	

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Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check COFFEE								
1QCQ-LLJY-N6J9								
0000027186	AMAZON CAPITAL SERVICES, INC. COFFEE 100-430-47070.000	11/19/2025 VJANKOWSKI TOOLS/SUPPLIES		118.70 118.70	0.00	Paid	Y 12/22/2025	
2026 PERFDUES-G								
0000027208	POLICE EXECUTIVE RESEARCH FORUM ANNUAL PERF DUES - GUENTHER 100-201-46305.000	11/20/2025 RPETERSON PROFESSIONAL DUES		250.00 250.00	0.00	Paid	Y 12/22/2025	
65633621	ROBERT HALF TO ENCUMBER COST FOR TEMPORARY 100-260-48410.000	11/20/2025 SERVICES RPETERSON COMPUTER EQUIPMENT		5,800.00 5,800.00	0.00	Paid	Y 12/22/2025	26-00674
446219426001	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	11/12/2025 VJANKOWSKI OFFICE SUPPLIES		29.98 29.98	0.00	Paid	Y 12/22/2025	
447701599001	ODP BUSINESS SOLUTIONS, LLC LABELS FOR MARKETING 100-204-46998.000	11/13/2025 VJANKOWSKI GENERAL MARKETING		130.77 130.77	0.00	Paid	Y 12/22/2025	
53395017	LINDE GAS & EQUIPMENT INC O2 MONTHLY FEE 100-324-47040.000	11/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		124.67 124.67	0.00	Paid	Y 12/22/2025	
53395018	LINDE GAS & EQUIPMENT INC O2 MONTHLY FEE 100-324-47040.000	11/22/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		40.16 40.16	0.00	Paid	Y 12/22/2025	
934486	LANDCARE USA LLC WINTER MIX FOR NEW COURTLAND COMMONS PLA 100-441-46677.000	11/24/2025 VJANKOWSKI MT LANDSCAPING		520.00 520.00	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 OF THREE-YEAR CONTRACT.

934485 0000027247	LANDCARE USA LLC CONTRACTUAL LANDSCAPE SERVICES - YEAR 2 100-441-46677.000 100-427-46677.000 500-462-46620.000 500-453-46620.000	11/24/2025 VJANKOWSKI MT LANDSCAPING MT LANDSCAPING MT BUILDING & GROUNDS MT BUILDING & GROUNDS		16,600.00 5,000.00 2,000.00 5,000.00 4,600.00	0.00	Paid	Y 12/22/2025	26-00226
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229166 0000027248	AIR ONE EQUIPMENT INC JASON HIP BOOTS 500-462-47120.000	11/24/2025 VJANKOWSKI CLOTHING ALLOWANCE		225.00 225.00	0.00	Paid	Y 12/22/2025	
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229201 0000027254	AIR ONE EQUIPMENT INC DUTY BOOTS - MASTANDREA 100-321-47140.000	11/24/2025 VJANKOWSKI SAFETY SHOES & GLASSES		335.00 335.00	0.00	Paid	Y 12/22/2025	
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PS-INV054353 0000027255	CUTLER WORKWEAR 506 CLOTHING ALLOWANCE 500-452-47120.000	11/24/2025 VJANKOWSKI CLOTHING ALLOWANCE		115.19 115.19	0.00	Paid	Y 12/22/2025	
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2026MUN-00159 0000027258	CHICAGO METROPOLITAN ANNUAL CMAP 100-201-46305.000	11/19/2025 VJANKOWSKI PROFESSIONAL DUES		1,399.86 1,399.86	0.00	Paid	Y 12/22/2025	
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55907123 0000027260	MCMASTER CARR SUPPLY CO TRUCK 510 ROUND BAR 500-452-47528.000	11/24/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		80.87 80.87	0.00	Paid	Y 12/22/2025	
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25360 0000027263	KTR MEDIA GROUP, LTD BOARD MEETING RECORDING - SEPTEMBER 100-111-46499.000	09/30/2025 VJANKOWSKI PROFESSIONAL SERVICES		300.00 300.00	0.00	Paid	Y 12/22/2025	
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25361 0000027264	KTR MEDIA GROUP, LTD VIDEO RECORDING - OCTOBER 100-111-46499.000	10/31/2025 VJANKOWSKI PROFESSIONAL SERVICES		375.00 375.00	0.00	Paid	Y 12/22/2025	
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Pay By Check Type: Paper Check BOARD MEETING RECORDING

25362

0000027265	KTR MEDIA GROUP, LTD BOARD MEETING RECORDING 100-111-46499.000	10/31/2025 VJANKOWSKI PROFESSIONAL SERVICES		375.00 375.00	0.00	Paid	Y 12/22/2025	
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22342

0000027266	RITTER GIS INC CITYWORKS SUPPORT SERVICES 500-461-46410.000 100-410-46415.000	11/25/2025 VJANKOWSKI CONSULTING SERVICES COMPUTER SOFTWARE SUPPORT		2,460.00 460.00 2,000.00	0.00	Paid	Y 12/22/2025	26-00246
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179970

0000027271	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - GENERAL CORP 100-240-46401.000	11/25/2025 VJANKOWSKI CORPORATE COUNSEL		9,250.00 9,250.00	0.00	Paid	Y 12/22/2025	26-00713
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179972

0000027272	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - 169 100-240-46401.000	11/25/2025 NORTH SE VJANKOWSKI CORPORATE COUNSEL		150.00 150.00	0.00	Paid	Y 12/22/2025	
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179971

0000027273	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - BEELOW LITIG 100-240-46401.000	11/25/2025 VJANKOWSKI CORPORATE COUNSEL		1,500.00 1,500.00	0.00	Paid	Y 12/22/2025	
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179973

0000027274	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - CONCEPT #202 630-000-27775.000	11/25/2025 VJANKOWSKI CONC 2022-006 WIRTZ		650.00 650.00	0.00	Paid	Y 12/22/2025	
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179975

0000027275	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - CONCEPT #202 630-000-27797.000	11/25/2025 VJANKOWSKI CONC 2025-06 DREAM CLEAN AT 60/83/SCHANK		243.75 243.75	0.00	Paid	Y 12/22/2025	
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179974

0000027276	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - BANK TRIANGL 100-240-46401.000	10/01/2025 VJANKOWSKI CORPORATE COUNSEL		150.00 150.00	0.00	Paid	Y 12/22/2025	
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Pay By Check Type: Paper Check LEGAL FEES - OCTOBER 2025 - 516 NORTH SEYMOUR								
179976 0000027277	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - 516 NORTH SE VJANKOWSKI 100-240-46401.000	11/25/2025		1,100.00 1,100.00	0.00	Paid	Y 12/22/2025	
179977 0000027278	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27795.000	11/25/2025		3,981.25 3,981.25	0.00	Paid	Y 12/22/2025	26-00717
179978 0000027279	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27793.000	11/25/2025		650.00 650.00	0.00	Paid	Y 12/22/2025	
179979 0000027280	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - WINCHESTER P VJANKOWSKI 100-240-46401.000	11/25/2025		7,475.00 7,475.00	0.00	Paid	Y 12/22/2025	26-00712
179980 0000027281	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27798.000	11/25/2025		893.75 893.75	0.00	Paid	Y 12/22/2025	
1WDY-N7LN-FRMR 0000027288	AMAZON CAPITAL SERVICES, INC. SMOKE MACHINE & SMOKE FOR TRAINING VJANKOWSKI 100-323-46371.000	11/25/2025		1,438.98 1,438.98	0.00	Paid	Y 12/22/2025	
71511 0000027289	DOD TECHNOLOGIES, INC GAS MONTIOR REPAIRS VJANKOWSKI 500-453-46660.000	11/25/2025		672.75 672.75	0.00	Paid	Y 12/22/2025	
INV00894821 0000027291	USABBLUEBOOK LAB SUPPLIES VJANKOWSKI 500-453-46612.000	11/25/2025		214.70 214.70	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check AQUEOUS ANALYSIS

337658

0000027293	TEKLAB, INC-ACCTS REC AQUEOUS ANALYSIS 500-453-46450.000	11/26/2025 VJANKOWSKI CHEMICAL ANALYSIS		344.80 344.80	0.00	Paid	Y 12/22/2025	
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INV-80146

0000027294	FLOCK GROUP INC PROFESSIONAL SERVICES SUBSCRIPTION - MAS VJANKOWSKI 272-315-48350.000	11/25/2025 PATROL VEHICLES		3,500.00 3,500.00	0.00	Paid	Y 12/22/2025	26-00714
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INV-80147

0000027295	FLOCK GROUP INC PROFESSIONAL SERVICES SUBSCRIPTION - MAS VJANKOWSKI 272-315-48350.000	11/25/2025 PATROL VEHICLES		3,500.00 3,500.00	0.00	Paid	Y 12/22/2025	26-00714
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INV-79976

0000027296	FLOCK GROUP INC PROFESSIONAL SERVICES SUBSCRIPTION - MAS VJANKOWSKI 272-315-48350.000	11/24/2025 PATROL VEHICLES		3,500.00 3,500.00	0.00	Paid	Y 12/22/2025	26-00714
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INV-80148

0000027297	FLOCK GROUP INC PROFESSIONAL SERVICES SUBSCRIPTION - MAS VJANKOWSKI 272-315-48350.000 100-305-47999.000	11/25/2025 PATROL VEHICLES OTHER COMMODITIES		3,500.00 2,554.22 945.78	0.00	Paid	Y 12/22/2025	26-00714
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284094

0000027298	EL-COR INDUSTRIES, INC. FOR WINCHESTER PUMPS 500-462-47565.000	11/26/2025 VJANKOWSKI MT MTLs PUMPING STATIONS		328.43 328.43	0.00	Paid	Y 12/22/2025	
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PPP-37480

0000027300	PROMOTIONAL PRODUCTS CO-OP LLC BEAUTIFICATION COMMITTEE SAFETY VESTS (2 VJANKOWSKI 100-109-46899.000	11/19/2025 MISC COMMUNITY SERVICE		232.00 232.00	0.00	Paid	Y 12/22/2025	
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INV-56018

0000027309	SIGNS NOW MUNDELEIN LEGAL NOTICE - MUNDELEIN HIGH SCHOOL ZON VJANKOWSKI 100-203-46901.000	11/26/2025 ADVERTISING		100.00 100.00	0.00	Paid	Y 12/22/2025	
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Pay By Check Type: Paper Check QUARTERLY TRAFFIC SIGNAL MAINTENANCE								
430037699 0000027315	LAKE COUNTY TREASURER QUARTERLY TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	11/26/2025 VJANKOWSKI MT TRAFFIC SIGNALS		2,688.67 2,688.67	0.00	Paid	Y 12/22/2025	26-00716
80219243 0000027319	BADGER METER, INC. NOVEMBER HOSTING 500-463-46415.000	11/26/2025 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		568.60 568.60	0.00	Paid	Y 12/22/2025	
5161568 0000027320	VULCAN CONSTR MATLS, LLC GRAVEL 500-462-47544.000	11/26/2025 VJANKOWSKI MT MTLs GRAVEL		1,621.33 1,621.33	0.00	Paid	Y 12/22/2025	
1L9H-HL97-XYW 0000027321	AMAZON CAPITAL SERVICES, INC. BATTERIES FOR TRAINING TIC'S 100-323-46371.000	11/24/2025 VJANKOWSKI TRAINING SUPPLIES		44.36 44.36	0.00	Paid	Y 12/22/2025	
42028 0000027322	MENARD, INC WWTP SUPPLIES 500-453-47510.000	11/25/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		7.18 7.18	0.00	Paid	Y 12/22/2025	
8113 0000027323	MUNICIPAL GIS PARTNERS, INC GIS CONSORTIUM MEMBERSHIP 500-451-46410.000 500-461-46410.000 100-440-46410.000	11/30/2025 VJANKOWSKI MEMBERSHIP IN THE GIS CONSORTIUM MEMBERSHIP IN THE GIS CONSORTIUM MEMBERSHIP IN THE GIS CONSORTIUM		12,022.24 4,808.00 4,808.00 2,406.24	0.00	Paid	Y 12/22/2025	26-00356
8487 0000027324	MUNICIPAL GIS PARTNERS, INC ANNUAL MGP M365 GOVERNANCE IMPLEMENTATIO 100-202-46410.000	11/30/2025 VJANKOWSKI CONSULTING SERVICES		2,466.67 2,466.67	0.00	Paid	Y 12/22/2025	26-00346
088156/6 0000027325	ACE HARDWARE OF LIBERTYVILLE KITCHEN TOWELS 100-321-47030.000	11/30/2025 VJANKOWSKI JANITORIAL SUPPLIES		18.87 18.87	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check WWTP SUPPLIES								
2594353 112725 0000027326	HINCKLEY SPRINGS WWTP SUPPLIES 500-453-47510.000	11/27/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		94.94 94.94	0.00	Paid	Y 12/22/2025	
405906 0000027327	BURKE, WARREN, MACKAY & SERRITELLA, 11/12/2025 LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27770.000	CONC 2022-001 FLAHERTY		120.00 120.00	0.00	Paid	Y 12/22/2025	
405907 0000027328	BURKE, WARREN, MACKAY & SERRITELLA, 11/12/2025 LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27776.000	CONC 2020-003 OAK CREEK		1,035.00 1,035.00	0.00	Paid	Y 12/22/2025	
405908 0000027329	BURKE, WARREN, MACKAY & SERRITELLA, 11/12/2025 LEGAL FEES - OCTOBER 2025 - CONCEPT #202 VJANKOWSKI 630-000-27775.000	CONC 2022-006 WIRTZ		6,815.00 6,815.00	0.00	Paid	Y 12/22/2025	26-00718
359991 0000027331	PADDOCK PUBLICATIONS INC. LEGAL NOTICE - PZ2025-0039 - 12-01-2025 VJANKOWSKI 100-203-46901.000	12/01/2025 ADVERTISING		128.80 128.80	0.00	Paid	Y 12/22/2025	
715032 0000027332	MEADE, INC. TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	11/28/2025 VJANKOWSKI MT TRAFFIC SIGNALS		385.66 385.66	0.00	Paid	Y 12/22/2025	
1-11/24/25 0000027341	CHRISTOPHER B BURKE ENGINEERING LTD 11/24/2025 DESIGN-BUILD AGREEMENT FOR THE DESIGN AN VJANKOWSKI 414-445-48799.000	OTHER INFRASTRUCTURE IMPR		275,500.00 275,500.00	0.00	Paid	Y 12/22/2025	26-00538
2025 1130 WTR 0000027342	CENTRAL LAKE COUNTY JAWA CLCJAWA WATER CHARGES NOVEMBER 2025 VJANKOWSKI 500-463-47450.000	12/01/2025 CLCJAWA WATER CHARGES		130,643.50 130,643.50	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check CLCJAWA ELECT/ROUTINE MNT SEPT 2025

2025 0930 SD 0000027343	CENTRAL LAKE COUNTY JAWA CLCJAWA ELECT/ROUTINE MNT SEPT 2025 500-462-47421.000 500-462-46662.000	12/01/2025 VJANKOWSKI		270.19	0.00	Paid	Y 12/22/2025	
		ELP WTR RECEIVING STRTR MT WTR RECEIVING STRUCTR		132.15 138.04				

36099 0000027347	THE PRINTING FACTORY HOLIDAY CARDS 100-201-46441.000	11/26/2025 VJANKOWSKI		193.00	0.00	Paid	Y 12/22/2025	
		PRINTING SERVICES		193.00				

257235559 0000027348	PACE ANALYTICAL SERVICES NOVEMBER SAMPLES 500-462-46450.000	11/26/2025 VJANKOWSKI		1,190.80	0.00	Paid	Y 12/22/2025	
		CHEMICAL ANALYSIS		1,190.80				

700777897 0000027350	STAPLES ADVANTAGE OFFICE SUPPLIES & COFFEE/TRAINING ROOM S 100-321-47070.000 100-321-47015.000	11/22/2025 VJANKOWSKI		204.21	0.00	Paid	Y 12/22/2025	
		TOOLS/SUPPLIES OFFICE SUPPLIES		126.29 77.92				

LCML 120325 0000027352	LAKE COUNTY MUNICIPAL LEAGUE LC MUNICIPAL LEAGUE DINNER - MEIER, UGAS 100-111-46340.000	12/01/2025 VJANKOWSKI		180.00	0.00	Paid	Y 12/22/2025	
		CONV/SCHOOLS/MTGS		180.00				

PS-INV054777 0000027353	CUTLER WORKWEAR 100-281-47120.000	12/01/2025 VJANKOWSKI		468.79	0.00	Paid	Y 12/22/2025	
		CLOTHING ALLOWANCE		468.79				

PS-INV054778 0000027354	CUTLER WORKWEAR 100-281-47120.000	12/01/2025 VJANKOWSKI		131.39	0.00	Paid	Y 12/22/2025	
		CLOTHING ALLOWANCE		131.39				

900027920900013 0000027355	FIRST-CITIZENS BANK & TRUST COPIER BUYOUT - PUBLIC WORKS 100-201-47013.000	11/26/2025 VJANKOWSKI		465.02	0.00	Paid	Y 12/22/2025	
		COPIER SUPPLIES		465.02				

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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 WTLF FOOD SERVICE ITEMS REQUIRED BY HEALTH DEPT.								
1QHY-CMPK-YYC6								
0000027356	AMAZON CAPITAL SERVICES, INC.	12/01/2025		113.77	0.00	Paid	Y	
	WTLF FOOD SERVICE ITEMS REQUIRED BY HEAL VJANKOWSKI						12/22/2025	
	100-201-46899.000	MISC COMMUNITY SERVICE		113.77				
<hr/>								
287303040967x12								
0000027357	AT&T MOBILITY	11/25/2025		2,301.69	0.00	Paid	Y	
	VILLAGE WIDE CELL PHONE SERVICE VJANKOWSKI						12/22/2025	
	100-202-47330.000	MOBILE PHONE CHARGES		2,301.69				
<hr/>								
287303040917x12								
0000027358	AT&T MOBILITY	11/25/2025		4,790.37	0.00	Paid	Y	
	VILLAGE WIDE DATA FOR FLEET, HOTSPOTS, A VJANKOWSKI						12/22/2025	
	100-202-47330.000	MOBILE PHONE CHARGES		4,790.37				
<hr/>								
65656127								
0000027359	ROBERT HALF	11/26/2025		5,800.00	0.00	Paid	Y	26-00674
	TO ENCUMBER COST FOR TEMPORARY SERVICES VJANKOWSKI						12/22/2025	
	100-260-48410.000	COMPUTER EQUIPMENT		5,800.00				
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156047								
0000027360	J.G. UNIFORMS, INC	11/26/2025		918.20	0.00	Paid	Y	
	MPD POLO SHIRTS VJANKOWSKI						12/22/2025	
	100-305-47120.000	CLOTHING ALLOWANCE		918.20				
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INV-024192								
0000027363	FIGMENT GROUP INC	12/01/2025		385.00	0.00	Paid	Y	
	CDL DRUG TESTING CONSORTIUM VJANKOWSKI						12/22/2025	
	100-410-46499.000	PROFESSIONAL SERVICES		385.00				
<hr/>								
88167/6								
0000027365	ACE HARDWARE OF LIBERTYVILLE	12/02/2025		55.77	0.00	Paid	Y	
	VJANKOWSKI						12/22/2025	
	100-281-47070.000	TOOLS/SUPPLIES		55.77				
<hr/>								
88172/6								
0000027367	ACE HARDWARE OF LIBERTYVILLE	12/02/2025		17.99	0.00	Paid	Y	
	VJANKOWSKI						12/22/2025	
	100-281-47070.000	TOOLS/SUPPLIES		17.99				

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Pay By Check Type: Paper Check								
88173/6 0000027368	ACE HARDWARE OF LIBERTYVILLE 100-281-47070.000	12/01/2025 VJANKOWSKI TOOLS/SUPPLIES		38.00 38.00	0.00	Paid	Y 12/22/2025	
25-2493 0000027369	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	12/02/2025 VJANKOWSKI ELEVATOR INSPECTION		200.00 200.00	0.00	Paid	Y 12/22/2025	
200138101 0000027371	FBI-LEEDA SLI TRAINING CLASS FOR COMMANDER KISSELB 100-305-46340.000	11/24/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		795.00 795.00	0.00	Paid	Y 12/22/2025	
5145329 0000027374	LIBERTYVILLE LINCOLN SALES INC CAR 501 HOOD SUPPORT 500-452-47528.000	10/07/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		22.21 22.21	0.00	Paid	Y 12/22/2025	
5145335 0000027375	LIBERTYVILLE LINCOLN SALES INC SQUAD 2 LOCK CYLINDER 100-430-47524.000	10/08/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		104.68 104.68	0.00	Paid	Y 12/22/2025	
5145341 0000027376	LIBERTYVILLE LINCOLN SALES INC RETURN 100-430-47524.000	10/08/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		(19.36) (19.36)	0.00	Paid	Y 12/22/2025	
5145401 0000027377	LIBERTYVILLE LINCOLN SALES INC SQUAD 1 O2 SENSOR 100-430-47524.000	10/10/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		174.54 174.54	0.00	Paid	Y 12/22/2025	
5145587 0000027378	LIBERTYVILLE LINCOLN SALES INC AMBULANCE 345 AIR DUCT 100-430-47522.000	10/21/2025 VJANKOWSKI MT MTLs AMBULANCES		246.66 246.66	0.00	Paid	Y 12/22/2025	

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Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check RETURN								
5145611 0000027379	LIBERTYVILLE LINCOLN SALES INC RETURN 100-430-47522.000	10/21/2025 VJANKOWSKI MT MTLs AMBULANCES		(246.66) (246.66)	0.00	Paid	Y 12/22/2025	
5145797 0000027380	LIBERTYVILLE LINCOLN SALES INC SQUAD 10 OIL COOLER AND ALTRENATOR 100-430-47524.000	10/30/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		961.16 961.16	0.00	Paid	Y 12/22/2025	
5145799 0000027381	LIBERTYVILLE LINCOLN SALES INC SQUAD 10 TRANSMISSION FLUID 100-430-47524.000	10/30/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		92.28 92.28	0.00	Paid	Y 12/22/2025	
5146205 0000027382	LIBERTYVILLE LINCOLN SALES INC SQUAD 22 SPARE TIRE KIT 100-430-47524.000	11/20/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		272.00 272.00	0.00	Paid	Y 12/22/2025	
26105 0000027384	ELROD FRIEDMAN LLP CONSULTING FEES - TIF II NOTES AND REIMB 630-000-27784.000	11/26/2025 VJANKOWSKI CONC 2023-002 STATION 250		240.00 240.00	0.00	Paid	Y 12/22/2025	
847566738511-25 0000027385	AT&T FIRE ELEVATOR AND 911 CALL BUTTONS 05/01 100-202-47310.000	11/22/2025 VJANKOWSKI AMERITECH CHARGES		191.05 191.05	0.00	Paid	Y 12/22/2025	26-00396
287351141072x11 0000027386	AT&T MOBILITY INTERNET FOR LURE OF THE LOCAL EVENT MAC 100-108-46999.000	11/19/2025 VJANKOWSKI MISC OTHER SERVICES		56.25 56.25	0.00	Paid	Y 12/22/2025	
847566349011-25 0000027387	AT&T POT AND CENTREX LINES FOR VILLAGE WIDE S 100-202-47310.000	11/22/2025 VJANKOWSKI AMERITECH CHARGES		72.44 72.44	0.00	Paid	Y 12/22/2025	26-00390

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Pay By Check Type: Paper Check POTS LINES, ELEVATOR LINES FOR VILLAGE								
847949329411-25 0000027388	AT&T POTS LINES, ELEVATOR LINES FOR VILLAGE 100-202-47310.000	11/22/2025 VJANKOWSKI AMERITECH CHARGES		342.29 342.29	0.00	Paid	Y 12/22/2025	
90328478 0000027389	CHEMTRADE CHEMICALS US LLC HYPER+ION 5800 SUPPLY 500-453-47051.000	11/25/2025 VJANKOWSKI TERTIARY TREATMENT		12,631.90 12,631.90	0.00	Paid	Y 12/22/2025	26-00272
53648783 0000027392	LINDE GAS & EQUIPMENT INC O2 FOR BOTH STATIONS 100-324-47040.000	12/03/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		158.96 158.96	0.00	Paid	Y 12/22/2025	
0668285000-1125 0000027393	COMED 0 S HAWLEY W OF RR TRX 10/2-10/31/25 100-427-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		74.34 74.34	0.00	Paid	Y 12/22/2025	
0725595000-1125 0000027394	COMED 937 NE HOLCOMB DR LIFT STN #1 500-452-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		68.07 68.07	0.00	Paid	Y 12/22/2025	
1286631222-1125 0000027395	COMED 410 AMBRIA DR LIFT STN #6 500-452-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		90.22 90.22	0.00	Paid	Y 12/22/2025	
1557812000-1125 0000027396	COMED 22 E PARK ST 10/02-10/31-25 100-441-47420.000	10/31/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		37.60 37.60	0.00	Paid	Y 12/22/2025	
2232762000-1125 0000027397	COMED 1 TANK PL 10/13-11/11/25 100-441-47420.000	11/12/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		72.36 72.36	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check CONSULTANT FEES - MAY 2025 - FARR ASSOCIATES - CONCEPT #2022-006 - IVANHOE VILLAGE								
2025015.06 0000027398	FARR ASSOC ARCHITECTURE & URBAN CONSULTANT FEES - MAY 2025 - FARR ASSOCI 630-000-27775.000	DES 12/03/2025 VJANKOWSKI CONC 2022-006 WIRTZ		675.37 675.37	0.00	Paid	Y 12/22/2025	26-00420
337882 0000027399	TEKLAB, INC-ACCTS REC AQUEOUS ANALYSIS 500-453-46450.000	12/03/2025 VJANKOWSKI CHEMICAL ANALYSIS		617.70 617.70	0.00	Paid	Y 12/22/2025	
2710184000-1125 0000027400	COMED 1199 W HAWLEY ST PRV 10/2-10/31/25 500-462-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		25.87 25.87	0.00	Paid	Y 12/22/2025	
2761523333-1125 0000027401	COMED 440 E HAWLEY LITE CONTR 10/08-11/06/25 100-441-47420.000	11/06/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		52.14 52.14	0.00	Paid	Y 12/22/2025	
2833446000-1125 0000027402	COMED 2800 W RT60 LIFT STN 10/02-10/31/25 500-452-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		71.69 71.69	0.00	Paid	Y 12/22/2025	
3034202111-1125 0000027403	COMED 3811 MELODY ST SIGN 10/02-10/31/25 100-441-47420.000	10/31/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		59.97 59.97	0.00	Paid	Y 12/22/2025	
3306834000-1125 0000027404	COMED 1690 S BUTTERFIELD RD LIFT STN 5 10/07-1 500-452-47420.000	11/06/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		137.05 137.05	0.00	Paid	Y 12/22/2025	
3664723000-1125 0000027405	COMED 1499 N MIDLOTHIAN PRSSR VLVE 10/02-10/31 500-462-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		30.94 30.94	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check 301 ARCHER AVE 10/02-10/31/25								
3665583814-1125								
0000027406	COMED 301 ARCHER AVE 10/02-10/31/25 100-201-47420.000	10/31/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		445.89	0.00	Paid	Y 12/22/2025	
4424842000-1125								
0000027407	COMED 99 HAMMOND 10/02-10/31/25 100-441-47420.000	10/31/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		248.51	0.00	Paid	Y 12/22/2025	
5488424000-1125								
0000027408	COMED 936 CAMPUS DR 10/07-11/05/25 500-462-47420.000	11/06/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		1,471.68	0.00	Paid	Y 12/22/2025	
5725062222-1125								
0000027409	COMED 695 BANBURY RD LIFT STN #4 10/02-10/31/25 500-452-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		114.82	0.00	Paid	Y 12/22/2025	
5745894000-1125								
0000027410	COMED 1001 E MAPLE AVE 10/02-10/31/25 500-462-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		1,694.36	0.00	Paid	Y 12/22/2025	
6378346000-1125								
0000027411	COMED 1399 N STATE RT83 10/02-10/31/25 500-462-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		38.82	0.00	Paid	Y 12/22/2025	
7046699000-1125								
0000027412	COMED 205 N ARCHER AVE 10/02-10/31/25 100-427-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		253.50	0.00	Paid	Y 12/22/2025	
7058493000-1125								
0000027413	COMED 1499 N STATE RT83 PRSSR VLVE 10/02-10/31 500-462-47420.000	11/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		55.98	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check 165 N ARCHER AVE 10/02-10/31/25								
7121200100-1125								
0000027414	COMED	11/03/2025		6,495.06	0.00	Paid	Y	
	165 N ARCHER AVE 10/02-10/31/25	VJANKOWSKI					12/22/2025	
	294-294-47420.000	ELECTRIC LIGHT/POWER		6,495.06				
<hr/>								
7201632000-1125								
0000027415	COMED	11/06/2025		10,632.60	0.00	Paid	Y	
	1610 S MILWAUKEE AVE TRMT FAC 10/07-11/0	VJANKOWSKI					12/22/2025	
	500-453-47420.000	ELECTRIC LIGHT/POWER		10,632.60				
<hr/>								
7308733000-1125								
0000027416	COMED	11/03/2025		33.07	0.00	Paid	Y	
	1 TANK PL S RT176 & RT60/83 10/02-10/31	VJANKOWSKI					12/22/2025	
	500-462-47420.000	ELECTRIC LIGHT/POWER		33.07				
<hr/>								
7605022222-1125								
0000027417	COMED	11/13/2025		32.60	0.00	Paid	Y	
	440 W CRYSTAL ST 10/14/25-11/12/25	VJANKOWSKI					12/22/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		32.60				
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8120233000-1125								
0000027418	COMED	10/31/2025		59.97	0.00	Paid	Y	
	3332 EPSTEIN CR SIGN 10/02-10/31/25	VJANKOWSKI					12/22/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		59.97				
<hr/>								
8757793000-1125								
0000027419	COMED	11/03/2025		276.54	0.00	Paid	Y	
	1601 W WINCHESTER 10/02-10/31/25	VJANKOWSKI					12/22/2025	
	500-462-47420.000	ELECTRIC LIGHT/POWER		276.54				
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8848282222-1125								
0000027420	COMED	11/10/2025		30.30	0.00	Paid	Y	
	555 N SEYMOUR AVE #PARK 10/02-10/31/25	VJANKOWSKI					12/22/2025	
	100-441-47420.000	ELECTRIC LIGHT/POWER		30.30				
<hr/>								
9994082222-1125								
0000027421	COMED	11/03/2025		375.75	0.00	Paid	Y	
	209 DUNTON CT 10/02-10/31/25	VJANKOWSKI					12/22/2025	
	500-462-47420.000	ELECTRIC LIGHT/POWER		375.75				

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Pay By Check Type: Paper Check EDC - BUSINESS MIXER - CHAIR RENTAL								
01-333232-03 0000027422	LAKE STREET RENTAL EDC - BUSINESS MIXER - CHAIR RENTAL 100-102-46999.000	11/19/2025 VJANKOWSKI MISC OTHER SERVICES		43.75 43.75	0.00	Paid	Y 12/22/2025	
69610 0000027423	GRAPHIC 14, INC. VILLAGE WIDE PAPER ORDER 100-201-47013.000	12/04/2025 VJANKOWSKI COPIER SUPPLIES		1,509.85 1,509.85	0.00	Paid	Y 12/22/2025	
CASTANOS 112625 0000027424	LAURA CASTANOS LURE OF THE LOCAL REIMBURSEMENT 100-108-46999.000	11/26/2025 VJANKOWSKI MISC OTHER SERVICES		46.06 46.06	0.00	Paid	Y 12/22/2025	
59341 0000027429	CHEROKEE PRINTG & SVC INC DOOR HANGERS 500-461-46999.000	12/03/2025 VJANKOWSKI MISC OTHER SERVICES		724.86 724.86	0.00	Paid	Y 12/22/2025	
88183/6 0000027430	ACE HARDWARE OF LIBERTYVILLE SALT BIN FOR VILLAGE HALL 100-441-47070.000	12/03/2025 VJANKOWSKI TOOLS/SUPPLIES		20.32 20.32	0.00	Paid	Y 12/22/2025	
1062-112925 0000027432	MIDWEST SNOW SOLUTIONS, INC. CONTRACTUAL SNOW AND ICE SERVICES IN ZON 100-441-46670.000	12/03/2025 VJANKOWSKI MT ALL STREETS		19,195.00 19,195.00	0.00	Paid	Y 12/22/2025	26-00589
361043 0000027433	PADDOCK PUBLICATIONS INC. PROPERTY TAX LEVY 2025 HEARING 100-231-46402.000	12/01/2025 VJANKOWSKI MUNICIPAL AUDIT		289.80 289.80	0.00	Paid	Y 12/22/2025	
65669597 0000027435	ROBERT HALF TO ENCUMBER COST FOR TEMPORARY SERVICES 100-260-48410.000	12/02/2025 VJANKOWSKI COMPUTER EQUIPMENT		3,480.00 3,480.00	0.00	Paid	Y 12/22/2025	26-00674

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Pay By Check Type: Paper Check NOV 25 POSTAGE/PRINTING CHARGES-UB STATEMENTS/PAST DUE NOTICES

299852 0000027436	INFOSEND, INC. NOV 25 POSTAGE/PRINTING CHARGES-UB STATE 500-463-47016.000 500-463-46441.000	11/30/2025 VJANKOWSKI POSTAGE PRINTING SERVICES		4,268.27 3,005.67 1,262.60	0.00	Paid	Y 12/22/2025	26-00244
25-0000016 0000027437	CITY OF NORTH CHICAGO PHOENIX G2 STATION ALERTING SYSTEM 291-316-49915.000	11/24/2025 VJANKOWSKI CAPITAL RESERVE DISTRIBUTION		116,893.35 116,893.35	0.00	Paid	Y 12/22/2025	
2625 0000027446	NICASA DEFLECTION GRANT 07/01/25-08/20/25 100-301-47956.000	09/30/2025 VJANKOWSKI GRANT-DEFLECTION 312202 EXPS		17,093.00 17,093.00	0.00	Paid	Y 12/22/2025	26-00709
1JQ3-PWHQ-637N 0000027447	AMAZON CAPITAL SERVICES, INC. ROBERTS RULES BOOKS (4) 100-201-47010.000	12/04/2025 VJANKOWSKI BOOKS/PUBLICATIONS		55.52 55.52	0.00	Paid	Y 12/22/2025	
196001 0000027448	HR GREEN COMPANY DESIGN ENGINEERING SERVICE AGREEMENT FOR 280-446-48745.000	12/04/2025 VJANKOWSKI DRAINAGE IMPROVEMENTS		14,777.50 14,777.50	0.00	Paid	Y 12/22/2025	26-00424
1062-111025 0000027449	MIDWEST SNOW SOLUTIONS, INC. CONTRACTUAL SNOW AND ICE SERVICES IN ZON 100-441-46670.000	12/01/2025 VJANKOWSKI MT ALL STREETS		6,795.00 6,795.00	0.00	Paid	Y 12/22/2025	26-00589
572547 0000027458	COUNTRY BUMPKIN GARDEN CENTER INC. PLANTINGS FOR NEW VILLAGE GARDEN 100-109-46899.000	10/25/2025 VJANKOWSKI MISC COMMUNITY SERVICE		1,355.68 1,355.68	0.00	Paid	Y 12/22/2025	
71763 0000027459	MUNICIPAL COLL OF AMERICA INC PD COLLECTIONS-NOV 2025 100-000-32710.000	11/30/2025 VJANKOWSKI BLDG\POLICE COURT FINES		16.76 16.76	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check Check Request For Bond: ROW2025-00007								
12/04/2025 0000027460	EXCELLENT PLUMBING, INC Check Request For Bond: ROW2025-00007 630-000-11840.000	12/04/2025 PBLACK ROW2025-00007 - J2025-1757		1,000.00 1,000.00	0.00	Paid	Y 12/22/2025	
12/04/2025 0000027461	BEHM ENTERPRISES INC. Check Request For Bond: ROW2025-00005 630-000-11840.000	12/04/2025 PBLACK ROW2025-00005 - J2025-1201		1,000.00 1,000.00	0.00	Paid	Y 12/22/2025	
12/04/2025 0000027462	ROQUE, JUAN Check Request For Bond: ROW2025-00006 630-000-11840.000	12/04/2025 PBLACK ROW2025-00006 - J2025-1454		1,500.00 1,500.00	0.00	Paid	Y 12/22/2025	
361362 0000027463	TOWN SQUARE PUBLICATIONS LLC GLMV COMMUNITY GUIDE 100-204-46901.000	12/04/2025 VJANKOWSKI ADVERTISING		1,690.00 1,690.00	0.00	Paid	Y 12/22/2025	
10151 0000027464	HEALTH ENDEAVORS, SC HAZMAT PHYSICAL ELLEGOOD 100-205-46904.000	12/04/2025 VJANKOWSKI PHYSICAL EXAMS		300.00 300.00	0.00	Paid	Y 12/22/2025	
65206390 0000027465	CONSERV FS, INC SIDEWALK FOR SNOW AND ICE ZONE 9 100-420-46620.000	12/04/2025 VJANKOWSKI MT BUILDING & GROUNDS		877.10 877.10	0.00	Paid	Y 12/22/2025	
9732097135 0000027466	GRAINGER PUMP REPAIR PARTS 500-453-47531.000	12/04/2025 VJANKOWSKI MT MTLs PUMP EQUIPMENT		238.16 238.16	0.00	Paid	Y 12/22/2025	
56362429 0000027467	MCMASTER CARR SUPPLY CO AIR FILTERS 500-453-47510.000	12/04/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		194.15 194.15	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check BACKGROUND CHECKS

852895833 0000027469	THOMSON REUTERS BACKGROUND CHECKS 100-304-46999.000 100-105-46999.000	12/01/2025 VJANKOWSKI MISC OTHER SERVICES MISC OTHER SERVICES		335.70 167.85 167.85	0.00	Paid	Y 12/22/2025	
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201097 0000027470	DOYLE SIGNS, INC. FABRICATION AND INSTALLATION OF A GATEWA 210-442-48740.000	09/30/2025 VJANKOWSKI STREETS		3,750.00 3,750.00	0.00	Paid	Y 12/22/2025	26-00491
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PS-INV055071 0000027471	CUTLER WORKWEAR WINTER BOOTS FOR ADAM STREICHER 100-441-47120.000	12/05/2025 VJANKOWSKI CLOTHING ALLOWANCE		134.95 134.95	0.00	Paid	Y 12/22/2025	
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4033 0000027475	VILLAGE OF ARLINGTON HTS. FAE CLASS - M. LORD 100-323-46340.000	09/15/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		650.00 650.00	0.00	Paid	Y 12/22/2025	
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24383 0000027478	CENTRAL POLYGRAPH SERVICE POLYGRAPH FOR FONATANA AND GAWRON 100-105-46499.000	12/05/2025 VJANKOWSKI PROFESSIONAL SERVICES		420.00 420.00	0.00	Paid	Y 12/22/2025	
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1YFX-VPL7-GP3D 0000027480	AMAZON CAPITAL SERVICES, INC. TP-LINK 48 PORT SWITCH FOR PD AXON CAME 100-202-47502.000	12/06/2025 VJANKOWSKI MT MTLs COMPUTER EQUIP		57.99 57.99	0.00	Paid	Y 12/22/2025	
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5728286237 0000027486	NORTH SHORE GAS CO. GAS - 300 PLAZA CIR 11/01-11/30/25 500-453-47430.000	12/04/2025 VJANKOWSKI HEATING FUELS		1,770.04 1,770.04	0.00	Paid	Y 12/22/2025	
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5729077265 0000027487	NORTH SHORE GAS CO. GAS - 801 E ALLANSON RD 11/01-11/30/25 500-453-47430.000	12/04/2025 VJANKOWSKI HEATING FUELS		71.19 71.19	0.00	Paid	Y 12/22/2025	
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Pay By Check Type: Paper Check POLYMER FOR SLUDGE PRESS AT WWTP								
1979538 0000027488	POLYDYNE INC. POLYMER FOR SLUDGE PRESS AT WWTP 500-453-47080.000	11/07/2025 VJANKOWSKI CLARIFLOC SUPPLY		3,927.94 3,927.94	0.00	Paid	Y 12/22/2025	26-00269
9810520251001 0000027489	MOTOROLA SOLUTIONS STARCOM21 NETWORK STARCOM21 MONTHLY RADIO SERVICE FEES INC 100-323-47351.000	12/01/2025 VJANKOWSKI RADIO SERVICING		4,226.00 4,226.00	0.00	Paid	Y 12/22/2025	26-00536
50012740 0000027491	WILLIAM RAINEY HARPER COLLEGE FIRE INSTRUCTOR 1 - BEDNARSKI & COLLINS 100-324-46340.000	12/05/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		790.00 790.00	0.00	Paid	Y 12/22/2025	
3897 0000027493	MAD BOMBER FIREWORKS 2025 MCD AND TREE LIGHTING FIREWORKS 100-201-46899.000	12/08/2025 VJANKOWSKI MISC COMMUNITY SERVICE		5,000.00 5,000.00	0.00	Paid	Y 12/22/2025	26-00252
NWPA-1163 0000027494	NORTHWEST POLICE ACADEMY TRAINING FOR CHIEF SEELEY AND DC POYNOR 100-301-46340.000	12/08/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		50.00 50.00	0.00	Paid	Y 12/22/2025	
20251104119 0000027495	IL STATE POLICE REPLENISH FINGERPRINT BACKGROUND CHECK F 100-304-46999.000	11/30/2025 VJANKOWSKI MISC OTHER SERVICES		81.00 81.00	0.00	Paid	Y 12/22/2025	
205570 0000027496	LAKELAND/LARSEN ELEVATOR CORP QUARTERLY ELEVATOR MAINTENANCE 100-321-46620.000	12/01/2025 VJANKOWSKI MT BUILDING & GROUNDS		624.00 624.00	0.00	Paid	Y 12/22/2025	
003826462 0000027497	TONYA BALLA CERT CPR/FIRST AID TEACHING MANUALS & SU 100-325-46371.000	12/08/2025 VJANKOWSKI TRAINING SUPPLIES		651.09 651.09	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check REPLACE PO # 26-00258 DAHM ENTERPRISES WAS SOLD								
63384 0000027499	SYNAGRO CENTRAL, LLC REPLACE PO # 26-00258 DAHM ENTERPRISES VJANKOWSKI 500-453-47460.000	12/01/2025		18,484.20	0.00	Paid	Y 12/22/2025	26-00543
				18,484.20				
63992 0000027500	SYNAGRO CENTRAL, LLC REPLACE PO # 26-00258 DAHM ENTERPRISES VJANKOWSKI 500-453-47460.000	12/01/2025		1,848.42	0.00	Paid	Y 12/22/2025	26-00543
				1,848.42				
315462 0000027504	BRAD MANNING FORD INC SQUAD 33 RADIATOR HOSE 100-430-47524.000	12/08/2025		76.42	0.00	Paid	Y 12/22/2025	
				76.42				
1J67-TC4H-FDC9 0000027506	AMAZON CAPITAL SERVICES, INC. EMS TABLET CHARGING CABLES 100-321-47012.000	12/08/2025		9.99	0.00	Paid	Y 12/22/2025	
				9.99				
1WTW-7CLD-KGCQ 0000027508	AMAZON CAPITAL SERVICES, INC. CALENDAR 2026 500-461-47015.000	12/08/2025		66.61	0.00	Paid	Y 12/22/2025	
				66.61				
1RYD-V6M4-MKY9 0000027510	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 100-410-47015.000	12/08/2025		23.99	0.00	Paid	Y 12/22/2025	
				23.99				
17573343 0000027511	W.S. DARLEY & CO GEAR HIP BAGS 100-323-47110.000	12/08/2025		823.67	0.00	Paid	Y 12/22/2025	
				823.67				
1GTH-94GK-NKLX 0000027512	AMAZON CAPITAL SERVICES, INC. TRUCK 413 PLOW HARNESS 100-430-47528.000	12/08/2025		79.71	0.00	Paid	Y 12/22/2025	
				79.71				

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Pay By Check Type: Paper Check								
1QQ7-W91G-R77C								
0000027513	AMAZON CAPITAL SERVICES, INC.	12/08/2025		54.99	0.00	Paid	Y	
	100-281-47120.000	VJANKOWSKI CLOTHING ALLOWANCE		54.99			12/22/2025	
1WH7-TKV9-PCGQ								
0000027514	AMAZON CAPITAL SERVICES, INC.	12/08/2025		435.15	0.00	Paid	Y	
	100-281-47070.000	VJANKOWSKI TOOLS/SUPPLIES		435.15			12/22/2025	
013517								
0000027515	NAPA AUTO PARTS	12/08/2025		13.00	0.00	Paid	Y	
	SQUAD 33 CLAMP 100-430-47524.000	VJANKOWSKI MT MTLs PATROL VEHICLES		13.00			12/22/2025	
INV00903924								
0000027516	USABLUEBOOK	12/08/2025		442.88	0.00	Paid	Y	
	LAB SUPPLIES 500-453-47050.000	VJANKOWSKI LABORATORY SUPPLIES		442.88			12/22/2025	
86378								
0000027517	BASS/SCHULER ENTERTAINMENT, INC.	12/09/2025		1,000.00	0.00	Paid	Y	
	PREPAY DEPSOSIT FOR MCD 2026 MAINSTAGE M 100-000-12600.000	VJANKOWSKI PREPAID EXPENSE		1,000.00			12/22/2025	
86377								
0000027518	BASS/SCHULER ENTERTAINMENT, INC.	12/09/2025		1,000.00	0.00	Paid	Y	
	PREPAY DEPSOSIT FOR MCD 2026 MAINSTAGE M 100-000-12600.000	VJANKOWSKI PREPAID EXPENSE		1,000.00			12/22/2025	
86375								
0000027519	BASS/SCHULER ENTERTAINMENT, INC.	12/09/2025		1,000.00	0.00	Paid	Y	
	PREPAY DEPSOSIT FOR MCD 2026 MAINSTAGE M 100-000-12600.000	VJANKOWSKI PREPAID EXPENSE		1,000.00			12/22/2025	
244303-F								
0000027520	CHICAGOLAND PAVING CONTRACTORS	10/13/2025		15,373.18	0.00	Paid	Y	26-00726
	NORTH LAKE STREET ALLEY AND PARKING LOT 210-442-48740.000	VJANKOWSKI STREETS		15,373.18			12/22/2025	

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Pay By Check Type: Paper Check 2025 CONTRACT FIREFIGHTER/PARAMEDICS								
25-374306 0000027521	METRO PARAMEDIC SERVICES 2025 CONTRACT FIREFIGHTER/PARAMEDICS 100-323-46417.000	10/08/2025 VJANKOWSKI CONTRACTUAL FF/PARAMEDICS		35,466.20 35,466.20	0.00	Paid	Y 12/22/2025	26-00281
89328813 0000027522	TERMINIX ANDERSON PEST CONTROL - ST 2 100-321-46620.000	12/07/2025 VJANKOWSKI MT BUILDING & GROUNDS		58.26 58.26	0.00	Paid	Y 12/22/2025	
89328811 0000027523	TERMINIX ANDERSON PEST CONTROL - ST 1 100-321-46620.000	12/07/2025 VJANKOWSKI MT BUILDING & GROUNDS		89.98 89.98	0.00	Paid	Y 12/22/2025	
14188 0000027524	HAVEY COMMUNICATIONS INC. UPFITTING OF ONE PD F150 RESPONDER 272-315-48350.000	12/09/2025 VJANKOWSKI PATROL VEHICLES		5,343.00 5,343.00	0.00	Paid	Y 12/22/2025	26-00451
088231/6 0000027525	ACE HARDWARE OF LIBERTYVILLE 100-281-47070.000	12/09/2025 VJANKOWSKI TOOLS/SUPPLIES		22.49 22.49	0.00	Paid	Y 12/22/2025	
PS-INV055355 0000027526	CUTLER WORKWEAR NICK G GLOVES 500-452-47070.000	12/09/2025 VJANKOWSKI TOOLS/SUPPLIES		32.36 32.36	0.00	Paid	Y 12/22/2025	
393673 0000027528	NORTH EAST MULTI-REGIONAL TRAINING OC INSTRUCTOR TRAINING FOR OFFICER DEVOR 100-305-46340.000	12/01/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		50.00 50.00	0.00	Paid	Y 12/22/2025	
28371 0000027529	T.O.P.S. IN DOG TRAINING GROOMING FOR K9 MILLIE, NARCOTICS TOY FO 100-305-47099.000	11/01/2025 VJANKOWSKI MISC SUPPLIES		513.00 513.00	0.00	Paid	Y 12/22/2025	

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Pay By Check Type: Paper Check RENEWAL OF CONFIDENTIAL REGISTRATION STICKER FOR PLATE #5247751

5247751/120425

0000027531	SECRETARY OF STATE RENEWAL OF CONFIDENTIAL REGISTRATION STI VJANKOWSKI 100-304-47524.000	12/04/2025		151.00	0.00	Paid	Y 12/22/2025	
				151.00				

3149

0000027532	NEDCO LLC PARKWAY TREE REMOVALS, TRIMMING, STUMP R VJANKOWSKI 100-441-46676.000	12/09/2025		15,480.00	0.00	Paid	Y 12/22/2025	26-00253
				15,480.00				

AE45694/1225

0000027534	IL SECRETARY OF STATE NEW MP REGISTRATION FOR SQUAD #20 VJANKOWSKI 100-301-47520.000	10/17/2025		8.00	0.00	Paid	Y 12/22/2025	
				8.00				

40127416028-112

0000027535	NICOR GAS COMPANY GAS - 2810 W RT60 10/31-12/02/25 VJANKOWSKI 500-452-47430.000	12/02/2025		57.03	0.00	Paid	Y 12/22/2025	
				57.03				

71799602401

0000027536	CONSTELLATION NEWENERGY STREET LIGHTS - OCTOBER 2025 VJANKOWSKI 100-441-47420.000	11/30/2025		3,038.57	0.00	Paid	Y 12/22/2025	
				3,038.57				

PL-AHO 120925

0000027537	JOAN VASQUEZ AHO SERVICES - 12-09-25 VJANKOWSKI 100-301-46499.000	12/09/2025		150.00	0.00	Paid	Y 12/22/2025	
				150.00				

315585

0000027538	BRAD MANNING FORD INC WINDSHIELD WIPERS VJANKOWSKI 100-430-47528.000	12/09/2025		233.88	0.00	Paid	Y 12/22/2025	
				233.88				

315606

0000027539	BRAD MANNING FORD INC AMB 342 BRAKE CABLES VJANKOWSKI 100-430-47522.000	12/09/2025		151.44	0.00	Paid	Y 12/22/2025	
				151.44				

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Pay By Check Type: Paper Check CONSTRUCTION OF THE 2025 (FY26) INFRASTRUCTURE PROJECT

18066

0000027540	A-LAMP CONCRETE CONTRACTORS, INC. CONSTRUCTION OF THE 2025 (FY26) INFRASTR 210-442-48740.000	12/09/2025 VJANKOWSKI		981,654.25	0.00	Paid	Y 12/22/2025	26-00242
				981,654.25				

1062-120125

0000027541	MIDWEST SNOW SOLUTIONS, INC. CONTRACTUAL SNOW AND ICE SERVICES IN ZON 100-441-46670.000	12/01/2025 VJANKOWSKI		3,860.00	0.00	Paid	Y 12/22/2025	26-00589
				3,860.00				

25366

0000027545	KTR MEDIA GROUP, LTD RECORDING BOARD MEETINGS - DECEMBER 2025 100-111-46499.000	12/08/2025 VJANKOWSKI		150.00	0.00	Paid	Y 12/22/2025	
				150.00				

2447917

0000027546	RAY O'HERRON CO. 12 GA SUPERSOCK BEANBAG 100-305-47121.000	12/01/2025 VJANKOWSKI		2,060.00	0.00	Paid	Y 12/22/2025	26-00731
	100-301-46910.000	GUNS AND ACCESSORIES FREIGHT		2,035.00 25.00				

164875

0000027547	BS&A INTERMEDIATE LLC NOVEMBER 25 UB ACH/DEBIT CARD FEES 500-463-46438.000	12/10/2025 VJANKOWSKI		601.50	0.00	Paid	Y 12/22/2025	
		BANK CHARGES		601.50				

01012026

0000027554	BESTCO UA RETIREE BENISTAR INS JAN 2026 100-000-26080.000	01/01/2026 VJANKOWSKI		13,535.60	0.00	Paid	Y 12/22/2025	26-00221
		HEALTH INSURANCE PAYABLE		13,535.60				

MCD26-STAGE DEP

0000027556	BIG AUDIO INC PREPAY 50% DEPOSIT FOR STAGE RENTAL MCD 100-000-12600.000	12/10/2025 VJANKOWSKI		3,296.00	0.00	Paid	Y 12/22/2025	26-00724
		PREPAID EXPENSE		3,296.00				

MCD26-SND/LGHT

0000027557	BIG AUDIO INC PREPAY 50% DEPOSIT SOUND AND LIGHTING MC 100-000-12600.000	12/10/2025 VJANKOWSKI		8,998.77	0.00	Paid	Y 12/22/2025	26-00725
		PREPAID EXPENSE		8,998.77				

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Pay By Check Type: Paper Check RADIO FOR NEW AMBULANCE - PER ATTACHED QUOTE #100

SRVCE0000000606

0000027567	BAYCOM INC	12/11/2025		2,794.00	0.00	Paid	Y	26-00464
	RADIO FOR NEW AMBULANCE - PER ATTACHED Q VJANKOWSKI			2,779.00				12/22/2025
	272-335-48330.000	AMBULANCE RADIO		15.00				
	100-321-46911.000	UPS CHARGES						

1062-121025	MIDWEST SNOW SOLUTIONS, INC.	12/10/2025		1,195.00	0.00	Paid	Y	26-00589
0000027568	CONTRACTUAL SNOW AND ICE SERVICES IN ZON VJANKOWSKI			1,195.00				12/22/2025
	100-441-46670.000	MT ALL STREETS						

1062-120725	MIDWEST SNOW SOLUTIONS, INC.	12/10/2025		6,795.00	0.00	Paid	Y	26-00589
0000027569	CONTRACTUAL SNOW AND ICE SERVICES IN ZON VJANKOWSKI			6,795.00				12/22/2025
	100-441-46670.000	MT ALL STREETS						

98578067	NIPSTA	12/11/2025		230.00	0.00	Paid	Y	
0000027574	INSTRUCTOR 1 FOR TYLER GAUNKY VJANKOWSKI			230.00				12/22/2025
	100-323-46340.000	CONV/SCHOOLS/MTGS						

E87134322-1225	U.S. POSTAL SERVICE	12/08/2025		2,254.65	0.00	Paid	Y	26-00723
0000027575	FINANCE WINDOW ENVELOPE REPLENISHMENT VJANKOWSKI			2,254.65				12/22/2025
	100-231-47016.000	POSTAGE						

5734836514	NORTH SHORE GAS CO.	12/09/2025		486.32	0.00	Paid	Y	
0000027576	GAS-22 E PARK ST 11/05-12/08/25 VJANKOWSKI			486.32				12/22/2025
	100-441-47430.000	HEATING FUELS						

4485.464-26	GEWALT HAMILTON ASSOC INC	12/08/2025		1,420.75	0.00	Paid	Y	26-00441
0000027597	ENGINEERING SERVICES FOR THE EAST HAWLEY VJANKOWSKI			1,420.75				12/22/2025
	210-442-48740.000	ENGINEERING DESIGN						

5734755712	NORTH SHORE GAS CO.	12/09/2025		712.51	0.00	Paid	Y	
0000027619	GAS-301 N ARCHER 11/05-12/08/25 VJANKOWSKI			712.51				12/22/2025
	294-294-47430.000	HEATING FUELS						

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Pay By Check Type: Paper Check UB PYMT PENDING								
040-0000055-003								
0000027736	MEGAN PELOQUIN UB PYMT PENDING 500-000-33210.000	12/22/2025 VJANKOWSKI VILLAGE WATER CHARGES		360.00 360.00	0.00	Paid	Y 12/23/2025	
41725Z-82982483								
0000026458	AT&T ADDITIONAL COSTS FOR LINE BURRIAL 414-445-48799.000	09/29/2025 VJANKOWSKI OTHER INFRASTRUCTURE IMPR		10,079.02 10,079.02	0.00	Paid	Y 01/12/2026	26-00730
011208								
0000027189	NAPA AUTO PARTS ENG 334 AIR FITTING 100-430-47523.000	11/19/2025 RPETERSON MT MTLs FIRE APPARATUS		112.45 112.45	0.00	Paid	Y 01/12/2026	
011262								
0000027190	NAPA AUTO PARTS TRUCK 420 FUSE 100-430-47526.000	11/19/2025 RPETERSON MT MTLs DUMP TRUCKS		8.98 8.98	0.00	Paid	Y 01/12/2026	
011298								
0000027191	NAPA AUTO PARTS SQUAD BATTERIES 100-430-47524.000	11/19/2025 RPETERSON MT MTLs PATROL VEHICLES		434.55 434.55	0.00	Paid	Y 01/12/2026	
130384301								
0000027192	FLEETPRIDE HEAVY DUTY PARTS & SRVC ENG 334 SLACK ADJUSTERS 100-430-47523.000	11/19/2025 RPETERSON MT MTLs FIRE APPARATUS		437.11 437.11	0.00	Paid	Y 01/12/2026	
584273								
0000027205	RILCO, INC. PURCHASE OF BULK ENGINE AND TRANSMISSION 100-430-47080.000	11/18/2025 RPETERSON CHEMICAL SUPPLIES		3,912.40 3,912.40	0.00	Paid	Y 01/12/2026	26-00738
313666								
0000027209	BRAD MANNING FORD INC SQUAD 3 WINDOW SWITCHES 100-430-47524.000	11/20/2025 RPETERSON MT MTLs PATROL VEHICLES		57.02 57.02	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check SQUAD 33 BULBS								
<u>011423</u> 0000027212	NAPA AUTO PARTS SQUAD 33 BULBS 100-430-47524.000	11/20/2025 RPETERSON		8.00	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		8.00				
<u>011437</u> 0000027213	NAPA AUTO PARTS CORE CREDIT 100-430-47524.000	11/20/2025 RPETERSON		(36.00)	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		(36.00)				
<u>011486</u> 0000027214	NAPA AUTO PARTS FUZE HOLDER 100-430-47523.000	11/20/2025 RPETERSON		89.90	0.00	Paid	Y 01/12/2026	
		MT MTLs FIRE APPARATUS		89.90				
<u>388780/1</u> 0000027217	ACE HARDWARE OF LIBERTYVILLE MOWER 487 CHAIN LINK 100-430-47525.000	11/21/2025 RPETERSON		5.03	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		5.03				
<u>313666-1</u> 0000027218	BRAD MANNING FORD INC SQUAD 3 SWITCH HOUSING 100-430-47524.000	11/21/2025 RPETERSON		45.83	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		45.83				
<u>088128/6</u> 0000027252	ACE HARDWARE OF LIBERTYVILLE WIRE BRUSH 100-430-47070.000	11/24/2025 VJANKOWSKI		7.19	0.00	Paid	Y 01/12/2026	
		TOOLS/SUPPLIES		7.19				
<u>247546</u> 0000027256	MIDWEST HOSE AND FITTINGS INC CONNECTOR 100-430-47526.000	11/20/2025 VJANKOWSKI		8.00	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		8.00				
<u>3043985271</u> 0000027257	RUSH TRUCK CTR- IL TRUCK 431 COOLANT RESERVOIR 100-430-47526.000	11/14/2025 VJANKOWSKI		315.48	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		315.48				

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Pay By Check Type: Paper Check LG EXPLORER BRAKES								
011849 0000027262	NAPA AUTO PARTS LG EXPLORER BRAKES 100-430-47535.000	11/24/2025 VJANKOWSKI		150.99	0.00	Paid	Y 01/12/2026	
		CONTRACTUAL FIRE PARTS		150.99				
164364H 0000027284	ARLINGTON HEIGHTS FORD LLC CAR 62 PIGTAIL 100-430-47521.000	07/16/2025 VJANKOWSKI		39.59	0.00	Paid	Y 01/12/2026	
		MT MTLs INSP VEHICLES		39.59				
165666H 0000027285	ARLINGTON HEIGHTS FORD LLC SQUAD 10 CV SHAFT 100-430-47524.000	08/11/2025 VJANKOWSKI		143.17	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		143.17				
168714H 0000027286	ARLINGTON HEIGHTS FORD LLC AMB 345 CHARGE AIR HOSE 100-430-47522.000	10/20/2025 VJANKOWSKI		175.00	0.00	Paid	Y 01/12/2026	
		MT MTLs AMBULANCES		175.00				
169252H 0000027287	ARLINGTON HEIGHTS FORD LLC SQUAD 10 DIPSTICK 100-430-47524.000	10/30/2025 VJANKOWSKI		21.45	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		21.45				
011957 0000027290	NAPA AUTO PARTS TRUCK 121 HUB BEARING PARTS 500-462-47525.000	11/25/2025 VJANKOWSKI		658.29	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		658.29				
12511-26 0000027299	CHICAGO HOLLOW METAL, INC JAIL DOOR REPAIRS AT THE PD 100-420-46620.000	11/24/2025 VJANKOWSKI		1,520.00	0.00	Paid	Y 01/12/2026	
		MT BUILDING & GROUNDS		1,520.00				
6311431 0000027301	MGN LOCK-KEY & SAFES INC. KEYS MADE FOR PW GATE 100-420-47510.000	11/26/2025 VJANKOWSKI		12.75	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		12.75				

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Pay By Check Type: Paper Check TRUCK 438 HOSE								
247690 0000027302	MIDWEST HOSE AND FITTINGS INC TRUCK 438 HOSE 100-430-47526.000	11/26/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		21.20 21.20	0.00	Paid	Y 01/12/2026	
163443 0000027310	BRAD MANNING FORD INC SQUAD 5 TRANSFER CASE LEAK 100-430-46644.000	11/26/2025 VJANKOWSKI MT PATROL VEHICLES		568.67 568.67	0.00	Paid	Y 01/12/2026	
6311434 0000027314	MGN LOCK-KEY & SAFES INC. PW GATE KEYS 100-420-47510.000 100-420-47510.000	11/26/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS MT MTLs BLDGS & GROUNDS		17.55 17.55 0.00	0.00	Paid	Y 01/12/2026	
012111 0000027316	NAPA AUTO PARTS TRUCK 427 CONNECTOR 100-430-47526.000	11/26/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		29.69 29.69	0.00	Paid	Y 01/12/2026	
012112 0000027317	NAPA AUTO PARTS TRUCK 121 OIL FILTER 500-462-47525.000	11/26/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		42.38 42.38	0.00	Paid	Y 01/12/2026	
012178 0000027318	NAPA AUTO PARTS SQUAD 15 PM FILTERS 100-430-47524.000	11/26/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		22.69 22.69	0.00	Paid	Y 01/12/2026	
88159/6 0000027330	ACE HARDWARE OF LIBERTYVILLE SPRAY PAINT 100-430-47070.000	12/01/2025 VJANKOWSKI TOOLS/SUPPLIES		9.07 9.07	0.00	Paid	Y 01/12/2026	
1125503GMWL 0000027340	ABT ELECTRONICS REPLACEMENT APPLIANCES FOR KITCHEN AT VI 100-420-46620.000	11/26/2025 VJANKOWSKI MT BUILDING & GROUNDS		6,470.00 6,470.00	0.00	Paid	Y 01/12/2026	26-00706

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Pay By Check Type: Paper Check LOADER 451 PEDAL

w38000

0000027344	WEST SIDE TRACTOR SALES LOADER 451 PEDAL 100-430-47525.000	12/01/2025 VJANKOWSKI		447.85	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		447.85				

w38001

0000027345	WEST SIDE TRACTOR SALES TRACTOR 150 BRACKETS 500-462-47525.000	12/01/2025 VJANKOWSKI		25.87	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		25.87				

49942449

0000027346	INTERSTATE BATTERIES OF NORTH CHICA BATTERIES 100-430-47524.000	11/03/2025 VJANKOWSKI		359.94	0.00	Paid	Y 01/12/2026	
	100-430-47528.000	MT MTLs PATROL VEHICLES		222.95				
		MT MTLs PICK-UP TRUCK		136.99				

088163/6

0000027349	ACE HARDWARE OF LIBERTYVILLE TRUCK 425 TAPE 100-430-47526.000	12/01/2025 VJANKOWSKI		11.69	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		11.69				

088164/6

0000027351	ACE HARDWARE OF LIBERTYVILLE TAPE FOR SHOP AND DECOS 100-420-47510.000	12/01/2025 VJANKOWSKI		24.27	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		24.27				

6660029150

0000027362	COMMERCIAL TIRE SERVICE, INC CS A12 TIRES 100-430-47535.000	12/02/2025 VJANKOWSKI		727.48	0.00	Paid	Y 01/12/2026	
		CONTRACTUAL FIRE PARTS		727.48				

112P331194

0000027364	CIT TRUCKS LLC TRUCK 425 SOLENOID 100-430-47526.000	12/21/2025 VJANKOWSKI		200.01	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		200.01				

1046-F165082

0000027366	U.S. ALLIANCE FIRE PROTECTION, INC. SMOKE ALARM INPSECTIONS FOR JAIL PD 100-420-46620.000	12/02/2025 VJANKOWSKI		375.00	0.00	Paid	Y 01/12/2026	
		MT BUILDING & GROUNDS		375.00				

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Pay By Check Type: Paper Check WINTER BOOTS 608								
PS-INV054836								
0000027370	CUTLER WORKWEAR WINTER BOOTS 608 100-420-47120.000	12/02/2025 VJANKOWSKI		202.45	0.00	Paid	Y 01/12/2026	
		CLOTHING ALLOWANCE		202.45				
PS-INV054842								
0000027372	CUTLER WORKWEAR WINTER BOOTS AND REPLACEMENT BOOTS 604 100-420-47120.000	12/02/2025 VJANKOWSKI		328.40	0.00	Paid	Y 01/12/2026	
		CLOTHING ALLOWANCE		328.40				
16862-1								
0000027373	AMERICAN RESPONSE VEHICLES INC SHIPPING 100-430-47522.000	05/29/2025 VJANKOWSKI		18.00	0.00	Paid	Y 01/12/2026	
		MT MTLs AMBULANCES		18.00				
3043977033								
0000027383	RUSH TRUCK CTR- IL TRUCK 425 BRAKE CHAMBERS 100-430-47526.000	11/13/2025 VJANKOWSKI		271.58	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		271.58				
012633								
0000027390	NAPA AUTO PARTS TRUCK 420 BRAKES 100-430-47526.000	12/02/2025 VJANKOWSKI		435.82	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		435.82				
012685								
0000027391	NAPA AUTO PARTS TRUCK 420 BRAKE LINE 100-430-47526.000	12/02/2025 VJANKOWSKI		12.54	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		12.54				
822347657-1-112								
0000027425	AT&T LONG DISTANCE LONG DISTANCE CHARGES 100-202-47310.000	11/22/2025 VJANKOWSKI		638.41	0.00	Paid	Y 01/12/2026	
		AMERITECH CHARGES		638.41				
19R6-CRPW-C1MX								
0000027426	AMAZON CAPITAL SERVICES, INC. TORO SNOW BLOWER RECOIL STARTER 100-430-47525.000	12/03/2025 VJANKOWSKI		87.72	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		87.72				

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Pay By Check Type: Paper Check SQUAD 11 IGNITION BOOTS

314713

0000027427	BRAD MANNING FORD INC SQUAD 11 IGNITION BOOTS 100-430-47524.000	12/02/2025 VJANKOWSKI		50.70	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		50.70				

314711

0000027428	BRAD MANNING FORD INC SQUAD 11 SHOCKS 100-430-47524.000	12/02/2025 VJANKOWSKI		587.93	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		587.93				

IN00417227

0000027431	CONVERGINT TECHNOLOGIES ALARM MONITOTRING 500-462-46694.000	12/03/2025 VJANKOWSKI		525.00	0.00	Paid	Y 01/12/2026	
		MT WATER TOWERS		525.00				

088185/6

0000027434	ACE HARDWARE OF LIBERTYVILLE PARTS FOR TICKET BOOTH STARIS 100-420-47510.000	12/03/2025 VJANKOWSKI		8.98	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		8.98				

012764

0000027438	NAPA AUTO PARTS SCRUBBER 653 PM PARTS 100-430-47525.000	12/03/2025 VJANKOWSKI		33.58	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		33.58				

012812

0000027439	NAPA AUTO PARTS VAC 553 BATTERIES 500-452-47525.000	12/03/2025 VJANKOWSKI		179.99	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		179.99				

012822

0000027440	NAPA AUTO PARTS SQUAD 9 PM FILTERS 100-430-47524.000	12/03/2025 VJANKOWSKI		22.69	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		22.69				

012881

0000027441	NAPA AUTO PARTS SQUAD 2 PM PARTS 100-430-47524.000	12/03/2025 VJANKOWSKI		102.65	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		102.65				

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Pay By Check Type: Paper Check HOLIDAY DECOR FOR WINTERFEST								
088194/6 0000027444	ACE HARDWARE OF LIBERTYVILLE HOLIDAY DECOR FOR WINTERFEST 100-420-46899.000	12/04/2025 VJANKOWSKI		1,128.93	0.00	Paid	Y 01/12/2026	
		MISC COMMUNITY SERVICE		1,128.93				
1204503LQWH 0000027445	ABT ELECTRONICS MICROWAVE FOR VH 100-420-46620.000	12/04/2025 VJANKOWSKI		314.00	0.00	Paid	Y 01/12/2026	
		MT BUILDING & GROUNDS		314.00				
314814 0000027450	BRAD MANNING FORD INC SQUAD 4 WINDOW SWITCHES 100-430-47524.000	12/04/2025 VJANKOWSKI		57.02	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		57.02				
314926 0000027451	BRAD MANNING FORD INC SQUAD 24 SEAT BELT 100-430-47524.000	12/03/2025 VJANKOWSKI		128.12	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		128.12				
088200/6 0000027452	ACE HARDWARE OF LIBERTYVILLE CORDS FOR WINTERFETST EVENT AND CC 100-420-47510.000	12/04/2025 VJANKOWSKI		43.96	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		43.96				
315049 0000027453	BRAD MANNING FORD INC SQUAD 33 RADIATOR 100-430-47524.000	12/04/2025 VJANKOWSKI		310.18	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		310.18				
315040 0000027454	BRAD MANNING FORD INC SQUAD 2 PM PARTS 100-430-47524.000	12/04/2025 VJANKOWSKI		147.48	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		147.48				
829498 0000027455	RYAN, LLC CONSULTANT FEES - NOVEMBER 2025 - CONCEP 630-000-27775.000 630-000-27771.000	12/04/2025 VJANKOWSKI		1,220.00	0.00	Paid	Y 01/12/2026	
		CONC 2022-006 WIRTZ		610.00				
		CONC 2022-002 SYNERGY		610.00				

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Pay By Check Type: Paper Check CONSULTING SERVICES - NOVEMBER 2025 - FINANCIAL ANALYSIS - 12-04-2025								
829406 0000027456	RYAN, LLC CONSULTING SERVICES - NOVEMBER 2025 - FI VJANKOWSKI 630-000-27776.000 100-203-46410.000 630-000-27771.000 630-000-27795.000	12/04/2025		4,060.00	0.00	Paid	Y 01/12/2026	26-00719
				1,450.00				
				580.00				
				72.50				
				1,957.50				
088201/6 0000027457	ACE HARDWARE OF LIBERTYVILLE DECOS FOR TRUCKS FOR WINTERFEST 100-420-46899.000	12/04/2025 VJANKOWSKI		32.87	0.00	Paid	Y 01/12/2026	
				32.87				
013060 0000027468	NAPA AUTO PARTS RETURNS 100-430-47526.000 100-430-47523.000	12/04/2025 VJANKOWSKI		(195.81)	0.00	Paid	Y 01/12/2026	
				(110.00)				
				(85.81)				
P36737 0000027472	MACQUEEN EQUIPMENT LLC ENG 317 AIR PRIMER 100-430-47523.000	12/02/2025 VJANKOWSKI		1,195.00	0.00	Paid	Y 01/12/2026	
				1,195.00				
3044182144 0000027473	RUSH TRUCK CTR- IL SWEEPER 476 SEAT BELT 100-430-47525.000	12/03/2025 VJANKOWSKI		286.67	0.00	Paid	Y 01/12/2026	
				286.67				
315127 0000027476	BRAD MANNING FORD INC VAN 111 SEAT BELT 500-462-47527.000	12/04/2025 VJANKOWSKI		75.09	0.00	Paid	Y 01/12/2026	
				75.09				
013265 0000027479	NAPA AUTO PARTS SQUAD 31 FILTERS 100-430-47524.000	12/05/2025 VJANKOWSKI		22.69	0.00	Paid	Y 01/12/2026	
				22.69				

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Pay By Check Type: Paper Check SUPPLIES FOR WINTERFEST								
88206/6 0000027484	ACE HARDWARE OF LIBERTYVILLE SUPPLIES FOR WINTERFEST 100-420-46899.000	12/06/2025 VJANKOWSKI		65.98	0.00	Paid	Y 01/12/2026	
		MISC COMMUNITY SERVICE		65.98				
88207/6 0000027485	ACE HARDWARE OF LIBERTYVILLE SUPPLIES FOR DECOS AND VENDOR TENT AT WI 100-420-46899.000	12/06/2025 VJANKOWSKI		56.66	0.00	Paid	Y 01/12/2026	
		MISC COMMUNITY SERVICE		56.66				
PP3058 0000027492	VERMEER OF ILLINOIS, INC. CHIPPER 465 KNIVES 100-430-47525.000	11/13/2025 VJANKOWSKI		457.61	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		457.61				
315366 0000027501	BRAD MANNING FORD INC AMB 342 PARK BRAKE LEVER 100-430-47522.000	12/08/2025 VJANKOWSKI		308.75	0.00	Paid	Y 01/12/2026	
		MT MTLs AMBULANCES		308.75				
315405 0000027502	BRAD MANNING FORD INC SQUAD 15 O2 SENSOR 100-430-47524.000	12/08/2025 VJANKOWSKI		159.60	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		159.60				
315472 0000027503	BRAD MANNING FORD INC SQUAD 33 RADIATOR CAP 100-430-47524.000	12/08/2025 VJANKOWSKI		19.22	0.00	Paid	Y 01/12/2026	
		MT MTLs PATROL VEHICLES		19.22				
89330092 0000027507	TERMINIX ANDERSON PEST CONTROL 100-420-46599.000	12/07/2025 VJANKOWSKI		75.98	0.00	Paid	Y 01/12/2026	
		MISC PROPERTY SERVICES		75.98				
1GTH-94GK-N1R1 0000027509	AMAZON CAPITAL SERVICES, INC. BOOT DRYER FOR FM SHOP 100-420-47510.000	12/08/2025 VJANKOWSKI		199.98	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		199.98				

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Pay By Check Type: Paper Check WIRING HARNESS FOR SKID STEER								
w38294 0000027527	WEST SIDE TRACTOR SALES WIRING HARNESS FOR SKID STEER 500-453-47525.000	12/09/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		259.44 259.44	0.00	Paid	Y 01/12/2026	
9313052778 0000027542	LAWSON PRODUCTS, INC. TRUCK 121 FITTINGS 500-462-47525.000	12/09/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		53.60 53.60	0.00	Paid	Y 01/12/2026	
013578 0000027543	NAPA AUTO PARTS 3-TON WIPER BLADES 100-430-47526.000	12/09/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		59.96 59.96	0.00	Paid	Y 01/12/2026	
013666 0000027544	NAPA AUTO PARTS CAR 58 ALTERNATOR 100-430-47521.000	12/09/2025 VJANKOWSKI MT MTLs INSP VEHICLES		382.49 382.49	0.00	Paid	Y 01/12/2026	
088243/6 0000027549	ACE HARDWARE OF LIBERTYVILLE BATTERIES FOR SANITIZING STATIONS AT VH 100-420-47510.000	12/10/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		35.58 35.58	0.00	Paid	Y 01/12/2026	
IN00420005 0000027550	CONVERGINT TECHNOLOGIES CARDS FOR ABC BUILDING 294-294-46620.000	12/10/2025 VJANKOWSKI MT BUILDING & GROUNDS		678.00 678.00	0.00	Paid	Y 01/12/2026	
088245/6 0000027551	ACE HARDWARE OF LIBERTYVILLE SANITIZING STATIONS AT PW BATTERIES 100-420-47510.000	12/10/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		53.37 53.37	0.00	Paid	Y 01/12/2026	
INV00904766 0000027552	USABLUBOOK LAB SUPPLIES 500-453-47050.000	12/09/2025 VJANKOWSKI LABORATORY SUPPLIES		90.15 90.15	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check PARTS FOR PRESSURE WASHER AT PW								
247936 0000027553	MIDWEST HOSE AND FITTINGS INC PARTS FOR PRESSURE WASHER AT PW 100-420-47510.000	12/09/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		13.50 13.50	0.00	Paid	Y 01/12/2026	
315809 0000027555	BRAD MANNING FORD INC SQUAD 5 O2 SENSOR 100-430-47524.000	12/10/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		141.40 141.40	0.00	Paid	Y 01/12/2026	
80087 0000027558	AMERITEMP, LTD LIGHT TOWER RENTAL WTLF 2025 100-201-46899.000	12/09/2025 VJANKOWSKI MISC COMMUNITY SERVICE		378.56 378.56	0.00	Paid	Y 01/12/2026	
CY17081001 0000027559	OTIS ELEVATOR COMPANY MIGRATE CURRENT POTS LINE TO CELLULAR FO 291-316-48299.000	12/02/2025 VJANKOWSKI OTHER BLDG/FACILITIES		2,350.09 2,350.09	0.00	Paid	Y 01/12/2026	26-00689
CINV004124452 0000027560	MNJ TECHNOLOGIES DIRECT 500GB HARD DRIVE FOR MFD107A 100-202-47012.000	12/08/2025 VJANKOWSKI COMPUTER SUPPLIES		66.00 66.00	0.00	Paid	Y 01/12/2026	
Y237935 0000027561	CORE & MAIN LP FLANGES 500-462-47563.000	12/10/2025 VJANKOWSKI MT MTLs WATERMAINS		384.58 384.58	0.00	Paid	Y 01/12/2026	
013856 0000027562	NAPA AUTO PARTS TRUCK 703 TIE ROD END 100-430-47528.000	12/10/2025 VJANKOWSKI MT MTLs PICK-UP TRUCK		134.20 134.20	0.00	Paid	Y 01/12/2026	
45657 0000027563	M. E. SIMPSON CO. INC. FIND BREAK ON ARMOUR 500-462-46692.000	12/11/2025 VJANKOWSKI MT WATERMAINS		695.00 695.00	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check CS E19 DIRECT FILL VALVE								
P36806 0000027564	MACQUEEN EQUIPMENT LLC CS E19 DIRECT FILL VALVE 100-430-47535.000	12/11/2025 VJANKOWSKI		357.48	0.00	Paid	Y 01/12/2026	
		CONTRACTUAL FIRE PARTS		357.48				
P36807 0000027565	MACQUEEN EQUIPMENT LLC RETURN 100-430-47535.000	12/11/2025 VJANKOWSKI		(357.48)	0.00	Paid	Y 01/12/2026	
		CONTRACTUAL FIRE PARTS		(357.48)				
INV00906136 0000027566	USABBLUEBOOK LAB SUPPLIES 500-453-47050.000	12/10/2025 VJANKOWSKI		136.62	0.00	Paid	Y 01/12/2026	
		LABORATORY SUPPLIES		136.62				
19QD-V4JQ-F9LN 0000027572	AMAZON CAPITAL SERVICES, INC. IPAD CASE FOR UTILITES 100-420-47510.000	12/11/2025 VJANKOWSKI		36.38	0.00	Paid	Y 01/12/2026	
		MT MTLS BLDGS & GROUNDS		36.38				
GARCIA.121125 0000027573	IL STATE POLICE FUNDS RECEIVED FROM ORLANDO GARCIA AS PA 296-000-32730.000	12/11/2025 VJANKOWSKI		15,522.87	0.00	Paid	Y 01/12/2026	26-00734
		STATE DRUG ASSET SEIZURE		15,522.87				
LOTL-121125 0000027577	STACEE KALMANOVSKY REIMBURSEMENT FOR LURE OF THE LOCAL 2025 100-108-46999.000	12/11/2025 VJANKOWSKI		185.27	0.00	Paid	Y 01/12/2026	
		MISC OTHER SERVICES		185.27				
LNH-STAR 121125 0000027578	LNH GROUP LLC STAR GRANT FOR MOUNT ARA - BUILDING IMPR 413-449-46599.000	12/10/2025 VJANKOWSKI		4,500.00	0.00	Paid	Y 01/12/2026	26-00636
		STAR GRANT - MOUNT ARA		4,461.05				
		REMAINING BALANCE FROM BIG GRANT FUNDS		38.95				
PSI834810 0000027580	1ST AYD CORPORATION JANITORIAL SUPPLIES 500-453-47030.000	12/04/2025 VJANKOWSKI		102.29	0.00	Paid	Y 01/12/2026	
		JANITORIAL SUPPLIES		102.29				

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Pay By Check Type: Paper Check BLANKET PO FOR FY26 BULK FUEL PURCHASES

w1804807 0000027581	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000 500-462-47440.000 100-430-47440.000	12/11/2025 VJANKOWSKI GASOLINE GASOLINE GASOLINE		13,485.32 0.00 0.00 13,485.32	0.00	Paid	Y 01/12/2026	26-00359
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w1804808 0000027582	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000 500-462-47440.000 100-430-47440.000	12/11/2025 VJANKOWSKI GASOLINE GASOLINE GASOLINE		5,950.26 0.00 0.00 5,950.26	0.00	Paid	Y 01/12/2026	26-00359
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PS-INV055526 0000027583	CUTLER WORKWEAR JEANS FOR JERRY KEGG 100-441-47120.000	12/11/2025 VJANKOWSKI CLOTHING ALLOWANCE		75.57 75.57	0.00	Paid	Y 01/12/2026	
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9-093-59775 0000027584	FEDERAL EXPRESS SHIPPING 100-301-46910.000	12/08/2025 VJANKOWSKI FREIGHT		40.38 40.38	0.00	Paid	Y 01/12/2026	
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PD-NOV 2025 0000027585	ATLAS CAR WASH NOVEMBER CAR WASH 100-305-46644.000	11/30/2025 VJANKOWSKI MT PATROL VEHICLES		8.00 8.00	0.00	Paid	Y 01/12/2026	
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AD LEGAL-NOV 20 0000027586	LALUZERNE & SMITH, LTD. LEGAL FEES - NOVEMBER 2025 (FOIA) 100-240-46401.000	11/30/2025 VJANKOWSKI CORPORATE COUNSEL		300.00 300.00	0.00	Paid	Y 01/12/2026	
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PD LEGAL-NOV 25 0000027587	LALUZERNE & SMITH, LTD. LEGALS BILLS 2025 - 2026 100-240-46401.000	11/30/2025 VJANKOWSKI CORPORATE COUNSEL		10,745.00 10,745.00	0.00	Paid	Y 01/12/2026	26-00235
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Pay By Check Type: Paper Check WHITE HELMET								
17573684 0000027588	W.S. DARLEY & CO WHITE HELMET 100-323-47110.000	12/11/2025 VJANKOWSKI		553.91	0.00	Paid	Y 01/12/2026	
		GLOVES/BOOTS/COATS		553.91				
CINV004124666 0000027589	MNJ TECHNOLOGIES DIRECT TONER FOR LMILLER PRINTER 100-202-47012.000	12/10/2025 VJANKOWSKI		256.00	0.00	Paid	Y 01/12/2026	
		COMPUTER SUPPLIES		256.00				
013952 0000027590	NAPA AUTO PARTS TRUCK 427 BATTERY 100-430-47526.000	12/11/2025 VJANKOWSKI		203.44	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		203.44				
013969 0000027591	NAPA AUTO PARTS CORE CREDIT 100-430-47526.000	12/11/2025 VJANKOWSKI		(18.00)	0.00	Paid	Y 01/12/2026	
		MT MTLs DUMP TRUCKS		(18.00)				
014015 0000027592	NAPA AUTO PARTS TRUCK 502 PM FILTERS 500-452-47528.000	12/11/2025 VJANKOWSKI		49.74	0.00	Paid	Y 01/12/2026	
		MT MTLs PICK-UP TRUCK		49.74				
88256/6 0000027594	ACE HARDWARE OF LIBERTYVILLE SHOP TAPE 100-420-47510.000	12/12/2025 VJANKOWSKI		19.99	0.00	Paid	Y 01/12/2026	
		MT MTLs BLDGS & GROUNDS		19.99				
003183 0000027595	LAKE COUNTY DOOR CO. DOOR MAINT FOR OVERHEAD DOOR AT FIRE 2 100-420-46620.000	12/11/2025 VJANKOWSKI		393.60	0.00	Paid	Y 01/12/2026	
		MT BUILDING & GROUNDS		393.60				
5403898116 0000027596	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 100-441-47541.000	12/11/2025 VJANKOWSKI		1,863.81	0.00	Paid	Y 01/12/2026	26-00621
		MT MTLs SALT		1,863.81				

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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 SCADA SERVICE CALL FOR WIN 911								
0279769 0000027598	CONCENTRIC INTEGRATION SCADA SERVICE CALL FOR WIN 911 500-461-46415.000	12/12/2025 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		275.00 275.00	0.00	Paid	Y 01/12/2026	
0279770 0000027599	CONCENTRIC INTEGRATION WATER SCADA REPORT UPDATE 500-461-46415.000	12/12/2025 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		110.00 110.00	0.00	Paid	Y 01/12/2026	
0279771 0000027600	CONCENTRIC INTEGRATION ANUAL RENEWAL FOR SOFTWARE SUPPORT 500-453-47011.000	12/12/2025 VJANKOWSKI GE RENEWAL		6,533.00 6,533.00	0.00	Paid	Y 01/12/2026	26-00736
0279772 0000027601	BAXTER & WOODMAN VILLAGE STAFFING ASSISTANCE FOR UTILITY 500-451-46410.000	12/12/2025 VJANKOWSKI CONSULTING SERVICES		18,500.00 18,500.00	0.00	Paid	Y 01/12/2026	26-00490
88258/6 0000027602	ACE HARDWARE OF LIBERTYVILLE MC RATCHET 100-430-47061.000	12/12/2025 VJANKOWSKI MECHANIC'S TOOLS		44.99 44.99	0.00	Paid	Y 01/12/2026	
88259/6 0000027603	ACE HARDWARE OF LIBERTYVILLE VH BUILDOUT ELECTRICAL 100-420-47510.000	12/12/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		19.33 19.33	0.00	Paid	Y 01/12/2026	
3044212262 0000027604	RUSH TRUCK CTR- IL TRUCK 425 MIRROR 100-430-47526.000	12/04/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		79.82 79.82	0.00	Paid	Y 01/12/2026	
3044223994 0000027605	RUSH TRUCK CTR- IL TRUCK 425 MIRROR 100-430-47526.000	12/08/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		329.07 329.07	0.00	Paid	Y 01/12/2026	

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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 BL CLOTHING ALLOWANCE								
PS-INV055579								
0000027617	CUTLER WORKWEAR BL CLOTHING ALLOWANCE 500-452-47120.000	12/12/2025 VJANKOWSKI CLOTHING ALLOWANCE		225.00 225.00	0.00	Paid	Y 01/12/2026	
258552481								
0000027618	COMCAST VILLAGE FIBER NETWORK 100-202-47310.000	12/15/2025 VJANKOWSKI AMERITECH CHARGES		8,287.57 8,287.57	0.00	Paid	Y 01/12/2026	
20834								
0000027620	PETERSEN EXCAVATING GRAVEL 500-462-47544.000	12/09/2025 VJANKOWSKI MT MTLs GRAVEL		554.00 554.00	0.00	Paid	Y 01/12/2026	
8238620111								
0000027621	AT&T POLICE FLEX LINE FOR VOIP 100-202-47310.000	12/07/2025 VJANKOWSKI AMERITECH CHARGES		1,396.87 1,396.87	0.00	Paid	Y 01/12/2026	
LOTL-HAUSLADEN-								
0000027622	ALLISON HAUSLADEN LURE OF THE LOCAL 2025 - BEST IN SHOW WI 100-108-46999.000	12/12/2025 VJANKOWSKI MISC OTHER SERVICES		100.00 100.00	0.00	Paid	Y 01/12/2026	
LOTL-JOHNSON-12								
0000027623	MICHAEL JOHNSON LURE OF THE LOCAL 2025 - BEST IN SHOW WI 100-108-46999.000	12/12/2025 VJANKOWSKI MISC OTHER SERVICES		100.00 100.00	0.00	Paid	Y 01/12/2026	
1VVL-RJMW-9PWY								
0000027624	AMAZON CAPITAL SERVICES, INC. AIR PURIFIER AT CUSTOMER SERVICE 100-111-47015.000	12/08/2025 VJANKOWSKI OFFICE SUPPLIES		126.98 126.98	0.00	Paid	Y 01/12/2026	
88264/6								
0000027625	ACE HARDWARE OF LIBERTYVILLE LOADER 472 FASTERNERS 100-430-47525.000	12/12/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		28.52 28.52	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check REPLACEMENT SAW BLADES

088265/6 0000027626	ACE HARDWARE OF LIBERTYVILLE REPLACEMENT SAW BLADES 100-441-47070.000	12/12/2025 VJANKOWSKI TOOLS/SUPPLIES		37.29 37.29	0.00	Paid	Y 01/12/2026	
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389129/1 0000027627	ACE HARDWARE OF LIBERTYVILLE LOADER 472 BOLTS 100-430-47525.000	12/12/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		34.36 34.36	0.00	Paid	Y 01/12/2026	
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65704834 0000027628	ROBERT HALF TO ENCUMBER COST FOR TEMPORARY SERVICES 100-260-48410.000	12/11/2025 VJANKOWSKI COMPUTER EQUIPMENT		5,800.00 5,800.00	0.00	Paid	Y 01/12/2026	26-00674
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1TQQ-LMGR-DRCL 0000027629	AMAZON CAPITAL SERVICES, INC. PUB ED MATERIALS - SMOKE & CO DETECTORS 100-322-46372.000	12/12/2025 VJANKOWSKI PREVENTION EDUCATION MTLs		269.64 269.64	0.00	Paid	Y 01/12/2026	
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89331477 0000027630	TERMINIX ANDERSON PEST CONTROL 100-420-46599.000	12/12/2025 VJANKOWSKI MISC PROPERTY SERVICES		257.73 257.73	0.00	Paid	Y 01/12/2026	
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CINV004124862 0000027631	MNJ TECHNOLOGIES DIRECT TONER FOR COMMANDER ANDERSON'S PRINTER 100-305-47012.000	12/11/2025 VJANKOWSKI COMPUTER SUPPLIES		114.00 114.00	0.00	Paid	Y 01/12/2026	
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014115 0000027632	NAPA AUTO PARTS CORE RETURN 100-430-47521.000	12/12/2025 VJANKOWSKI MT MTLs INSP VEHICLES		(65.00) (65.00)	0.00	Paid	Y 01/12/2026	
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4392063 0000027633	ZOLL MEDICAL CORPORATION EMS MONITOR PADS 100-324-47040.000	12/13/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		261.00 261.00	0.00	Paid	Y 01/12/2026	
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Pay By Check Type: Paper Check WWTP SUPPLIES								
42852 0000027634	MENARD, INC WWTP SUPPLIES 500-453-47510.000	12/11/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		19.99 19.99	0.00	Paid	Y 01/12/2026	
42833 0000027635	MENARD, INC SHOP SUPPLIES AND MARERIAL FOR VH 100-420-46620.000	12/11/2025 VJANKOWSKI MT BUILDING & GROUNDS		1,090.56 1,090.56	0.00	Paid	Y 01/12/2026	
42834 0000027636	MENARD, INC STORAGE FOR SHOP SUPPLIES 100-420-47510.000	12/11/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		123.87 123.87	0.00	Paid	Y 01/12/2026	
2402505870 0000027637	MEDLINE INDUSTRIES, LP EMS SUPPLIES 100-324-47040.000	12/12/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		967.21 967.21	0.00	Paid	Y 01/12/2026	
2402803525 0000027638	MEDLINE INDUSTRIES, LP EMS SUPPLIES 100-324-47040.000	12/13/2025 VJANKOWSKI TRAUMA UNIT SUPPLIES		479.50 479.50	0.00	Paid	Y 01/12/2026	
INV-21330 0000027639	LEGACY FIRE APPARATUS ENG 334 FUEL SENDER 100-430-47523.000	12/15/2025 VJANKOWSKI MT MTLs FIRE APPARATUS		64.39 64.39	0.00	Paid	Y 01/12/2026	
UFIWD230 0000027640	UNIVERSITY OF ILLINOIS SMOKE DIVERS CLASS FOR T. GAUNKY & A. GO 100-323-46340.000	12/09/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		2,900.00 2,900.00	0.00	Paid	Y 01/12/2026	26-00732
88272/6 0000027641	ACE HARDWARE OF LIBERTYVILLE CORD FOR CALCIUM STATION 100-441-47070.000	12/15/2025 VJANKOWSKI TOOLS/SUPPLIES		6.46 6.46	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check SHOP SUPPLIES AND ELECTRICAL WORK AT THE VH

S2130131.002 0000027642	CONNEXION SHOP SUPPLIES AND ELECTRICAL WORK AT THE VJANKOWSKI 100-420-47510.000	12/11/2025 MT MTLs BLDGS & GROUNDS		432.40 432.40	0.00	Paid	Y 01/12/2026	
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478215 0000027643	IGS ENERGY GAS-NOVEMBER 2025 500-462-47430.000 500-453-47430.000 294-294-47430.000	12/17/2025 VJANKOWSKI HEATING FUELS HEATING FUELS HEATING FUELS		4,565.74 38.63 2,670.82 1,856.29	0.00	Paid	Y 01/12/2026	
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088275/6 0000027644	ACE HARDWARE OF LIBERTYVILLE PROPANE REFILL 100-430-47440.000	12/15/2025 VJANKOWSKI GASOLINE		41.77 41.77	0.00	Paid	Y 01/12/2026	
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112P333423 0000027645	CIT TRUCKS LLC ENGINE 334 REAR BRAKES 100-430-47523.000	12/15/2025 VJANKOWSKI MT MTLs FIRE APPARATUS		408.28 408.28	0.00	Paid	Y 01/12/2026	
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316324 0000027646	BRAD MANNING FORD INC SQUAD 33 OIL COOLER LINES 100-430-47524.000	12/15/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		110.42 110.42	0.00	Paid	Y 01/12/2026	
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316311 0000027647	BRAD MANNING FORD INC SQUAD 7 OIL COOLER HOSES 100-430-47524.000	12/15/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		211.94 211.94	0.00	Paid	Y 01/12/2026	
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3150 0000027648	NEDCO LLC PARKWAY TREE TRIMMING 100-441-46676.000	12/15/2025 VJANKOWSKI MT TREES		12,600.00 12,600.00	0.00	Paid	Y 01/12/2026	26-00616
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GEMTFY26Q1-174 0000027649	HFS BUREAU FISCAL OP-GEMT PAYMENT OF INVOICE # GEMTFY26Q1-174 - 50 VJANKOWSKI 100-100-32205.000	11/17/2025 AMBULANCE SERVICES		150,280.03 150,280.03	0.00	Paid	Y 01/12/2026	26-00715
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Pay By Check Type: Paper Check FAN SWITCH FOR FIRE 1 GARAGE

IMFQ-4HT9-VRHF

0000027650	AMAZON CAPITAL SERVICES, INC. FAN SWITCH FOR FIRE 1 GARAGE 100-420-47510.000	12/15/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		50.43 50.43	0.00	Paid	Y 01/12/2026	
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9742298244 0000027651	GRAINGER PARTS FOR GAS COMPRESSOR 500-453-47531.000	12/15/2025 VJANKOWSKI MT MTLs PUMP EQUIPMENT		401.18 401.18	0.00	Paid	Y 01/12/2026	
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9743327513 0000027652	GRAINGER TRUCK 121 AIR VALVE 500-462-47525.000	12/15/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		221.60 221.60	0.00	Paid	Y 01/12/2026	
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1JCN-7WY3-1VJJ 0000027653	AMAZON CAPITAL SERVICES, INC. CONVERTERS TO POWER UP LAPTOPS WITH USB- 100-202-47012.000	12/15/2025 VJANKOWSKI COMPUTER SUPPLIES		35.97 35.97	0.00	Paid	Y 01/12/2026	
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014364 0000027654	NAPA AUTO PARTS SQUAD 7 BATTERY 100-430-47524.000	12/15/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		236.56 236.56	0.00	Paid	Y 01/12/2026	
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014372 0000027655	NAPA AUTO PARTS TRUCK 121 VALVE 500-462-47525.000	12/15/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		140.59 140.59	0.00	Paid	Y 01/12/2026	
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014407 0000027656	NAPA AUTO PARTS KUBOTA 652 FILTERS 100-430-47525.000	12/15/2025 VJANKOWSKI MT MTLs HEAVY EQUIPMENT		48.39 48.39	0.00	Paid	Y 01/12/2026	
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014409 0000027657	NAPA AUTO PARTS CORE CREDIT 100-430-47524.000	12/15/2025 VJANKOWSKI MT MTLs PATROL VEHICLES		(18.00) (18.00)	0.00	Paid	Y 01/12/2026	
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INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

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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 PETE GLOVES								
PS-INV055870								
0000027658	CUTLER WORKWEAR PETE GLOVES 500-462-47120.000	12/16/2025 VJANKOWSKI		14.39	0.00	Paid	Y 01/12/2026	
		CLOTHING ALLOWANCE		14.39				
<hr/>								
88276/6	ACE HARDWARE OF LIBERTYVILLE CS E19 PAINT 100-430-47535.000	12/16/2025 VJANKOWSKI		8.09	0.00	Paid	Y 01/12/2026	
0000027659		CONTRACTUAL FIRE PARTS		8.09				
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5848	TROFF, PETZKE & AMMESON LEGAL: MUNDELEIN & MAP UNION 100-240-46401.000	09/04/2025 VJANKOWSKI	09-04-2025	3,180.15	0.00	Paid	Y 01/12/2026	26-00735
0000027660		CORPORATE COUNSEL		3,180.15				
<hr/>								
BTL-25011-2	BEST TECHNOLOGY SYSTEMS ANNUAL RANGE CLEANING MAY 1, 2025 - APR 100-301-46620.000	12/15/2025 VJANKOWSKI		1,775.00	0.00	Paid	Y 01/12/2026	26-00218
0000027661		BULLET TRAP INSPECTION AND BASIC CLEAN		1,775.00				
<hr/>								
156541	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER DAIFALLAH 100-305-47120.000	12/12/2025 VJANKOWSKI		168.00	0.00	Paid	Y 01/12/2026	
0000027662		CLOTHING ALLOWANCE		168.00				
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156542	J.G. UNIFORMS, INC UNIFORMS FOR OFFICER FIERRO 100-305-47120.000	12/12/2025 VJANKOWSKI		84.00	0.00	Paid	Y 01/12/2026	
0000027663		CLOTHING ALLOWANCE		84.00				
<hr/>								
2402925992	MEDLINE INDUSTRIES, LP EMS SUPPLIES 100-324-47040.000	12/15/2025 VJANKOWSKI		349.72	0.00	Paid	Y 01/12/2026	
0000027664		TRAUMA UNIT SUPPLIES		349.72				
<hr/>								
157187	ACTIVE ALARM COMPANY ALARM MONITORING 500-453-46620.000	12/15/2025 VJANKOWSKI		145.50	0.00	Paid	Y 01/12/2026	
0000027665		MT BUILDING & GROUNDS		145.50				

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Pay By Check Type: Paper Check ISSUES WITH CARD READER AT FRONT GATE, REPLACED								
IN00422302 0000027666	CONVERGINT TECHNOLOGIES ISSUES WITH CARD READER AT FRONT GATE, R VJANKOWSKI 100-420-46620.000	12/16/2025 MT BUILDING & GROUNDS		1,917.75 1,917.75	0.00	Paid	Y 01/12/2026	
INV-79-2605679- 0000027667	KNAPHEIDE-EQUIPMENT CO-CHICAGO TRUCK 427 HEADLIGHT HARNESS 100-430-47526.000	11/18/2025 VJANKOWSKI MT MTLs DUMP TRUCKS		466.39 466.39	0.00	Paid	Y 01/12/2026	
159162 0000027668	AZAVAR AUDIT SOLUTIONS SALES TAX REVIEW OCT 2025 100-231-46999.000	12/16/2025 VJANKOWSKI MISC OTHER SERVICES		270.74 270.74	0.00	Paid	Y 01/12/2026	
25106-01 0000027669	POWERLINK ELECTRIC, LLC PURCHASE AND INSTALLATION OF ELECTRIC VE VJANKOWSKI 341-265-48799.000	12/16/2025 OTHER INFRASTRUCTURE IMPR		118,355.00 118,355.00	0.00	Paid	Y 01/12/2026	26-00562
SQUAD24-1212202 0000027670	SECRETARY OF STATE RENEWAL OF CONFIDENTIAL REGISTRATION STI VJANKOWSKI 100-301-47520.000 100-305-47530.000	12/12/2025 MT MTLs ADMIN VEHICLES MT MTLs OTHER EQUIPMENT		151.00 146.00 5.00	0.00	Paid	Y 01/12/2026	
MCD-NOV 2025 0000027671	MCDONALD'S #4532 PRISONER MEALS NOVEMBER 2025 100-301-47020.000	11/30/2025 VJANKOWSKI PRISONER'S BOARD		9.46 9.46	0.00	Paid	Y 01/12/2026	
0134042025 0000027672	NCPERS GROUP LIFE INS. NCPERS INVOICE APRIL 2025 100-000-26060.000	11/03/2025 VJANKOWSKI PAYROLL AGENCY W/H PAYABLE		80.00 80.00	0.00	Paid	Y 01/12/2026	
248020 0000027673	MIDWEST HOSE AND FITTINGS INC REPLACEMENT PARTS FOR CALCIUM STATION 100-420-47510.000	12/12/2025 VJANKOWSKI MT MTLs BLDGS & GROUNDS		298.41 298.41	0.00	Paid	Y 01/12/2026	

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Pay By Check Type: Paper Check LARGE COPIER/SCANNER

CONTINV015037

0000027674	IMAGING ESSENTIALS INC LARGE COPIER/SCANNER 100-410-46613.000	12/16/2025 VJANKOWSKI MT COPIERS		250.00 250.00	0.00	Paid	Y 01/12/2026	
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SQUAD21-121225

0000027675	IL SECRETARY OF STATE NEW MP REGISTRATION FOR SQUAD #21 100-301-47520.000	12/12/2025 VJANKOWSKI MT MTLs ADMIN VEHICLES		8.00 8.00	0.00	Paid	Y 01/12/2026	
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366018

0000027676	CHICAGO COMMUNICATION LLC TEMPLATE BUILD AND PROGRAM 64 RADIOS 100-301-47399.000 100-305-47999.000	12/08/2025 VJANKOWSKI MISC COMMUNICATIONS OTHER COMMODITIES		1,893.75 1,618.20 275.55	0.00	Paid	Y 01/12/2026	
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11500181

0000027677	TRANS UNION LLC FINANCIAL BACKGROUND CHECKS 100-304-46999.000 100-105-46999.000	12/02/2025 VJANKOWSKI MISC OTHER SERVICES MISC OTHER SERVICES		148.92 74.46 74.46	0.00	Paid	Y 01/12/2026	
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9745813577

0000027679	GRAINGER FORKLIFT BOOM FOR WWTP 500-453-47530.000	12/16/2025 RPETERSON PIVOTING FORKLIFT BOOM 6,000 LB		3,543.44 3,543.44	0.00	Paid	Y 01/12/2026	26-00722
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9745320383

0000027680	GRAINGER TRUCK 423 VALVES 100-430-47526.000	12/16/2025 RPETERSON MT MTLs DUMP TRUCKS		167.34 167.34	0.00	Paid	Y 01/12/2026	
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5281733

0000027681	VULCAN CONSTR MATLS, LLC GRAVEL 500-462-47544.000	12/16/2025 RPETERSON MT MTLs GRAVEL		1,212.80 1,212.80	0.00	Paid	Y 01/12/2026	
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29387

0000027682	LAKE COUNTY HEALTH DEPT. ANIMAL DISPOSAL NOVEMBER 2025 100-301-46499.000	12/16/2025 RPETERSON PROFESSIONAL SERVICES		35.00 35.00	0.00	Paid	Y 01/12/2026	
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Pay By Check Type: Paper Check CITYWORKS SUPPORT SERVICES

22365

0000027683	RITTER GIS INC CITYWORKS SUPPORT SERVICES 500-461-46410.000 100-410-46415.000	12/17/2025 RPETERSON CONSULTING SERVICES COMPUTER SOFTWARE SUPPORT		2,460.00 460.00 2,000.00	0.00	Paid	Y 01/12/2026	26-00246
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H16621

0000027685	CURRIE MOTORS FY26 PURCHASE OF ONE PD F150 RESPONDER V 272-315-48350.000 100-430-46644.000	12/16/2025 RPETERSON PATROL VEHICLES MT PATROL VEHICLES		48,004.00 47,926.00 78.00	0.00	Paid	Y 01/12/2026	26-00450
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7391-1064-1-428

0000027688	ELEVATED SAFETY LLC CONFINED SPACE CLASS - J OEHLERKING 100-323-46340.000	12/17/2025 RPETERSON CONV/SCHOOLS/MTGS		1,400.00 1,400.00	0.00	Paid	Y 01/12/2026	
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170409

0000027689	RAY SCHRAMER & CO. WW SYSTEM SUPPLIES 500-453-47510.000	12/17/2025 RPETERSON MT MTLs BLDGS & GROUNDS		240.35 240.35	0.00	Paid	Y 01/12/2026	
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INV00910583

0000027690	USABLUBOOK CHLORINE KITS FOR SAMPLES 500-462-46450.000	12/15/2025 RPETERSON CHEMICAL ANALYSIS		675.45 675.45	0.00	Paid	Y 01/12/2026	
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INV00912044

0000027697	USABLUBOOK NEW MICROSCOPE FOR LAB 500-453-47530.000	12/16/2025 RPETERSON TRINOCULAR MICROSCOPE PHASE CONTRAST		3,995.54 3,995.54	0.00	Paid	Y 01/12/2026	26-00721
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I54302

0000027698	FLOOD'S ROYAL FLUSH INC WTLF TOILET RENTAL 100-201-46899.000	12/05/2025 RPETERSON MISC COMMUNITY SERVICE		650.00 650.00	0.00	Paid	Y 01/12/2026	
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I52547

0000027699	FLOOD'S ROYAL FLUSH INC CONCERTS IN THE PARK TOILET RENTAL 100-103-46520.000	08/11/2025 RPETERSON EQUIPMENT RENTAL		200.00 200.00	0.00	Paid	Y 01/12/2026	
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Pay By Check Type: Paper Check HOSE ADAPTORS								
17574172 0000027701	W.S. DARLEY & CO HOSE ADAPTORS 100-323-47530.000	12/17/2025 RPETERSON		126.27	0.00	Paid	Y 01/12/2026	
		MT MTLs OTHER EQUIPMENT		126.27				
014714 0000027702	NAPA AUTO PARTS ENG 334 OIL FILTER 100-430-47523.000	12/17/2025 RPETERSON		42.38	0.00	Paid	Y 01/12/2026	
		MT MTLs FIRE APPARATUS		42.38				
014743 0000027703	NAPA AUTO PARTS TRUCK 411 AIR FILTER 100-430-47528.000	12/17/2025 RPETERSON		16.36	0.00	Paid	Y 01/12/2026	
		MT MTLs PICK-UP TRUCK		16.36				
014744 0000027704	NAPA AUTO PARTS TRUCK 411 OIL FILTER 100-430-47528.000	12/17/2025 RPETERSON		5.45	0.00	Paid	Y 01/12/2026	
		MT MTLs PICK-UP TRUCK		5.45				
1XG7-7N79-9VGP 0000027706	AMAZON CAPITAL SERVICES, INC. HEATER FOR PUMP STATION 500-462-47565.000	12/17/2025 RPETERSON		559.87	0.00	Paid	Y 01/12/2026	
		MT MTLs PUMPING STATIONS		559.87				
1CY3-DR3H-FC6R 0000027707	AMAZON CAPITAL SERVICES, INC. KUBOTA CABIN FILTER 100-430-47525.000	12/17/2025 RPETERSON		17.50	0.00	Paid	Y 01/12/2026	
		MT MTLs HEAVY EQUIPMENT		17.50				
I815207 0000027708	TAPCO HARDWARE FOR SIGNS 100-441-47547.000	12/16/2025 RPETERSON		185.45	0.00	Paid	Y 01/12/2026	
		MT MTLs SIGNS		185.45				
10925327 0000027709	V3 COMPANIES, LTD. NPDES PERMIT RENEWAL PREPARATION SERVICE 500-451-46410.000	10/07/2025 RPETERSON		4,995.00	0.00	Paid	Y 01/12/2026	26-00462
		NPDES SEWER TREATMENT PLANT (STP) PERMIT		4,995.00				

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Pay By Check Type: Paper Check AS FST (F332-06) 35 STD BRAC MOUTH FST (100 COUNT) CASE MOLDED FST/AS3 GUIDE QUICK REFERENCE LAMINATE								
803825 0000027710	INTOXIMETERS INC. AS FST (F332-06) 35 STD BRAC MOUTH FST (RPETERSON 100-305-47999.000	12/17/2025		1,992.00	0.00	Paid	Y	26-00720
				1,992.00			01/12/2026	
180198 0000027715	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - NOVEMBER 2025 - CONCEPT #20 RPETERSON 630-000-27775.000	12/17/2025		81.25	0.00	Paid	Y	
				81.25			01/12/2026	
6660029335 0000027717	COMMERCIAL TIRE SERVICE, INC TRUCK 438 TIRES 100-430-47526.000	12/17/2025		1,392.94	0.00	Paid	Y	
				1,392.94			01/12/2026	
MEMBERSHIP DUES								
0000027719	NAPWDA NAPWDA MEMBERSHIP FOR FREESE AND ESCOBAR RPETERSON 100-305-47099.000	12/18/2025		120.00	0.00	Paid	Y	
				120.00			01/12/2026	
INQ9-FMNR-C4RD								
0000027725	AMAZON CAPITAL SERVICES, INC. STAFF HOLIDAY GIFTS 100-205-46902.000	12/11/2025		423.40	0.00	Paid	Y	
				423.40			01/12/2026	
1061348 0000027733	YELLOWSTONE LANDSCAPE, INC. CONTRACTUAL SNOW AND ICE CONTROL SERVICE RPETERSON 100-441-46670.000	12/19/2025		6,894.00	0.00	Paid	Y	26-00590
				6,894.00			01/12/2026	
1061353 0000027734	YELLOWSTONE LANDSCAPE, INC. CONTRACTUAL SNOW AND ICE CONTROL SERVICE RPETERSON 100-441-46670.000	12/19/2025		1,428.00	0.00	Paid	Y	26-00590
				1,428.00			01/12/2026	
10997 0000027735	MOBILEAR INC HEARING TESTING FOR PW&E 100-205-46904.000	12/19/2025		1,160.00	0.00	Paid	Y	
				1,160.00			01/12/2026	

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Pay By Check Type: Paper Check BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 OF 2, 80% ALLOCATION								
5403901863 0000027740	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 VJANKOWSKI 100-441-47541.000	12/12/2025 MT MTL SALT		9,787.22 9,787.22	0.00	Paid	Y 01/12/2026	26-00621
5403906888 0000027741	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 VJANKOWSKI 100-441-47541.000	12/15/2025 MT MTL SALT		9,902.70 9,902.70	0.00	Paid	Y 01/12/2026	26-00621
5403912282 0000027742	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 VJANKOWSKI 100-441-47541.000	12/16/2025 MT MTL SALT		8,183.03 8,183.03	0.00	Paid	Y 01/12/2026	26-00621
5403916688 0000027743	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 VJANKOWSKI 100-441-47541.000	12/17/2025 MT MTL SALT		10,508.75 10,508.75	0.00	Paid	Y 01/12/2026	26-00621
248092 0000027746	MIDWEST HOSE AND FITTINGS INC PARTS FOR WATER TRUCK 100-441-47070.000	12/16/2025 VJANKOWSKI TOOLS/SUPPLIES		80.70 80.70	0.00	Paid	Y 01/12/2026	
088305/6 0000027749	ACE HARDWARE OF LIBERTYVILLE SUPPLIES 500-462-47070.000	12/19/2025 VJANKOWSKI TOOLS/SUPPLIES		8.09 8.09	0.00	Paid	Y 01/12/2026	
1L9X-CPTL-7T9C 0000027756	AMAZON CAPITAL SERVICES, INC. COFFEE SUGAR 500-452-47015.000	12/22/2025 VJANKOWSKI OFFICE SUPPLIES		97.95 97.95	0.00	Paid	Y 01/12/2026	
56230 0000027757	BEST QUALITY FACILITY SRV, LLC VILLAGE WIDE CUSTODIAL SERVICES - ONE YE VJANKOWSKI 100-420-46510.000 100-427-46510.000	12/20/2025 CUSTODIAL SERVICE CUSTODIAL SERVICE		5,951.25 5,251.25 700.00	0.00	Paid	Y 01/12/2026	26-00224

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Pay By Check Type: Paper Check ECONOMIC DEVELOPMENT AGREEMENT - NOVEMBER SERVICES - JOHN LYNCH

003

0000027758	LYNCH COMMUNITY DEVELOPMENT LLC	12/12/2025		7,500.00	0.00	Paid	Y	26-00540
	ECONOMIC DEVELOPMENT AGREEMENT - NOVEMBE	VJANKOWSKI					01/12/2026	
	100-203-46410.000	CONTRACT AMOUNT		7,500.00				
	100-203-46410.000	REIMBURSABLES		0.00				
	100-203-46410.000	IF NEEDED FOR ADDITIONAL WORK		0.00				

01-332951-03

0000027760	LAKE STREET RENTAL	12/08/2025		245.00	0.00	Paid	Y	
	HEATER FOR WTLF	VJANKOWSKI					01/12/2026	
	100-201-46899.000	MISC COMMUNITY SERVICE		245.00				

01-332769-05

0000027761	LAKE STREET RENTAL	12/08/2025		312.50	0.00	Paid	Y	
	MAC - HOLIDAY THEATER PRODUCTION - CHAIR	VJANKOWSKI					01/12/2026	
	100-108-46999.000	MISC OTHER SERVICES		312.50				

1062-121925

0000027763	MIDWEST SNOW SOLUTIONS, INC.	12/22/2025		1,195.00	0.00	Paid	Y	26-00589
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON	VJANKOWSKI					01/12/2026	
	100-441-46670.000	MT ALL STREETS		1,195.00				

394403

0000027765	NORTH EAST MULTI-REGIONAL TRAINING	12/10/2025		175.00	0.00	Paid	Y	
		VJANKOWSKI					01/12/2026	
	100-305-46340.000	STADLER - LEAKING THE TRUTH: BEHAVIORAL		175.00				

285075

0000027768	ID NETWORKS INC.	12/16/2025		495.00	0.00	Paid	Y	
		VJANKOWSKI					01/12/2026	
	100-301-46415.000	LIVESCAN INTERFACE WITH TYLER TECHNOLOGI		495.00				

SQUAD22-122225

0000027769	IL SECRETARY OF STATE	12/22/2025		165.00	0.00	Paid	Y	
		VJANKOWSKI					01/12/2026	
	100-305-47530.000	NEW TITLE FOR 2025 ESCAPE - SQUAD 22		165.00				

T2609444

0000027775	TECHNOLOGY MGMT REV FUND	12/22/2025		316.70	0.00	Paid	Y	
		VJANKOWSKI					01/12/2026	
	100-301-47310.000	COMM SVCS STWD		316.70				

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Pay By Check Type: Paper Check RECORDING FEES - ANNEXATION AND PLATS - CONCEPT #2025-004 - PULTE WALNUT RIDGE

20251222000251

0000027777	LAKE COUNTY CLERK	12/22/2025		340.00	0.00	Paid	Y	
	RECORDING FEES - ANNEXATION AND PLATS - VJANKOWSKI							01/12/2026
	630-000-27795.000	CONC 2025-004 PULTE-LEVIN PROPERTY		340.00				

18960060137-112

0000027778	NICOR GAS COMPANY	12/03/2025		58.35	0.00	Paid	Y	
	GAS-NOV 2025-3716 CANTON CIR LFT STN VJANKOWSKI							01/12/2026
	500-452-47430.000	HEATING FUELS		58.35				

70391475285-112

0000027779	NICOR GAS COMPANY	12/03/2025		59.14	0.00	Paid	Y	
	GAS-NOV 2025-3585 GRAND DOM LFT STN VJANKOWSKI							01/12/2026
	500-452-47430.000	HEATING FUELS		59.14				

5728316927

0000027780	NORTH SHORE GAS CO.	12/04/2025		91.74	0.00	Paid	Y	
	GAS-NOV 2025-937 NW HOLCOMB VJANKOWSKI							01/12/2026
	500-452-47430.000	HEATING FUELS		91.74				

5727569303

0000027781	NORTH SHORE GAS CO.	12/04/2025		1,275.27	0.00	Paid	Y	
	GAS-NOV 2025-165 N ARCHER VJANKOWSKI							01/12/2026
	294-294-47430.000	HEATING FUELS		1,275.27				

288919w

0000027783	MID AMERICAN WATER OF WAUCONDA	12/05/2025		1,240.00	0.00	Paid	Y	
	SEWER SYSTEM SUPPLIES VJANKOWSKI							01/12/2026
	500-453-46620.000	MT BUILDING & GROUNDS		1,240.00				

50273633

0000027784	AMERICAN WATER WORKS ASSN	11/19/2025		89.00	0.00	Paid	Y	
	JOSH AWWA RENEWAL VJANKOWSKI							01/12/2026
	500-452-46340.000	CONV/SCHOOLS/MTGS		89.00				

7701742000-1125

0000027786	COMED	12/05/2025		9,358.08	0.00	Paid	Y	
	500 N DUNBAR-09/11-10/13/25 VJANKOWSKI							01/12/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		9,358.08				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED
PAID

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check 0 S HAWLEY RR TRX-10/31-12/2/25								
0668285000-1225								
0000027787	COMED	12/03/2025		55.17	0.00	Paid	Y	
	0 S HAWLEY RR TRX-10/31-12/2/25	VJANKOWSKI						01/12/2026
	100-427-47420.000	ELECTRIC LIGHT/POWER		55.17				
<hr/>								
0725595000-1225								
0000027788	COMED	12/03/2025		133.40	0.00	Paid	Y	
	937 NE HOLCOMB LFT STN 1-10/31-12/2/25	VJANKOWSKI						01/12/2026
	500-452-47420.000	ELECTRIC LIGHT/POWER		133.40				
<hr/>								
1286631222-1225								
0000027789	COMED	12/03/2025		231.51	0.00	Paid	Y	
	410 AMBRIA DR LFT STN #6-10/31-12/2/25	VJANKOWSKI						01/12/2026
	500-452-47420.000	ELECTRIC LIGHT/POWER		231.51				
<hr/>								
1557812000-1225								
0000027790	COMED	12/02/2025		43.38	0.00	Paid	Y	
	22 E PARK-10/31-12/2/25	VJANKOWSKI						01/12/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		43.38				
<hr/>								
1617799000-1225								
0000027791	COMED	12/03/2025		49.99	0.00	Paid	Y	
	0 N DIVISION 1E RRTRX-10/31-12/2/25	VJANKOWSKI						01/12/2026
	100-427-47420.000	ELECTRIC LIGHT/POWER		49.99				
<hr/>								
270184000-1225								
0000027792	COMED	12/03/2025		207.10	0.00	Paid	Y	
	1199 W HAWLEY ST PRV-10/31-12/2/25	VJANKOWSKI						01/12/2026
	500-462-47420.000	ELECTRIC LIGHT/POWER		207.10				
<hr/>								
2761523333-1225								
0000027793	COMED	12/08/2025		68.37	0.00	Paid	Y	
	440 E HAWLEY ST LTE CTRLR-11/6-12/8/25	VJANKOWSKI						01/12/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		68.37				
<hr/>								
2232762000-1225								
0000027794	COMED	12/12/2025		75.15	0.00	Paid	Y	
	1 TANK PL-11/11-12/11/25	VJANKOWSKI						01/12/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		75.15				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

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PAID

Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check 2800 w RT60 LFT STN-10/31-12/2/25								
2833446000-1225								
0000027795	COMED	12/03/2025		125.34	0.00	Paid	Y	
	2800 W RT60 LFT STN-10/31-12/2/25	VJANKOWSKI					01/12/2026	
	500-452-47420.000	ELECTRIC LIGHT/POWER		125.34				
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3034202111-1225								
0000027796	COMED	12/02/2025		64.11	0.00	Paid	Y	
	3811 MELODY ST SIGN-10/31-12/2/25	VJANKOWSKI					01/12/2026	
	100-441-47420.000	ELECTRIC LIGHT/POWER		64.11				
<hr/>								
3306834000-1225								
0000027797	COMED	12/08/2025		57.82	0.00	Paid	Y	
	1690 S BUTTERFIELD LFT STN #5-11/5-12/5/	VJANKOWSKI					01/12/2026	
	500-452-47420.000	ELECTRIC LIGHT/POWER		57.82				
<hr/>								
3664723000-1225								
0000027798	COMED	12/03/2025		29.48	0.00	Paid	Y	
	1499 N MIDLOTHIAN PRSSR VLVE-10/31-12/2/	VJANKOWSKI					01/12/2026	
	500-462-47420.000	ELECTRIC LIGHT/POWER		29.48				
<hr/>								
3665583814-1225								
0000027799	COMED	12/02/2025		363.84	0.00	Paid	Y	
	301 ARCHER-10/31-12/2/25	VJANKOWSKI					01/12/2026	
	100-201-47420.000	ELECTRIC LIGHT/POWER		363.84				
<hr/>								
4200188000-1225								
0000027800	COMED	12/03/2025		2,670.71	0.00	Paid	Y	
	801 ALLANSON RD-10/31-12/2/25	VJANKOWSKI					01/12/2026	
	500-462-47420.000	ELECTRIC LIGHT/POWER		2,670.71				
<hr/>								
6602								
0000027801	ILCMA/NORTHERN IL UNIVERSITY	12/15/2025		50.00	0.00	Paid	Y	
	JOB AD FOR PWE DIRECTOR	VJANKOWSKI					01/12/2026	
	100-205-46901.000	ADVERTISING		50.00				
<hr/>								
13F4-QQNJ-CLTN								
0000027802	AMAZON CAPITAL SERVICES, INC.	12/23/2025		45.92	0.00	Paid	Y	
	EYEGLOSS CLEANER	VJANKOWSKI					01/12/2026	
	500-462-47070.000	TOOLS/SUPPLIES		45.92				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

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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 WWTP SPECIAL CONDITON 20 ANALYSIS								
339022 0000027803	TEKLAB, INC-ACCTS REC WWTP SPECIAL CONDITON 20 ANALYSIS 500-453-46450.000	12/23/2025 VJANKOWSKI CHEMICAL ANALYSIS		344.80 344.80	0.00	Paid	Y 01/12/2026	
80222539 0000027809	BADGER METER, INC. DECEMBER HOSTING 500-463-46415.000	12/24/2025 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		569.45 569.45	0.00	Paid	Y 01/12/2026	
PS-INV056480 0000027811	CUTLER WORKWEAR M. HACKER BOOTS 500-462-47120.000	12/26/2025 VJANKOWSKI CLOTHING ALLOWANCE		225.00 225.00	0.00	Paid	Y 01/12/2026	
4424842000-1225 0000027816	COMED 99 HAMMOND-10/31-12/2/25 100-441-47420.000	12/02/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		322.19 322.19	0.00	Paid	Y 01/12/2026	
4426081222-1225 0000027817	COMED 3716 CANTON CR LFT STN #2-10/31-12/2/25 500-452-47420.000	12/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		108.11 108.11	0.00	Paid	Y 01/12/2026	
5488424000-1225 0000027818	COMED 936 CAMPUS DR-11/5-12/5/25 500-462-47420.000	12/08/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		1,368.35 1,368.35	0.00	Paid	Y 01/12/2026	
5725062222-1225 0000027819	COMED 695 BANBURY RD LFT STN #4-10/31-12/2/25 500-452-47420.000	12/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		24.33 24.33	0.00	Paid	Y 01/12/2026	
5745894000-1225 0000027820	COMED 1001 E MAPLE AV-10/31-12/2/25 500-462-47420.000	12/03/2025 VJANKOWSKI ELECTRIC LIGHT/POWER		1,830.96 1,830.96	0.00	Paid	Y 01/12/2026	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

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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 ELECTRIC VEHICLE CHARGERS ENGINEERING SERVICE AGREEMENT								
4485.038-11 0000027824	GEWALT HAMILTON ASSOC INC ELECTRIC VEHICLE CHARGERS ENGINEERING SE VJANKOWSKI 341-265-48799.000	12/18/2025		2,357.90	0.00	Paid	Y 01/12/2026	26-00423
				2,357.90				
4485.040-5 0000027825	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000	12/18/2025		1,557.50	0.00	Paid	Y 01/12/2026	26-00243
				1,557.50				
4485.041-6 0000027826	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000	12/18/2025		2,885.75	0.00	Paid	Y 01/12/2026	26-00243
				2,885.75				
4485.122-7 0000027827	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE VJANKOWSKI 210-442-48740.000	12/18/2025		276.00	0.00	Paid	Y 01/12/2026	26-00289
				276.00				
4485.123-5 0000027828	GEWALT HAMILTON ASSOC INC CONSTRUCTION OBSERVATION/REPORTING FOR I VJANKOWSKI 630-000-27540.000	12/18/2025		1,518.00	0.00	Paid	Y 01/12/2026	
				1,518.00				
4485.473-6 0000027829	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE VJANKOWSKI 210-442-48740.000	12/18/2025		1,399.30	0.00	Paid	Y 01/12/2026	26-00241
				1,399.30				
4485.474-5 0000027830	GEWALT HAMILTON ASSOC INC 2026 (FY27) DESIGN ENGINEERING SERVICES VJANKOWSKI 210-442-48740.000	12/18/2025		7,425.00	0.00	Paid	Y 01/12/2026	26-00499
				7,425.00				
2594353 122525 0000027831	HINCKLEY SPRINGS WWTP SUPPLIES 500-453-47510.000	12/25/2025		78.95	0.00	Paid	Y 01/12/2026	
				78.95				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: Paper Check J. DUBS BOOTS								
PS-INV056605								
0000027836	CUTLER WORKWEAR J. DUBS BOOTS 500-462-47120.000	12/29/2025 VJANKOWSKI		225.00	0.00	Paid	Y 01/12/2026	
		CLOTHING ALLOWANCE		225.00				
PPP-37529								
0000027841	PROMOTIONAL PRODUCTS CO-OP LLC 100-281-47120.000	12/16/2025 VJANKOWSKI		414.00	0.00	Paid	Y 01/12/2026	
		CLOTHING ALLOWANCE		414.00				
25-2565								
0000027842	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	12/11/2025 VJANKOWSKI		1,075.00	0.00	Paid	Y 01/12/2026	
		ELEVATOR INSPECTION		1,075.00				
6378346000-1225								
0000027843	COMED 1399 N STATE RT83-10/31-12/2/25 500-462-47420.000	12/03/2025 VJANKOWSKI		84.72	0.00	Paid	Y 01/12/2026	
		ELECTRIC LIGHT/POWER		84.72				
7046699000-1225								
0000027844	COMED 205 N ARCHER-10/31-12/2/25 100-427-47420.000	12/03/2025 VJANKOWSKI		1,038.88	0.00	Paid	Y 01/12/2026	
		ELECTRIC LIGHT/POWER		1,038.88				
7058493000-1225								
0000027845	COMED 1499 N ST RT83-PRSSR VLV-10/31-12/2/25 500-462-47420.000	12/03/2025 VJANKOWSKI		136.04	0.00	Paid	Y 01/12/2026	
		ELECTRIC LIGHT/POWER		136.04				
7121200100-1225								
0000027846	COMED 165 N ARCHER-10/31-12/2/25 294-294-47420.000	12/03/2025 VJANKOWSKI		6,017.98	0.00	Paid	Y 01/12/2026	
		ELECTRIC LIGHT/POWER		6,017.98				
7201632000-1225								
0000027847	COMED 1610 S MILWAUKEE TRMT FAC-11/5-12/5/25 500-453-47420.000	12/08/2025 VJANKOWSKI		15,484.91	0.00	Paid	Y 01/12/2026	
		ELECTRIC LIGHT/POWER		15,484.91				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

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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 1 TANK PL S RT176 & RT60/83-10/31-12/2/25								
7308733000-1225 0000027848	COMED 1 TANK PL S RT176 & RT60/83-10/31-12/2/2 VJANKOWSKI 500-462-47420.000	12/03/2025		13.25	0.00	Paid	Y 01/12/2026	
				13.25				
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7445292000-1225 0000027849	COMED 3585 GRND DOM LFT STN 1-10/31-12/2/25 VJANKOWSKI 500-452-47420.000	12/03/2025		94.25	0.00	Paid	Y 01/12/2026	
				94.25				
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7605022222-1225 0000027850	COMED 440 W CRYSTAL ST-11/12-12/12/25 VJANKOWSKI 100-441-47420.000	12/13/2025		53.88	0.00	Paid	Y 01/12/2026	
				53.88				
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8120233000-1225 0000027851	COMED 3332 EPSTEIN CR SIGN-10/31-12/2/25 VJANKOWSKI 100-441-47420.000	12/02/2025		64.11	0.00	Paid	Y 01/12/2026	
				64.11				
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8757793000-1225 0000027852	COMED 1601 W WINCHESTER-10/31-12/2/25 VJANKOWSKI 500-462-47420.000	12/03/2025		2,581.60	0.00	Paid	Y 01/12/2026	
				2,581.60				
<hr/>								
8848282222-1225 0000027853	COMED 555 N SEYMOUR AV PARK-10/31-12/2/25 VJANKOWSKI 100-441-47420.000	12/09/2025		20.28	0.00	Paid	Y 01/12/2026	
				20.28				
<hr/>								
9337142222-1225 0000027854	COMED 1 TANK PL PRSR VLV-10/31-12/2/25 VJANKOWSKI 500-462-47420.000	12/03/2025		150.09	0.00	Paid	Y 01/12/2026	
				150.09				
<hr/>								
9994082222-1225 0000027855	COMED 209 DUNTON CT-10/31-12/2/25 VJANKOWSKI 500-462-47420.000	12/03/2025		658.49	0.00	Paid	Y 01/12/2026	
				658.49				

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
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Pay By Check Type: Paper Check REPAIRS TO TRAFFIC SIGNAL

715406

0000027857	MEADE, INC. REPAIRS TO TRAFFIC SIGNAL 100-441-46671.000	12/29/2025 VJANKOWSKI MT TRAFFIC SIGNALS		59.80 59.80	0.00	Paid	Y 01/12/2026	
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IMR6-JRHY-HV7D

0000027858	AMAZON CAPITAL SERVICES, INC. TABLET CHARGERS 100-441-47070.000	12/29/2025 VJANKOWSKI TOOLS/SUPPLIES		17.94 17.94	0.00	Paid	Y 01/12/2026	
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088340/6

0000027861	ACE HARDWARE OF LIBERTYVILLE SUPPLIES FOR JOHN DEERE TRACTOR IN ZONE 100-441-47070.000	12/30/2025 VJANKOWSKI TOOLS/SUPPLIES		19.28 19.28	0.00	Paid	Y 01/12/2026	
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PSAD50100

0000027864	STEVEN KROLL KROLL TR PSAD50100 100-301-46340.000	12/31/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		1,096.32 1,096.32	0.00	Paid	Y 01/12/2026	
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12/31/2025

0000027865	PULTE GROUP - 1008 UB refund for account: 040-0000556-000 500-000-25000.000	12/31/2025 DFERRER overpayment		683.35 683.35	0.00	Paid	Y 01/12/2026	
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12/31/2025

0000027866	CHICAGO INDUSTRIAL TT LLC UB refund for account: 004-0001972-003 500-000-25000.000	12/31/2025 DFERRER overpayment		50.00 50.00	0.00	Paid	Y 01/12/2026	
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12/31/2025

0000027867	CHICAGO INDUSTRIAL TT LLC UB refund for account: 004-0001977-003 500-000-25000.000	12/31/2025 DFERRER overpayment		50.00 50.00	0.00	Paid	Y 01/12/2026	
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MARVIN-122825

0000027883	JESSICA MARVIN APA NATIONAL REIMBURSEMENT - FLIGHTS - 2 100-203-46340.000	12/28/2025 VJANKOWSKI CONV/SCHOOLS/MTGS		589.92 589.92	0.00	Paid	Y 01/12/2026	
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Total Pay By Check Type Paper Check:

2,592,538.09 0.00

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

# of Invoices:	532	# Due: 0	Totals:	3,013,340.56	0.00
# of Credit Memos:	10	# Due: 0	Totals:	(1,001.17)	0.00
Net of Invoices and Credit Memos:				3,012,339.39	0.00
* 1 Net Invoices have Credits Totalling:				(47.88)	

--- TOTALS BY GL BANK ---

POOL

Total 3,012,339.39

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-12600.000	15,294.77
100-000-25100.000	9,777.51
100-000-26060.000	80.00
100-000-26080.000	413,912.65
100-000-32710.000	16.76
100-100-32205.000	150,280.03
100-102-46999.000	43.75
100-103-46520.000	200.00
100-105-46499.000	420.00
100-105-46999.000	242.31
100-108-46999.000	800.08
100-109-46899.000	1,587.68
100-111-46305.000	15,797.00
100-111-46340.000	180.00
100-111-46499.000	1,200.00
100-111-47015.000	126.98
100-201-46305.000	1,649.86
100-201-46441.000	193.00
100-201-46613.000	533.32
100-201-46899.000	6,387.33
100-201-47010.000	119.71
100-201-47013.000	1,974.87
100-201-47015.000	355.67
100-201-47420.000	809.73
100-202-46410.000	2,466.67
100-202-47012.000	373.96
100-202-47310.000	10,928.63
100-202-47330.000	7,092.06
100-202-47502.000	57.99
100-203-46340.000	589.92
100-203-46410.000	8,080.00
100-203-46901.000	228.80
100-204-46901.000	1,690.00
100-204-46998.000	130.77

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-205-46499.000			6,457.19			
	100-205-46901.000			50.00			
	100-205-46902.000			423.40			
	100-205-46904.000			1,526.00			
	100-231-46402.000			289.80			
	100-231-46999.000			270.74			
	100-231-47016.000			2,254.65			
	100-240-46401.000			33,850.15			
	100-260-48410.000			20,880.00			
	100-281-46511.000			1,275.00			
	100-281-47070.000			569.40			
	100-281-47120.000			1,069.17			
	100-301-46340.000			1,146.32			
	100-301-46415.000			495.00			
	100-301-46499.000			185.00			
	100-301-46620.000			1,775.00			
	100-301-46910.000			74.88			
	100-301-47020.000			9.46			
	100-301-47310.000			316.70			
	100-301-47399.000			1,618.20			
	100-301-47520.000			162.00			
	100-301-47956.000			17,093.00			
	100-304-46999.000			323.31			
	100-304-47524.000			151.00			
	100-305-46340.000			1,020.00			
	100-305-46644.000			8.00			
	100-305-47012.000			114.00			
	100-305-47099.000			633.00			
	100-305-47120.000			1,170.20			
	100-305-47121.000			2,124.90			
	100-305-47530.000			170.00			
	100-305-47999.000			3,213.33			
	100-321-46441.000			85.60			
	100-321-46620.000			772.24			
	100-321-46911.000			15.00			
	100-321-47012.000			9.99			
	100-321-47015.000			77.92			
	100-321-47030.000			110.61			
	100-321-47070.000			126.29			
	100-321-47140.000			335.00			
	100-322-46372.000			619.20			
	100-323-46340.000			5,180.00			
	100-323-46371.000			1,483.34			
	100-323-46417.000			35,466.20			
	100-323-47070.000			41.88			
	100-323-47110.000			1,377.58			
	100-323-47351.000			4,226.00			
	100-323-47530.000			126.27			
	100-324-46340.000			790.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED

PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-324-47040.000			2,381.22			
	100-325-46371.000			651.09			
	100-410-46410.000			4,443.25			
	100-410-46415.000			4,000.00			
	100-410-46499.000			385.00			
	100-410-46613.000			250.00			
	100-410-47015.000			40.98			
	100-420-46510.000			5,251.25			
	100-420-46599.000			333.71			
	100-420-46620.000			12,958.01			
	100-420-46899.000			2,015.92			
	100-420-47070.000			615.98			
	100-420-47120.000			530.85			
	100-420-47510.000			1,724.98			
	100-427-46510.000			700.00			
	100-427-46677.000			2,000.00			
	100-427-47420.000			1,471.88			
	100-430-46644.000			646.67			
	100-430-47061.000			44.99			
	100-430-47070.000			134.96			
	100-430-47080.000			3,912.40			
	100-430-47440.000			19,477.35			
	100-430-47521.000			357.08			
	100-430-47522.000			653.19			
	100-430-47523.000			2,263.70			
	100-430-47524.000			4,884.98			
	100-430-47525.000			1,447.23			
	100-430-47526.000			3,898.48			
	100-430-47528.000			606.59			
	100-430-47535.000			886.56			
	100-440-46410.000			2,406.24			
	100-441-46670.000			47,357.00			
	100-441-46671.000			3,134.13			
	100-441-46676.000			28,080.00			
	100-441-46677.000			5,520.00			
	100-441-47070.000			181.99			
	100-441-47120.000			210.52			
	100-441-47420.000			13,701.57			
	100-441-47430.000			486.32			
	100-441-47541.000			40,245.51			
	100-441-47547.000			185.45			
	210-442-48740.000			1,011,298.48			
	272-315-48350.000			66,323.22			
	272-335-48330.000			2,779.00			
	280-446-48745.000			14,777.50			
	291-316-48299.000			2,350.09			
	291-316-49915.000			116,893.35			
	294-294-46620.000			678.00			
	294-294-47420.000			12,513.04			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	294-294-47430.000			3,844.07			
	296-000-32730.000			18,130.87			
	341-265-48799.000			120,712.90			
	413-449-46599.000			4,500.00			
	414-445-48799.000			285,579.02			
	500-000-25000.000			783.35			
	500-000-33210.000			360.00			
	500-451-46410.000			28,303.00			
	500-452-46340.000			89.00			
	500-452-47015.000			97.95			
	500-452-47070.000			772.36			
	500-452-47120.000			340.19			
	500-452-47420.000			1,256.61			
	500-452-47430.000			266.26			
	500-452-47525.000			179.99			
	500-452-47526.000			82.34			
	500-452-47528.000			152.82			
	500-453-46450.000			1,307.30			
	500-453-46612.000			214.70			
	500-453-46620.000			5,985.50			
	500-453-46660.000			672.75			
	500-453-47011.000			6,533.00			
	500-453-47030.000			102.29			
	500-453-47050.000			669.65			
	500-453-47051.000			12,631.90			
	500-453-47080.000			3,927.94			
	500-453-47420.000			26,117.51			
	500-453-47430.000			4,512.05			
	500-453-47460.000			20,332.62			
	500-453-47510.000			635.56			
	500-453-47525.000			259.44			
	500-453-47530.000			7,538.98			
	500-453-47531.000			639.34			
	500-461-46410.000			5,728.00			
	500-461-46415.000			2,051.06			
	500-461-46999.000			724.86			
	500-461-47015.000			66.61			
	500-462-46450.000			1,866.25			
	500-462-46620.000			5,000.00			
	500-462-46650.000			1,760.00			
	500-462-46662.000			138.04			
	500-462-46692.000			695.00			
	500-462-46694.000			525.00			
	500-462-47070.000			236.13			
	500-462-47120.000			689.39			
	500-462-47420.000			13,733.80			
	500-462-47421.000			132.15			
	500-462-47430.000			38.63			
	500-462-47525.000			1,142.33			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	500-462-47527.000			147.01			
	500-462-47528.000			104.73			
	500-462-47544.000			3,388.13			
	500-462-47563.000			384.58			
	500-462-47565.000			888.30			
	500-463-46415.000			1,138.05			
	500-463-46438.000			601.50			
	500-463-46441.000			1,262.60			
	500-463-47016.000			3,005.67			
	500-463-47450.000			130,643.50			
	630-000-11840.000			3,500.00			
	630-000-27540.000			1,518.00			
	630-000-27770.000			120.00			
	630-000-27771.000			682.50			
	630-000-27775.000			8,831.62			
	630-000-27776.000			2,485.00			
	630-000-27784.000			240.00			
	630-000-27793.000			650.00			
	630-000-27795.000			6,278.75			
	630-000-27797.000			243.75			
	630-000-27798.000			893.75			
--- TOTALS BY FUND ---							
	100 CORPORATE			1,025,660.76		0.00	
	210 ROAD & BRIDGE			1,011,298.48		0.00	
	272 EQUIPMENT			69,102.22		0.00	
	280 STORMWATER MANAGEMENT			14,777.50		0.00	
	291 9-1-1 SURCHARGE			119,243.44		0.00	
	294 ARCHER BUSINESS CTR			17,035.11		0.00	
	296 STATE DRUG ASSETS			18,130.87		0.00	
	341 TIF DOWNTOWN 3			120,712.90		0.00	
	413 COM DEVELOPMENT BLOCK GRT			4,500.00		0.00	
	414 ARPA/GRANTS			285,579.02		0.00	
	500 WATERWORKS & SEWERAGE			300,855.72		0.00	
	630 ESCROW DEPOSITS			25,443.37		0.00	
--- TOTALS BY DEPT/ACTIVITY ---							
	000 NON DEPARTMENTAL			483,799.28		0.00	
	100 GENERAL			150,280.03		0.00	
	102 BUSINESS DEVELOPMENT			43.75		0.00	
	103 FOURTH OF JULY COMMISSION			200.00		0.00	
	105 POLICE/FIRE COMMISSION			662.31		0.00	
	108 ARTS COMMISSION			800.08		0.00	
	109 BEAUTIFICATION COMMITTEE			1,587.68		0.00	
	111 EXECUTIVE			17,303.98		0.00	
	201 ADMINISTRATIVE			12,023.49		0.00	
	202 ADMIN SERVICES			20,919.31		0.00	
	203 COMMUNITY DEVELOPEMENT			8,898.72		0.00	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 12/09/2025 - 01/12/2026

POSTED

PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	204 MARKETING			1,820.77	0.00		
	205 HUMAN RESOURCE			8,456.59	0.00		
	231 FINANCE - ADMINISTRATION			2,815.19	0.00		
	240 LEGAL			33,850.15	0.00		
	260 CAPITAL PROJECTS			20,880.00	0.00		
	265 DOWNTOWN TIF 3			120,712.90	0.00		
	281 BUILDING - ADMINISTRATION			2,913.57	0.00		
	294 ARCHER BUSINESS CENTER			17,035.11	0.00		
	301 POLICE - ADMINISTRATION			22,875.56	0.00		
	304 POLICE - INVESTIGATIONS			474.31	0.00		
	305 POLICE - PATROL			8,453.43	0.00		
	315 POLICE			66,323.22	0.00		
	316 POLICE (911)			119,243.44	0.00		
	321 FIRE - ADMINISTRATION			1,532.65	0.00		
	322 FIRE - PREVENTION			619.20	0.00		
	323 FIRE - FIRE OPERATIONS			47,901.27	0.00		
	324 FIRE - RESQUE OPERATIONS			3,171.22	0.00		
	325 FIRE - EMERGENCY DISASTER			651.09	0.00		
	335 FIRE			2,779.00	0.00		
	410 PUBLIC WORKS ADMIN			9,119.23	0.00		
	420 FACILITY MAINTENANCE			23,430.70	0.00		
	427 BLDG/GRDS - TRAIN PARK			4,171.88	0.00		
	430 VEHICLE MAINTENANCE			39,214.18	0.00		
	440 STREET - ADMINISTRATION			2,406.24	0.00		
	441 STREET - MAINTENANCE			139,102.49	0.00		
	442 STREET (RB)			1,011,298.48	0.00		
	445 ARPA SPENDING			285,579.02	0.00		
	446 STREET (SWM)			14,777.50	0.00		
	449 COMMUNITY DEVLPMNT INCENTIVES			4,500.00	0.00		
	451 SEWER - ADMINISTRATION			28,303.00	0.00		
	452 SEWER - UPTOWN			3,237.52	0.00		
	453 SEWER -TREATMENT PLANTS			92,080.53	0.00		
	461 WATER - ADMINISTRATION			8,570.53	0.00		
	462 WATER - MAINTENANCE			30,869.47	0.00		
	463 WATER - METER READING			136,651.32	0.00		

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of January 12, 2026

Subject: Amending Village Code: Administrative Adjudication

Financial Impact:

N/A

Attachments:

None

Background:

This recommendation to amend the ordinance is being made to reduce spending for certified mail, return signature required notices relating to Administrative Tows. The amendment conforms with the Illinois statute for notice and will reduce the cost of postage by \$10.50 - \$22.00 per case. Most instances require notice to the registered owner/lessee and the lienholder. This will result in a reduction of postage by \$3,000.00 to \$4,000.00 per year.

During the process of reviewing the ordinance for these changes, we discovered a provision for the suspension of a driver's license for non-payment of citations still exists despite the fact the state law granting authority was repealed in July 2021.

Recommendation:

Motion to pass an Ordinance Amending Chapter 2.101 of the Mundelein Municipal Code to replace certified mail with first-class mail for service of administrative notices and remove outdated language regarding driver's license suspension, including repeal Section 2.101.120.

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 January 12, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-01-5
which is entitled

Amending Village Code: Administrative Adjudication

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 1/13/2026, 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 1/13/2026.

Village Clerk

ORDINANCE NO. O-26-01-5

AN ORDINANCE AMENDING CHAPTER 2.101 OF THE MUNICIPAL CODE REGARDING ADMINISTRATIVE ADJUDICATION

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

WHEREAS, the Village of Mundelein has established a system of administrative adjudication pursuant to Division 2.1 of the Illinois Municipal Code; and

WHEREAS, Illinois statute clarifies that certified mail is not required for service of administrative notices; and

WHEREAS, the Illinois Secretary of State no longer suspends driver's licenses for unpaid parking violations under 625 ILCS 5/6-306.5;

WHEREAS, Section 2.101.120 of the Mundelein Municipal Code is no longer applicable and shall be repealed;

WHEREAS, the Village Board finds it necessary and appropriate to update the ordinance to reflect these changes;

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

SECTION I: Amendment to Section 2.101.080(a)(7)(C)

2.101.080(a)(7)(C) of the Village Code is hereby amended and replaced in its entirety to read as follows: Mailing the notice by first class mail to owner, lessee, and any lien holder at the person's last known address, or in the case of a business, to the address for the registered agent or the address for its principal place of business;

SECTION II: Amendment to Section 2.101.080(b)(7)(D).

2.101.080(b)(7)(D) of the Village Code is hereby amended and replaced in its entirety to read as follows: Mailing the notice by first class mail to the owner, lessee, and any lien holder of the cited vehicle as recorded with the Illinois Secretary of State or department of motor vehicles for the state where the vehicle is registered;

SECTION III. Amendment to Section 2.101.110(b)(2).

The clause 'or may result in the suspension of the person's driver's license for failure to pay or penalties for ten or more parking, standing, or vehicle compliance violations under 625 ILCS 5/6-306.5' is hereby deleted.

SECTION IV. Repeal of Section 2.101.120.

Section 2.101.120 titled 'Notice of impending driver's license suspension' is hereby repealed in its entirety.

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 a 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:	<input type="checkbox"/>
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, January 12, 2026

APPROVED: Monday, January 12, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees
From: Karen Walsh, Clerk
For: Village Board Meeting of January 12, 2026
Subject: Executive Session Meeting Minute Approval

Financial Impact:

N/A

Attachments:

None

Background:

The September 22, 2025 Executive Session Minutes were reviewed at the December 8, 2025, Executive Session Meeting.

Recommendation:

Motion to approve the Executive Session Meeting Minutes for the September 22, 2025 meeting.

To: Mayor and Board of Trustees

From: Adam Boeche, Director of Public Works and Engineering

For: Village Board Meeting of January 12, 2026

Subject: GIS Consortium Membership

Financial Impact:
2026/2027 Budget

\$59,870.74 - 500-451-46410 - Consulting Services
\$59,870.74 - 500-461-46410 - Consulting Services
\$29,935.36 - 100-410-46410 - Consulting Services

Attachments:

1. MGP Master Mundelein 2026 V01
2. MGP Master Mundelein 2026 Attachment 1 - Statement of Work V01

Background:

The budget proposes an amount for procurement of Geographic Information System (GIS) services through membership in the GIS Consortium (GISC). Since joining, the GISC has provided the Village with resources that are utilized by the entire organization as well as the community. The system provides residents with a single-point resource for information related to their parcel or any parcel in the Village. For internal staff, the system is a vital resource that reduces field time with the myriad of tools available. The Village's GIS specialist also provides the Village with a monthly report that provides a status summary of ongoing GIS projects and the costs savings generated from the use of the product. The contract for FY2027 is proposed to be 3.5% higher than FY2026 due to inflationary adjustments to the vendor's labor rates and third-party services.

The agreement for the calendar year 2026 must be executed at this time. Payment will be made from the 2026/2027 Budgeted funds.

Recommendation:

Motion to authorize the Business Services Manager to sign the annual service provider contract with the Village's GIS Consortium Service Provider, Municipal GIS Partners, Inc.

GIS CONSORTIUM SERVICE PROVIDER CONTRACT

This contract (this “*Contract*”) made and entered into this 1st day of January, 2026 (the “*Effective Date*”), by and between the Village of Mundelein, an Illinois municipal corporation (hereinafter referred to as the “*Municipality*”), and Municipal GIS Partners, Incorporated, 701 Lee Street, Suite 1020, Des Plaines, Illinois 60016 (hereinafter referred to as the “*Consultant*”).

WHEREAS, the Municipality is a member of the Geographic Information System Consortium (“*GISC*”);

WHEREAS, the Consultant is a designated service provider for the members of GISC and is responsible for providing the necessary professional staffing resource support services as more fully described herein (the “*Services*”) in connection with the Municipality’s geographical information system (“*GIS*”);

WHEREAS, the Municipality desires to engage the Consultant to provide the Services on the terms set forth herein; and

WHEREAS, the Consultant hereby represents itself to be in compliance with Illinois statutes relating to professional registration applicable to individuals performing the Services hereunder and has the necessary expertise and experience to furnish the Services upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the promises hereinafter set forth, it is hereby agreed by and between the Municipality and the Consultant that:

SECTION 1 SCOPE OF SERVICES

1.1 Statement of Work. This Contract contains the basic terms and conditions that will govern the overall relationship between the Consultant and the Municipality. The Consultant will provide the Services described in the statement of work attached hereto as *Attachment 1* (“*Statement of Work*”), which shall become a part of and subject to this Contract.

1.2 Supplemental Statements of Work. Any additional services to be performed by the Consultant may be added to this Contract after the Effective Date by the mutual agreement of the parties, which agreement will be evidenced by mutual execution of a Supplemental Statement of Work which shall also be subject to the terms and conditions set forth in this Contract.

1.3 Additional Compensation. If the Consultant wishes to make a claim for additional compensation as a result of action taken by the Municipality, the Consultant shall give written notice of its claim within fifteen (15) days after occurrence of such action. Regardless of the decision of the Municipality Manager relative to a claim submitted by the Consultant, all work required under this Contract as determined by the Municipality Manager shall proceed without interruption.

1.4 Contract Governs. If there is a conflict between the terms of this Contract and the Statement of Work or any Supplemental Statement of Work, unless otherwise specified in such Statement of Work, the terms of this Contract shall supersede the conflicting provisions contained in such Statement of Work.

SECTION 2 PERFORMANCE OF WORK

2.1 All work hereunder shall be performed under the direction of the Village Manager or their designee (hereinafter referred to as the “*Municipality Manager*”) in accordance with the terms set forth in this Contract and each relevant Statement of Work.

SECTION 3 RELATIONSHIP OF PARTIES

3.1 Independent Contractor. The Consultant shall at all times be an independent contractor, engaged by the Municipality to perform the Services. Nothing contained herein shall be construed to constitute a partnership, joint venture or agency relationship between the parties.

3.2 Consultant and Employees. Neither the Consultant nor any of its employees shall be considered to be employees of the Municipality for any reason, including but not limited to for purposes of workers’ compensation law, Social Security, or any other applicable statute or regulation.

3.3 No Authority to Bind. Unless otherwise agreed to in writing, neither party hereto has the authority to bind the other to any third party or to otherwise act in any way as the representative of the other.

SECTION 4 PAYMENT TO THE CONSULTANT

4.1 Payment Terms. The Municipality agrees to pay the Consultant in accordance with the terms and amounts set forth in the applicable Statement of Work, provided that:

(a) The Consultant shall submit invoices in a format approved by the Municipality.

(b) The Consultant shall maintain records showing actual time devoted to each aspect of the Services performed and cost incurred. The Consultant shall permit the authorized representative of the Municipality to inspect and audit all data and records of the Consultant for work done under this Contract. The Consultant shall make these records available at reasonable times during this Contract period, and for a year after termination of this Contract.

(c) The service rates and projected utilization set forth in the applicable Statement of Work shall adjust each calendar year in accordance with the annual rates approved by the Board of Directors of GISC which shall be reflected in a Supplemental Statement of Work.

(d) Payments to the Consultant shall be made pursuant to the Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

(e) The Municipality is a tax-exempt municipality and will provide Consultant with a copy of the Municipality's current sales tax exemption certificate. Consultant shall not charge the Municipality any tax incurred by the Consultant for these Services.

4.2 Service Rates. The fees and/or service rates set forth in the Statement of Work and Supplemental Statement of Work include all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

SECTION 5 TERM

5.1 Initial Term. Subject to earlier termination pursuant to the terms of this Contract, the initial term of this Contract shall commence on the Effective Date and remain in effect for three (3) years (the "**Initial Term**").

5.2 Renewal Terms. The Initial Term may be extended for successive one (1) year periods or for any other period as mutually agreed to in writing and set forth in a Supplemental Statement of Work executed by both parties (each, a "**Renewal Term**").

5.3 Status of this Contract. The expiration of the Initial Term or a Renewal Term shall not terminate or affect the obligations of the Parties to each other under any existing Statement of Work or Supplemental Statement of Work issued pursuant to this Contract, and such Statement of Work or Supplemental Statement of Work shall continue in full force and effect and shall continue to be governed by the terms of this Contract until the expiration or completion of such Statement of Work or Supplement Statement of Work or until such Statement of Work or Supplemental Statement of Work is itself terminated pursuant to this Contract.

SECTION 6 TERMINATION OF CONTRACT

6.1 Voluntary Termination. Notwithstanding any other provision hereof, (a) the Municipality may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work during the Initial Term or any Renewal Term, with or without cause, at any time upon ninety (90) calendar days prior written notice to the Consultant.; (b) the Consultant may terminate this Contract, any Statement of Work, or any Supplemental Statement of Work, with or without cause, at any time upon one hundred eighty (180) calendar days prior written notice to the Municipality; or (c) following the expiration of the Term of this Agreement, and notwithstanding Section 5.3 of this Agreement, either Party may terminate any Statement of Work or any

Supplemental Statement of Work, with or without cause, upon thirty (30) calendar days prior written notice to the other Party.

6.2 Termination for Breach. Either party may terminate this Contract upon written notice to the other party following a material breach of a material provision of this Contract by the other party if the breaching party does not cure such breach within fifteen (15) days of receipt of written notice of such breach from the non-breaching party.

6.3 Payment for Services Rendered. In the event that this Contract is terminated in accordance with this Section 6, the Consultant shall be paid for services actually performed and reimbursable expenses actually incurred.

6.4 Effect of Termination. Termination of any Statement of Work or Supplemental Statement of Work will have no effect on this Contract. Termination of this Contract will serve to immediately terminate all open Statements of Work and Supplemental Statements of Work, absent a written agreement between the parties otherwise. Termination or expiration of this Contract, any Statement of Work, or any Supplemental Statement of Work will not affect any right or obligation of a party that comes into effect before, upon, or after such termination or expiration, or otherwise survives such termination or expiration, which was incurred by such party prior to such termination or expiration.

SECTION 7 CONSULTANT PERSONNEL AND SUBCONTRACTORS

7.1 Adequate Staffing. The Consultant must assign and maintain during the term of this Contract and any renewal thereof, an adequate staff of competent employees, agents, or subcontractors (“**Consultant Personnel**”) that is fully equipped, licensed as appropriate and qualified to perform the Services as required by the Statement of Work or Supplemental Statement of Work.

7.2 Availability of Personnel. The Consultant shall notify the Municipality as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Consultant Personnel assigned to provide the Municipality with the Services. The Consultant shall have no claim for damages and shall not bill the Municipality for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the time of performance as a result of any such termination, reassigning, or resignation.

7.3 Use of Subcontractors. The Consultant’s use of any subcontractor or subcontract to perform the Services shall not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of the Consultant. Consultant shall be fully responsible and assumes liability for the acts and omissions of all subcontractors directly or indirectly employed by, or working at the direction of, the Consultant in the performance of the Services.

7.4 Removal of Personnel and Subcontractors. Municipality may, upon written notice to Consultant, request that any Consultant Personnel be removed or replaced. Consultant shall

promptly endeavor to replace such Consultant Personnel and Municipality shall have no claim for damages for a delay or extension of the applicable Statement of Work as a result of any such removal or replacement.

7.5 Non-Solicitation of Consultant Employees. The Municipality agrees that during the term of this Contract and for a period of one (1) year thereafter, it shall not, directly or indirectly, through any other person, firm, corporation or other entity, solicit, induce, encourage or attempt to induce or encourage any employee of the Consultant to terminate his or her employment with the Consultant or to breach any other obligation to the Consultant. The Municipality acknowledges that the aforementioned restrictive covenant contained in this Section is reasonable and properly required for the adequate protection of the Consultant's business.

SECTION 8 ACCOMMODATION OF CONSULTANT PERSONNEL; MUNICIPAL FACILITIES

8.1 Facilities, Equipment, and Records. The Municipality shall provide the Consultant with adequate and safe office space, furnishings, records, hardware, software and connectivity to fulfill the objectives of the GIS program including, without limitation, the following:

(a) Office space for the Consultant's Personnel. This space should effectively and securely house all required GIS systems, peripherals and support tools. This space must be available during normal business hours;

(b) Furnishings including adequate desk(s), shelving, and seating for the Consultant's Personnel;

(c) Hardware, software, peripherals, internet access, and network connectivity meeting current minimum technical standards, as determined by Consultant from time to time, to perform the program objectives efficiently; and

(d) Any Municipality data or record which is necessary for carrying out the work as outlined in the Contract, Statement of Work or Supplemental Statement of Work.

8.2 Backup and Recovery Systems. The Municipality shall be responsible for installing, operating and monitoring the backup and recovery systems for all the Municipality's GIS assets that permit the Consultant to continue Services within a reasonable period of time following a disaster or outage. The Consultant shall be responsible for installing, operating and monitoring the backup and recovery systems for all Consultant's assets that permit the Municipality to continue accessing the GIS Materials and Services within a reasonable period of time following a disaster or outage.

8.3 Right of Entry; Limited Access. Consultant's Personnel performing Services shall be permitted to enter upon the Municipality's property in connection with the performance of the Services, subject to those rules established by the Municipality. Consent to enter upon a Municipality's facility given by the Municipality shall not create, nor be deemed to imply, the creation of any additional responsibilities on the part of the Municipality. Consultant's Personnel shall have the right to use only those facilities of the Municipality that are necessary to perform the Services and shall have no right to access any other facilities of the Municipality.

8.4 Compliance with Law. The Municipality shall comply with all applicable local, state, and federal laws including those pertaining to safety, harassment, and discrimination.

SECTION 9 CONFIDENTIAL INFORMATION; INTELLECTUAL PROPERTY; FOIA

9.1 Municipal Materials. The Consultant acknowledges and agrees that all trademarks, service marks, logos, tradenames and images provided by or on behalf of the Municipality to the Consultant for use in performing the Services and the GIS database (including files created from the database) created by Consultant hereunder (the “***Municipal Materials***”) are the sole and exclusive property of the Municipality. The Consultant acknowledges that this Contract is not a license to use the Municipal Materials except as needed to perform the Services hereunder.

9.2 Third-Party Materials. If applicable, to the extent the Consultant has agreed to obtain and/or license Third-Party Materials on behalf of Municipality, the Consultant shall obtain a license for Municipality to use the Third-Party Materials as part of the Services for the purpose specified in the applicable Statement of Work. “***Third-Party Materials***” shall include, but are not limited to, computer software, script or programming code or other materials owned by third parties and/or any software available from third parties, that is licensed by Consultant for the benefit of the Municipality.

9.3 GISC Materials. It is expressly understood that, excluding the Municipal Materials and Third-Party Materials, all members of GISC and the Consultant may use or share in any improvements or modifications incorporated into any computer software (in object code and source code form), script or programming code used or developed by the Consultant in providing Services hereunder (the “***GISC Materials***”).

(a) The Consultant hereby grants the Municipality a limited, personal, nontransferable, non-exclusive license to use the GISC Materials solely for the purpose of and in connection with the Municipality’s GIS. Upon expiration or termination of this Contract, or at such time the Municipality is no longer a member of GISC or in breach of its obligations hereunder, the Municipality shall not be entitled to or granted a license in future enhancements, improvements or modifications in the GISC Materials. The Municipality may grant a sublicense to a third party that the Municipality engages to maintain or update the GISC Materials in connection with the Municipality’s GIS; provided that such third party agrees in writing to be bound by the license restrictions set forth in this Contract.

(b) The Municipality acknowledges that the Consultant is in the business of providing staffing resource support services and that the Consultant shall have the right to provide services and deliverables to third parties that are the same or similar to the services that are to be rendered under this Contract, and to use or otherwise exploit any GISC Materials in providing such services.

9.4 Confidential Information. In the performance of this Contract, the Consultant may have access to or receive certain information in the possession of the Municipality that is not generally known to members of the public (“***Confidential Information***”). The Consultant acknowledges that Confidential Information includes, but is not limited to, proprietary

information, copyrighted material, educational records, employee data, financial information, information relating to health records, resident account information, and other information of a personal nature. Consultant shall not use or disclose any Confidential Information without the prior written consent of the Municipality. Consultant will use appropriate administrative, technical and physical safeguards to prevent the improper use or disclosure of any Confidential Information received from or on behalf of the Municipality. Upon the expiration or termination of this Contract, Consultant shall promptly cease using and shall return or destroy (and certify in writing destruction of) all Confidential Information furnished by the Municipality along with all copies thereof in its possession including copies stored in any computer memory or storage medium. The term “Confidential Information” does not include information that (a) is or becomes generally available to the public other than as a result of a breach of this Contract by the Consultant; (b) was in the Consultant’s or Consultant Personnel’s possession on a non-confidential basis from any source other than the Municipality, which source, to the knowledge of the Consultant, is entitled to disclose such information without breach of any obligation of confidentiality; (c) is independently developed by the Consultant without the use of or reference to, in whole or in part, any Confidential Information; (d) required to be disclosed pursuant to a court order issued by a court having jurisdiction thereof (subject to Section 9.5); or (e) information subject to disclosure under FOIA (as defined below in Section 9.6). For avoidance of doubt, it is agreed that the GISC Materials shall not be considered Confidential Information.

9.5 Dissemination of Confidential Information. Unless directed by the Municipality, Consultant shall not disseminate any Confidential Information. If Consultant is presented with a request for documents by any administrative agency or with a subpoena *duces tecum* regarding any Confidential Information which may be in Consultant's possession as a result of Services provided under this Contract, unless prohibited by law, Consultant shall immediately give notice to the Municipality with the understanding that the Municipality shall have the opportunity to contest such process by any means available to it prior to submission of any documents to a court or other third party. Consultant shall not be obligated to withhold delivery of documents beyond the time ordered by a court of law or administrative agency, unless the request for production or subpoena is quashed or withdrawn, or the time to produce is otherwise extended. Consultant shall cause its personnel, staff and subcontractors, if any, to undertake the same obligations regarding confidentiality and dissemination of information as agreed to by Consultant under this Contract.

9.6 Freedom of Information Act Requests. Within four (4) business days after the Municipality’s Notice to the Consultant of the Municipality’s receipt of a request made pursuant to the Illinois Freedom of Information Act (ILCS 140/1 et seq. – herein “FOIA”), the Consultant shall furnish all requested records in the Consultant’s possession which are in any manner related to this Contract or the Consultant’s performance of the Services, including but not limited to any documentation related to the Municipality and associated therewith. The Consultant shall not apply any costs or charge any fees to the Municipality or any other person, firm or corporation for its procurement and retrieval of such records in the Consultant’s possession which are sought to be copied or reviewed in accordance with such FOIA request or requests. The Consultant shall defend, indemnify and hold harmless the Municipality including its several departments and including its officers and employees and shall pay all of the Consultant’s Costs associated with such FOIA request or requests including Costs arising from the Consultant’s failure or alleged failure to timely furnish such documentation and/or arising from the Consultant’s failure or alleged failure otherwise to comply with the FOIA, whether or not associated with the Consultant’s and/or

the Municipality's defense of any litigation associated therewith. In addition, if the Consultant requests the Municipality to deny the FOIA request or any portion thereof by utilizing one or more of the lawful exemptions provided for in the FOIA, the Consultant shall pay all Costs in connection therewith. As used herein, "in the Consultant's possession" includes documents in the possession of any of the Consultant's officers, agents, employees and/or independent contractors; and "Costs" includes but is not limited to attorneys' fees, witness fees, filing fees and any and all other expenses — whether incurred by the Municipality or the Consultant.

9.7 News Releases. The Consultant may not issue any news releases without prior approval from the Municipality Manager nor will the Consultant make public proposals developed under this Contract without prior written approval from the Municipality Manager.

9.8 Survive Termination. The provisions of Section 9.1 and 9.4 through and including 9.8 shall survive the termination of this Contract.

SECTION 10 LIMITATION OF LIABILITY

10.1 THE REPRESENTATIONS SET FORTH IN THIS CONTRACT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ANY FITNESS FOR A PARTICULAR PURPOSE OR ANY IMPLIED WARRANTIES ARISING FROM TRADE USAGE, COURSE OF DEALING OR COURSE OF PERFORMANCE. UNDER NO CIRCUMSTANCES SHALL EITHER THE CONSULTANT OR THE MUNICIPALITY BE LIABLE TO THE OTHER FOR ANY INDIRECT, CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING LOST SALES OR PROFITS, IN CONNECTION WITH THIS CONTRACT, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

SECTION 11 CONSULTANT WARRANTY; INDEMNIFICATION; INSURANCE

11.1 Warranty of Services. The Consultant warrants that the Services shall be performed in accordance with industry standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the time of the Effective Date.

11.2 Indemnification. The Consultant shall indemnify and save harmless the Municipality and its officers, employees, and agents from and against any and all loss, liability and damages of whatever nature, including Workmen's Compensation claims by Consultant's employees, in any way resulting from or arising out of the intentional, willful and wanton, negligent and/or gross negligent actions or omissions of the Consultant, the Consultant's employees and agents.

11.3 Insurance. The Consultant must procure and maintain, for the duration of this Contract, insurance as provided in **Attachment 2** to this Contract.

11.4 No Personal Liability No official, director, officer, agent, or employee of any party shall be charged personally or held contractually liable by or to the other party under any term or provision of this Contract or because of its or their execution, approval or attempted execution of this Contract.

SECTION 12 GENERAL PROVISIONS

12.1 Equal Employment Opportunity Clause. In the event of the Consultant's non-compliance with the provisions of this Section 12.1 or the Illinois Human Rights Act, 775 ILCS 5/1-101, *et seq.*, as it may be amended from time to time, and any successor thereto (the "*Act*"), the Consultant may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and this Contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this Contract, the Consultant agrees as follows:

(a) The Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service; and, further, the Consultant will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

(b) That, if the Consultant hires additional employees in order to perform this Contract or any portion of this Contract, the Consultant will determine the availability (in accordance with 44 Ill. Admin. C. 750.5, *et seq.*, as it may be amended from time to time, and any successor thereto (the "*Applicable Regulations*")) of minorities and women in the areas from which the Consultant may reasonably recruit and the Consultant will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

(c) That, in all solicitations or advertisements for employees placed by the Consultant or on the Consultant's behalf, the Consultant will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, order of protection status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, military status or an unfavorable discharge from military service.

(d) That the Consultant will send to each labor organization or representative of workers with which the Consultant has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of the Consultant's obligations under the Act and the Applicable Regulations. If any labor organization or representative fails or refuses to cooperate with the Consultant in the Consultant's efforts to comply with the Act and the Applicable Regulations, the Consultant will promptly notify the Illinois Department of Human Rights (the "*Department*") and the Municipality and will recruit employees from other sources when necessary to fulfill its obligations under the Contract.

(e) That the Consultant will submit reports as required by the Applicable Regulations, furnish all relevant information as may from time to time be requested by the Department or the Municipality, and in all respects comply with the Act and the Applicable Regulations.

(f) That the Consultant will permit access to all relevant books, records, accounts and work sites by personnel of the Municipality and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

(g) That the Consultant will include verbatim or by reference the provisions of this Section 12.1 in every subcontract awarded under which any portion of the Contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this Contract, the Consultant will be liable for compliance with applicable provisions of this Section 12.1 by subcontractors; and further the Consultant will promptly notify the Municipality and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the Consultant will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

12.2 No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

12.3 Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

12.4 Compliance with Laws and Grants. Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq. Consultant shall also comply with all conditions of any federal, state, or local grant received by Municipality or Consultant with respect to this Contract or the Services.

12.5 Assignments and Successors. This Contract and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that

no assignment, delegation or subcontracting shall be made without the prior written consent of the Municipality.

12.6 Severability. The parties intend and agree that, if any paragraph, subparagraph, phrase, clause, or other provision of this Contract, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Contract shall remain in full force and effect.

12.7 Third Party Beneficiary. No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than the Consultant shall be made or be valid against the Municipality.

12.8 Waiver. No waiver of any provision of this Contract shall be deemed to or constitute a waiver of any other provision of this Contract (whether or not similar) nor shall any such waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Contract.

12.9 Governing Laws. This Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois. Venue shall reside in Cook County, Illinois.

12.10 Headings. The headings of the several paragraphs of this Contract are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit, or describe the scope of intent of any provision of this Contract, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

12.11 Modification or Amendment. This Contract constitutes the entire Contract of the parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment or Supplemental Statement of Work duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other party unless expressed in writing herein or in a duly executed amendment hereof.

12.12 Attachments. Attachments 1 and 2 are attached hereto, and by this reference incorporated in and made a part of this Contract. In the event of a conflict between any Attachment and the text of this Contract, the text of this Contract shall control.

12.13 Rights Cumulative. Unless expressly provided to the contrary in this Contract, each and every one of the rights, remedies, and benefits provided by this Contract shall be cumulative and shall not be exclusive of any other such rights, remedies, and benefits allowed by law.

12.14 Good Faith Negotiation. Before commencing any legal action, the parties agree to enter into good faith negotiations to resolve any controversy, claim, or dispute ("**Dispute**"). Such good faith negotiations shall commence promptly upon a party's receipt of notice of any Dispute from the other party and continue for a period of fourteen (14) days or any period of time as mutually agreed upon.

12.15 Notices. All notices, reports and documents required under this Contract shall be in writing (including prepaid overnight courier, electronic transmission or similar writing) and shall

be given to such party at its address or e-mail address set forth below, or at such other address or e-mail address as such party may hereafter specify from time to time. Each such notice shall be effective (i) if given by first class mail or prepaid overnight courier, when received, or (ii) if sent to an e-mail address, upon the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment).

If to Municipality: Village of Mundelein
801 Allanson Rd
Mundelein, IL 60060
Attention: Adam Boeche
E-mail: aboeche@mundelein.org

If to Consultant: Municipal GIS Partners, Incorporated
701 Lee Street, Suite 1020
Des Plaines, IL 60016
Attention: Thomas Thomey
E-mail: tthomey@mgpinc.com

12.16 Force Majeure. No party to this Contract shall be responsible or liable for, or deemed in breach hereof because of, any delay in the performance of its respective obligations under this Contract to the extent that such delay is due substantially to circumstances beyond the party's reasonable control and without the fault or negligence of the party experiencing such delay. Such circumstances may include, but are not limited to, any act of God, fire or other casualty, epidemic, quarantine, "stay home" or similar order, strike or labor dispute, embargo, war or violence, act of terrorism, or any law, order, proclamation, ordinance, demand, requirement, action or inaction of any national, state, provincial, local, or other government or governmental agency (each, a "**Force Majeure**"). Upon the occurrence of a Force Majeure, the party experiencing the Force Majeure shall notify the other party in writing immediately following such Force Majeure, but in no case later than three (3) business days after such party becomes aware of the occurrence of the Force Majeure. The written notification shall provide a reasonably detailed explanation of the Force Majeure.

12.17 Counterpart Execution. This Contract, Statement of Work or any Supplemental Statement of Work may be executed in several counterparts, each of which, when executed, shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.18 Tort Immunity Defenses. Nothing contained in the Contract is intended to constitute, and nothing in the Contract will constitute, a waiver of the rights, defenses, and immunities provided or available to the Municipality under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10 et seq. or any other applicable State law.

[REMAINDER INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have placed their hands and seals hereto as of the date first above written.

ATTEST:


VILLAGE OF MUNDELEIN

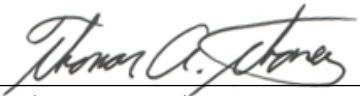
By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

ATTEST:

**CONSULTANT: MUNICIPAL GIS
PARTNERS, INCORPORATED**

By: 
Name: Brian Dieker
Its: Business Operations Manager

By: 
Name: Thomas A. Thomey
Its: President

Attachment 1

**Statement of Work
to
GIS Consortium Service Provider Contract**

(see attached)

Attachment 2

**Insurance
to
GIS Consortium Service Provider Contract**

(see attached)



www.mgpinc.com

Attachment 1 – Tradition Statement of Work

To GIS Consortium Service Provider Contract

About Municipal GIS Partners (MGP)

MGP (the Consultant) is the Service Provider to the GIS Consortium (GISC). It is necessary that each GISC member enter into an annual agreement with the Consultant (GISC Service Provider) to maintain their standing as a GISC member.

GISC Membership includes:

- Complete Geographic Information System (GIS) program staffing with technology cost distribution across GISC members
- Access to all membership solutions and products
- Participation in collaborative opportunities to share ideas and solutions

The Included Services section below expands on services provided by this agreement.

General Purpose

The Consultant will manage, develop, operate, and maintain all or part of the Village of Mundelein (the Municipality) GIS program, as directed by the Municipality. Additionally, the Consultant will identify opportunities for continued program development and enhancement.

Program Staffing

The Consultant provides all the requisite staffing and skillsets required to manage the Municipality program, including:

- Technical professionals supporting the Municipality's program needs
- Advanced technical support staff for analysis, system integration, and escalation
- Systems analysts for ensuring product, solution, and infrastructure performance
- Professional program managers for ensuring service levels

Direct Program Hours

Services related to the fulfillment of Municipality requests, execution of planned projects, and maintenance of the Municipality program required to support the system.

Team Access During Normal Working Hours

The Consultant typically works Monday through Friday 8:00AM to 5:00PM. The Municipality has direct access to the staff assigned to the Municipality. Alternatively, the Municipality can call the Consultant's general telephone number or submit an email to Consultant's service desk for service.

Emergency Event Support

The Consultant will support Municipality emergency events within a reasonable timeframe of notification and work to staff the event for its duration. These services are not limited to normal business hours.

The Service Level section below expands on the program staffing services included in this agreement.

Direct Program Hours

Pursuant to the GISC membership agreement and bylaws all members must contract for a service level consistent with the allocation practices as prescribed by the GISC. The direct program staffing allocation for the Municipality for this agreement period is:

Agreement Period: January 1, 2026, through December 31, 2026

Direct Program Hours: 989.00

{Onsite presence: Average of 9.27 days per month; estimated based upon 90 percent of the direct program hours, provided the Municipality and Consultant shall consult with each other in good faith from time to time on the advisability of flexible work arrangements whereby the program hours may be completed off-site, particularly in circumstances where the assigned staff and program are meeting or exceeding expectations.}

Fees and Expenses

The fee for the direct program hours set forth above is \$12,473.07 per month. The total contract value for the agreement period is \$149,676.84. Such fee does not include taxes or any reimbursable out-of-pocket expenses that may be incurred by the Consultant.

Included Services

This section identifies the professional staffing, products and solutions, and business structures included in this service agreement. The Municipality is responsible for identifying and prioritizing the aspects of the services that are most important. The Consultant is responsible for implementing those priorities and communicating progress.

Program Management

The Consultant provides the required staffing and organization with the skills and expertise to manage, develop, and maintain the system per the Municipality's priorities which includes GISC shared infrastructure, platforms, products, and solutions. Services include:

1. Consulting and reporting with all Municipality departments
2. Project identification, management, and delivery
3. User training and onboarding
4. Resource management and scheduling

Data Management

The Consultant is responsible for the GIS and related data based on priorities as directed by the Municipality, including data creation, management, and delivery.

Primary Layers:

Addresses, parcels, buildings, streets, railroads, water utilities, sewer utilities, municipal boundary, zoning districts, planned unit developments, variances, TIF districts, special use permits, annexations, signs, trees, recreation areas, bike paths, water features, school districts, emergency response boundaries, refuse collection, and legislative districts.

Municipality Priority Layers

The Consultant's local government data model has over 260 standard layers. Included in this service is the identification, creation, and management of layers as directed by the Municipality.

Data Quality

One of the primary accountabilities of the Consultant is to ensure that Primary and Municipality Priority layers are of high-quality. Practices employed include:

1. Daily data quality reporting and alerting
2. Mistake proofing databases, processes, and productivity tools
3. Address Verification to identify discrepancies between Municipality ERP and department systems
4. Formation and support of key data stakeholder teams
5. Data management documentation for Municipality layers

Products and Solutions

GISC Membership includes unlimited access to the products and solutions developed by the Consultant for the GISC and its members. The Consultant is accountable for:

1. Collaboration with third party vendors and partners
2. Deploying shared solutions for the Municipality
3. Integration with ERP and department systems
4. Identifying and communicating new solution opportunities
5. Managing existing solutions to agreed service levels
6. Infrastructure monitoring, alerting, and mitigation
7. Patching, updating, and securing shared infrastructure
8. Researching and evaluating opportunities for development
9. Resource planning and scheduling
10. Scalability planning and right sizing
11. Technical documentation
12. Testing and quality certification

Solution List

The following are the primary products and solutions provided by the Consultant through membership in the GISC:

1. **Address Pre-Check**: A tool to standardize address data in Municipality systems and workflows

2. **Address Verification**: A product to assess and score community address quality across department systems
3. **Asset Management and Manager Dashboards**: A solution that enables the Municipality to manage and visualize infrastructure data and maintenance
4. **Community Map Viewer**: A publicly accessible map viewer designed for residents and businesses
5. **Community-Portal**: An address-based portal that integrates and organizes department data for staff, residents, and local businesses
6. **Local Government Data Model**: A database standard developed for, and in partnership with, members of the GISC
7. **myGIS**: A secure staff accessible mapping system to discover and analyze all Municipality GIS data
8. **Project Sharing Catalog**: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
9. **Real-Time Solutions**: A resource that showcases available projects and solutions for collaboration, visibility, and reuse across teams
10. **Story Maps**: A tool to consume and visualize data from real-time sensors and assets

Service Level Agreement

The Consultant is responsible for managing the quality and availability of GISC infrastructure and solutions. These parameters are determined by GISC Board policy and included in these services.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: IRMA 2026 Annual Contribution

Financial Impact:

\$231,587.00 - 100-231-46501 - IRMA INSURANCE GENERAL
\$463,174.00 - 100-000-12615 - IRMA PREPAID GENERAL
\$37,700.00 - 500-451-46501 - IRMA INSURANCE WATER
\$75,401.00 - 500-000-12615 - IRMA PREPAID WATER

Attachments:

1. IRMA 2026 CONTRIBUTION

Background:

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

Recommendation:

Motion to approve purchase order number 26-00750 in the amount of \$807,862 to IRMA for the 2026 Annual Contribution.



VILLAGE OF MUNDELEIN
~~CHECK REQUEST FORM~~

Wire/Ach Payment

DATE: 1/2/2026

TO: FINANCE DEPARTMENT

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: FY2026

DATE ORDERED: 1/2/2026

DATE RECEIVED: N/A

INVOICE NUMBER: 202644

P.O. NUMBER: 26-00750

VENDOR NUMBER: 1120

PAYABLE TO: IRMA

990 Oakmount Plaza Drive

Suite 310

Westmont, IL 60559

DESCRIPTION OF PURCHASE OR SERVICE: IRMA 2026 Annual Contribution

AMOUNT OF PURCHASE: \$807,862.00

ACCOUNT NUMBER: See Attached

Please mail check

Please return check to me

Department Head Approval: *Linda Miller*

2026 Annual Contribution GL Distribution

		Total	GL	FY26 (4/12 Jan -Apr) Expense	GL	FY27 (8/12 May-Dec) Prepaid
General	86%	\$ 694,761	100-231-46501	\$ 231,587	100-000-12615	\$ 463,174
Water	14%	\$ 113,101	500-451-46501	\$ 37,700	500-000-12615	\$ 75,401
Total		\$ 807,862		\$ 269,287		\$ 538,575
2025		779,559				
2026 % Change		4%				
2026 % Change		28,303				



December 23, 2025

Village of Mundelein

STATEMENT OF 2026 ANNUAL CONTRIBUTION

Initial Contribution computed at a rate of \$2.319 per \$100 of five-year average Revenue Base	\$1,159,511
Plus or Minus: Loss Fund Adjustments	
Plus or Minus: the Experience Modifier -8.33%	(\$96,535)
2026 Contribution Before Optional Deductible Credit	\$1,062,976
Credit for Deductible of \$50,000	(\$255,114)
2026 Annual Contribution Due	\$807,862
Plus: Members Reserve due	
Total Contribution Plus Reserve	\$807,862
Excess Surplus Credit Available (can be used to pay all or part of the contribution)	\$897,116

Please make checks payable to Intergovernmental Risk Management Agency and enclose the completed and signed Statement of Payment. If you prefer to pay by wire transfer or ACH, contact us and we'll send the instructions. As part of our internal controls, we need the signed Statement of Payment either returned with the check, faxed to 708-236-6371, or emailed to ashlib@irmarisk.org

Payment is due on or before January 31, 2026. According to Bylaw Article IV Section 4.01, any payments which are more than fifteen days late shall incur an interest penalty fee equal to 1% per month or portion thereof. **Please do not make your payment prior to January 1st.**

As a reminder, the minimum deductible increases to \$5,000 effective January 1, 2026. An option is available for members choosing a deductible higher than the \$5,000 minimum to pay the contribution amount before the optional deductible credit and place the optional deductible amount in a reserve fund with IRMA. See the Optional Deductible Credit Reserve Fund Policy for more information.

Members may enter into an Installment Payment Agreement, per Bylaws Section 3.02. Please contact Ashli for additional information.

Ashli Boss
Director, Financial Services & Administration
(708) 236-6371



December 23, 2025

STATEMENT OF PAYMENT 2026 CONTRIBUTION

Member: Village of Mundelein

Invoice # 202644

Due: January 31, 2026

Excess Surplus Credit available that can be applied to contribution: \$897,116

\$807,862 Member's 2026 Annual Contribution Due

Members Reserve Due

() Amount of Excess Surplus Credit applied to payment

+ Amount of Optional Deductible Credit to be deposited to the Optional Deductible Credit Reserve Fund max of : \$255,114

\$ 807,862 Net Cash Payment for 2026 Contribution/Reserve

Method of payment ACH Wire transfer Check

SIGNATURE Linda Miller

DATE

PRINTED NAME Linda Miller

TITLE Finance Director

Members can choose to receive a combination of a credit/check up to a maximum of their Excess Surplus Credit Available. Any remaining funds will be carried over for future years and earn investment income at the same rate as IRMA's investment portfolio. Please send a separate request for any excess surplus refunds to be paid out by check.

If you have any questions, contact Ashli Boss at (708) 236-6371 or ashlib@irmarisk.org

Please return this copy with your payment for proper credit, or if paying electronically, scan and either fax to 708-236-6371 or email to ashlib@irmarisk.org. IRMA's financial auditors verify that we have these completed sheets on file.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Verigreen Development - Annual TIF

Financial Impact:

\$21,346.66 - 340-264-49901 - CONTINGENT

Attachments:

1. Verigreen-FY26 TIF 2

Background:

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

Recommendation:

Motion to approve purchase order number 26-00751 in the amount of \$21,346.66 to Verigreen Development for the Annual TIF Payment year 2024 paid 2025.

DATE: 01/13/2026

TO: **FINANCE DEPARTMENT**

FROM: Lee Limperatos

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: FY26

DATE ORDERED: N/A

DATE RECEIVED: N/A

INVOICE NUMBER: FY26 TIF 2

P.O. NUMBER: 26-00751

VENDOR NUMBER: 8268

PAYABLE TO: VERIGREEN DEVELOPMENT

566 W LAKE ST

SUITE 400

CHICAGO, IL 60661

DESCRIPTION OF PURCHASE OR SERVICE: ANNUAL TIF PAYMENT TAX YEAR 2024 PAID 2025

AMOUNT OF PURCHASE: \$21,346.66

ACCOUNT NUMBER: 340-264-49901

Please mail check

Please return check to me

Department Head Approval: 



From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

1ST INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT

1

Tax Year 2024

11-30-121-086



11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2024 1st Installment due by 06/04/2025

Interest calculated as of 11/19/2025

\$0.00 DUE

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.

1130121086000000000000000202418

TEAR HERE



From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

2ND INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT

2

Tax Year 2024

11-30-121-086



11-30-121-086

MUNDELEIN APPARTMENTS, LP
C/O EVERGREEN REAL ESTATE SERVICES, LLC
566 W LAKE ST STE 400
CHICAGO IL 60661-1414

2024 2nd Installment due by 09/04/2025

Interest calculated as of 11/19/2025

\$0.00 DUE

For information on exemptions, contact your local assessor

1130121086000000000000000202426

TEAR HERE

Table with columns: Pin Number, Tax Year, Tax Code, Acres, Fair Market Value, Land Assessed Value, Building Assessed Value, etc. Includes a 'Taxing Body' table with columns: Taxing Body, Rate, Current Amount, Change From Prior Year.

Handwritten note: x 50%

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Mundelein Downtown Properties LLC - TIF 2 Note

Financial Impact:

\$544,891.42 - 340-264-49403 - NOTE

Attachments:

1. Mund Dwntwn Prop-FY26 TIF 2 NOTE

Background:

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

Recommendation:

Motion to approve purchase order number 26-00753 in the amount of \$544,891.42 to Mundelein Downtown Properties LLC for FY26 replacement TIF 2 Note.

DATE: 01/13/2026

TO: **FINANCE DEPARTMENT**

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: FY26

DATE ORDERED: n/a

DATE RECEIVED: n/a

INVOICE NUMBER: 020126 TIF 2 NOTE

P.O. NUMBER: 26-00753

VENDOR NUMBER: 1536

PAYABLE TO: Mundelein Downtown Properties LLC

224 Anthony Ave

Mundelein, IL 60060

DESCRIPTION OF PURCHASE OR SERVICE: FY26 Replacement TIF 2 Note

AMOUNT OF PURCHASE: \$544,891.42

ACCOUNT NUMBER: 340-264-49403

Please mail check

Please return check to me

Department Head Approval: *Linda Miller*

TaxYr	Auth	Name	PIN	Tax Code	Frozen EAV	Current EAV	Base EAV	Incram EAV	Rate	Revenue	TIF Paid	Redevelopment Project	Address
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102059	11250	337303	6081754	337303	5744451	10.10902	580,707.86	580,707.86	Cardinal	D 7b
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121002	11206	453	87117	453	86664	9.815596	8,506.60	8,506.60	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121003	11206	453	68617	453	68164	9.815596	6,690.70	6,690.70	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121004	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121005	11206	453	54412	453	53959	9.815596	5,296.40	5,296.40	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121006	11206	453	67425	453	66972	9.815596	6,573.70	6,573.70	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121007	11206	453	66743	453	66290	9.815596	6,506.76	6,506.76	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121008	11206	453	51041	453	50588	9.815596	4,965.52	4,965.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121009	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121010	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121011	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121012	11206	453	66085	453	65632	9.815596	6,442.18	6,442.18	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121013	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121014	11206	453	86568	453	86115	9.815596	8,452.70	8,452.70	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121015	11206	453	68712	453	68259	9.815596	6,700.04	6,700.04	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121016	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121017	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121018	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121019	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121020	11206	453	59859	453	59406	9.815596	5,831.06	5,831.06	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121021	11206	453	67033	453	66580	9.815596	6,535.22	6,535.22	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121022	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121023	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121024	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121025	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121026	11206	453	66969	453	66516	9.815596	6,528.94	6,528.94	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121027	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121028	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121029	11206	453	69874	453	69421	9.815596	6,814.08	6,814.08	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121030	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121031	11206	453	69874	453	69421	9.815596	6,814.08	6,814.08	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121032	11206	453	66743	453	66290	9.815596	6,506.76	6,506.76	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121033	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121034	11206	453	66807	453	66354	9.815596	6,513.04	6,513.04	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121035	11206	453	58807	453	58354	9.815596	5,727.80	5,727.80	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121036	11206	453	52107	453	51654	9.815596	5,070.16	5,070.16	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121037	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121038	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121039	11206	453	65909	453	65456	9.815596	6,424.90	6,424.90	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121040	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121041	11206	453	55406	453	54953	9.815596	5,393.96	5,393.96	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121042	11206	453	86661	453	86208	9.815596	8,461.84	8,461.84	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121043	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121044	11206	453	79004	453	78551	9.815596	7,710.26	7,710.26	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121045	11206	453	70099	453	69646	9.815596	6,836.18	6,836.18	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121046	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121047	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121048	11206	453	67033	453	66580	9.815596	6,535.22	6,535.22	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121049	11206	453	66807	453	66354	9.815596	6,513.04	6,513.04	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121050	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121051	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121052	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121053	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121054	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121055	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal	T:\TIFs\TIF I\Cardinal Square TIF Prop TY 2024

2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121056	11206	453	86455	453	86002	9.815596	8,441.62	8,441.62	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121057	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121058	11206	453	86455	453	86002	9.815596	8,441.62	8,441.62	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121059	11206	453	53047	453	52594	9.815596	5,162.42	5,162.42	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121060	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121061	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121062	11206	453	66807	453	66354	9.815596	6,513.04	6,513.04	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121063	11206	453	58807	453	58354	9.815596	5,727.80	5,727.80	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121064	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121065	11206	453	65909	453	65456	9.815596	6,424.90	6,424.90	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121066	11206	453	59556	453	59103	9.815596	5,801.32	5,801.32	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121067	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121068	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121069	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121070	11206	453	70455	453	70002	9.815596	6,871.12	6,871.12	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121071	11206	453	69497	453	69044	9.815596	6,777.08	6,777.08	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121072	11206	453	87117	453	86664	9.815596	8,506.60	8,506.60	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121073	11206	453	60617	453	60164	9.815596	5,905.46	5,905.46	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121074	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121075	11206	453	55406	453	54953	9.815596	5,393.96	5,393.96	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121076	11206	453	66374	453	65921	9.815596	6,470.54	6,470.54	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121077	11206	453	67120	453	66667	9.815596	6,543.76	6,543.76	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121078	11206	453	51041	453	50588	9.815596	4,965.52	4,965.52	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121079	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121080	11206	453	65312	453	64859	9.815596	6,366.30	6,366.30	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121081	11206	453	56486	453	56033	9.815596	5,499.98	5,499.98	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121082	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121083	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121084	11206	453	86159	453	85706	9.815596	8,412.56	8,412.56	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121085	11206	427	60617	427	60190	9.815596	5,908.02	5,908.02	Cardinal		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130122003	11206	19983	848729	19983	828746	9.815596	81,346.36	81,346.36	Cardinal	301 McKinley	D75
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130122004	11250	62165	1685742	62165	1623577	10.10902	164,127.78	164,127.78	Cardinal	301 McKinley	D76
											1,362,228.56	Total Cardinal		
									Cardinal Square	\$ 544,891.42	40% Share			

TaxYr	Auth	Name	PIN	Tax Code	Frozen EAV	Current EAV	Base EAV	Incram EAV	Rate	Revenue	TIF Paid	Redevelopment Project	Address			
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119300014	11206	192649	313874	192649	121225	9.815596	11,898.96						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119300020	11206	13315	0	0	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119300021	11206	23311	0	0	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119300033	11206	21293	152921	21293	131628	9.815596	12,920.08						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119300042	11206	0	615	0	615	9.815596	60.38						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119316013	11206	363882	4056164	363882	3692282	9.815596	362,419.48	362,419.48	Morris Station				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119316015	11206	0	18172	0	18172	9.815596	1,783.70	1,783.70	Morris Station				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323009	11206	51843	62565	51843	10722	9.815596	1,052.42						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323015	11206	41285	49166	41285	7881	9.815596	773.56						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323018	11206	317211	146759	146759	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323019	11206	247069	140386	140386	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323021	11206	135522	116970	116970	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323022	11206	171630	263129	171630	91499	9.815596	8,981.18						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119323023	11206	58386	137199	58386	78813	9.815596	7,735.98						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119325010	11206	44882	71020	44882	26138	9.815596	2,565.60						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119325011	11206	0	303712	0	303712	9.815596	29,811.14						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1119325012	11206	0	266193	0	266193	9.815596	26,128.44						
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102004	11206	0	0	0	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102014	11250	271566	362734	271566	91168	10.10902	9,216.20	9,216.20	Mundelein Downtown Proj	265 Anthony	Not Part of CS Agreement		
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102055	11206	104279	44683	44683	0	9.815596			Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102056	11206	156231	66946	66946	0	9.815596			Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102057	11206	0	0	0	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102058	11206	37966	16894	16894	0	9.815596							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102059	11250	337303	6081754	337303	5744451	10.10902	580,707.86	580,707.86	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130102060	11250	526628	494435	494435	0	10.10902							
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121002	11206	453	87117	453	86664	9.815596	8,506.60	8,506.60	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121003	11206	453	68617	453	68164	9.815596	6,690.70	6,690.70	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121004	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121005	11206	453	54412	453	53959	9.815596	5,296.40	5,296.40	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121006	11206	453	67425	453	66972	9.815596	6,573.70	6,573.70	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121007	11206	453	66743	453	66290	9.815596	6,506.76	6,506.76	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121008	11206	453	51041	453	50588	9.815596	4,965.52	4,965.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121009	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121010	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121011	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121012	11206	453	66085	453	65632	9.815596	6,442.18	6,442.18	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121013	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121014	11206	453	86568	453	86115	9.815596	8,452.70	8,452.70	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121015	11206	453	68712	453	68259	9.815596	6,700.04	6,700.04	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121016	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121017	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121018	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121019	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121020	11206	453	59859	453	59406	9.815596	5,831.06	5,831.06	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121021	11206	453	67033	453	66580	9.815596	6,535.22	6,535.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121022	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121023	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121024	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121025	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121026	11206	453	66969	453	66516	9.815596	6,528.94	6,528.94	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121027	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121028	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121029	11206	453	69874	453	69421	9.815596	6,814.08	6,814.08	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121030	11206	453	86865	453	86412	9.815596	8,481.86	8,481.86	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121031	11206	453	69874	453	69421	9.815596	6,814.08	6,814.08	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121032	11206	453	68743	453	68290	9.815596	6,506.76	6,506.76	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121033	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121034	11206	453	66865	453	66354	9.815596	6,513.04	6,513.04	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121035	11206	453	58807	453	58354	9.815596	5,727.80	5,727.80	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121036	11206	453	52107	453	51654	9.815596	5,070.16	5,070.16	Cardinal				

TIFs are in Cardinal Square TIF Prop TY 2024

2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121037	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121038	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121039	11206	453	65909	453	65456	9.815596	6,424.90	6,424.90	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121040	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121041	11206	453	55406	453	54953	9.815596	5,393.96	5,393.96	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121042	11206	453	86661	453	86208	9.815596	8,461.84	8,461.84	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121043	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121044	11206	453	79004	453	78551	9.815596	7,710.26	7,710.26	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121045	11206	453	70099	453	69646	9.815596	6,836.18	6,836.18	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121046	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121047	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121048	11206	453	67033	453	66580	9.815596	6,535.22	6,535.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121049	11206	453	66807	453	66354	9.815596	6,513.04	6,513.04	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121050	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121051	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121052	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121053	11206	453	65684	453	65231	9.815596	6,402.82	6,402.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121054	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121055	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121056	11206	453	86455	453	86002	9.815596	8,441.62	8,441.62	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121057	11206	453	69047	453	68594	9.815596	6,732.92	6,732.92	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121058	11206	453	86455	453	86002	9.815596	8,441.62	8,441.62	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121059	11206	453	53047	453	52594	9.815596	5,162.42	5,162.42	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121060	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121061	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121062	11206	453	66807	453	66354	9.815596	6,513.04	6,513.04	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121063	11206	453	58807	453	58354	9.815596	5,727.80	5,727.80	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121064	11206	453	51531	453	51078	9.815596	5,013.62	5,013.62	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121065	11206	453	65909	453	65456	9.815596	6,424.90	6,424.90	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121066	11206	453	59556	453	59103	9.815596	5,801.32	5,801.32	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121067	11206	453	65459	453	65006	9.815596	6,380.74	6,380.74	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121068	11206	453	66519	453	66066	9.815596	6,484.78	6,484.78	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121069	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121070	11206	453	70455	453	70002	9.815596	6,871.12	6,871.12	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121071	11206	453	69497	453	69044	9.815596	6,777.08	6,777.08	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121072	11206	453	87117	453	86664	9.815596	8,506.60	8,506.60	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121073	11206	453	60617	453	60164	9.815596	5,905.46	5,905.46	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121074	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121075	11206	453	55406	453	54953	9.815596	5,393.96	5,393.96	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121076	11206	453	66374	453	65921	9.815596	6,470.54	6,470.54	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121077	11206	453	67120	453	66667	9.815596	6,543.76	4,461.68	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121078	11206	453	51041	453	50588	9.815596	4,965.52	4,965.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121079	11206	453	64486	453	64033	9.815596	6,285.22	6,285.22	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121080	11206	453	65312	453	64859	9.815596	6,366.30	6,366.30	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121081	11206	453	56486	453	56033	9.815596	5,499.98	5,499.98	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121082	11206	453	66061	453	65608	9.815596	6,439.82	6,439.82	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121083	11206	453	54831	453	54378	9.815596	5,337.52	5,337.52	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121084	11206	453	86159	453	85708	9.815596	8,412.56	8,412.56	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121085	11206	427	60617	427	60190	9.815596	5,908.02	5,908.02	Cardinal				
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130121086	11206		286744	721698	286744	434954	9.815596	42,693.32	42,693.32	Fairhaven			
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130122003	11206		19983	848729	19983	828746	9.815596	81,346.36	81,346.36	Cardinal	301 McKinley	D75	
2024	X29TIF	MUNDELEIN TAX INCRE FINANCE AREA #2	1130122004	11250		62165	1685742	62165	1623577	10.10902	164,127.78	164,127.78	Cardinal	301 McKinley	D76	
											1,404,921.88	Total Cardinal				
										Cardinal Square	\$ 544,891.42	40% Share				
										Fairhaven/Venig	\$ 21,346.66	50% Share				
										District 76	\$ 126,622.06					
										District 75	\$ 115,843.59					
										District 120	\$ 182,639.84					
										Library District	\$ 28,098.44					

T:\TIFs\TIF\1\Cardinal Square TIF Prop TY 2024

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: Morris Station LLC - TIF 2 Note

Financial Impact:

\$174,817.53 - 340-264-49403 - NOTE

Attachments:

1. Morris Station LLC-FY26 TIF 2 NOTE

Background:

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

Recommendation:

Motion to approve purchase order number 26-00754 in the amount of \$174,817.53 to Morris Station LLC for FY26 TIF 2 Note Payment.

DATE: 01/13/2026

TO: **FINANCE DEPARTMENT**

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: n/a

DATE RECEIVED: n/a

INVOICE NUMBER: FY26 TIF 2 Note Pmt

P.O. NUMBER: 26-00754

VENDOR NUMBER: 14423

PAYABLE TO: Morris Station LLC

5500 Maryland Way
Suite 320
Brentwood, TN 37027

DESCRIPTION OF PURCHASE OR SERVICE: _____

FY2026 TIF 2 Note Payment (Accounting Date 12/1/25)

AMOUNT OF PURCHASE: \$174,817.53

ACCOUNT NUMBER: 340-264-49403

Please mail check

Please return check to me

Department Head Approval: 

Morris Station LLC			
TIF 2 PROPERTY TAX INCREMENT			
			Tax Year 2024 (collected in 2025) FY26 Accounting Date 12/1/2025
MORRIS STATION LLC	PIN	TIF	
	11-19-316-001	2	
	11-19-316-009	2	
	11-19-316-011	2	
TIF 2 UNITS 200,210, 500, 504, 510, 514,520,524,530, 534,540	11-19-316-013	2	\$ 362,419.48
	11-19-316-014	2	\$0.00
TIF 2 EASEMENT	11-19-316-015	2	\$ 1,783.70
Total			\$364,203.18
Annual Administrative Costs (10%)			\$36,420.32
District 75 (17%)			\$98,334.86
District 120 (13%)			\$47,346.41
Fremont Public Library (2%)			\$7,284.06
Subtotal			\$189,385.65
Due Morris Station LLC			\$174,817.53
			Pay 2/1/26 Pay 9/30/26 to Agencies
TIF 3 PROPERTY TAX INCREMENT INCENTIVE			
			Tax Year 2024 (collected in 2025) FY26 Accounting Date 12/1/2025
MORRIS STATION LLC	PIN	TIF	
TIF 3 UNITS 521,531,541,551,561,571	11-19-330-001	3	\$0.00
Total			\$0.00
Annual Administrative Costs			\$0.00
District 75 (27%)			\$0.00
District 120 (13%)			\$0.00
Fremont Public Library (2%)			\$0.00
Subtotal			\$0.00
Due Morris Station LLC			\$0.00
			Pay 2/1/26 Pay 9/30/26 to Agencies

To: Mayor and Board of Trustees

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

For: Village Board Meeting of January 12, 2026

Subject: DR Horton Inc-TIF 4 Note

Financial Impact:

\$293,394.00 - 342-266-49901 - CONTINGENT

Attachments:

1. DR Horton-FY26 TIF 4 NOTE PMT

Background:

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

Recommendation:

Motion to approve purchase order number 26-00756 in the amount of \$293,394.00 to DR Horton Inc for FY26 TIF 4 Note Payment.

DATE: 01/13/2026

TO: **FINANCE DEPARTMENT**

FROM: Linda Miller

PLEASE ISSUE A CHECK TO THE FOLLOWING

FISCAL YEAR: 2026

DATE ORDERED: n/a

DATE RECEIVED: n/a

INVOICE NUMBER: FY26 TIF 4 Note Pmt

P.O. NUMBER: 26-00756

VENDOR NUMBER: 14082

PAYABLE TO: DR Horton Inc

DESCRIPTION OF PURCHASE OR SERVICE: _____

FY2026 TIF 4 Note Payment (Accounting Date 12/1/25)

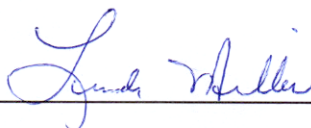
AMOUNT OF PURCHASE: \$293,394

ACCOUNT NUMBER: ~~341-265-49403~~

342 266 49901

Please mail check

Please return check to me

Department Head Approval: 

Village of Mundelein, Illinois										
Developer TIF Note - Townes At Oak Creek										
Pledged Amount Analysis										
DR Horton , INC.										
				Admin. Cost Growth Rate:		3.0%				
					Diamond Lake	Stevenson	Cook Memorial			
		Development			District 76	District 125	Library		Net Incr.	
Tax	(Accounting)	Incr. Prop.	Administrative	School Pay.	School Pay.	Payment	Total	Property	Pledged	Village
Year	Year (12/1)	Taxes	Costs	Set Aside(27%)	Set Aside(13%)	Set Aside	Deductions	Taxes	Amount (55%)	Share (45%)
2021	2022	0	0	0	0	0	0	0	0	0
2022	2023	0	0	0	0	0	0	0	0	0
2023	2024	0	0	0	0	0	0	0	0	0
2024	2025	936,971	10,000	252,982	121,806	18,739	403,528	533,443	293,394	240,049
2025	2026		10,300	0	0	0	10,300	-10,300	-5,665	-4,635
2026	2027		10,609	0	0	0	10,609	-10,609	-5,835	-4,774
2027	2028		10,927	0	0	0	10,927	-10,927	-6,010	-4,917
2028	2029		11,255	0	0	0	11,255	-11,255	-6,190	-5,065
2029	2030		11,593	0	0	0	11,593	-11,593	-6,376	-5,217
2030	2031		11,941	0	0	0	11,941	-11,941	-6,567	-5,373
2031	2032		12,299	0	0	0	12,299	-12,299	-6,764	-5,534
2032	2033		12,668	0	0	0	12,668	-12,668	-6,967	-5,700
2033	2034		13,048	0	0	0	13,048	-13,048	-7,176	-5,871
2034	2035		13,439	0	0	0	13,439	-13,439	-7,392	-6,048
2035	2036		13,842	0	0	0	13,842	-13,842	-7,613	-6,229
2036	2037		14,258	0	0	0	14,258	-14,258	-7,842	-6,416
2037	2038		14,685	0	0	0	14,685	-14,685	-8,077	-6,608
2038	2039		15,126	0	0	0	15,126	-15,126	-8,319	-6,807
2039	2040		15,580	0	0	0	15,580	-15,580	-8,569	-7,011
2040	2041		16,047	0	0	0	16,047	-16,047	-8,826	-7,221
2041	2042		16,528	0	0	0	16,528	-16,528	-9,091	-7,438
		936,971	234,144	252,982	121,806	18,739	627,672	309,299	170,114	139,184

Village of Mundelein, Illinois										
Developer TIF Note - Townes At Oak Creek										
Debt Service Schedule										
					Dated Date:	Aug. 14, 2023				
					Interest Rate:	5.50%				
					Int. Principal Amt:	3,030,000				
					Incr. to Principal					
					8/15/25:	2,840,000				
	Collection/					Prior Yr.				Remaining
Tax	(Accounting)	Payment	Pledged	Beginning	Current	Accrued	Interest	Principal	Ending	Accrued
Year	Year (12/1)	Year(2/1)	Amount	Balance	Interest	Interest	Payment	Payment	Balance	Interest
2022	2023	2024	0	3,030,000	77,770	0	0	0	3,030,000	77,770
2023	2024	2025	0	3,030,000	166,650	77,770	0	0	3,030,000	244,420
2024	2025	2026	293,394	5,870,000	239,572	244,420	293,394	0	5,870,000	190,599
2025	2026	2027	-5,665	5,870,000	322,850	190,599	-5,665	0	5,870,000	519,114
2026	2027	2028	-5,835	5,870,000	322,850	519,114	-5,835	0	5,870,000	847,799
2027	2028	2029	-6,010	5,870,000	322,850	847,799	-6,010	0	5,870,000	1,176,659
2028	2029	2030	-6,190	5,870,000	322,850	1,176,659	-6,190	0	5,870,000	1,505,699
2029	2030	2031	-6,376	5,870,000	322,850	1,505,699	-6,376	0	5,870,000	1,834,925
2030	2031	2032	-6,567	5,870,000	322,850	1,834,925	-6,567	0	5,870,000	2,164,342
2031	2032	2033	-6,764	5,870,000	322,850	2,164,342	-6,764	0	5,870,000	2,493,956
2032	2033	2034	-6,967	5,870,000	322,850	2,493,956	-6,967	0	5,870,000	2,823,774
2033	2034	2035	-7,176	5,870,000	322,850	2,823,774	-7,176	0	5,870,000	3,153,800
2034	2035	2036	-7,392	5,870,000	322,850	3,153,800	-7,392	0	5,870,000	3,484,041
2035	2036	2037	-7,613	5,870,000	322,850	3,484,041	-7,613	0	5,870,000	3,814,505
2036	2037	2038	-7,842	5,870,000	322,850	3,814,505	-7,842	0	5,870,000	4,145,196
2037	2038	2039	-8,077	5,870,000	322,850	4,145,196	-8,077	0	5,870,000	4,476,123
2038	2039	2040	-8,319	5,870,000	322,850	4,476,123	-8,319	0	5,870,000	4,807,293
2039	2040	2041	-8,569	5,870,000	322,850	4,807,293	-8,569	0	5,870,000	5,138,711
2040	2041	2042	-8,826	5,870,000	322,850	5,138,711	-8,826	0	5,870,000	5,470,387
2041	2042	2043	-9,091	5,870,000	322,850	5,470,387	-9,091	0	5,870,000	5,802,328

TaxYr	Ath	Name	PIN	Tax Code	Frozen EAV	Current EAV	Base EAV	Incram EAV	Rate	Revenue	Tax Bill Amt	address	owner
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203045	16377	2912	144821	2912	141909	10.836771	15,378.34		2001 SEQUOIA AVE	VYACHESLAV KANTOROV & PAWEŁ A PISZ...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203046	16377	2587	132776	2587	130189	10.836771	14,108.28		2003 SEQUOIA AVE	LAGORI, ANTHONY
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203047	16377	2587	136821	2587	134234	10.836771	14,546.62		2005 SEQUOIA AVE	KUJO, JACK
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203048	16377	2587	125317	2587	122730	10.836771	13,299.96		2007 SEQUOIA AVE	P CHAKRAVARTHULA & S KANDALA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203049	16377	2912	133266	2912	130354	10.836771	14,126.16		2009 SEQUOIA AVE	VENKAT SAI RAJ BODDUPALLY &
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203055	16377	2912	132054	2912	129142	10.836771	13,994.82		2000 YELLOWSTONE BLVD	LAI, KEVIN
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203056	16377	2587	140054	2587	137467	10.836771	14,896.98		2002 YELLOWSTONE BLVD	PREVIN, ANDREW H & JANEL S
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203057	16377	2587	140054	2587	137467	10.836771	14,896.98		2004 YELLOWSTONE BLVD	MOLCHANOV, ALLA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203058	16377	2587	116984	2587	114397	10.836771	12,396.94		2006 YELLOWSTONE AVE	PAVEL KNIZHNIK & GALINA SEMENOVA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203059	16377	2587	129455	2587	126868	10.836771	13,748.38		2008 YELLOWSTONE AVE	D R HORTON INC
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203060	16377	2912	140054	2912	137142	10.836771	14,861.76		2010 YELLOWSTONE BLVD	D R HORTON INC
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203065	16377	2912	144821	2912	141909	10.836771	15,378.34		2011 SEQUOIA AVE	LOGAN M WILLIAMSON & GINA MICHELLE...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203066	16377	2587	128317	2587	125730	10.836771	13,625.06		2013 SEQUOIA AVE	KOUDRIA, NATALIA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203067	16377	2587	129316	2587	126729	10.836771	13,733.32		2015 SEQUOIA AVE	BALDEB PARIDA & SMITA RAY
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203068	16377	2587	121316	2587	116729	10.836771	12,866.38		2017 SEQUOIA AVE	MILIC, NENAD
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203069	16377	2587	144821	2587	142234	10.836771	15,413.56		2019 SEQUOIA AVE	PATEL, BHAVANI HUKMARAM
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203070	16377	2912	144821	2912	141909	10.836771	15,378.34		2021 SEQUOIA AVE	GREGORY M CIOKAJO TR UTD 02/19/20...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203071	16377	2912	131483	2912	128571	10.836771	13,932.94		501 ACADIA AVE	BALAJI PARTHASARATHY&SWATHI JAGANN...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203072	16377	2587	136821	2587	134234	10.836771	14,546.62		503 ACADIA AVE	HODGES, CHRISTOPHER J & MONICA N
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203073	16377	2587	144821	2587	142234	10.836771	15,413.56		505 ACADIA AVE	WANKOVSKY, JOSHUA B
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203074	16377	2587	132776	2587	130189	10.836771	14,108.28		507 ACADIA AVE	VIDOVIC, JELENA & DUJA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203075	16377	2912	134382	2912	131470	10.836771	14,247.10		509 ACADIA AVE	PADMA R DIVYA ACHANTA & SRINIVAS A...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203076	16377	2912	136316	2912	133404	10.836771	14,456.68		2012 YELLOWSTONE BLVD	SANKU, RAGHURAM & NAGANUSHA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203077	16377	2587	132054	2587	129467	10.836771	14,030.04		2014 YELLOWSTONE BLVD	XINGKANG GAO & YULING GU
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203078	16377	2587	140054	2587	137467	10.836771	14,896.98		2016 YELLOWSTONE BLVD	YANG ADAM
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203079	16377	2587	140054	2587	137467	10.836771	14,896.98		2018 YELLOWSTONE AVE	ALYBAEV, ARGEN E
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203080	16377	2587	117317	2587	114730	10.836771	12,433.02		2020 YELLOWSTONE BLVD	ANDONOVA, VIKTORIYA RUMENOVA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203081	16377	2912	132054	2912	129142	10.836771	13,994.82		2022 YELLOWSTONE BLVD	RAMARAJU, KAVYA & KOLLI, MEHER KR...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203083	16377	2912	132582	2912	129670	10.836771	14,052.04		2023 SEQUOIA AVE	V REDDY YERVA & S CHINNA THIMMANNA...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203084	16377	2587	132776	2587	130189	10.836771	14,108.28		2025 SEQUOIA AVE	CALERO, ANGEL HERNANDEZ
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203085	16377	2587	144821	2587	142234	10.836771	15,413.56		2027 SEQUOIA AVE	LAI, ZHENGYING
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203086	16377	2587	144821	2587	142234	10.836771	15,413.56		2029 SEQUOIA AVE	TYLER M REED & DIANA C ALDAY
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203087	16377	2587	144821	2587	142234	10.836771	15,413.56		2031 SEQUOIA AVE	M&K PROFESSIONAL PROPERTIES LLC
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203088	16377	2912	136821	2912	133909	10.836771	14,511.40		2033 SEQUOIA AVE	BURRIS, HENRY ARMAND & NICOLE RENEE
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203099	16377	2912	144821	2912	141909	10.836771	15,378.34		2035 SEQUOIA AVE	DREAM RESIDENCES LLC
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203100	16377	2587	132776	2587	130189	10.836771	14,108.28		2037 SEQUOIA AVE	KERNELL, BRETT N
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203101	16377	2587	136821	2587	134234	10.836771	14,546.62		2039 SEQUOIA AVE	WARNER, GUY LEE & BETTINA F
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203102	16377	2587	136821	2587	134234	10.836771	14,546.62		2041 SEQUOIA AVE	GUTIERREZ, JOHNNY
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203103	16377	2912	144821	2912	141909	10.836771	15,378.34		2043 SEQUOIA AVE	MINARDI, VICTORIA LAUREN & JOSEPH P...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203118	16377	2912	140054	2912	137142	10.836771	14,861.76		2024 YELLOWSTONE BLVD	SHAIK, UMME SALMA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203119	16377	2587	140054	2587	137467	10.836771	14,896.98		2026 YELLOWSTONE BLVD	KELLY MONASTIRIAKOS & GORDON R LEO...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203120	16377	2587	140054	2587	137467	10.836771	14,896.98		2028 YELLOWSTONE BLVD	DEEPA SRINIVASA & SACHIN DEV VENU ...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203121	16377	2587	140054	2587	137467	10.836771	14,896.98		2030 YELLOWSTONE BLVD	ADELIA L & CONNOR L CARRAGHER
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203122	16377	2587	123318	2587	120731	10.836771	13,083.34		2032 YELLOWSTONE BLVD	NIKOLA MILIC & SREELATHA SIVARAMAN...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203123	16377	2912	2918	2912	6	10.836771	0.64		2034 YELLOWSTONE BLVD	SMITH, CALEB MILLON & JALEISA BRIE...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203148	16377	2912	131300	2912	128388	10.836771	13,913.10		2101 YELLOWSTONE BLVD	HUNTER, ARIANNE CHENICE
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203150	16377	2587	116651	2587	114064	10.836771	12,360.84		2105 YELLOWSTONE BLVD	CHAI, WEIHANG
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203151	16377	2587	122547	2587	119960	10.836771	12,999.78		2107 YELLOWSTONE BLVD	SRIKANTH SURAPANEN & PRATHIMA SURA...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203152	16377	2912	131300	2912	128388	10.836771	13,913.10		2109 YELLOWSTONE BLVD	CHOI, ME-KYOUNG
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203153	16377	2912	131300	2912	128388	10.836771	13,913.10		602 ACADIA AVE	LALITHA AMARAPALLI & HARSHINI MALE...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203154	16377	2587	131300	2587	128713	10.836771	13,948.32		604 ACADIA AVE	SAAD MOHIUDDIN & SARAH NIZAMUDDIN
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203155	16377	2587	119985	2587	117398	10.836771	12,722.14		606 ACADIA AVE	ANITHA YEDDULA & PRABHURAM SIVAPRA...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203158	16377	2912	122547	2912	119635	10.836771	12,964.56		601 ACADIA AVE	CRE FUNDS, LLC
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203159	16377	2587	113269	2587	110682	10.836771	11,994.34		603 ACADIA AVE	CHURIWALA, VISHESH S. & RASHMI
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203160	16377	2587	113269	2587	110682	10.836771	11,994.34		605 ACADIA AVE	RIVELLI, BRITNEY ANN & LARRY (JR)
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203161	16377	2587	105183	2587	102596	10.836771	11,118.08		607 ACADIA AVE	MAHMOOD, TASHFEEN & JOY G
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203162	16377	2912	122547	2912	119635	10.836771	12,964.56		609 ACADIA AVE	SMITH, LUCILLE A
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203169	16377	2587	74686	2587	72099	10.836771	7,813.20		2207 GLACIER ST	JAMES TSUNG LEE & KUEI YEN WANG
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203171	16377	2587	99582	2587	96995	10.836771	10,511.12		2211 GLACIER ST	AGARWAL, DILEK & SHIKHAR
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203173	16377	2912	108616	2912	105704	10.836771	11,454.90		2215 GLACIER ST	THE AGRAWAL FAM REV LIV TR

2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203174	16377	2587	99582	2587	96995	10.836771	10,511.12		2217 GLACIER ST	CHARLES S CUPPLES & MICHELLE M CUA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203175	16377	2587	99582	2587	96995	10.836771	10,511.12		2219 GLACIER ST	BOTHRA, LAVI & ANAND
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203177	16377	2587	99582	2587	96995	10.836771	10,511.12		2223 GLACIER ST	N ARUNACHALAM & M GUPTA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506203178	16377	2912	108616	2912	105704	10.836771	11,454.90		2225 GLACIER ST	KOMAIL RAZA & MADIHA FATHIMA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209002	16377	2912	87535	2912	84623	10.836771	9,170.40		2111 YELLOWSTONE BLVD	SRINIDHI KANDIKATTU & SRI HARSHA K...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209003	16377	2587	80910	2587	78323	10.836771	8,487.68		2113 YELLOWSTONE BLVD	SKARZYNSKI, MATTHEW S & RACHAEL L
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209004	16377	2587	80910	2587	78323	10.836771	8,487.68		2115 YELLOWSTONE BLVD	ALDERSON KUTYLA, LAURA
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209005	16377	2912	87535	2912	84623	10.836771	9,170.40		2117 YELLOWSTONE BLVD	RITA TSAIR SHWU YAO & JEFF HUNG CH...
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209044	16377	2912	96287	2912	93375	10.836771	10,118.82		2110 GLACIER ST	S REDDY BARDIPUR & P MULUKURU
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209045	16377	2587	89001	2587	86414	10.836771	9,364.48		2112 GLACIER ST	ZHIJING QIN & CHRISTINE ZHAO
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209046	16377	2587	89001	2587	86414	10.836771	9,364.48		2114 GLACIER ST	KEMBHAVI, SUNDEEP
2024	X81TIF	MUNDELEIN TIF #4 - OAK CREEK/TOWNLIN RD	1506209047	16377	2912	96287	2912	93375	10.836771	10,118.82		2116 GLACIER ST	LEONG, JI CHUAN
										936,971.02			

To: Mayor and Board of Trustees

From: Jennifer Rogers, Executive Assistant
Bill Lark, Chief

For: Village Board Meeting of January 12, 2026

Subject: Budget Amendment & Purchase of David Clark wireless systems for fire apparatus

Financial Impact:

\$47,500.00 - 291-316-48420.000 - 911 Surcharge

Attachments:

1. Baycom - David Clark Quote

Background:

This purchase will allow the fire department to replace the current David Clark equipment in our fire apparatus. The current equipment is getting older and maintaining the equipment is becoming more expensive every year due in part to the limited availability of replacement parts for our equipment. This item will be funded by the JCLC ETSB funds.

Recommendation:

Motion to approve a budget amendment in the amount of \$47,500 to GL account 291-316-484200 for purchase order number 26-00737 and payment in the amount of \$47,500 to Baycom for the purchase of the David Clark Intercom System.

BAYCOM

A Lifeline in the Moments that Matter

Quotation For

Mundelein Fire Department
 Brian Jones
 1000 North Midlothian Road
 Mundelein, IL 60060
 847-949-3260

Vendor

BAYCOM, Inc.
 Chuck Daniello
 1730 Wallace Ave. Ste A
 St. Charles, IL 60174
 630-878-9297
cdaniello@baycominc.com

Quote # 100

Date 12/15/2025
 Quote valid until 1/14/2026

ITEM ID	QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
9900 Series	5	David Clark Series 9900 Intercom Wireless System, 4 Position	\$8,100.00	\$40,500.00
		Each 9900 System INLCUDES:		
40991G-01	4	Headset, Behind-The-Head		
40995G-01	1	Gateway, Wireless (includes 1 each Whip Antenna)		
40992G-01	2	Belt Station, VOX		
40992G-07	2	Belt Station, VOX (Intercom Only)		
18748G-24	1	Power Cord for M-RIM and U9925-GEM		
40688G-96	1	Antenna, Remote, Kit (Permanent Install)		
43200G-01	4	Headset Restraint, Quick Release		
40688G-90	8	Battery Pack, Lithium Polymer		
41090G-16	1	Power Cord Kit, Charger (12VDC), 20 feet		
41034G-02	1	Charging Unit, 4-Bay		
18747G-06	1	Radio Interface Cord for U9922-G38 (Universal)		
Freight	1	Freight		
Installation	1	Removal of existing David Clark system and installation of new 9900 Intercom Wireless System. Install of all 4 wireless intercom systems. Engineering Services	\$7,000.00	\$7,000.00

**One of the 9900 Systems to be installed by the manufacturer of the new ladder truck.

Approved By

PO #

Total : \$47,500.00
 Shipping: N/A
 Tax: EXEMPT
 Total: \$47,500.00

Terms and Conditions can be found at <https://www.baycominc.com/baycom-operating-terms-conditions/> NET45

We impose a surcharge of 2% on credit card purchases over \$1,000, which is not greater than our cost of acceptance

All of the information listed on this proposal is confidential and proprietary information.

Your Signature Is An Agreement To Purchase And An Acceptance Of The Above Terms

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of January 12, 2026

Subject: Budget Amendment & Purchase of Jail Monitoring Equipment

Financial Impact:

\$60,000.00 - 291-316-48420.000 - 911 Surcharge

Attachments:

None

Background:

This budget amendment is requested to remove existing CCTV cameras and speakers in jail cells and the booking area and replace them with new software, cameras, and audio equipment to monitor detainees, as required by Illinois Department of Corrections regulations.

Recommendation:

Motion to approve the budget amendment, purchase order number 26-00763 and payment for the purchase and installation of software and hardware to replace jail monitoring equipment for the Mundelein Police Department in the amount of \$60,000 to Active Alarm Company.