

AGENDA

VILLAGE BOARD MEETING NO. 3341

April 13, 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. Minute review and approval

1. 03.09.26 Special Board Meeting Minute Review and Approval

Motion to approve the Board of Trustees Special meeting minutes from March 9, 2026.

2. 03.23.26 Regular Board Meeting Minute Review and Approval

Motion to approve the Board of Trustees regular meeting minutes from March 23, 2026.

V. PRESENTATIONS / AWARDS

VI. PUBLIC COMMENTARY

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

A. Proclamation - Recognizing April 24, 2026 as Arbor Day in the Village of Mundelein

B. Amending Village Code: Director of Public Works and Engineering

Motion to pass an Ordinance Amending Title 2, Chapter 2.16 of the Village Code to separate the position of Village Engineer from the Director of Public Works and Engineering, with the Director continuing to lead the Department of Public Works and Engineering and

engineering services to be provided through an outsourced Village Engineer.

- C. Confirm the appointment of Robert Greenfield as the Public Works and Engineering Director

Motion to adopt a Resolution appointing Robert Greenfield as the Public Works and Engineering Director.

- D. Amending Village Code: Meeting Order of Business

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. Amending Village Code: Village Clerk Duties

Motion to pass an Ordinance Amending Sections 2.08.010 and 2.08.012 of the Village Code to remove outdated subsections.

- F. Amending Village Code: Crime Free Housing Requirement

Motion to pass an Ordinance Amending Section 16.44.050 of the Village Code to repeal subsection (c), eliminating the recurring three-year Crime-Free Housing seminar requirement to align with current practices.

IX. TRUSTEE REPORTS

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

- 1. Community Happenings Report from Trustee Grieco

- 2. Park Street Seasonal Use License Agreement

Motion to adopt a Resolution Authorizing the Village of Mundelein Park Street Seasonal Use License / License Agreement for Use of Public Property.

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

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

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

- 2. Nomination of Census Tract as Qualified Opportunity Zone

Motion to adopt a Resolution Supporting Nomination of a Census Tract within the Village of Mundelein, Illinois as a Qualified Opportunity Zone.

- 3. Use Variation at 333 Washington Boulevard

Motion to authorize staff to draft an ordinance granting a use variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-

Use Zoning District at 333 Washington Boulevard with the conditions outlined in the staff report.

4. Use Variation at 143 North Seymour Avenue

Motion to pass an Ordinance approving use variation to permit a pet groomer in the C-5-R zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

5. TIF II Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF II Administration in an amount not to exceed \$13,500.00.

6. TIF III Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF III Administration in an amount not to exceed \$13,500.00.

7. TIF IV Administration Services Proposal - SB Friedman

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF IV Administration in an amount not to exceed \$6,500.00.

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

1. Budget Amendment - AWIA Risk and Resilience Assessment

Motion to authorize the budget amendment and approve purchase order number 26-00925 for Baxter & Woodman in the amount of \$19,500.00.

2. 2026 (FY27) MFT Roadway Improvements

Motion to accept all submitted bids, award our portion of the contract to Peter Baker & Son, Co. as the lowest responsive bidder for the 2026 (FY27) MFT Roadway Improvements project, and authorize the Mayor and the Village Clerk to sign the contract and subsequent purchase order with Peter Baker & Son, Co. in the amount of \$1,126,266.90.

3. 2026 (FY27) MFT Roadway Improvements Construction Inspection Services

Motion to award a contract and approve a subsequent purchase order to Gewalt Hamilton Associates, Inc. for the construction observation of the 2026 (FY27) MFT Roadway Improvement Project in the amount of \$68,490.00 and authorize the Business Services Manager to sign the contract.

4. Engineering Land-Disturbance Review Fee

Motion to pass an Ordinance amending Title 16 of the Mundelein Municipal Code to establish an Engineering Land-Disturbance Review Fee based on disturbed square footage, and to approve the corresponding update to the Village Fee Schedule (Title 3,

Chapter 3.80).

5. Budget Amendment - 500-463-47560.000 - MT MTLs METERS

Motion to authorize the budget amendment to GL account 500-463-47560.000 in the amount of \$22,000 for the purchase of water meters.

6. Budget Amendment 500-462-46669.000 MT Other Equipment

Motion to authorize the budget amendment to GL 500-462-46669.000 in the amount of \$10,000.00 for the Annual Testing of Village-owned Large Commercial Water Meters.

D. Finance Committee (Schwenk, Ugaste, Grieco)

1. FY27 Annual Budget and 5 Year Capital Improvement Plan

Motion to adopt the Fiscal 2027 Annual Budget and Five-Year Capital Improvement Plan of \$87,989,370.

2. Approval of Closing the 9-1-1 Surcharge Fund (Fund 291) and Water Funds 530, 531, 540, and 541

Motion to adopt the Resolution to Close the 9-1-1 Surcharge Fund (Fund 291) and the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), and the New Water Additions/Expansion Fund (Fund 541).

3. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 24, 2026 and ending April 13, 2026 in the amount of \$1,324,493.41.

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

1. Lake County Health Department Service Agreement

Motion to authorize the Mayor to sign the Lake County Health Department Service Agreement.

2. Comfort Canine Bill of Sale, Waiver of Liability, and Hold Harmless Agreement

Motion to authorize the Village Administrator to sign the Bill of Sale, Waiver of Liability, and Hold Harmless Agreement for Canine Millie.

F. Building Committee (Krinski, Ugaste, Schwenk)

1. New Building Code Adoption 2024 IBC

Motion to pass an ordinance amending Chapter 16.04 - Mundelein Building Code.

2. New Building Code Adoption 2024 IRC

Motion to pass an ordinance amending Chapter 16.05: Mundelein One- and Two-Family

Dwelling Code.

3. Ordinance Amending Building Department Permit Requirements and Fee References

Motion to pass an ordinance amending Chapter 16.06 regarding building permit requirements and applicable fees.

4. New Building Code Adoption 2023 NEC

Motion to pass an ordinance amending Chapter 16.12 Mundelein Electric Code.

5. New Property Maintenance Code Adoption 2024

Motion to pass an ordinance amending Chapter 16.07- Mundelein Property Maintenance Code.

6. New Building Code Adoption 2024 IFC

Motion to pass an ordinance amending Chapter 16.16 -Mundelein Fire Prevention Code.

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 5:00 PM Meeting.

2. Executive Session Meeting Minute Approval

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 7:00 PM Meeting.

3. Asphalt Patching Purchase Order

Motion to approve purchase order number 26-00964 in the amount of \$113,358 to Chicagoland Paving Contractors, Inc. of Lake Zurich, IL, for contractual asphalt patching.

XI. OTHER BUSINESS

- A. An Ordinance Amending Title 3 Chapter 8 of the Mundelein Municipal Code regarding Fee Schedule

Motion to approve an Ordinance revising the Village Fee Schedule, including updated water and sewer rates and building permit/development fees.

XII. EXECUTIVE SESSION

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

- B. Motion to reconvene Village Board Meeting
- C. Attendance
- D. Action from Executive Session

XIII. 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 Special Board Meeting of the Board of Trustees of the Village of Mundelein was held on March 9, 2026, at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 5:00 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:

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther

ABSENT:

PUBLIC COMMENTARY

No public commentary.

EXECUTIVE SESSION

Motion to recess into Executive Session to discuss 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 Daniel Juarez
SECONDER:	Trustee Erich Schwenk
AYES:	Jennifer Grieco, Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste
NAYS:	None
ABSTAIN:	None

RECONVENE VILLAGE BOARD MEETING

Motion to reconvene the Special Village Board Meeting.

The Special Village Board Meeting reconvened at 5:45 PM.

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

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:

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

Village Clerk

CALL TO ORDER

The NO. 3340th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on March 23, 2026 at 300 Plaza Circle, Mundelein. Mayor Meier called the meeting to order at 7:00 PM.

ATTENDANCE

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

Board Attendance

PRESENT: Trustees Grieco, Krinski, Lambert, Schwenk, Ugaste

ABSENT: Trustee Juarez

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, Business Manager Howe

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Minute review and approval

Motion to approve the Board of Trustees Regular meeting minutes from March 9, 2026.

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

PRESENTATIONS / AWARDS

None.

PUBLIC COMMENTARY

Former Administrator John Labaito spoke praising the work that retiring Lori Smith did when he was a Village employee. While she was an internal employee, the work she did affected the Village by helping staff with help desk tickets, computer issues, and patience.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Meeting Call - Committee of the Whole Meeting to discuss Text Amendments to the Zoning Ordinance on April 13, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

Appointment to Beautification Committee - Michael Waters

Motion to approve a commission appointment of Michael Waters to the Beautification Committee.

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

Proclamation - Lori Smith

Mayor Meier read a proclamation honoring Lori Smith for her 26 years of service to the Village of Mundelein. Ms. Smith has been an integral part of Village operations, helping everyone that needed help with computer-related issues. She was also a key participant in the Polar Plunge, helping with costumes for the theme chosen and raising great amounts of money for charity.

Proclamation - Child Abuse Awareness Month

National Child Abuse Prevention Month is recognized throughout the United States as well as Lake County. Created in 2011, Blue Kids Lake County promotes public awareness of child abuse through the creation and display of Blue Kids signs across the county through April and by providing educational material on its website. There are several social service organizations in Lake County as well as park districts, libraries, exchange and rotary clubs, municipal and civic organizations, and private residents that have partnered with Blue Kids Lake County to prevent and promote awareness of neglect and abuse. The Village of Mundelein does hereby thank Blue Kids Lake County for its work to prevent child abuse and urges all residents to take an active role in supporting children and parents and creating safer, healthier communities.

Designation of Village Engineer

Motion to adopt a Resolution designating Gewalt Hamilton Associates, Inc. as Village

Engineer.

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

Mundelein Community Connection (MCC) Lease

Motion to adopt the resolution and approve the Lease Agreement between the Village of Mundelein and Mundelein Community Connection (MCC), authorize the Village Administrator to execute the agreement, and approve the mutual early termination of MCC's existing lease at the Archer Business Center.

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

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

Motion to pass an ordinance amending Chapter 5.76 and Chapter 3.80 creating a new Class R liquor license classification and establishing a corresponding fee.

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

CyberClan Proposal for InTune Implementation

Motion to authorize the Village Administrator to execute an agreement and approve purchase order number 26-00899 for Microsoft Intune Modern Management implementation services, consistent with the scope outlined in Proposal ID 7723, in an amount not to exceed \$40,000.

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

NAYS:	None
ABSTAIN:	None

Grant of Easement to ComEd

Motion to adopt a Resolution Approving and Authorizing the Execution of the Grant of Easement with Commonwealth Edison for Utility Easements 1, 2, and 3 as described in the attached easement documents for Area Development.

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

TRUSTEE REPORTS

Community Happenings Committee (Grieco, Juarez, Lambert)

Community Happenings Report from Trustee Grieco

The CottonTail Trail was very successful this past weekend. Coffee with the Mayor and Trustee Schwenk this coming April 4.

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

Mundelein Senior Apartments - Grant & Vacation of Easements

Motion to pass an Ordinance Granting and Vacating an Easement within the Mundelein Station Subdivision.

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

Sign Variation - Ivanhoe Shoppes - 800-860 North Illinois Route 83

Motion to pass an Ordinance granting a sign variation for an existing multi-tenant ground monument sign at 800-860 North Illinois Route 83, Mundelein, Illinois.

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

BIG Grant Application - Pine Meadow Golf Club

Motion to adopt a resolution approving a Business Incentive Grant relating to exterior improvements for Pine Meadow Golf Club, for the property located at 1 Pine Meadow Lane, Mundelein, Illinois.

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

Trustee Schwenk stated he was pleased with this investment in the Community.

Park Street Phase 2 Concept Plan Design Services - Amendment No. 02

Motion to adopt a Resolution approving and authorizing the Village Administrator's Signature on a Professional Services Agreement and approving purchase order number 26-00907 and payment in an amount not to exceed \$24,315 for Park Street Phase 2 Concept Plan - Amendment No. 02 with Kimley-Horn and Associates.

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

Dream Clean and Dunkin Donuts - Final PUD and Plat of Subdivision

Motion to pass an Ordinance approving a Preliminary and Final Plat of Subdivision and Final Development Plan for an Automotive Car Wash and Drive Through Restaurant on property near the west corner of Illinois Route 60 and Schank Avenue.

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

NAYS:	None
ABSTAIN:	None

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

Budget Amendment - Bulk Rock Salt Purchase

Motion to authorize the budget amendment and purchase order number 26-00892 for Morton Salt, Inc. in the amount of \$18,500.00.

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

Finance Committee (Schwenk, Ugaste, Grieco)

2026 Private Equity Bonds Volume Cap Allocation

Motion to pass an Ordinance Authorizing the Reallocation of 2026 Volume Cap Private Activity Bonds to the Private Activity Bond Clearing House hosted by the Village of Buffalo Grove for Lake County Partners.

RESULT:	Passed [Yes 5, No 0, Abstained 0]
MOVER:	Trustee Erich Schwenk
SECONDER:	Trustee Kara Lambert
AYES:	Jennifer Grieco, 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 March 10, 2026 and ending March 23, 2026 in the amount of \$903,569.52.

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

Trustee Schwenk thanked Administrator Guenther, Finance Director Miller, and

Assistant Finance Director Limperatos and staff for all the work that goes into this report.

Public Safety Committee (Ugaste, Lambert, Krinski)

Agreement for Fire Department Training Between the Village Of Mundelein and Butterfield Manor Partners, LLC.

Motion to approve Village Administrator Guenther to sign the Agreement for Fire Department Training between the Village of Mundelein and Butterfield Manor Partners, LLC.

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

Trustee Ugaste commented on the hard work both Fire and Police did at the previous evening's tragic fire. Fire Chief Lark then thanked all the surrounding communities' fire departments that helped.

Building Committee (Krinski, Ugaste, Schwenk)

None.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Meeting Minute Approval

Motion to approve the Executive Session Meeting Minutes for the February 23, 2026 Meeting.

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

GEMT to Illinois Department of Healthcare/Family Services Purchase Order

Motion to approve purchase order number 26-00877 and payment of invoice number GEMTFY26Q2-171 in the amount of \$130,977.52 to the Illinois Department of Health

and Family Services HFS Bureau of Fiscal Operations - GEMT.

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

Microsoft 365 Contract with CDWG

Motion to adopt a resolution authorizing the Village Administrator to sign a Microsoft Customer agreement by and between the Village of Mundelein and CDWG for a Three-Year Renewal of Microsoft 365 software licensing.

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

OTHER BUSINESS

EXECUTIVE SESSION

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

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

Motion to recess at 7:29 PM.

Motion to reconvene Village Board Meeting

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

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

The regular Board Meeting reconvened at 7:58 PM.

Attendance

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

Board Attendance

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

ABSENT: Trustee Juarez

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe

Action from Executive Session

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

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

The regular Board Meeting adjourned at 7:59 PM.

Village Clerk

MAYORAL PROCLAMATION RECOGNIZING APRIL 24, 2026, AS ARBOR DAY

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, ILLINOIS the day of April 24, 2026, as Arbor Day in the Village of Mundelein and encourage all residents to celebrate Arbor Day, support efforts to protect our trees and woodlands, and urge residents to plant and care for trees to promote the well-being of this and future generations.

PROCLAIMED, signed and sealed this 13th day of April 2026, in the Village of Mundelein, Lake County, Illinois.

ATTEST:

Village Clerk

Mayor

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Amending Village Code: Director of Public Works and Engineering

Financial Impact:

N/A

Attachments:

None

Background:

The Village Code currently establishes a combined Director of Public Works/Village Engineer position, requiring that the appointee be a licensed civil engineer in Illinois. This requirement appears in Section 2.16.010, which states that the director “shall be a licensed civil engineer” and includes both administrative and engineering responsibilities in a single role.

Previously, the Village had filled this combined role with a single individual responsible for both public works operations and professional engineering functions. However, the Village’s operational structure and staffing approach are evolving. The Village intends to appoint a new Director of Public Works whose background is in public works leadership and department management, but who will not be a licensed engineer.

Because of this change, and because the Village will outsource engineering services to a qualified engineering firm or consultant, the Municipal Code must be amended to eliminate the licensure requirement and formally separate the two roles.

Recommendation:

Motion to pass an Ordinance Amending Title 2, Chapter 2.16 of the Village Code to separate the position of Village Engineer from the Director of Public Works and Engineering, with the Director continuing to lead the Department of Public Works and Engineering and engineering services to be provided through an outsourced Village Engineer.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-22
which is entitled

Amending Village Code: Director of Public Works and Engineering

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-22

AN ORDINANCE AMENDING TITLE 2, CHAPTER 2.16 OF THE MUNDELEIN VILLAGE CODE TO SEPARATE THE VILLAGE ENGINEER FROM THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING

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 the combined position of Director of Public Works/Village Engineer under Chapter 2.16 of the Municipal Code; and

WHEREAS, the Village of Mundelein now desires to separate the roles of Director of Public Works and Village Engineer in order to improve administrative efficiency and allow the Village to obtain engineering services from qualified outside professional firms; and

WHEREAS, the Corporate Authorities find that the duties of public works administration and professional engineering services are sufficiently distinct that each function should be performed by individuals or entities with specialized qualifications; and

WHEREAS, the Village of Mundelein has approved outsourced engineering services and therefore no longer requires the Director of Public Works to be a licensed civil engineer; and

WHEREAS, the Department of Public Works and Engineering will continue to include both public works operations and engineering functions, and the Director of Public Works shall continue to serve as the head of the Public Works and Engineering Department, even though engineering services will now be provided by an outsourced Village Engineer; and

WHEREAS, the Corporate Authorities find that these changes will better serve the operational, financial, and infrastructure needs of the Village; and

WHEREAS, the Mayor and Board of Trustees have determined that revising Chapter 2.16 of the Village Code is necessary and in the best interests of the Village of Mundelein.

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

SECTION I: Purpose.

The Corporate Authorities find it necessary and in the best interests of the Village to revise Chapter 2.16 to remove the requirement that the Director of Public Works be a licensed civil engineer and to allow the Village Engineer function to be performed by a qualified consulting or contractual engineering firm.

SECTION II: Amendment to Section 2.16.010 (Establishment and Appointment). Section 2.16.010 of the Mundelein Village Code is hereby amended to read as follows:

2.16.010 Director of Public Works — Establishment and Appointment.

There is hereby established the office of Director of Public Works and Engineering for the Village of Mundelein, Lake County, Illinois. The Director of Public Works and Engineering shall serve as the head of the Public Works and Engineering Department and shall possess such experience, training, and knowledge in public works administration and departmental leadership as the mayor and board of trustees deem appropriate.

The Director of Public Works and Engineering is not required to be a licensed civil engineer, as engineering services will be provided by the Village Engineer under separate appointment or contract. The Director of Public Works and Engineering shall be appointed by the mayor with the consent of the board of trustees. No elected official shall receive such an appointment while serving in that capacity.

SECTION III: Creation of New Section 2.16.015 (Village Engineer — Establishment and Appointment).

A new section 2.16.015 is hereby created and added as follows:

2.16.015 Village Engineer — Establishment and Appointment.

There is hereby established the position of Village Engineer, which may be filled by a qualified individual, engineering firm, or consultant under contract with the Village. The Village Engineer shall be a licensed civil engineer in the State of Illinois and shall perform engineering duties and responsibilities as assigned by the Village and as required under this Code.

The Village Engineer shall be appointed or contracted by the mayor with the consent of the board of trustees.

SECTION IV: Amendments to Section 2.16.030 (Functions, Duties, and Authority)

A. Director of Public Works and Engineering Duties. Section 2.16.030(1) remains in full force and effect, except that references to “director of public works/village engineer” are updated to read “Director of Public Works and Engineering.”

The Director continues to manage and supervise the Public Works and Engineering Department; however, all technical engineering duties formerly assigned to the director shall now be performed by the Village Engineer as set forth in Section 2.16.030(2).

B. Village Engineer Duties. Section 2.16.030(2) is amended to apply solely to the Village Engineer. It shall read:

2.16.030(2) Village Engineer — Functions, Duties, and Authority.

The Village Engineer shall be authorized and required with diligence to perform the engineering functions previously set forth in this section, including but not limited to:

- (a) Formulating, designing, bidding, and contract administration of public works projects;
- (b) Granting permissions for installation of utilities within public rights-of-way;
- (c) Reviewing and approving subdivision improvement drawings;
- (d) Managing the motor fuel tax maintenance program;
- (e) Examining and certifying maps and plats;
- (f) Making engineering recommendations that promote health, safety, welfare, and infrastructure efficiencies;
- (g) Enforcing applicable laws and ordinances related to engineering matters;
- (h) Investigating issues related to public utilities, franchises, or infrastructure;
- (i) Maintaining engineering records for public projects.

SECTION V: Amendments to Sections 2.16.020, 2.16.040, 2.16.050, and 2.16.060

Wherever the term “director of public works/village engineer” appears, it shall be replaced with the appropriate separate title:

Director of Public Works and Engineering (department head)
Village Engineer (outsourced licensed engineer)depending on the context.
No other substantive changes are intended.

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

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

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

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Robin Meier

For: Village Board Meeting of April 13, 2026

Subject: Confirm the appointment of Robert Greenfield as the Public Works and Engineering Director

Financial Impact:

N/A

Attachments:

None

Background:

Director of Public Works and Engineering, Adam Boeche, separated employment on January 7, 2026, and Robert Greenfield was selected by the committee as the next Director of Public Works.

Recommendation:

Motion to adopt a Resolution appointing Robert Greenfield as the Public Works and Engineering Director.

I hereby certify that the attached is an original of

Resolution No. R-26-04-17

that said Resolution was adopted on **April 13, 2026**,

that it was posted in the Village Hall commencing on

4/14/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-04-17

RESOLUTION APPOINTING ROBERT GREENFIELD AS THE VILLAGE OF MUNDELEIN PUBLIC WORKS AND ENGINEERING DIRECTOR

WHEREAS, the Village of Mundelein Director of Public Works and Engineering, Adam Boeche, separated employment on January 7, 2026; and

WHEREAS, Robert Greenfield was selected by the selection committee as the next Director of Public Works and Engineering; and

WHEREAS, the Mayor has recommended, and the Village Board of Trustees is prepared to approve, the appointment of Robert Greenfield as Village of Mundelein Director of Public Works and Engineering, effective April 13, 2026, in accordance herewith.

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. Robert Greenfield is appointed by the Mayor with the approval of the Village Board of Trustees as Village of Mundelein Director of Public Works effective April 13, 2026.

SECTION II. At the public meeting of the Village Board of Trustees to be held on April 13, 2026, Robert Greenfield shall take, subscribe and file the Oath of Office as Village of Mundelein Director of Public Works to be effective April 13, 2026.

XXXX this 13th day of April 2026, by a roll call vote.

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Amending Village Code: Meeting Order of Business

Financial Impact:

N/A

Attachments:

None

Background:

As part of the ongoing efforts to ensure consistency and clarity in the Municipal Code, staff recommends updating the Code to reflect current practices regarding the order of business for Village Board meetings.

The proposed amendment updates the order of business so that formal presentations occur before public commentary. This adjustment aligns code with current practice- and is intended to improve meeting flow and enhance the clarity of information provided to both the Board and the public. Presentations often contain background, data, or reports related to items that members of the public may wish to comment on. Moving presentations earlier ensures that residents have the full context before offering public comment, and that Trustees receive information in a logical sequence that supports better discussion and decision-making. No other changes are being made to Board procedure, and the existing flexibility provisions remain in place.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-23
which is entitled

Amending Village Code: Meeting Order of Business

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-23

AN ORDINANCE AMENDING SECTIONS 2.04.070 OF THE MUNICIPAL CODE REGARDING 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 Village Board finds it beneficial to receive formal presentations from staff, commissions, or external stakeholders prior to public commentary;

WHEREAS, structuring presentations before public comment ensures Trustees and the public receive timely information to facilitate meaningful engagement; and

WHEREAS, the Village must update its code to reflect this best practice and maintain clarity in its procedural framework;

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

SECTION I: 2.04.070 – Order of Business is hereby amended to read as follows:

1. Call to order
2. Roll call
3. Pledge of allegiance to the United States of America
4. Approval of minutes of the previous Village Board meeting
5. Formal presentations and special orders of business
6. Public commentary
7. Public hearings and presentations
8. Mayor's report (appointments, proclamations, communications, petitions, motions, resolutions, ordinances, and other non-omnibus business)
9. Trustees' reports (committee reports, motions, resolutions, ordinances)
10. Omnibus vote agenda
11. Other business
12. Executive sessions and similar proceedings, if any

The existing paragraphs following the order of business shall remain unchanged, and read as follows:

The village administrator, in consultation with the mayor, may from time to time add or delete items of business and determine the order in which such items of business appear on the agenda. 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 II: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall

be adjudged by any Court of competent jurisdiction to be invalid, such a judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

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

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

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Amending Village Code: Village Clerk Duties

Financial Impact:

N/A

Attachments:

None

Background:

This ordinance makes two housekeeping updates to Chapter 2.08 of the Village Code. First, it amends Section 2.08.010(c) outdated reference to a journal, which is no longer required under current practice or state law. Second, it removes Section 2.08.012(g), which assigns the Village Clerk to serve as a member of the Firemen's Pension Fund Board of Trustees, a requirement that no longer applies. Illinois statute now establishes pension board membership directly, making this local code provision unnecessary. These amendments do not change any operational responsibilities and are intended solely to update the code and remove obsolete language.

Recommendation:

Motion to pass an Ordinance Amending Sections 2.08.010 and 2.08.012 of the Village Code to remove outdated subsections.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-24
which is entitled

Amending Village Code: Village Clerk Duties

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-24

AN ORDINANCE AMENDING SECTIONS 2.08.010 AND 2.08.012 OF THE MUNICIPAL CODE REGARDING CLERK DUTIES

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 Board desires to update the Village Code to remove outdated references to the Trustees' journal record and to eliminate the Firemen's Pension Fund trustee duty, as it is not required; and

WHEREAS, these changes are technical and procedural and do not alter substantive governance;

WHEREAS, the Village must update its code to reflect current practice and maintain clarity in its code;

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

SECTION I: 2.08.010 (c) of the Village Code is hereby amended to remove the reference to a journal. 2.08.010 (c) shall now read: Attend all meeting of the corporate authorities and keep a full record of their proceedings.

SECTION II: 2.08.012 (g) of the Village Code is hereby repealed in its entirety. The remaining subsections (h) and (i) shall be renumbered to (g) and (h) accordingly.

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

President

Monday, April 13, 2026

Monday, April 13, 2026

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Amending Village Code: Crime Free Housing Requirement

Financial Impact:

N/A

Attachments:

None

Background:

This ordinance removes subsection 16.44.050(c) of the Village Code, which required owners, agents, or designees of rental housing properties to attend a Crime-Free Housing seminar once every three years. This provision has not been enforced for several years and does not reflect current operational practice. The Village continues to retain the authority for the Building Commissioner or the Chief of Police to require seminar attendance when a rental property is determined to be a nuisance under criteria outlined in code Sections 9.76 and/or Section 16.44.070. Repealing subsection (c) removes outdated language while maintaining the Village's ability to require training when warranted.

Recommendation:

Motion to pass an Ordinance Amending Section 16.44.050 of the Village Code to repeal subsection (c), eliminating the recurring three-year Crime-Free Housing seminar requirement to align with current 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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-25
which is entitled

Amending Village Code: Crime Free Housing Requirement

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-25

AN ORDINANCE AMENDING SECTIONS 16.44.050(c) OF THE MUNICIPAL CODE REGARDING CRIME-FREE HOUSING SEMINARS

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 has not enforced the recurring three-year Crime-Free Housing seminar requirement contained in Section 16.44.050(c); and

WHEREAS, the Village Code already authorizes the Building Commissioner or Chief of Police to require seminar attendance when a property is determined to be a nuisance or meets the criteria of a nuisance following code sections 9.76 or 16.44.070; and

WHEREAS, repealing subsection (c) aligns the Code with existing practice and removes obsolete language for clarity;

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 16.44.050- Crime Free Housing Seminar

16.44.050 (c) of the Village Code is hereby repealed in its entirety. The remaining subsections (d) and (e) shall be renumbered to (c) and (d) accordingly.

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

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

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

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Park Street Seasonal Use License Agreement

Financial Impact:

N/A

Attachments:

1. R-26-04-18 - Exhibit A 1 - Smokin' Jacks - OUTDOOR DINING AGREEMENT
2. R-26-04-18 - Exhibit A 2 - Tina G's - OUTDOOR DINING AGREEMENT
3. R-26-04-18 - Exhibit A 3 - Park Street - OUTDOOR DINING AGREEMENT
4. R-26-04-18 - Exhibit A 4 - Area Coffee - OUTDOOR DINING AGREEMENT

Background:

The attached Resolution authorizes the form of Agreement to allow Tina G's, Park Street, Area Coffee, and Smokin' Jack's BBQ to utilize the seasonal closure of Park Street for outdoor dining. Each business will enter into a form of agreement in substantial conformance with the attached.

The agreement stipulates conditions on the use of Village right-of-way and includes a required fee payment of \$500 plus \$.15 per square foot of area within the right-of-way. The fee is established under Chapter 5.110 of the Municipal Code.

The term of the agreement is May 1, 2026 through November 1, 2026 unless otherwise amended by Village.

Recommendation:

Motion to adopt a Resolution Authorizing the Village of Mundelein Park Street Seasonal Use License / License Agreement for Use of Public Property.

I hereby certify that the attached is an original of

Resolution No. R-26-04-18

that said Resolution was adopted on **April 13, 2026**,

that it was posted in the Village Hall commencing on

4/14/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-04-18

RESOLUTION AUTHORIZING THE VILLAGE OF MUNDELEIN PARK STREET SEASONAL USE LICENSE/LICENSE AGREEMENT FOR USE OF PUBLIC PROPERTY

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

WHEREAS, the Village is the owner of public property, including the sidewalk and street located directly adjacent to businesses located on Park Street in the Village of Mundelein; and

WHEREAS, the Village is willing to expand the areas of public property used for outdoor dining at Park Street on a seasonal basis; and

WHEREAS, the Village is willing to grant permission to licensees to use Park Street, subject to the terms and conditions of the Park Street Seasonal Use License/License Agreement for Use of Public Property attached hereto as **Exhibit A**.

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

SECTION I: The Park Street Seasonal Use License/License Agreement for Use of Public Property attached hereto as **Exhibit A** is hereby approved.

SECTION II: The Village Administrator, or his designee, is authorized to enter into a Park Street Seasonal Use License/License Agreement for Use of Public Property with licensees meeting the criteria set forth in said License/License Agreement and is authorized to sign, and the Village Clerk is authorized to attest such signature, on behalf of the Village.

XXX this 13th day of April 2026, by roll call vote:

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk



March 18, 2026

Smokin' Jack's Bbq, Inc.
Attention: Mike Bowes
32 E Park St
Mundelein, IL 60060

Dear MIKE BOWES,

Enclosed is a Park Street Seasonal Use License Agreement for your review and signature. Please sign and return to my attention at your earliest opportunity.

As part of the use of the public street, you will be responsible for trash removal from the Village receptacle(s) within your designated area on Saturdays and Sundays. The Village will continue to coordinate trash removal on weekdays only throughout the season. Please refer to item three (3) in the agreement. The Village will also be responsible for all maintenance of the trash receptacle in the park adjacent to your business.

Village staff have calculated the square footage dedicated to each business and the resulting fee is shown in **Exhibit A** to the attached agreement.

Please include your certificate of insurance with your signed agreement. An invoice will be forwarded once we receive the signed agreement, **payment must be made prior to May 1st**.

Should you have any questions regarding the agreement language, do not hesitate to contact me at (847) 949-3223 or lmunroe@mundelein.org.

Thank you in advance.

A handwritten signature in black ink that reads "Lynne Monroe".

Lynne Monroe
Assistant Village Administrator

LM/jlm
Attachment

**VILLAGE OF MUNDELEIN
PARK STREET SEASONAL USE LICENSE**

LICENSE AGREEMENT FOR USE OF PUBLIC PROPERTY

This Agreement for Use of Public Property ("Agreement") entered into between the Village of Mundelein, a municipal corporation of the County of Lake, State of Illinois ("Village") and **Smokin' Jack's Bbq, Inc.** ("Licensee"); and

WHEREAS, the Village is willing to expand the areas of public property used for outdoor dining at Park Street on a seasonal basis for the period of **May 1, 2026** through **November 1, 2026**; and

WHEREAS, Licensee is the owner of **Smokin' Jack's Bbq, Inc.**, a business located at **32 E Park St.** in the Village of Mundelein; and

WHEREAS, the Village is the owner of public property, including sidewalk and street ("Site"), located directly adjacent to the right-of-way and street in the Village of Mundelein generally depicted on **Exhibit A** to this Agreement; and

WHEREAS, the Village is willing to grant permission to the Licensee to use the Site solely for the purposes described herein; and

WHEREAS, the Village is an Illinois corporation with Home Rule Authority, and the adoption of this Agreement is being done through its Home Rule powers.

NOW THEREFORE, in consideration of payment of the Park Street Area User License Fee shown on **Exhibit A** to this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee seasonal use of the Site solely for an outdoor dining area, as set forth on **Exhibit A** which is attached and made a part of this Agreement. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.
2. The Licensee agrees to operate the Site in complete compliance with all code ordinances, and governmental rules and regulations, including but not limited to, all applicable guidelines, protocols, and best practices issued by the Illinois Department of Public Health and the Centers for Disease Control and Prevention. The Licensee shall provide the Village with a copy of its plan showing that the business will be operating in complete compliance with such rules and regulations.
3. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. The Licensee further agrees to maintain the Village owned trash receptacles within its entire Site by emptying trash when full and disposing in its own dumpsters every Saturday and Sunday throughout the season.

It is expressly understood that the Licensee may be placing planters, tables, chairs, and related equipment and materials needed to provide outdoor dining service on the Site and that these will not be attached in any way to the Site. The Licensee understands that, at all times, all tables and chairs shall not be placed in a way that they block a fire hydrant or sprinkler connection. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic and orderly manner and the tables and chairs must be secured. Outdoor equipment shall not be stored on the Site, including heating equipment or umbrellas, outside the permitted activity hours described in Section Seven (7).

Portable toilets shall not be placed in or near the Site without Village approval.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

4. Licensee assumes all risk associated with the use of the Site, including, but not limited to the risk of property damage and/or personal injury, death, damages, or loss which Licensee or any of its employees, agents, customers, or members of the public who seek to enter or have entered such Site may sustain as a result of Licensee's participation in the use of the Site. Further, Licensee waives and relinquishes any and all claim it may have arisen out of, connected with, or associated with, its use of the Site and fully releases and discharges the Village and its officials, employees, agents, and volunteers from any and all claims for property damage and/or personal injury, death, damages, or loss which may occur in connection with Licensee's use of the Site.
5. To the fullest extent permitted by law, the Licensee hereby indemnifies, defends, and holds harmless the Village and its officials, employees, agents, and volunteers from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from use of the Site or connected with an act or omission of the Licensee, or an agent, invitee, guest, employee, or anyone in, on, or about the Site invited by and/or with the permission and consent of the Licensee, with respect to the Site or the operations, activities, or services, or any nature whatsoever, including, but not limited to, liability expense and claims for: bodily injury, death, personal injury, or property damage caused by the negligence, creation or maintenance of a dangerous condition of property, or intentional infliction of harm or violation of state and federal laws.

Nothing set forth in this Agreement shall be deemed a waiver by the Village of any defenses or immunities that are or would be otherwise available to the Village or its officials, employees, agents, or volunteers under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/), or that are otherwise available to local governments and their corporate authorities, officers,

employees, agents, and volunteers under the common law of the State of Illinois or the United States of America. The provisions of this Section shall survive the expiration or earlier termination of this Agreement or renewal thereof.

6. Without limited the Licensee's indemnification of the Village as provided above, the Licensee shall provide and maintain at its own expense the below listed policies of insurance or liability coverage covering the activities, services, or operations relating to the Licensee on the site and agrees to name the Village as an additional insured. All such insurance of the Licensee shall be secured through a carrier(s) satisfactory to the Village. Satisfactory evidence of such insurance will be provided to the Village with this Agreement. The Village's insurance or liability coverage shall always be deemed excess over any other insurance or liability coverage whether primary, excess, pro rate, contingent, or any other basis.
 - a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a general aggregate of \$2,000,000 limit. The Village, its officials, employees, agents, and volunteers shall be named as additional insured on a primary and non-contributory basis under the policy or coverage by original endorsement signed by a person authorized to bind coverage.
 - b. Liquor Liability: A minimum of \$1,000,000 per occurrence for its sale of alcoholic beverages with the Village, its officials, employees, and agents named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage. This requirement only applies to those businesses with hold liquor licenses from the Village.

All the policies of insurance or liability coverage shall contain a waiver of subrogation as against the Village, its officials, employees, agents, and volunteers except with respect to the sole negligence of the Village.

7. The Licensee specifically understands that all activity on the Site must be concluded no later than 10:00 PM Sunday through Thursday of each week and no later than 11:00 PM on Fridays and Saturdays. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise or other nuisance emanating from the Licensee's use of the Site.
8. Should the Licensee wish to terminate this Agreement, notice shall be provided to the Village in writing. Upon termination, the Licensee must immediately remove all furnishings placed on the Site.
9. The Village reserves the right to make any changes and adjustments to the Licensee's

use of the Site, including reopening the street, as necessary, at any time.

10. This Agreement expires on **November 1, 2026**, unless extended by the Village.
11. This Agreement shall be construed in accordance with the laws of the State of Illinois.
12. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Mundelein

Attention: Village Administrator
300 Plaza Circle
Mundelein, IL 60060

Smokin' Jack's Bbq, Inc.

Attention: Mike Bowes
32 E Park St
Mundelein, IL 60060

13. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
14. Licensee represents and warrants that the signatory set forth below is authorized to enter into this Agreement on behalf of Licensee and Licensee has exercised its own judgment in deciding whether to sign the Agreement. Licensee fully understands and agrees to the above stated conditions.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this _____ day of _____ 2026.

Village of Mundelein

Signature

Print Name

Title

Date

Smokin' Jack's Bbq, Inc.

Signature

Print Name

Title

Date

ATTEST: _____

EXHIBIT A





March 17, 2026

Tina G's
Attention: Phil Gilardi
10 E Park St
Mundelein, IL 60060

Dear Phil Gilardi,

Enclosed is a Park Street Seasonal Use License Agreement for your review and signature. Please sign and return to my attention at your earliest opportunity.

As part of the use of the public street, you will be responsible for trash removal from the Village receptacle(s) within your designated area on Saturdays and Sundays. The Village will continue to coordinate trash removal on weekdays only throughout the season. Please refer to item three (3) in the agreement. The Village will also be responsible for all maintenance of the trash receptacle in the park adjacent to your business.

Village staff have calculated the square footage dedicated to each business and the resulting fee is shown in **Exhibit A** to the attached agreement.

Please include your certificate of insurance with your signed agreement. An invoice will be forwarded once we receive the signed agreement, **payment must be made prior to May 1st**.

Should you have any questions regarding the agreement language, do not hesitate to contact me at (847) 949-3223 or lmunroe@mundelein.org.

Thank you in advance.

A handwritten signature in black ink that reads "Lynne Monroe". The signature is written in a cursive, flowing style.

Lynne Monroe
Assistant Village Administrator

LM/jlm
Attachment

**VILLAGE OF MUNDELEIN
PARK STREET SEASONAL USE LICENSE**

LICENSE AGREEMENT FOR USE OF PUBLIC PROPERTY

This Agreement for Use of Public Property ("Agreement") entered into between the Village of Mundelein, a municipal corporation of the County of Lake, State of Illinois ("Village") and Tina G's ("Licensee"); and

WHEREAS, the Village is willing to expand the areas of public property used for outdoor dining at Park Street on a seasonal basis for the period of May 1, 2026 through November 1, 2026; and

WHEREAS, Licensee is the owner of Tina G's, a business located at 10 E Park St, in the Village of Mundelein; and

WHEREAS, the Village is the owner of public property, including sidewalk and street ("Site"), located directly adjacent to the right-of-way and street in the Village of Mundelein generally depicted on **Exhibit A** to this Agreement; and

WHEREAS, the Village is willing to grant permission to the Licensee to use the Site solely for the purposes described herein; and

WHEREAS, the Village is an Illinois corporation with Home Rule Authority, and the adoption of this Agreement is being done through its Home Rule powers.

NOW THEREFORE, in consideration of payment of the Park Street Area User License Fee shown on **Exhibit A** to this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee seasonal use of the Site solely for an outdoor dining area, as set forth on **Exhibit A** which is attached and made a part of this Agreement. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.
2. The Licensee agrees to operate the Site in complete compliance with all code ordinances, and governmental rules and regulations, including but not limited to, all applicable guidelines, protocols, and best practices issued by the Illinois Department of Public Health and the Centers for Disease Control and Prevention. The Licensee shall provide the Village with a copy of its plan showing that the business will be operating in complete compliance with such rules and regulations.
3. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. The Licensee further agrees to maintain the Village owned trash receptacles within its entire Site by emptying trash when full and disposing in its own dumpsters every Saturday and Sunday throughout the season.

It is expressly understood that the Licensee may be placing planters, tables, chairs, and related equipment and materials needed to provide outdoor dining service on the Site and that these will not be attached in any way to the Site. The Licensee understands that, at all times, all tables and chairs shall not be placed in a way that they block a fire hydrant or sprinkler connection. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic and orderly manner and the tables and chairs must be secured. Outdoor equipment shall not be stored on the Site, including heating equipment or umbrellas, outside the permitted activity hours described in Section Seven (7).

Portable toilets shall not be placed in or near the Site without Village approval.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

4. Licensee assumes all risk associated with the use of the Site, including, but not limited to the risk of property damage and/or personal injury, death, damages, or loss which Licensee or any of its employees, agents, customers, or members of the public who seek to enter or have entered such Site may sustain as a result of Licensee's participation in the use of the Site. Further, Licensee waives and relinquishes any and all claim it may have arisen out of, connected with, or associated with, its use of the Site and fully releases and discharges the Village and its officials, employees, agents, and volunteers from any and all claims for property damage and/or personal injury, death, damages, or loss which may occur in connection with Licensee's use of the Site.
5. To the fullest extent permitted by law, the Licensee hereby indemnifies, defends, and holds harmless the Village and its officials, employees, agents, and volunteers from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from use of the Site or connected with an act or omission of the Licensee, or an agent, invitee, guest, employee, or anyone in, on, or about the Site invited by and/or with the permission and consent of the Licensee, with respect to the Site or the operations, activities, or services, or any nature whatsoever, including, but not limited to, liability expense and claims for: bodily injury, death, personal injury, or property damage caused by the negligence, creation or maintenance of a dangerous condition of property, or intentional infliction of harm or violation of state and federal laws.

Nothing set forth in this Agreement shall be deemed a waiver by the Village of any defenses or immunities that are or would be otherwise available to the Village or its officials, employees, agents, or volunteers under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/), or that are otherwise available to local governments and their corporate authorities, officers,

employees, agents, and volunteers under the common law of the State of Illinois or the United States of America. The provisions of this Section shall survive the expiration or earlier termination of this Agreement or renewal thereof.

6. Without limited the Licensee's indemnification of the Village as provided above, the Licensee shall provide and maintain at its own expense the below listed policies of insurance or liability coverage covering the activities, services, or operations relating to the Licensee on the site and agrees to name the Village as an additional insured. All such insurance of the Licensee shall be secured through a carrier(s) satisfactory to the Village. Satisfactory evidence of such insurance will be provided to the Village with this Agreement. The Village's insurance or liability coverage shall always be deemed excess over any other insurance or liability coverage whether primary, excess, pro rate, contingent, or any other basis.
 - a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a general aggregate of \$2,000,000 limit. The Village, its officials, employees, agents, and volunteers shall be named as additional insured on a primary and non-contributory basis under the policy or coverage by original endorsement signed by a person authorized to bind coverage.
 - b. Liquor Liability: A minimum of \$1,000,000 per occurrence for its sale of alcoholic beverages with the Village, its officials, employees, and agents named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage. This requirement only applies to those businesses with hold liquor licenses from the Village.

All the policies of insurance or liability coverage shall contain a waiver of subrogation as against the Village, its officials, employees, agents, and volunteers except with respect to the sole negligence of the Village.

7. The Licensee specifically understands that all activity on the Site must be concluded no later than 10:00 PM Sunday through Thursday of each week and no later than 11:00 PM on Fridays and Saturdays. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise or other nuisance emanating from the Licensee's use of the Site.
8. Should the Licensee wish to terminate this Agreement, notice shall be provided to the Village in writing. Upon termination, the Licensee must immediately remove all furnishings placed on the Site.
9. The Village reserves the right to make any changes and adjustments to the Licensee's

use of the Site, including reopening the street, as necessary, at any time.

10. This Agreement expires on **November 1, 2026**, unless extended by the Village.
11. This Agreement shall be construed in accordance with the laws of the State of Illinois.
12. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Mundelein

Attention: Village Administrator
300 Plaza Circle
Mundelein, IL 60060

Tina G's

Attention: Phil Gilardi
10 E Park St
Mundelein, IL 60060

13. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
14. Licensee represents and warrants that the signatory set forth below is authorized to enter into this Agreement on behalf of Licensee and Licensee has exercised its own judgment in deciding whether to sign the Agreement. Licensee fully understands and agrees to the above stated conditions.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this _____ day of _____ 2026.

Village of Mundelein

Signature

Print Name

Title

Date

Tina G's

Signature

Print Name

Title

Date

ATTEST: _____

EXHIBIT A





March 17, 2026

Park Street Restaurant
Attention: Nora Arroyo
14 E Park St
Mundelein, IL 60060

Dear Nora Arroyo,

Enclosed is a Park Street Seasonal Use License Agreement for your review and signature. Please sign and return to my attention at your earliest opportunity.

As part of the use of the public street, you will be responsible for trash removal from the Village receptacle(s) within your designated area on Saturdays and Sundays. The Village will continue to coordinate trash removal on weekdays only throughout the season. Please refer to item three (3) in the agreement. The Village will also be responsible for all maintenance of the trash receptacle in the park adjacent to your business.

Village staff have calculated the square footage dedicated to each business and the resulting fee is shown in **Exhibit A** to the attached agreement.

Please include your certificate of insurance with your signed agreement. An invoice will be forwarded once we receive the signed agreement, **payment must be made prior to May 1st**.

Should you have any questions regarding the agreement language, do not hesitate to contact me at (847) 949-3223 or lmunroe@mundelein.org.

Thank you in advance.

A handwritten signature in black ink that reads "Lynne Monroe".

Lynne Monroe
Assistant Village Administrator

LM/jlm
Attachment

**VILLAGE OF MUNDELEIN
PARK STREET SEASONAL USE LICENSE**

LICENSE AGREEMENT FOR USE OF PUBLIC PROPERTY

This Agreement for Use of Public Property ("Agreement") entered into between the Village of Mundelein, a municipal corporation of the County of Lake, State of Illinois ("Village") and **Park Street Restaurant** ("Licensee"); and

WHEREAS, the Village is willing to expand the areas of public property used for outdoor dining at Park Street on a seasonal basis for the period of **May 1, 2026** through **November 1, 2026**; and

WHEREAS, Licensee is the owner of **Park Street Restaurant**, a business located at **14 E Park St**, in the Village of Mundelein; and

WHEREAS, the Village is the owner of public property, including sidewalk and street ("Site"), located directly adjacent to the right-of-way and street in the Village of Mundelein generally depicted on **Exhibit A** to this Agreement; and

WHEREAS, the Village is willing to grant permission to the Licensee to use the Site solely for the purposes described herein; and

WHEREAS, the Village is an Illinois corporation with Home Rule Authority, and the adoption of this Agreement is being done through its Home Rule powers.

NOW THEREFORE, in consideration of payment of the Park Street Area User License Fee shown on **Exhibit A** to this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee seasonal use of the Site solely for an outdoor dining area, as set forth on **Exhibit A** which is attached and made a part of this Agreement. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.
2. The Licensee agrees to operate the Site in complete compliance with all code ordinances, and governmental rules and regulations, including but not limited to, all applicable guidelines, protocols, and best practices issued by the Illinois Department of Public Health and the Centers for Disease Control and Prevention. The Licensee shall provide the Village with a copy of its plan showing that the business will be operating in complete compliance with such rules and regulations.
3. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. The Licensee further agrees to maintain the Village owned trash receptacles within its entire Site by emptying trash when full and disposing in its own dumpsters every Saturday and Sunday throughout the season.

It is expressly understood that the Licensee may be placing planters, tables, chairs, and related equipment and materials needed to provide outdoor dining service on the Site and that these will not be attached in any way to the Site. The Licensee understands that, at all times, all tables and chairs shall not be placed in a way that they block a fire hydrant or sprinkler connection. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic and orderly manner and the tables and chairs must be secured. Outdoor equipment shall not be stored on the Site, including heating equipment or umbrellas, outside the permitted activity hours described in Section Seven (7).

Portable toilets shall not be placed in or near the Site without Village approval.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

4. Licensee assumes all risk associated with the use of the Site, including, but not limited to the risk of property damage and/or personal injury, death, damages, or loss which Licensee or any of its employees, agents, customers, or members of the public who seek to enter or have entered such Site may sustain as a result of Licensee's participation in the use of the Site. Further, Licensee waives and relinquishes any and all claim it may have arisen out of, connected with, or associated with, its use of the Site and fully releases and discharges the Village and its officials, employees, agents, and volunteers from any and all claims for property damage and/or personal injury, death, damages, or loss which may occur in connection with Licensee's use of the Site.
5. To the fullest extent permitted by law, the Licensee hereby indemnifies, defends, and holds harmless the Village and its officials, employees, agents, and volunteers from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from use of the Site or connected with an act or omission of the Licensee, or an agent, invitee, guest, employee, or anyone in, on, or about the Site invited by and/or with the permission and consent of the Licensee, with respect to the Site or the operations, activities, or services, or any nature whatsoever, including, but not limited to, liability expense and claims for: bodily injury, death, personal injury, or property damage caused by the negligence, creation or maintenance of a dangerous condition of property, or intentional infliction of harm or violation of state and federal laws.

Nothing set forth in this Agreement shall be deemed a waiver by the Village of any defenses or immunities that are or would be otherwise available to the Village or its officials, employees, agents, or volunteers under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/), or that are otherwise available to local governments and their corporate authorities, officers,

employees, agents, and volunteers under the common law of the State of Illinois or the United States of America. The provisions of this Section shall survive the expiration or earlier termination of this Agreement or renewal thereof.

6. Without limited the Licensee's indemnification of the Village as provided above, the Licensee shall provide and maintain at its own expense the below listed policies of insurance or liability coverage covering the activities, services, or operations relating to the Licensee on the site and agrees to name the Village as an additional insured. All such insurance of the Licensee shall be secured through a carrier(s) satisfactory to the Village. Satisfactory evidence of such insurance will be provided to the Village with this Agreement. The Village's insurance or liability coverage shall always be deemed excess over any other insurance or liability coverage whether primary, excess, pro rate, contingent, or any other basis.
 - a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a general aggregate of \$2,000,000 limit. The Village, its officials, employees, agents, and volunteers shall be named as additional insured on a primary and non-contributory basis under the policy or coverage by original endorsement signed by a person authorized to bind coverage.
 - b. Liquor Liability: A minimum of \$1,000,000 per occurrence for its sale of alcoholic beverages with the Village, its officials, employees, and agents named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage. This requirement only applies to those businesses with hold liquor licenses from the Village.

All the policies of insurance or liability coverage shall contain a waiver of subrogation as against the Village, its officials, employees, agents, and volunteers except with respect to the sole negligence of the Village.

7. The Licensee specifically understands that all activity on the Site must be concluded no later than 10:00 PM Sunday through Thursday of each week and no later than 11:00 PM on Fridays and Saturdays. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise or other nuisance emanating from the Licensee's use of the Site.
8. Should the Licensee wish to terminate this Agreement, notice shall be provided to the Village in writing. Upon termination, the Licensee must immediately remove all furnishings placed on the Site.
9. The Village reserves the right to make any changes and adjustments to the Licensee's

use of the Site, including reopening the street, as necessary, at any time.

10. This Agreement expires on **November 1, 2026**, unless extended by the Village.
11. This Agreement shall be construed in accordance with the laws of the State of Illinois.
12. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Mundelein

Attention: Village Administrator
300 Plaza Circle
Mundelein, IL 60060

Park Street Restaurant

Attention: Nora Arroyo
14 E Park St
Mundelein, IL 60060

13. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
14. Licensee represents and warrants that the signatory set forth below is authorized to enter into this Agreement on behalf of Licensee and Licensee has exercised its own judgment in deciding whether to sign the Agreement. Licensee fully understands and agrees to the above stated conditions.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this _____ day of _____ 2026.

Village of Mundelein

Signature

Print Name

Title

Date

Park Street Restaurant

Signature

Print Name

Title

Date

ATTEST: _____

EXHIBIT A





March 17, 2026

Area Coffee
Attention: Frank Mahar
18 E Park St
Mundelein, IL 60060

Dear Frank Mahar,

Enclosed is a Park Street Seasonal Use License Agreement for your review and signature. Please sign and return to my attention at your earliest opportunity.

As part of the use of the public street, you will be responsible for trash removal from the Village receptacle(s) within your designated area on Saturdays and Sundays. The Village will continue to coordinate trash removal on weekdays only throughout the season. Please refer to item three (3) in the agreement. The Village will also be responsible for all maintenance of the trash receptacle in the park adjacent to your business.

Village staff have calculated the square footage dedicated to each business and the resulting fee is shown in **Exhibit A** to the attached agreement.

Please include your certificate of insurance with your signed agreement. An invoice will be forwarded once we receive the signed agreement, **payment must be made prior to May 1st**.

Should you have any questions regarding the agreement language, do not hesitate to contact me at (847) 949-3223 or lmunroe@mundelein.org.

Thank you in advance.

A handwritten signature in black ink that reads "Lynne Monroe". The signature is written in a cursive, flowing style.

Lynne Monroe
Assistant Village Administrator

LM/jlm
Attachment

**VILLAGE OF MUNDELEIN
PARK STREET SEASONAL USE LICENSE**

LICENSE AGREEMENT FOR USE OF PUBLIC PROPERTY

This Agreement for Use of Public Property ("Agreement") entered into between the Village of Mundelein, a municipal corporation of the County of Lake, State of Illinois ("Village") and **Area Coffee** ("Licensee"); and

WHEREAS, the Village is willing to expand the areas of public property used for outdoor dining at Park Street on a seasonal basis for the period of **May 1, 2026** through **November 1, 2026**; and

WHEREAS, Licensee is the owner of **Area Coffee**, a business located at **18 E Park St**, in the Village of Mundelein; and

WHEREAS, the Village is the owner of public property, including sidewalk and street ("Site"), located directly adjacent to the right-of-way and street in the Village of Mundelein generally depicted on **Exhibit A** to this Agreement; and

WHEREAS, the Village is willing to grant permission to the Licensee to use the Site solely for the purposes described herein; and

WHEREAS, the Village is an Illinois corporation with Home Rule Authority, and the adoption of this Agreement is being done through its Home Rule powers.

NOW THEREFORE, in consideration of payment of the Park Street Area User License Fee shown on **Exhibit A** to this Agreement and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

1. The Village grants the Licensee seasonal use of the Site solely for an outdoor dining area, as set forth on **Exhibit A** which is attached and made a part of this Agreement. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.
2. The Licensee agrees to operate the Site in complete compliance with all code ordinances, and governmental rules and regulations, including but not limited to, all applicable guidelines, protocols, and best practices issued by the Illinois Department of Public Health and the Centers for Disease Control and Prevention. The Licensee shall provide the Village with a copy of its plan showing that the business will be operating in complete compliance with such rules and regulations.
3. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. The Licensee further agrees to maintain the Village owned trash receptacles within its entire Site by emptying trash when full and disposing in its own dumpsters every Saturday and Sunday throughout the season.

It is expressly understood that the Licensee may be placing planters, tables, chairs, and related equipment and materials needed to provide outdoor dining service on the Site and that these will not be attached in any way to the Site. The Licensee understands that, at all times, all tables and chairs shall not be placed in a way that they block a fire hydrant or sprinkler connection. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic and orderly manner and the tables and chairs must be secured. Outdoor equipment shall not be stored on the Site, including heating equipment or umbrellas, outside the permitted activity hours described in Section Seven (7).

Portable toilets shall not be placed in or near the Site without Village approval.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

4. Licensee assumes all risk associated with the use of the Site, including, but not limited to the risk of property damage and/or personal injury, death, damages, or loss which Licensee or any of its employees, agents, customers, or members of the public who seek to enter or have entered such Site may sustain as a result of Licensee's participation in the use of the Site. Further, Licensee waives and relinquishes any and all claim it may have arisen out of, connected with, or associated with, its use of the Site and fully releases and discharges the Village and its officials, employees, agents, and volunteers from any and all claims for property damage and/or personal injury, death, damages, or loss which may occur in connection with Licensee's use of the Site.
5. To the fullest extent permitted by law, the Licensee hereby indemnifies, defends, and holds harmless the Village and its officials, employees, agents, and volunteers from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from use of the Site or connected with an act or omission of the Licensee, or an agent, invitee, guest, employee, or anyone in, on, or about the Site invited by and/or with the permission and consent of the Licensee, with respect to the Site or the operations, activities, or services, or any nature whatsoever, including, but not limited to, liability expense and claims for: bodily injury, death, personal injury, or property damage caused by the negligence, creation or maintenance of a dangerous condition of property, or intentional infliction of harm or violation of state and federal laws.

Nothing set forth in this Agreement shall be deemed a waiver by the Village of any defenses or immunities that are or would be otherwise available to the Village or its officials, employees, agents, or volunteers under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act (745 ILCS 10/), or that are otherwise available to local governments and their corporate authorities, officers,

employees, agents, and volunteers under the common law of the State of Illinois or the United States of America. The provisions of this Section shall survive the expiration or earlier termination of this Agreement or renewal thereof.

6. Without limited the Licensee's indemnification of the Village as provided above, the Licensee shall provide and maintain at its own expense the below listed policies of insurance or liability coverage covering the activities, services, or operations relating to the Licensee on the site and agrees to name the Village as an additional insured. All such insurance of the Licensee shall be secured through a carrier(s) satisfactory to the Village. Satisfactory evidence of such insurance will be provided to the Village with this Agreement. The Village's insurance or liability coverage shall always be deemed excess over any other insurance or liability coverage whether primary, excess, pro rate, contingent, or any other basis.
 - a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, property damage, and personal injury with a general aggregate of \$2,000,000 limit. The Village, its officials, employees, agents, and volunteers shall be named as additional insured on a primary and non-contributory basis under the policy or coverage by original endorsement signed by a person authorized to bind coverage.
 - b. Liquor Liability: A minimum of \$1,000,000 per occurrence for its sale of alcoholic beverages with the Village, its officials, employees, and agents named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage. This requirement only applies to those businesses with hold liquor licenses from the Village.

All the policies of insurance or liability coverage shall contain a waiver of subrogation as against the Village, its officials, employees, agents, and volunteers except with respect to the sole negligence of the Village.

7. The Licensee specifically understands that all activity on the Site must be concluded no later than 10:00 PM Sunday through Thursday of each week and no later than 11:00 PM on Fridays and Saturdays. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise or other nuisance emanating from the Licensee's use of the Site.
8. Should the Licensee wish to terminate this Agreement, notice shall be provided to the Village in writing. Upon termination, the Licensee must immediately remove all furnishings placed on the Site.
9. The Village reserves the right to make any changes and adjustments to the Licensee's

use of the Site, including reopening the street, as necessary, at any time.

10. This Agreement expires on **November 1, 2026**, unless extended by the Village.
11. This Agreement shall be construed in accordance with the laws of the State of Illinois.
12. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Mundelein

Attention: Village Administrator
300 Plaza Circle
Mundelein, IL 60060

Area Coffee

Attention: Frank Mahar
18 E Park St
Mundelein, IL 60060

13. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
14. Licensee represents and warrants that the signatory set forth below is authorized to enter into this Agreement on behalf of Licensee and Licensee has exercised its own judgment in deciding whether to sign the Agreement. Licensee fully understands and agrees to the above stated conditions.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this ____ day of _____ 2026.

Village of Mundelein

Signature

Print Name

Title

Date

ATTEST: _____

Area Coffee

Signature

Print Name

Title

Date

EXHIBIT A



To: Mayor and Board of Trustees

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

For: Village Board Meeting of April 13, 2026

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

Financial Impact:

N/A

Attachments:

1. O-26-04-26 - Exhibit A - Vacated Right-of-Way
2. O-26-04-26 - Exhibit B - Portion of East Hawley Street

Background:

During construction of the Mundelein Senior Apartments, a minor encroachment of approximately 0.6 feet into the East Hawley Street right-of-way was identified. The proposed vacation addresses and resolves this encroachment. It is the desire of the Village and best practice not to have private structures within the public right-of-way. The previously adopted Ordinance No. O-25-11-77 inadvertently listed the incorrect taxpayer name and is being repealed and replaced by this Ordinance with the correct taxpayer of record, which is listed on the Plat of Vacation as MSA LP.

Recommendation:

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

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-26
which is entitled

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

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-26

AN ORDINANCE VACATING A CERTAIN PORTION OF THE EAST HAWLEY STREET RIGHT-OF-WAY WITHIN THE MUNDELEIN STATION SUBDIVISION, VILLAGE OF MUNDELEIN, ILLINOIS

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

WHEREAS, the Illinois Municipal Code provides, in 65 ILCS 5/11-91-1, that a municipality may vacate a certain street or alley within its jurisdiction in any incorporated area by an ordinance; and

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

WHEREAS, the previously adopted Ordinance No. O-25-11-77 inadvertently listed the incorrect taxpayer name and is being repealed and replaced by this Ordinance with the correct taxpayer of record, which is listed on the Plat of Vacation as MSA LP; and

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

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

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

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

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

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

of access to utilize the certain portion of the East Hawley Street right-of-way by third parties, if any.

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

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

SECTION III: Ordinance No. O-25-11-77 is hereby repealed and replaced by this Ordinance.

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

PLAT OF VACATION

OF

part of HAWLEY STREET

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

PIN 11-19-328-001

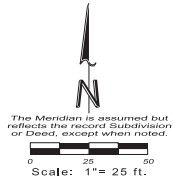
Send Tax Bills to:

MSA LP

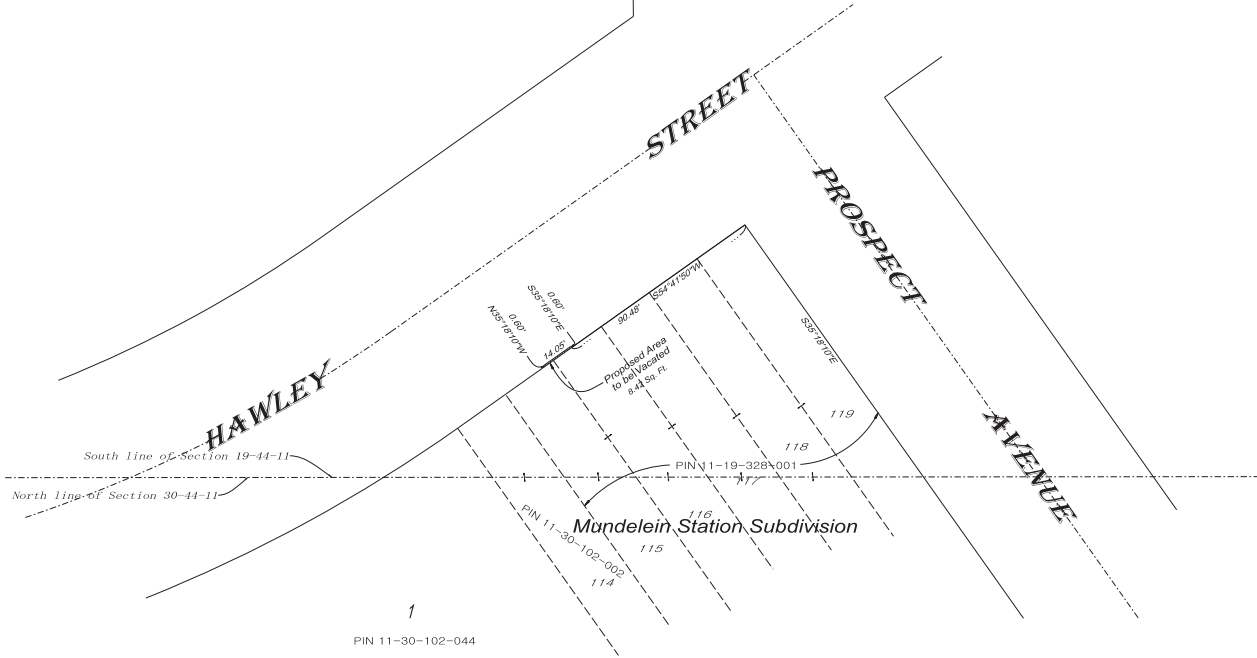
C/O

The DeBruler Company
131 E Park Ave Suite 101
Libertyville IL 60048

Space Reserved for Recorder



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.



PIN 11-30-102-044

Hannigan's Resb'n.

State of Illinois)
County of Lake)

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

Signed: _____ Attest: _____
President Village Clerk

Name: _____ Name: _____

State of Illinois)
County of Lake)

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

Signed: _____
Village Engineer

Name: _____

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

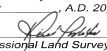
LEGAL DESCRIPTION

That part of Hawley Street in Mundelein Station Subdivision described as follows: Commencing the most Northerly corner of Lot 119 in said Mundelein Station Subdivision; being at the intersection of Prospect Avenue with Hawley Street; thence South 54°41'50" West, 14.05 feet; thence North 35°18'10" West, 0.60 feet; thence North 54°41'50" East, 14.05 feet; thence South 35°18'10" East, 0.60 feet to the Point of Beginning, being a subdivision of parts of Section 19 and 30, Township 44 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded April 22, 1926 as Document 273507, in Book "P" of Plats, pages 24 to 28, both inclusive, in Lake County, Illinois.

State of Illinois)
County of Lake)

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

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

By:  Professional Land Surveyor No. 3261



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

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

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



LEGAL DESCRIPTION

COMMONLY KNOWN AS: Mundelein Senior Apartments

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

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

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of April 13, 2026

Subject: Nomination of Census Tract as Qualified Opportunity Zone

Financial Impact:

N/A

Attachments:

1. R-26-04-19 - Exhibit A - Map Census

Background:

The federal Qualified Opportunity Zone program provides an incentive for investors to invest in designated lower-income areas to help create jobs and spur economic development in places that need it the most. The program does this by providing significant tax benefits over time to investors that utilize a Qualified Opportunity Fund to reinvest their capital gains into projects within Opportunity Zones.

In July 2025, the federal government adjusted and made permanent the Opportunity Zone program. More information on the changes can be found on the [IRS website](#). Please note that these changes will require the State of Illinois to nominate new Opportunity Zones for designation, which will take effect starting in January 2027.

The State of Illinois is undertaking a comprehensive approach to reviewing and selecting the next census tracts for recommendations for federal "Opportunity Zone" designation. An important part of this decision-making process will be the insights and recommendations provided by those most familiar with their communities. DCEO is requesting interested parties submit through an online form as much detail and information as possible by April 30, 2026, to help inform Illinois' next Opportunity Zones. Given the limited number (25% of all eligible census tracts) that the State of Illinois can designate, completion of this form does not guarantee future designation.

It is advisable to adopt a resolution showing Village support for consideration of an Opportunity Zone designation to include with our submittal. The Village's census tract is 8640.02, GEOD 17097864002, which includes opportunities in the following locations:

- the Archer Business Center site (165 North Archer Avenue);
- the Mundelein Shopping Center (Seymour Avenue and Crystal Street);
- the former Springbank project site (440 East Crystal Street);
- Allanson Road area from Route 45 to the railroad tracks;
- Tower Road business park;
- Terrace Drive business park;
- Campus Drive business park;
- Diamond Lake neighborhoods and lakefront properties;
- Medline campus;
- Butterfield shopping center and properties, including the major corner at Butterfield Road and Townline Road;
- Garden Fresh Market shopping center properties; and
- Area around Route 45 and the railroad overpass.

Should the Village be successful, there is also an opportunity to combine the Opportunity Zone with other economic development tools such as Tax Increment Financing and Lake County's Enterprise Zone designation.

Recommendation:

Motion to adopt a Resolution Supporting Nomination of a Census Tract within the Village of Mundelein, Illinois as a Qualified Opportunity Zone.

I hereby certify that the attached is an original of

Resolution No. R-26-04-19

that said Resolution was adopted on **April 13, 2026**,

that it was posted in the Village Hall commencing on

4/14/2026 and for at least 10 days

thereafter. Copies are available for public inspection

upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-04-19

A RESOLUTION SUPPORTING NOMINATION OF A CENSUS TRACT WITHIN THE VILLAGE OF MUNDELEIN, ILLINOIS AS A QUALIFIED OPPORTUNITY ZONE

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

WHEREAS, the federal Qualified Opportunity Zone (QOZ) program, originally established under the Tax Cuts and Jobs Act of 2017 and made permanent by the One Big Beautiful Bill Act of 2025, is designed to encourage long-term private investment in designated low-income and economically distressed census tracts by providing significant tax incentives to investors who reinvest capital gains through Qualified Opportunity Funds; and

WHEREAS, under the updated program, investors may defer capital gains taxes for up to five years, receive a ten percent (10%) step-up in basis after five years, and achieve a complete exclusion of capital gains on investments held for ten or more years, directing private capital toward communities in need of economic revitalization; and

WHEREAS, the Governor of the State of Illinois will have a ninety-day nomination window beginning July 1, 2026, to submit eligible census tracts for designation as Qualified Opportunity Zones, with new designations taking effect January 1, 2027, and the Illinois Department of Commerce and Economic Opportunity (DCEO) has encouraged local governments to engage in the nomination process; and

WHEREAS, a census tract located within the Village of Mundelein meets the eligibility criteria for Qualified Opportunity Zone designation, including a poverty rate of 12.97% and a median family income of \$75,341; and

WHEREAS, the following are all potential redevelopment and investment opportunities within the census tract that may benefit from an Opportunity Zone designation:

- the Archer Business Center site (165 North Archer Avenue);
- the Mundelein Shopping Center (Seymour Avenue and Crystal Street);
- the former Springbank project site (440 East Crystal Street);
- Allanson Road area from Route 45 to the railroad tracks;
- Tower Road business park;
- Terrace Drive business park;
- Campus Drive business park;
- Diamond Lake neighborhoods and lakefront properties;
- Medline campus;
- Butterfield shopping center and properties, including the major corner at Butterfield Road and Townline Road;
- Garden Fresh Market shopping center properties; and
- Area around Route 45 and the railroad overpass.

WHEREAS, the designation of an eligible census tract within Mundelein as a Qualified Opportunity Zone

would attract private investment to support economic revitalization, job creation, and community development priorities aligned with the Village's long-term economic development goals; and

WHEREAS, there is potential to combine an Opportunity Zone with other tools such as Tax Increment Financing and Enterprise Zone designations that already exist in several of these opportunity areas within the census tract; and

WHEREAS, the Village of Mundelein is known as an active development community where projects have found successful completion; and

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

Section I. That the Village of Mundelein, hereby expresses its formal support for the nomination and designation of Census Tract 8640.02, GEOD 17097864002, depicted on **Exhibit A**, attached hereto and made a part hereof, and located within the Village of Mundelein as a Qualified Opportunity Zone.

Section II. The Village of Mundelein respectfully urges the Governor of the State of Illinois and the Illinois Department of Commerce and Economic Opportunity to include said census tract among Illinois's nominated Qualified Opportunity Zones for the designation cycle taking effect January 1, 2027.

XXX this 13th day of April 2026, by roll call vote.

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

President

ADOPTED:

Monday, April 13, 2026

APPROVED:

Monday, April 13, 2026

ATTEST:

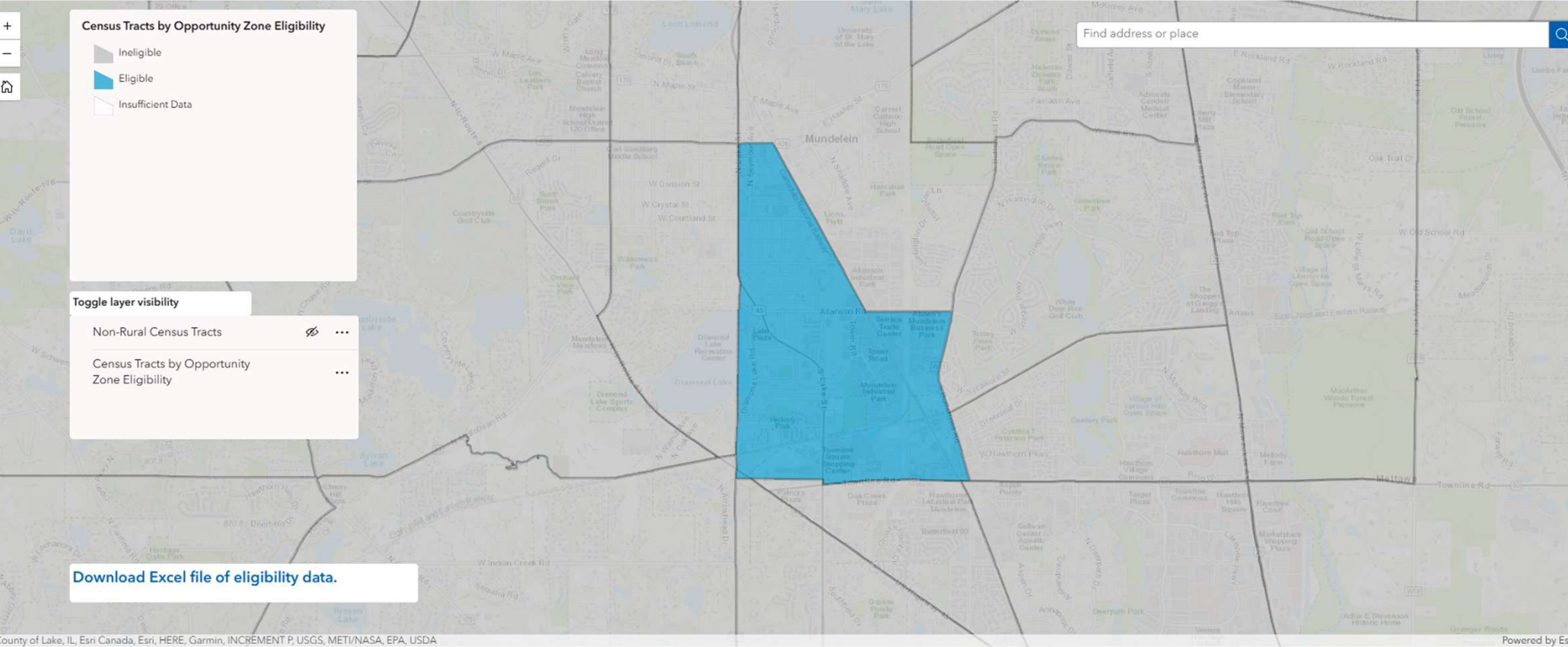
Village Clerk

EXHIBIT A – MUNDELEIN, IL CENSUS TRACT 8640.02

Illinois Census Tracts Eligible for Opportunity Zone Nomination 2026

This map shows all census tracts anticipated to be eligible for Opportunity Zone designation, based on analysis by the Economic Innovation Group. Eligibility includes consideration for the share of residents with income below poverty level, rural status (not located in or adjacent to an urban area), and the ratio of median family income to the state. This map may contain errors or omissions and is for illustrative purposes only. Users should expect the U.S. Department of the Treasury to issue an authoritative eligibility map in advance of the next decennial determination period.

For further assistance regarding this map, contact CEO.OpportunityZones@illinois.gov.



To: Mayor and Board of Trustees

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

For: Village Board Meeting of April 13, 2026

Subject: Use Variation at 333 Washington Boulevard

Financial Impact:

N/A

Attachments:

1. Petitioner's Application Packet - Resized
2. Location Map
3. PZC Minutes - 03-18-2026 - DRAFT
4. Findings of Fact
5. Staff Presentation

Background:

The building at 333 Washington Boulevard, constructed in 1969, is located within Allanson Industrial Park Sub Unit 2. The building is currently vacant but was previously occupied by Lakeside Transportation, a motor vehicle operations facility. In December 2025, Justin Maki, owner of Ryse Athletic Club, contacted the Village of Mundelein to determine whether his proposed use would be permitted at this location (*Figure 1*). Staff informed Mr. Maki that the proposed athletic club would be classified as a "Personal Services Establishment," which includes health clubs, and that this use is not permitted in the Manufacturing Mixed-Use (M-MU) Zoning District.

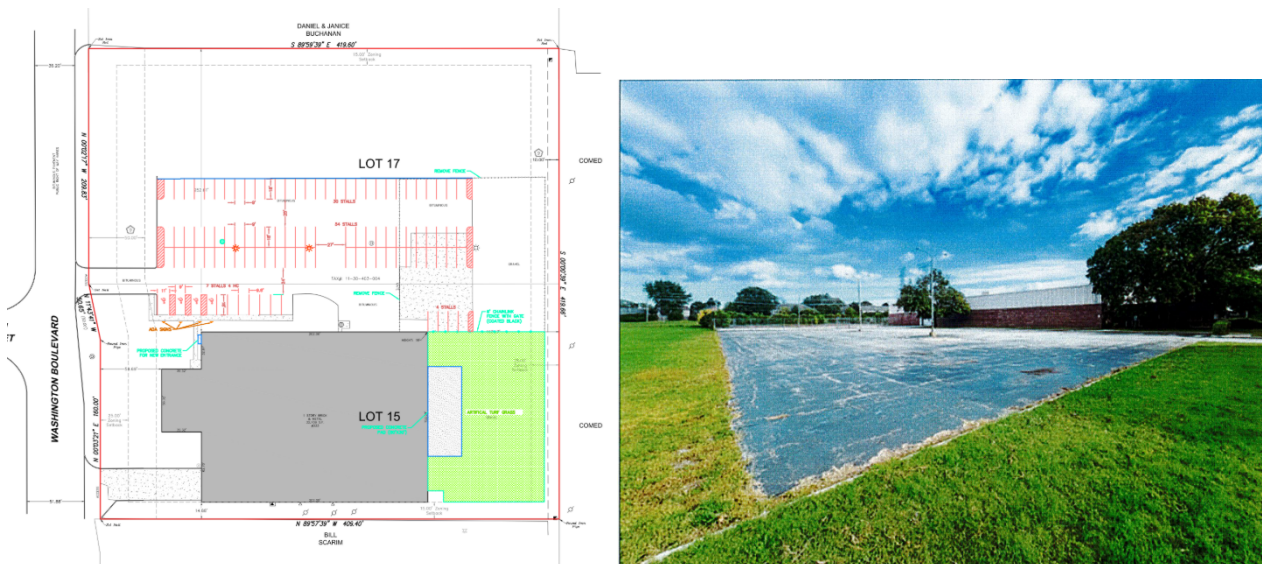


Figure 1. Proposed site plan and parking configuration (left) and existing parking lot conditions at 333 Washington Blvd (right).

A personal services establishment is defined as an establishment providing frequent or recurrent services of a personal nature. Typical examples include beauty shops, barbershops, tanning salons, massage parlors, shoe repair, laundromats, animal groomers, health clubs, rental and repair facilities, dry cleaners, and tailors.

Ryse Athletic Club falls under the classification of a personal services establishment because the facility operates 24 hours a day, seven days a week. Members would access the building using a mobile app and pay a monthly fee of \$50. Staff will be on-site at all times to ensure safety, maintain the facility, and assist members as needed. While Ryse Athletic Club does not offer group classes, individual personal training services will be available. This use does not qualify as an arts studio because no art form, type of exercise, or activity such as dance, martial arts, gymnastics, or yoga is taught or studied on-site as the main use. The proposed use is consistent with other health clubs, including Planet Fitness, LA Fitness, and CFX, all of which are categorized as personal services establishments.

Neighboring Properties:

North: M-MU, Warehouse/Distribution (SMS Display Group)

South: M-MU, Multi-Tenant Building (i.e., K-9 Play Time, Health and Fit Nutrition, WW Displays, Inc.)

East: R-4/R-5, Two-Family and Multi-Family Residential

West: M-MU, Multi-Tenant Building (i.e., Game Changing Performance, Holcomb Hollow, Signarama)

The subject property is currently zoned M-MU Manufacturing Mixed-Use, a district intended to accommodate research and development facilities, general industrial uses, warehousing, storage, and office uses. Certain non-industrial activities are also permitted, including recreational uses and more intensive commercial operations, such as kennels and pet day care services. Development standards are designed to buffer surrounding, less intensive uses from the impacts of industrial and commercial activities within the district. Mr. Maki has applied for a use variation to allow the proposed athletic club on the property.

The petitioner proposes Ryse Athletic Club, an athletic facility with expansive workout areas designed to accommodate a variety of activities, including spaces with mats, turf, and open flooring for different exercise formats. The facility will also include a basketball court, a posing room, and separate men's and women's locker rooms. Both locker rooms feature showers and a sauna, with the women's locker room also providing a makeup room.

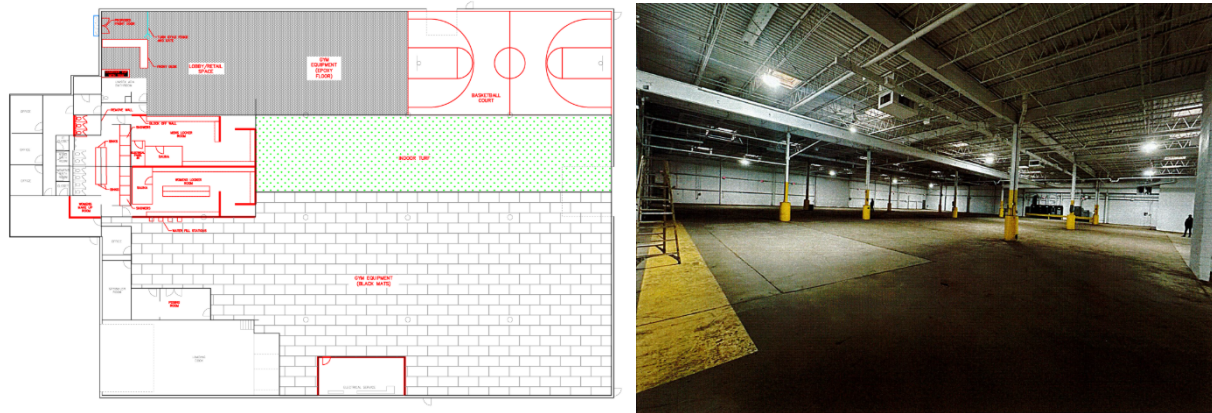


Figure 2. Proposed floor plan for Ryse Athletic Club (left) and existing interior conditions at 333 Washington Blvd (right).

Variation Requested

A variation from Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on March 18, 2026, to consider the request. The Commission voted 6-0 to recommend approval of the variation to allow a health club facility to operate at 333 Washington Boulevard.

Analysis

While staff maintains a neutral position on the zoning variation, we have summarized the potential benefits and drawbacks of the proposed use at the subject property.

1. **Land Use:** The M-MU Zoning District is transitional in nature and allows certain quasi-commercial uses not permitted in the M-1 district, such as Arts Studios, Indoor Amusement Facilities, Pet Day Care, and Motor Vehicle Dealerships. The proposed use meets minimum parking requirements, ensuring adequate accommodation for customers arriving by car. Its proximity to the bike path along Washington Blvd is another potential benefit, providing convenient access for cyclists and encouraging alternative transportation.

However, the surrounding industrial park presents several compatibility concerns. The area

continues to support a significant concentration of industrial uses and heavy semi-truck traffic, and it was not designed with safe pedestrian access in mind. The subject property was previously occupied by Lakeside Transportation, a motor vehicle operations facility, and converting this building into a fitness facility would remove a viable industrial space from the market, which may be difficult to replace given the limited availability of comparable facilities elsewhere. Additionally, the property is adjacent to a residential neighborhood, raising potential concerns regarding lighting and noise associated with fitness center operations.

Staff also notes that more suitable commercial alternatives may exist. A vacant space within an existing shopping center, formerly occupied by a fitness facility, is currently available and would permit this use by right, eliminating the need for a zoning variation. This option would also align with the applicant's existing Gurnee location, which similarly operates within a shopping center environment. Furthermore, the proposed use shares many characteristics with health clubs currently operating in the C-4 Zoning District, reinforcing the position that a commercial setting may be a more appropriate location.

2. **Vacancy within our Industrial Zoning Districts:** There has been strong demand for industrial spaces within Mundelein. In the Village's industrial districts, only 7.5% of buildings in the M-1 and M-MU zoning districts remain unoccupied, indicating a high demand for industrial facilities.
3. **Text Amendment:** Staff has proposed several text amendments to the Zoning Ordinance. One of these amendments specifically addresses the regulation of health club facilities. The proposed text amendment removes "Health Club" from the definition of Personal Services Establishment and introduces a new use titled "Health and Fitness Center". This new use is intended to encompass similar facilities such as Planet Fitness, LA Fitness, and CFX. The primary purpose of a Health and Fitness Center is to provide access to facilities and equipment for self-directed physical exercise and conditioning, rather than instruction or study of a specific art, discipline, or activity.

Under the proposed amendment, Health and Fitness Centers would be permitted in the following zoning districts: **C-2, C-4, C-5-MU, and C-5-C**. Staff recommends limiting this use to these districts for several reasons. First, all four are commercial districts that align with the Village's goal of encouraging customers to shop and remain within Mundelein's commercial corridors. Second, these zoning districts contain larger commercial spaces that can accommodate the scale and operational needs of a fitness facility. This text amendment is currently in draft form. If the Planning and Zoning Commission desires, staff can revise or refine this section prior to finalization.

Nearby Uses

While health clubs are not permitted within the M-MU Manufacturing Mixed-Use Zoning District, the Village Board should note that several arts studios and training facilities currently operate within M-MU Zoning Districts throughout Mundelein, including:

1. **Game Changing Performance** (300 Washington Blvd) – Small group workouts with a trainer

2. **Health and Fit Nutrition** (403 Washington Blvd Ste 11) – Zumba and boot camp classes
3. **Vernon Hills Community Baseball & Softball** (901 Orchard Street Ste E) – Baseball training facility
4. **ETS Mundelein** (901 Orchard Street Ste L) – Speed and strength training
5. **Lake County Stallions** (901 Orchard Street Ste H and J) – Football, cheerleading, lacrosse, and wrestling training facility
6. **Lake County Brazilian Jiu-Jitsu** (108 Terrace Drive) – Brazilian jiu-jitsu training
7. **Teutonic Gym** (112 Terrace Drive) – Small group workouts with a trainer
8. **Lake Shore Dance Academy** (204-206 Terrace Drive) – Ballroom dance studio

Staff recommends drafting an ordinance granting a use variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at 333 Washington Boulevard with the following conditions:

1. No outdoor noise-generating activities, including fitness activities, classes, programming, or organized use of the outdoor turf and area, may begin before 8:00 AM and must conclude by 8:00 PM each day.
2. No amplified sound, speakers, or music shall be permitted in any outdoor area. Music or sound from inside the building, including through overhead doors, must not be audible to neighboring residents.
3. No unexposed outdoor storage of materials or equipment is permitted.
4. Mesh privacy screens and/or slats within the chain link fence are prohibited.
5. No special events, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
6. All outdoor lighting shall be fully shielded, directed downward, and aimed to prevent light from spilling onto adjacent residential properties. A photometric plan shall be submitted and approved prior to issuance of any permits.
7. The outdoor turf area shall be used for passive recreation and individual fitness use only. Group classes, organized programming, competitions, and events are prohibited outdoors.

Recommendation:

Motion to authorize staff to draft an ordinance granting a use variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at 333 Washington Boulevard with the conditions outlined in the staff report.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 333 Washington Blvd
Property Index Numbers (PIN) 1130403004

Size of Property 4.01 Acres (sq. ft./acres)
Size of Building Space 32,608 (sq. ft.)
Size of Space Utilized 32,608

ZONING

Current Zoning M-1
Proposed Zoning M-1
Current Use Vacant
Proposed Use Health Club/Fitness Center

PETITIONER INFORMATION

Business/Org. Name Ryse Athletic Club
Name Justin Maki
Title Owner
Address 5328 Grand Ave
City, State, Zip GURNEE IL, 60031
Phone [REDACTED]
Email [REDACTED]

PROPERTY OWNER INFORMATION

Business/Org. Name ILCC Meridian LLC
Name Robert Zgonena
Title Managing Member
Address 1520 Artaius Parkway - Unit 970
City, State, Zip Libertyville, IL. 60048
Phone [REDACTED]
Email [REDACTED]

Petitioner Status: ☐ Owner ☐ Lessee ☒ Contract Purchaser

SECTION OF ZONING ORDINANCE: M-1 General Manufacturing District – Permitted and Special Uses

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

A use variation to allow the establishment and operation of a health club/fitness center
within the existing M-1 General Manufacturing zoning district. No change to the underlying
zoning classification is proposed.

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The strict application of the terms of this Ordinance will result in undue hardship.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

Village of Mundelein

Planning and Zoning Commission

Standards for Granting a Zoning Variation

Property Address: 333 Washington Blvd, Mundelein, Illinois

Proposed Use: Health Club / Fitness Facility (Ryse Athletic Club)

Existing Zoning District: M-1 Light Manufacturing District

A. Undue Hardship

The strict application of the M-1 zoning regulations would result in an undue hardship by limiting the subject property to traditional industrial or manufacturing uses that are not well suited to the existing building configuration, surrounding land uses, or current market conditions. The building at 333 Washington Boulevard is an existing structure with sufficient floor area, ceiling height, parking availability, and utility infrastructure that is ideally suited for a low-impact, fitness facility.

Absent the requested variation, the property's feasible reuse options are significantly constrained, reducing its marketability and hindering reinvestment. Allowing a health club use provides a reasonable and practical reuse of the building without necessitating substantial exterior alterations or site modifications that could otherwise be required to accommodate heavier industrial operations.

B. Unique Circumstances

The plight of the owner is attributable to unique circumstances specific to the property. While zoned M-1, the site is located within an area that has evolved to include a mix of commercial, service-oriented, and light employment uses. The building's size, layout, and existing parking supply are uniquely suited for an indoor assembly-style use such as a fitness facility, rather than intensive manufacturing or warehousing.

These conditions are inherent to the property and are not generally applicable to other M-1-zoned parcels within the Village.

C. Character of the Locality

The proposed variation will not alter the essential character of the locality. Ryse Athletic Club will operate as an membership-based fitness facility, no manufacturing processes, and no hazardous materials. The use will generate traffic levels consistent with other low-intensity commercial or service uses and will primarily operate during morning and evening hours.

The existing building footprint and exterior appearance will be maintained, preserving the

industrial character of the structure while activating the property with a compatible and economically productive use.

A. Physical Conditions Creating Hardship

The hardship associated with the property relates to its existing physical configuration rather than topographical features. The interior layout, ceiling heights, and utility infrastructure are conducive to fitness and recreational use but are less adaptable to many permitted M-1 uses without substantial renovation. Strict adherence to the ordinance would therefore impose a hardship beyond mere inconvenience.

B. Hardship Not Self-Created

The alleged hardship has not been created by the current or prospective owner. The zoning classification, building configuration, and surrounding development pattern were established prior to the applicant's involvement. The request for a variation is a response to existing conditions and not the result of any action taken by the applicant.

C. Public Welfare

Granting the requested variation will not be detrimental to the public welfare. The proposed health club promotes physical fitness, wellness, and community engagement. The use will comply with all applicable building, fire, and life safety codes and does not involve noise, vibration, emissions, or hazardous materials that would negatively impact surrounding properties.

D. Light, Air, Traffic, and Safety

The proposed variation will not impair the supply of light or air to adjacent properties, as no exterior expansion or structural alteration is proposed. Traffic generated by the facility is anticipated to be moderate and distributed throughout the day, with peak usage occurring outside of traditional industrial peak hours.

The use will not increase fire risk or endanger public safety and will be fully compliant with fire protection and accessibility requirements. Adequate on-site parking is available to serve members and staff.

E. Consistency with Ordinance Intent

The proposed variation is consistent with the spirit and intent of the Zoning Ordinance and the Village's land use policies. The request supports adaptive reuse of existing buildings, encourages economic vitality, and allows for compatible uses that do not negatively impact neighboring properties or infrastructure.

F. Property Value Considerations

Limiting the property exclusively to permitted M-1 uses would substantially reduce its marketability and overall value due to limited demand for traditional industrial space at this location. Allowing a health club use enhances the economic viability of the property, encourages reinvestment, and reduces the likelihood of vacancy or underutilization.

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) 333 Washington Blvd, Mundelein, IL.

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

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

 1/13/26
Signature of Owner Date

By ROBERT ZGONENA
MANAGING MEMBER
Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

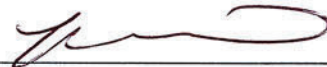
Signature of Lessee Date

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): 
Printed Name: ROBERT ZGONENA

Date: 1/13/26
Title: MANAGING MEMBER

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Contract Purchaser: 
Printed Name: Justin Maki

Date: 1-14-26
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: N/A
Printed Name: N/A

Date: N/A
Title: N/A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOTS 15 AND 17, IN ALLANSON INDUSTRIAL PARK SUBDIVISION UNIT 2, BEING A PORTION OF THE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 44, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1966 AS DOCUMENT 13509064, IN BOOK 42 OF PLATS, PAGE 48, IN LAKE COUNTY, ILLINOIS.

SCHEDULE "B" ITEMS

Declaration of Restriction, recorded May 23, 1963, as Document No. 12, has been terminated and there are no further effect.
"The conditions and covenants herein contained shall terminate and there be no further effect after twenty-five (25) years from January 1, 1963."

All matters as shown on said subdivision recorded April 15, 1965, as Document No. 1300945, in the Official Records of Lake County, Block 507 Building Setback and 70 Utility Easement are omitted hereon.

[illegible]

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY TO BE SOUTH 00 DEGREES 00 MINUTES 39 SECONDS EAST.

SITE PICTURE



VICINITY MAP

VICINITY MAP
NOT TO SCALE

LAND AREA

LAND AREA
±174,120.73 SQUARE FEET
±4.00 ACRES

PARKING STALLS

REGULAR= 38 HANDICAP= 39
TOTAL= 39

STATEMENT OF ENCROACHMENTS

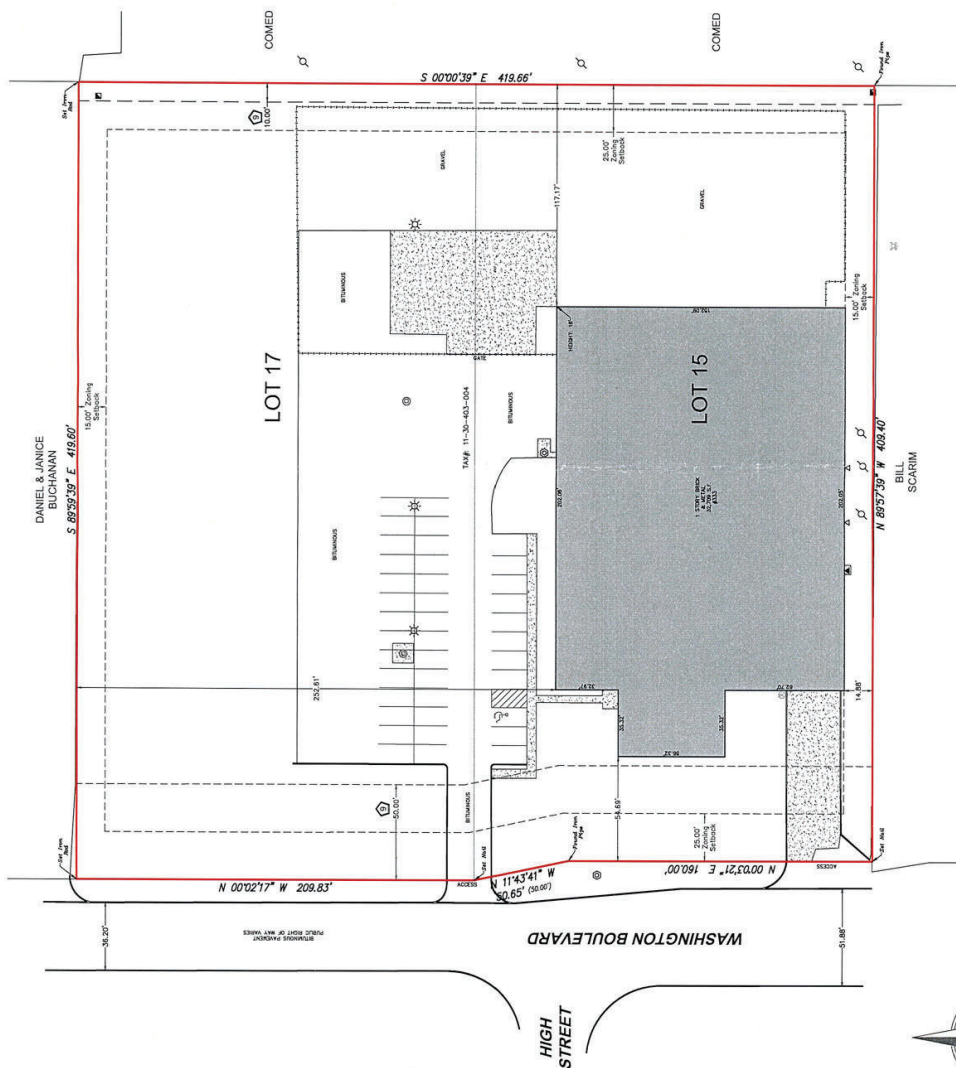
1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829

FLOOD NOTE

LOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.ORG, AND BY MANHATTAN PLOTTING INC., THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 770972D18X, WHICH BEARS AN EFFECTIVE DATE OF 09/18/13 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVERSING THE MAP, IT IS PROVIDED BY FEMA THAT FLOOD RISK FOR THIS PROPERTY IS LOW. THE PROPERTY DOES PARTICIPATE IN THE PROGRAM AND AN ELEVATION SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO OBTAIN A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13</ | |



JOB NUMBER:
 18-36109.1
 SCALE:
 1" = 30'
 DRAWN BY:
 JG
 APPROVED BY:
 JH

GRS GROUP
REPUBLIC NATIONAL

ORVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM

ALTA/NSPS LAND TITLE SURVEY
MUNDELEIN INDUSTRIAL
333 WASHINGTON BOULEVARD
LAKE COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

333 WASHINGTON BOULEVARD HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY; UNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NOVAIRE NATIONAL SETTLEMENT SERVICE; FIDELITY NATIONAL LIFE INSURANCE COMPANY; AND GRS GROUP

STATE OF ILLINOIS
JAMES L. HARSOLE
0305-3700
JULY 2008
PROFESSIONAL LAND SURVEYOR

03/27/2018
DATE

James Harsole

REGISTERED SURVEYOR JAMES L. HARSOLE
PROFESSIONAL LAND SURVEYOR NO. 3150
STATE OF ILLINOIS, EXPIRES 11-30-2018

ISSUED BY:
B. LAND INC.
200 GENOVA STREET
CHICAGO, ILLINOIS 60604
312-799-0000



Declaration of Restriction, recorded May 23, 1963, as Document No. 1563, in the Public Records of Lake County, Illinois.

72. The conditions and covenants herein contained shall terminate on the date of no further effect after twenty-five (25) years from January 1, 1963."

All matters as shown on said subdivision recorded April 15, 1966, of Document No. 1520094, in the Official Records of Lake County, Illinois, 507 Building Section and 10th Utility Easement are part hereon.

[illegible]

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY TO BE SOUTH 00 DEGREES 00 MINUTES 39 SECONDS EAST.



NOT TO SCALE

PARKING STALLS

REGULAR = 36 HANDICAP = 1

TOTAL = 39

PROPOSED PARKING STALLS

REGULAR = 65 HANDICAP = 5

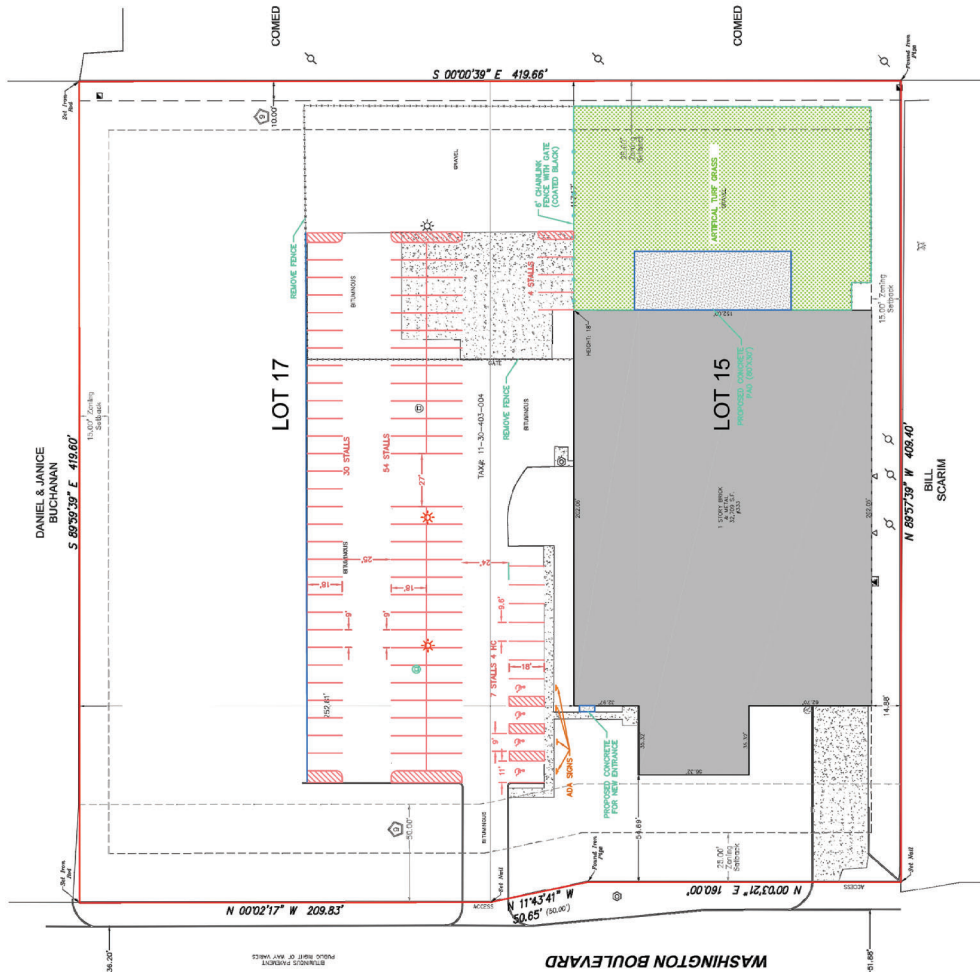
SITE

REGULAR = 36 HANDICAP = 1
TOTAL = 39

PROPOSED PARKING STALLS:
REGULAR = 95 HANDICAP = 4

NO ONE WOULD GRIEVE.

NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND GEOGRAPHIC PLOTTING ONLY. MAP NUMBER 170970016LX, WHICH BEGINS AN EFFECTIVE DATE OF 09/18/03 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING THE FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS CONDUCTED TO DETERMINE THIS ZONE AND AN ELEVATION OF 10 FEET WAS ASSIGNED TO THE ZONE. THE ZONE IS NOT TO BE USED FOR THE PURPOSE OF APPLYING FOR A VOUCHER FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

[illegible]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.: 20713L-503-503-DJ, WITH AN EFFECTIVE DATE OF 01/01/2018.

DATE	REVISION HISTORY	CLIENT COMMENTS
06/15/16		

INVESTING IN EQUITY

AKE COUNTY
MUNDELEIN, IL 60060

[illegible]

ONLY ESTABLISHED AND ADOPTED BY ALYA AND NISPS, AND INCLUDES
EMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 19
THEREFORE THE REMEDY WAS CONSIDERED ADEQUATE

NOV 20 OF APRIL 6 1968. THE FELLOWSHIP, 2018.

DATE OF PLAY OR MAP: AUGUST 8, 2018.

7

2

DATE: 11/11/2011 TIME: 11:11 AM

PROFESSIONAL LAND SURVEYOR NO.: 3190
STATE OF ILLINOIS, EXPIRES 11-30-2018

1



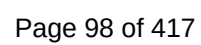
**H. LAND
SURVEYING INC.**

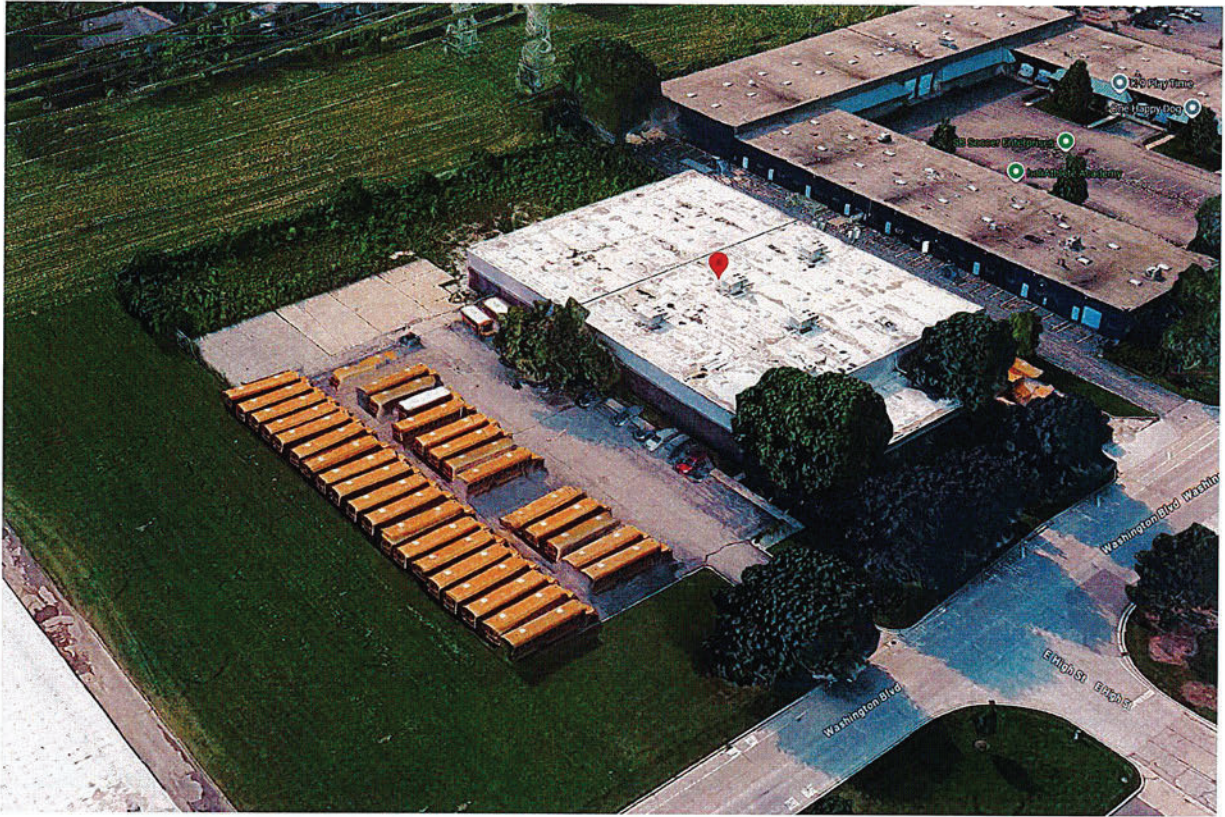
10 GENEVA STREET
FOREWOOD, IL 60464
630-319-4900

800-728-4000
toGfnsurvey.com

1

TASL







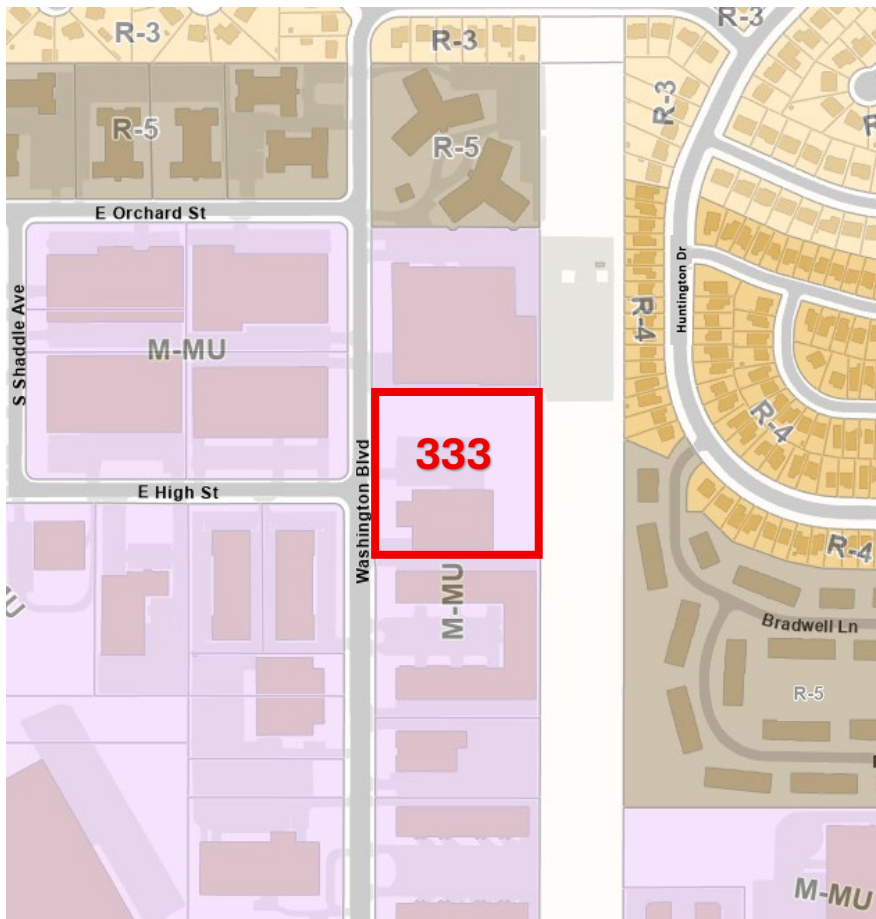








Location Map: 333 Washington Blvd



Legend

 : Proposed Property



**Planning and Zoning Commission Meeting
Minutes**

March 18, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on March 18, 2026 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

T. Roswick took attendance. It indicated as follows:

Commission Attendance

PRESENT: Chairman Roswick, Commissioner Anderson, Commissioner Holden, Commissioner Petti, Commissioner Teehan, Commissioner Wilson

ABSENT: Commissioner Garesche

Village Attendance

PRESENT: Colleen Malec, Senior Planner; Jessica Marvin, Associate Planner, Erin Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from February 18, 2026

S. Petti moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from February 18, 2026. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

PZC2025-0025 – Dream Clean and Dunkin - Preliminary and Final Plat

Staff Presentation

C. Malec gave an overview of the case. The petitioner had come before the Commission with a preliminary PUD plan. Staff reviewed the plans and they seem to be substantially similar to the preliminary plans that were previously approved. The preliminary approval placed two conditions on the PUD:

- No video gaming shall be permitted on the property.
- The certificate of occupancy for the Dream Clean Carwash shall not be issued until vertical construction of the Dunkin building has commenced.

T. Roswick asked if all department staff had a chance to review. C. Malec stated that all departments have reviewed the plans and there were no concerns.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden stated that this seems fairly straight-forward as the Commission did their due diligence when the application was initially submitted.

T. Wilson stated that the main concerns were regarding drainage and the plans address those satisfactorily.

Special Use and Final Plans Approval

J. Holden moved, seconded by K. Teehan, a **Motion** to recommend approval of a Special Use and Final Plans for an amendment to the Sheldon Woods Planned Unit Development, adding a proposed car wash and drive-through restaurant on Lot 193 of the Sheldon Wood Subdivision (0 IL Route 60 / PIN: 10-22-205-030) with the following conditions:

- No video gaming shall be permitted on the subject property.
- The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until:
 - Foundation construction or vertical construction of the Dunkin' building has commenced;
 - The Applicant provides sufficient evidence that Dunkin' has committed to occupying the site, such as an executed purchase or lease agreement, subject to the review and approval of the Village Administrator.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Preliminary and Final Plat Approval

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a Preliminary and Final Plat of Dream Clean Subdivision for the property at 0 IL Route 60 / PIN: 10-22-205-030. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

PUBLIC HEARING - PZ2026-0002 - 143 N Seymour Ave - Use Variation

Open Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-002. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec gave a brief history of the property. The subject property is zoned downtown residential. C. Malec presented a history of the rezoning of the property as part of the overall of the zoning map in 2012 and how it applies to the subject property. Any new businesses coming into the space would need to apply for a use variation due to the residential zoning of the shopping mall. There have been a handful of these requests granted.

Petitioner Presentation

Stephanie Platenchi of Rocky Blue Grooming was sworn in to speak. She gave a history and background of the business. Ms. Platenchi gave the Commission a copy of their business plan.

Public Commentary

T. Roswick opened the floor to public commentary.

Jovani Cruz of Faded is another business tenant of the building. Mr. Cruz stated that he felt that the need for grooming is needed in the area and he felt it would be a good fit for the shopping center.

Nicky Sullivan, resident, was sworn in to speak. Ms. Sullivan shared her experience with the business. She has followed the grooming business with her dog in each of their new

locations. She praised the groomers and is looking forward to seeing them come back to Mundelein.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden asked about the comments made by the building department regarding the request to add a fire alarm.

C. Malec stated that code enforcement requested information on how animal waste will be handled. The petitioner is not planning to hold animals for extended periods of time, so there will not be a need for much waste management, and will not be walking dogs as part of their service. Any accidents will be properly disposed of in the toilet on site. If permitted, they would be willing to install a dog waste station outside of the facility.

K. Anderson clarified that this will be an appointment only business and there is not a plan to have multiple dogs at a time on-site to reduce the noise.

The Commission was in support of the application.

Use Variation Request

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval of a use variation to Table 20.36-1 of Section 20.36.020 to permit a Personal Services Establishment (Pet Groomer) in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois, including the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2026-0002. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

George Goumas, the property owner, requested to speak. T. Roswick granted his request. Mr. Goumas shared his family's history with the building and with Mundelein. He gave information on how he assists new businesses into his spaces and the investment into his property.

PUBLIC HEARING - PZ2026-0001 - 333 Washington Blvd - Use Variation

Open Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-0001. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

J. Marvin gave a brief history of the subject property and the request of the petitioner. The property is located within the Manufacturing Mixed-Use Zoning District. The petitioner is requesting to run a health club facility in the M-MU zoning district.

T. Wilson asked how this would differ from the Padel Clubs proposal. J. Marvin stated that the use is slightly different as one hosts tournaments and the other is individualized without group fitness classes.

Petitioner Presentation

Justin Macke of Ryse Athletic Club was sworn in. Mr. Maki stated that the currently

runs a 27,000 square foot facility in Gurnee and has been in operation since 2020. The currently location is at maximum capacity, so they are looking to open an additional facility in order to fit the needs of their current membership and allow members to space out more.

K. Anderson asked if there was a reason why a commercial district would not be able to meet their needs. Mr. Maki stated that one of the spaces they are looking for is an outdoor space, which would not be available in a commercial area.

K. Anderson asked if they will be opening this as a second facility and keeping their original in Gurnee. Mr. Maki confirmed that they plan to operate both locations.

T. Roswick asked what the hours of operation would be. Mr. Maki stated that the facility is open 24/7.

K. Anderson inquired about the plans if it was a full buildout. Mr. Maki confirmed the plan to do a full buildout of the space. K. Anderson further asked if they plan to purchase the property or lease. Mr. Maki stated that he plans to purchase the building.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden asked if there would be another point in the process to trigger any conditions, or if any conditions would need to be made entirely tonight. C. Malec stated that this would be the one time to impose suggested conditions on the use.

The Commission discussed the transition of the year of the manufacturing district in this area. They also discussed the length of time this property has been on the market despite not having many industrial properties available. This property has not been able to be filled for industrial use in a year's time, suggesting that the current facility, as is may not meet the needs of the current industrial needs.

Use Variation Request

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at 333 Washington Boulevard, including the findings of fact as written, with the following conditions:

- No outdoor noise-generating activities, including fitness activities, classes, programming, or organized use of the outdoor turf and area, may begin before 8:00 AM and must conclude by 8:00 PM each day.
- No amplified sound, speakers, or music shall be permitted in any outdoor area. Music or sound from inside the building, including through overhead doors, must not be audible to neighboring residents.
- No unexposed outdoor storage of materials or equipment is permitted.
- Mesh privacy screens and/or slats within the chain link fence are prohibited.
- No special events, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
- All outdoor lighting shall be fully shielded, directed downward, and aimed to prevent light from spilling onto adjacent residential properties. A photometric plan shall be submitted and approved prior to issuance of any permits.
- The outdoor turf area shall be used for passive recreation and individual fitness use only. Group classes, organized programming, competitions, and events are prohibited outdoors.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2026-0001. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

Priscilla of the YWCA requested to ask the Commission about the status of the Home Daycare Text Amendments. She was advised that the item will be moving forward to the Village Board for consideration and to keep an eye out for upcoming Board Agendas for the exact date.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission Meeting of March 18, 2026. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 9:02 PM.

Erin Swanson, Recording Secretary

FINDINGS OF FACT – 333 WASHINGTON BLVD

1. Use Variation – Health Club Facility

CASE NUMBER	PZ2026-0001
PUBLIC HEARING DATE	March 18, 2026
VARIATION	A variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District.
DRAFT MOTION	Motion by J. Holden, second by S. Petti to approve the Findings of Fact as published for a variation from Table 20.40-1 of Section 20.40.020 to permit a health club facility at 333 Washington Blvd at 333 Washington Blvd, Mundelein, IL.
On March 18, 2026, the Planning and Zoning Commission voted 6 - 0 for approval of a use variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at the property located at 333 Washington Blvd, Mundelein, IL.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
DRAFT APPROVAL	The strict application of the Zoning Ordinance would create an undue hardship for the petitioner because existing fitness-based art studios and sports training facilities already operate within the Manufacturing Mixed-Use (M-MU) Zoning District, including in this particular business park.
2. The plight of the owner is due to unique circumstances;	
DRAFT APPROVAL	The plight of the owner is due to unique circumstances because the space has sufficient size and parking to accommodate a health club facility with minimal risk to negative impacts on the surrounding industrial park. Furthermore, in this particular business park, there are already a few existing “Art Studios” (where a fitness is taught via classes or group instruction) and sports training facilities. Additionally, the Petitioner is proposing an outdoor training area with artificial turf, which is difficult to accommodate within a typical commercial shopping center. The Petitioner is purchasing and investing in the building, which would be challenging with most commercial properties, as they are typically only available for lease. The building and parking lot are sufficiently large to accommodate a health club facility. The subject property is located on the northern side of the Manufacturing Mixed-Use (M-MU) zoning district, near residential areas, allowing for additional amenities for those residents.
3. The variation, if granted, will not alter the essential character of the locality;	
DRAFT APPROVAL	The variation will not alter the essential character of the locality, as a non-industrial business is consistent with similar uses found within the Manufacturing Mixed-Use (M-MU) Zoning District. Furthermore, the site has a large parking lot that is likely to mitigate any risk of parking overflow onto streets or surrounding properties.
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
DRAFT APPROVAL	The Commission finds that the particular surroundings, shape or topographical conditions of the specific property involved are not relevant to the request.
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	

<i>DRAFT APPROVAL</i>	The Commission finds that the petitioner has not created this hardship because of the uniqueness of this particular industrial park, allowing for more quasi-commercial uses like arts studios and training facilities, which has changed the dynamic of this industrial park.
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
<i>DRAFT APPROVAL</i>	The Commission finds that the granting of the requested variation will not be detrimental to the public welfare in which the property is located.
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
<i>DRAFT APPROVAL</i>	The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
<i>DRAFT APPROVAL</i>	The Commission finds that the proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policy. Existing fitness-based art studios and training facilities currently operate elsewhere in the Manufacturing Mixed-Use (M-MU) Zoning District. The Zoning Ordinance's limitation may be out of date with current market demands.
6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.	
<i>DRAFT APPROVAL</i>	It is unclear whether the value of the property in question will or will not be substantially reduced as there are number of other permitted uses in the Manufacturing Mixed-Use (M-MU) Zoning District.

Village Staff Overview: 333 Washington Blvd

March 18, 2026

333 Washington Blvd



Background

- The building was built in 1969 and zoned M-MU.
- Previously occupied by Lakeside Transportation.
- **Mr. Maki contact the Village in December 2025 to see a health club facility was permitted at the subject property.**
- The proposed health club facility would be classified as a “Personal Services Establishment” which is **not permitted in the M-MU zoning district.**



Background

What Our Zoning Code Categorizes as a Health Club:

Personal Services Establishment:

- An establishment providing frequent or recurrent services of a personal nature. Typical examples include beauty shops, barbershops, tanning salons, massage parlors, shoe repair, laundromats, animal groomers, **health clubs**, rental and repair facilities, dry cleaners, and tailors.

What is permitted in the M-MU Zoning District:

- This proposed use does **not** qualify as an “arts studio” because no art form, type of exercise, or activity such as dance, martial arts, gymnastics, or yoga is taught or studied on-site as the **main use**.
- The proposed use is consistent with other health clubs such as Planet Fitness, LA Fitness, and CFX.

Ryse Athletic Club



Game Changing Performance

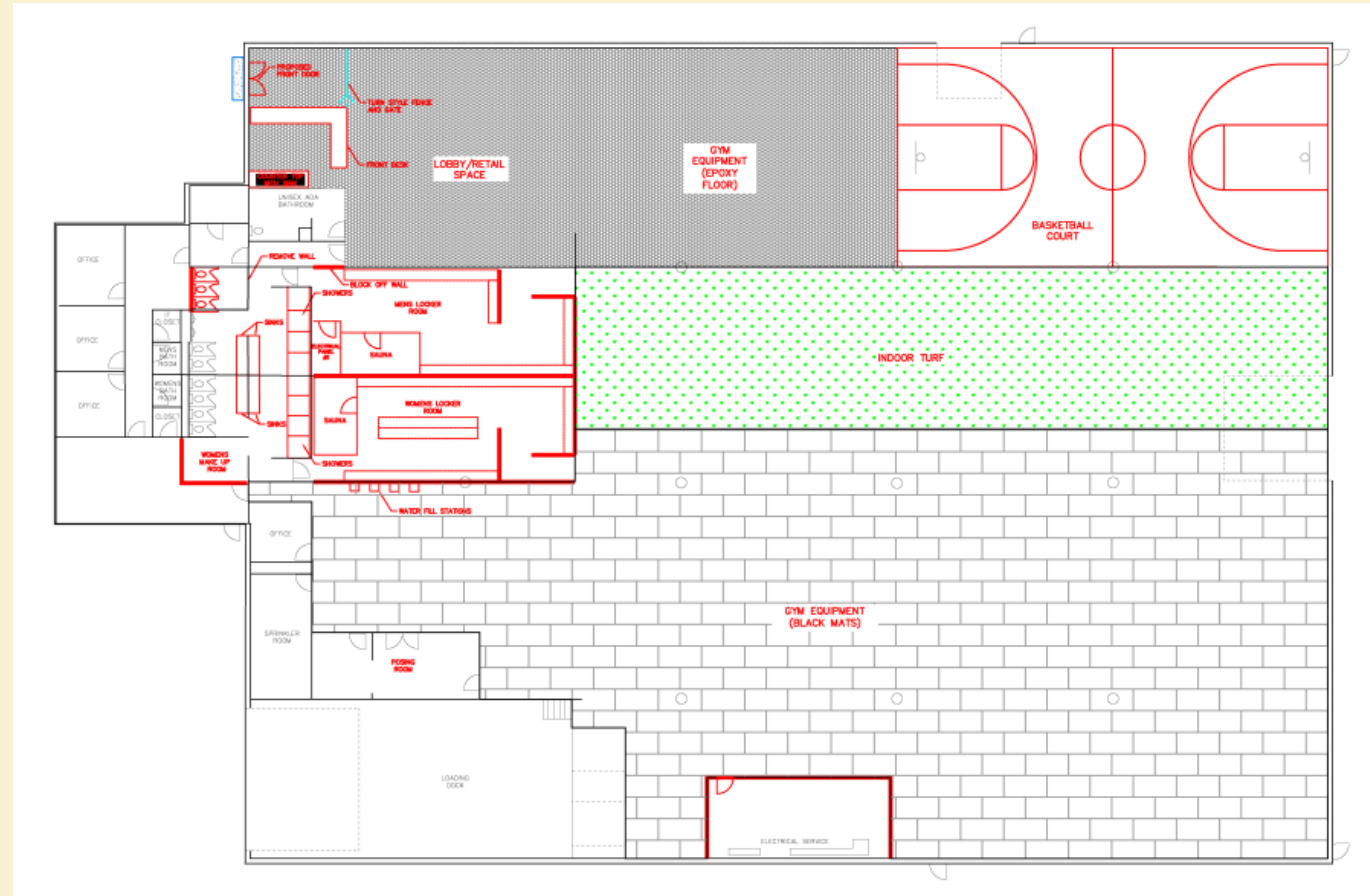
Background

- The Petitioner proposes **Ryse Athletic Club**, an athletic facility with expansive workout areas designed to accommodate a variety of activities, including spaces with mats, turf, and open flooring for different exercise formats.
- The facility will also include:
 - Basketball Court
 - Posing Room
 - Separate Men's and Women's Locker Rooms with Showers and a Sauna
 - Fenced Outdoor Workout Area with Artificial Turf



Background

- Ryse Athletic Club facility will operate 24/7.
- Members access the building using a mobile app and pay a month fee of \$50.
- Staff will always be onsite to ensure safety, maintain the facility, and assist members as needed.
- Ryse Athletic Club does **not** offer group classes, but individual personal training services will be available.



Background

- M-MU Zoning District is intended to accommodate:
 - Research and Development Facilities
 - General Industrial Uses
 - Warehousing
 - Storage
 - Office Uses
 - Certain Non-Industrial Activities (Art Studios, Motor Vehicle Dealerships, Indoor Amusement Facilities, and Pet “Day Care” Services)



Existing Interior Conditions



Zoning Request

A variation from Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District.

Comprehensive Plan

The Comprehensive Plan contains an objective to ensure that designed industrial areas are prioritized for appropriate industrial and businesses uses and prevent the encroachment of incompatible development and uses that may weaken the industrial/business functionality of these areas.

Analysis: Land Use

- M-MU allows for certain quasi-commercial uses not permitted in the M-1 district such as Art Studios, Motor Vehicle Dealerships, Indoor Amusement Facilities, and Pet “Day Care” Services.
- Proposed use meets the minimum parking requirements accommodating for customer arriving by car.
- Proximity to the bike path along Washington Blvd providing convenient access for cyclist and encouraging alternative transportation.



Analysis: Land Use

- However, the surrounding industrial park presents **a few** compatibility concerns.
- Support a significant concentration of industrial uses and heavy semi-truck traffic, and **it was not designed with safe pedestrian access in mind.**
- Proximity to the adjacent residential neighborhood could raise potential concerns regarding **lighting** and **noise** associated with the fitness center operations.



Analysis: Land Use

- Our code only permits health clubs in commercial districts because they generally best equipped to support the pedestrian access, parking, lighting and spatial requirements health club facilities need.
- A location within a shopping center would align with the Petitioner's existing facility in Gurnee, IL, which also operates in a shopping center environment.
- **The proposed use shares many characteristics with health clubs currently operating in the C-4 Zoning District, reinforcing the position that a commercial setting may be a more appropriate location.**



Analysis: Vacancy within our Industrial Zoning Districts

- There has been strong demand for industrial spaces within Mundelein. In the Village's industrial districts, **only 7.5% of buildings in the M-1 and M-MU zoning districts remain unoccupied**, indicating a high demand for industrial facilities.
- Previously occupied by Lakeside Transportation and converting this building into a fitness facility would **remove** a viable industrial space from the market, which **may be difficult to replace given the limited availability of comparable facilities elsewhere**.

Use Type	2016 (10 years ago)	2026 (Today)
Commercial (w/o Downtown)	81%	93%
Downtown*	66%	84%
Industrial	94%	93%



Analysis: Text Amendment

- Staff proposed several text amendments to the Zoning Ordinance. One amendment addresses regulation of health club facilities.
- **“Health Club” removed** from the definition of Personal Services Establishment.
- Introduces new use: **“Health and Fitness Center”** (includes Planet Fitness, LA Fitness, CFX).
- Main purpose is to provided access to facilities and equipment for **self-directed physical exercise**, not instruction or study of a specific discipline.
- Permitted in zoning districts: **C-2, C-4, C-5-MU, and C-5-C.**
 - Aligns with Village goal to encourage shopping in commercial corridors.
 - Have **larger commercial spaces** suitable for fitness facility scale/operations.
- Text amendment is draft form; staff can revise/refine before finalization if requested.

Other Health Club Facilities in Mundelein

Name	Location	Size of the Facility (SF)	Hours of Operation
Planet Fitness	1122 W Maple Avenue	7,500 SF	Open 24 Hours
LA Fitness	1555 S Lake Street	37,084 SF	5:00 AM – 10:00 PM
CFX Mundelein	1543 S Lake Street	16,600	Open 24 Hours
Former Workout Anytime Mundelein	2960 N IL Route 60	6,437 SF	Open 24 Hours
Ryse Athletic Club	333 Washington Blvd	32,608 SF	Open 24 Hours

Nearby Uses

Name	Location	Size of the Facility (SF)	Hours of Operation	Provided Services
Game Changing Performance	300 Washington Blvd	3,000 SF	5:30 – 9:30 AM 4:30 – 6:15 PM 8:00 – 9:30 AM (SAT Only)	Small group workouts with a trainer
Health and Fit Nutrition	403 Washington Blvd Ste 11	2,400 SF	7:00 AM – 12:00 PM 5:00 – 9:00 PM	Zumba and boot camp classes
Vernon Hills Community Baseball & Softball	901 Orchard Street Ste E	5,000 SF	N/A	Baseball training facility
ETS Mundelein	901 Orchard Street Ste L	5,000 SF	12:00 – 8:00 PM 8:00 AM – 1:00 PM (SAT Only)	Speed and strength training
Lake County Stallions	901 Orchard Street Ste H and J	9,488 SF	N/A	Football, cheerleading, lacrosse, and wrestling training facility
Lake County Brazilian Jiu-Jitsu	108 Terrace Drive	5,700 SF	9:00 AM – 9:00 PM	Brazilian jiu-jitsu training
Teutonic Gym	112 Terrace Drive	3,000 SF	Open 24 Hours	Small group workouts with a trainer
Lake Shore Dance Academy	204-206 Terrace Drive	3,720 SF	12:00 – 9:00 PM 9:00 AM – 3:00 PM (SAT Only)	Ballroom dance studio

Standards for Granting a Variation

1. No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning and Zoning Commission and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:
 1. The strict application of the terms of this Ordinance will result in undue hardship.
 2. The plight of the owner is due to unique circumstances.
 3. The variation, if granted, will not alter the essential character of the locality.
2. The Zoning Administrator, Planning and Zoning Commission and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:
 1. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
 2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
 3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
 4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety or impair property values within the neighborhood.
 5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
 6. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of April 13, 2026

Subject: Use Variation at 143 North Seymour Avenue

Financial Impact:

N/A

Attachments:

1. O-26-04-27 - Exhibit A - Legal Description
2. O-26-04-27 - FINAL - FOF - Rocky Blue Grooming
3. O-26-04-27 - PZC Minutes - 03-18-2026 - DRAFT
4. O-26-04-27 - Petitioners Packet

Background:

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



The economic vitality of the shopping center has declined in the last few decades due to poor

visibility, a changing demand for brick-and-mortar retail, and challenges posed by separate ownership. The underperformance of a shopping center can indicate that the “highest and best use” of a property is no longer commercial due to either site-specific conditions or changes to the economy and consumer behavior. Because the site is close to Downtown amenities such as the Metra Station and parks, but lacks visibility and accessibility, Village planning documents envision that the property will ultimately transition to residential uses. There is currently an RFP posted on the Village website requesting development proposals for this site along with a few other surrounding sites. [Link to RFP Brochure](#)

In 2012, the Village undertook a complete overhaul of the Zoning Ordinance, which included a new structuring of zoning districts (including the creation of the Downtown zoning district). Under the prior Zoning Ordinance, this property was zoned as C-2 Commercial. In 2012, the Village assigned this property the C-5-R (Downtown Residential) classification because, at the time, there was a renewed interest in redevelopment of the property. At the time, the new zoning designation anticipated the future residential use of the property. However, while there is still interest in redevelopment, a project is yet to be seen as of 2026.

Mr. & Mrs. Kerbs owned the property from the late 1990s until 2012, when the property foreclosed, and Mrs. Olga Goumas Liakos was granted the Mortgage in Possession. Mrs. Goumas Liakos has managed the property up until recent years, when her son, George Goumas, took over under A & O Syros LLC within the last few years. It has been Mr. Goumas’s desire since managing the property to retain ownership and find additional tenants.

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

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

- 2014 – Epic Healthy Living – Community Center (No longer in operation)
- 2014 – Carpets in the Park – Retail carpet sales (No longer located there)
- 2015 – North Shore Classics – Indoor classic car dealership
- 2022 – Faded Best – Barbershop
- 2023 – TLC Massage and Spa – Nail Salon (Fell through)
- 2024 – Hidden Door Tattoo (No longer located there)

Variation Requested

The Petitioner is requesting a use variation to operate a Personal Services Establishment (Dog Grooming) in the C-5-R Downtown Residential Zoning District. Permitted uses in the C-5-R district are limited to residential uses and therefore a variation is required for any commercial business to

occupy the space.

Staff Comments

Staff received two comments from the Building Department, and the applicant responded as follows:

1. Per the Fire Code, a change in use like this requires a Fire Alarm and we do not believe one is installed in that building (Staff recommended that the property owner weigh in).
 - a. Applicant answer: I will speak to George and will ensure there is a property fire alarm installed.
2. Where will the dogs use the bathroom when in care by the business? Please provide an explanation on how pet waste will be handled, as it does not appear that there is any grass on the same property owned by the building owner.
 - a. Applicant Answer: All clients are required to walk their dogs prior to scheduled appointments, and dogs must be picked up promptly once grooming services are completed. We do not walk dogs while they are in our care.

As we work with live animals, occasional accidents may occur; however, all waste is immediately and properly disposed of in the toilet to maintain a clean, sanitary, and odor-free facility at all times.

Additionally, if permitted, we are prepared to install a dog waste station outside the facility to further ensure cleanliness and demonstrate consideration for our neighbors and surrounding businesses.

Public Comments

No public commentary was received at the time of this report.

Analysis

Staff recommends approval of the requested use variation due to the unique hardship that the Zoning Ordinance imposes upon the owners and tenants of this shopping center, which was a result of a rezoning that the Village undertook in 2012. The rezoning was consented to by the shopping center owners, but not caused by the actions of any owners nor tenants. While the future use of this land is envisioned as residential, there is not currently a developer actively engaged in acquiring these parcels for a project.

In the meantime, it benefits both the community and property owners to permit the shopping center to continue to operate rather than forcing the center to remain vacant until a redevelopment is proposed. Four other businesses in the shopping center that have opened since 2012 obtained variations from the Village Board. The proposed use as a dog groomer is in line with the retail and service-oriented nature of other businesses in the vicinity.

Planning and Zoning Commission

The Planning and Zoning Commission held a public hearing to consider the request on March 18, 2026, and voted in favor of recommending approval of the variation.

Recommendation:

Motion to pass an Ordinance approving use variation to permit a pet groomer in the C-5-R zoning district at 143 North Seymour Avenue, Mundelein, Illinois.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-27
which is entitled

Use Variation at 143 North Seymour Avenue

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-27

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

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

WHEREAS, an application has been filed by Stephanie Tlatenchi on behalf of Rocky Blue Grooming, ("Petitioner") requesting a use variation from Table 20.36-1 of Section 20.36.020 be granted to permit a pet groomer in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois, the legal description of which is attached hereto and made part hereof as **Exhibit A**, (the "Subject Property") and;

WHEREAS, pursuant to notice as provided by statute and ordinance, a public hearing was held on March 18, 2026, by the Mundelein Planning and Zoning Commission; and

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

WHEREAS, at the Village Board meeting on April 13, 2026, the Mundelein Village Board of Trustees accepted the findings of fact and determined that it was in the best interests of the Village to grant the above variation.

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

SECTION I: A variation is hereby granted to Rocky Blue Grooming for the property at 143 North Seymour Avenue, Mundelein, Illinois to permit a pet groomer in the C-5-R Downtown Residential zoning district.

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

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

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

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

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

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

Exhibit A – Legal Description

Commonly Known As: 143 North Seymour Avenue

PIN: 11-30-109-005

Legal Description:

PARCEL 1:

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

PARCEL 2:

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

FINDINGS OF FACT – 143 N. SEYMOUR AVENUE (ROCKY BLUE GROOMING)

CASE NUMBER	PZ2026-0002
PUBLIC HEARING DATE	March 18, 2026
VARIATION	Variation from Table 20.36-1 of Section 20.36.020 to permit a Personal Services Establishment (Pet Grooming Service) in the C-5-R Downtown Residential zoning district.
On March 18, 2026 the Planning and Zoning Commission voted 6-0 to recommend for approval of a variation to Table 20.36-1 of Section 20.36.020 to permit a Personal Services Establishment (Pet Grooming Service) in the C-5-R Downtown Residential zoning district at 143 N. Seymour Avenue.	
<i>No variation from the provisions of this Ordinance shall be granted unless the Zoning Administrator, Planning & Zoning Commission, and Village Board makes specific written findings based on the standards imposed by this section. These standards are as follows:</i>	
1. The strict application of the terms of this Ordinance will result in undue hardship;	
The strict application of the terms of this Ordinance would result in undue hardship for the Petitioner, as the property in question is constructed as a commercial space and is part of a shopping center with other active commercial users. The strict application of the Ordinance would require the unit to remain vacant, as the space is unsuited for a residential use despite the current zoning district designation.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the rezoning in 2012 to Downtown Residential was done in anticipation of a redevelopment that has not yet occurred due to factors outside of the control of the Petitioner and property owner. Despite the current zoning designation, the shopping center still remains with active commercial tenants.	
3. The variation, if granted, will not alter the essential character of the locality;	
The variation will not alter the essential character of the locality, as a pet grooming business is consistent with the retail and service-oriented nature of other businesses found in the shopping center and in the larger Downtown Mundelein area. This particular unit has been occupied by commercial users in the past, including a carpet showroom and tattoo shop.	
<i>The Zoning Administrator, Planning & Zoning Commission, and Village Board, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate.</i>	
1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship or difficulty to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.	
The commercial nature of the shopping center and surrounding area impose a hardship on the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are to be carried out. The strict application of the Zoning Ordinance would ultimately cause this particular unit to remain vacant indefinitely, despite other active commercial units operating out of the same building.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The alleged difficulty has not been created by the Petitioner or property owner, as the rezoning to Downtown Residential in 2012 was a Village-initiated undertaking and was anticipating redevelopment that did not ultimately occur.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The variation will not be detrimental to the public welfare, as it will increase occupancy and foot traffic to an existing commercial shopping center.	
4. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.	
The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impairs property values within the neighborhood.	
5. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.	
The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies, with the exception that the ordinance and Comprehensive Plan envision that this property will ultimately transition to a residential use. However, that redevelopment has yet to occur.	

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

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

**Planning and Zoning Commission Meeting
Minutes**

March 18, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on March 18, 2026 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

T. Roswick took attendance. It indicated as follows:

Commission Attendance

PRESENT: Chairman Roswick, Commissioner Anderson, Commissioner Holden, Commissioner Petti, Commissioner Teehan, Commissioner Wilson

ABSENT: Commissioner Garesche

Village Attendance

PRESENT: Colleen Malec, Senior Planner; Jessica Marvin, Associate Planner, Erin Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from February 18, 2026

S. Petti moved, seconded by J. Holden, a **Motion** to approve the Planning and Zoning Commission Meeting Minutes from February 18, 2026. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

T. Roswick opened the floor to general public commentary.

There was no general public commentary.

T. Roswick closed the floor to general public commentary.

OLD PZC BUSINESS

PZC2025-0025 – Dream Clean and Dunkin - Preliminary and Final Plat

Staff Presentation

C. Malec gave an overview of the case. The petitioner had come before the Commission with a preliminary PUD plan. Staff reviewed the plans and they seem to be substantially similar to the preliminary plans that were previously approved. The preliminary approval placed two conditions on the PUD:

- No video gaming shall be permitted on the property.
- The certificate of occupancy for the Dream Clean Carwash shall not be issued until vertical construction of the Dunkin building has commenced.

T. Roswick asked if all department staff had a chance to review. C. Malec stated that all departments have reviewed the plans and there were no concerns.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden stated that this seems fairly straight-forward as the Commission did their due diligence when the application was initially submitted.

T. Wilson stated that the main concerns were regarding drainage and the plans address those satisfactorily.

Special Use and Final Plans Approval

J. Holden moved, seconded by K. Teehan, a **Motion** to recommend approval of a Special Use and Final Plans for an amendment to the Sheldon Woods Planned Unit Development, adding a proposed car wash and drive-through restaurant on Lot 193 of the Sheldon Wood Subdivision (0 IL Route 60 / PIN: 10-22-205-030) with the following conditions:

- No video gaming shall be permitted on the subject property.
- The Certificate of Occupancy for the Dream Clean Car Wash shall not be issued until:
 - Foundation construction or vertical construction of the Dunkin' building has commenced;
 - The Applicant provides sufficient evidence that Dunkin' has committed to occupying the site, such as an executed purchase or lease agreement, subject to the review and approval of the Village Administrator.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Preliminary and Final Plat Approval

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a Preliminary and Final Plat of Dream Clean Subdivision for the property at 0 IL Route 60 / PIN: 10-22-205-030. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

NEW PZC BUSINESS

PUBLIC HEARING - PZ2026-0002 - 143 N Seymour Ave - Use Variation

Open Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-002. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

C. Malec gave a brief history of the property. The subject property is zoned downtown residential. C. Malec presented a history of the rezoning of the property as part of the overall of the zoning map in 2012 and how it applies to the subject property. Any new businesses coming into the space would need to apply for a use variation due to the residential zoning of the shopping mall. There have been a handful of these requests granted.

Petitioner Presentation

Stephanie Platenchi of Rocky Blue Grooming was sworn in to speak. She gave a history and background of the business. Ms. Platenchi gave the Commission a copy of their business plan.

Public Commentary

T. Roswick opened the floor to public commentary.

Jovani Cruz of Faded is another business tenant of the building. Mr. Cruz stated that he felt that the need for grooming is needed in the area and he felt it would be a good fit for the shopping center.

Nicky Sullivan, resident, was sworn in to speak. Ms. Sullivan shared her experience with the business. She has followed the grooming business with her dog in each of their new

locations. She praised the groomers and is looking forward to seeing them come back to Mundelein.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden asked about the comments made by the building department regarding the request to add a fire alarm.

C. Malec stated that code enforcement requested information on how animal waste will be handled. The petitioner is not planning to hold animals for extended periods of time, so there will not be a need for much waste management, and will not be walking dogs as part of their service. Any accidents will be properly disposed of in the toilet on site. If permitted, they would be willing to install a dog waste station outside of the facility.

K. Anderson clarified that this will be an appointment only business and there is not a plan to have multiple dogs at a time on-site to reduce the noise.

The Commission was in support of the application.

Use Variation Request

J. Holden moved, seconded by K. Anderson, a **Motion** to recommend Approval of a use variation to Table 20.36-1 of Section 20.36.020 to permit a Personal Services Establishment (Pet Groomer) in the C-5-R Downtown Residential zoning district at 143 North Seymour Avenue, Mundelein, Illinois, including the Findings of Fact as presented.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to close Public Hearing PZ2026-0002. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

George Goumas, the property owner, requested to speak. T. Roswick granted his request. Mr. Goumas shared his family's history with the building and with Mundelein. He gave information on how he assists new businesses into his spaces and the investment into his property.

PUBLIC HEARING - PZ2026-0001 - 333 Washington Blvd - Use Variation

Open Public Hearing

J. Holden moved, seconded by K. Teehan, a **Motion** to open Public Hearing PZ2026-0001. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Kevin Teehan
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Staff Presentation

J. Marvin gave a brief history of the subject property and the request of the petitioner. The property is located within the Manufacturing Mixed-Use Zoning District. The petitioner is requesting to run a health club facility in the M-MU zoning district.

T. Wilson asked how this would differ from the Padel Clubs proposal. J. Marvin stated that the use is slightly different as one hosts tournaments and the other is individualized without group fitness classes.

Petitioner Presentation

Justin Macke of Ryse Athletic Club was sworn in. Mr. Maki stated that the currently

runs a 27,000 square foot facility in Gurnee and has been in operation since 2020. The currently location is at maximum capacity, so they are looking to open an additional facility in order to fit the needs of their current membership and allow members to space out more.

K. Anderson asked if there was a reason why a commercial district would not be able to meet their needs. Mr. Maki stated that one of the spaces they are looking for is an outdoor space, which would not be available in a commercial area.

K. Anderson asked if they will be opening this as a second facility and keeping their original in Gurnee. Mr. Maki confirmed that they plan to operate both locations.

T. Roswick asked what the hours of operation would be. Mr. Maki stated that the facility is open 24/7.

K. Anderson inquired about the plans if it was a full buildout. Mr. Maki confirmed the plan to do a full buildout of the space. K. Anderson further asked if they plan to purchase the property or lease. Mr. Maki stated that he plans to purchase the building.

Public Commentary

T. Roswick opened the floor to public commentary.

There was no public commentary.

T. Roswick closed the floor to public commentary.

Commission Discussion

J. Holden asked if there would be another point in the process to trigger any conditions, or if any conditions would need to be made entirely tonight. C. Malec stated that this would be the one time to impose suggested conditions on the use.

The Commission discussed the transition of the year of the manufacturing district in this area. They also discussed the length of time this property has been on the market despite not having many industrial properties available. This property has not been able to be filled for industrial use in a year's time, suggesting that the current facility, as is may not meet the needs of the current industrial needs.

Use Variation Request

J. Holden moved, seconded by S. Petti, a **Motion** to recommend approval of a variation to Table 20.40-1 of Section 20.40.020 to permit a health club facility in the M-MU Manufacturing Mixed-Use Zoning District at 333 Washington Boulevard, including the findings of fact as written, with the following conditions:

- No outdoor noise-generating activities, including fitness activities, classes, programming, or organized use of the outdoor turf and area, may begin before 8:00 AM and must conclude by 8:00 PM each day.
- No amplified sound, speakers, or music shall be permitted in any outdoor area. Music or sound from inside the building, including through overhead doors, must not be audible to neighboring residents.
- No unexposed outdoor storage of materials or equipment is permitted.
- Mesh privacy screens and/or slats within the chain link fence are prohibited.
- No special events, private rentals, or gatherings open to non-members shall be permitted without prior written approval from the Village of Mundelein.
- All outdoor lighting shall be fully shielded, directed downward, and aimed to prevent light from spilling onto adjacent residential properties. A photometric plan shall be submitted and approved prior to issuance of any permits.
- The outdoor turf area shall be used for passive recreation and individual fitness use only. Group classes, organized programming, competitions, and events are prohibited outdoors.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

Close Public Hearing

S. Petti moved, seconded by K. Anderson, a **Motion** to close Public Hearing PZ2026-0001. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Kevin Anderson
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

QUESTIONS AND COMMENTS

Priscilla of the YWCA requested to ask the Commission about the status of the Home Daycare Text Amendments. She was advised that the item will be moving forward to the Village Board for consideration and to keep an eye out for upcoming Board Agendas for the exact date.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

S. Petti moved, seconded by J. Holden, a **Motion** to adjourn the Planning and Zoning Commission Meeting of March 18, 2026. Motion passed 6-0.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Commissioner Steven Petti
SECONDER:	Commissioner Jennifer Holden
AYES:	Terry Roswick, Kevin Anderson, Jennifer Holden, Steven Petti, Kevin Teehan, Tim Wilson
NAYS:	None
ABSTAIN:	None

The meeting was adjourned at 9:02 PM.

Erin Swanson, Recording Secretary

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

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

ZONING

Current Zoning CSR
Proposed Zoning CSR
Current Use Tattoo shop
Proposed Use dog grooming shop

PETITIONER INFORMATION

Business/Org. Name Rocky Blue Grooming
Name Stephanie Flatenchi
Title co-owner
Address 631 Robin Ct
City, State, Zip Grayslake, IL 60030
Phone 847 4235-0055
Email sflatenchi3@gmail.com
Petitioner Status: ☐ Owner ☒ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name A30 Syros LLC
Name George Gioumas
Title owner
Address 8427 North Oriole Ave
City, State, Zip Niles, Illinois 60714
Phone 773-951-8687
Email ggoumas1970@yahoo.com

SECTION OF ZONING ORDINANCE: 20.36.020

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

see attachment

STANDARDS FOR GRANTING A VARIATION

In evaluating the proposed variation, the Zoning Administrator, Planning and Zoning Commission and Village Board will make findings based on the standards imposed by Section 20.16.020 of the Zoning Ordinance. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The strict application of the terms of this Ordinance will result in undue hardship.

The hardship would be due to the location being zoned residential, which could prevent us from opening our business.

- b. The plight of the owner is due to unique circumstances.

location is zoned as residential.

- c. The variation, if granted, will not alter the essential character of the locality

The essential character of the locality will not be altered

The Zoning Administrator, Planning and Zoning Commission, and Village Board, in making its findings, may further inquire into the following evidentiary issues, as well as any others deemed appropriate. **Please provide a detailed response to each of the following criteria** (*attach additional pages, if necessary*):

- a. The particular physical surroundings, shape, or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of regulations were to be carried out.
- b. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.
- c. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.
- d. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.
- e. The proposed variation is consistent with the spirit and intent of this Ordinance and Village land use policies.
- f. The value of the property in question will be substantially reduced if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

SITE VISIT AUTHORIZATION

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

(Address) 143 N. Seymour

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

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

[Signature] 2/3/26
Signature of Owner Date

By George Goumas
owner

Title/Full Corporate Name

If Contract Purchaser:

Signature of Contract Purchaser Date

By _____

Title/Full Corporate Name

If Lessee (Corporate or Partnership):

[Signature] 02/03/26
Signature of Lessee Date

By Stephanie Platenohi
co-owner

Title/Full Corporate Name

REQUIRED SIGNATURES

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

(Signature (Owner): [Signature]
Printed Name: George Gurnea

(Date: 2/3/26
Title: 12:36 PM

Signature (Owner): _____
Printed Name: _____

Date: _____
Title: _____

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

Signature Contract Purchaser: _____
Printed Name: _____

Date: _____
Title: _____

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

(Signature Lessee: [Signature]
Printed Name: Stephanie Galenchi

(Date: 2/3/26
Title: 12:37

AFFIDAVIT OF NOTIFICATION

(See Exhibit A)

COUNTY OF LAKE)
)
STATE OF ILLINOIS)

I, Stephanie Platenchi, under oath, state that I am

_____ the sole

_____ an _____) owner of the property

~~_____~~ an authorized ~~officer~~ ^{representative} of the _____)

Hereby swear and affirm that in accordance with the provisions of Chapter 3.3 of the Zoning Ordinance, have notified by certified mail, return receipt requested, all property owners and taxpayers within two hundred and fifty (250) feet of the subject property, attached hereto as Exhibit A, on this _____ day of _____, 20_____.

Stephanie Platenchi

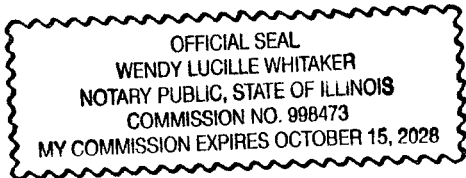
Signature

Subscribed and sworn to before me

this 3rd day of February 2026.

Wendy Lucille Whitaker

Notary Public





Executive Summary

Rocky Blue Grooming is a family-owned and operated dog grooming business dedicated to providing high-quality, compassionate grooming services in a safe and stress-free environment. Our mission is to support pet health, comfort, and appearance while offering reliable, friendly service that builds long-term relationships with pet owners in our community.

With a focus on professionalism, cleanliness, and personalized care, Rocky Blue Grooming aims to become a trusted local destination for dog grooming services.

Business Overview

- **Business Name:** Rocky Blue Grooming
- **Ownership:** Family-owned and operated
- **Business Type:** Professional dog grooming services

Our family brings hands-on experience, strong customer service values, and a genuine love for animals. Being family-owned allows us to maintain consistent quality, accountability, and a personal approach that larger chains often lack.

Services Offered

Rocky Blue Grooming will provide a full range of dog grooming services, including:

- Full-service grooming (bath, haircut, blow dry, brushing)
- Breed-specific cuts
- Nail trimming and filing
- Ear cleaning
- Teeth brushing
- De-shedding treatments
- Puppy introductory grooming
- Specialized care for senior or anxious dogs

All services are performed using professional-grade equipment and pet-safe grooming products.

Market Need & Target Customers

Pet ownership continues to grow, and many owners seek professional grooming services they can trust. Our target customers include:

- Local dog owners and families
- Busy professionals seeking reliable grooming services
- Owners of dogs requiring regular or specialized grooming

There is strong demand for locally owned pet services that offer consistency, trust, and individualized attention—needs that Rocky Blue Grooming is uniquely positioned to meet.

Competitive Advantage

What sets Rocky Blue Grooming apart:

- Family-owned with hands-on involvement
- Personalized care and consistent groomers
- Calm, clean, and welcoming environment
- Appointment-based scheduling to reduce stress for pets
- Strong emphasis on safety, sanitation, and animal comfort

Our focus is not on volume, but on quality service and long-term client relationships.

Operations Plan

- **Hours of Operation:** Monday-Saturday 8am-5pm.
Occasionally open on Sundays and certain holidays.
- **Staffing:** Family members and trained grooming professionals
- **Scheduling:** Appointment-based system
- **Health & Safety:** Strict sanitation protocols, safe handling practices, and compliance with all local regulations

We will maintain a clean, well-organized grooming space and ensure all dogs are monitored closely during their visit.

Marketing & Community Engagement

Marketing efforts will include:

- Local advertising and community outreach
- Social media presence showcasing services and results
- Referral and loyalty programs
- Partnerships with local businesses

As a family-owned business, we plan to be actively involved in the community and build trust through visibility and word-of-mouth referrals.

Financial Overview

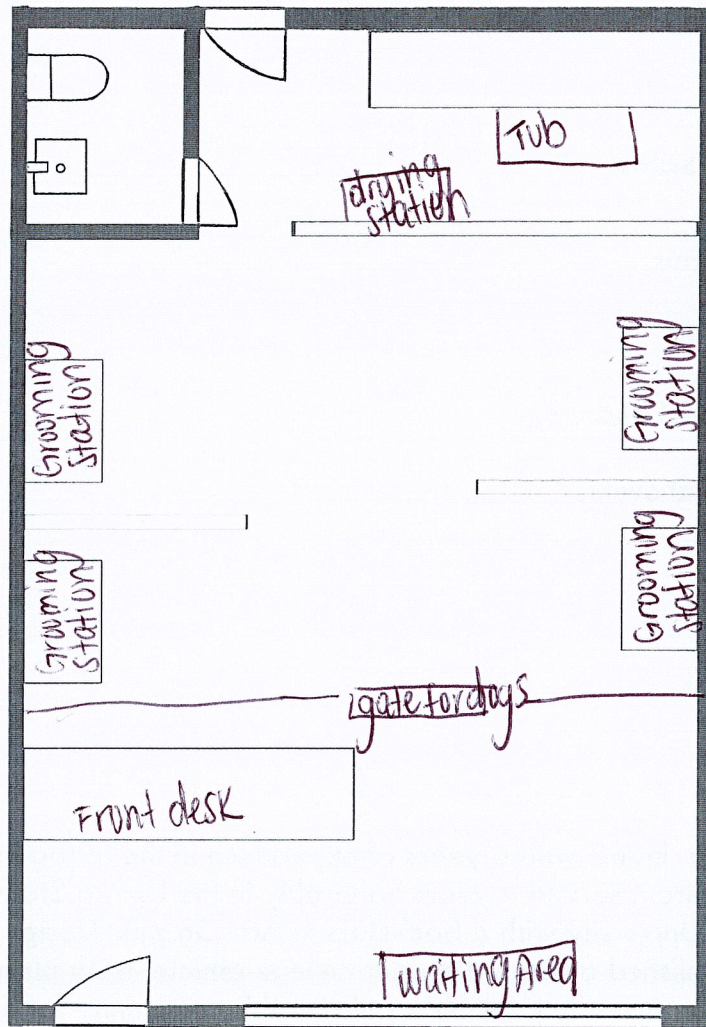
Revenue will be generated through grooming services and add-on treatments. Our pricing will be competitive with local market rates while reflecting the quality and care provided.

Startup and operating costs will be managed responsibly to ensure sustainability and long-term growth.

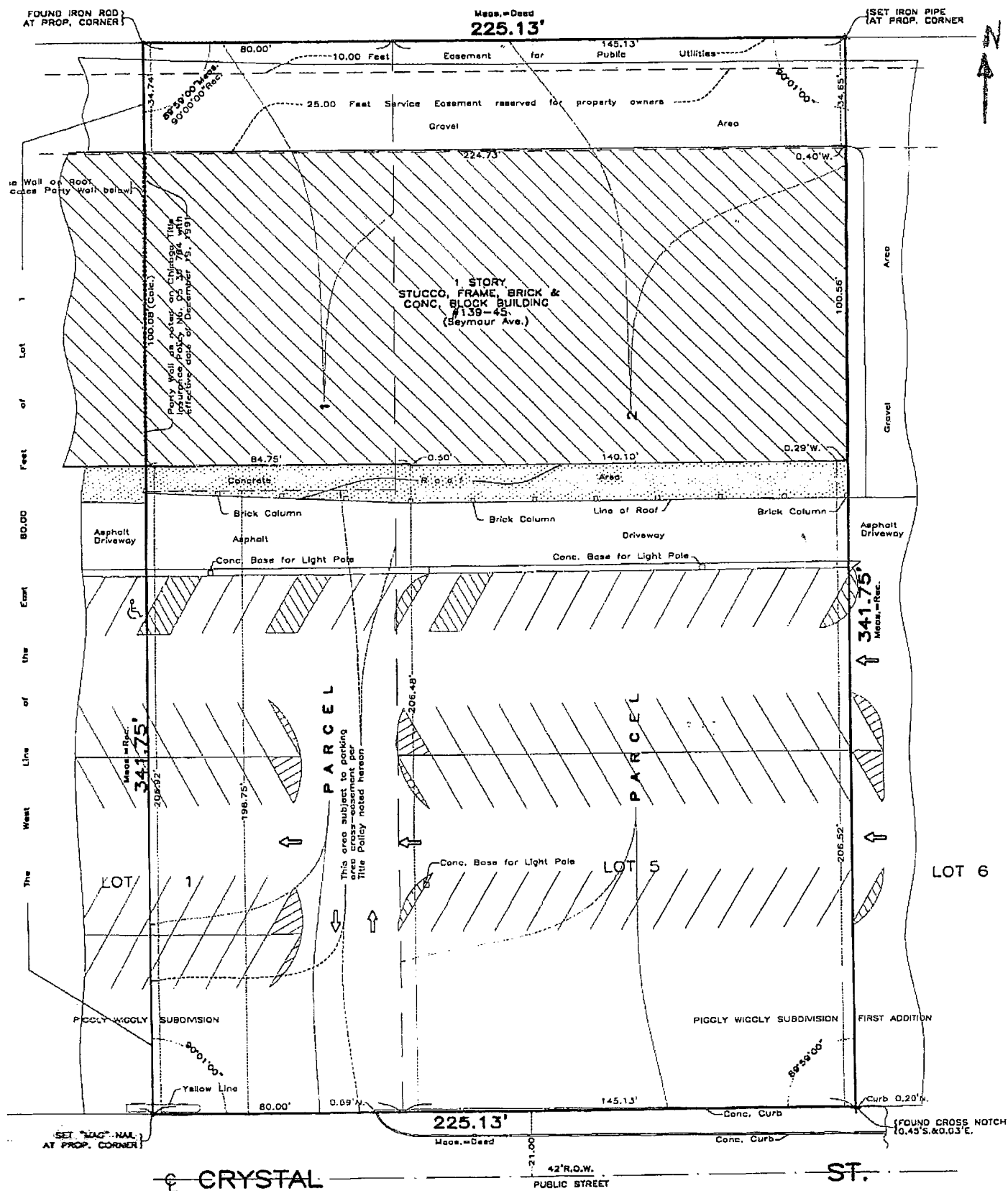
Conclusion

Rocky Blue Grooming is committed to providing dependable, high-quality dog grooming services with a personal touch that reflects our family values. We believe our business will be a positive addition to the community and meet the growing demand for trustworthy, locally owned pet care services.

We appreciate the opportunity to present this proposal and welcome any questions or further discussion.



COMMONLY KNOWN AS: 139-145 N. SEYMOUR AVENUE, MUNDELEIN, ILLINOIS.



Conc. Curb & Gutter

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.





Re: EXTERNAL -Rocky Blue Grooming Business Proposal

From stephanie tlatenchi <stlatenchi3@gmail.com>

Date Thu 2/19/2026 1:25 PM

To Colleen Malec <cmalec@mundelein.org>

Hi Colleen!

Thank you so much for getting back to me.

1. I will speak to George and will ensure there is a proper fire alarm installed.
2. All clients are required to walk their dogs prior to scheduled appointments, and dogs must be picked up promptly once grooming services are completed. We do not walk dogs while they are in our care.

As we work with live animals, occasional accidents may occur; however, all waste is immediately and properly disposed of in the toilet to maintain a clean, sanitary, and odor-free facility at all times.

Additionally, if permitted, we are prepared to install a dog waste station outside the facility to further ensure cleanliness and demonstrate consideration for our neighbors and surrounding businesses.

At our former location at 453 N. Lake St. in Mundelein, we followed these same practices and consistently maintained a clean environment without any waste-related concerns.

Thank you!

Stephanie Tlatenchi

On Thu, Feb 19, 2026 at 12:46 PM Colleen Malec <cmalec@mundelein.org> wrote:

Good afternoon Stephanie! I received all comments back from the department review, and there were a couple comments that the **Building Department** provided that will need to be addressed in the petition.

1. **Per the Fire Code, a change in use like this requires a Fire Alarm and we do not believe one is installed in that building.**
 - a. I would recommend asking Mr. Goumas, the building owner, to weigh in on this one. We don't need a plan for a fire alarm - just acknowledgement that you and the property owner are aware of this requirement. If you have questions about specifically what is required and why, I can put you in touch with the Building Director.
2. **Where will the dogs use the bathroom when in care by the business? Please provide an explanation on how pet waste will be handled, as it does not appear that there is any grass on the same property owned by the building owner.**

Thank you! Those are the only two items, so when you address those, we can move forward to scheduling your public hearing with the Planning and Zoning Commission.

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Linda Miller, Finance Director

For: Village Board Meeting of April 13, 2026

Subject: TIF II Administration Services Proposal - SB Friedman

Financial Impact:

\$13,500.00 - 340-264-46999.000

Attachments:

1. SB Friedman_Mundelein TIF II RDA Review Proposal_2026-03-30

Background:

The Village desires to have a third party review of TIF Agreements for TIF II. SB Friedman is a well respected firm that provides administration services for TIF Districts and is knowledgeable with requirements under the TIF Act. The Village wishes to complete a review of all of the TIF Districts. Combined, the three proposals place payments into the threshold requiring Village Board authorization.

Recommendation:

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF II Administration in an amount not to exceed \$13,500.00.

March 30, 2026

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

Dear Ms. Orenchuk:

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to assist the Village of Mundelein (Village) in its tax increment financing (TIF) administration by reviewing the terms of three redevelopment agreements (RDAs) for recent projects in TIF II, updating TIF projections for those projects and estimating future payments under the terms of the RDAs.

Scope of Services

Based on our prior discussions, we propose to create a model for each project that combines historic and projected incremental property tax collections with an organized projected payment schedule associated with obligations from the redevelopment agreement and any other applicable agreements identified by the Village. As part of this work we will perform the following services:

- Conduct an introductory call with the Village to discuss project timeline, sources of information, and key analytical tasks
- Collect and review information on historic annual project PIN increment and RDA payments
- Analyze historic school district operational cost per pupil trends
- Review the approved RDAs associated with the Cardinal Square, Fairhaven Crossing, and Morris Station (East) projects.
- Prepare updated high-level, incremental property tax projections for each of the three projects for the remaining life of the TIF district, incorporating recent assessments and applying consistent assumptions for variables like tax rate and property value growth
- Estimate annual RDA payments to be made to the developer and various taxing districts per the terms of the redevelopment agreement and any other applicable agreements or factors identified by the Village
- Prepare a simple dynamic model that outlines key assumptions, allows users to input certain values, and tracks historic and projected RDA payments
- Conduct a call with the Village to discuss findings and any next steps

Timeframe

Based on the scope of work outlined herein and our experience with similar projects, we estimate that it will take approximately 6-8 weeks from the date we are authorized to proceed to complete the above scope of services and the

related services for two other TIF districts. We can often provide preliminary findings to staff prior to full completion of the assignment if needed. We will work closely with the Village to meet any internal deadlines.

Professional Fees

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. The estimated professional fees and expenses for the Scope of Services described above are approximately **\$12,895**, as shown in the Detailed Budget Estimate below. This budget assumes the Village simultaneously approves the engagement letters to provide such services for two additional TIF districts. Certain tasks would require more time if completed for only one TIF district.

Detailed Budget Estimate

		Partner	Senior Project Manager	Senior Associate
		\$400	\$284	\$238
Introductory Call with Village	\$461	0.5	0.5	0.5
Review Historic Project Increment and Payments	\$960	0.5	1	2
Research School District Operational Costs	\$960	0.5	1	2
Create Project-Based TIF Revenue Projections	\$3,832	1.5	3	10
Review Redevelopment Agreements	\$2,880	1.5	3	6
Model Annual Payments per RDA	\$2,880	1.5	3	6
Conduct Calls and Coordinate with Village	\$922	1	1	1
Total Hours	47	7	12.5	27.5
Total Professional Fees	\$12,895	\$2,800	\$3,550	\$6,545

This estimate has been prepared based on certain assumptions as to the time required based on our prior experience and discussions with you. This estimate includes an allowance for calls with the Village. It does not include presentations to the Village Board. These estimates will serve as benchmarks for reporting to you to keep you informed of our progress and potential costs. We will not exceed the authorization without your prior written consent.

The following current hourly rates apply to this engagement:

Partner	\$400	Senior Associate	\$238
Senior Vice President	\$386	Associate	\$218
Vice President	\$310	Research Associate	\$202
Senior Project Manager	\$284	Editor/Intern/Admin	\$150
Project Manager	\$264		

These rates will be in effect until December 31, 2026, after which rates may be subject to adjustment. Travel, publications, maps, outside data, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup).

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. Invoices are payable within 30 days.

If at any time the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Acceptance Procedures

We appreciate the opportunity to continue to work with the Village. To indicate your acceptance of this proposal, please sign below and return a copy of this letter to us as authorization to proceed.

Please do not hesitate to reach out with any questions.

Sincerely,



Fran Lefor Rood, AICP
Managing Partner
(312) 424-4253
flood@sbfriedman.com



Michael Ryzhov, AICP
Senior Project Manager
(312) 424-4263
mryzhov@sbfriedman.com

Accepted:

Signature Date

Name Title

Limitations of Our Engagement

Our deliverables will be based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings/teleconferences during which we will obtain certain information from the Village. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverables to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in assessment practices, changes in applicable statutes, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors.

Our deliverables will be intended solely for your information and should not be relied upon by any other person, firm or corporation, or for any other purposes. Our deliverables are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities. A live model will be provided to the Village of Mundelein for its exclusive use in considering potential future payments to developers per the terms of various redevelopment agreements. The independent use and adjustment of this model by the Village is outside the scope of our engagement with respect to the project. SB Friedman is not responsible for, and the Village agrees to indemnify and hold harmless SB Friedman for any damages or claims by the Village or any third-party with respect to its independent use of the model.

Although SB Friedman is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor, we will not be recommending an action regarding issuance of municipal securities to you as the municipal entity or to any obligated person under MSRB rules. The information and material provided in our deliverables is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934. The information and material provided in the deliverables will be provided for discussion purposes, and you or any obligated person should discuss any information and material contained in the deliverables with any and all internal or external advisors and experts that you or any such obligated person deem appropriate before acting on the information or material set forth in the deliverables. Unless otherwise agreed, we are not acting as a municipal advisor to you or any obligated person and do not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to you or any obligated person with respect to the information and material contained in the deliverables.

We acknowledge that upon submission to the Village the deliverables may become public documents within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverables under such Act.

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Linda Miller, Finance Director

For: Village Board Meeting of April 13, 2026

Subject: TIF III Administration Services Proposal - SB Friedman

Financial Impact:

\$13,500.00 - 341-265-46999.000

Attachments:

1. SB Friedman_Mundelein TIF III RDA Review Proposal_2026-03-30

Background:

The Village desires to have a third party review of TIF Agreements for TIF III. SB Friedman is a well respected firm that provides administration services for TIF Districts and is knowledgeable with requirements under the TIF Act. The Village wishes to complete a review of all of the TIF Districts. Combined, the three proposals place payments into the threshold requiring Village Board authorization.

Recommendation:

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF III Administration in an amount not to exceed \$13,500.00.

March 30, 2026

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

Dear Ms. Orenchuk:

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to assist the Village of Mundelein (Village) in its tax increment financing (TIF) administration by reviewing the terms of three redevelopment agreements (RDAs) for recent projects in TIF III, updating TIF projections for those projects and estimating future payments under the terms of the RDAs.

Scope of Services

Based on our prior discussions, we propose to create a model for each project that combines historic and projected incremental property tax collections with an organized projected payment schedule associated with obligations from the redevelopment agreement and any other applicable agreements identified by the Village. As part of this work we will perform the following services:

- Conduct an introductory call with the Village to discuss project timeline, sources of information, and key analytical tasks
- Collect and review information on historic annual project PIN increment and RDA payments
- Analyze historic school district operational cost per pupil trends
- Review the approved RDAs associated with the Area FC, Morris Station (West), and Station250 projects.
- Prepare updated high-level, incremental property tax projections for each of the three projects for the remaining life of the TIF district, incorporating recent assessments and applying consistent assumptions for variables like tax rate and property value growth
- Estimate annual RDA payments to be made to the developer and various taxing districts per the terms of the redevelopment agreement and any other applicable agreements or factors identified by the Village
- Prepare a simple dynamic model that outlines key assumptions, allows users to input certain values, and tracks historic and projected RDA payments
- Conduct a call with the Village to discuss findings and any next steps

Timeframe

Based on the scope of work outlined herein and our experience with similar projects, we estimate that it will take approximately 6-8 weeks from the date we are authorized to proceed to complete the above scope of services and the related services for two other TIF districts. We can often provide preliminary findings to staff prior to full completion of the assignment if needed. We will work closely with the Village to meet any internal deadlines.

Professional Fees

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. The estimated professional fees and expenses for the Scope of Services described above are approximately **\$12,895**, as shown in the Detailed Budget Estimate below. This budget assumes the Village simultaneously approves the engagement letters to provide such services for two additional TIF districts. Certain tasks would require more time if completed for only one TIF district.

Detailed Budget Estimate

		Partner	Senior Project Manager	Senior Associate
		\$400	\$284	\$238
Introductory Call with Village	\$461	0.5	0.5	0.5
Review Historic Project Increment and Payments	\$960	0.5	1	2
Research School District Operational Costs	\$960	0.5	1	2
Create Project-Based TIF Revenue Projections	\$3,832	1.5	3	10
Review Redevelopment Agreements	\$2,880	1.5	3	6
Model Annual Payments per RDA	\$2,880	1.5	3	6
Conduct Calls and Coordinate with Village	\$922	1	1	1
Total Hours	47	7	12.5	27.5
Total Professional Fees	\$12,895	\$2,800	\$3,550	\$6,545

This estimate has been prepared based on certain assumptions as to the time required based on our prior experience and discussions with you. This estimate includes an allowance for calls with the Village. It does not include presentations to the Village Board. These estimates will serve as benchmarks for reporting to you to keep you informed of our progress and potential costs. We will not exceed the authorization without your prior written consent.

The following current hourly rates apply to this engagement:

Partner	\$400	Senior Associate	\$238
Senior Vice President	\$386	Associate	\$218
Vice President	\$310	Research Associate	\$202
Senior Project Manager	\$284	Editor/Intern/Admin	\$150
Project Manager	\$264		

These rates will be in effect until December 31, 2026, after which rates may be subject to adjustment. Travel, publications, maps, outside data, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup).

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. Invoices are payable within 30 days.

If at any time the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Acceptance Procedures

We appreciate the opportunity to continue to work with the Village. To indicate your acceptance of this proposal, please sign below and return a copy of this letter to us as authorization to proceed.

Please do not hesitate to reach out with any questions.

Sincerely,



Fran Lefor Rood, AICP
Managing Partner
(312) 424-4253
flood@sbfriedman.com



Michael Ryzhov, AICP
Senior Project Manager
(312) 424-4263
mryzhov@sbfriedman.com

Accepted:

Signature

Date

Name

Title

Limitations of Our Engagement

Our deliverables will be based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings/teleconferences during which we will obtain certain information from the Village. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverables to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in assessment practices, changes in applicable statutes, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors.

Our deliverables will be intended solely for your information and should not be relied upon by any other person, firm or corporation, or for any other purposes. Our deliverables are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities. A live model will be provided to the Village of Mundelein for its exclusive use in considering potential future payments to developers per the terms of various redevelopment agreements. The independent use and adjustment of this model by the Village is outside the scope of our engagement with respect to the project. SB Friedman is not responsible for, and the Village agrees to indemnify and hold harmless SB Friedman for any damages or claims by the Village or any third-party with respect to its independent use of the model.

Although SB Friedman is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor, we will not be recommending an action regarding issuance of municipal securities to you as the municipal entity or to any obligated person under MSRB rules. The information and material provided in our deliverables is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934. The information and material provided in the deliverables will be provided for discussion purposes, and you or any obligated person should discuss any information and material contained in the deliverables with any and all internal or external advisors and experts that you or any such obligated person deem appropriate before acting on the information or material set forth in the deliverables. Unless otherwise agreed, we are not acting as a municipal advisor to you or any obligated person and do not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to you or any obligated person with respect to the information and material contained in the deliverables.

We acknowledge that upon submission to the Village the deliverables may become public documents within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverables under such Act.

To: Mayor and Board of Trustees

From: Amanda Orenchuk, Director of Community Development
Linda Miller, Finance Director

For: Village Board Meeting of April 13, 2026

Subject: TIF IV Administration Services Proposal - SB Friedman

Financial Impact:

\$6,500.00 - 342-266-46999.000

Attachments:

1. SB Friedman_Mundelein TIF IV RDA Review Proposal_2026-03-30

Background:

The Village desires to have a third-party review of TIF Agreements for TIF IV. SB Friedman is a well respected firm that provides administration services for TIF Districts and is knowledgeable with requirements under the TIF Act. The Village wishes to complete a review of all the TIF Districts. Combined, the three proposals place payments into the threshold requiring Village Board authorization.

Recommendation:

Motion to authorize the Director of Community Development to execute a Professional Services Contract and requisition with SB Friedman Development Advisors, LLC for TIF IV Administration in an amount not to exceed \$6,500.00.

March 30, 2026

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

Dear Ms. Orenchuk:

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to assist the Village of Mundelein (Village) in its tax increment financing (TIF) administration by reviewing the terms of one redevelopment agreements (RDA) for a recent project in TIF IV, updating TIF projections for that project and estimating future payments under the terms of the RDA.

Scope of Services

Based on our prior discussions, we propose to create a model for each project that combines historic and projected incremental property tax collections with an organized projected payment schedule associated with obligations from the redevelopment agreement and any other applicable agreements identified by the Village. As part of this work we will perform the following services:

- Conduct an introductory call with the Village to discuss project timeline, sources of information, and key analytical tasks
- Collect and review information on historic annual project PIN increment and RDA payments
- Analyze historic school district operational cost per pupil trends
- Review the approved RDAs associated with the Townes-DR project.
- Prepare updated high-level, incremental property tax projections for the project for the remaining life of the TIF district, incorporating recent assessments and applying consistent assumptions for variables like tax rate and property value growth
- Estimate annual RDA payments to be made to the developer and various taxing districts per the terms of the RDA and any other applicable agreements or factors identified by the Village
- Prepare a simple dynamic model that outlines key assumptions, allows users to input certain values, and tracks historic and projected RDA payments
- Conduct a call with the Village to discuss findings and any next steps

Timeframe

Based on the scope of work outlined herein and our experience with similar projects, we estimate that it will take approximately 6-8 weeks from the date we are authorized to proceed to complete the above scope of services and the related services for two other TIF districts. We can often provide preliminary findings to staff prior to full completion of the assignment if needed. We will work closely with the Village to meet any internal deadlines.

Professional Fees

Professional fees for this service will be based on the time required at the then-current hourly billing rates of the staff involved. The estimated professional fees and expenses for the Scope of Services described above are approximately **\$5,303**, as shown in the Detailed Budget Estimate below. This budget assumes the Village simultaneously approves the engagement letters to provide such services for two additional TIF districts. Certain tasks would require more time if completed for only one TIF district.

Detailed Budget Estimate

		Partner	Senior Project Manager	Senior Associate
		\$400	\$284	\$238
Introductory Call with Village	\$0			
Review Historic Project Increment and Payments	\$480	0.25	0.5	1
Research School District Operational Costs	\$380		0.5	1
Create Project-Based TIF Revenue Projections	\$1,920	1	2	4
Review Redevelopment Agreements	\$960	0.5	1	2
Model Annual Payments per RDA	\$960	0.5	1	2
Conduct Calls and Coordinate with Village	\$603	0.5	1	0.5
Total Hours	19.25	2.75	6	10.5
Total Professional Fees	\$5,303	\$1,100	\$1,704	\$2,499

This estimate has been prepared based on certain assumptions as to the time required based on our prior experience and discussions with you. This estimate includes an allowance for calls with the Village. It does not include presentations to the Village Board. These estimates will serve as benchmarks for reporting to you to keep you informed of our progress and potential costs. We will not exceed the authorization without your prior written consent.

The following current hourly rates apply to this engagement:

Partner	\$400	Senior Associate	\$238
Senior Vice President	\$386	Associate	\$218
Vice President	\$310	Research Associate	\$202
Senior Project Manager	\$284	Editor/Intern/Admin	\$150
Project Manager	\$264		

These rates will be in effect until December 31, 2026, after which rates may be subject to adjustment. Travel, publications, maps, outside data, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup).

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. Invoices are payable within 30 days.

If at any time the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Acceptance Procedures

We appreciate the opportunity to continue to work with the Village. To indicate your acceptance of this proposal, please sign below and return a copy of this letter to us as authorization to proceed.

Please do not hesitate to reach out with any questions.

Sincerely,



Fran Lefor Rood, AICP
Managing Partner
(312) 424-4253
flood@sbfriedman.com



Michael Ryzhov, AICP
Senior Project Manager
(312) 424-4263
mryzhov@sbfriedman.com

Accepted:

Signature Date

Name Title

Limitations of Our Engagement

Our deliverables will be based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings/teleconferences during which we will obtain certain information from the Village. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise analyses or the deliverables to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, changes in assessment practices, changes in applicable statutes, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors.

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Although SB Friedman is registered with the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor, we will not be recommending an action regarding issuance of municipal securities to you as the municipal entity or to any obligated person under MSRB rules. The information and material provided in our deliverables is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934. The information and material provided in the deliverables will be provided for discussion purposes, and you or any obligated person should discuss any information and material contained in the deliverables with any and all internal or external advisors and experts that you or any such obligated person deem appropriate before acting on the information or material set forth in the deliverables. Unless otherwise agreed, we are not acting as a municipal advisor to you or any obligated person and do not owe a fiduciary duty pursuant to Section 15B of the Exchange Act to you or any obligated person with respect to the information and material contained in the deliverables.

We acknowledge that upon submission to the Village the deliverables may become public documents within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverables under such Act.

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: Budget Amendment - AWIA Risk and Resilience Assessment

Financial Impact:

BUDGET AMENDMENT: Requesting an increase of \$19,500.00 in account number 500-461-46410 - Consulting Services.

Attachments:

1. 2600427.00_Proposal_AWIARRAERP

Background:

We are requesting approval to perform a budget amendment to GL 500-461-46410 in the amount of \$19,500.00. The budget amendment is for Baxter & Woodman to assist the Village with the completion of a Risk and Resilience Assessment and Emergency Response Plan. This plan is a requirement of the America's Water Infrastructure Act (AWIA) which was signed into law on October 23, 2018.

Recommendation:

Motion to authorize the budget amendment and approve purchase order number 26-00925 for Baxter & Woodman in the amount of \$19,500.00.

February 19, 2026

Mr. Erick Broz
Utilities Superintendent
Village of Mundelein
801 Allanson Road
Mundelein, IL 60060

Subject: Request for Proposal – America’s Water Infrastructure Act (AWIA) Risk and Resilience Assessment and Emergency Response Plan Proposal for Professional Engineering Services

Dear Mr. Broz:

On October 23, 2018, America’s Water Infrastructure Act (AWIA) was signed into law. This law requires all community water systems (CWS) serving more than 3,300 people perform a Risk and Resilience Assessment (RRA) on their system. These risk and resilience assessments involve assessing the risks in every part of the water system from supply to distribution, including physical, cyber, and financial systems.

Water utilities such as the Village of Mundelein, with a population greater than 31,000, are required to submit a certification of completion of the AWIA Risk and Resilience Assessment by June 30, 2026. The Emergency Response Plan (ERP) certification of completion is due six months after the Risk and Resilience Assessment submittal with a final deadline by December 31, 2026.

We would like to help the Village complete its Risk and Resilience Assessment and Emergency Response Plan, which will provide you with a strategic planning document and list of recommendations that address vulnerabilities identified. We offer this scope, schedule, and fee for your consideration.

Scope of Services

WATER SYSTEM ASSESSMENT

1. PROJECT MANAGEMENT
 - A. Plan, schedule, and control activities to complete the Project. These activities include budgeting, scheduling, and monitoring the scope of services.
2. PROJECT MEETINGS
 - A. ATTEND KICKOFF MEETING – Meet with your Risk and Resilience Assessment Team to establish your goals to meet the 2018 America’s Water Infrastructure Act (AWIA) requirements and discuss components that will be necessary to complete the Project.

- B. MEETINGS – Conduct up to two (2) additional virtual meetings with the Village staff at times during the Project to review project status, assessments, and recommendations.
3. SYSTEM ANALYSIS
- A. RESEARCH EXISTING INFORMATION – Review existing information available for the water systems and identify what additional information needs to be gathered by the Village. The information requested will include the Village’s previous Vulnerability Assessment.
 - B. SITE VISIT AND EVALUATE EXISTING INFORMATION – Conduct a detailed physical site visit with Water Operations staff including an analysis of water system facilities. Evaluate gathered information and determine what is relevant to the Risk and Resilience Assessment for physical, financial, and cybersecurity assessments. Evaluate gathered information and determine what is relevant to the Risk and Resilience Assessment.
 - C. DETERMINE THREATS – Assess what malevolent acts or baseline threats are most likely to affect your identified critical assets, including man-made or natural disasters. Identify potential adverse consequences and the likelihoods of such threats.
 - D. CYBERSECURITY RISK AND RESILIENCE ASSESSMENT – Concentric Integration, LLC, a wholly owned subsidiary of Baxter & Woodman, Inc., will conduct a review of the Village’s existing supervisory control and data acquisition (SCADA) system and related cybersecurity environment. After each category is reviewed per the USEPA threat listing, the Village will be presented with an evaluation of their relative level of resiliency and risk graded as “High,” “Medium,” or “Low” risk. Appropriate recommendations shall be provided to improve grades to “Low” risk status.
 - E. PRIORITIZE RISK – Identify potential adverse consequences for critical asset-threat pairs and provide a financial cost impact range for specific assets. Develop a prioritized plan for risk reduction.
 - F. PREPARE ASSET AND THREAT INVENTORY – Prepare a summary of critical assets, threats, vulnerabilities, existing countermeasures, and potential remediation for the Village’s review. This analysis will be prepared in a format that meets the standards established by the AWWA J100 Standard.
4. RISK AND RESILIENCE ASSESSMENT REPORT
- A. REPORT - Provide a draft report that includes a summary of asset assessments and recommended schedule of improvements necessary to address vulnerabilities identified as part of the assessment. The final report will include the Village’s comments from the draft report.

5. EMERGENCY RESPONSE PLAN

- A. Develop or update the Village's Emergency Response Plan using the USEPA template for the Village. The results of the Risk & Resilience Assessment will be used in the new Emergency Response Plan with the most likely response scenarios.
- B. Meet with the Emergency Response Planning Committee including representative emergency response personnel from the community and water staff. The purpose of this meeting is to review the Risk & Resilience Assessment and the Emergency Response Plan with the personnel that would be involved in the case of an emergency and identify the proper protocols for involvement of each of the emergency services involved.
- C. Finalize the ERP with feedback from the Village. A digital version of the Final ERP Report will be submitted to the Village.
- D. Assist the Village in submitting the required EPA certification for the Emergency Response Plan.

Fee

The Village shall pay the Engineer for the above stated scope of services, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement for out-of-pocket expenses including travel, which in total will not exceed **\$19,500**.

This proposal is valid for 90 days from the date issued.

Schedule

The Risk and Resilience Assessment will be completed in advance of the Certificate of Completion submittal to USEPA by June 30, 2026. The Emergency Response Plan will be completed in advance of the USEPA Submittal of December 31, 2026. The following outlines the proposed schedule.

Task	Date
Kickoff Meeting and Water System Site Visit	March, 2026
Cybersecurity Kickoff Meeting	March, 2026
Draft Report Submittal	April, 2026
Draft Report Review Meeting	April, 2026
Final Report Submittal	May 29, 2026
Recertification Deadline	June 30, 2026
ERP Committee Meeting	July, 2026
Draft ERP Submittal	November 30, 2026
ERP Submittal	December 31, 2026

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Michael Fontanez at 815-444-4965 or mfontanez@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Brent Perz, PE
Vice President

VILLAGE OF MUNDELEIN, ILLINOIS

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("Baxter & Woodman"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide Baxter & Woodman with all criteria and full information for the "Project," which is generally otherwise identified in the Letter Proposal. Baxter & Woodman will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to Baxter & Woodman. Baxter & Woodman and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services – The agreed upon services shall be completed within a reasonable amount of time. If Baxter & Woodman is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, Baxter & Woodman's work shall be extended and the rates and amounts of Baxter & Woodman's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments – The fees to perform the proposed scope of services constitutes Baxter & Woodman's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. Baxter & Woodman invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs – Baxter & Woodman's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that Baxter & Woodman has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. Baxter & Woodman cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Baxter & Woodman's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by Baxter & Woodman will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. Baxter & Woodman makes no warranties, express or implied, in connection with its services; (2) Baxter & Woodman shall be responsible for the technical accuracy of its services and documents; (3) Baxter & Woodman shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) Baxter & Woodman may employ such sub-consultants as Baxter & Woodman deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) Baxter & Woodman shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) Baxter & Woodman neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) Baxter & Woodman is not acting as a municipal advisor as defined by the Dodd-Frank Act. Baxter & Woodman shall not provide advice or have any responsibility for municipal financial products or securities; (8) Baxter & Woodman is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by Baxter & Woodman shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that Baxter & Woodman's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Baxter & Woodman's consideration of a component does not constitute acceptance of the assembled item; (10) Baxter & Woodman's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, Baxter & Woodman will become generally familiar with observable completed work. If Baxter & Woodman observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance – Baxter & Woodman will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	\$15 million per claim and aggregate
General Liability:	\$1 million per claim	Professional Liability:	\$5 million per claim
	\$2 million aggregate		\$10 million aggregate
Automobile Liability:	\$1 million combined single limit		

In no event will Baxter & Woodman's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to Baxter & Woodman

under this Agreement. Any claim against Baxter & Woodman arising out of this Agreement may be asserted by the Owner, but only against the entity and not against Baxter & Woodman's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, Baxter & Woodman shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of Baxter & Woodman; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Baxter & Woodman and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Baxter & Woodman waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Baxter & Woodman and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that Baxter & Woodman is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and Baxter & Woodman agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination – Either party may terminate this Agreement upon ten (10) business days' written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay Baxter & Woodman, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All Baxter & Woodman documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Baxter & Woodman to Owner pursuant to this Agreement) are instruments of service and Baxter & Woodman retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by Baxter & Woodman or its consultant. Electronic format of Baxter & Woodman's design documents may differ from the printed version and Baxter & Woodman bears no liability for errors, omissions or discrepancies. Reuse of Baxter & Woodman's design documents is prohibited, and Owner shall defend and indemnify Baxter & Woodman from all claims, damages, losses and expenses, including attorney's fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in Baxter & Woodman's document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Baxter & Woodman to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and Baxter & Woodman and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution – All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Baxter & Woodman, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: 2026 (FY27) MFT Roadway Improvements

Financial Impact:

\$1,126,266.90

Attachments:

1. 4485.126 Mundelein Bid Award LMVH 2026-03-13
2. 2026 MFT Partnership Quantity Breakout Schedule- Bid Numbers
3. blr-12320 - Mundelein Contract-Print

Background:

The qualified low bid contractor is Peter Baker & Son, Co. with the total project amount of \$4,532,967.70. The listed amount represents the total contract value, which includes the services being provided to all entities within the joint purchase program including Libertyville, Vernon Hills, and Libertyville Township. However, in accordance with the terms of the IGA, the Village is only responsible for the share of the contract that is directly attributable to its roadways (\$1,126,266.90). There are sufficient funds available to pay for the Village's share in the FY27 Budget. The proposed work is anticipated to be completed this summer.

Staff recommends accepting all submitted bids, awarding our portion of the contract to Peter Baker & Son, Co. as the lowest responsive bidder for the 2026 (FY27) MFT Roadway Improvements project, and authorize the Mayor and the Village Clerk to sign a contract with Peter Baker & Son, Co. in the amount of \$1,126,266.90 subject to the receipt of required bonding and insurance.

Additional roads may be added to this project after cost is determined. Expect a future change order for the additional roads which include N Southport Road from Regent Drive to Compton Lane, Compton Lane from Dunton Court to Bingham Circle, Dunton Court, Pinehurst Drive and Foxmoor Court.

Recommendation:

Motion to accept all submitted bids, award our portion of the contract to Peter Baker & Son, Co. as the lowest responsive bidder for the 2026 (FY27) MFT Roadway Improvements project, and authorize the Mayor and the Village Clerk to sign the contract and subsequent purchase order with Peter Baker & Son, Co. in the amount of \$1,126,266.90.

March 13, 2026



Kelsey Howe
Business Services Manager
Village of Mundelein
801 Allanson Road
Mundelein, IL 60060

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: 2026 MFT Roadway Improvements
Partnership Project
Bid Tabulation and Contract Award

On March 10, 2026, bid proposals for the above referenced project were received, opened and read aloud at the Mundelein Public Works and Engineering Facility. Overall combined bids were received from four (4) contractors, as-read they ranged from \$4,532,967.70 to \$5,194,474.20. The engineer's opinion of probable cost was \$5,432,967.70. Attached is a summary of bids for your review.

The bids were reviewed and observed to have no mathematical errors.

Based on the availability of funding, the Village of Mundelein may accept the bids and award their portion of the project contract to the apparent low bidder, Peter Baker & Son, Co., in the amount of \$1,126,266.90.

As with any other construction project, it is recommended that the Village Board add in a 5-10% contingency factor for additions or changes due to unforeseen conditions (generally below grade) to the proposed construction improvements.

We anticipate the overall starting date for this road maintenance project will begin after May 1, 2026, once the Contractor receives the Authorization to Proceed.

If you should have any questions, please contact our office.

Sincerely,
Gewalt Hamilton Associates, Inc.

A handwritten signature in blue ink, appearing to read 'JRB', is written over the printed name of John R. Briggs, P.E.

John R. Briggs, P.E.
Senior Project Manager

QUANTITY BREAKOUT SCHEDULE-BID NUMBERS

Item No.	Items	Unit	Total	Libertyville	Vernon Hills	Libertyville Township	Mundelein
20201200	Removal & Disposal of Unsuitable Materials	CY	820	-	-	820	-
30300001	Aggregate Base Repair	CY	820	-	-	820	-
35800100	Preparation of Base	SY	24,765	-	-	24,765	-
40600290	Bituminous Material (Tack Coat)	LB	123,220	36,500	61,150	5,620	19,950
40600400	Mixtures for Cracks, Joints and Flangeways	Ton	107	97	-	-	10
40600825	Polymerized Leveling Binder (Machine Method), N50	Ton	1,655	1,655	-	-	-
40600900	Hot-Mix Asphalt Binder Course (Hand Method), N50	Ton	10	-	10	-	-
40600982	Hot-Mix Asphalt Surface Removal - Butt Joint	SQYD	655	440	-	215	-
40602978	Hot-Mix Asphalt Binder Course, IL-9.5, N50	Ton	8,055	-	2,180	3,490	2,385
40603080	Hot-Mix Asphalt Binder Course, IL-19.0, N50	Ton	920	-	-	-	920
40603335	Hot-Mix Asphalt Surface Course, Mix D, N50	Ton	12,910	3,705	4,360	2,120	2,725
42400200	P.C.C. Sidewalk, 5 Inch	SQFT	24,460	2,435	11,350	-	10,675
42400300	P.C.C. Sidewalk, 6 Inch	SQFT	1,205	155	-	-	1,050
44000158	Hot-Mix Asphalt Surface Removal, 2.25"	SQYD	71,025	19,025	52,000	-	-
44000161	Hot-Mix Asphalt Surface Removal, 3"	SQYD	27,100	-	-	-	27,100
44000163	Hot-Mix Asphalt Surface Removal, 3.5"	SQYD	13,280	13,280	-	-	-
44000165	Hot-Mix Asphalt Surface Removal, 4"	SQYD	24,765	-	-	24,765	-
44000169	Hot-Mix Asphalt Surface Removal, 5"	SQYD	4,500	-	-	-	4,500
44000500	Combination Curb and Gutter Removal	FT	7,145	5,945	-	1,200	-
44000600	Sidewalk Removal	SQFT	25,970	3,145	11,100	-	11,725
44201301	Class C Patches, Type I, 6 Inch	SQYD	400	400	-	-	-
44201305	Class C Patches, Type II, 6 Inch	SQYD	450	450	-	-	-
44201309	Class C Patches, Type III, 6 Inch	SQYD	700	700	-	-	-
44201311	Class C Patches, Type IV, 6 Inch	SQYD	700	700	-	-	-
44201325	Class C Patches, Type I, 8 Inch	SQYD	325	325	-	-	-
44201329	Class C Patches, Type II, 8 Inch	SQYD	170	170	-	-	-
44201333	Class C Patches, Type III, 8 Inch	SQYD	595	595	-	-	-
44201335	Class C Patches, Type IV, 8 Inch	SQYD	690	690	-	-	-
44201682	Class D Patches, Type II, 3 Inch	SQYD	100	100	-	-	-
44201683	Class D Patches, Type III, 3 Inch	SQYD	570	570	-	-	-
44201684	Class D Patches, Type IV, 3 Inch	SQYD	1,390	1,390	-	-	-
44201692	Class D Patches, Type II, 4 Inch	SQYD	200	-	200	-	-
44201694	Class D Patches, Type III, 4 Inch	SQYD	200	-	200	-	-
44201696	Class D Patches, Type IV, 4 Inch	SQYD	400	-	400	-	-
44201713	Class D Patches, Type I, 6 Inch	SQYD	50	-	-	50	-
44201717	Class D Patches, Type II, 6 Inch	SQYD	65	-	-	65	-
44201721	Class D Patches, Type III, 6 Inch	SQYD	875	50	-	200	625
44201723	Class D Patches, Type IV, 6 Inch	SQYD	1,935	50	-	330	1,555
44201745	Class D Patches, Type III, 8 Inch	SQYD	50	50	-	-	-
44201747	Class D Patches, Type IV, 8 Inch	SQYD	50	50	-	-	-
60250200	Catch Basins to be Adjusted	Each	38	-	35	3	-
60257900	Manholes to be Reconstructed	Each	2	2	-	-	-
60260100	Inlets to be Adjusted	Each	37	1	35	1	-
60262700	Inlets to be Reconstructed	Each	1	1	-	-	-
60300105	Frames and Grates to be Adjusted	Each	30	-	30	-	-
60604400	Combination Concrete Curb & Gutter, Type B-6.18	FT	5,945	5,945	-	-	-
60608562	Combination Concrete Curb & Gutter, Type M-4.12	FT	1,200	-	-	1,200	-
67100100	Mobilization (Libertyville Township)	LS	1	-	-	1	-
70102620	Traffic Control and Protection, STD 701501 (Libertyville)	LS	1	1	-	-	-
70102620	Traffic Control and Protection, STD 701501 (Mundelein)	LS	1	-	-	-	1
70102620	Traffic Control and Protection, STD 701501 (Vernon Hills)	LS	1	-	1	-	-
70102620	Traffic Control and Protection, STD 701501 (Libertyville Township)	LS	1	-	-	1	-
70300100	Short Term Pavement Marking	FT	800	-	800	-	-
70300150	Short Term Pavement Marking Removal	SQFT	270	-	270	-	-
78000100	Thermoplastic Pavement Marking - Letters & Symbols	SQFT	900	40	860	-	-
78000200	Thermoplastic Pavement Marking - Line 4"	FT	19,920	6,670	13,250	-	-
78000400	Thermoplastic Pavement Marking - Line 6"	FT	3,420	1,270	2,150	-	-
78000600	Thermoplastic Pavement Marking - Line 12"	FT	2,125	-	2,125	-	-
78000650	Thermoplastic Pavement Marking - Line 24"	FT	405	105	300	-	-
X4021000	Temp Access (Private Entrance)	Each	134	-	-	134	-
X6030310	Frames&LidstobeAdjusted(Spl)	Each	7	-	-	7	-
Z0033700	Longitudinal Joint Sealant	FT	29,585	10,680	-	9,165	9,740
-	Detectable Warnings	SQFT	1,840	340	1,200	-	300
-	Landscape Restoration	SQYD	5,125	2,440	1,100	235	1,350
-	Utility Structure to be Adjusted (Storm or Water)	Each	90	25	-	-	65
-	Utility Structure Ring Mortaring (Storm or Water)	Each	11	1	-	-	10
-	Utility Structure to be Adjusted-Storm (Special)	Each	11	11	-	-	-
-	Sanitary MH Frame & Lid to be Adjusted (Special)	Each	35	33	-	-	2
-	San MH F&L to be Adj (SPL) w/new F&G	Each	1	1	-	-	-
-	Water Service Box to be Adjusted	Each	5	-	-	-	5
-	HMA Driveway, Remove and Replace, 3"	SQYD	395	170	-	75	150
-	Brick Paver Driveway, Remove and Replace	SQFT	405	315	-	90	-
-	P.C.C. Driveway Pavement, 6 Inch	SQYD	475	240	100	10	125
-	Incidental HMA, 3"	TON	20	20	-	-	-
-	Concrete Curb and Gutter Removal and Replacement	FT	8,775	-	5,100	-	3,675
-	Inlets to be Adjusted with New Frame and Grate (Special)	Each	6	5	-	-	1
-	Partial Depth Removal, 2 Inch	SQYD	800	-	800	-	-
-	Earth Excavation (ADA Compliance or New Sidewalk)	CY	72	17	45	-	10
-	Aggregate Base Course, Ty B, 4" (ADA Compliance or New Sidewalk)	SQYD	180	70	60	-	50
-	AggBaseCourse, Type B, 12"	SQYD	155	-	155	-	-
-	Median Removal - Full Depth	SQYD	155	-	155	-	-
-	PCC Sidewalk, 5" (NEW)	SQFT	610	610	-	-	-

	Libertyville	Vernon Hills	Libertyville Township	Mundelein
\$15.00	\$0.00	\$0.00	\$12,300.00	\$0.00
\$15.00	\$0.00	\$0.00	\$12,300.00	\$0.00
\$0.20	\$0.00	\$0.00	\$4,953.00	\$0.00
\$0.01	\$365.00	\$611.50	\$56.20	\$199.50
\$75.00	\$7,275.00	\$0.00	\$0.00	\$750.00
\$92.00	\$152,260.00	\$0.00	\$0.00	\$0.00
\$200.00	\$0.00	\$2,000.00	\$0.00	\$0.00
\$1.00	\$440.00	\$0.00	\$215.00	\$0.00
\$74.50	\$0.00	\$162,410.00	\$260,005.00	\$177,682.50
\$68.00	\$0.00	\$0.00	\$0.00	\$62,560.00
\$76.10	\$281,950.50	\$331,796.00	\$161,332.00	\$207,372.50
\$11.75	\$28,611.25	\$133,362.50	\$0.00	\$125,431.25
\$11.75	\$1,821.25	\$0.00	\$0.00	\$12,337.50
\$3.10	\$58,977.50	\$161,200.00	\$0.00	\$0.00
\$3.95	\$0.00	\$0.00	\$0.00	\$107,045.00
\$3.95	\$52,456.00	\$0.00	\$0.00	\$0.00
\$3.60	\$0.00	\$0.00	\$89,154.00	\$0.00
\$5.75	\$0.00	\$0.00	\$0.00	\$25,875.00
\$5.50	\$32,697.50	\$0.00	\$6,600.00	\$0.00
\$1.25	\$3,931.25	\$13,875.00	\$0.00	\$14,656.25
\$30.00	\$12,000.00	\$0.00	\$0.00	\$0.00
\$90.00	\$40,500.00	\$0.00	\$0.00	\$0.00
\$90.00	\$63,000.00	\$0.00	\$0.00	\$0.00
\$90.00	\$63,000.00	\$0.00	\$0.00	\$0.00
\$40.00	\$13,000.00	\$0.00	\$0.00	\$0.00
\$100.00	\$17,000.00	\$0.00	\$0.00	\$0.00
\$100.00	\$59,500.00	\$0.00	\$0.00	\$0.00
\$100.00	\$69,000.00	\$0.00	\$0.00	\$0.00
\$20.00	\$2,000.00	\$0.00	\$0.00	\$0.00
\$20.00	\$11,400.00	\$0.00	\$0.00	\$0.00
\$20.00	\$27,800.00	\$0.00	\$0.00	\$0.00
\$25.00	\$0.00	\$5,000.00	\$0.00	\$0.00
\$25.00	\$0.00	\$5,000.00	\$0.00	\$0.00
\$25.00	\$0.00	\$10,000.00	\$0.00	\$0.00
\$35.00	\$0.00	\$0.00	\$1,750.00	\$0.00
\$35.00	\$0.00	\$0.00	\$2,275.00	\$0.00
\$35.00	\$1,750.00	\$0.00	\$7,000.00	\$21,875.00
\$35.00	\$1,750.00	\$0.00	\$11,550.00	\$54,425.00
\$50.00	\$2,500.00	\$0.00	\$0.00	\$0.00
\$50.00	\$2,500.00	\$0.00	\$0.00	\$0.00
\$405.00	\$0.00	\$14,175.00	\$1,215.00	\$0.00
\$1,760.00	\$3,520.00	\$0.00	\$0.00	\$0.00
\$405.00	\$405.00	\$14,175.00	\$405.00	\$0.00
\$1,440.00	\$1,440.00	\$0.00	\$0.00	\$0.00
\$565.00	\$0.00	\$16,950.00	\$0.00	\$0.00
\$36.00	\$214,020.00	\$0.00	\$0.00	\$0.00
\$34.00	\$0.00	\$0.00	\$40,800.00	\$0.00
\$4,400.00	\$0.00	\$0.00	\$4,400.00	\$0.00
\$87,991.00	\$87,991.00	\$0.00	\$0.00	\$0.00
\$54,423.00	\$0.00	\$0.00	\$0.00	\$54,423.00
\$56,790.00	\$0.00	\$56,790.00	\$0.00	\$0.00
\$25,290.00	\$0.00	\$0.00	\$25,290.00	\$0.00
\$0.80	\$0.00	\$640.00	\$0.00	\$0.00
\$4.00	\$0.00	\$1,080.00	\$0.00	\$0.00
\$5.10	\$204.00	\$4,386.00	\$0.00	\$0.00
\$0.77	\$5,135.90	\$10,202.50	\$0.00	\$0.00
\$1.35	\$1,714.50	\$2,902.50	\$0.00	\$0.00
\$3.22	\$0.00	\$6,842.50	\$0.00	\$0.00
\$5.10	\$535.50	\$1,530.00	\$0.00	\$0.00
\$1.00	\$0.00	\$0.00	\$134.00	\$0.00
\$550.00	\$0.00	\$0.00	\$3,850.00	\$0.00
\$3.56	\$38,020.80	\$0.00	\$32,627.40	\$34,674.40
\$25.00	\$8,500.00	\$30,000.00	\$0.00	\$7,500.00
\$10.00	\$24,400.00	\$11,000.00	\$2,350.00	\$13,500.00
\$510.00	\$12,750.00	\$0.00	\$0.00	\$33,150.00
\$210.00	\$210.00	\$0.00	\$0.00	\$2,100.00
\$640.00	\$7,040.00	\$0.00	\$0.00	\$0.00
\$630.00	\$20,790.00	\$0.00	\$0.00	\$1,260.00
\$1,045.00	\$1,045.00	\$0.00	\$0.00	\$0.00
\$355.00	\$0.00	\$0.00	\$0.00	\$1,775.00
\$70.00	\$11,900.00	\$0.00	\$5,250.00	\$10,500.00
\$14.75	\$4,646.25	\$0.00	\$1,327.50	\$0.00
\$82.50	\$19,800.00	\$8,250.00	\$825.00	\$10,312.50
\$75.00	\$1,500.00	\$0.00	\$0.00	\$0.00
\$39.50	\$0.00	\$201,450.00	\$0.00	\$145,162.50
\$950.00	\$4,750.00	\$0.00	\$0.00	\$950.00
\$22.50	\$0.00	\$18,000.00	\$0.00	\$0.00
\$65.00	\$1,105.00	\$2,925.00	\$0.00	\$650.00
\$2.00	\$140.00	\$120.00	\$0.00	\$100.00
\$6.00	\$0.00	\$930.00	\$0.00	\$0.00
\$15.00	\$0.00	\$2,325.00	\$0.00	\$0.00
\$16.00	\$9,760.00	\$0.00	\$0.00	\$0.00

\$4,532,967.70

Totals \$1,488,808.20 \$1,229,928.50 \$687,964.10 \$1,126,266.90 Grand Total \$4,532,967.70



Contractor's Name

Peter Baker & Son, Co.

Contractor's Address

1349 Rockland Road

City

Lake Bluff

State

IL

Zip Code

60044

STATE OF ILLINOIS

Local Public Agency

Mundelein

County

Lake

Section Number

26-00114-00-RS

Street Name/Road Name

Various

Type of Funds

MFT & Local

☐ CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Official Title

Department of Transportation

☐ Concurrence in approval of award

Regional Engineer Signature & Date

Local Public Agency	Local Street/Road Name	County	Section Number
Mundelein	Various	Lake	26-00114-00-RS

- THIS AGREEMENT, made and concluded the _____ day of _____ between the Village _____
Day Month and Year Local Public Agency Type
of Mundelein _____, known as the party of the first part, and Peter Baker & Son, Co. _____,
Local Public Agency Contractor
its successor, and assigns, known as the party of the second part.
- For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.
- It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 26-00114-00-RS _____
Section Number
in Mundelein _____, approved by the Illinois Department of Transportation on _____, are essential
Local Public Agency Date
documents of this contract and are a part hereof.
- IN WITNESS WHEREOF, the said parties have executed this contract on the date above mentioned.

Attest: The Village _____ of Mundelein _____
Local Public Agency Type Name of Local Public Agency

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name

President, Party of the Second Part Signature & Date

By:

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Partner Signature & Date

Partners doing Business under the firm name of
Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

Attest:

Secretary Signature & Date

(SEAL, if required by the LPA)

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: 2026 (FY27) MFT Roadway Improvements Construction Inspection Services

Financial Impact:

\$68,490.00 - 260-436-48740 - Streets

Attachments:

1. 2026.CS002 Mundelein 2026 MFT Construction Engineering

Background:

Gewalt Hamilton Associates, Inc. completed the design for the 2026 (FY27) MFT Roadway Improvement Project and is recommended as the firm to continue to assist with the construction inspection and other construction related services.

Recommendation:

Motion to award a contract and approve a subsequent purchase order to Gewalt Hamilton Associates, Inc. for the construction observation of the 2026 (FY27) MFT Roadway Improvement Project in the amount of \$68,490.00 and authorize the Business Services Manager to sign the contract.

March 20, 2026

Kelsey Howe
Business Services manager
Village of Mundelein
801 Allanson Road
Mundelein, IL 60060

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

Re: Construction Engineering Services Agreement
2026 MFT Partnership Paving Improvement Program
GHA Proposal No. 2026.CS002

On behalf of Gewalt Hamilton Associates, Inc. (GHA), thank you for the opportunity to assist the Village of Mundelein with implementation of another phase of your roadway improvement program. Based on conversations we have had regarding this project, we submit the following for your review and approval.

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 milling and repaving of approximately 11,690 FT of roadway at various locations within the Village (see attached *List of Streets*). Planned work generally includes: Hot Mix Asphalt (HMA) pavement removal and replacement, base course patching, driveway removal and replacement, structure adjustments, curb and gutter removal and replacement, sidewalk repairs, and general site restoration.

This work is being completed simultaneously along with several other communities, which will likely cause gaps in the work flow and an extended time frame for completion over what is normally observed. We have estimated that the Village's portion of the work will take approximately 40 Working Days to complete (spread out over the entire construction schedule) and we are basing our proposal on that figure.

Our project approach is based on discussions with your office and our experience with similar projects. Our construction staff includes seasoned professionals with extensive municipal construction experience who can help minimize disruption to residents. Their proven expertise will result in a good working relationship not only with the contractor, but with the local residents as well.

As such, GHA proposes to provide construction engineering services to include the following:

II. SCOPE OF SERVICES

1. Attendance at one (1) pre-construction meeting is included. The Village will be provided a summary in the form of Minutes for their records.
2. An allowance for construction layout, on a one-time basis, has been provided. Paint layout marking will be utilized to identify removal items.

3. Construction Engineering and Observation Services
 - a. Construction engineering and observation services will be full-time for an estimated 40-working-day schedule. This schedule includes GHA punch list generation and work completion by the contractor. A single inspector-equivalent will be provided for an average 40-hour work week, Monday through Friday, over the duration of the project. If additional time or inspectors are necessary in order to expedite the construction schedule, or if multiple crew coverage is desired by the Village, these services will be provided on an as-needed basis, upon approval from the Village. This will require an adjustment to our proposed fees based on any duration that exceeds the anticipated single equivalent amount. The proposed fee reflects all anticipated construction observation services, plus project management time and administrative services within the 40-working-day schedule.
 - b. GHA will prepare a project punch list at the completion of major construction activities and will follow up with the contractor regarding its timely completion.
 - c. GHA will maintain the project quantity book over the duration of construction.
 - d. GHA will maintain the weekly summary report over the duration of the project.
 - e. GHA will communicate daily progress to Village staff by email, in-person or telephone.
 - f. GHA will assist the Village staff with resident issues/complaints, as needed.
4. Progress Meetings and Project Management
 - a. Client will be provided copies of the Inspector's Weekly Report on a weekly basis.
 - b. GHA will coordinate with the contractor regarding the processing and approval of pay requests, force accounts, and change orders.
5. Material Testing Services - GHA has provided an allowance for Phase III material testing and will retain a qualified firm directly to complete these services. The Village will be billed for actual testing required and completed.
6. Project Closeout Documentation
 - a. GHA will prepare project closeout documentation for the Village's files. IDOT closeout documentation is being completed under a separate contract proposal.
 - b. GHA will provide the Village a copy of the daily diary pages and quantity book at project closeout for their files, along with collected project load tickets.

III. Compensation

GHA proposes to provide the above services on a time-and-materials (T&M) basis for a not-to-exceed (NTE) fee of **\$68,490.00**. Subconsultant services are included in this fee and will be processed with a 10% invoice 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. Our schedule and budget assumes that no work will be performed on Saturday, Sunday or Federal holidays.
2. Our schedule assumes that our field staff will be on-site an average of five (5) days/week and will average eight (8) hour days for the identified 40-day project duration.
3. No additional overtime work has been included in our scope of services.
4. All work will be performed on a time and material basis, in accordance with the total estimated fees as detailed above.
5. Our estimated fees assume that all street improvements will be constructed as designed in 2026 under a single construction engineering contract. An increase to the scope of the project may require adjustments to our fees.
6. Our estimated fees assume that the proposed project will be completed within an estimated 45-working-day time limit. An increase to the project duration may require an adjustment to our fees.
7. No "As-Built" surveys or record drawings will be prepared. All recorded construction information will be obtained from onsite field journals and documented on applicable plan sheets. Any "As-Built" elevations of utility structures, curb lines, etc., would be performed as an additional service.
8. Construction layout and staking will be provided by GHA. Efforts will be limited to field marking of removals with paint.
9. Project documentation using IDOT CMMS management system will not be provided as part of our 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.
10. Any construction observation services performed directly by Village staff will be documented by said staff in a separate field book and a copy of the associated quantities provided to GHA no later than the next working day for inclusion in the project quantity book. GHA staff will not be responsible for measuring or otherwise documenting quantities that were not installed under their direct supervision.
11. Pre-construction and post-construction video documentation will not be provided.
12. Reasonable reimbursable expenses have been included in the estimated fees, and in accordance with the enclosed *Attachment A*. Other potential / supplemental tasks would be in addition to the above amount or by separate proposal.

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 this proposal is acceptable, please sign below indicating your acceptance of this agreement, and return one copy to our office.

Thank you for your consideration. We look forward to the opportunity to working with you and providing our services to the Village.

Sincerely,
Gewalt Hamilton Associates, Inc.



John R. Briggs, P.E.
Senior Project Manager
jbriggs@gha-engineers.com
Direct: 847-821-6232

AUTHORIZED BY:

Village of Mundelein

Signature

Date

Name

Title

Encl.: Attachment A
List of Streets

**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.

Mundelein 2026 MFT LIST OF STREETS

Name	Limits	Approximate Length
Chetwood Court	N. Southport Road to Cul-de-Sac	520 FT
Southport Road	W. Hawley Street to Compton Lane	1,330 FT
Brighton Drive	N. Southport Road to Yorkshire Drive	1,325 FT
Yorkshire Drive	Brighton Drive to Brentwood Drive	1,365 FT
Brentwood Drive	Yorkshire Drive to Regent Drive	860 FT
Blackburn Drive	Yorkshire Drive to Regent Drive	1,325 FT
Regent Drive	IL RTE 60/83 to N. Southport Road	1,365 FT
Foxmoor Court	Pinehurst Drive to Cul-de-Sac	175 FT
Pinehurst Drive	Regent Drive to Cul-de-Sac	675 FT
Compton Lane	Dunton Court to Bingham Circle	495 FT
Dunton Court	Cul-de-Sac to Cul-de-Sac	825 FT
S. Emerald Avenue	Orchard Street to W. Courtland Street	715 FT
S. Greenview Avenue	Orchard Street to W. Courtland Street	715 FT
Total		11,690 FT

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

Subject: Engineering Land-Disturbance Review Fee

Financial Impact:

N/A

Attachments:

None

Background:

Engineering review of site civil plans is required for many development and construction projects. These reviews involve analysis of grading, stormwater impacts, utilities, pavement design, and other factors necessary to protect public infrastructure and adjacent properties.

Currently, the Village does not have a standardized fee directly tied to land-disturbance review. This results in staff time and engineering resources being absorbed without a dedicated cost-recovery mechanism.

The proposed amendment establishes a review fee that scales with the size of the disturbed area. This structure reflects typical engineering effort and provides predictability for applicants.

Recommendation:

Motion to pass an Ordinance amending Title 16 of the Mundelein Municipal Code to establish an Engineering Land-Disturbance Review Fee based on disturbed square footage, and to approve the corresponding update to the Village Fee Schedule (Title 3, Chapter 3.80).

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-28
which is entitled

Engineering Land-Disturbance Review 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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-28

AN ORDINANCE AMENDING TITLE 16 OF THE MUNDELEIN MUNICIPAL CODE TO ESTABLISH AN ENGINEERING LAND-DISTURBANCE REVIEW FEE

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

WHEREAS, the Village of Mundelein desires to ensure that civil engineering and site development plans involving land disturbance receive adequate review to protect public infrastructure, drainage systems, and adjacent properties; and

WHEREAS, the Village incurs staff time and professional engineering expenses in reviewing such plans and finds it necessary and appropriate to establish a land-disturbance review fee based on disturbed square footage; and

WHEREAS, the Mayor and Board of Trustees find that these amendments are in the best interest of the Village and its residents;

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

SECTION I. Title 16, Chapter 16.06 is amended by adding Section 16.06.115 as follows:

A. Applicability. The Engineering Land-Disturbance Review Fee applies only to permit types described in Sections 16.06.030 through 16.06.060 of this Title that include land disturbance requiring Village engineering review. The fee shall not apply to standard permits, minor permits, or other permit types outside Sections 16.06.030 through 16.06.060.

B. Definition. “Square footage” shall mean the total area of land disturbance associated with the proposed project, including but not limited to grading, excavation, paving, utilities, and any other site improvements. For projects with no measurable land disturbance, the minimum fee shall apply.

C. Fee ranges; amounts. The fee shall be assessed based on the total disturbed square footage as follows, with the dollar amounts for each range set forth in the Village Fee Schedule (Title 3, Chapter 3.80):

1. 0 – 5,000 square feet 2. 5,001 – 25,000 square feet 3. 25,001 square feet and greater

D. Relationship to other fees. This fee is in addition to any permit, inspection, plan review, or third-party consultant fees that may apply under this Title. If the Village elects to retain a third-party consultant for engineering review, Section 16.06.085 shall also apply.

E. Payment timing. The fee shall be due at application intake or prior to the first engineering review cycle, as determined by the Building Director.

SECTION II. Amendment to Chapter 3.80 – Fee Schedule

The following fee amounts are hereby established and shall be reflected in the Village’s Fee Schedule: Fee Schedule Update Title 3, Chapter 3.80:

Engineering – Land-Disturbance Review

16.06.115	0 – 5,000 sq. ft.	\$250
	5,001 – 25,000 sq. ft.	\$650
	25,001 sq. ft. and greater	\$1,000

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

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

SECTION V. This Ordinance shall be in full force and effect from and after its passage, approval, 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, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST:

Village Clerk

To: Mayor and Board of Trustees

From: Terilyn Moore, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: Budget Amendment - 500-463-47560.000 - MT MTLs METERS

Financial Impact:

BUDGET AMENDMENT: Requesting an increase of \$22,000 for GL account number 500-463-47560.000

Attachments:

None

Background:

We are requesting approval to perform a budget amendment to GL 500-463-47560.000 in the amount of \$22,000.00. The budget amendment is for the purchase of water meters.

Recommendation:

Motion to authorize the budget amendment to GL account 500-463-47560.000 in the amount of \$22,000 for the purchase of water meters.

To: Mayor and Board of Trustees

From: Terilyn Moore, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: Budget Amendment 500-462-46669.000 MT Other Equipment

Financial Impact:

BUDGET AMENDMENT: Requesting an increase of \$10,000.00 in GL account number 500-462-46669.000

Attachments:

None

Background:

We are requesting approval to perform a budget amendment to GL 500-462-46669.000 in the amount of \$10,000.00. The budget amendment is for the Annual Testing of Village-owned Large Commercial Water Meters.

Recommendation:

Motion to authorize the budget amendment to GL 500-462-46669.000 in the amount of \$10,000.00 for the Annual Testing of Village-owned Large Commercial Water Meters.

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of April 13, 2026

Subject: FY27 Annual Budget and 5 Year Capital Improvement Plan

Financial Impact:

FY27 Budget

Attachments:

1. PROPOSED Mundelein FY2027 Budget

Background:

Recommendation:

Motion to adopt the Fiscal 2027 Annual Budget and Five-Year Capital Improvement Plan of \$87,989,370.

Village of Mundelein

May 1, 2026 – April 30, 2027
Proposed Budget and
Five-Year Capital Improvement Plan

4/13/2026

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Principal Officials

Elected Officials

Mayor	Robin Meier
Village Clerk	Karen Walsh
Trustees	Daniel Juarez Kara Lambert Jennifer Grieco Tony Ugaste Erich Schwenk Arnold Krinski

Management Staff

Village Administrator	Eric Guenther
Attorney for the Village	Kelly Cahill
Assistant Village Administrator	Lynne Monroe
Police Chief	Jason Seeley
Fire Chief	Bill Lark
Director of Public Works	Robert Greenfield
Building Director	George Sellas
Community Development Director	Amanda Orenchuk
Finance Director	Linda Miller
Human Resources Director	Tameika Jones

Executive Summary

It is my privilege to submit to Mayor Meier and the Board of Trustees the 2026/2027 Budget for the Village of Mundelein. The approved budget is a responsible and transparent financial plan that incorporates key policies and priorities established by the Village Board and Finance Committee. This budget prioritizes key life safety and customer service initiatives that remain core to our municipal mission and supports the Goals for Vision Attainment as well as several targets for action as outlined in our Strategic Plan.

The total budgeted expenditure for all funds is \$88 million, with over \$19 million budgeted for significant capital improvements. Over \$64 million in capital projects are included in the five-year Capital Improvement Plan. The Village will also spend over \$30 million on personnel costs, including salaries, pensions, and insurance.

A budget is adopted for the Village's General Fund for FY26 with anticipated revenues of \$38.9 million and planned expenditures of \$46.1 million. Reserves will be used to balance the anticipated \$7.2 million deficit leaving the Village with a 60% fund balance target. Water/sewer rates have a 5.5% increase in the upcoming fiscal year to fund operating costs and capital projects including the advanced metering infrastructure project.

This past year we saw a number of developments, annexations, and projects come to fruition. While this is exciting and welcoming growth it also adds an additional impact on the resources we provide. Over the next 3-5 years the Village could see a 10-15% increase in population.

Staff will continue to monitor the budget for any impacts due to the current economic environment, as well as State policy changes that may impact the Village's financial condition. There is always the possibility that the State may reduce the State Tax distributions to local governments. In February 2026, the State communicated that there is a proposal to reduce the distributive share of income taxes from 6.47% to 6.28% but are indicating that distributions would be flat. Amendments may be necessary to the budget if there are in fact any significant future reductions in State funding.

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

Eric J. Guenther
Village Administrator

General Fund Summary

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
Property Taxes	9,840,190	10,587,240	11,175,090	11,920,000	11,990,000	12,930,000
Sales Taxes	12,669,770	12,969,020	14,598,860	13,100,000	15,000,000	13,500,000
Income Taxes	5,099,410	5,166,830	5,485,270	5,400,000	5,400,000	5,400,000
Grants	221,150	239,640	490,850	0	113,160	0
Other	10,357,650	10,996,720	13,329,610	9,230,000	9,044,510	7,040,000
TOTAL REVENUES	38,188,170	39,959,450	45,079,680	39,650,000	41,547,670	38,870,000
EXPENDITURES (BY OBJECT)						
Personnel	23,744,610	24,916,980	26,495,550	28,037,880	27,527,660	30,299,720
Services	3,687,930	4,730,580	4,997,480	7,547,790	6,890,130	7,777,780
Supplies	1,684,390	2,306,460	2,236,680	2,534,890	2,447,980	2,561,930
Other	2,239,350	2,948,050	2,792,130	4,713,510	4,654,930	5,355,500
TOTAL EXPENDITURES	31,356,280	34,902,070	36,521,840	42,834,070	41,520,700	45,994,930
EXPENDITURES (BY CATEGORY)						
Boards & Commissions	451,040	517,960	427,750	529,420	501,430	555,390
Administration	2,522,590	2,891,580	2,928,440	3,509,100	3,282,970	3,743,640
Building	1,112,820	1,240,170	1,245,770	1,338,620	1,268,760	1,455,350
Community Development	653,200	744,930	703,020	812,590	729,290	812,540
Finance	1,139,430	3,092,360	2,842,050	4,741,040	4,360,190	6,290,900
Legal	482,480	336,750	369,820	496,000	477,500	520,000
Police	13,266,610	13,869,960	14,739,040	15,657,440	15,744,820	16,519,740
Fire	6,180,480	6,486,980	6,920,660	7,760,830	7,617,540	8,759,730
Public Works	3,985,440	4,778,450	5,165,660	6,084,170	5,633,340	6,242,140
Non-Operational	1,562,190	942,930	1,179,630	1,904,860	1,904,860	1,065,500
TOTAL EXPENDITURES	31,356,280	34,902,070	36,521,840	42,834,570	41,520,700	45,994,930
Revenues over (under) Expenditures	6,831,890	5,057,380	8,557,840	(3,184,570)	26,970	(7,220,600)
Ending Fund Balance	21,225,970	26,283,350	34,841,190	31,656,620	34,868,160	27,743,230

General Fund Revenues

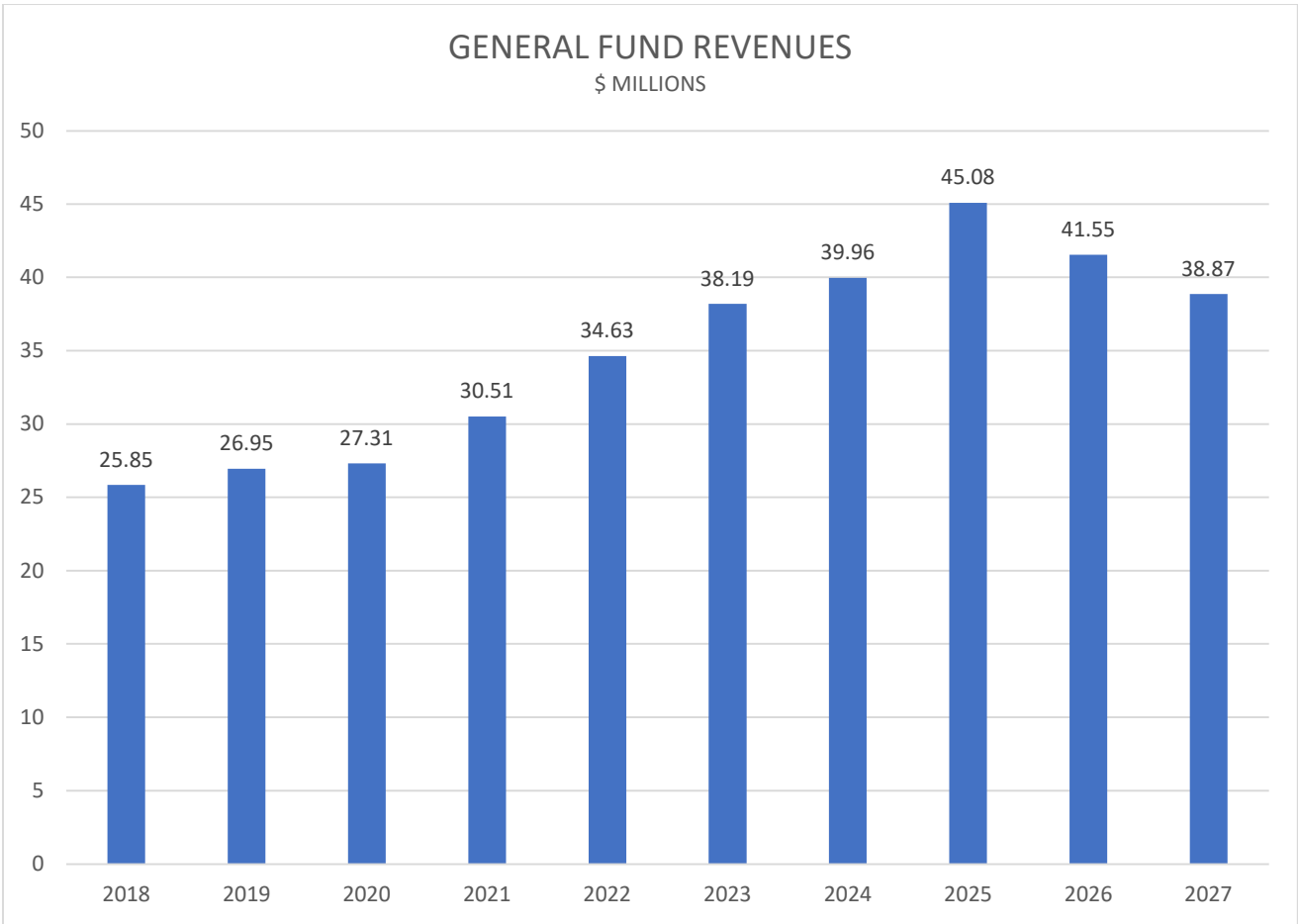
Below is a five-year summary of all the revenues reported in the Village's main operating fund.

REVENUES	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
Property Taxes	9,840,190	10,587,240	11,175,090	11,920,000	11,990,000	12,930,000
Sales Taxes	12,669,770	12,969,020	14,598,860	13,100,000	15,000,000	13,500,000
Grocery Tax	0	0	0	0	0	700,000
Income Taxes	5,099,410	5,166,830	5,485,270	5,400,000	5,400,000	5,400,000
Grants	221,150	239,640	490,850	0	113,160	0
Use Taxes	1,304,370	1,190,360	824,790	700,000	290,000	85,000
Telecommunication Taxes	405,820	392,020	368,650	400,000	375,000	375,000
Video Gaming Tax	333,650	291,920	310,750	300,000	300,000	300,000
Hotel/Motel Taxes	306,930	328,630	344,580	300,000	300,000	300,000
Building Permits	1,369,620	1,355,700	2,284,240	1,300,000	1,100,000	1,300,000
Ambulance Services	1,768,910	1,647,820	1,916,170	1,400,000	1,400,000	1,700,000
Cable TV Franchise Fees	438,800	398,160	338,890	150,000	175,000	150,000
Police Fines	357,380	285,840	482,720	250,000	289,640	250,000
Development Fees	83,300	101,000	116,500	0	177,500	0
Interest Income	185,470	681,110	1,305,870	1,000,000	1,250,000	850,000
Other	2,603,400	2,724,160	2,636,450	830,000	787,370	1,030,000
Transfer From Other Funds	1,200,000	1,600,000	2,400,000	2,600,000	2,600,000	0
TOTAL REVENUES	38,188,170	39,959,450	45,079,680	39,650,000	41,547,670	38,870,000

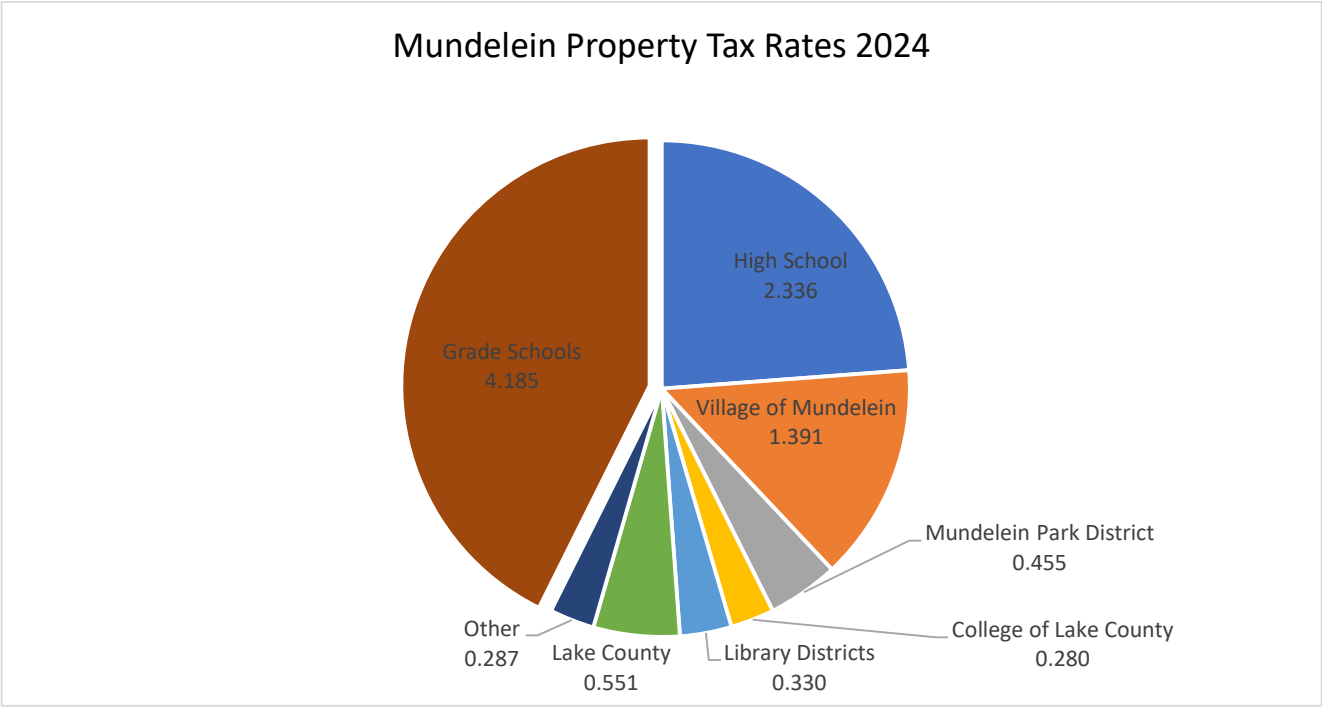
General Fund Revenues Overview

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

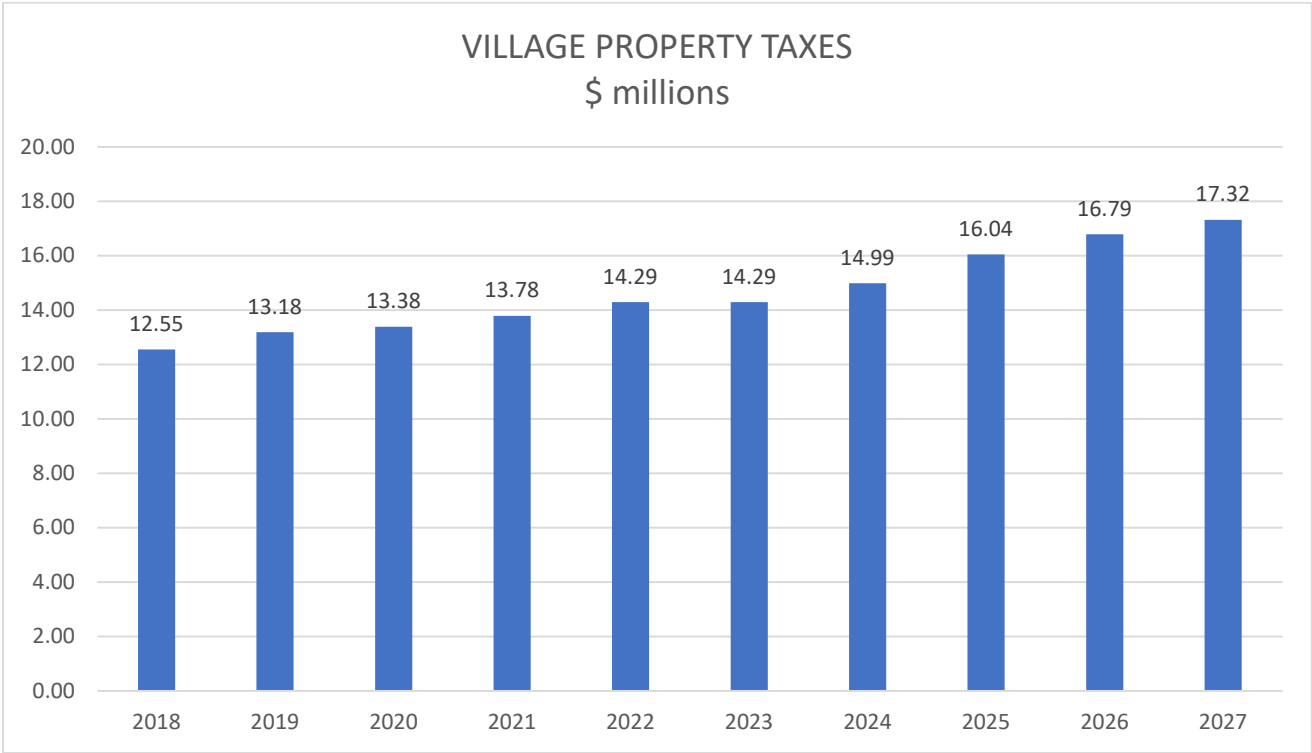
This chart presents a history of all General Fund Revenues in the Village for the past ten years (in millions of dollars). FY27 revenues are budgeted at \$38.87 million. The chart shows the projected collections for FY26. Three revenue sources comprise approximately 82% of the Village’s General Fund revenues (property taxes, sales taxes, and income taxes) that will be explained in additional detail on future pages.



Property Taxes



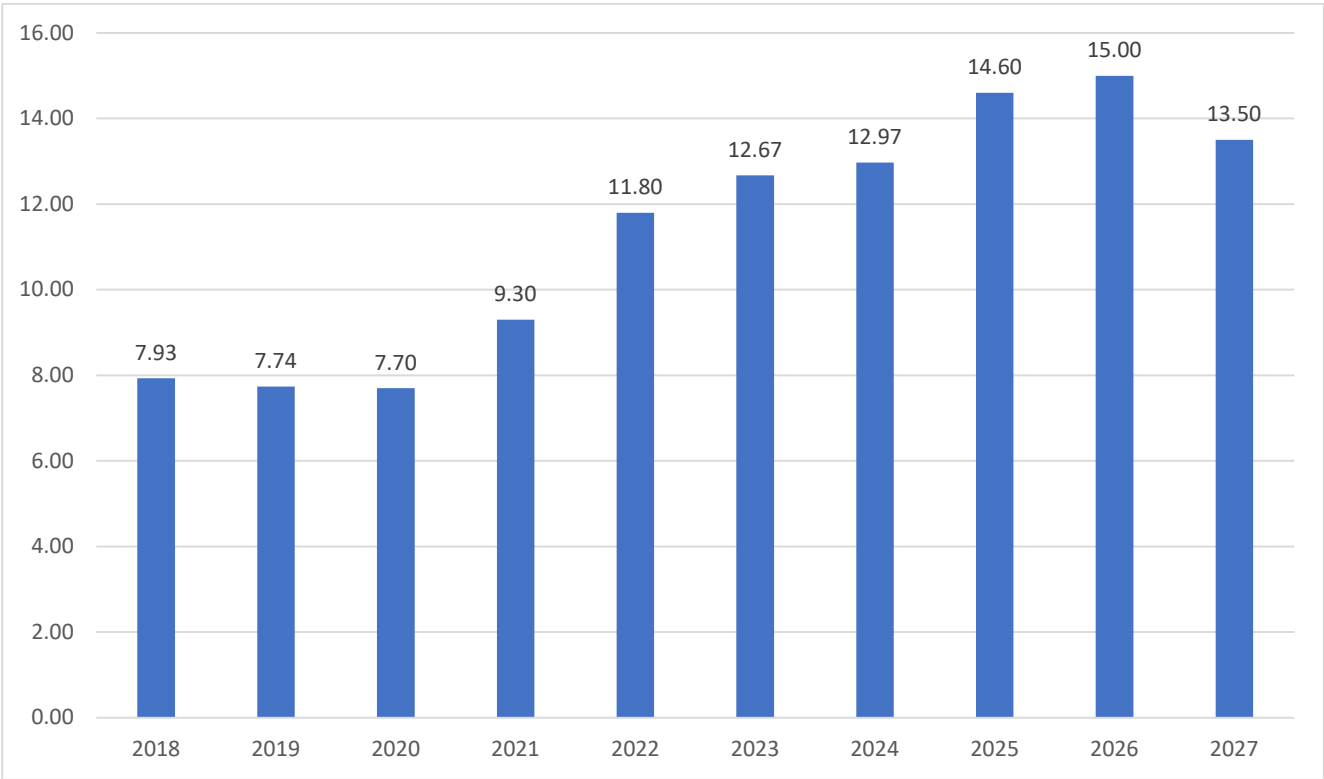
Property taxes are the second largest source of revenue in the general fund, about 33% of total revenues. Currently the Village receives approximately 14 percent of a resident’s property tax bill each year. The property tax levy for FY27 in total is more than FY26 with a decrease in the tax rate.



Major Revenue Trends

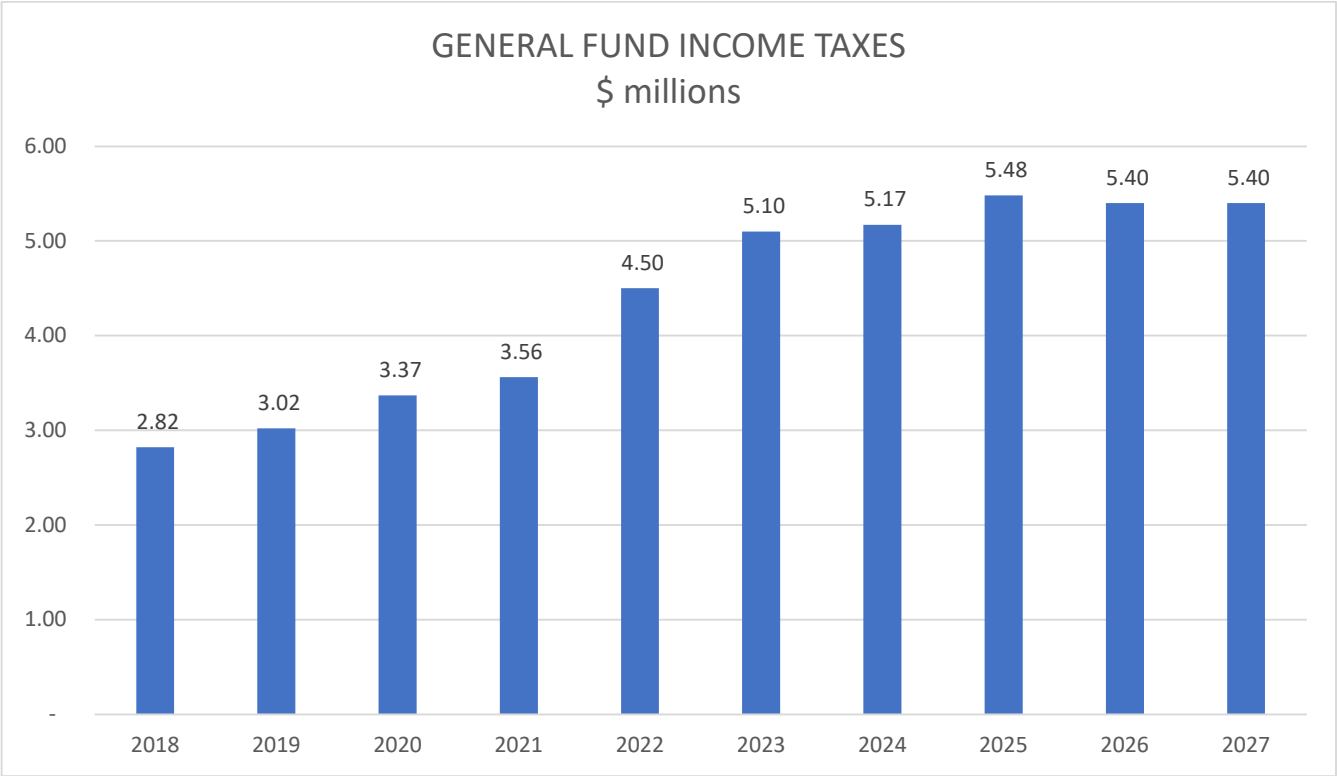
Sales Tax Revenue History

This chart presents a ten-year history of the 1% Municipal Sales Tax and Home Rule sales tax collections for the Village of Mundelein. Prior to July 1, 2024, the Home Rule Sales Tax rate was 1%. Effective July 1, 2024, the Home Rule Sales tax rate changed to 1.25%. Sales taxes are 35% of the General Fund operating revenues. The Village relies heavily on sales taxes to provide quality services to residents. Sales taxes are paid by both Village residents and non-residents.



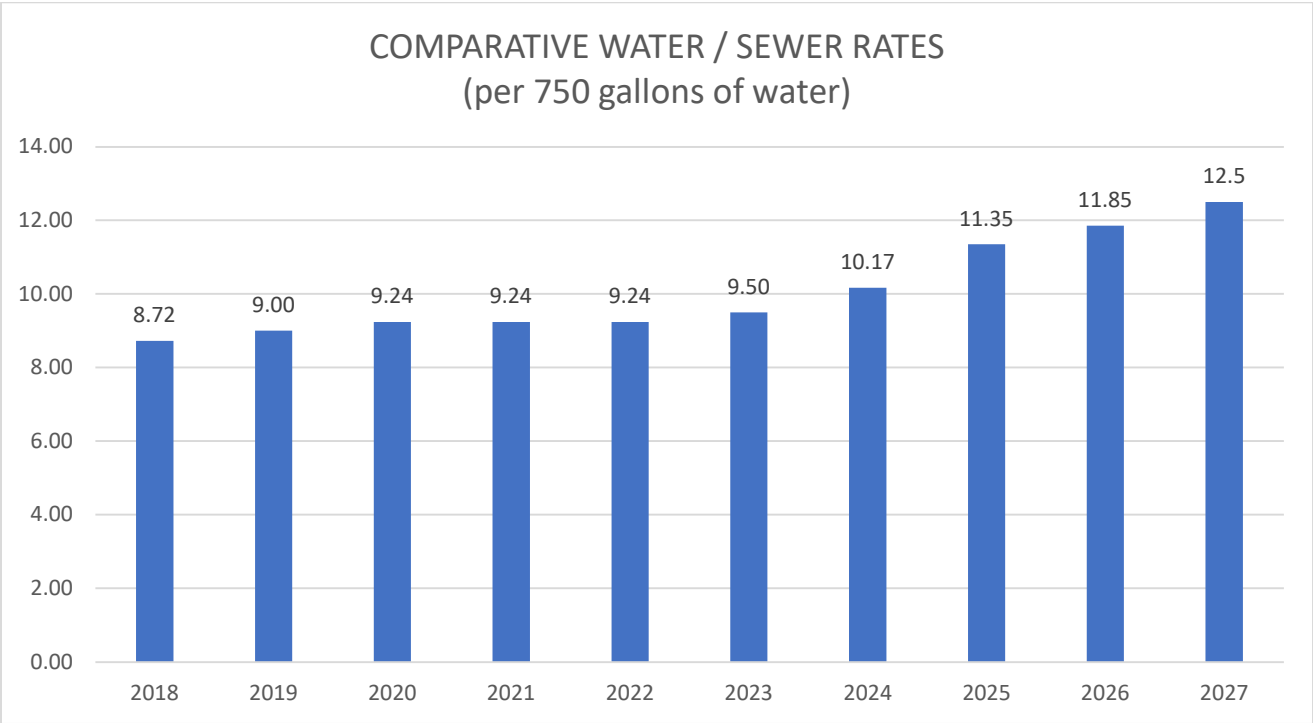
State Income Tax History

Mundelein receives a percentage of the State’s income tax based on population. Income taxes constitute 14% of the general fund revenues. Income taxes are impacted by the economic climate and any changes in the State funding formula. After many years of substantial growth, this revenue declined dramatically following the Great Recession. Recent years have shown steady income tax revenue from corporate and individual taxes.



Water / Sewer

The Village’s Water/Sewer enterprise fund derives its revenue directly from the users of the services provided through water/sewer fees. The Village purchases its water from the Central Lake County Joint Action Water Agency (JAWA). The Village sets its rate each year to cover all the operating and capital costs of the Village’s water and sewer system. For additional information see the water/sewer fund pages. The water/sewer rate is determined through a comprehensive analysis conducted by Public Works and Engineering each year that assesses capital and operational costs as well as wholesale water purchase rates. The comparison chart below includes Mundelein’s proposed rate increase of 5.5% in FY27.



Average bi-monthly bill per 11,000 Gallons

Lake Zurich	\$300
Wauconda	\$242
Grayslake	\$218
Libertyville	\$215
Lincolnshire	\$192
Buffalo Grove	\$187
Mundelein	\$180
Gurnee	\$178
Vernon Hills	\$177

**FY2023-2027 General Fund
Expenditures by Category**

Boards and Commissions

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

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

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

Key Highlights:

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

BOARDS AND COMMISSIONS						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
Personnel	107,710	104,530	105,280	109,280	106,800	125,200
Services	314,560	364,880	273,580	352,060	330,890	373,210
Supplies	27,000	44,990	48,890	68,080	63,740	56,980
Capital	1,770	3,560	0	0	0	0
TOTAL	451,040	517,960	427,750	529,420	501,430	555,390

Administration

The Village Administration department is responsible for overall administration of all Village Departments. These responsibilities include developing Village ordinances, resolutions, rules, regulations and policies, performs strategic planning operations, conducts public relations and communications activities, oversees risk management functions, administers certain franchise agreement, coordinates business attraction and retention programs, coordinates intergovernmental operations, provides liaison support to various Village commissions, assures compliance with federal and state government policies, and maintains the free flow of communication between Village departments, elected officials, and residents.

Comprised of the office of the Village Administrator, Assistant Village Administrator (Deputy Clerk and FOIA Officer), Customer Service and Communications & Marketing, the Administration department is focused on creating greater efficiencies among staff, removing redundancies, and providing excellent services to our residents. Collaboration with all departments is imperative to the overall success of Administration and the Village.

FY2026 ACHIEVEMENTS

- ❖ **IT Policy and Infrastructure Enhancements:** Implemented multiple improvements to bolster our cybersecurity posture, including transition to One Drive, use of password policies, and MFA.
- ❖ **Bird City USA Designation:** Recognized for our commitment to bird conservation and habitat protection.
- ❖ **Inventory & Access Management Software:** Successfully deployed to streamline asset tracking and access control.
- ❖ **Archer Business Center Planning:** Saw significant increase in tenancy at ABC, with continued focus on long-term planning; demised and leased space for new tenants in upper level Village Hall.
- ❖ **Ordinance Review & Cleanup:** Comprehensive review of ordinances including a new Fee Schedule, and aligning code with policies and procedures, reducing redundancies.

FY2027 GOALS

- ❖ **Modernize IT Infrastructure & Security:** Advance cloud-first operations by expanding Microsoft 365 and Azure AD for collaboration and secure access, while continuing to strengthen cybersecurity through threat detection, staff training, and risk mitigation.
- ❖ **Advance Responsible AI Integration:** Implement a comprehensive AI policy and expand use of AI tools to automate tasks, improve data analysis, and enhance service delivery.
- ❖ **Expand Resident Engagement:** Strengthen communication channels and outreach to better connect with residents.
- ❖ **Optimize Workforce & Service Delivery:** Address succession planning and evaluate staffing models, including strategic outsourcing, to support evolving IT needs and ensure efficient internal service delivery.

- ❖ **Streamline Processes & Elevate Resident Experience:** Improve collaboration and internal workflows to reduce redundancies and deliver more responsive, efficient and transparent services.

2025 GOLD STAR BUSINESS AWARD RECIPIENTS

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

- ❖ **Business Investment/Expansion:**
 - ❖ Advantage Material Handling, Inc
- ❖ **Community Involvement:**
 - ❖ AREA Coffee
- ❖ **Customer Service:**
 - ❖ TieMart
- ❖ **Mundy Pride:**
 - ❖ Out of This World Embroidery

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

SOCIAL MEDIA – FACEBOOK AND INSTAGRAM

May 1, 2025 – March 1, 2026

- ❖ **Facebook Total Reach (Unique Views): 1.7 Million**
- ❖ **Facebook Page Visits: 62.4 K**
- ❖ **Instagram Profile Visits: 4.3 K**
- ❖ **New Instagram Followers: 569**

ADMINISTRATION						
(INCLUDES ADMINISTRATION, HUMAN RESOURCES, INFORMATION TECHNOLOGY, & MARKETING)						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
Personnel	1,757,160	1,725,210	1,818,620	1,937,700	1,857,290	2,139,890
Services	494,570	651,110	812,900	1,196,310	1,078,760	1,179,500
Supplies	239,690	341,240	296,920	375,090	346,920	424,250
Capital	31,170	174,020	0	0	0	0
TOTAL	2,522,590	2,891,580	2,928,440	3,509,100	3,282,970	3,743,640

Building Department

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

FY2026 ACHIEVEMENTS

- ❖ Building Department budget was covered in full by permit fees collected.
- ❖ We received 2,784 permit applications and issued 2,054 permits.
- ❖ 85% of small project 5-day reviews were reviewed in under 3 days.
- ❖ We completed the full implementation of our new software and have been accepting new permit submittals and any revisions to those online.

FY2027 GOALS

- ❖ Several new developments will be reviewed this fiscal year.
- ❖ We will continue training and certifications for staff.
- ❖ Continue to reduce review time by at least 10%.
- ❖ Cross-train staff so at least two people can cover each critical function.
- ❖ Simplify permit process and materials for non-technical users.

BUILDING DEPARTMENT						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	1,071,710	1,214,690	1,213,730	1,314,320	1,243,580	1,412,700
<i>Services</i>	13,080	12,490	12,590	17,300	18,430	28,150
<i>Supplies</i>	21,050	12,650	19,450	7,000	6,750	14,500
<i>Capital</i>	6,980	340	0	0	0	0
TOTAL	1,112,820	1,240,170	1,245,770	1,338,620	1,268,760	1,455,350

Community Development Department

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

FY2026 ACHIEVEMENTS

- ❖ Flaherty & Collins project finalized and construction has begun
- ❖ Mundelein Senior Apartments receives final COs
- ❖ Springs at Mundelein Apartments is nearing construction completion
- ❖ Approval of Walnut Ridge (Pulte) Annexation and Winchester Annexation
- ❖ Zoning Code Updates

FY2027 GOALS

- ❖ Further community investment through BIG and STAR grant programs
- ❖ Continuing significant changes to zoning code via text amendments
- ❖ Arts Center Construction Documents and Implementation Plan
- ❖ North Central Service Transit Coordination
- ❖ Ivanhoe Village Entitlements

BUSINESS INCENTIVE GRANT (BIG) PROGRAM

FY2026 Business Incentive Grant (BIG) Program Recipients:

- ❖ Revel Taste LLC
- ❖ JRM Park LLC.
- ❖ Tropical Smoothie Cafe
- ❖ Lakes Apothecary (not yet completed)

Mundelein's Business Incentive Grant (BIG) Program continues to exceed expectations. Since the program's inception in 2015, 79 businesses have received BIG Program funds. The Village of Mundelein has awarded about \$1,099,378 in BIG Program grants, bringing the combined investment to over eight million dollars.

COMMUNITY DEVELOPMENT						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	605,980	601,210	600,150	659,680	661,980	705,150
<i>Services</i>	30,840	120,670	90,610	135,810	55,280	106,710
<i>Supplies</i>	12,350	23,050	12,260	17,100	12,030	680
<i>Capital</i>	4,030	0	0	0	0	0
TOTAL	653,200	744,930	703,020	812,590	729,290	812,540

Finance Department

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

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

FY2025 ACHIEVEMENTS

- ❖ Increase of the Village's credit rating with S&P Global Ratings to AA-.
- ❖ Maximized on investment earnings due to higher interest rates.
- ❖ Implementation of new financial software.

FY2026 GOALS

- ❖ Establish system generated monthly and quarterly financial reports
- ❖ Campaign to increase Auto-draft Payments for UB customers.
- ❖ Establish interface of Paylocity payroll accounting for importing into financial software
- ❖ Implement vendor ACH payments to ensure deliverability and reduce fraud.

FINANCE						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	124,170	209,760	257,650	292,840	276,400	327,550
<i>Services</i>	177,930	1,049,810	993,370	1,629,300	1,324,470	1,663,000
<i>Supplies</i>	9,180	12,790	6,030	10,250	9,250	10,350
<i>Capital</i>	3,150	0	0	0	0	0
TOTAL	314,430	1,272,360	1,257,050	1,932,390	1,610,120	2,000,900

Legal

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

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

LEGAL						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Corporate Counsel</i>	46,740	65,190	23,070	475,000	475,000	500,000
<i>Prosecuting</i>	168,630	132,040	152,140	0	0	0
<i>Special</i>	261,670	136,720	180,410	0	0	0
<i>Other</i>	5,440	2,800	14,200	21,000	2,500	20,000
TOTAL	482,480	336,750	369,820	496,000	477,500	520,000

Police Department

The police department is divided into five divisions: Administration, Community Service, Investigations, Patrol, and Records.

FY2026 ACHIEVEMENTS

- ❖ Completed the transition to the LakeComm consolidated dispatch center in Libertyville, IL.
- ❖ Awarded a Victims of Crime Act (VOCA) grant from the US Department of Justice, providing funding for one additional police social worker position.
- ❖ Awarded a US Department of Justice grant for a new initiative, Kids Ask Cops Answer, focusing on building relationships with youth in the community.
- ❖ Awarded a grant through the Illinois Attorney's Office for the second year to combat retail theft crimes.
- ❖ All Sergeants completed ASIM (Active Shooter Incident Management) and SSAVEIM (School Safety and Violent Event Incident Management) training.

FY2027 GOALS

- ❖ Apply workload analysis results to a beat reallocation study to create a sixth police beat.
- ❖ Strengthen succession planning to create capable future leaders through training, mentorship, and in-house programs promoting leadership principles and best practices.
- ❖ Creation of a position to oversee training that ensures we meet mandated training requirements, officers are prepared for the initiation of ILETSB training verification, and we continue to improve our in-house training programs.
- ❖ Continue to research and assess opportunities to integrate technologies that offer enhanced capabilities, new opportunities, or increased efficiency.
- ❖ Encourage the development of additional programs and services to attract new public interest, supplement existing efforts, and continue building community partnerships.

POLICE DEPARTMENT						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Administration</i>	4,052,330	4,238,160	4,310,750	4,788,040	4,674,370	6,071,330
<i>Patrol</i>	6,756,980	6,346,020	6,739,460	7,228,540	7,636,730	8,245,090
<i>Communications</i>	1,619,850	1,608,420	1,646,220	1,560,000	1,464,740	0
<i>Investigations</i>	66,340	873,290	1,211,610	1,155,240	1,096,660	1,200,210
<i>Community Service</i>	379,270	336,260	428,990	498,970	454,370	552,280
<i>Records</i>	391,840	467,810	402,010	426,650	417,950	480,830
TOTAL	13,266,610	13,869,960	14,739,040	15,657,440	15,744,820	16,549,740

Police Department - Administration

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	3,508,820	3,682,440	3,858,830	4,500,920	4,281,800	4,889,120
<i>Services</i>	358,900	326,000	244,480	242,870	248,310	973,530
<i>Supplies</i>	174,280	223,340	207,440	44,250	144,260	208,680
<i>Capital</i>	10,330	6,380	0	0	0	0
TOTAL	4,052,330	4,238,160	4,310,750	4,788,040	4,674,370	6,071,330

Police Department – Patrol

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	6,404,610	6,035,020	6,381,510	6,794,320	7,202,600	7,818,840
<i>Services</i>	120,170	42,060	64,180	69,960	69,960	84,590
<i>Supplies</i>	222,280	254,060	293,770	364,260	364,170	341,660
<i>Capital</i>	9,920	14,880	0	0	0	0
TOTAL	6,756,980	6,346,020	6,739,460	7,228,540	7,636,730	8,245,090

Police Department – Communications

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	1,528,970	1,406,560	1,575,790	792,760	733,990	0
<i>Services</i>	82,310	199,530	67,660	765,140	730,680	0
<i>Supplies</i>	3,740	320	2,770	2,100	70	0
<i>Capital</i>	4,830	2,010	0	0	0	0
TOTAL	1,619,850	1,608,420	1,646,220	1,560,000	1,464,740	0

Police Department – Investigations

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	33,020	842,660	1,155,000	1,122,830	1,066,650	1,167,120
<i>Services</i>	13,620	18,800	17,780	22,350	22,350	25,030
<i>Supplies</i>	18,700	11,830	11,330	10,060	7,660	8,060
<i>Capital</i>	1,000	0	27,500	0	0	0
TOTAL	66,340	873,290	1,211,610	1,155,240	1,096,660	1,200,210

Police Department - Community Service

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	329,900	298,610	398,080	468,570	423,950	518,860
<i>Services</i>	39,530	30,090	27,170	24,750	24,770	28,020
<i>Supplies</i>	9,240	7,560	3,740	5,650	5,650	5,400
<i>Capital</i>	600	0	0	0	0	0
TOTAL	379,270	336,260	428,990	498,970	454,370	552,280

Police Department – Records

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	384,370	462,280	400,310	420,100	411,400	477,280
<i>Services</i>	580	760	0	850	850	850
<i>Supplies</i>	5,610	4,770	1,700	5,700	5,700	2,700
<i>Capital</i>	1,280	0	0	0	0	0
TOTAL	391,840	467,810	402,010	426,650	417,950	480,830

Fire Department

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

The Mundelein Fire Department is an ISO Class 2 municipal fire department with 33 sworn career members and 4 contract firefighter/paramedics that respond from two fire stations. In 2025, we responded to 5,090 calls for service. This will be an increase of 73 calls from 2024.

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

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

The Mundelein Fire Department values each customer who uses the services we provide. We are committed to treating each person as if they are a member of our own family. Every person deserves compassionate care and interactions. We believe that through education, prevention, and emergency service delivery, we can make the Village of Mundelein one of the safest places to live, work, and play.

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

FY2026 ACHIEVEMENTS

- ❖ **Responded to 5,090 calls for service, transported 2,211 patients to local hospitals, and treated / released 823 patients.**
- ❖ **We conducted 5 successful blood drives in partnership with Vitalant. 296 blood donations were made. These donations have helped save up to 888 area hospital patients lives.**
- ❖ **We received a \$26,000 small tools grant through the Office of the State Fire Marshall for battery powered extrication equipment.**
- ❖ **Received and placed into service a new ambulance that was ordered in 2022.**
- ❖ **Completed the modernization of the Village of Mundelein outdoor warning siren system that is programmed to automatically activate when the National Weather Service issues a tornado warning.**

FY2027 GOALS

- ❖ Continue to provide the highest level of fire and EMS services to meet the growing needs of our community.
- ❖ Continue to provide the highest level of fire and EMS training to ensure proficiency of skills and safety of our firefighters.
- ❖ Continue to expand Public Education outreach, community risk reduction initiatives, and interaction within our community through existing programs, and the development of new educational programs for targeted audiences.
- ❖ Establish a new Lieutenant promotional list. The current list will expire in November 2026.
- ❖ Update and resubmit the Village's Emergency Operations Plan (EOP) to Lake County EMA for approval.

FIRE DEPARTMENT						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Administration</i>	1,685,100	1,642,840	1,786,080	2,120,100	2,126,830	2,653,980
<i>Operations</i>	4,167,180	4,730,060	4,925,020	5,435,230	5,296,320	5,886,720
<i>Rescue operations</i>	302,150	83,170	169,160	164,070	159,760	175,670
<i>Prevention/Emergency Management</i>	26,050	30,910	40,400	41,430	34,630	43,360
TOTAL	6,180,480	6,486,980	6,920,660	7,760,830	7,617,540	8,759,730

Fire Department – Administration

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	1,499,040	1,539,570	1,678,320	1,814,410	1,832,800	2,336,280
<i>Services</i>	102,010	37,890	40,470	223,190	216,290	242,470
<i>Supplies</i>	55,720	61,530	67,290	82,500	77,740	75,230
<i>Capital</i>	28,330	3,850	0	0	0	0
TOTAL	1,685,100	1,642,840	1,786,080	2,120,100	2,126,830	2,653,980

Fire Department – Operations

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	3,783,070	4,058,230	4,248,280	4,685,760	4,569,100	5,127,140
<i>Services</i>	287,020	508,390	537,650	594,550	591,620	627,120
<i>Supplies</i>	93,950	153,990	139,090	154,920	135,600	132,460
<i>Capital</i>	3,140	9,450	0	0	0	0
TOTAL	4,167,180	4,730,060	4,925,020	5,435,230	5,296,320	5,886,720

Fire Department – Rescue Operations

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Services</i>	230,170	16,270	83,070	79,900	77,780	89,000
<i>Supplies</i>	71,950	66,900	86,090	84,170	81,980	86,670
<i>Capital</i>	0	0	0	0	0	0
TOTAL	302,150	83,170	169,160	164,070	159,760	175,670

Fire Department – Prevention / Emergency Management

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Services</i>	5,470	9,900	16,780	21,850	19,260	23,450
<i>Supplies</i>	19,820	20,210	23,620	19,580	15,370	19,910
<i>Capital</i>	760	800	0	0	0	0
TOTAL	26,050	30,910	40,400	41,430	34,630	43,360

Public Works & Engineering Department

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

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

PUBLIC WORKS						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Administration</i>	733,740	778,730	864,360	978,560	987,230	1,083,100
<i>Facility Maintenance</i>	722,140	778,690	1,012,880	1,190,400	1,074,080	1,243,320
<i>Metra Station Parking</i>	0	0	0	117,150	98,800	79,550
<i>Vehicle Maintenance</i>	562,320	951,850	1,138,180	1,340,200	1,224,950	1,320,030
<i>Streets</i>	1,967,240	2,269,180	2,150,240	2,457,860	2,248,280	2,516,140
TOTAL	3,985,440	4,778,450	5,165,660	6,084,170	5,633,340	6,242,140

PUBLIC WORKS – ALL DEPARTMENTS						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	2,606,050	2,736,210	2,804,000	3,124,390	2,859,320	3,254,590
<i>Services</i>	740,200	950,670	1,345,370	1,675,600	1,602,930	1,813,150
<i>Supplies</i>	630,000	1,074,730	1,016,290	1,284,180	1,171,090	1,174,400
<i>Capital</i>	9,190	16,840	0	0	0	0
TOTAL	3,985,440	4,778,450	5,165,660	6,084,170	5,633,340	6,242,140

Public Works – Administration / Engineering

Public Works Administration/Engineering includes the Director of Public Works and Engineering/Village Engineer, Project Manager, Business Services Manager, Asset Management Specialist, and Administrative Assistant. This division is responsible for the general oversight and coordination of the department, with the primary role of preparing the annual budget. The Director is responsible for the overall management of Public Works and overseeing the Engineering group. The Business Services Manager provides technical assistance in operations and contract management. The Asset Management Specialist is the department's expert in administering the work order management software and coordinates the collaboration with the GIS application, myGIS. The Administrative Assistant supports the Director with duties such as: customer service, payroll, accounts payable, meeting scheduling, document distribution, and inter-departmental coordination. Additional duties for this division include report preparation, labor negotiations, risk management, budget/contract management, uniform distribution, procurement, in-house training, and bid specification preparation.

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

FY2026 ACHIEVEMENTS

- ❖ Completed the following infrastructure projects: 2025 Street Improvement Program, 2025 Pavement Preservation Program, 2026 Street Improvement Design, Courtland Commons Pedestrian Bridge, EV Charging Stations, Wellington Av. Drainage Improvement
- ❖ First Village department to fully transition file system to Sharepoint cloud storage
- ❖ Maintained workplace with no grievances advancing beyond Director
- ❖ Received Project Development Report approval from IDOT for East Hawley Improvement Project
- ❖ Reduced total claims experience to 3% of IRMA annualized target

FY2027 GOALS

- ❖ Maintain positive work environment with zero grievances
- ❖ Execute annual road program on schedule and at budgeted amount
- ❖ Maintain claims total under \$100,000 and frequency under 5 incidents
- ❖ Initiate East Hawley Street Improvement Phase 2 work

PUBLIC WORKS / ENGINEERING - ADMINISTRATION						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	680,920	729,030	691,830	718,660	728,500	789,300
<i>Services</i>	40,900	41,820	168,660	254,950	254,330	289,000
<i>Supplies</i>	10,650	7,330	3,870	4,950	4,400	4,800
<i>Capital</i>	1,270	550	0	0	0	0
TOTAL	733,740	778,730	864,360	978,560	987,230	1,083,100

Public Works – Facility Maintenance

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

FY2026 ACHIEVEMENTS

- ❖ Installed electrical improvements at PW&E facility to support new electric vehicle charging stations.
- ❖ Completed final phase of Village-wide LED streetlight retrofit program.
- ❖ Rehabilitated roof at PW&E facility office area and Archer Business Center (west end)
- ❖ Installed new UPS system for Village Hall server room and upgraded HVAC system
- ❖ Oversaw construction of multi-tenant build-outs for upper level of Village Hall and Archer Business Center.

FY2027 GOALS

- ❖ Maintain street light outage complaints to 25
- ❖ Establish a concrete streetlight replacement program with budget and phasing
- ❖ Create a building automation system standardization plan

PUBLIC WORKS – FACILITY MAINTENANCE						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	497,040	482,800	530,020	589,850	487,950	595,270
<i>Services</i>	155,950	217,020	400,310	510,200	495,500	550,300
<i>Supplies</i>	68,650	77,170	82,550	90,350	90,630	97,750
<i>Capital</i>	500	1,700	0	0	0	0
TOTAL	722,140	778,690	1,012,880	1,190,400	1,074,080	1,243,320

PUBLIC WORKS – METRA STATION PARKING						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Services</i>	0	0	0	63,200	51,600	55,600
<i>Supplies</i>	0	0	0	53,950	47,200	23,950
TOTAL	0	0	0	117,150	98,800	79,550

Public Works - Street

The street Division's duties include maintenance and operation of approximately 108 center line miles of Mundelein-maintained roadways, snow and ice removal operations, street sweeping, street sign maintenance, the maintenance of approximately 125 miles of storm sewer, 143 miles of public sidewalks and more than 7,000 parkway trees owned by the Village. The Street Maintenance Superintendent administers the operations of the crew leaders that run the field operations. Outside of the winter season, this division's primary duties include in-house resurfacing projects, parking lot maintenance, street sweeping, parkway tree trimming and removals, mowing of Village property, rights-of-way, and downtown maintenance. Winter requires the Street Maintenance division to focus its efforts on salting and plowing Village maintained streets to ensure safe driving conditions for all vehicles.

FY2026 ACHIEVEMENTS

- ❖ Completed 5,300 s.y. of pavement patching to avoid full scale resurfacing/rehabilitation of specific roadways (estimated \$115,000 savings)
- ❖ Mudjacked 1,265 sidewalk squares (421% over FY26 target and \$359,000 savings compared to full replacement)
- ❖ Trimmed 1,143 parkway trees
- ❖ Maintained snow and ice control at \$20,304/event (exceeded goal by 27%)
- ❖ Replaced all street signs and posts as part of road rehabilitation project saving over \$25,000 by completing with in-house staff

FY2027 GOALS

- ❖ Mudjack 500 sidewalk squares
- ❖ Trim 700 trees
- ❖ Complete snow/ice control season under \$28,000/response
- ❖ Complete 10,000 s.f. of pavement patching
- ❖ Sweep 1,400 lane miles of local roads

PUBLIC WORKS - STREETS						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Personnel</i>	923,830	984,810	1,038,990	1,213,130	1,083,020	1,251,290
<i>Services</i>	528,180	681,500	714,010	778,500	745,250	837,000
<i>Supplies</i>	509,540	592,570	397,240	466,230	420,010	427,850
<i>Capital</i>	5,690	10,300	0	0	0	0
TOTAL	1,967,240	2,269,180	2,150,240	2,457,860	2,248,280	2,516,140

Public Works – Vehicle Maintenance

Vehicle Maintenance conducts preventative and repair maintenance for all the generators, vehicles, and equipment operated by all Village Departments. The division reviews and purchases the supplies and parts involved in keeping these resources in excellent operating condition and plays an integral part in the specification and bidding process involving procurement of new vehicles and equipment. The supervisor of this division oversees the Equipment Replacement Fund, covering nearly 200 equipment items and \$14 million in rolling stock. The division also monitors and orders the fuel resources needed for the Village fleet. The staff is A.S.E. Certified in several fields, with several mechanics classified as Master Technicians. The division personnel play a vital role in the preliminary and post-snowstorm periods, conducting road-service responses for the Village fleet during and after hours. Vehicle Maintenance is also responsible for all regulatory compliance with fleet operations and provides external service to the Village of Long Grove and Countryside Fire Protection District.

FY2026 ACHIEVEMENTS

- ❖ Successfully procured and placed into service three police squad cars, three PW&E pickups, two electric utility vans, and one 3-ton plow truck (currently being upfitted)
- ❖ Upgraded fuel management software to cloud based platform
- ❖ Completed 1,260 work orders
- ❖ Used 17,017 gallons of diesel and 13,410 gallons of unleaded
- ❖

FY2027 GOALS

- ❖ Complete 1,500 work orders
- ❖ Maintain departmental fuel usage at or below 30,000 gallons
- ❖ Place all purchased equipment into service before end of fiscal year
- ❖ Complete upfitting and calibration of winter equipment by October 15

PUBLIC WORKS – VEHICLE MAINTENANCE						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
<i>EXPENDITURES</i>						
<i>Personnel</i>	504,260	539,570	543,160	602,750	559,850	618,730
<i>Services</i>	15,170	10,330	62,390	68,750	56,250	81,250
<i>Supplies</i>	41,160	397,660	532,630	668,700	608,850	620,050
<i>Capital</i>	1,730	4,290	0	0	0	0
TOTAL	562,320	951,850	1,138,180	1,340,200	1,224,950	1,320,030

Non-Operational Items

These non-operational, non-recurring expenditures are spent from reserves on an annual basis and vary greatly from year to year. Interfund transfers are \$190,000 to the Revolving Loan/Grants fund for the Business Improvement Grant (BIG) and the STAR Grant programs, \$1,300,000 for vehicles/equipment, \$900,000 for Sales Tax Sharing Agreements, and \$1,900,000 for the anticipated deficit of the Archer Business Center Fund.

Some highlights of FY2027 planned expenditures include:

- ❖ Village Hall – Board/Conference Room Furniture - \$35,500
- ❖ Village Hall – Board Room Video/Sound System - \$60,000
- ❖ Village Hall – Fire Suppression System Upgrade – \$95,000
- ❖ Fire Department – Concrete Pavement Rehab – \$210,000
- ❖ Fire Department – Training Site Improvements - \$50,000
- ❖ Police Department – Chiller Replacement – \$180,000
- ❖ Police Department – BAS Upgrade - \$135,000
- ❖ Arts Center - Construction Drawings/Design - \$200,000
- ❖ Micro Shops – Consulting/Design \$100,000

NON-OPERATIONAL ITEMS						
	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
EXPENDITURES						
<i>Contracted Services</i>	264,320	47,010	0	0	0	0
<i>Infrastructure / Buildings</i>	1,254,940	895,920	755,250	1,104,260	1,104,260	970,000
<i>Equipment</i>	42,930	0	424,380	800,600	800,600	95,500
<i>Interfund Transfers</i>	825,000	1,820,000	1,585,000	2,808,650	2,750,070	4,290,000
TOTAL	2,387,190	2,762,930	2,764,630	4,713,510	4,654,930	5,355,500

Fund Summaries

Road and Bridge Fund

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

2024 ACHIEVEMENTS

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Property Taxes</i>	1,725,130	1,705,530	1,884,310	1,700,000	1,895,150	1,700,000
<i>Municipal Utility Tax</i>	1,234,870	1,357,690	1,680,410	1,500,000	1,500,000	1,500,000
<i>Interest</i>	0	17,720	61,560	0	127,000	0
<i>Grants / Other</i>	537,630	0	429,170	600,000	127,000	0
<i>Interfund Transfer In</i>	0	0	0	0	0	1,000,000
TOTAL	3,497,630	3,080,940	4,055,450	3,800,000	3,522,000	3,800,000
EXPENDITURES						
<i>Public Works</i>	3,230,480	2,747,520	2,863,280	3,436,740	2,198,100	3,280,000
<i>Interfund Transfer Out</i>	0	0	300,000	0	0	0
TOTAL	3,230,480	2,747,520	3,163,280	3,436,740	2,198,100	3,280,000
NET CHANGE	267,150	333,420	892,170	363,260	1,323,900	(103,000)
ENDING FUND BALANCE	988,682	1,322,102	2,214,272	2,577,532	3,538,172	3,435,172

Motor Fuel Tax Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Intergovt</i>	1,281,520	1,386,110	1,426,470	1,200,000	1,350,000	1,400,000
<i>Interest</i>	10	50,320	72,400	0	70,000	0
<i>Grants</i>	341,210	0	0	0	0	0
TOTAL	1,622,740	1,436,430	1,498,870	1,200,000	1,420,000	1,400,000
EXPENDITURES						
<i>Public Works</i>	1,178,650	1,048,050	1,903,430	1,530,230	1,511,000	1,700,000
TOTAL	1,178,650	1,048,050	1,903,430	1,530,230	1,511,000	1,700,000
<i>NET CHANGE</i>	444,090	388,380	(404,560)	(330,230)	(91,000)	(300,000)
ENDING FUND BALANCE	2,813,418	3,201,798	2,797,238	2,467,008	2,706,238	2,406,238

Illinois Municipal Retirement Fund

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

Historical Village Employer Rates (Calendar Years)

2017	12.43 %
2018	12.55 %
2019	10.63 %
2020	11.60 %
2021	12.64 %
2022	10.76 %
2023	9.04 %
2024	9.46 %
2025	9.47 %
2026	10.52%

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Pers Prop Tax</i>	283,860	212,480	125,990	50,000	100,000	50,000
<i>Property Tax</i>	730,860	722,770	771,250	775,000	773,480	600,000
<i>Interest</i>	0	17,990	30,510	0	30,000	0
TOTAL	1,014,720	953,240	927,750	825,000	903,480	650,000
EXPENDITURES						
<i>Pensions</i>	730,800	660,150	733,860	769,850	750,980	764,620
TOTAL	730,800	660,150	733,860	769,850	750,980	764,620
NET CHANGE	283,920	293,090	193,890	55,150	152,500	(114,620)
ENDING FUND BALANCE	267,132	560,222	754,112	809,262	906,612	791,992

Social Security Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Pers Prop Tax</i>	283,860	197,760	125,990	50,000	100,000	50,000
<i>Property Tax</i>	1,159,290	1,171,210	1,393,240	1,400,000	1,397,000	1,100,000
<i>Interest</i>	14,150	24,310	39,100	0	38,000	0
TOTAL	1,443,150	1,393,280	1,558,330	1,450,000	1,535,000	1,150,000
EXPENDITURES						
<i>Social Security & Medicare</i>	1,266,450	1,333,120	1,421,940	1,618,890	1,433,240	1,503,630
TOTAL	1,266,450	1,333,120	1,421,940	1,618,890	1,433,240	1,618,882
NET CHANGE	176,700	60,160	136,390	(168,890)	101,760	(353,630)
ENDING FUND BALANCE	576,807	636,967	773,357	604,467	875,117	521,487

Train Station Parking Fund

The Train Station Parking fund is a special revenue fund that accounts for the revenues and expenditures related to the operations of the train station parking lot. Revenues result from the \$1.75 daily and quarterly parking fees used for the maintenance of the train station lot. Ridership to pre-pandemic levels is not in the foreseeable future and because of the escalating negative fund balance this fund will be closed and consolidated into the General Fund under the Public Works department.

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges / Fees</i>	12,220	17,130	22,290	0	0	0
<i>Interfund Transfer In</i>	0	0	0	402,870	344,292	0
TOTAL	12,220	17,130	22,290	402,870	344,292	0
EXPENDITURES						
<i>Public Works</i>	92,790	53,360	85,770	0	0	0
TOTAL	92,790	53,360	85,770	0	0	0
<i>NET CHANGE</i>	(80,570)	(36,230)	(63,480)	402,870	344,292	0
ENDING FUND BALANCE	(244,582)	(280,812))	(344,292)	58,578	0	0

911 Surcharge Fund

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

The village's 911 center will be migrating to the Lake County Consolidated Communications Center and anticipated to occur mid fiscal year.

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges / Fees</i>	209,240	390,900	532,330	0	324,000	0
<i>Intergovt</i>	971,120	1,165,670	1,022,270	425,000	735,000	0
<i>Interest</i>	0	34,170	34,950	0	18,300	0
TOTAL	1,180,360	1,590,740	1,589,550	425,000	1,077,300	0
EXPENDITURES						
<i>Public Safety</i>	79,480	513,980	98,770	723,030	1,053,493	0
<i>Interfund Transfer Out</i>	1,200,000	1,600,000	1,600,000	800,000	800,000	0
TOTAL	1,279,480	2,113,980	1,698,770	1,523,030	1,853,493	0
NET CHANGE	(99,120)	(523,240)	(109,220)	(1,098,030)	(776,193)	0
ENDING FUND BALANCE	1,408,653	885,413	776,193	(321,837)	0	0

Rebate Fund

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

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Taxes</i>	887,750	0	0	0	0	0
<i>Interest</i>	0	920	33,730	0	24,000	0
<i>Interfund Transfer In</i>	0	945,000	900,000	900,000	900,000	900,000
TOTAL	377,264	945,920	933,730	900,000	924,000	900,000
EXPENDITURES						
<i>Gen Govt</i>	912,260	675,660	746,570	900,000	900,000	950,000
TOTAL	912,260	675,660	746,570	900,000	900,000	950,000
<i>NET CHANGE</i>	(24,510)	270,260	187,160	0	24,000	(50,000)
ENDING FUND BALANCE	(102,140)	168,120	355,280	355,280	379,280	329,280

Transportation Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges/Fees</i>	264,150	363,920	173,230	0	367,000	0
<i>Grants</i>	427,820	12,680	20,260	0	0	0
<i>Interest</i>	0	36,940	65,120	0	68,000	0
TOTAL	691,970	413,540	258,610	0	435,000	0
EXPENDITURES						
<i>Public Works</i>	338,520	8,100	0	0	0	0
<i>Interfund Transfer Out</i>	0	0	0	0	0	1,000,000
TOTAL	338,520	8,100	0	0	0	1,000,000
NET CHANGE	353,450	405,440	258,610	0	435,000	(1,000,000)
ENDING FUND BALANCE	1,292,060	1,697,500	1,956,110	1,956,110	2,391,110	1,391,110

Capital Development Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges/Fees</i>	282,110	233,320	208,390	150,000	370,000	200,000
<i>Sale of Land</i>	1,601,670	544,700	0	0	0	0
<i>Interest</i>	65,700	123,370	23,270	0	34,000	0
TOTAL	1,949,480	891,390	231,660	150,000	404,000	200,000
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	0
<i>Public Safety</i>	0	0	0	0	0	0
<i>Public Works</i>	908,720	0	0	0	0	0
<i>Interfund Transfer Out</i>	0	0	500,000	500,000	500,000	950,000
TOTAL	908,720	0	500,000	500,000	500,000	950,000
NET CHANGE	1,040,760	891,390	(268,340)	(350,000)	(96,000)	(750,000)
ENDING FUND BALANCE	283,797	1,175,187	906,847	556,847	810,847	60,847

Stormwater Management Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges/Fees</i>	626,810	666,990	604,420	460,000	550,160	550,000
<i>Liquor Tax</i>	381,300	373,940	386,110	350,000	350,000	375,000
<i>Interest</i>	140,730	262,150	27,200	0	49,000	30,000
<i>Interfund Transfer In</i>	0	0	0	500,000	500,000	200,000
<i>Donation</i>	400,000	0	0	0	0	0
TOTAL	1,548,840	1,303,080	1,017,730	1,310,000	1,489,000	1,155,000
EXPENDITURES						
<i>Public Works</i>	144,200	131,460	386,940	1,525,000	555,000	2,200,000
<i>Debt Service</i>	311,030	527,660	527,560	819,370	528,390	527,510
TOTAL	455,230	659,120	914,500	2,344,370	1,083,390	2,727,510
NET CHANGE	1,093,610	643,960	103,230	(1,034,370)	405,610	(1,572,510)
ENDING FUND BALANCE	671,282	1,315,242	1,418,472	(650,268)	1,824,082	251,572

Tax Increment Financing (TIF) #2 Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Tax Increment</i>	850,920	1,052,690	1,144,290	700,000	1,882,000	1,800,000
<i>Interest</i>	0	40,410	41,460	0	55,000	0
TOTAL	850,920	1,093,100	1,185,750	700,000	1,937,000	1,800,000
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	50,000	0	50,000
<i>Public Works</i>	0	0	962,540	275,000	133,820	250,000
<i>Debt Service</i>	355,590	331,040	445,550	839,310	741,060	1,725,000
TOTAL	355,590	331,040	1,408,090	1,164,310	953,820	2,025,000
NET CHANGE	495,330	762,060	(222,340)	(464,310)	983,180	(225,000)
ENDING FUND BALANCE	15,291	777,351	555,011	90,701	1,538,191	1,313,191

Tax Increment Financing (TIF) #3 Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Tax Increment</i>	101,870	86,550	187,010	90,000	188,000	1,000,000
<i>Other</i>	0	0	0	0	150,000	0
TOTAL	101,870	86,550	187,010	90,000	338,000	1,000,000
EXPENDITURES						
<i>Gen Govt</i>	0	480	480	480	480	50,500
<i>Public Works</i>	0	0	42,360	723,610	490,000	270,000
<i>Debt Service</i>	619,550	616,650	1,070,680	1,621,400	1,570,870	1,921,800
TOTAL	619,550	617,130	1,113,520	2,345,490	2,061,350	2,242,300
NET CHANGE	(517,680)	(530,580)	(926,510)	(530,125)	(1,723,350)	(1,242,300)
ENDING FUND BALANCE	(1,972,618)	(2,490,300)	(3,020,874)	(3,184,556)	(3,982,005)	(5,898,880)

Tax Increment Financing (TIF) #4 Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Tax Increment</i>	0	0	612,890	650,000	1,700,000	1,700,000
<i>Interest</i>	0	0	15,284	0	50,000	
TOTAL	0	0	628,174	650,000	1,750,000	650,000
EXPENDITURES						
<i>Gen Govt</i>	0	0	0	0	0	50,000
<i>Public Works</i>	0	0	0	255,400	35,320	220,200
<i>Debt Service</i>	0	0	0	1,000,000	550,000	1,700,000
TOTAL	0	0	0	1,255,400	585,320	1,970,000
NET CHANGE	0	0	628,174	(605,400)	1,164,680	(270,200)
ENDING FUND BALANCE	0	0	628,174	22,774	1,792,854	1,522,654

Equipment Replacement Fund

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

FY 2026 PURCHASES

- ❖ Pickup Truck
- ❖ Utility Van
- ❖ 3 Police Squad Cars
- ❖ Ambulance
- ❖ Trailer

FY2027 REQUESTED PURCHASES

- ❖ Pickup Truck
- ❖ Utility Van
- ❖ 3 Police Squad Cars
- ❖ John Deere Tractor/Mower
- ❖ EKKO Forklift

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges/Fees</i>	10,860	0	0	0	0	0
<i>Interest</i>	0	360	22,750	0	22,000	0
<i>Interfund Transfer In</i>	700,000	700,000	500,000	1,300,000	1,366,500	2,050,000
TOTAL	710,860	700,360	522,750	1,300,000	1,388,500	2,050,000
EXPENDITURES						
<i>Gen Govt</i>	196,660	35,020	18,720	122,690	120,000	25,000
<i>Public Safety</i>	153,250	290,250	32,680	663,500	648,250	236,000
<i>Public Works</i>	192,980	349,970	190,540	327,000	326,530	339,000
TOTAL	542,960	675,240	241,940	1,113,190	1,094,780	600,000
NET CHANGE	167,900	25,120	280,810	186,810	293,720	1,450,000
ENDING FUND BALANCE	264,469	289,589	570,399	1,052,259	864,119	2,314,119

Revolving Loans / Grants Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Loan Repayments</i>	100,000	0	0	0	0	0
<i>Interest</i>	0	1,810	10,970	0	26,000	0
<i>Sale of Property</i>	0	65,200	0	0	97,720	0
<i>Interfund Transfer In</i>	125,000	175,000	185,000	185,000	185,000	190,000
TOTAL	225,000	242,010	195,970	185,000	308,720	190,000
EXPENDITURES						
<i>Loans</i>	0	0	0	0	0	0
<i>Grants</i>	109,560	119,150	200	235,000	335,000	190,000
<i>Public Works</i>	11,150	3,490	0	0	0	0
<i>Property Purchase</i>	0	158,230	42,690	0	0	0
TOTAL	120,710	280,870	42,890	235,000	335,000	190,000
NET CHANGE	104,290	(38,860)	153,080	(50,000)	(26,280)	0
ENDING FUND BALANCE	204,346	165,486	318,566	218,566	292,286	292,286

Archer Business Center Fund

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

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Lease Revenues</i>	848,740	560,660	492,410	500,000	332,000	300,000
<i>Interest</i>	0	15,820	0	0	0	0
<i>Interfund Transfer In</i>	0	0	0	0	0	1,900,000
TOTAL	848,740	576,480	492,410	500,000	332,000	2,200,000
EXPENDITURES						
<i>Public Works</i>	376,280	395,780	472,340	1,100,070	970,680	1,140,000
TOTAL	376,280	395,780	472,340	1,100,070	970,680	1,140,000
NET CHANGE	472,460	180,700	20,070	(600,070)	(638,680)	1,060,000
ENDING FUND BALANCE	(508,467)	(327,767)	(307,697)	(1,396,467)	(946,377)	113,623

Bond Levy Fund

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

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

FUTURE DEBT SERVICE PAYMENTS			
	2017	2019	TOTAL
FY2026	621,400	2,054,831	2,676,231
FY2027	621,800	2,051,431	2,673,231
FY2028	626,400	2,051,631	2,678,231
FY2029	630,000	2,055,231	2,685,231
FY2030	632,600	2,052,031	2,684,631
FY2031	629,200	2,052,231	2,681,431
FY2032	0	2,055,631	2,055,631
FY2033	0	2,052,031	2,052,031
FY2034	0	2,051,631	2,051,631
FY2035	0	1,554,231	1,554,231
FY2036	0	1,554,631	1,554,631
FY2037	0	1,553,631	1,553,631
FY2038	0	1,556,231	1,556,231
FY2039-50	0	18,674,673	18,674,673
TOTAL	\$3,761,400	\$43,370,069	\$47,131,469

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Property Taxes</i>	992,710	982,330	979,990	975,000	983,000	975,000
<i>Interest</i>	0	9,390	12,070	0	14,000	0
TOTAL	992,710	991,720	992,060	975,000	997,000	975,000
EXPENDITURES						
<i>Services</i>	480	480	2,240	480	480	500
<i>Debt Services</i>	940,000	975,000	974,810	976,330	973,330	974,730
TOTAL	940,480	975,480	977,050	976,810	976,810	975,230
NET CHANGE	52,230	16,240	15,010	(1,810)	20,190	(230)
ENDING FUND BALANCE	127,733	127,732	143,975	143,690	150,271	148,466

Capital Projects / ARPA Fund

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

2027 PLANS

- ❖ Courtland Park: Parking/Pedestrian Bridge and Landscaping Improvements

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Grants</i>	4,131,880	5,017,240	0	0	0	0
<i>Donations</i>	0	2,500	0	0	0	0
<i>Interest</i>	0	114,720	205,010	0	152,000	0
TOTAL	4,113,880	5,134,460	205,010	0	152,000	0
EXPENDITURES						
<i>Gen Govt</i>	0	150,000	0	0	0	0
<i>Public Safety</i>	0	0	0	0	0	0
<i>Public Works</i>	156,100	3,027,450	532,060	581,340	325,000	423,000
<i>Interfund Transfer Out</i>	0	0	0	1,800,000	1,800,000	0
TOTAL	156,100	3,177,450	532,060	2,381,340	2,125,000	423,000
NET CHANGE	3,975,780	1,957,010	(327,050)	(2,381,340)	(1,973,000)	(423,000)
ENDING FUND BALANCE	3,975,785	5,932,795	5,605,745	874,405	3,632,745	3,209,745

Water / Sewer Fund

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

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

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

The proposed CLCJAWA FY2026-2027 budget indicates a 5% to the rate charged to its members for water purchases. This is reflected in the expenditures shown within this budget proposal.

	ACTUAL 2023	ACTUAL 2024	ACTUAL 2025	BUDGET 2026	PROJECTED 2026	BUDGET 2027
REVENUES						
<i>Charges</i>	10,460,760	11,716,720	11,673,267	12,492,190	12,736,200	13,250,800
<i>Expansion Fees</i>	473,210	352,680	1,011,380	0	89,000	0
<i>Interest</i>	50,460	413,950	549,060	0	584,200	0
<i>Sale of Assets</i>	0	0	453,303	0	453,303	0
<i>Inter Fund Transfers</i>	0	0	0	4,458,960	4,458,960	0
TOTAL	10,984,430	12,483,350	13,687,010	16,951,150	17,868,360	13,250,800
EXPENDITURES						
<i>Personnel</i>	2,922,720	2,736,180	2,840,830	3,067,400	3,099,160	3,471,090
<i>CLCJAWA Costs</i>	1,518,450	1,607,360	1,653,930	2,381,820	1,800,000	2,000,000
<i>Supplies / Services</i>	1,488,270	1,562,160	2,013,920	2,660,750	2,102,860	2,683,650
<i>Debt Interest</i>	402,540	401,620	278,390	550,120	550,120	549,210
<i>Depreciation / Capital</i>	1,830,750	1,892,940	2,025,320	5,261,000	2,595,000	9,726,000
<i>Inter Fund Transfers</i>	0	0	0	4,458,960	4,458,960	0
TOTAL	8,162,730	8,200,260	8,812,390	18,380,050	14,606,100	18,429,950
NET CHANGE	2,821,700	4,283,090	4,874,620	(1,428,900)	3,262,260	(5,179,150)
ENDING FUND BALANCE	2,652,936	6,936,026	11,810,646	10,381,746	15,072,906	9,893,756

**Capital Improvement Plan
FY2027 – FY2031**

Capital Improvement Plan Summary

The Village has over \$200 million in infrastructure and other capital assets. The Village continues making a significant investment in its infrastructure. Millions of dollars are spent annually to maintain these assets. Funding for the non-water/sewer capital projects are generated from a variety of sources. Motor fuel taxes from the State, grants, impact fees, bond issuances, and general fund reserves help pay for these improvements.

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

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

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

Non-Water / Sewer						
	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Streets / Transportation	6,003,000	4,608,000	5,708,000	4,408,000	3,358,000	24,085,000
Facilities	1,065,500	445,600	486,000	280,000	150,000	2,427,100
Stormwater	2,200,000	715,000	2,075,000	2,300,000	575,000	7,865,000
Vehicles / Equip	600,000	1,966,628	1,367,260	1,157,768	1,429,000	6,520,656
TOTAL	9,868,500	7,735,228	9,636,260	8,145,768	5,512,000	40,897,756

Water / Sewer						
	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Water Infrastructure	4,800,000	4,650,000	500,000	250,000	250,000	10,450,000
Sewer Infrastructure	3,200,000	900,000	700,000	700,000	700,000	6,200,000
Other	1,726,000	2,080,000	1,148,000	1,430,000	321,000	6,705,000
TOTAL	9,726,000	7,630,000	2,348,000	2,380,000	1,271,000	23,355,000

Streets/Transportation

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

In the FY2027 Streets program, the streets to be rehabilitated are Brighton Drive, N. Southport Road, Chetwood Court, Yorkshire Drive, Brentwood Drive, Blackburn Drive, Regent Drive, Emerald Avenue, S. Greenview Avenue, Killarney Pass Circle, Killarney Pass Drive and Dunbar Road.

Additional work this year includes the following:

- ❖ Pavement Preservation—A Village program implemented to supplement the Annual Streets program to extend the useful lives of streets throughout the Village that are in fair-to-good condition through spot patching and resurfacing.
- ❖ Sidewalk In-fill Program—Adopted in 2017, this program addresses disconnected or fragmented sidewalk networks by installing sidewalks in vacant areas.
- ❖ Downtown infrastructure improvements.
- ❖ Grade Separation at Route 60/83 Railroad Crossing—Costs for IDOT consultant to complete feasibility study on grade separation.

	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Street Program	2,685,000	2,250,000	2,200,000	1,450,000	1,350,000	9,935,000
East Hawley Street Rehab	650,000	350,000	1,500,000	1,500,000	0	4,000,000
Park St ROW Improvements	500,000	0	0	0	0	500,000
Pavement Preservation	1,700,000	1,750,000	1,750,000	1,200,000	1,750,000	8,150,000
Sidewalk Improvements	180,000	180,000	180,000	180,000	180,000	900,000
Fieldcrest RRFB	55,000	0	0	0	0	55,000
Seymour & Maple-Wire Burial	95,000	0	0	0	0	95,000
Concrete Pole Replacements	0	78,000	78,000	78,000	78,000	312,000
TOTAL	6,003,000	4,608,000	5,708,000	4,408,000	3,358,000	24,085,000

Public Facilities

Requested FY27 Projects

- ❖ Village Hall Building Improvements — \$490,500
- ❖ Police Department Building Improvements — \$315,000
- ❖ Fire Department Building Improvements — \$260,000
- ❖ Public Works Building Improvements — \$72,500

Requested FY28 Projects

- ❖ Village Hall Building Improvements — \$30,000
- ❖ Police Department Building Improvements — \$125,000
- ❖ Fire Department Building Improvements — \$255,600
- ❖ Public Works Building Improvements — \$35,00

Requested FY29 Projects

- ❖ Village Hall Building Improvements — \$80,000
- ❖ Fire Department Building Improvements — \$406,000

Requested FY30 Projects

- ❖ Village Hall Building Improvements — \$160,000
- ❖ Police Department Building Improvements — \$120,000

Requested FY31 Projects

- ❖ Village Hall Building Improvements — \$75,000
- ❖ Police Department Building Improvements — \$75,000

	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Village Hall	490,500	30,000	80,000	160,000	75,000	835,500
Police Station	315,000	125,000	0	120,000	75,000	635,000
Public Works	0	35,000	0	0	0	35,000
Fire Station	260,000	255,600	406,000	0	0	921,600
TOTAL	1,065,500	445,600	486,000	280,000	150,000	2,427,100

Stormwater

Stormwater funding is generated primarily from two sources: the stormwater utility fees and packaged liquor tax. These revenues generate approximately \$850,000 annually. Also received are the development fees, but this is not a consistent revenue stream. The stormwater revenue is used primarily for the Management Program and debt service. Stormwater components of the road program are included in the Water Enterprise fund.

	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Street Improvements	500,000	0	0	0	0	500,000
Cambridge Pond Dredging	750,000	0	0	0	0	750,000
Wellington Court Retention Pond Improvements	150,000	0	0	0	0	150,000
Park Street Retention Pond Land Purchase	800,000	0	0	0	0	800,000
Diamond Lake Greenway	0	715,000	2,075,000	2,300,000	575,000	5,665,000
TOTAL	2,200,000	715,000	2,075,000	2,300,000	575,000	7,865,000

Vehicles / Equipment

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

FY2027 Requests

- ❖ Four Police Vehicles
- ❖ PW Tractor Mower
- ❖ PW Pickup Trucks
- ❖ Fire-EMS Event Vehicle
- ❖ PW EKKO Forklift
- ❖ Village Hall Inspection Vehicles

FY2028 Requests

- ❖ Three Police Vehicles
- ❖ Fire-Auto Pulse Equipment
- ❖ Village Hall Inspection Vehicle
- ❖ Fire Ladder Truck

FY2029 Requests

- ❖ Three Police Vehicles
- ❖ Fire Ambulance
- ❖ Fire-Auto Pulse Equipment
- ❖ Two Fire Vehicles
- ❖ PW Pickup Trucks
- ❖ Village Hall Pickup Trucks

FY2030 Requests

- ❖ Custodial Vehicle
- ❖ Pickup Truck
- ❖ Asphalt Patch Trailer
- ❖ Four Police Vehicles
- ❖ Fire Ambulance

FY2031 Requests

- ❖ 3-Ton Dump Truck
- ❖ Three Police SUV Interceptors
- ❖ Fire Ambulance
- ❖ Two PW SUVs

	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Police	236,000	201,000	201,000	281,000	201,000	1,619,500
Fire	25,000	1,715,628	592,260	498,768	840,000	3,335,390
Public Works	265,000	0	474,000	378,000	388,000	1,845,000
Village Hall	74,000	50,000	100,000	0	0	281,000
TOTAL	600,000	1,966,628	1,367,260	1,157,768	1,429,000	6,520,656

Water / Sewer Capital Improvements

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

FY2027

- ❖ Annual Road Improvements – Sewers / Water Mains
- ❖ Sanitary Sewer Lining and Repairs
- ❖ Water Reclamation Facility Improvements
- ❖ Pump Station Improvements
- ❖ AMI Meter Installations
- ❖ IL 60-83 Utility Relocates-Sanitary
- ❖ Sanitary Sewer Pumps Maintenance
- ❖ Lead Service Lines Replacements

Vehicles/Equipment

- ❖ Trailer, Trash Pumps, Pickup Truck, SUV

FY2028

- ❖ AMI Meter Installations
- ❖ Annual Road Improvements – Sewers / Water Mains
- ❖ Sanitary Sewer Lining and Repairs
- ❖ Utility Service Rebate Program
- ❖ Water Distribution System Improvements
- ❖ Lead Service Lines Replacements
- ❖ Water Reclamation Facility Improvements

Vehicles/Equipment

- ❖ Trailer, Trash Pumps, Pickup Truck, SUV

FY2029

- ❖ Annual Road Improvements – Sewers / Water Mains
- ❖ Sanitary Sewer Lining and Repairs
- ❖ Lift Stations Upgrade
- ❖ AMI Meter Installations
- ❖ Lead Service Lines Replacements
- ❖ Water Distribution System Improvements
- ❖ Water Reclamation Facility Improvements
- ❖ RF Meter Upgrades

Vehicles/Equipment

- ❖ Trailer, Pickup Truck, Utility Van, 1-Ton Dump Truck

FY2030

- ❖ Sanitary Sewer Lining and Repairs
- ❖ Annual Road Improvements – Sewers / Water Mains
- ❖ Flow Study Improvements for Sanitary Sewer
- ❖ Water Distribution System Improvements
- ❖ Water Reclamation Facility Improvements

Vehicles/Equipment

- ❖ Backhoe, Pickup Truck, Trailer

FY2031

- ❖ Sanitary Sewer Lining and Repairs
- ❖ Annual Road Improvements – Sewers / Water Mains
- ❖ Water Distribution System Improvements
- ❖ Water Reclamation Facility Improvements

Vehicles/Equipment

- ❖ Supervisory Vehicle, Pickup Truck, Trailer

	FY2027	FY2028	FY2029	FY2030	FY2031	TOTAL
Water Mains	400,000	250,000	250,000	250,000	250,000	1,400,000
Sewers	700,000	900,000	700,000	700,000	700,000	3,700,000
AMI Meter Replacement Program	4,000,000	4,000,000	0	0	0	8,000,000
Lead Service Lines Replacements	400,000	400,000	250,000	0	0	1,050,000
Facilities	1,253,000	1,800,000	875,000	1,250,000	175,000	4,953,000
IL 60-83 Utility Relocates-Sanitary	2,500,000	0	0	0	0	2,500,000
Vehicles	473,000	280,000	273,000	180,000	146,000	1,287,000
TOTAL	9,726,000	7,630,000	2,348,000	2,380,000	1,271,000	23,355,000

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of April 13, 2026

Subject: Approval of Closing the 9-1-1 Surcharge Fund (Fund 291) and Water Funds 530, 531, 540, and 541

Financial Impact:

None

Attachments:

None

Background:

The Village's 9-1-1 Surcharge Fund (Fund 291), is no longer necessary due to the closing of the Joint Central Lake County ETSB as of November 6, 2025, and the transition of the Village of Mundelein's dispatch services to LakeComm. Accordingly, staff recommend the fund be closed.

The Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), the New Water Additions/Expansion Fund (Fund 541) are maintained solely for the recording of revenues. Staff recommend closing the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), the New Water Additions/Expansion Fund (Fund 541) and merging it into Fund 500 to simplify the accounting and include it with the other water and sewer revenue and expenses.

These fund closures were incorporated into the Fiscal Year 2027 budget and are effective May 1, 2026.

Recommendation:

Motion to adopt the Resolution to Close the 9-1-1 Surcharge Fund (Fund 291) and the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), and the New Water Additions/Expansion Fund (Fund 541).

I hereby certify that the attached is an original of
Resolution No. R-26-04-20
that said Resolution was adopted on **April 13, 2026**,
that it was posted in the Village Hall commencing on
4/14/2026 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-04-20

A RESOLUTION REQUESTING THE APPROVAL OF CLOSING THE 9-1-1 SURCHARGE FUND (FUND 291) AND WATER FUNDS (FUNDS 530, 530, 540, 541).

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

WHEREAS, the Village has determined that five funds previously established are no longer necessary; and

WHEREAS, the Village’s 9-1-1 Surcharge Fund (Fund 291), is no longer necessary due to the closing of the Joint Central Lake County ETSB as of November 6, 2025, and the transition of the Village of Mundelein's dispatch services to LakeComm.

WHEREAS, to simplify the accounting and merge the water revenues and expenses with other water and sewer revenues and costs, the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), the New Water Additions/Expansion Fund (Fund 541) should be closed and merged into the Fund 500; and

WHEREAS, all five fund closures are incorporated in the FY27 budget to be approved so closing these funds will not result in a budget change after the budget is approved and adopted; and

WHEREAS, the Village Board has determined that it is in the best interest of the Village to approve the closing of the funds.

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

SECTION I: That the 9-1-1 Surcharge Fund (Fund 291) and the Sewer Additions/Expansion Fund (Fund 530), the New Sewer Additions/Expansion Fund (Fund 531), the Water Additions/Expansion Fund (Fund 540), the New Water Additions/Expansion Fund (Fund 541) are hereby closed effective May 1, 2026.

XXXX this 13th day of April 2026, by a roll call vote.

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of April 13, 2026

Subject: Governing Body

Financial Impact:

\$1,324,493.41

Attachments:

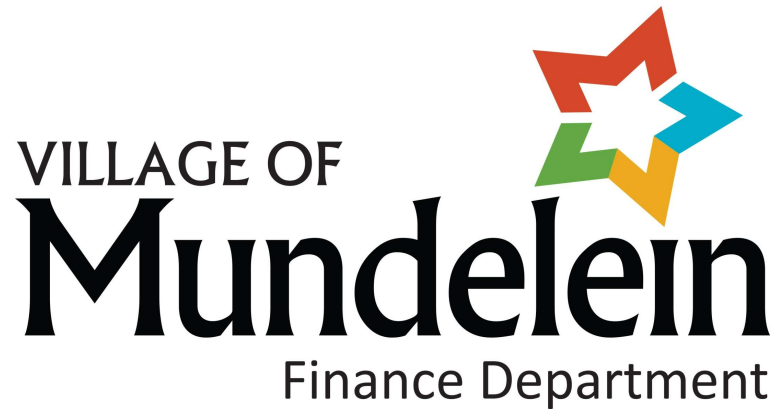
1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between March 24, 2026 and ending April 13, 2026 in the amount of \$1,324,493.41.



GOVERNING BODY

DISBURSEMENTS REPORT

April 13, 2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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
Pay By Check Type: ACH Transaction HYPER+ION 5800 SUPPLY							
90368401 0000029378	CHEMTRADE CHEMICALS US LLC HYPER+ION 5800 SUPPLY 500-453-47051.000	03/10/2026 VJANKOWSKI TERTIARY TREATMENT		13,755.50 13,755.50	0.00	Paid	Y 26-00272 04/13/2026
9838090109 0000029379	W. W. GRAINGER, INC VALVES 100-430-47070.000	03/11/2026 VJANKOWSKI TOOLS/SUPPLIES		43.96 43.96	0.00	Paid	Y 04/13/2026
9838722628 0000029380	W. W. GRAINGER, INC PUMP PARTS 500-453-47531.000	03/11/2026 VJANKOWSKI MT MTLs PUMP EQUIPMENT		1,227.94 1,227.94	0.00	Paid	Y 04/13/2026
w1827717 0000029398	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000 500-462-47440.000 100-430-47440.000	03/12/2026 VJANKOWSKI GASOLINE GASOLINE GASOLINE		8,835.04 0.00 0.00 8,835.04	0.00	Paid	Y 26-00359 04/13/2026
w1827716 0000029399	AL WARREN OIL CO., INC BLANKET PO FOR FY26 BULK FUEL PURCHASES 500-452-47440.000 500-462-47440.000 100-430-47440.000	03/12/2026 VJANKOWSKI GASOLINE GASOLINE GASOLINE		16,855.96 0.00 0.00 16,855.96	0.00	Paid	Y 26-00359 04/13/2026
939590 0000029472	GRISWOLD IND DBA ESI CLA VALVE REPAIR AT MAPLE PUMP STATION 500-462-46691.000	03/16/2026 VJANKOWSKI MT PUMP STATIONS		2,794.75 2,794.75	0.00	Paid	Y 26-00929 04/13/2026
9846314723 0000029503	W. W. GRAINGER, INC FIRE HOSE 500-453-47530.000	03/18/2026 VJANKOWSKI MT MTLs OTHER EQUIPMENT		339.33 339.33	0.00	Paid	Y 04/13/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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: ACH Transaction IRMA DEDUCTIBLE - FEB 26

301869 0000029525	IRMA IRMA DEDUCTIBLE - FEB 26 100-231-46502.000 100-231-46502.000	02/28/2026 VJANKOWSKI IRMA DEDUCTIBLE - FEB 26 PUBLIC WORKS IRMA DEDUCTIBLE - FEB 26 POLICE		5,412.33 5,407.49 4.84	0.00	Paid	Y 04/13/2026	26-00530
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3848 0000029526	IRMA IRMA DEDUCTIBLE-CREDIT MEMO FEB 26 100-231-46502.000 100-231-46502.000	02/28/2026 VJANKOWSKI IRMA DEDUCTIBLE FEB 26 - POLICE IRMA DEDUCTIBLE FEB 26 - PUBLIC WORKS		(3,884.06) (3,803.06) (81.00)	0.00	Paid	Y 04/13/2026	26-00530
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IN00458850 0000029541	CONVERGINT TECHNOLOGIES METRA ALARM CO SERVICE AGREEMENT 100-427-46620.000	03/20/2026 VJANKOWSKI MT BUILDING & GROUNDS		551.25 551.25	0.00	Paid	Y 04/13/2026	
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9849571584 0000029555	W. W. GRAINGER, INC AMP CLAMP 500-453-47532.000	03/20/2026 VJANKOWSKI MT MTLs ELECTRICAL EQUIP		403.05 403.05	0.00	Paid	Y 04/13/2026	
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5404143546 0000029618	MORTON SALT, INC 180 TONS OF BULK ROCK SALT 100-441-47541.000	03/18/2026 VJANKOWSKI MT MTLs SALT		6,639.33 6,639.33	0.00	Paid	Y 04/13/2026	26-00892
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5404139599 0000029619	MORTON SALT, INC 180 TONS OF BULK ROCK SALT 100-441-47541.000	03/17/2026 VJANKOWSKI MT MTLs SALT		10,922.18 10,922.18	0.00	Paid	Y 04/13/2026	26-00892
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5404132351 0000029620	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 100-441-47541.000 100-441-47541.000	03/13/2026 VJANKOWSKI MT MTLs SALT MT MTLs SALT		1,964.07 341.07 1,623.00	0.00	Paid	Y 04/13/2026	Multiple
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5404120130 0000029621	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 100-441-47541.000	03/09/2026 VJANKOWSKI MT MTLs SALT		7,653.96 7,653.96	0.00	Paid	Y 04/13/2026	26-00809
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Pay By Check Type: ACH Transaction BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 OF 2, 120% ALLOCATION

5404116364 0000029622	MORTON SALT, INC BULK ROCK SALT - LCDOT JOINT BID, YEAR 2 VJANKOWSKI 100-441-47541.000	03/06/2026 MT MTL SALT		12,207.84 12,207.84	0.00	Paid	Y 26-00809 04/13/2026
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3085

0000029730	NETWORK TEST LABS LLC DBA CYBERCLAN MICROSOFT INTUNE 100-202-46410.000 100-260-48410.000	03/30/2026 VJANKOWSKI CONSULTING SERVICES COMPUTER EQUIPMENT		39,375.00 16,500.00 22,875.00	0.00	Paid	Y 26-00899 04/13/2026
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9860465781

0000029740	W. W. GRAINGER, INC 100-281-47070.000	03/30/2026 VJANKOWSKI TOOLS/SUPPLIES		235.12 235.12	0.00	Paid	Y 04/13/2026
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8926

0000029763	MUNICIPAL GIS PARTNERS, INC ANNUAL MGP M365 GOVERNANCE IMPLEMENTATIO 100-202-46410.000	03/31/2026 VJANKOWSKI CONSULTING SERVICES		2,466.67 2,466.67	0.00	Paid	Y 26-00346 04/13/2026
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Total Pay By Check Type ACH Transaction:

127,799.22	0.00
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Pay By Check Type: EFT Transfer PAYLOCITY INVOICE MARCH 2026

INV3575218 0000029520	PAYLOCITY CORP PAYLOCITY INVOICE MARCH 2026 100-205-46499.000	03/20/2026 VJANKOWSKI PROFESSIONAL SERVICES		6,805.08 6,805.08	0.00	Paid	Y 26-00216 03/24/2026
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04012026

0000029627	INTERGOVERNMENTAL PERSONNEL IPBC INSURANCE APRIL 2026 100-000-26080.000	03/25/2026 VJANKOWSKI HEALTH INSURANCE PAYABLE		394,094.44 394,094.44	0.00	Paid	Y 26-00220 04/01/2026
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Total Pay By Check Type EFT Transfer:

400,899.52	0.00
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Pay By Check Type: Paper Check POLICE DS 1 LINES

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Pay By Check Type: Paper Check POLICE DS 1 LINES								
847R18043511-25 0000027530	AT&T POLICE DS 1 LINES 100-202-47310.000	11/28/2025 VJANKOWSKI AMERITECH CHARGES		2,496.97 2,496.97	0.00	Paid	Y 04/13/2026	
65908218 0000028811	ROBERT HALF TO ENCUMBER COST FOR CONTINUED SERVICES 100-260-48410.000	02/12/2026 VJANKOWSKI COMPUTER EQUIPMENT		5,800.00 5,800.00	0.00	Paid	Y 04/13/2026	26-00794
65931363 0000028985	ROBERT HALF TO ENCUMBER COST FOR CONTINUED SERVICES 100-260-48410.000	02/19/2026 VJANKOWSKI COMPUTER EQUIPMENT		5,800.00 5,800.00	0.00	Paid	Y 04/13/2026	26-00794
1906 0000029155	DOUBLE TREE HOTEL BUSINESS APPRECIATION BREAKFAST - EVENT 100-102-46999.000	02/26/2026 VJANKOWSKI MISC OTHER SERVICES		2,854.80 2,854.80	0.00	Paid	Y 04/13/2026	26-00918
414185 0000029172	BURKE, WARREN, MACKAY & SERRITELLA, 02/16/2026 LEGAL FEES - JANUARY 2026 - CONCEPT #202 630-000-27775.000	VJANKOWSKI CONC 2022-006 WIRTZ		4,510.00 4,510.00	0.00	Paid	Y 04/13/2026	26-00922
831682 0000029233	RYAN, LLC CONSULTING SERVICES - TIF ANALYSIS 100-203-46410.000	03/04/2026 VJANKOWSKI CONSULTING SERVICES		217.50 217.50	0.00	Paid	Y 04/13/2026	
831697 0000029234	RYAN, LLC CONSULTANT FEES - FEBRUARY 2026 - CONCEP 630-000-27775.000	03/04/2026 VJANKOWSKI CONC 2022-006 WIRTZ		457.50 457.50	0.00	Paid	Y 04/13/2026	
124182071 0000029262	GLOBAL INDUSTRIAL BOLLARD COVERS 500-462-47599.000	03/04/2026 VJANKOWSKI MISC MAINT MATERIALS		165.25 165.25	0.00	Paid	Y 04/13/2026	

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Pay By Check Type: Paper Check LURE OF THE LOCAL - RETURN OF SECURITY DEPOSIT							
KOOI-LOTL0326 0000029283	KATRINA KOOI LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
LEVY-LOTL0326 0000029284	ROBERT LEVY LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
BAUR-LOTL0326 0000029285	BARBARA SISTAK BAUR LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
STAUFFER-LOTL03 0000029286	REGINA RAGANS-STAUFFER LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
HURTING-LOTL032 0000029287	SARI HURTIG LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
OSSEY-LOTL0326 0000029288	ANN OSSEY LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
CASTANOS-LOTL03 0000029289	LAURA CASTANOS LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			
HAYDEN-LOTL0326 0000029290	RACHAEL M HAYDEN LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI 630-000-27610.000	03/03/2026		200.00	0.00	Paid	Y 04/13/2026
				200.00			

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Pay By Check Type: Paper Check LURE OF THE LOCAL - RETURN OF SECURITY DEPOSIT

OGDEN-LOTL0326

0000029291	JUSTIN OGDEN	03/03/2026		200.00	0.00	Paid	Y
	LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI						04/13/2026
	630-000-27610.000	ESCROW - MISCELLANEOUS		200.00			

WATSON-LOTL0326

0000029292	EDWARD WATSON	03/03/2026		200.00	0.00	Paid	Y
	LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI						04/13/2026
	630-000-27610.000	ESCROW - MISCELLANEOUS		200.00			

HAUSLADEN-LOTL0

0000029293	ALLISON HAUSLADEN	03/03/2026		200.00	0.00	Paid	Y
	LURE OF THE LOCAL - RETURN OF SECURITY D VJANKOWSKI						04/13/2026
	630-000-27610.000	ESCROW - MISCELLANEOUS		200.00			

LOTL-REIMB0326

0000029294	ALLISON HAUSLADEN	03/03/2026		1,200.00	0.00	Paid	Y
	LURE OF THE LOCAL - INDOOR ART PROGRAM P VJANKOWSKI						04/13/2026
	100-108-46999.000	MISC OTHER SERVICES		1,200.00			

LYTTLE-LOTL0326

0000029295	DANIELLE LYTTLE	03/03/2026		15.00	0.00	Paid	Y
	REIMBURSEMENT FOR SUPPLY PURCHASE VJANKOWSKI						04/13/2026
	100-108-46999.000	MISC OTHER SERVICES		15.00			

342306

0000029297	TEKLAB, INC-ACCTS REC	03/06/2026		347.50	0.00	Paid	Y
		VJANKOWSKI					04/13/2026
	500-453-47050.000	LABORATORY SUPPLIES		347.50			

371076

0000029314	PADDOCK PUBLICATIONS INC.	03/09/2026		239.20	0.00	Paid	Y
	PUBLIC HEARING NOTICE PUBLICATION - PZ20 VJANKOWSKI						04/13/2026
	100-203-46901.000	PUBLICATION - PZ2026-0001		124.20			
	100-203-46901.000	PUBLICATION - PZ2026-0002		115.00			

10131120260202

0000029343	MOTOROLA SOLUTIONS STARCOM21 NETWOR	03/01/2026		3,332.00	0.00	Paid	Y
		VJANKOWSKI					04/13/2026
	100-302-46422.000	LK CTY RADIO NETWORK		3,332.00			

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Pay By Check Type: Paper Check PUTTY TO STOP LEAKING OR HAZARDOUS MATERIALS								
233337 0000029348	AIR ONE EQUIPMENT INC PUTTY TO STOP LEAKING OR HAZARDOUS MATER VJANKOWSKI 100-323-47070.000	03/10/2026 TOOLS/SUPPLIES		95.00 95.00	0.00	Paid	Y 04/13/2026	
1133 0000029357	DEVELOPMENT PLANNING PARTNERS, LLC PROFESSIONAL SERVICES - HOUSING STUDY - VJANKOWSKI 100-203-46410.000	03/10/2026 CONSULTING SERVICES		16,685.00 16,685.00	0.00	Paid	Y 04/13/2026	26-00758
PTXS050 0000029363	CDW GOVERNMENT INC. MICROSOFT AZURE CLOUD SERVICE OVERAGE CH VJANKOWSKI 100-202-46415.000	03/06/2026 COMPUTER SOFTWARE SUPPORT		250.24 250.24	0.00	Paid	Y 04/13/2026	26-00901
PSI856082 0000029371	1ST AYD CORPORATION HAND CLEANER 500-452-47070.000	03/05/2026 VJANKOWSKI TOOLS/SUPPLIES		137.52 137.52	0.00	Paid	Y 04/13/2026	
205231313 0000029381	ULINE SUPPLIES FOR MUNCH 100-103-47030.000	03/11/2026 VJANKOWSKI JANITORIAL SUPPLIES		700.00 700.00	0.00	Paid	Y 04/13/2026	
61328439 0000029382	MCMASTER CARR SUPPLY CO TRUCK 439 CONSUMABLES 100-430-47526.000	03/11/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		51.61 51.61	0.00	Paid	Y 04/13/2026	
266025408 0000029383	COMCAST COMCAST FIBER INTERNET SERVICE 100-202-47310.000	03/15/2026 VJANKOWSKI AMERITECH CHARGES		10,538.08 10,538.08	0.00	Paid	Y 04/13/2026	
024463 0000029384	NAPA AUTO PARTS SHOP RAGS 100-430-47070.000	03/11/2026 VJANKOWSKI TOOLS/SUPPLIES		111.92 111.92	0.00	Paid	Y 04/13/2026	

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Pay By Check Type: Paper Check CS A21 LIGHTS							
024473 0000029385	NAPA AUTO PARTS CS A21 LIGHTS 100-430-47535.000	03/11/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		30.13 30.13	0.00	Paid	Y 04/13/2026
024553 0000029386	NAPA AUTO PARTS GREASE GUN 100-430-47070.000	03/11/2026 VJANKOWSKI TOOLS/SUPPLIES		43.60 43.60	0.00	Paid	Y 04/13/2026
225121 0000029387	SUPERIOR INDUSTRY SUPPLY JANITORIAL SUPPLIES FOR ALL FAC 100-420-47030.000	03/11/2026 VJANKOWSKI JANITORIAL SUPPLIES		1,747.38 1,747.38	0.00	Paid	Y 04/13/2026
225110 0000029388	SUPERIOR INDUSTRY SUPPLY METRA PAPER SUPPLIES 100-427-47030.000	03/11/2026 VJANKOWSKI JANITORIAL SUPPLIES		1,182.20 1,182.20	0.00	Paid	Y 04/13/2026
3045260352 0000029389	RUSH TRUCK CTR- IL TRUCK 439 KINGPIN KIT 100-430-47526.000	03/04/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		676.11 676.11	0.00	Paid	Y 04/13/2026
1MGJ-WDGK-9KPM 0000029390	AMAZON CAPITAL SERVICES, INC. US FLAG REVOLVING TRUCK REPLACEMENT 100-427-47510.000	03/12/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		71.24 71.24	0.00	Paid	Y 04/13/2026
1J7M-P3DC-C6F4 0000029391	AMAZON CAPITAL SERVICES, INC. STREET LIGHT TERMINAL BLOCK 100-420-47549.000	03/12/2026 VJANKOWSKI MT MTLS STREET LITES		17.92 17.92	0.00	Paid	Y 04/13/2026
1RRL-Q944-9LRR 0000029392	AMAZON CAPITAL SERVICES, INC. CAMERA PROTECTOR FOR LYNNS CELL PHONE 100-202-47399.000	03/12/2026 VJANKOWSKI MISC COMMUNICATIONS		14.43 14.43	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check NEW LAMINATOR							
1JF3-MXFR-9JRW 0000029393	AMAZON CAPITAL SERVICES, INC. NEW LAMINATOR 100-201-47015.000	03/12/2026 VJANKOWSKI OFFICE SUPPLIES		296.06 296.06	0.00	Paid	Y 04/13/2026
11HD-F999-9HQ4 0000029394	AMAZON CAPITAL SERVICES, INC. DOCKING STATIONS FOR 2 PD SURFACE PROS 100-202-47012.000	03/12/2026 VJANKOWSKI COMPUTER SUPPLIES		56.40 56.40	0.00	Paid	Y 04/13/2026
112P347505 0000029395	CIT TRUCKS LLC CS LT05 REAR BRAKES 100-430-47535.000	03/12/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		885.44 885.44	0.00	Paid	Y 04/13/2026
P78119 0000029396	MCCANN INDUSTRIES INC. 100-420-46620.000	03/12/2026 VJANKOWSKI MT BUILDING & GROUNDS		150.00 150.00	0.00	Paid	Y 04/13/2026
0334469-03/12/2 0000029397	WATER PRODUCTS CO AURORA, INC STOCK 500-462-47563.000	03/12/2026 VJANKOWSKI MT MTLS WATERMAINS		1,377.66 1,377.66	0.00	Paid	Y 04/13/2026
02600183 0000029400	TRANS UNION LLC FINANCIAL BACKGROUND CHECKS 100-304-46999.000 100-105-46999.000	02/25/2026 VJANKOWSKI MISC OTHER SERVICES MISC OTHER SERVICES		280.68 140.34 140.34	0.00	Paid	Y 04/13/2026
1FCN-WWPP-GDF6 0000029401	AMAZON CAPITAL SERVICES, INC. 100-202-47012.000	03/12/2026 VJANKOWSKI COMPUTER SUPPLIES		189.95 189.95	0.00	Paid	Y 04/13/2026
9313296353 0000029402	LAWSON PRODUCTS, INC. SHOP SUPPLIES 100-430-47070.000	03/12/2026 VJANKOWSKI TOOLS/SUPPLIES		99.42 99.42	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check WWTP PUMP PARTS							
61399164 0000029403	MCMASTER CARR SUPPLY CO WWTP PUMP PARTS 500-453-47531.000	03/12/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		1,281.90 1,281.90	0.00	Paid	Y 04/13/2026
6136325884 0000029404	VERIZON LIFT STATION 4 500-452-47330.000	02/18/2026 VJANKOWSKI MOBILE PHONE CHARGES		80.91 80.91	0.00	Paid	Y 04/13/2026
024605 0000029405	NAPA AUTO PARTS CAR 391 FRONT STRUTS 100-430-47523.000	03/12/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		410.50 410.50	0.00	Paid	Y 04/13/2026
024695 0000029406	NAPA AUTO PARTS CS A21 REAR WHEEL BEARINGS 100-430-47535.000	03/12/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		101.80 101.80	0.00	Paid	Y 04/13/2026
024711 0000029407	NAPA AUTO PARTS CS A21 GEAR OIL 100-430-47535.000	03/12/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		41.98 41.98	0.00	Paid	Y 04/13/2026
024720 0000029408	NAPA AUTO PARTS RETURN 100-430-47535.000	03/12/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		(13.04) (13.04)	0.00	Paid	Y 04/13/2026
132891037 0000029411	FLEETPRIDE HEAVY DUTY PARTS & SRVC CS LT05 FAN CLUTCH 100-430-47535.000	03/10/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		1,442.99 1,442.99	0.00	Paid	Y 04/13/2026
26-0566 0000029412	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	03/13/2026 VJANKOWSKI ELEVATOR INSPECTION		100.00 100.00	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check CS T10 DOOR MAGNETS							
P38101							
0000029413	MACQUEEN EQUIPMENT LLC	03/13/2026		61.40	0.00	Paid	Y
	CS T10 DOOR MAGNETS	VJANKOWSKI					04/13/2026
	100-430-47535.000	CONTRACTUAL FIRE PARTS		61.40			
166Q-MJT4-YTF6							
0000029414	AMAZON CAPITAL SERVICES, INC.	03/13/2026		273.04	0.00	Paid	Y
		VJANKOWSKI					04/13/2026
	100-281-47010.000	BOOKS/PUBLICATIONS		141.46			
	100-281-47070.000	TOOLS/SUPPLIES		34.98			
	100-281-47070.000	TOOLS/SUPPLIES		96.60			
93443288							
0000029415	CAHILL HEATING & A/C	03/13/2026		6,100.00	0.00	Paid	Y
	HEAT EXCHANGER & GAS VALVE	VJANKOWSKI					26-00900
	500-453-46620.000	HEAT EXCHANGER & GAS VALVE		6,100.00			04/13/2026
233611							
0000029416	AIR ONE EQUIPMENT INC	03/13/2026		380.00	0.00	Paid	Y
	CALIBRATION GAS FOR HAZ-MAT MONITORS	VJANKOWSKI					04/13/2026
	100-323-46612.000	MT LABRATORY EQUIPMENT		380.00			
233616							
0000029417	AIR ONE EQUIPMENT INC	03/13/2026		469.00	0.00	Paid	Y
	FIREFIGHTING BOOTS	VJANKOWSKI					04/13/2026
	100-323-47110.000	GLOVES/BOOTS/COATS		469.00			
903293168							
0000029418	GARDNER DENVER NASH LLC	03/13/2026		14,426.29	0.00	Paid	Y
	REPAIR OF VACUUM PUMP	VJANKOWSKI					26-00752
	500-453-47531.000	REPAIR OF THE VACUUM PUMP		14,426.29			04/13/2026
486937							
0000029419	IGS ENERGY	03/20/2026		7,882.29	0.00	Paid	Y
	GAS CHARGES-FEB 2026	VJANKOWSKI					04/13/2026
	500-462-47430.000	HEATING FUELS		90.27			
	500-453-47430.000	HEATING FUELS		4,877.38			
	294-294-47430.000	HEATING FUELS		2,914.64			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Pay By Check Type: Paper Check FEBRUARY CAR WASHES

PD-FEB 2026

0000029420	ATLAS CAR WASH	02/28/2026		24.00	0.00	Paid	Y
	FEBRUARY CAR WASHES	VJANKOWSKI					04/13/2026
	100-305-46644.000	MT PATROL VEHICLES		24.00			

3412-282980

0000029421	O'REILLY AUTOMOTIVE INC	03/12/2026		67.33	0.00	Paid	Y
	MAINT MTLS FOR DEPARTMENT BOAT	VJANKOWSKI					04/13/2026
	100-324-46669.000	MT OTHER EQUIPMENT		67.33			

3412-283027

0000029422	O'REILLY AUTOMOTIVE INC	03/12/2026		25.98	0.00	Paid	Y
	WIPERBLADES FOR DEPT EXPLORER	VJANKOWSKI					04/13/2026
	100-323-47070.000	TOOLS/SUPPLIES		25.98			

024776

0000029423	NAPA AUTO PARTS	03/13/2026		236.80	0.00	Paid	Y
	LG T56 PM PARTS	VJANKOWSKI					04/13/2026
	100-430-47535.000	CONTRACTUAL FIRE PARTS		236.80			

024779

0000029424	NAPA AUTO PARTS	03/13/2026		46.64	0.00	Paid	Y
	LG T56 OIL FILTER	VJANKOWSKI					04/13/2026
	100-430-47535.000	CONTRACTUAL FIRE PARTS		46.64			

1836

0000029425	WATERLY, INC	03/15/2026		12,200.00	0.00	Paid	Y
	WATER AND SEWER SYSTEM IEPA REPORTING SO	VJANKOWSKI					26-00928
	500-461-46415.000	COMPUTER SOFTWARE SUPPORT		12,200.00			04/13/2026

46502

0000029426	MENARD, INC	03/13/2026		55.98	0.00	Paid	Y
	WWTP SUPPLIES	VJANKOWSKI					04/13/2026
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		55.98			

46378

0000029427	MENARD, INC	03/10/2026		43.75	0.00	Paid	Y
	WWTP SUPPLIES	VJANKOWSKI					04/13/2026
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		43.75			

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Pay By Check Type: Paper Check WWTP SUPPLIES							
46426 0000029428	MENARD, INC WWTP SUPPLIES 500-453-47510.000	03/11/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		7.49 7.49	0.00	Paid	Y 04/13/2026
46416 0000029429	MENARD, INC LUMBER FOR CONCRETE FORMING 100-420-47510.000	03/11/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		508.18 508.18	0.00	Paid	Y 04/13/2026
46454 0000029430	MENARD, INC WOOD FOR PICNIC TABLES AND EVENTS 100-420-46899.000	03/12/2026 VJANKOWSKI MISC COMMUNITY SERVICE		128.46 128.46	0.00	Paid	Y 04/13/2026
46455 0000029431	MENARD, INC WOOD FOR PICNIC TABLE REPAIRS 100-420-46620.000	03/12/2026 VJANKOWSKI MT BUILDING & GROUNDS		214.98 214.98	0.00	Paid	Y 04/13/2026
577693799 0000029432	TOSHIBA COPIER LEASE - 03.07.26 - 04.07.26 100-201-47013.000	03/14/2026 VJANKOWSKI COPIER SUPPLIES		2,146.86 2,146.86	0.00	Paid	Y 26-00903 04/13/2026
088760/6 0000029433	ACE HARDWARE OF LIBERTYVILLE CS LT05 HARDWARE 100-430-47535.000	03/16/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		15.78 15.78	0.00	Paid	Y 04/13/2026
44921 0000029434	CLOWNING AROUND ENTERTAINMENT INC. 50% DEPOSIT FOR BALLOON TWISTER MCD 2026 100-000-12600.000	02/24/2026 VJANKOWSKI PREPAID EXPENSE		334.50 334.50	0.00	Paid	Y 04/13/2026
4485.040-8 0000029435	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES 100-410-46410.000	03/11/2026 VJANKOWSKI CONSULTING SERVICES		980.00 980.00	0.00	Paid	Y 26-00243 04/13/2026

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Pay By Check Type: Paper Check 2025 (FY26) ON-CALL ENGINEERING SERVICES								
<u>4485.041-9</u> 0000029436	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000 630-000-27793.000 630-000-27795.000 630-000-27797.000	03/11/2026		8,881.25 2,385.00 220.00 5,638.75 637.50	0.00	Paid	Y 04/13/2026	26-00243
<u>4485.042-2</u> 0000029437	GEWALT HAMILTON ASSOC INC 2025 (FY26) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000 630-000-27790.000 630-000-27797.000	03/11/2026		1,576.00 806.00 220.00 550.00	0.00	Paid	Y 04/13/2026	26-00243
<u>4485.123-8</u> 0000029438	GEWALT HAMILTON ASSOC INC CONSTRUCTION ENGINEERING SERVICES FOR I3 VJANKOWSKI 630-000-27540.000	03/11/2026		5,547.50 5,547.50	0.00	Paid	Y 04/13/2026	26-00914
<u>4485.124-1</u> 0000029439	GEWALT HAMILTON ASSOC INC 2026 MFT JOINT RESURFACING DOCUMENTATION VJANKOWSKI 260-436-48740.000	03/11/2026		2,150.00 2,150.00	0.00	Paid	Y 04/13/2026	26-00745
<u>4485.126-2</u> 0000029440	GEWALT HAMILTON ASSOC INC DESIGN ENGINEERING SERVICES AGREEMENT 20 VJANKOWSKI 260-436-48740.000	03/11/2026		7,590.00 7,590.00	0.00	Paid	Y 04/13/2026	26-00749
<u>4485.474-8</u> 0000029441	GEWALT HAMILTON ASSOC INC 2026 (FY27) DESIGN ENGINEERING SERVICES VJANKOWSKI 210-442-48740.000	03/11/2026		13,603.75 13,603.75	0.00	Paid	Y 04/13/2026	26-00499
<u>2377</u> 0000029442	SHEEPDOG GUARDIAN PATROL AND DRUG DETECTION TRAINING FOR O VJANKOWSKI 100-305-46340.000	03/16/2026		250.00 250.00	0.00	Paid	Y 04/13/2026	

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Pay By Check Type: Paper Check REIMBURSEMENT FOR CERT EXPENSES							
CERT326-MUELLER 0000029443	MONICA MUELLER REIMBURSEMENT FOR CERT EXPENSES 100-325-46340.000 100-325-46371.000	03/16/2026 VJANKOWSKI CONV/SCHOOLS/MTGS TRAINING SUPPLIES		389.44 343.59 45.85	0.00	Paid	Y 04/13/2026
INV082259 0000029444	METROPOLITAN IND. INC. LIFT STATION 500-452-47571.000	03/16/2026 VJANKOWSKI MT MTLS LIFT STATIONS		592.75 592.75	0.00	Paid	Y 04/13/2026
INV082261 0000029445	METROPOLITAN IND. INC. SEAL KIT 500-453-47531.000	03/16/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		364.61 364.61	0.00	Paid	Y 04/13/2026
985428 0000029447	LIBERTYVILLE CHEVROLET LG 055 TPMS SENSORS 100-430-47535.000	02/18/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		136.76 136.76	0.00	Paid	Y 04/13/2026
985399 0000029448	LIBERTYVILLE CHEVROLET LG TAHOE TPMS SENSORS 100-430-47535.000	02/16/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		287.52 287.52	0.00	Paid	Y 04/13/2026
0869463118 0000029449	AT&T POLICE FLEX VOICE SERVICE 100-202-47310.000	03/07/2026 VJANKOWSKI AMERITECH CHARGES		1,398.64 1,398.64	0.00	Paid	Y 04/13/2026
30666 0000029450	FOSTER COACH SALES, INC AMB 345 AIR SOLENOID 100-430-47522.000	03/12/2026 VJANKOWSKI MT MTLS AMBULANCES		106.98 106.98	0.00	Paid	Y 04/13/2026
Y688584 0000029451	CORE & MAIN LP CURB BOXES REPLENISH STOCK 500-462-47563.000	03/16/2026 VJANKOWSKI MT MTLS WATERMAINS		2,232.00 2,232.00	0.00	Paid	Y 26-00941 04/13/2026

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Pay By Check Type: Paper Check BULBS								
024986 0000029452	NAPA AUTO PARTS BULBS 100-430-47526.000	03/16/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		34.98 34.98	0.00	Paid	Y 04/13/2026	
024988 0000029453	NAPA AUTO PARTS LIGHT PIGTAILS 100-430-47526.000	03/16/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		8.08 8.08	0.00	Paid	Y 04/13/2026	
025097 0000029454	NAPA AUTO PARTS CS LT05 EXHAUST PARTS 100-430-47535.000	03/16/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		176.30 176.30	0.00	Paid	Y 04/13/2026	
59469 0000029455	CHEROKEE PRINTG & SVC INC DOOR HANGERS WATER 500-463-47015.000	03/13/2026 VJANKOWSKI OFFICE SUPPLIES		189.00 189.00	0.00	Paid	Y 04/13/2026	
DUES-PD2026 0000029456	MUNDELEIN COMMUNITY CONNECTION MCC DUES 100-301-46305.000	03/17/2026 VJANKOWSKI PROFESSIONAL DUES		45.00 45.00	0.00	Paid	Y 04/13/2026	
224312A 0000029457	SUPERIOR INDUSTRY SUPPLY GARAGE FLOOR MAINT TOOLS 100-420-47030.000	03/16/2026 VJANKOWSKI JANITORIAL SUPPLIES		154.96 154.96	0.00	Paid	Y 04/13/2026	
225178 0000029458	SUPERIOR INDUSTRY SUPPLY SUPPLIES FOR ALL FAC 100-420-47030.000	03/16/2026 VJANKOWSKI JANITORIAL SUPPLIES		1,792.62 1,792.62	0.00	Paid	Y 04/13/2026	
2008534 0000029459	POLYDYNE INC. CLARIFLOC C-9545X 500-453-47080.000	03/06/2026 VJANKOWSKI CLARIFLOC C-9545X		3,927.94 3,927.94	0.00	Paid	Y 04/13/2026	26-00921

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Pay By Check Type: Paper Check METRA FLAG RESTOCK								
000141981								
0000029460	QUALITY FLAGS, INC	03/11/2026		1,072.66	0.00	Paid	Y	
	METRA FLAG RESTOCK	VJANKOWSKI					04/13/2026	
	100-427-47599.000	MISC MAINT MATERIALS		1,072.66				
INV-56369								
0000029461	SIGNS NOW MUNDELEIN	03/17/2026		25.00	0.00	Paid	Y	
	BOARD ROOM NAME PLATE - KELSEY HOWE	VJANKOWSKI					04/13/2026	
	100-111-46441.000	PRINTING SERVICES		25.00				
166533								
0000029462	BS&A INTERMEDIATE LLC	03/17/2026		745.50	0.00	Paid	Y	
	FEBRUARY 26 UB ACH/DEBIT CARD FEES	VJANKOWSKI					04/13/2026	
	500-463-46438.000	BANK CHARGES		745.50				
182255								
0000029463	ZUKOWSKI ROGERS FLOOD MCARDLE	02/28/2026		18.75	0.00	Paid	Y	
	LEGAL FEES - FEBRUARY 2026 - CONCEPT #20	VJANKOWSKI					04/13/2026	
	630-000-27797.000	CONC 2025-06 DREAM CLEAN AT 60/83/SCHANK		18.75				
182260								
0000029464	ZUKOWSKI ROGERS FLOOD MCARDLE	03/17/2026		787.50	0.00	Paid	Y	
	LEGAL FEES - FEBRUARY 2026 - 100-800 S M	VJANKOWSKI					04/13/2026	
	630-000-27799.000	CONC 2026-001 THG HLDNGS 100-800 S MIDLO		787.50				
182259								
0000029465	ZUKOWSKI ROGERS FLOOD MCARDLE	03/17/2026		2,695.00	0.00	Paid	Y	26-00912
	LEGAL FEES - FEBRUARY 2026 - SCHOOL DIST	VJANKOWSKI					04/13/2026	
	100-240-46401.000	CORPORATE COUNSEL		2,695.00				
182258								
0000029466	ZUKOWSKI ROGERS FLOOD MCARDLE	03/17/2026		787.50	0.00	Paid	Y	
	LEGAL FEES - FEBRUARY 2026 - JOHN SOPATA	VJANKOWSKI					04/13/2026	
	100-240-46401.000	CORPORATE COUNSEL		787.50				
182256								
0000029467	ZUKOWSKI ROGERS FLOOD MCARDLE	03/17/2026		1,375.00	0.00	Paid	Y	
	LEGAL FEES - FEBRUARY 2026 - 516 NORTH S	VJANKOWSKI					04/13/2026	
	100-240-46401.000	CORPORATE COUNSEL		1,375.00				

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Pay By Check Type: Paper Check LEGAL FEES - FEBRUARY 2026 - LABOR / PERSONNEL								
182253 0000029468	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - FEBRUARY 2026 - LABOR / PER VJANKOWSKI 100-240-46401.000	03/17/2026 CORPORATE COUNSEL		3,190.00 3,190.00	0.00	Paid	Y 04/13/2026	26-00911
182252 0000029469	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - FEBRUARY 2026 - BEELOW LITI VJANKOWSKI 100-240-46401.000	03/17/2026 CORPORATE COUNSEL		6,130.00 6,130.00	0.00	Paid	Y 04/13/2026	26-00910
182251 0000029470	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - FEBRUARY - GENERAL CORPORAT VJANKOWSKI 100-240-46401.000	03/17/2026 CORPORATE COUNSEL		9,250.00 9,250.00	0.00	Paid	Y 04/13/2026	26-00909
1936-DXYF-P1GP 0000029471	AMAZON CAPITAL SERVICES, INC. SPARK PLUGS FOR DEPARTMENT BOAT ENGINE VJANKOWSKI 100-324-46669.000	03/17/2026 MT OTHER EQUIPMENT		17.10 17.10	0.00	Paid	Y 04/13/2026	
1G6D-C1GV-QFM1 0000029476	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 500-463-47015.000	03/17/2026 VJANKOWSKI OFFICE SUPPLIES		33.28 33.28	0.00	Paid	Y 04/13/2026	
T2616217 0000029477	TECHNOLOGY MGMT REV FUND LEADS CONNECTION 5/1/25 - 04/30/26 VJANKOWSKI 100-301-47310.000	03/16/2026 AMERITECH CHARGES		316.70 316.70	0.00	Paid	Y 04/13/2026	26-00213
CINV004134857 0000029478	MNJ TECHNOLOGIES DIRECT TONER FOR INVESTIGATIONS 100-304-47012.000 100-304-47012.000 100-304-47012.000 100-304-47012.000 100-304-47012.000 100-304-47012.000 100-304-47012.000 100-304-47015.000	03/16/2026 RPETERSON COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES OFFICE SUPPLIES		2,036.00 390.00 360.00 360.00 360.00 456.00 74.00 36.00	0.00	Paid	Y 04/13/2026	26-00894

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Pay By Check Type: Paper Check SQUAD PM PARTS								
025236								
0000029479	NAPA AUTO PARTS	03/17/2026		92.07	0.00	Paid	Y	
	SQUAD PM PARTS	RPETERSON					04/13/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES		92.07				
61599442								
0000029480	MCMASTER CARR SUPPLY CO	03/17/2026		(1,281.90)	0.00	Paid	Y	
	WWTP PUMP PARTS RETURN	RPETERSON					04/13/2026	
	500-453-47531.000	MT MTLS PUMP EQUIPMENT		(1,281.90)				
P09482								
0000029482	JOE JOHNSON EQUIP LLC-DBA STANDARD	03/17/2026		528.41	0.00	Paid	Y	
	VAC 549 UPPER VAC TUBE HARDWARE	RPETERSON					04/13/2026	
	500-452-47525.000	MT MTLS HEAVY EQUIPMENT		528.41				
MCD-JAN 206								
0000029483	MCDONALD'S #4532	03/18/2026		39.09	0.00	Paid	Y	
	PRISONER MEALS JANUARY 2026	RPETERSON					04/13/2026	
	100-301-47020.000	PRISONER'S BOARD		39.09				
MCD-FEB 2026								
0000029484	MCDONALD'S #4532	03/18/2026		24.29	0.00	Paid	Y	
	PRISONER MEALS FEBRUARY 2026	RPETERSON					04/13/2026	
	100-301-47020.000	PRISONER'S BOARD		24.29				
11P9-LQLJ-LGRY								
0000029486	AMAZON CAPITAL SERVICES, INC.	03/18/2026		1,266.45	0.00	Paid	Y	
	EQUIPMENT FOR KIDS ASK COPS ANSWER	RPETERSON					04/13/2026	
	100-304-47999.000	OTHER COMMODITIES		1,266.45				
FEB26COLLECT								
0000029487	PARAMEDIC BILLING SERVICES	02/28/2026		7,340.36	0.00	Paid	Y	26-00431
	4% AMBULANCE BILLING SERVICE FEE	RPETERSON					04/13/2026	
	100-324-46418.000	AMBULANCE BILLING		7,340.36				
29127								
0000029488	PLASTIC CARD SOLUTIONS	03/18/2026		790.00	0.00	Paid	Y	
	MAINTENANCE SUPPORT FOR CD800 ID CARD PR	RPETERSON					04/13/2026	
	100-202-46611.000	MT COMPUTER EQUIPMENT		790.00				

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Pay By Check Type: Paper Check UPFITTING OF ONE NEW FY26 PD EXPLORER

15121

0000029490	HAVEY COMMUNICATIONS INC.	03/18/2026		14,669.40	0.00	Paid	Y	26-00449
	UPFITTING OF ONE NEW FY26 PD EXPLORER	RPETERSON		14,669.40			04/13/2026	
	272-315-48350.000	PATROL VEHICLES						

426030020

0000029491	K-TECH SPECIALTY COATINGS LLC	03/14/2026		8,832.00	0.00	Paid	Y	26-00891
	4,600 GALLONS OF BEET HEET FOR WINTER LI	RPETERSON					04/13/2026	
	100-441-47080.000	CHEMICAL SUPPLIES		6,960.70				
	100-420-46620.000	MT BUILDING & GROUNDS		1,871.30				

1WGL-PL1W-HKF3

0000029492	AMAZON CAPITAL SERVICES, INC.	03/18/2026		67.07	0.00	Paid	Y	
	IPHONE CORDS FOR SQUADS AND EASTER EGGS	RPETERSON					04/13/2026	
	100-305-47999.000	OTHER COMMODITIES		22.98				
	100-303-46372.000	PREVENTION EDUCATION MTLs		44.09				

17FV-WRQT-RKP6

0000029493	AMAZON CAPITAL SERVICES, INC.	03/18/2026		29.99	0.00	Paid	Y	
	CAMERA CASE FOR KIDS ASK COPS ANSWER	RPETERSON					04/13/2026	
	100-304-47999.000	OTHER COMMODITIES		29.99				

PPP-37648

0000029494	PROMOTIONAL PRODUCTS PARTNERS	02/18/2026		956.00	0.00	Paid	Y	
	LITTER BAGS AND CLIPS FOR MPD OPEN HOUSE	RPETERSON					04/13/2026	
	100-303-46372.000	PREVENTION EDUCATION MTLs		956.00				

11WK-3PQP-61HR

0000029495	AMAZON CAPITAL SERVICES, INC.	03/17/2026		59.01	0.00	Paid	Y	
	OFFICE SUPPLIES	VJANKOWSKI					04/13/2026	
	500-463-47015.000	OFFICE SUPPLIES		59.01				

26-0501

0000029496	THOMPSON ELEVATOR INSPECTION SERV.	03/06/2026		43.00	0.00	Paid	Y	
		VJANKOWSKI					04/13/2026	
	100-281-46511.000	ELEVATOR INSPECTION		43.00				

1333-9LGX-J97R

0000029497	AMAZON CAPITAL SERVICES, INC.	03/18/2026		57.99	0.00	Paid	Y	
	SWITCH FOR PD LAPTOPS/SURFACE	PROS CHARG VJANKOWSKI					04/13/2026	
	100-202-47502.000	MT MTLs COMPUTER EQUIP		57.99				

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Pay By Check Type: Paper Check EMERGENCY PURCHASE OF THERM REPLACEMENTS AT VILLAGE HALL

11P9-LQLJ-PC66

0000029498	AMAZON CAPITAL SERVICES, INC.	03/18/2026		1,830.09	0.00	Paid	Y	
	EMERGENCY PURCHASE OF THERM REPLACEMENTS VJANKOWSKI			1,830.09				04/13/2026
	100-420-47510.000	MT MTLs BLDGS & GROUNDS						

20251210620002

0000029499	FIFTH THIRD BANK NA	03/09/2026		20.00	0.00	Paid	Y	
	SUBPOENA FOR CASE #202301214	VJANKOWSKI						04/13/2026
	100-304-46999.000	MISC OTHER SERVICES		20.00				

10866758887

0000029500	DELL MARKETING L.P.	03/18/2026		1,018.50	0.00	Paid	Y	26-00920
	EXTENDED WARRANTY FOR R740 SERVERS, 7VCK VJANKOWSKI			1,018.50				04/13/2026
	100-202-46611.000	MT COMPUTER EQUIPMENT						

CINV004135008

0000029501	MNJ TECHNOLOGIES DIRECT	03/17/2026		768.00	0.00	Paid	Y	26-00916
	TROY 3001DW MICR PRINTER FOR CHECKS W/ M VJANKOWSKI							04/13/2026
	100-202-47012.000	COMPUTER SUPPLIES		528.00				
	100-202-47012.000	COMPUTER SUPPLIES		240.00				

CINV004135041

0000029502	MNJ TECHNOLOGIES DIRECT	03/17/2026		685.00	0.00	Paid	Y	26-00908
	MICROSOFT SURFACE PRO 11, WINDOWS 11, W/ VJANKOWSKI			685.00				04/13/2026
	100-202-47012.000	COMPUTER SUPPLIES						

025292

0000029504	NAPA AUTO PARTS	03/18/2026		23.98	0.00	Paid	Y	
	THREAD SEALANT	VJANKOWSKI						04/13/2026
	100-430-47070.000	TOOLS/SUPPLIES		23.98				

025314

0000029505	NAPA AUTO PARTS	03/18/2026		23.99	0.00	Paid	Y	
	SQUAD 47 CLIPS	VJANKOWSKI						04/13/2026
	100-430-47524.000	MT MTLs PATROL VEHICLES		23.99				

025389

0000029506	NAPA AUTO PARTS	03/18/2026		493.06	0.00	Paid	Y	
	PUMP STATION 4 BATTERIES	VJANKOWSKI						04/13/2026
	500-462-47565.000	MT MTLs PUMPING STATIONS		493.06				

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Pay By Check Type: Paper Check PICKUP TRUCK FLOOR MATS							
025395 0000029507	NAPA AUTO PARTS PICKUP TRUCK FLOOR MATS 100-430-47528.000	03/18/2026 VJANKOWSKI MT MTLS PICK-UP TRUCK		315.90 315.90	0.00	Paid	Y 04/13/2026
INV00994634 0000029509	USABBLUEBOOK WATER METERS 500-462-47599.000	03/18/2026 VJANKOWSKI MISC MAINT MATERIALS		609.60 609.60	0.00	Paid	Y 04/13/2026
S074108 0000029510	NORTH AMERICAN SAFETY SAFETY CONES FOR SPECIAL EVENTS 100-420-46899.000	03/19/2026 VJANKOWSKI MISC COMMUNITY SERVICE		1,988.00 1,988.00	0.00	Paid	Y 04/13/2026
72746950 0000029511	CAHILL HEATING & A/C BOILER MAINT AND CHECK 100-301-46620.000	03/06/2026 VJANKOWSKI MT BUILDING & GROUNDS		250.00 250.00	0.00	Paid	Y 04/13/2026
088777/6 0000029512	ACE HARDWARE OF LIBERTYVILLE METRA ELECTRICAL REPAIR 100-427-47599.000	03/19/2026 VJANKOWSKI MISC MAINT MATERIALS		8.62 8.62	0.00	Paid	Y 04/13/2026
158667 0000029513	ACTIVE ALARM COMPANY 500-453-46620.000	03/15/2026 VJANKOWSKI MT BUILDING & GROUNDS		145.50 145.50	0.00	Paid	Y 04/13/2026
088778/6 0000029514	ACE HARDWARE OF LIBERTYVILLE 100-281-47070.000	03/19/2026 VJANKOWSKI TOOLS/SUPPLIES		7.73 7.73	0.00	Paid	Y 04/13/2026
112P349333 0000029515	CIT TRUCKS LLC CS E19 LUG COVER 100-430-47535.000	03/19/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		5.95 5.95	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check SCHOOL CAR NUMBERS							
37569 0000029516	SUBURBAN ACCENTS, INC. SCHOOL CAR NUMBERS 100-430-47524.000	02/09/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		90.00 90.00	0.00	Paid	Y 04/13/2026
6862 0000029518	ILCMA/NORTHERN IL UNIVERSITY CGS ILCMA POLICE CHIEF JOB AD 03-2026 100-205-46901.000	03/19/2026 VJANKOWSKI ADVERTISING		50.00 50.00	0.00	Paid	Y 04/13/2026
3045360921 0000029519	RUSH TRUCK CTR- IL TRUCK 439 BRAKE PARTS 100-430-47526.000	03/11/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		1,101.64 1,101.64	0.00	Paid	Y 04/13/2026
088780/6 0000029521	ACE HARDWARE OF LIBERTYVILLE HARDWARE FOR STREET SIGNS 100-441-47547.000	03/19/2026 VJANKOWSKI MT MTLS SIGNS		31.48 31.48	0.00	Paid	Y 04/13/2026
CINV004135241 0000029522	MNJ TECHNOLOGIES DIRECT TONER FOR INVESTIGATIONS 100-303-47012.000	03/18/2026 VJANKOWSKI COMPUTER SUPPLIES		124.00 124.00	0.00	Paid	Y 04/13/2026
025445 0000029524	NAPA AUTO PARTS TOP SIDE CREEPER 100-430-47070.000	03/19/2026 VJANKOWSKI TOOLS/SUPPLIES		651.05 651.05	0.00	Paid	Y 04/13/2026
5842833470 0000029527	NORTH SHORE GAS CO. 937 NW HOLCOMB 02/01-02/28/26 500-452-47430.000	03/05/2026 VJANKOWSKI HEATING FUELS		93.30 93.30	0.00	Paid	Y 04/13/2026
5842844018 0000029528	NORTH SHORE GAS CO. 165 N ARCHER 02/01-02/28/26 294-294-47430.000	03/05/2026 VJANKOWSKI HEATING FUELS		1,466.05 1,466.05	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check MUNCH AND BAR CLEANING SUPPLIES								
225113								
0000029529	SUPERIOR INDUSTRY SUPPLY	03/19/2026		400.62	0.00	Paid	Y	
	MUNCH AND BAR CLEANING SUPPLIES	VJANKOWSKI					04/13/2026	
	100-103-47030.000	JANITORIAL SUPPLIES		400.62				
0283226								
0000029530	CONCENTRIC INTEGRATION	03/20/2026		4,735.00	0.00	Paid	Y	26-00795
	SCADA INFRASTRUCTURE UPGRADE FOR WATER A	VJANKOWSKI					04/13/2026	
	500-463-46415.000	COMPUTER SOFTWARE SUPPORT		4,735.00				
0283227								
0000029531	BAXTER & WOODMAN	03/20/2026		18,500.00	0.00	Paid	Y	26-00490
	VILLAGE STAFFING ASSISTANCE FOR UTILITY	VJANKOWSKI					04/13/2026	
	500-451-46410.000	CONSULTING SERVICES		18,500.00				
0283228								
0000029532	CONCENTRIC INTEGRATION	03/20/2026		37,455.00	0.00	Paid	Y	26-00516
	REPLACEMENT OF THE WASTEWATER PLC SYSTEM	VJANKOWSKI					04/13/2026	
	520-457-48770.000	SCADA IMPROVEMENTS		37,455.00				
0283230								
0000029533	CONCENTRIC INTEGRATION	03/20/2026		3,401.63	0.00	Paid	Y	26-00937
	SCADA SUPPORT	VJANKOWSKI					04/13/2026	
	500-461-46999.000	MISC OTHER SERVICES		3,401.63				
0283229								
0000029534	CONCENTRIC INTEGRATION	03/20/2026		5,269.75	0.00	Paid	Y	26-00938
	FLOW METER INSTALLATION	VJANKOWSKI					04/13/2026	
	500-462-46650.000	MT ELECTRIC EQUIPMENT		5,269.75				
0283231								
0000029535	BAXTER & WOODMAN	03/20/2026		200.00	0.00	Paid	Y	
	HOLLISTER LS ENGINEERING REVIEW	VJANKOWSKI					04/13/2026	
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		200.00				
FD PETTYCASH 32								
0000029536	VILLAGE OF MUNDELEIN	03/19/2026		62.80	0.00	Paid	Y	
	PETTY CASH	VJANKOWSKI					04/13/2026	
	100-321-46340.000	CONV/SCHOOLS/MTGS		10.91				
	100-321-46340.000	CONV/SCHOOLS/MTGS		11.89				
	100-324-46370.000	PARAMEDIC TRAINING		40.00				

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Pay By Check Type: Paper Check BATTERIES FOR RECORDS DOOR BELL							
88783/6 0000029537	ACE HARDWARE OF LIBERTYVILLE BATTERIES FOR RECORDS DOOR BELL 100-301-47510.000	03/20/2026 VJANKOWSKI MT MTLs BLDGS & GROUNDS		17.98 17.98	0.00	Paid	Y 04/13/2026
159383 0000029538	AZAVAR AUDIT SOLUTIONS SALES TAX REVIEW JAN 2026 100-231-46999.000	03/20/2026 VJANKOWSKI MISC OTHER SERVICES		238.24 238.24	0.00	Paid	Y 04/13/2026
PS-INV059271 0000029539	CUTLER WORKWEAR BRIAN JEANS 500-452-47120.000	03/20/2026 VJANKOWSKI CLOTHING ALLOWANCE		75.57 75.57	0.00	Paid	Y 04/13/2026
PS-INV059272 0000029540	CUTLER WORKWEAR PETE BOOTS 500-462-47120.000	03/20/2026 VJANKOWSKI CLOTHING ALLOWANCE		225.00 225.00	0.00	Paid	Y 04/13/2026
472414 0000029542	COMCAST BUSINESS-MASERGY COMMUNICAT NEW COMCAST MASERGY SD WAN INSTALLATION 100-260-48410.000	01/01/2026 VJANKOWSKI COMPUTER EQUIPMENT		4,923.13 4,923.13	0.00	Paid	Y 04/13/2026
477947 0000029543	COMCAST BUSINESS-MASERGY COMMUNICAT NEW COMCAST MASERGY SD WAN INSTALLATION 100-260-48410.000	02/01/2026 VJANKOWSKI COMPUTER EQUIPMENT		3,542.22 3,542.22	0.00	Paid	Y 04/13/2026
484217 0000029544	COMCAST BUSINESS-MASERGY COMMUNICAT NEW COMCAST SD WAN SERVICE STARTUP 100-260-48410.000	03/01/2026 VJANKOWSKI COMPUTER EQUIPMENT		2,811.52 2,811.52	0.00	Paid	Y 04/13/2026
0668285000-0326 0000029545	COMED O S HAWLEY W RRTRX 02/02-03/03/26 100-427-47420.000	03/04/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		85.40 85.40	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check 937 NE HOLCOMB DR LFT STN #1 02/02-03/03/26								
0725595000-0326 0000029546	COMED 937 NE HOLCOMB DR LFT STN #1 02/02-03/03 500-452-47420.000	03/04/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		119.88 119.88	0.00	Paid	Y 04/13/2026	
1286631222-0326 0000029547	COMED 410 AMBRIA DR LFT STN #6 02/02-03/03/26 500-452-47420.000	03/04/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		218.56 218.56	0.00	Paid	Y 04/13/2026	
STAR 031926 0000029548	NOVA DENTAL CARE PLLC 413-449-46599.000	03/19/2026 VJANKOWSKI STAR GRANT		5,000.00 5,000.00	0.00	Paid	Y 04/13/2026	26-00678
1557812000-0326 0000029550	COMED 22 E PARK ST 02/02-03/03/26 100-441-47420.000	03/03/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		48.69 48.69	0.00	Paid	Y 04/13/2026	
1617799000-0326 0000029551	COMED 0 N DIVISION 1E RRTRX 02/02-03/03/26 100-427-47420.000	03/04/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		86.64 86.64	0.00	Paid	Y 04/13/2026	
2232762000-0326 0000029552	COMED 1 TANK PL UNIT WTR 02/11-03/12/26 100-441-47420.000	03/13/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		10.14 10.14	0.00	Paid	Y 04/13/2026	
1JHD-C3XD-HVFG 0000029553	AMAZON CAPITAL SERVICES, INC. RETURN OF WRONG PART 100-202-47502.000	03/20/2026 VJANKOWSKI MT MTLS COMPUTER EQUIP		(18.99) (18.99)	0.00	Paid	Y 04/13/2026	
CINV004135382 0000029554	MNJ TECHNOLOGIES DIRECT TONERS FOR POYNOR/HANSEN/HOUSE PRINTER 100-301-47012.000 100-301-47012.000 100-301-47012.000 100-301-47012.000	03/19/2026 VJANKOWSKI COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES COMPUTER SUPPLIES		800.00 180.00 180.00 180.00 260.00	0.00	Paid	Y 04/13/2026	26-00924

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Pay By Check Type: Paper Check HYDROGEN PEROXIDE

7367476

0000029556	HAWKINS, INC HYDROGEN PEROXIDE 500-453-47051.000	03/19/2026 VJANKOWSKI TERTIARY TREATMENT		328.75 328.75	0.00	Paid	Y 04/13/2026
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9313319267

0000029557	LAWSON PRODUCTS, INC. ELECTRICAL CONNECTORS 100-430-47070.000	03/20/2026 VJANKOWSKI TOOLS/SUPPLIES		60.15 60.15	0.00	Paid	Y 04/13/2026
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839195

0000029558	DORMAKABA USA INC. DORMA REPAIRS TO THE VILLAGE HALL LOWER 100-420-46620.000	03/21/2026 VJANKOWSKI MT BUILDING & GROUNDS		554.90 554.90	0.00	Paid	Y 04/13/2026
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57158

0000029559	BEST QUALITY FACILITY SRV, LLC VILLAGE WIDE CUSTODIAL SERVICES - ONE YE 100-420-46510.000 100-427-46510.000 100-420-46510.000	03/20/2026 VJANKOWSKI CUSTODIAL SERVICE CUSTODIAL SERVICE CUSTODIAL SERVICE		6,851.25 5,251.25 700.00 900.00	0.00	Paid	Y 04/13/2026
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26-00224

SPI21477590

0000029560	RUSSO POWER EQUIPMENT FUEL FOR SMALL EQUIPMENT 100-430-47440.000	03/23/2026 VJANKOWSKI GASOLINE		17.98 17.98	0.00	Paid	Y 04/13/2026
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SPI21477591

0000029561	RUSSO POWER EQUIPMENT CHAINSAW PANTS FOR MIKE SCHMIDT 100-441-47120.000	03/23/2026 VJANKOWSKI CLOTHING ALLOWANCE		168.99 168.99	0.00	Paid	Y 04/13/2026
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w41307

0000029562	WEST SIDE TRACTOR SALES SKID 556 PM FILTERS 500-453-47525.000	03/23/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		231.25 231.25	0.00	Paid	Y 04/13/2026
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15125

0000029563	HAVEY COMMUNICATIONS INC. LAPTOP TRAY INSTALLATION 100-430-46644.000	03/19/2026 VJANKOWSKI MT PATROL VEHICLES		175.00 175.00	0.00	Paid	Y 04/13/2026
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Pay By Check Type: Paper Check DAVID CLARK INTERCOM SYSTEM REPLACEMENT W/REMOVAL & INSTALLATION - 5TH WILL BE IN NEW TRUCK

PB4769

0000029564	BAYCOM INC	03/23/2026		47,500.00	0.00	Paid	Y 26-00737 04/13/2026
	DAVID CLARK INTERCOM SYSTEM REPLACEMENT	VJANKOWSKI					
	291-316-48420.000	9000 SERIES WIRELESS SYSTEM 4 POSITION		40,500.00			
	291-316-48420.000	REMOVAL & INSTALL OF 4 SYSTEMS		7,000.00			

55657179

0000029565	LINDE GAS & EQUIPMENT INC	03/22/2026		42.65	0.00	Paid	Y 04/13/2026
	O2 TANK RENTALS - ST 2	VJANKOWSKI					
	100-324-47040.000	TRAUMA UNIT SUPPLIES		42.65			

55657178

0000029566	LINDE GAS & EQUIPMENT INC	03/22/2026		137.29	0.00	Paid	Y 04/13/2026
	O2 TANK RENTAL	VJANKOWSKI					
	100-324-47040.000	TRAUMA UNIT SUPPLIES		137.29			

425228

0000029567	INDUSTRIAL CHEM LABS & SERVICES INC	01/19/2026		122.16	0.00	Paid	Y 04/13/2026
	ROOT KILLER	VJANKOWSKI					
	500-452-47570.000	MT MTLS SANITARY SEWERS		122.16			

9510924977

0000029568	TELEFLEX LLC	12/10/2025		1,794.00	0.00	Paid	Y 04/13/2026
	IO DRILLS	VJANKOWSKI					
	100-324-47040.000	TRAUMA UNIT SUPPLIES		1,794.00			

1062-31626

0000029569	MIDWEST SNOW SOLUTIONS, INC.	03/23/2026		8,545.00	0.00	Paid	Y 26-00801 04/13/2026
	CONTRACTUAL SNOW AND ICE SERVICES IN ZON	VJANKOWSKI					
	100-441-46670.000	MT ALL STREETS		8,545.00			

892396148

0000029570	VCNA PRAIRIE LLC	03/18/2026		1,152.38	0.00	Paid	Y 04/13/2026
	CONCRETE FOR CURB REPAIRS	VJANKOWSKI					
	100-441-47555.000	MT MTLS CURBS		1,152.38			

2761523333-0326

0000029571	COMED	03/09/2026		62.33	0.00	Paid	Y 04/13/2026
	440 E HAWLEY ST CNTLR 02/06-03/09/26	VJANKOWSKI					
	100-441-47420.000	ELECTRIC LIGHT/POWER		62.33			

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Pay By Check Type: Paper Check 2800 W RT 60 LFT STN 02/02-03/03/26

2833446000-0326

0000029572	COMED	03/04/2026		105.64	0.00	Paid	Y
	2800 W RT 60 LFT STN 02/02-03/03/26	VJANKOWSKI					04/13/2026
	500-452-47420.000	ELECTRIC LIGHT/POWER		105.64			

3034202111-0326

0000029573	COMED	03/03/2026		68.22	0.00	Paid	Y
	3811 MELODY ST SIGN 02/02-03/03/26	VJANKOWSKI					04/13/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		68.22			

3306834000-0326

0000029574	COMED	03/09/2026		121.08	0.00	Paid	Y
	1690 S BUTTERFIELD RD LFT STN #5 02/06-0	VJANKOWSKI					04/13/2026
	500-452-47420.000	ELECTRIC LIGHT/POWER		121.08			

PSAD50000

0000029575	STEVEN KROLL	03/23/2026		1,096.32	0.00	Paid	Y
	KROLL TUITION REIMBURSEMENT MARCH 2026	VJANKOWSKI					04/13/2026
	100-301-46340.000	CONV/SCHOOLS/MTGS		1,096.32			

14CK-LCCP-GDTQ

0000029576	AMAZON CAPITAL SERVICES, INC.	03/23/2026		21.95	0.00	Paid	Y
	LAPTOP BAG	VJANKOWSKI					04/13/2026
	100-430-47012.000	COMPUTER SUPPLIES		21.95			

9313324128

0000029577	LAWSON PRODUCTS, INC.	03/23/2026		106.84	0.00	Paid	Y
	HARDWARE	VJANKOWSKI					04/13/2026
	100-430-47070.000	TOOLS/SUPPLIES		106.84			

22424675

0000029578	ADVOCATE HEALTH-HOSPITALS CORP	03/15/2026		132.00	0.00	Paid	Y
	NEW HIRE SCREENS-ROBERT GREENFIELD & TRU	VJANKOWSKI					04/13/2026
	100-205-46904.000	PHYSICAL EXAMS		132.00			

61969752

0000029579	MCMASTER CARR SUPPLY CO	03/23/2026		155.39	0.00	Paid	Y
	PVC PIPE AND FITTINGS	VJANKOWSKI					04/13/2026
	500-453-47530.000	MT MTLS OTHER EQUIPMENT		155.39			

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Pay By Check Type: Paper Check VACANT / AVAILABLE DOOR SLIDES							
1MFF-97DD-CXYM							
0000029580	AMAZON CAPITAL SERVICES, INC.	03/23/2026		11.55	0.00	Paid	Y
	VACANT / AVAILABLE DOOR SLIDES	VJANKOWSKI					04/13/2026
	100-201-47015.000	OFFICE SUPPLIES		11.55			
025824							
0000029581	NAPA AUTO PARTS	03/23/2026		63.47	0.00	Paid	Y
	LG TAHOE OIL	VJANKOWSKI					04/13/2026
	100-430-47535.000	CONTRACTUAL FIRE PARTS		63.47			
025877							
0000029582	NAPA AUTO PARTS	03/23/2026		263.28	0.00	Paid	Y
	SKID 556 BATTERY AND FILTER	VJANKOWSKI					04/13/2026
	500-453-47525.000	MT MTLS HEAVY EQUIPMENT		263.28			
025909							
0000029583	NAPA AUTO PARTS	03/23/2026		(27.00)	0.00	Paid	Y
	CREDIT	VJANKOWSKI					04/13/2026
	500-453-47525.000	MT MTLS HEAVY EQUIPMENT		(27.00)			
INV00998684							
0000029584	USABBLUEBOOK	03/23/2026		879.18	0.00	Paid	Y
	PHOSPHAX PROBE SUPPLIES	VJANKOWSKI					04/13/2026
	500-453-47051.000	TERTIARY TREATMENT		879.18			
INV00998803							
0000029585	USABBLUEBOOK	03/23/2026		376.42	0.00	Paid	Y
	LAB SUPPLIES	VJANKOWSKI					04/13/2026
	500-453-47050.000	LABORATORY SUPPLIES		376.42			
55694609							
0000029586	LINDE GAS & EQUIPMENT INC	03/24/2026		198.33	0.00	Paid	Y
	O2 FOR BOTH STATIONS	VJANKOWSKI					04/13/2026
	100-324-47040.000	TRAUMA UNIT SUPPLIES		198.33			
1DKX-1VP6-WWT6							
0000029587	AMAZON CAPITAL SERVICES, INC.	03/21/2026		267.67	0.00	Paid	Y
	MEMORY CARDS FOR DRONES	VJANKOWSKI					04/13/2026
	100-305-47999.000	OTHER COMMODITIES		267.67			

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Pay By Check Type: Paper Check ANNUAL DUES FOR ITEA							
12098EBB-0006 0000029588	IL TRUCK ENFORCEMENT ASSOC LTD ANNUAL DUES FOR ITEA 100-305-46305.000	03/19/2026 VJANKOWSKI PROFESSIONAL DUES		100.00 100.00	0.00	Paid	Y 04/13/2026
088795/6 0000029589	ACE HARDWARE OF LIBERTYVILLE CAR 390 TAPE 100-430-47523.000	03/24/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		10.79 10.79	0.00	Paid	Y 04/13/2026
INV001285 0000029590	ASSOCIATION OF POLICE SOCIAL SERVIC ASSOCIATION GENERAL MEMBERSHIP FOR PSW E 100-301-46305.000	03/20/2026 VJANKOWSKI PROFESSIONAL DUES		75.00 75.00	0.00	Paid	Y 04/13/2026
390296/1 0000029591	ACE HARDWARE OF LIBERTYVILLE PVC PRIMER 500-453-47530.000	03/24/2026 VJANKOWSKI MT MTLS OTHER EQUIPMENT		68.36 68.36	0.00	Paid	Y 04/13/2026
25383 0000029592	KTR MEDIA GROUP, LTD VIDEO RECORDING FOR BOARD MEETINGS - MAR 100-111-46499.000	03/24/2026 VJANKOWSKI PROFESSIONAL SERVICES		450.00 450.00	0.00	Paid	Y 04/13/2026
25382 0000029593	KTR MEDIA GROUP, LTD VIDEO RECORDING - BOARD MEETINGS - FEBRU 100-111-46499.000	03/24/2026 VJANKOWSKI PROFESSIONAL SERVICES		450.00 450.00	0.00	Paid	Y 04/13/2026
L2603100019 0000029594	T-MOBILE USA, INC. CELL TOWER DUMPS 100-304-46999.000	03/10/2026 VJANKOWSKI MISC OTHER SERVICES		150.00 150.00	0.00	Paid	Y 04/13/2026
PS-INV059396 0000029595	CUTLER WORKWEAR HOODED JACKET FOR PAT GOODMAN 100-441-47120.000	03/24/2026 VJANKOWSKI CLOTHING ALLOWANCE		75.59 75.59	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check COMMUNITY POLICING CONNECT

INV135215 0000029596	FRONTLINE PUBLIC SAFETY SOLUTIONS COMMUNITY POLICING CONNECT 100-301-46415.000	07/11/2025 VJANKOWSKI		1,785.00	0.00	Paid	Y 04/13/2026
		COMPUTER SOFTWARE SUPPORT		1,785.00			

1K3M-QJY3-4XF7

0000029597	AMAZON CAPITAL SERVICES, INC. DRONE PROPELLER BLADES 100-305-47999.000	03/24/2026 VJANKOWSKI		244.02	0.00	Paid	Y 04/13/2026
		OTHER COMMODITIES		244.02			

SANCHEZ 121725

0000029598	JONATHAN SANCHEZ REIMBURSEMENT FOR PURCHASE OF A TRUCK VA VJANKOWSKI 100-305-47120.000	12/17/2025 CLOTHING ALLOWANCE		1,062.50	0.00	Paid	Y 04/13/2026
				1,062.50			

I0019126

0000029599	SIEVERT CRANE & HOIST REPAIRS TO VARIOUS CRANES FROM PRIOR INS VJANKOWSKI 100-420-46620.000	03/24/2026 MT BUILDING & GROUNDS		4,485.00	0.00	Paid	Y 04/13/2026
				4,485.00			26-00843

2024-00869

0000029600	IL STATE POLICE \$1,000 RECEIVED FROM JOSEPH DOMAS AS PAR VJANKOWSKI 296-000-32730.000	03/24/2026 STATE DRUG ASSET SEIZURE		1,000.00	0.00	Paid	Y 04/13/2026
				1,000.00			

GEMTFY26Q2-171

0000029601	HFS BUREAU FISCAL OP-GEMT GEMT PAYMENT OF 50% OF PAYMENT COLLECTIO VJANKOWSKI 100-000-32205.000	02/27/2026 AMBULANCE SERVICE FEES		130,977.52	0.00	Paid	Y 04/13/2026
				130,977.52			26-00877

462688786001

0000029602	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	03/12/2026 VJANKOWSKI		275.80	0.00	Paid	Y 04/13/2026
		OFFICE SUPPLIES		275.80			

462689550001

0000029603	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	03/12/2026 VJANKOWSKI		38.17	0.00	Paid	Y 04/13/2026
		OFFICE SUPPLIES		38.17			

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Pay By Check Type: Paper Check OFFICE SUPPLIES - VILLAGE HALL							
462689551001 0000029604	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	03/11/2026 VJANKOWSKI OFFICE SUPPLIES		58.00 58.00	0.00	Paid	Y 04/13/2026
463415219001 0000029605	ODP BUSINESS SOLUTIONS, LLC OFFICE SUPPLIES - VILLAGE HALL 100-201-47015.000	03/18/2026 VJANKOWSKI OFFICE SUPPLIES		49.57 49.57	0.00	Paid	Y 04/13/2026
19P3-GX63-Y7JG 0000029606	AMAZON CAPITAL SERVICES, INC. OIL FILTER FOR BOAT ENGINE 100-324-46669.000	03/24/2026 VJANKOWSKI MT OTHER EQUIPMENT		21.49 21.49	0.00	Paid	Y 04/13/2026
62048480 0000029607	MCMASTER CARR SUPPLY CO 500-453-47070.000	03/24/2026 VJANKOWSKI TOOLS/SUPPLIES		102.44 102.44	0.00	Paid	Y 04/13/2026
20260324000098 0000029608	LAKE COUNTY CLERK RELEASE OF LIENS PAYMENT 500-463-46438.000	03/24/2026 VJANKOWSKI BANK CHARGES		140.00 140.00	0.00	Paid	Y 04/13/2026
62072369 0000029609	MCMASTER CARR SUPPLY CO DRILL BITS 500-453-47070.000	03/24/2026 VJANKOWSKI TOOLS/SUPPLIES		184.49 184.49	0.00	Paid	Y 04/13/2026
026005 0000029610	NAPA AUTO PARTS SQUAD 40 BATTERY 100-430-47524.000	03/24/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		211.15 211.15	0.00	Paid	Y 04/13/2026
026019 0000029611	NAPA AUTO PARTS CREDIT 100-430-47524.000	03/24/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		(18.00) (18.00)	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check CAR 390 WHEEL NUTS AND WIPER MOTOR								
026032								
0000029612	NAPA AUTO PARTS	03/24/2026		87.29	0.00	Paid	Y	
	CAR 390 WHEEL NUTS AND WIPER MOTOR	VJANKOWSKI					04/13/2026	
	100-430-47523.000	MT MTLS FIRE APPARATUS		87.29				
0038323-00								
0000029613	LEE JENSEN SALES CO INC	03/24/2026		5,524.00	0.00	Paid	Y	26-00864
	RYCOM SNAP TRACK10 LOCATOR	VJANKOWSKI					04/13/2026	
	500-462-46650.000	MT ELECTRIC EQUIPMENT		5,524.00				
0038324-00								
0000029614	LEE JENSEN SALES CO INC	03/24/2026		105.00	0.00	Paid	Y	
	DISCHARGE HOSE	VJANKOWSKI					04/13/2026	
	500-462-47599.000	MISC MAINT MATERIALS		105.00				
088803/6								
0000029615	ACE HARDWARE OF LIBERTYVILLE	03/25/2026		15.29	0.00	Paid	Y	
	TAPE FOR CONCRETE POUR	VJANKOWSKI					04/13/2026	
	100-441-47070.000	TOOLS/SUPPLIES		15.29				
133197849								
0000029616	FLEETPRIDE HEAVY DUTY PARTS & SRVC	03/23/2026		66.99	0.00	Paid	Y	
	CS LT05 LEVELING VALVE	VJANKOWSKI					04/13/2026	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		66.99				
0000543-IN								
0000029617	USSI RENTALS, INC.	03/25/2026		55.94	0.00	Paid	Y	
	TRUCK 646 WEAR PAD	VJANKOWSKI					04/13/2026	
	100-430-47528.000	MT MTLS PICK-UP TRUCK		55.94				
P78522								
0000029623	MCCANN INDUSTRIES INC.	03/25/2026		145.17	0.00	Paid	Y	
	MISC MATERIAL FOR SALT SHED ADDITION	VJANKOWSKI					04/13/2026	
	100-420-46620.000	MT BUILDING & GROUNDS		145.17				
WEAVERINV1								
0000029624	JEANINE WEAVER	03/25/2026		390.29	0.00	Paid	Y	
	REIMBURSMENT FOR QUEENS FUNDRAISING EXPE	VJANKOWSKI					04/13/2026	
	100-103-47099.001	PAGAENT EXPENSES		390.29				

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Pay By Check Type: Paper Check SPRING INTO SUMMER GIVE AWAY ITEMS							
1WKP-CMLX-KDY6 0000029625	AMAZON CAPITAL SERVICES, INC. SPRING INTO SUMMER GIVE AWAY ITEMS 100-109-46899.000	03/25/2026 VJANKOWSKI		267.80	0.00	Paid	Y 04/13/2026
		MISC COMMUNITY SERVICE		267.80			
1HM1-LKPC-JVRV 0000029626	AMAZON CAPITAL SERVICES, INC. CAMERA PART FOR KIDS ASK COPS ANSWER 100-304-47999.000	03/25/2026 VJANKOWSKI		26.93	0.00	Paid	Y 04/13/2026
		OTHER COMMODITIES		26.93			
10867580542 0000029628	DELL MARKETING L.P. REPLACE 6 OUR OF SUPPORT LAPTOPS THROUGH 100-202-46415.000	03/23/2026 VJANKOWSKI		5,331.84	0.00	Paid	Y 26-00919 04/13/2026
		COMPUTER SOFTWARE SUPPORT		5,331.84			
N.2288348 0000029629	AVERUS ANNUAL FIRE EXTINGUISHER INSPT - STATION 100-321-46506.000	03/25/2026 VJANKOWSKI		362.50	0.00	Paid	Y 04/13/2026
		FIRE EXTINGUISHER SERV		362.50			
N.2288347 0000029630	AVERUS ANNUAL FIRE EXTINGUISHER INSPT - STATION 100-321-46506.000	03/25/2026 VJANKOWSKI		712.00	0.00	Paid	Y 04/13/2026
		FIRE EXTINGUISHER SERV		712.00			
x101251892:01 0000029631	NORTHWEST FREIGHTLINER VAC 553 CSB BOLTS 500-452-47525.000	03/25/2026 VJANKOWSKI		20.99	0.00	Paid	Y 04/13/2026
		MT MTLS HEAVY EQUIPMENT		20.99			
x101251802:01 0000029632	NORTHWEST FREIGHTLINER VAC 553 SUPPORT BEARING 500-452-47525.000	03/25/2026 VJANKOWSKI		91.38	0.00	Paid	Y 04/13/2026
		MT MTLS HEAVY EQUIPMENT		91.38			
1097 0000029633	SALTYSHIFT4 TURNOUT GEAR REPAIRS 100-323-47110.000	02/03/2026 VJANKOWSKI		550.00	0.00	Paid	Y 04/13/2026
		GLOVES/BOOTS/COATS		550.00			

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Pay By Check Type: Paper Check 2026 MUNDELEIN GRAND PRIX HOSTING FEES - PAYMENT 1/3

424

0000029634	PRAIRIE ST CYCLING SERIES LLC	03/23/2026		3,000.00	0.00	Paid	Y 26-00927 04/13/2026
	2026 MUNDELEIN GRAND PRIX HOSTING FEES - VJANKOWSKI						
	630-000-27840.000	INSTALLMENT PAYMENT 1		3,000.00			
	630-000-27840.000	INSTALLMENT PAYMENT 2		0.00			
	630-000-27840.000	INSTALLMENT PAYMENT 3		0.00			
	630-000-27840.000	EVENT PRIZE MONEY CONTRIBUTION		0.00			

3664723000-0326

0000029635	COMED	03/04/2026		176.37	0.00	Paid	Y 04/13/2026
	1499 N MIDLOTHIAN PRSR VLVE 02/02-03/03 VJANKOWSKI						
	500-462-47420.000	ELECTRIC LIGHT/POWER		176.37			

3665583814-0326

0000029636	COMED	03/03/2026		367.76	0.00	Paid	Y 04/13/2026
	301 ARCHER AVE 02/02-03/03/26 VJANKOWSKI						
	100-201-47420.000	ELECTRIC LIGHT/POWER		367.76			

4200188000-0326

0000029637	COMED	03/04/2026		236.85	0.00	Paid	Y 04/13/2026
	801 ALLANSON RD 02/02-03/03/26 VJANKOWSKI						
	500-462-47420.000	ELECTRIC LIGHT/POWER		236.85			

4424842000-0326

0000029638	COMED	03/03/2026		263.32	0.00	Paid	Y 04/13/2026
	99 HAMMOND 02/02-03/03/26 VJANKOWSKI						
	100-441-47420.000	ELECTRIC LIGHT/POWER		263.32			

4426081222-0326

0000029639	COMED	03/04/2026		153.26	0.00	Paid	Y 04/13/2026
	3716 CANTON CR LFT STN 2 02/02-03/03/26 VJANKOWSKI						
	500-452-47420.000	ELECTRIC LIGHT/POWER		153.26			

18890

0000029640	AMERICAN RESPONSE VEHICLES INC	03/12/2026		80.39	0.00	Paid	Y 04/13/2026
	CS A21 LIGHTS VJANKOWSKI						
	100-430-47535.000	CONTRACTUAL FIRE PARTS		80.39			

5488424000-0326

0000029641	COMED	03/09/2026		2,140.66	0.00	Paid	Y 04/13/2026
	936 CAMPUS DR 02/05-03/06/26 VJANKOWSKI						
	500-462-47420.000	ELECTRIC LIGHT/POWER		2,140.66			

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Pay By Check Type: Paper Check 695 BANBURY RD LFT STN 4 02/02-03/03/26

5725062222-0326

0000029643	COMED	03/04/2026		117.15	0.00	Paid	Y
	695 BANBURY RD LFT STN 4 02/02-03/03/26	VJANKOWSKI					04/13/2026
	500-452-47420.000	ELECTRIC LIGHT/POWER		117.15			

5745894000-0326

0000029644	COMED	03/04/2026		1,813.88	0.00	Paid	Y
	1001 E MAPLE AV 02/02-03/03/26	VJANKOWSKI					04/13/2026
	500-462-47420.000	ELECTRIC LIGHT/POWER		1,813.88			

6378346000-0326

0000029645	COMED	03/04/2026		139.80	0.00	Paid	Y
	1399 N STATE RTE 83 02/02-03/03/26	VJANKOWSKI					04/13/2026
	500-462-47420.000	ELECTRIC LIGHT/POWER		139.80			

7046699000-0326

0000029646	COMED	03/04/2026		697.52	0.00	Paid	Y
	205 N ARCHER AVE 02/02-03/03/26	VJANKOWSKI					04/13/2026
	100-427-47420.000	ELECTRIC LIGHT/POWER		697.52			

7058493000-0326

0000029648	COMED	03/04/2026		125.95	0.00	Paid	Y
	1499 N ST RTE 83 PRSR VLVE 02/02-03/03/	VJANKOWSKI					04/13/2026
	500-462-47420.000	ELECTRIC LIGHT/POWER		125.95			

124255200

0000029649	GLOBAL INDUSTRIAL	03/25/2026		2,299.00	0.00	Paid	Y
	STORAGE CABINET FOR COMMUNITY DAYS AND O	VJANKOWSKI					04/13/2026
	100-103-47099.000	MISC SUPPLIES		2,299.00			

7121200100-0326

0000029650	COMED	03/04/2026		4,446.83	0.00	Paid	Y
	165 N ARCHER AVE 02/02-03/03/26	VJANKOWSKI					04/13/2026
	294-294-47420.000	ELECTRIC LIGHT/POWER		4,446.83			

7201632000-0326

0000029651	COMED	03/09/2026		10,384.65	0.00	Paid	Y
	1610 S MILWAUKEE TRMT FAC 02/05-03/06/26	VJANKOWSKI					04/13/2026
	500-453-47420.000	ELECTRIC LIGHT/POWER		10,384.65			

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Pay By Check Type: Paper Check 1 TANK PL S RT176-RT60/83 02/02-03/03/26							
7308733000-0326 0000029652	COMED 1 TANK PL S RT176-RT60/83 02/02-03/03/26 VJANKOWSKI 500-462-47420.000	03/04/2026 ELECTRIC LIGHT/POWER		77.01 77.01	0.00	Paid	Y 04/13/2026
7445292000-0326 0000029653	COMED 3585 GRND DOM LFT STN 1 02/02-03/03/26 VJANKOWSKI 500-452-47420.000	03/04/2026 ELECTRIC LIGHT/POWER		153.95 153.95	0.00	Paid	Y 04/13/2026
7605022222-0326 0000029654	COMED 440 W CRYSTAL ST 02/12-03/13/26 VJANKOWSKI 100-441-47420.000	03/16/2026 ELECTRIC LIGHT/POWER		57.88 57.88	0.00	Paid	Y 04/13/2026
8120233000-0326 0000029655	COMED 3332 EPSTEIN CR SIGN 02/02-03/03/26 VJANKOWSKI 100-441-47420.000	03/03/2026 ELECTRIC LIGHT/POWER		68.22 68.22	0.00	Paid	Y 04/13/2026
8757793000-0326 0000029656	COMED 1601 W WINCHESTER 02/02-03/03/26 VJANKOWSKI 500-462-47420.000	03/04/2026 ELECTRIC LIGHT/POWER		2,504.14 2,504.14	0.00	Paid	Y 04/13/2026
8848282222-0326 0000029657	COMED 555 N SEYMOUR AVE PARK 02/02-03/03/26 VJANKOWSKI 100-441-47420.000	03/10/2026 ELECTRIC LIGHT/POWER		42.74 42.74	0.00	Paid	Y 04/13/2026
9337142222-0326 0000029658	COMED 1 TANK PL PRSR VLVE 02/02-03/03/26 VJANKOWSKI 500-462-47420.000	03/04/2026 ELECTRIC LIGHT/POWER		171.61 171.61	0.00	Paid	Y 04/13/2026
9630104000-0326 0000029659	COMED 396 W MAPLE AV LFT STN #2 02/02-03/03/26 VJANKOWSKI 500-452-47420.000	03/04/2026 ELECTRIC LIGHT/POWER		185.05 185.05	0.00	Paid	Y 04/13/2026

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Pay By Check Type: Paper Check 209 DUNTON CT 02/02-03/03/26							
9994082222-0326							
0000029660	COMED	03/04/2026		641.75	0.00	Paid	Y
	209 DUNTON CT 02/02-03/03/26	VJANKOWSKI					04/13/2026
	500-462-47420.000	ELECTRIC LIGHT/POWER		641.75			
7701742000-0326							
0000029661	COMED	03/20/2026		8,698.35	0.00	Paid	Y
	0 MIDLOTHIAN 500 N DUNBAR 01/13-02/11/2	VJANKOWSKI					04/13/2026
	100-441-47420.000	ELECTRIC LIGHT/POWER		8,698.35			
P38285							
0000029662	MACQUEEN EQUIPMENT LLC	03/26/2026		56.18	0.00	Paid	Y
	CS E19 RETAINER	VJANKOWSKI					04/13/2026
	100-430-47535.000	CONTRACTUAL FIRE PARTS		56.18			
088819/6							
0000029663	ACE HARDWARE OF LIBERTYVILLE	03/26/2026		4.49	0.00	Paid	Y
	ENG 311 FITTING	VJANKOWSKI					04/13/2026
	100-430-47523.000	MT MTLS FIRE APPARATUS		4.49			
200297							
0000029666	HR GREEN COMPANY	03/26/2026		1,832.01	0.00	Paid	Y 26-00748
	ROUTINE BRIDGE INSPECTION AND COST ESTIM	VJANKOWSKI					04/13/2026
	100-410-46410.000	CONSULTING SERVICES		1,832.01			
153148							
0000029667	THE LOCKER SHOP	03/26/2026		176.00	0.00	Paid	Y
	UNIFORMS - BEDNARSKI	VJANKOWSKI					04/13/2026
	100-321-47120.000	CLOTHING ALLOWANCE		176.00			
151478							
0000029668	THE LOCKER SHOP	03/26/2026		176.00	0.00	Paid	Y
	UNIFORMS - MASTANDREA	VJANKOWSKI					04/13/2026
	100-321-47120.000	CLOTHING ALLOWANCE		176.00			
088821/6							
0000029671	ACE HARDWARE OF LIBERTYVILLE	03/26/2026		53.98	0.00	Paid	Y
	DOWNTOWN MAINTENCE	VJANKOWSKI					04/13/2026
	100-420-46899.000	MISC COMMUNITY SERVICE		53.98			

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Pay By Check Type: Paper Check FOX LISTEN ONLY EARPIECE - 6 INCH COIL CABLE - 3.5MM AUDIO RIGHT ANGLE PLUG							
745847							
0000029684	COPQUEST, INC	03/24/2026		618.00	0.00	Paid	Y 26-00898
	FOX LISTEN ONLY EARPIECE - 6 INCH COIL C	VJANKOWSKI					04/13/2026
	100-305-47120.000	CLOTHING ALLOWANCE		599.00			
	100-301-46910.000	FREIGHT		19.00			
22463							
0000029685	RITTER GIS INC	03/26/2026		2,460.00	0.00	Paid	Y 26-00246
	CITYWORKS SUPPORT SERVICES	VJANKOWSKI					04/13/2026
	500-461-46410.000	CONSULTING SERVICES		460.00			
	100-410-46415.000	COMPUTER SOFTWARE SUPPORT		2,000.00			
CINV004136102							
0000029687	MNJ TECHNOLOGIES DIRECT	03/25/2026		1,210.00	0.00	Paid	Y
	TONER	VJANKOWSKI					04/13/2026
	100-202-47012.000	COMPUTER SUPPLIES		1,210.00			
234197							
0000029692	AIR ONE EQUIPMENT INC	03/27/2026		204.00	0.00	Paid	Y
	SKULL SAVER FOR END OF LADDER	VJANKOWSKI					04/13/2026
	100-323-47070.000	TOOLS/SUPPLIES		204.00			
126-142							
0000029694	HOERR CONSTRUCTION, INC	03/27/2026		65,452.37	0.00	Paid	Y 26-00596
	SANITARY SEWER LINING PROJECT	VJANKOWSKI					04/13/2026
	520-456-48775.000	2026 SANITARY SEWER LINING		65,452.37			
11817423							
0000029695	STREICHER'S INC	03/23/2026		1,890.00	0.00	Paid	Y
	FORCE-ON-FORCE MARKIGN ROUNDS	VJANKOWSKI					04/13/2026
	100-305-47121.000	GUNS AND ACCESSORIES		1,860.00			
	100-301-46910.000	FREIGHT		30.00			
24198							
0000029697	TKG ENVIRONMENTAL SRVCS GRP LLC	03/27/2026		8,414.55	0.00	Paid	Y 26-00248
	VILLAGE WIDE STREET SWEEPING (6 CYCLES),	VJANKOWSKI					04/13/2026
	100-441-46670.000	MT ALL STREETS		8,414.55			
CINV004136406							
0000029698	MNJ TECHNOLOGIES DIRECT	03/26/2026		411.00	0.00	Paid	Y
	KEYBOARD COVERS FOR SURFACES	VJANKOWSKI					04/13/2026
	100-202-47012.000	COMPUTER SUPPLIES		411.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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
Pay By Check Type: Paper Check TONER FOR VILLAGE HALL PRINTERS							
CINV004136343 0000029699	MNJ TECHNOLOGIES DIRECT TONER FOR VILLAGE HALL PRINTERS 100-202-47012.000 100-202-47012.000 100-202-47012.000 100-202-47012.000 100-202-47012.000	03/26/2026 VJANKOWSKI W1480X FOR JMAR, BLDG, C. S. HP58X FOR WENDY CLOVER C226A, IT, BLDG, AHO, HR (2) LEE CF289A FINANCE4 HP138X LINDA		1,540.00 726.00 262.00 248.00 176.00 128.00	0.00	Paid	Y 26-00942 04/13/2026
CINV004136369 0000029700	MNJ TECHNOLOGIES DIRECT TONER 100-202-47012.000	03/26/2026 VJANKOWSKI COMPUTER SUPPLIES		672.00 672.00	0.00	Paid	Y 04/13/2026
CINV004136409 0000029701	MNJ TECHNOLOGIES DIRECT REPLACE OUT OF SUPPORT PRINTER IN CUSTOM 100-202-47012.000	03/26/2026 VJANKOWSKI COMPUTER SUPPLIES		648.00 648.00	0.00	Paid	Y 26-00944 04/13/2026
CINV004136456 0000029704	MNJ TECHNOLOGIES DIRECT EXTENDED WARRANTY 100-202-47012.000	03/27/2026 VJANKOWSKI COMPUTER SUPPLIES		770.00 770.00	0.00	Paid	Y 04/13/2026
CINV004136480 0000029705	MNJ TECHNOLOGIES DIRECT REPLACE OUT OF SUPPORT COLOR PRINTER AT 100-260-48410.000 100-260-48410.000 100-260-48410.000	03/27/2026 VJANKOWSKI HP LJ ENTERPRISE M554 CYAN, YELLOW AND MAGENTA TONER BLACK TONER		914.00 674.00 240.00 0.00	0.00	Paid	Y 26-00943 04/13/2026
46960 0000029708	MENARD, INC WWTP SUPPLIES 500-453-47510.000	03/25/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		95.96 95.96	0.00	Paid	Y 04/13/2026
1XPC-PRNK-YHJC 0000029709	AMAZON CAPITAL SERVICES, INC. RETURN - INCORRECT DRONE BLADES 100-305-47999.000	03/27/2026 VJANKOWSKI OTHER COMMODITIES		(244.02) (244.02)	0.00	Paid	Y 04/13/2026

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
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Pay By Check Type: Paper Check RETURN FOR DEFECTIVE PART FOR THE KIDS ASK COPS ANSWER CAMERA SET UP

1TFN-XFYL-V4N6

0000029713	AMAZON CAPITAL SERVICES, INC.	03/18/2026		(19.94)	0.00	Paid	Y
	RETURN FOR DEFECTIVE PART FOR THE KIDS A VJANKOWSKI			(19.94)			04/13/2026
	100-304-47999.000	OTHER COMMODITIES					

06C8760288995

0000029714	PRIMO BRANDS	03/25/2026		46.97	0.00	Paid	Y
	WWTP SUPPLIES	VJANKOWSKI					04/13/2026
	500-453-47510.000	MT MTLS BLDGS & GROUNDS		46.97			

F2-260360297

0000029715	CUMMINS SALES AND SERVICE	03/28/2026		554.65	0.00	Paid	Y
	PM ON GENERATOR	VJANKOWSKI					04/13/2026
	100-301-46620.000	MT BUILDING & GROUNDS		554.65			

088837/6

0000029716	ACE HARDWARE OF LIBERTYVILLE	03/30/2026		32.38	0.00	Paid	Y
	MATERIAL FOR CONCRETE POURS	VJANKOWSKI					04/13/2026
	100-441-47070.000	TOOLS/SUPPLIES		32.38			

P78690

0000029717	MCCANN INDUSTRIES INC.	03/30/2026		85.38	0.00	Paid	Y
	CLEANING SUPPLIES	VJANKOWSKI					04/13/2026
	100-427-47599.000	MISC MAINT MATERIALS		85.38			

088827/6

0000029719	ACE HARDWARE OF LIBERTYVILLE	03/27/2026		40.49	0.00	Paid	Y
	REPLACEMENT SHOWER HEAD/HANDLE	COMBO REP VJANKOWSKI					04/13/2026
	100-301-47510.000	MT MTLS BLDGS & GROUNDS		40.49			

088574/6

0000029720	ACE HARDWARE OF LIBERTYVILLE	02/11/2026		14.70	0.00	Paid	Y
	TOOLS/SUPPLIES	VJANKOWSKI					04/13/2026
	500-462-47070.000	TOOLS/SUPPLIES		14.70			

SA000064039

0000029721	STANARD & ASSOCIATES	03/30/2026		550.00	0.00	Paid	Y
	PERSONALITY EVALUATION FOR NEW HIRE MAGA VJANKOWSKI						04/13/2026
	100-105-46499.000	PROFESSIONAL SERVICES		550.00			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check MISC HARDWARE FOR FD							
088840/6 0000029722	ACE HARDWARE OF LIBERTYVILLE MISC HARDWARE FOR FD 100-323-47070.000	03/30/2026 VJANKOWSKI TOOLS/SUPPLIES		1.61 1.61	0.00	Paid	Y 04/13/2026
159863 0000029723	J.G. UNIFORMS, INC VEST COVER ALTERATION FOR CSO CARDENAS 100-303-47120.000	03/27/2026 VJANKOWSKI CLOTHING ALLOWANCE		50.00 50.00	0.00	Paid	Y 04/13/2026
N.2288352 0000029724	AVERUS FIRE EXTINGUISHER INSPECTION & SERVICE - VJANKOWSKI 100-321-46506.000	03/25/2026 VJANKOWSKI FIRE EXTINGUISHER SERV		303.50 303.50	0.00	Paid	Y 04/13/2026
847566738503-26 0000029725	AT&T FIRE ELEVATOR AND 911 CALL BUTTONS 05/01 VJANKOWSKI 100-202-47310.000	03/22/2026 VJANKOWSKI AMERITECH CHARGES		57.37 57.37	0.00	Paid	Y 26-00396 04/13/2026
N.2288349 0000029726	AVERUS FIRE EXTINGUISHER INSPECTION & SERVICE - VJANKOWSKI 100-321-46506.000	03/25/2026 VJANKOWSKI FIRE EXTINGUISHER SERV		565.50 565.50	0.00	Paid	Y 04/13/2026
N.2288351 0000029727	AVERUS FIRE EXTINGUISHER INSPECTION & SERVICE - VJANKOWSKI 100-321-46506.000	03/25/2026 VJANKOWSKI FIRE EXTINGUISHER SERV		215.50 215.50	0.00	Paid	Y 04/13/2026
287351141072x03 0000029728	AT&T MOBILITY WIFI SERVICE FOR CAMERAS AT ABC. 100-202-47330.000	03/19/2026 VJANKOWSKI MOBILE PHONE CHARGES		49.83 49.83	0.00	Paid	Y 04/13/2026
35518 0000029729	HR STEWART PLUMBING REPAIR MEN'S LOCKER ROOM 100-301-46620.000	03/30/2026 VJANKOWSKI MT BUILDING & GROUNDS		925.00 925.00	0.00	Paid	Y 04/13/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
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Pay By Check Type: Paper Check POLICE NON EMERGENCY LINES

847949329403-26

0000029732	AT&T POLICE NON EMERGENCY LINES 100-202-47310.000	03/22/2026 VJANKOWSKI AMERITECH CHARGES		742.99 742.99	0.00	Paid	Y 04/13/2026
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AD-CASH 033126

0000029733	CASH STEM CHALLENGE AWARDS 100-111-46340.000 630-000-27845.000	03/31/2026 VJANKOWSKI CONV/SCHOOLS/MTGS MAYOR'S STEM CHALLENGE		10,000.00 1,515.00 8,485.00	0.00	Paid	Y 26-00951 04/13/2026
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03/31/2026 0000029734	BARBARA/TOM GREEN UB refund for account: 002-0000361-021 500-000-25000.000	03/31/2026 DFERRER Overpayment		30.25 30.25	0.00	Paid	Y 04/13/2026
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03/31/2026 0000029735	CVS C/O ENGIE INSIGHT UB refund for account: 018-0002206-000 500-000-25000.000	03/31/2026 DFERRER Overpayment		50.00 50.00	0.00	Paid	Y 04/13/2026
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03/31/2026 0000029736	PULTE GROUP - 1008 UB refund for account: 040-0000590-000 500-000-25000.000 500-000-25000.000	03/31/2026 DFERRER WATER SEWER		77.70 46.16 31.54	0.00	Paid	Y 04/13/2026
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CINV004136555 0000029737	MNJ TECHNOLOGIES DIRECT MICROSOFT SURFACE PRO 11, WINDOWS 11, W/ 100-202-47012.000	03/27/2026 VJANKOWSKI COMPUTER SUPPLIES		7,045.00 7,045.00	0.00	Paid	Y 26-00908 04/13/2026
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CINV004136534 0000029738	MNJ TECHNOLOGIES DIRECT SURFACE PRO 11, W/KEYBORD, 3 YR WARRANTY 100-260-48410.000	03/27/2026 VJANKOWSKI COMPUTER EQUIPMENT		4,227.00 4,227.00	0.00	Paid	Y 26-00936 04/13/2026
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0080519-00 0000029743	MENONI & MOCOgni RESTORATION 500-462-47544.000	03/30/2026 VJANKOWSKI MT MTLs GRAVEL		1,060.00 1,060.00	0.00	Paid	Y 04/13/2026
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INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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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 COFFEE								
INQY-4MV9-INT3 0000029746	AMAZON CAPITAL SERVICES, INC. COFFEE 500-452-47070.000	03/31/2026 VJANKOWSKI TOOLS/SUPPLIES		133.88 133.88	0.00	Paid	Y 04/13/2026	
PS-INV059618 0000029747	CUTLER WORKWEAR BOOTS AND JEANS FOR TONY HERMAN 100-441-47120.000	03/31/2026 VJANKOWSKI CLOTHING ALLOWANCE		212.33 212.33	0.00	Paid	Y 04/13/2026	
5 0000029748	SWALCO 2026 SWALCO O&M FEE 100-111-46305.000	04/01/2026 VJANKOWSKI PROFESSIONAL DUES		14,958.75 14,958.75	0.00	Paid	Y 04/13/2026	26-00952
KRISTAN 033126 0000029751	KRISTAN FUNERAL HOME REIMBURSEMENT FOR ACCIDENTAL DUPLICATED D 100-000-34650.000	03/31/2026 VJANKOWSKI JULY 4 DONATIONS		525.00 525.00	0.00	Paid	Y 04/13/2026	
287303040917x04 0000029753	AT&T MOBILITY CELL PHONE SERVICES VILLAGE WIDE 100-202-47330.000	03/25/2026 VJANKOWSKI MOBILE PHONE CHARGES		10,310.84 10,310.84	0.00	Paid	Y 04/13/2026	
287303040967x04 0000029754	AT&T MOBILITY IPTION TABLET, FLEET AND HOTSPOT SERVICE 100-202-47330.000	03/25/2026 VJANKOWSKI MOBILE PHONE CHARGES		3,556.13 3,556.13	0.00	Paid	Y 04/13/2026	
6139320307 0000029755	VERIZON LIFT STATION 4 500-452-47330.000	03/23/2026 VJANKOWSKI MOBILE PHONE CHARGES		63.32 63.32	0.00	Paid	Y 04/13/2026	
7314149 0000029756	MUNICIPAL COLL OF AMERICA INC COLLECTION FEE OWED-CHECK RECVD FROM UB 500-000-33210.000	03/31/2026 VJANKOWSKI VILLAGE WATER CHARGES		380.40 380.40	0.00	Paid	Y 04/13/2026	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check EXPENSE REIMBURSEMENT-MILEAGE TO LAKE CO RECORDERS OFFICE							
REIMB 032526 0000029757	LIMPERIOS LIMPERATOS EXPENSE REIMBURSEMENT-MILEAGE TO LAKE CO VJANKOWSKI 500-463-46911.000	03/25/2026 UPS CHARGES		22.47 22.47	0.00	Paid	Y 04/13/2026
1P39-WD93-FCP9 0000029758	AMAZON CAPITAL SERVICES, INC. PHONE CASE FOR R. GREENFIELD 100-202-47012.000	03/31/2026 VJANKOWSKI COMPUTER SUPPLIES		6.99 6.99	0.00	Paid	Y 04/13/2026
2025-168 0000029759	METROPOLITAN MAYORS CAUCUS 2025-2026 ANNUAL DUES 100-111-46305.000	02/15/2026 VJANKOWSKI PROFESSIONAL DUES		1,420.20 1,420.20	0.00	Paid	Y 04/13/2026
343751 0000029760	TEKLAB, INC-ACCTS REC LAB SUPPLIES 500-453-47050.000	03/31/2026 VJANKOWSKI LABORATORY SUPPLIES		347.50 347.50	0.00	Paid	Y 04/13/2026
26-99864 0000029769	METRO PARAMEDIC SERVICES 2025 CONTRACT FIREFIGHTER/PARAMEDICS 100-323-46417.000	03/08/2026 VJANKOWSKI CONTRACTUAL FF/PARAMEDICS		44,607.93 44,607.93	0.00	Paid	Y 26-00281 04/13/2026
BULK-SPRING 202 0000029771	U.S. POSTAL SERVICE 100-201-47016.000	04/01/2026 VJANKOWSKI POSTAGE		2,000.00 2,000.00	0.00	Paid	Y 26-00959 04/13/2026
4015724 0000029772	TOSHIBA MBM DESTROYIT 2604 SHREDDER LEVEL P-4 100-301-47015.000	03/26/2026 VJANKOWSKI OFFICE SUPPLIES		2,200.00 2,200.00	0.00	Paid	Y 26-00885 04/13/2026
193736 0000029779	BOSS INOVATION & MARKETING BOSS STRONGBOX - PULL OUT DRAWER FOR OFF VJANKOWSKI 100-305-47120.000 100-301-46910.000	03/06/2026 CLOTHING ALLOWANCE FREIGHT		1,550.00 1,250.00 300.00	0.00	Paid	Y 04/13/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
Pay By Check Type: Paper Check ENFORCER II TINT METER							
18688 0000029784	LASER LABS ENFORCER II TINT METER 100-305-47530.000 100-305-47530.000 100-301-46910.000	04/01/2026 VJANKOWSKI MT MTLS OTHER EQUIPMENT MT MTLS OTHER EQUIPMENT FREIGHT		753.00 693.00 44.00 16.00	0.00	Paid	Y 26-00953 04/13/2026
160040 0000029790	J.G. UNIFORMS, INC CUSTOM VEST COVER - CSO PETERSON 100-303-47120.000	04/01/2026 VJANKOWSKI CLOTHING ALLOWANCE		204.00 204.00	0.00	Paid	Y 04/13/2026
STEM 2026 0000029791	CAROL NENNE STEM MATH TEST 100-111-46499.000	04/02/2026 VJANKOWSKI PROFESSIONAL SERVICES		250.00 250.00	0.00	Paid	Y 04/13/2026
STEM 2026 0000029792	RONALD CYGAN STEM MATH TEST 100-111-46499.000	04/02/2026 VJANKOWSKI PROFESSIONAL SERVICES		50.00 50.00	0.00	Paid	Y 04/13/2026
1NX7-FD3W-G6LH 0000029793	AMAZON CAPITAL SERVICES, INC. CREDIT FOR RETURNED ITEMS 100-202-47012.000	04/01/2026 VJANKOWSKI COMPUTER SUPPLIES		(47.02) (47.02)	0.00	Paid	Y 04/13/2026
1GKQ-4TKH-GVV7 0000029794	AMAZON CAPITAL SERVICES, INC. CHARGING STATIONS FOR IT DEPARMENT DESKS 100-202-47012.000	04/01/2026 VJANKOWSKI COMPUTER SUPPLIES		101.97 101.97	0.00	Paid	Y 04/13/2026
ON069224285425 0000029796	STEVEN KROLL BOOT REIMBURSEMENT SGT. KROLL 100-305-47121.000	04/01/2026 VJANKOWSKI GUNS AND ACCESSORIES		187.00 187.00	0.00	Paid	Y 04/13/2026
26-0687 0000029806	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	04/02/2026 VJANKOWSKI ELEVATOR INSPECTION		100.00 100.00	0.00	Paid	Y 04/13/2026

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
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Pay By Check Type: Paper Check K9 MAINTENANCE TRAINING FOR RANGER AND GROOMING FOR MILLIE

28690

0000029808	T.O.P.S. IN DOG TRAINING	02/01/2026		490.00	0.00	Paid	Y
	K9 MAINTENANCE TRAINING FOR RANGER AND G VJANKOWSKI						04/13/2026
	100-305-47099.000	MISC SUPPLIES		490.00			

28770

0000029809	T.O.P.S. IN DOG TRAINING	03/01/2026		529.75	0.00	Paid	Y
	K9 MAINTENANCE FOR RANGER, PRONG COLLAR F VJANKOWSKI						04/13/2026
	100-305-47099.000	MISC SUPPLIES		529.75			

159206

0000029811	ACTIVE ALARM COMPANY	04/01/2026		1,602.00	0.00	Paid	Y 26-00931
	UPGRADES TO ACCESS GATE FOR THE WWTP VJANKOWSKI						04/13/2026
	500-453-46620.000	MT BUILDING & GROUNDS		1,602.00			

Total Pay By Check Type Paper Check:

795,794.67	0.00
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of Invoices: 363 # Due: 0

of Credit Memos: 9 # Due: 0

Net of Invoices and Credit Memos:

Totals:

1,330,047.38

0.00

Totals:

(5,553.97)

0.00

TOTAL

1,324,493.41

0.00

--- TOTALS BY GL BANK ---

ONMFT

9,740.00

POOL

1,314,753.41

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-12600.000

334.50

100-000-26080.000

394,094.44

100-000-32205.000

130,977.52

100-000-34650.000

525.00

100-102-46999.000

2,854.80

100-103-47030.000

1,100.62

100-103-47099.000

2,299.00

100-103-47099.001

390.29

100-105-46499.000

550.00

100-105-46999.000

140.34

100-108-46999.000

1,215.00

100-109-46899.000

267.80

100-111-46305.000

16,378.95

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 PO Number Post Date
	100-111-46340.000			1,515.00			
	100-111-46441.000			25.00			
	100-111-46499.000			1,200.00			
	100-201-47013.000			2,146.86			
	100-201-47015.000			729.15			
	100-201-47016.000			2,000.00			
	100-201-47420.000			367.76			
	100-202-46410.000			18,966.67			
	100-202-46415.000			5,582.08			
	100-202-46611.000			1,808.50			
	100-202-47012.000			14,057.29			
	100-202-47310.000			15,234.05			
	100-202-47330.000			13,916.80			
	100-202-47399.000			14.43			
	100-202-47502.000			39.00			
	100-203-46410.000			16,902.50			
	100-203-46901.000			239.20			
	100-205-46499.000			6,805.08			
	100-205-46901.000			50.00			
	100-205-46904.000			132.00			
	100-231-46502.000			1,528.27			
	100-231-46999.000			238.24			
	100-240-46401.000			23,427.50			
	100-260-48410.000			50,892.87			
	100-281-46511.000			243.00			
	100-281-47010.000			141.46			
	100-281-47070.000			374.43			
	100-301-46305.000			120.00			
	100-301-46340.000			1,096.32			
	100-301-46415.000			1,785.00			
	100-301-46620.000			1,729.65			
	100-301-46910.000			365.00			
	100-301-47012.000			800.00			
	100-301-47015.000			2,200.00			
	100-301-47020.000			63.38			
	100-301-47310.000			316.70			
	100-301-47510.000			58.47			
	100-302-46422.000			3,332.00			
	100-303-46372.000			1,000.09			
	100-303-47012.000			124.00			
	100-303-47120.000			254.00			
	100-304-46999.000			310.34			
	100-304-47012.000			2,000.00			
	100-304-47015.000			36.00			
	100-304-47999.000			1,303.43			
	100-305-46305.000			100.00			
	100-305-46340.000			250.00			
	100-305-46644.000			24.00			
	100-305-47099.000			1,019.75			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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
	100-305-47120.000			2,911.50			
	100-305-47121.000			2,047.00			
	100-305-47530.000			737.00			
	100-305-47999.000			290.65			
	100-321-46340.000			22.80			
	100-321-46506.000			2,159.00			
	100-321-47120.000			352.00			
	100-323-46417.000			44,607.93			
	100-323-46612.000			380.00			
	100-323-47070.000			326.59			
	100-323-47110.000			1,019.00			
	100-324-46370.000			40.00			
	100-324-46418.000			7,340.36			
	100-324-46669.000			105.92			
	100-324-47040.000			2,172.27			
	100-325-46340.000			343.59			
	100-325-46371.000			45.85			
	100-410-46410.000			6,003.01			
	100-410-46415.000			2,000.00			
	100-420-46510.000			6,151.25			
	100-420-46620.000			7,421.35			
	100-420-46899.000			2,170.44			
	100-420-47030.000			3,694.96			
	100-420-47510.000			2,338.27			
	100-420-47549.000			17.92			
	100-427-46510.000			700.00			
	100-427-46620.000			551.25			
	100-427-47030.000			1,182.20			
	100-427-47420.000			869.56			
	100-427-47510.000			71.24			
	100-427-47599.000			1,166.66			
	100-430-46644.000			175.00			
	100-430-47012.000			21.95			
	100-430-47070.000			1,140.92			
	100-430-47440.000			25,708.98			
	100-430-47522.000			106.98			
	100-430-47523.000			513.07			
	100-430-47524.000			399.21			
	100-430-47526.000			1,872.42			
	100-430-47528.000			371.84			
	100-430-47535.000			3,723.48			
	100-441-46670.000			16,959.55			
	100-441-47070.000			47.67			
	100-441-47080.000			6,960.70			
	100-441-47120.000			456.91			
	100-441-47420.000			9,319.89			
	100-441-47541.000			39,387.38			
	100-441-47547.000			31.48			
	100-441-47555.000			1,152.38			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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
	210-442-48740.000			13,603.75			
	260-436-48740.000			9,740.00			
	272-315-48350.000			14,669.40			
	291-316-48420.000			47,500.00			
	294-294-47420.000			4,446.83			
	294-294-47430.000			4,380.69			
	296-000-32730.000			1,000.00			
	413-449-46599.000			5,000.00			
	500-000-25000.000			157.95			
	500-000-33210.000			380.40			
	500-451-46410.000			18,500.00			
	500-452-47070.000			271.40			
	500-452-47120.000			75.57			
	500-452-47330.000			144.23			
	500-452-47420.000			1,174.57			
	500-452-47430.000			93.30			
	500-452-47525.000			640.78			
	500-452-47570.000			122.16			
	500-452-47571.000			592.75			
	500-453-46620.000			7,847.50			
	500-453-47050.000			1,071.42			
	500-453-47051.000			14,963.43			
	500-453-47070.000			286.93			
	500-453-47080.000			3,927.94			
	500-453-47420.000			10,384.65			
	500-453-47430.000			4,877.38			
	500-453-47510.000			450.15			
	500-453-47525.000			467.53			
	500-453-47530.000			563.08			
	500-453-47531.000			16,018.84			
	500-453-47532.000			403.05			
	500-461-46410.000			460.00			
	500-461-46415.000			12,200.00			
	500-461-46999.000			3,401.63			
	500-462-46650.000			10,793.75			
	500-462-46691.000			2,794.75			
	500-462-47070.000			14.70			
	500-462-47120.000			225.00			
	500-462-47420.000			8,028.02			
	500-462-47430.000			90.27			
	500-462-47544.000			1,060.00			
	500-462-47563.000			3,609.66			
	500-462-47565.000			493.06			
	500-462-47599.000			879.85			
	500-463-46415.000			4,735.00			
	500-463-46438.000			885.50			
	500-463-46911.000			22.47			
	500-463-47015.000			281.29			
	520-456-48775.000			65,452.37			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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
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	520-457-48770.000			37,455.00			
	630-000-27540.000			5,547.50			
	630-000-27610.000			2,200.00			
	630-000-27775.000			4,967.50			
	630-000-27790.000			220.00			
	630-000-27793.000			220.00			
	630-000-27795.000			5,638.75			
	630-000-27797.000			1,206.25			
	630-000-27799.000			787.50			
	630-000-27840.000			3,000.00			
	630-000-27845.000			8,485.00			

--- TOTALS BY FUND ---

100	CORPORATE			955,582.91	0.00		
210	ROAD & BRIDGE			13,603.75	0.00		
260	MOTOR FUEL TAX			9,740.00	0.00		
272	EQUIPMENT			14,669.40	0.00		
291	9-1-1 SURCHARGE			47,500.00	0.00		
294	ARCHER BUSINESS CTR			8,827.52	0.00		
296	STATE DRUG ASSETS			1,000.00	0.00		
413	COM DEVELOPMENT BLOCK GRT			5,000.00	0.00		
500	WATERWORKS & SEWERAGE			133,389.96	0.00		
520	DEPRECIATION			102,907.37	0.00		
630	ESCROW DEPOSITS			32,272.50	0.00		

--- TOTALS BY DEPT/ACTIVITY ---

000	NON DEPARTMENTAL			559,742.31	0.00		
102	BUSINESS DEVELOPMENT			2,854.80	0.00		
103	FOURTH OF JULY COMMISSION			3,789.91	0.00		
105	POLICE/FIRE COMMISSION			690.34	0.00		
108	ARTS COMMISSION			1,215.00	0.00		
109	BEAUTIFICATION COMMITTEE			267.80	0.00		
111	EXECUTIVE			19,118.95	0.00		
201	ADMINISTRATIVE			5,243.77	0.00		
202	ADMIN SERVICES			69,618.82	0.00		
203	COMMUNITY DEVELOPEMENT			17,141.70	0.00		
205	HUMAN RESOURCE			6,987.08	0.00		
231	FINANCE - ADMINISTRATION			1,766.51	0.00		
240	LEGAL			23,427.50	0.00		
260	CAPITAL PROJECTS			50,892.87	0.00		
281	BUILDING - ADMINISTRATION			758.89	0.00		
294	ARCHER BUSINESS CENTER			8,827.52	0.00		
301	POLICE - ADMINISTRATION			8,534.52	0.00		
302	POLICE - COMMUNICATIONS			3,332.00	0.00		
303	POLICE - COMMUNITY SERV.			1,378.09	0.00		
304	POLICE - INVESTIGATIONS			3,649.77	0.00		
305	POLICE - PATROL			7,379.90	0.00		
315	POLICE			14,669.40	0.00		

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 03/24/2026 - 04/13/2026

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	316 POLICE (911)			47,500.00	0.00		
	321 FIRE - ADMINISTRATION			2,533.80	0.00		
	323 FIRE - FIRE OPERATIONS			46,333.52	0.00		
	324 FIRE - RESQUE OPERATIONS			9,658.55	0.00		
	325 FIRE - EMERGENCY DISASTER			389.44	0.00		
	410 PUBLIC WORKS ADMIN			8,003.01	0.00		
	420 FACILITY MAINTENANCE			21,794.19	0.00		
	427 BLDG/GRDS - TRAIN PARK			4,540.91	0.00		
	430 VEHICLE MAINTENANCE			34,033.85	0.00		
	436 STREET DEPT (MFT)			9,740.00	0.00		
	441 STREET - MAINTENANCE			74,315.96	0.00		
	442 STREET (RB)			13,603.75	0.00		
	449 COMMUNITY DEVLPMNT INCENTIVES			5,000.00	0.00		
	451 SEWER - ADMINISTRATION			18,500.00	0.00		
	452 SEWER - UPTOWN			3,114.76	0.00		
	453 SEWER -TREATMENT PLANTS			61,261.90	0.00		
	456 UPTOWN SR (DEP)			65,452.37	0.00		
	457 SWR TREATMENT PLANT (DEP)			37,455.00	0.00		
	461 WATER - ADMINISTRATION			16,061.63	0.00		
	462 WATER - MAINTENANCE			27,989.06	0.00		
	463 WATER - METER READING			5,924.26	0.00		

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of April 13, 2026

Subject: Lake County Health Department Service Agreement

Financial Impact:

Annually budgeted funds in account 100-301-746499.000

Attachments:

1. Lake County Health Department - Fee for Service Agreement #26185 - 03-18-2026

Background:

The Lake County Health Department has amended the Fee for Service Agreement. The amended agreement clarifies and better describes the terms to include a more comprehensive explanation of the services provided during and after office hours. The revised Animal Care and Control Fee Schedule will go into effect May 1, 2026.

Service visit fees will only be assessed when an Animal Care and Control warden responds to our jurisdiction to assist in the investigation or complaint of an animal-related manner. Fees are only assessed when Animal Care and Control services are approved by and provided to the partnering agency.

The last time the Village of Mundelein signed a Fee for Service Agreement was 2021.

Larry LaLuzerne has reviewed the agreement and has no objections.

Recommendation:

Motion to authorize the Mayor to sign the Lake County Health Department Service Agreement.

March 11, 2026

Dear Municipal Partner,

In 2025, we communicated to our municipal partners that we would be making changes to the Fee for Service Agreement and the Municipal Contract Service Fees. Those changes were approved by the Lake County Board on March 10, 2026.

Enclosed are the new Fee for Service Agreement for your municipality and the new fee schedule. Pursuant to the Termination Clause (Section 10) of the existing Fee for Service Agreement, this serves as the 30-day written notice that your current Agreement with Lake County Health Department, Animal Care and Control Program will be terminated as of April 30, 2026. Any animal-related services requested after that date will be provided under the provisions of the updated agreement and fee schedule.

Some of the key changes include the following:

- After-hours wildlife services:
 - Requests for the removal of wildlife from the living quarters of the home will be restricted to live bats only. All other requests for the removal of wildlife within the home will be referred to a licensed wildlife operator, at the homeowner's expense.
- Impoundments:
 - All animals found within a municipality should be held for 24 hours and posted on the Village or Police Department social media page(s) before transferring the animal to LCACC.
 - Animal impoundments for municipalities will be based on available cage space. In situations where the shelter is at capacity (due to housing animals involved in court cases or hoarding situations, for example), LCACC may refuse animals during that time.
- Fees:
 - ANY service provided within the municipality, including the pick-up of animal(s), will result in a Service Visit fee. That fee is waived, however, when an injured, stray animal is picked up by LCACC and immediately transported to an emergency veterinarian.
 - Except for small, caged animals such as guinea pigs, rabbits, and domestic birds, a disposal fee of \$150 will be applied for any animal (including wildlife) impounded at LCACC, not claimed by an owner.
 - Municipalities will be responsible for all fees associated with the requested housing and care for any animal(s) involved in Court cases.
- Lake County Sheriff's Department:
 - In situations where the Lake County Sheriff's Department (LCSD) is the contracted enforcement agency for the municipality, any representative(s) of LCSD is/are authorized to approve services.

Please review, sign, and return the enclosed Fee for Service Agreement at your earliest opportunity. A copy of the fully executed contract will be returned to you immediately after signing. We look forward to continuing our partnership with you. And as always is the case, please do not hesitate to contact me if you have any questions.

Sincerely,



Robin Van Sickle
Animal Care and Control Program Coordinator
RVansSickle@lakecountyil.gov

RECEIVED

MAR 16 2026

Mundelein Police Department

**Lake County Health Department and Community Health Center
Animal Care and Control Program**

Fee For Service Agreement #26185

THIS AGREEMENT, entered into this 18TH day of MARCH, 2026, by and between the **Lake County Health Department and Community Health Center** ("Health Department"), its **Animal Care and Control Program** ("AC&C"), and the ~~City/Village~~ of, **Mundelein** ("The Municipality").

RECITALS

WHEREAS, the Lake County Health Department and Community Health Center's Animal Care and Control program acts to: prevent the spread of rabies by impounding stray, injured, or potentially rabid animals requiring rabies observation; confinement of biting animals; investigation of dangerous or vicious dog reports; investigation of claims of animal cruelty or neglect, and to provide interim housing and care of animals impounded at the Lake County Animal Care and Control Shelter ("The Shelter").

WHEREAS, the Municipality is seeking support for animal control services.

WHEREAS, the Health Department has the professional expertise and credentials to provide these Services and has agreed to assume responsibility for this Agreement.

NOW THEREFORE, the Health Department and the Municipality agree as follows:

1. SERVICE VISITS

AC&C shall respond to all requests for service visit calls within the Municipality during normal business hours (9:00 AM to 4:00 PM daily) and shall respond to emergency calls on a twenty-four (24) hour basis. Services include but are not limited to the impoundment of stray domestic animals; assisting with aggressive animals running at large; investigations of dangerous, animal-aggressive, or vicious dogs; investigations of animal neglect or cruelty, and general field assistance/support related to animal complaints or concerns. Responding to requests for services pertaining to livestock will be at the discretion of AC&C.

Requests for specified emergency services shall be responded to after normal business hours. Emergency services are restricted to the removal of live bats from living quarters; pickup of stray biting animals, including wildlife with high incidence rates of rabies; pickup of injured stray dogs and cats; pickup of animals from the scene of an arrest or other required removal of the owner, and pickup of aggressively behaving stray dogs.

Upon request, AC&C will provide the Municipality with after-hours access to The Shelter to directly drop off and secure animals at The Shelter.

Response to all service calls shall be as soon as possible, based on the circumstances of the situation and the priority of the call as determined by representatives of AC&C. Services may be limited or delayed due to Shelter/kennel space or staffing.

All requests for service calls shall be authorized by a representative designated by the Municipality. In situations where Lake County Sheriff's Department (LCSD) is the contracted enforcement agency for the Municipality, any representative(s) of LCSD is/are authorized to approve services. A Municipality that has the facilities to safely house domestic animals agrees that when they pick up these animals in their community, whenever possible, they will hold the animal(s) in their custody for at least 24 hours before transferring the animal to The Shelter.

The representative(s) named below is/are authorized by the Municipality to approve requests for service: (Please type or print legibly. AC&C must be notified of any changes to authorized representatives.)

During Business Hours: 6:30 A.M. to 5:30 P.M.

COMMUNITY SERV. OFFICER / WATCH COMMANDER

Name or Title

Phone

(847) 968-4600

After Business Hours:

WATCH COMMANDER

Name or Title

Phone

(847) 968-4600

2. ANIMAL BITES

Upon becoming aware of an animal bite to a human or to another animal, the Municipality shall notify AC&C. The Municipality shall direct the biting animal owner, keeper, or harbinger to contact AC&C to confirm the requirements for confining the animal for rabies observation, as specified in the Illinois Animal Control Act and Lake County Code of Ordinances Chapter 172. A report of the animal bite, on a form supplied by AC&C, shall be completed by the Municipality and submitted to AC&C within 24 hours.

AC&C shall provide support to the Municipality in the enforcement of the provisions of the Illinois Animal Control Act that pertain to biting animal investigations when requested.

3. IMPOUNDMENT

In accordance with Section 1. above, animals apprehended within the Municipality's boundaries may be impounded at The Shelter. All animals impounded at The Shelter shall be housed for the minimum hold requirement as established in the Lake County Code of Ordinances Chapter 172 and applicable State of Illinois statute(s) or, until an owner is located. The Municipality will disclose any potential or known owner information on any animal turned over to AC&C. AC&C shall feed and care for the animal, including providing any medical care while being housed at The Shelter. When applicable, a rabies vaccination and microchip implant by a licensed veterinarian will be administered to all dogs and cats prior to release.

4. ANIMAL CRUELTY AND NEGLECT INVESTIGATIONS

At the request of the Municipality, AC&C shall provide assistance in the investigation of animal cruelty and/or neglect. Animals seized in accordance with the Illinois Humane Care for Animals Act may be housed at The Shelter, or an offsite location authorized by AC&C, pending the disposition of the Court, or relinquishment by the owner. All fees associated with cruelty and/or neglect investigations, including but not limited to, on-site investigation, veterinary evaluation(s), medical treatment, and boarding, shall be the responsibility of the Municipality pending the disposition or relinquishment. Fees incurred by the Municipality shall be reduced by any restitution paid by a Defendant as a result of a restitution ordered by the Court.

5. ANIMALS NOT RETURNED TO OWNERS

In accordance with the applicable State of Illinois statute(s) and Lake County Code of Ordinances, Chapter 172, AC&C shall provide humane disposal or release/transportation to a licensed animal shelter, rescue group or adoption facility of unclaimed animals that were apprehended within the Municipality's limits and impounded at The Shelter.

6. ANIMAL CARE AND CONTROL ORDINANCE(S)

In carrying out the terms of this Agreement, AC&C shall only enforce the provisions of the Lake County Code of Ordinances. AC&C will not enforce provisions of any ordinance or code adopted by the Municipality that are not included in the Lake County Code of Ordinances.

7. PAYMENT OF FEES FOR SERVICES

Except as specified in this section, fees for services provided by AC&C shall be assessed in accordance with the Lake County Animal Care and Control Fees Schedule, as amended from time to time.

AC&C and the Municipality agree that no fees shall be assessed to the Municipality for the removal of live bats from the living quarters of a residence or the pickup of stray biting animals. In the event an injured stray dog or cat is impounded and immediately taken for medical treatment, the Municipality shall only be responsible for the disposal fee.

Additionally, no disposal fee will be assessed to the Municipality for any animal impounded at The Shelter that is claimed by its owner.

AC&C and the Municipality agree that regardless of the reason services are requested, if AC&C takes action, including but not limited to the impoundment of stray domestic animals; assisting with aggressive animals running at large; investigations of dangerous, animal-aggressive, or vicious dogs; investigations of animal neglect or cruelty, and general field assistance/support related to animal complaints or concerns, the Municipality shall be liable and responsible for any and all fees associated therein. In the event AC&C takes action at the request of the Municipality for potential claims of cruelty, the Municipality shall be responsible for all fees related to call for services but receive credit towards the fees as ordered by the court as restitution to be paid by the Defendant. The credit will be applied to any outstanding invoices upon AC&C receiving the restitution payment from the court. Additionally, if the Defendant shall pay funds directly to AC&C for services that the Municipality would otherwise be charged for services rendered, the Municipality shall receive credit towards any outstanding balance.

On a monthly basis, AC&C shall submit a statement to the Municipality listing the services provided during the previous month. Payments shall be made monthly by the Municipality to AC&C.

8. EFFECTIVE DATE

This agreement shall be effective as of date first written above and shall remain in force thereafter without further action but may be terminated by either party as provided in Section 9.

9. TERMINATION CLAUSE

Either party may terminate this Agreement for convenience or cause, including the lack of payment of fees for services, by providing 30 days written notice to the other party.

10. SEVERABILITY

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase in this agreement, or any part thereof, is for any reason held to be invalid by a court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this agreement.

11. INDEMNIFICATION

The Municipality agrees, to the extent permitted by law, to indemnify, save harmless and defend the Health Department, their agents, servants, and employees, and each of them against and hold it and them harmless from any and all lawsuits, claims, demands, liabilities, losses and expenses, including court costs and attorney's fees, for or on account of any injury to any person, or any death at any time resulting from such injury, or any damage to property, which may arise or which may be alleged to have arisen out of or in connection with the work covered by this Agreement caused directly by the negligence or willful or wanton conduct of the Municipality. The foregoing indemnity shall apply except if such injury, death or damage is caused directly by the gross negligence or willful or wanton conduct of the Health Department, their agents, servants, or employees or any other person indemnified hereunder.

12. GOVERNANCE

This Agreement shall be governed by and construed according to the laws of the State of Illinois. Jurisdiction and venue shall be exclusively found in the 19th Judicial Circuit Court, State of Illinois (735 ILCS 5/2-103), or Federal District Court, Northern District, whichever is applicable.

IN WITNESS HEREOF, the undersigned have caused this Agreement to be executed in their respective names on the dates herein enumerated.

**Lake County Health Department
and Community Health Center**

City/Village of Mundelein

By: _____

By: _____

Printed Name: Sam Johnson

Printed Name: ROBIN MEIER

Title: Deputy Executive Director

Title: MAYOR

Date: _____

Date: MARCH 18, 2026

MUNICIPAL CONTRACT SERVICE FEES*

For the purposes of the application of this section, "disposal" means transferring an animal to an adoption facility or rehabilitation center, or performing humane euthanasia. Normal business hours are 9:00 am to 5:00 pm.

Normal business hours service visit (including general field assistance, support, and animal pick up) per warden/hour	\$50
After hours service visit (including emergency field assistance, support, and animal pick up) per warden/hour	\$200
Disposal of an animal (excluding bats, biting animals, and small/caged animals) impounded at the Animal Care and Control Facility**	\$150
Dog or Livestock boarding (per animal/day)	\$15
Cat boarding (per animal/day)	\$10
Small/caged animal boarding (per animal/day)	\$5
Service visit for non-contracted municipality during normal business hours (including general field assistance, support, and animal pick up) per warden/hour	\$250

* Fees shall be assessed in accordance with contractual provisions, but may also be assessed to non-contracted municipalities as specified in this section for requested services.

** If an animal is claimed by its owner, or the animal is sourced to a facility that does not assess a fee to the Lake County Health Department, the disposal fee will not be assessed to the municipality.

To: Mayor and Board of Trustees

From: Jason Seeley, Police Chief

For: Village Board Meeting of April 13, 2026

Subject: Comfort Canine Bill of Sale, Waiver of Liability, and Hold Harmless Agreement

Financial Impact:

N/A

Attachments:

1. Bill of Sale, Waiver of Liability, and Hold Harmless Agreement for Comfort Canine - 04-13-2026

Background:

This request comes after a comprehensive review of the performance and development of the police department's comfort dog program. Since its inception, the comfort dog program has been designed to carry out and support a common set of objectives for both community members and departmental personnel. While aspects of the program have been successful, others are not meeting expectations. Barriers to success exist, and all attempts to mediate or remedy the underlying issues have been ineffective. Therefore, after careful review, meaningful discussion, and consideration of responsible resource allocation, the decision has been made to discontinue the comfort dog program.

Recommendation:

Motion to authorize the Village Administrator to sign the Bill of Sale, Waiver of Liability, and Hold Harmless Agreement for Canine Millie.

BILL OF SALE, WAIVER OF LIABILITY, AND HOLD HARMLESS AGREEMENT FOR CANINE

In consideration of the sum of One Dollar (\$1.00), and the transfer of ownership of Village police service canine known as Millie ("Dog"), from the Village of Mundelein (the "Village") to Stephanie Escobar ("Purchaser"), the Purchaser hereby releases and forever discharges the Village, its agents, employees, officers, successors, and assigns, from any and all claims, demands, actions, or causes of action for injury, disability, loss, or property damage that may be sustained by the Purchaser or any other person, as a result of contact with or actions by the Dog.

The Purchaser accepts full responsibility for the Dog and agrees to indemnify, defend, and hold harmless the Village and its agents, employees, officers, successors, and assigns, from and against any and all claims, demands, damages, liabilities, losses, and expenses (including reasonable attorneys' fees) arising out of or related to any injury or damage to any person or property caused by the Dog after the transfer of ownership, which shall be effective as of the date listed below.

Purchaser understands and agrees that the Village offers no warranty as to the current or future condition of health of the Dog; Purchaser agrees to that to accept ownership of the Dog "as is" and that she is taking full responsibility for all costs associated with the care and maintain of the Dog. This transfer means that all ownership and rights after the date both parties sign this agreement belong to Purchaser.

Both parties agree to respond to any inquiries regarding the termination of the comfort dog program by stating that the program was terminated by mutual agreement because the program was not progressing or meeting all the intended objectives that were envisioned when it was first developed. Purchaser shall refer any follow up questions directly to the Village Chief of Police.

The Purchaser also hereby accepts the following conditions of sale.

1. The Purchaser will not sell, loan out or give away the Dog, without the written approval of the Village.
2. The Purchaser will use the Dog only as a pet but may train the Dog and enter competitions.
3. The Purchaser will not use the Dog as a detection, rescue, or service animal in any capacity, without the written approval of the Village.

This release, waiver, and hold harmless agreement is binding upon Transferee, his/her heirs, executors, administrators, and assigns.

This document is the full and complete agreement between the parties regarding this matter. The parties' signatures below constitute consent to the Agreement and Transfer of Ownership of the Dog to Purchaser.

The Parties have executed this Agreement on this 13th day of April 2026.

Village of Mundelein

Purchaser

Eric J. Guenther, Village Administrator

Stephanie Escobar

Date

Date

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: New Building Code Adoption 2024 IBC

Financial Impact:

N/A

Attachments:

None

Background:

The Village currently uses the International Building Codes as the framework for the Mundelein Building Code and has done so since November of 2003. Prior to that, various editions of the BOCA model code were used since 1977.

The International Building Code (IBC) is designed through regulations, to safeguard the public, health, and safety in all communities. It is a comprehensive code that establishes minimum regulations for building systems using prescriptive and performance related provisions. It allows for the use of new materials and new designs and methods of construction, among others.

Adoption of the 2024 International Code is being proposed, replacing the 2018 edition. The 2024 is the next series of codes and continues to accept new products, construction methods, materials and more.

Effective January 1, 2025, Illinois mandates a statewide building code (Public Act 103-0510), requiring all jurisdictions to adopt a baseline building code meaning the edition of the International Building Code, including Appendix G, first published by the International Code Council during the current year or preceding 9 calendar years with the least restrictive provisions for structural design. Our codes would have been past this 9-calendar year requirement next year.

Recommendation:

Motion to pass an ordinance amending Chapter 16.04 - Mundelein Building Code.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-29
which is entitled

New Building Code Adoption 2024 IBC

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-29

AN ORDINANCE AMENDING THE VILLAGE OF MUNDELEIN BUILDING CODE

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 President and the Board of Trustees has determined that it is in the best interest of the Village of Mundelein to create a new Mundelein Building Code using the 2024 Edition of the International Building Code as the Village model; and

WHEREAS, the 2024 Edition of the international Building Code is a comprehensive compilation of codes designed to meet the needs of local building jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

WHEREAS, the 2024 International Building Code, as amended, is founded on principles intended to establish provisions consistent with the scope of a building code that adequately protects health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types of classes of materials, products or methods of construction; and

WHEREAS, the International Code Council (ICC) offers a complete set of building codes without the regional limitations or technological disparities of the past. These codes are fully compatible with a larger set of codes also promulgated by the ICC. Those codes are the International Building Code (IBC), International Energy Conservation Code (IECC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC); International Fire Code (IFC), International Solar Energy International Existing Building Code (IEBC) and

WHEREAS, one of the main benefits of this code is the model code development process under which it has been designed. This offers an international forum for building professionals to discuss and debate the various requirements found herein. The model code system also encourages international consistency in the application of the provisions within the code.

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

SECTION I. Chapter 16.04 - MUNDELEIN BUILDING CODE

The following sections of Chapter 16.04 of the Mundelein Municipal Code are hereby amended as follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.06 not expressly amended herein shall remain in full force and effect.

16.04.010 - Building code created.

There is created and established, in and for the Village of Mundelein, the Mundelein Building Code.

16.04.020 - Adoption of the International Building Code, 2024 Edition.

The 2024 International Building Code as issued and promulgated by the International Code Council, a copy of which have been on file in the village clerk's office and the building department for at least thirty days prior hereto, and open to public inspection, is hereby adopted by reference and incorporated herein in its entirety. The 2024 International Building Code be and is adopted as the rules and regulations for the construction, alterations, additions, repairs or conversions of all buildings and structures, with the amendments, modifications and additions as hereafter set forth, in the Village of Mundelein, Lake County, Illinois, applicable to existing or proposed new buildings or structures.

16.04.030 - Amendments to the International Building Code, 2024 Edition

CHAPTER 1 AMENDMENTS

ADMINISTRATION

SECTION 101—GENERAL101.1—Title. Delete this section and replace with:

Title. These regulations shall be known as the Building Code of the Village of Mundelein, hereafter referred to as "this code".

101.4—REFERENCED CODES

101.4.3—Plumbing. Delete this section and replace with:

The provisions of the current Illinois Plumbing Code, as adopted and amended by the Village of Mundelein from time-to-time, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and when connected to a water and sewer system and all aspects of a medical gas system. Whenever the International Plumbing Code is referenced in this code, it shall be replaced with "the current edition of the Illinois Plumbing Code as adopted and amended from time to time by the Village of Mundelein".

101.4.8—Electrical. Add as an additional section:

The provisions of the current edition of the Electric Code as adopted and amended by the Village of Mundelein shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, and appurtenances thereto. Whenever the International Electric Code is referenced in this code, it shall be replaced with "the current edition of the National Electric Code (NEC) as adopted and amended from time to time by the Village of Mundelein".

SECTION 103—DEPARTMENT OF BUILDING SAFETY

Delete this section and replace with:

103.1 — Creation of enforcement agency.

The Building Department, under the direction of the Director of Building is charged with the enforcement of this code. The official in charge of the Building Department shall be known as the "building official" and referred to as the Building Director.

103.2 — Appointment.

The Building Director shall be appointed by the Village President with consent of the Board of Trustees and operate under the direction of the Village Administrator.

SECTION 104 —DUTIES AND POWERS OF THE BUILDING OFFICIAL

104.1—General.

Add as additional requirements to this section:

104.1.1—Duties of Building Director.

Supervise and direct all operations and employees of the Building Department. Provide for the enforcement of all ordinance provisions relating to building, zoning, or housing, and the inspection of all buildings or structures being erected or altered within the Village. Make recommendations for the health, safety, and welfare of the community and for the improvement of the department. Maintain safe working conditions in the department and oversee compliance with the safety procedures and policies of the Village Board.

104.1.2—Duties of Deputy Building Commissioner.

Supervise, direct, and control all field inspections and field personnel. Review plans and inspect all new construction, alterations, or modifications for residential, commercial, and industrial buildings. Make recommendations for the health, safety, and welfare of the community or for the improvement of the department.

104.1.3—Duties of Building Inspector.

Serve as the building inspector for all new construction, alterations, modifications, or repairs on residential, commercial, and industrial buildings. Under the direction of the Deputy Building Commissioner, perform all field inspections associated with residential, commercial, and industrial construction, inform contractors of violations, arrange meetings with contractors and property owners to review inspection reports and plans to address building code issues. Assist in establishing and maintaining current codes, ordinances, rules, and regulations. Investigate and follow-up on building code-related complaints. Comply with all safety procedures and policies of the Village. Perform special tasks, projects and plan reviews as assigned. Assist the Deputy Building Commissioner with enforcement of the Village building, zoning, and property maintenance codes.

104.1.4 - Duties of Plumbing Inspector.

Serve as the plumbing inspector for all new construction, alterations, modifications, or repairs on residential, commercial, and industrial buildings. Under the direction of the Deputy Building Commissioner perform all plumbing field inspections, inform builders and property owners of violations, and arrange meetings with contractors and property owners to review inspection reports and plans to address plumbing issues. Assist the Deputy Building Commissioner with enforcement of the Illinois State Plumbing Code and the Mundelein Plumbing Code. Assist in establishing and maintaining current codes, ordinances, rules, and regulations. Investigate and follow-up on plumbing code-related and other complaints. Comply with all safety procedures and policies of the Village. Perform special tasks, projects and plan reviews as assigned.

104.1.5 - Duties of Code Enforcement Officer.

Serve as the property maintenance inspector for existing residential, commercial, and industrial properties under the direction of the Deputy Building Commissioner, perform field inspections and assist with enforcement of ICC Property Maintenance Code and Village building, zoning and related ordinances. Assist in establishing and maintaining the current codes, ordinances, regulations, programs, and policies of the Village. Comply with all safety procedures and policies of the Village. Perform special tasks and projects as assigned.

104.4 - Right of entry. Delete this section and replace with:

All inspections shall be conducted in compliance with Chapter 16.40 of the Mundelein Municipal Code.

SECTION 105—PERMITS

105.1.1 - Annual permit. Delete this section entirely.

105.1.2 - Annual permit records. Delete this section entirely.

105.2 - Work exempt from permit. Delete as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11m²).
2. Fences not over 7 feet (2134 mm) high.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio or height to diameter of width is not greater than 2/1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
9. Prefabricated Pools — See Chapter 16.05

105.3.2 - Time limitation of application. Delete 180 days as the timeframe for abandoned permits and insert 90 days in its place.

105.5 - Expiration. Delete this section and replace with:

All building permits shall expire one year from the date of issuance, regardless of whether the project for which the permit was issued has been completed. If the Building Official determines that due to the size or complexity of the project, the one-year expiration is unreasonable, he may extend the expiration date of the building permit for up to two (2) years, upon payment of 20% of the building permit fee for each year extension. Furthermore, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each upon payment of 20% of the building permit fee.

105.7 - Placement of permit. Delete this section and replace with:

The building permit placard must be displayed at all times during construction. The placard must be placed in a position to be plainly legible and visible from the street or road fronting the property.

SECTION 107 — CONSTRUCTION DOCUMENTS

107.2.1 -Information on construction documents. Delete the first sentence in this section and replace with:

Construction documents shall be dimensioned and drawn upon a maximum of 24" x 36" suitable material. Electronic submittals are preferred and encouraged.

107.2.6 Site plan.Add as an additional requirement to this section:

107.2.6.2 Permit plat requirements. Surveys prepared by an Illinois Licensed Land Surveyor must be submitted with the following information, at the times indicated below, during the course of the building construction (for all new construction and additions):

1. Permit Plat. (Submitted with the building permit application.)
 - a. Be clearly labeled as "permit plat" or "proposed survey"
 - b. Legal description
 - c. Lot corner and grade break spot elevations
 - d. Indicate proposed location, including setbacks
 - e. Top of foundation elevations including all steps in the foundations
 - f. Finished garage floor finished elevation
 - g. Slab on grade buildings must indicate finished floor elevations
 - h. Locations of all utilities to the lot
 - i. Lot number
 - j. Street address number
 - k. Grading contours
 - l. Driveway slope
2. Spot Survey prepared in NAVD 88 (2003 Geoid) or equal, datum. (Submitted prior to the construction of the super structure.)
 - a. Survey must be labeled as "Spot Survey"
 - b. Indicate true location of foundation from all property lines
 - c. True top of foundation elevation
 - d. Walkout and lookout elevations including all foundation steps
 - e. Easements and any other encumbrances
3. Final Survey.
 - a. Must be labeled as "Final" or "As Built."
 - b. Setbacks from all property lines
 - c. True grading contours
 - d. As built spot elevations
 - e. Locations of all sidewalks
 - f. Driveway slope
 - g. Driveway location
 - h. Utility connection locations, b-box, sanitary, storm. Hydrants, light poles, etc.
 - i. Air conditioning unit location
 - j. Any patios or decks

107.3.1 Approval of construction documents. Add this sentence to the last line of this section:
Upon final approval of the construction documents the applicant shall submit an electronic version of all approved construction documents in a format acceptable to the Village of Mundelein at the time of permit issuance.

SECTION 108—TEMPORARY STRUCTURES AND USES
108.1—General. Delete "180 days" and insert "90 days".

SECTION 109—FEES

109.2 — Schedule of permit fees. Delete this section and replace with:

On buildings, structures, gas, electrical, mechanical, and plumbing systems, or alterations requiring a permit, a fee for each plan examination, building permit, inspection or impact fee shall be paid in accordance with the Village of Mundelein fee schedule listed in Chapter 3.80 of the Mundelein Municipal Code and as amended from time to time.

109.4-Work commencing before permit issuance. Delete this section and replace with:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fine of twice the Building Permit Fee for said project, or a minimum of \$150, whichever is greater, in addition to all other permit fees. The Building Director is authorized to waive or reduce such fee as determined by the circumstances surrounding the commencement of work without first obtaining a permit.

Add the following section: 109.7—Additional fees.

Additional fees related to plan reviews or inspections of work performed, including retaining professional services, by persons other than Village staff shall become additional fees. These fees and services may be provided only with the concurrence of the developer, owner, or applicant in advance of securing these services. The costs associated with this performance shall become additional fees paid to the Village of Mundelein prior to approval of the submittal, or providing the results to the developer, owner, or applicant.

SECTION 113—BOARD OF APPEALS

Delete this section and insert:

The owner or lessee of a building or structure, or their duly authorized agent, may appeal any determination or decision of the Building Director to the Village Board of Trustees by serving a written notice thereof on the Village Clerk within thirty (30) days after being notified of the determination or decision. In the event of such an appeal, the Village Board of Trustees shall either affirm, reverse, or modify the determination or decision following a hearing thereon.

SECTION 114—VIOLATIONS

Add as an additional section: 114.5—Violation penalties.

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be guilty of an ordinance violation and shall pay a penalty of not less than \$75.00 nor more than \$750.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION 115—STOP WORK ORDER

Add as an additional section 115.5—Unlawful continuance.

Any person who shall continue to work in or about the structure or building after having been served with a Stop Work Order, except for such work that is directed by the Building Official to be performed and to remove the violation or unsafe condition, may be liable for a fine of not less than \$75.00 and not more than \$750.00. Each calendar day shall be deemed a separate offense. Add as an additional section:

Add as an additional section 115.6—Unlawful notice removal:

Any person, firm or corporation who removes a stop work order, violation notice or other posted notices from the Building Director shall be subject to a fine of \$750.00.

CHAPTER 9 AMENDMENTS FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901—GENERAL Delete chapter 9 in its entirety and see the latest edition of the Mundelein Fire Code.

CHAPTER 10 MEANS OF EGRESS

1028.5 Access to a public way. Delete this section and replace with:

The exit discharge shall provide a hard, level walking surface with direct and unobstructed access to a public way. Any type of barrier including, but not limited to, the accumulation of snow and/or ice is an impediment to free movement and procedures shall be established to ensure that blockages are eliminated.

Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all the following are met:

1. The area shall be of size to accommodate not less than 5 square feet for each person.
2. The area shall be located on the same lot not less than 50 feet away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building.

CHAPTER 11 AMENDMENTS ACCESSIBILITY

1102.1—DESIGN Delete this section and replace with: Buildings and facilities shall be designed and constructed to be accessible with the current addition of the Illinois Accessibility Code.

CHAPTER 16 AMENDMENTS STRUCTURAL DESIGN

Add as an additional Section: 1601.2—Scope. Climatic and Geographic Design Criteria

Ground snow load 30

Wind speed (mph) 3 second 115

Topographic effects No

Special wind region No

Wind-borne debris zone No

Seismic design category A

Weathering Severe

Frost line depth 42 inches

Termite Moderate to heavy
Winter design temperature (-) 4 degrees
Ice shield underlayment Yes
Flood hazard See Lake County storm water management
Air freezing index 2000
Mean annual temperature 50 degrees

CHAPTER 29 AMENDMENTS PLUMBING SYSTEMS SECTION

2901.1—SCOPE Delete this section and replace with: The Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed, and maintained in accordance with the latest edition of the Plumbing Code adopted and amended from time to time by the Village of Mundelein.

CHAPTER 30 AMENDMENTS ELEVATORS AND CONVEYING SYSTEMS

SECTION 3001—GENERAL

3001.3- Referenced standards. Delete this section and replace with the following:

Referenced Standards to be as stringent as and comply with current Illinois Elevator Safety Act (225 ILCS 312) and its Rules. For applications not covered by the Illinois Elevator Safety Act, those conveyance applications shall be covered under the IBC code by the Authority Having Jurisdiction (AHJ) for new installation, permits, final acceptance, periodic inspections and testing, unsafe conditions, power to seal equipment, put conveyance out of service, and certificate compliance as well as owner/agent responsibility for contractor, maintenance, accident/injury responsibility.

Referenced Standard from IBC 2015: Safety Code for Elevators and Escalators (ASME A17.1), Performance Based Safety Code for Elevators and Escalators (A17.7), Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1), Safety Standard for Belt Manlifts (A90.1), Safety Standard for Conveyors and Related Equipment (B20.1)

Referenced Standards from (225 ILCS 312): Safety Code for Elevators and Escalators (ASME A17.1), the Standard for the Qualification of Elevator Inspectors (ASME QEI-1), the Automated People Mover Standards (ANSI/ASCE/T&DI 21), and the Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1).

Add as an additional requirement to this section: 3001.4 Accessibility:

All passenger elevators must also comply with the most recent edition of the Illinois Accessibility Code.

SECTION 3002—HOISTWAY ENCLOSURES

3002.4 — Elevator car to accommodate ambulance stretcher. Delete this section and insert:

Where elevators are provided in buildings, not fewer than one elevator shall be provided for fire department emergency access to all floors regardless of rise.

Such elevator car shall be of such size and arrangement to accommodate a minimum 24 inch by 84-inch ambulance stretcher in the horizontal open position and shall be identified by the International Symbol

for emergency medical services (Star of Life).

The symbol shall not be less than 3 x 3 inches high and wide (76 mm x 76 mm) and shall be placed inside on both sides of the main lobby hoist way door frame.

SECTION 3003—EMERGENCY OPERATIONS

Add as an additional requirement to this section:3003.3—Standardized Fire Service Elevator Keys.

This section shall only apply to new elevators and elevators that undergo modernization.

SECTION 3004 -CONVEYING SYSTEMS

Add as an additional requirement to this section:3004.4. Personnel and Material Hoists. A jump shall be classified as an alteration. All miscellaneous hoisting and elevating equipment shall be subjected to tests and inspections as required by the Authority Having Jurisdiction to ensure safe operation.

SECTION 3005—MACHINE ROOMS

3005.1—Access. Add as an additional section:

The machine room is not to be used as a passageway to other areas of the building or roof.

3005.4-Machine rooms, control rooms, machinery spaces, control spaces. Delete Exception number 2 in its entirety.

SECTION 3009— PRIVATE RESIDENCE ELEVATORS

3009.1—General: Delete this section and insert:

The design, construction and installation of elevators installed within a residential dwelling unit or installed to provide access to one individual residential dwelling unit shall conform to ASME 17.1/CSA B44, Section 5.3 of the current State adopted elevator codes.

3009.3 — Hoistway Opening Protection: Delete this section and insert:

Hoistway landing doors for private residence elevators shall comply with ASME A17.1/CSA B44, Requirements 5.3.1.8.1 through 5.3.1.8.3 for new or altered elevators.

Add this as additional section: SECTION 3010—CERTIFICATE OF COMPLIANCE

3010.1—Final inspections and testing.

The operation of all equipment governed by the provisions of this chapter and hereafter installed, relocated, or altered shall be unlawful by persons other than the installer until such equipment has been inspected and tested as herein required and a final certificate of compliance has been issued by the Authority Having Jurisdiction.

3010.2—Posting of certificate.

The owner or lessee shall post the current-issued certificate of compliance in a conspicuous place inside the conveyance; a copy of the current issued certificate is acceptable. Please refer to the Illinois Elevator Safety Act.

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

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

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

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

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: New Building Code Adoption 2024 IRC

Financial Impact:

N/A

Attachments:

None

Background:

The Village currently uses the International Building Codes as the framework for the Mundelein One- and Two- Family Dwelling Code and has done so since November of 2003. Prior to that, various editions of the BOCA model code were used since 1977.

The International Residential Code (IRC) is designed through regulations, to safeguard the public, health, and safety in all communities. It is a comprehensive code that establishes minimum regulations for building systems using prescriptive and performance related provisions. It allows for the use of new materials and new designs and methods of construction, among others.

Adoption of the 2024 International Residential Code is being proposed, replacing the 2018 edition. The 2024 is the next series of codes and continues to accept new products, construction methods, materials and more.

Effective January 1, 2025, Illinois mandates a statewide building code (Public Act 103-0510), requiring all jurisdictions to adopt a baseline building code meaning the edition of the International Building Codes, first published by the International Code Council during the current year or preceding 9 calendar years with the least restrictive provisions for structural design. Our codes would have been past this 9-calendar year requirement next year.

Recommendation:

Motion to pass an ordinance amending Chapter 16.05: Mundelein One- and Two-Family Dwelling Code.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-30
which is entitled

New Building Code Adoption 2024 IRC

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-30

AN ORDINANCE AMENDING THE VILLAGE OF MUNDELEIN ONE- AND TWO- FAMILY DWELLING BUILDING CODE

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 President and the Board of Trustees has determined that it is in the best interest of the Village of Mundelein to amend Mundelein One- and Two- Family Building Code using the 2024 Edition of the International Residential Code as the Village model; and

WHEREAS, the 2024 Edition of the International Residential Code is a comprehensive compilation of codes designed to meet the needs of local building jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

WHEREAS, the 2024 International Residential Code, as amended, is founded on principles intended to establish provisions consistent with the scope of a building code that adequately protects health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types of classes of materials, products or methods of construction; and

WHEREAS, the International Code Council (ICC) offers a complete set of building codes without the regional limitations or technological disparities of the past. These codes are fully compatible with a larger set of codes also promulgated by the ICC. Those codes are the International Building Code (IBC), International Energy Conservation Code (IECC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC); International Fire Code (IFC), International Solar Energy International Existing Building Code (IEBC) and

WHEREAS, one of the main benefits of this code is the model code development process under which it has been designed. This offers an international forum for building professionals to discuss and debate the various requirements found herein. The model code system also encourages international consistency in the application of the provisions within the code.

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

SECTION I: Chapter 16.05 of the Mundelein Municipal Code is hereby created as the Mundelein One- and Two- Family Building Code.

SECTION II: Chapter 16.05 - MUNDELEIN ONE- AND TWO- FAMILY DWELLING BUILDING CODE
The following sections of Chapter 16.05 of the Mundelein Municipal Code are hereby amended as

follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.05 not expressly amended herein shall remain in full force and effect.

Section 16.05.010 — Building code created.

There is created and established, in and for the Village of Mundelein, the Mundelein One- and Two-Family Building Code.

Section 16.05.020 - Adoption of the International Building Code, 2024 Edition.

The 2024 International Residential Code as issued and promulgated by the International Code Council, a copy of which have been on file in the village clerk's office and the building department for at least thirty days prior hereto, and open to public inspection, is hereby adopted by reference and incorporated herein in its entirety. The 2024 International Residential Code be and is adopted as the rules and regulations for the construction, alterations, additions, repairs or conversions of all buildings and structures, with the amendments, modifications and additions as hereafter set forth, in the Village of Mundelein, Lake County, Illinois, applicable to existing or proposed new buildings or structures.

Section 16.05.030 - Amendments to the International Residential Code, 2024 Edition

CHAPTER 1 AMENDMENTS
ADMINISTRATION

SECTION R101—GENERAL

R101.1 - Title.Insert

The Village of Mundelein as the name of the jurisdiction.

R102.4 - Referenced codes and standards. Add as an additional to this section:

Whenever the International Plumbing Code is referenced in this code, it shall be replaced with "the current edition of the Illinois Plumbing Code as adopted and amended from time to time by the Village of Mundelein".

SECTION R103—DEPARTMENT OF BUILDING SAFETY

Delete this section and replace with:

R103.1 - Creation of agency.

The Building Department, under the direction of the Director of Building is charged with the enforcement of this code. The official in charge of the Building Department shall be known as the "building official" and also referred to as the Building Director.

R103.2 - Appointment.

The Building Director shall be appointed by the Village President with consent of the Board of Trustees and operate under the direction of the Village Administrator.

SECTION 104—DUTIES AND POWERS OF THE BUILDING OFFICIAL

104.1—General.

Add as additional requirements to this section:

104.1.1—Duties of Building Director.

Supervise and direct all operations and employees of the Building Department. Provide for the enforcement of all ordinance provisions relating to building, zoning, or housing, and the inspection of all buildings or structures being erected or altered within the Village. Make recommendations for the health, safety, and welfare of the community and for the improvement of the department. Maintain safe working conditions in the department and oversee compliance with the safety procedures and policies of the Village Board.

104.1.2—Duties of Deputy Building Commissioner.

Supervise, direct, and control all field inspections and field personnel. Review plans and inspect all new construction, alterations, or modifications for residential, commercial, and industrial buildings. Make recommendations for the health, safety, and welfare of the community or for the improvement of the department.

104.1.3—Duties of Building Inspector.

Serve as the building inspector for all new construction, alterations, modifications, or repairs on residential, commercial, and industrial buildings. Under the direction of the Deputy Building Commissioner, perform all field inspections associated with residential, commercial, and industrial construction, inform contractors of violations, arrange meetings with contractors and property owners to review inspection reports and plans to address building code issues. Assist in establishing and maintaining current codes, ordinances, rules, and regulations. Investigate and follow-up on building code-related complaints. Comply with all safety procedures and policies of the Village. Perform special tasks, projects and plan reviews as assigned. Assist the Deputy Building Commissioner with enforcement of the Village building, zoning, and property maintenance codes.

104.1.4 - Duties of Plumbing Inspector.

Serve as the plumbing inspector for all new construction, alterations, modifications, or repairs on residential, commercial, and industrial buildings. Under the direction of the Deputy Building Commissioner perform all plumbing field inspections, inform builders and property owners of violations, and arrange meetings with contractors and property owners to review inspection reports and plans to address plumbing issues. Assist the Deputy Building Commissioner with enforcement of the Illinois State Plumbing Code and the Mundelein Plumbing Code. Assist in establishing and maintaining current codes, ordinances, rules, and regulations. Investigate and follow-up on plumbing code-related and other complaints. Comply with all safety procedures and policies of the Village. Perform special tasks, projects and plan reviews as assigned.

104.1.5 - Duties of Code Enforcement Officer.

Serve as the property maintenance inspector for existing residential, commercial, and industrial properties under the direction of the Deputy Building Commissioner, perform field inspections and assist with enforcement of ICC Property Maintenance Code and Village building, zoning and related ordinances. Assist in establishing and maintaining the current codes, ordinances, regulations, programs, and policies of the Village. Comply with all safety procedures and policies of the Village. Perform special tasks and projects as assigned.

104.4 - Right of entry. Delete this section and replace with:

All inspections shall be conducted in compliance with Chapter 16.40 of the Mundelein Municipal Code.

SECTION R105—PERMITS

R105.2—Work exempt from permit. Delete as follows:

Building:

1. One story detached accessory structures provided the floor area does not exceed 200 square feet (18.52 m²).
2. Fences not over 7 feet (2134 mm) high.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

5. Sidewalks and driveways.

7. Prefabricated swimming pools that are less than 24-inches (610 mm) deep.

10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by section R311.4

R105.3.2 Time limitation of application. Delete 180 days as the timeframe for abandoned permits and insert 90 days in its place.

R105.5—Expiration. Delete this section and replace with:

All building permits shall expire one year from the date of issuance, regardless of whether the project for which the permit was issued has been completed. If the Building Official determines that due to the size or complexity of the project, the one-year expiration is unreasonable, he may extend the expiration date of the building permit for up to two (2) years, upon payment of 20% of the building permit fee for each year extension. Furthermore, every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each upon payment of 20% of the building permit fee.

R105.7—Placement of permit. Delete this section and replace with:

The building permit placard must be displayed at all times during construction. The placard must be placed in a position to be plainly legible and visible from the street or road fronting the property.

SECTION R106—CONSTRUCTION DOCUMENTS

R106.1.1 -Information on construction documents. Delete the first sentence in this section and replace with:

Construction documents shall be dimensioned and drawn upon a maximum of 24" x 36" suitable material. Electronic submittals are preferred and encouraged.

R106.2 Site plan or plot plan. Add as an additional requirement to this section:

R106.2.1 Permit plat requirements. Surveys prepared by an Illinois Licensed Land Surveyor must be submitted with the following information, at the times indicated below, during the course of the building construction (for all new construction and additions):

1. Permit Plat. (Submitted with the building permit application.)
 - a. Be clearly labeled as "permit plat" or "proposed survey"
 - b. Legal description
 - c. Lot corner and grade break spot elevations
 - d. Indicate proposed location, including setbacks
 - e. Top of foundation elevations including all steps in the foundations
 - f. Finished garage floor finished elevation
 - g. Slab on grade buildings must indicate finished floor elevations
 - h. Locations of all utilities to the lot

- i. Lot number
 - j. Street address number
 - k. Grading contours
 - l. Driveway slope
2. Spot Survey prepared in NAVD 88 (2003 Geoid) or equal, datum. (Submitted prior to the construction of the super structure.)
- a. Survey must be labeled as "Spot Survey"
 - b. Indicate true location of foundation from all property lines
 - c. True top of foundation elevation
 - d. Walkout and lookout elevations including all foundation steps
 - e. Easements and any other encumbrances
3. Final Survey.
- a. Must be labeled as "Final" or "As Built."
 - b. Setbacks from all property lines
 - c. True grading contours
 - d. As built spot elevations
 - e. Locations of all sidewalks
 - f. Driveway slope
 - g. Driveway location
 - h. Utility connection locations, b-box, sanitary, storm. Hydrants, light poles, etc.
 - i. Air conditioning unit location
 - j. Any patios or decks

R106.3.1 Approval of construction documents. Add this sentence to the last line of this section:
Upon final approval of the construction documents the applicant shall submit an electronic version of all approved construction documents in a format acceptable to the Village of Mundelein at the time of permit issuance.

SECTION R107—TEMPORARY STRUCTURES AND USES

R107.1 General. Delete "180 days" and insert "90 days"

SECTION R108—FEES

R108.2—Schedule of permit fees. Delete this section and replace with:

On buildings, structures, gas, electrical, mechanical, and plumbing systems, or alterations requiring a permit, a fee for each plan examination, building permit, inspection or impact fee shall be paid in accordance with the Village of Mundelein fee schedule listed in Chapter 3.80 of the Mundelein Municipal Code and as amended from time to time.

SECTION R109- INSPECTIONS

R109.4—Approval required. Add as additional to this section:

Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fine of twice the Building Permit Fee for said project, or a minimum of \$150, whichever is greater, in addition to all other permit fees. The Building Director is authorized to waive or reduce such fee as determined by the circumstances surrounding the commencement of work without first obtaining a permit.

Add as an additional section: R109.5—Additional fees.

Additional fees related to plan reviews or inspections of work performed, including retaining professional services, by persons other than Village staff shall become additional fees. These fees and services may be provided only with the concurrence of the developer, owner, or applicant in advance of securing these services. The costs associated with this performance shall become additional fees paid to the Village of Mundelein prior to approval of the submittal, or providing the results to the developer, owner, or applicant.

SECTION R112- BOARD OF APPEALS Delete this section and insert the following:

The owner or lessee of a building or structure, or their duly authorized agent, may appeal any determination or decision of the Building Director to the Village Board of Trustees by serving a written notice thereof on the Village Clerk within thirty (30) days after being notified of the determination or decision. In the event of such an appeal, the Village Board of Trustees shall either affirm, reverse, or modify the determination or decision following a hearing thereon. SECTION R113—VIOLATIONS SR113.4- Violation penalties. Add as additional to this section: Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be guilty of an ordinance violation and shall pay a penalty of not less than \$75.00 nor more than \$750.00. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION R114—STOP WORK ORDER

R114.2—Unlawful continuance. Delete this section and replace with:

Any person who shall continue to work in or about the structure or building after having been served with a Stop Work Order, except for such work that is directed by the Building Official to be performed and to remove the violation or unsafe condition, may be liable for a fine of not less than \$75.00 and not more than \$750.00. Each calendar day shall be deemed a separate offense.

Add as additional to this section: R114.4—Unlawful notice removal:

Any person, firm or corporation who removes a stop work order, violation notice or other posted notices from the Building Director shall be subject to a fine of \$750.00.

SECTION R202—DEFINITION: Add as an additional definition:

"Temporary structure" — Any structure constructed without a permanent foundation and comprised of light weight framing secured together in a way which allows the structure to be taken down and relocated and constructed with but not limited to cloth, vinyl, canvas, or plastic outer membrane.

Table 301.2(1) Climatic and Geographic Design Criteria:

Ground snow load — 30

Wind speed (mph) — 3 second 115

Topographic effects — No

Special wind region — No
Wind-borne debris zone — No
Seismic design category — A
Weathering -- Severe
Frost line depth — 42 inches
Termite — Moderate to heavy
Winter design temperature -- (-) 4 degrees
Ice shield underlayment: — Yes
Flood hazard — See Lake County storm water management
Air freezing index — 2000
Mean annual temperature — 50 degrees

SECTION R302.1 Exterior Walls. Delete exception 3 in its entirety and insert the following:

3. Detached tool sheds and storage sheds, playhouses and similar structures are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

SECTION 309.2 One- and Two- Family dwellings automatic sprinkler systems. Delete the exception and replace with the following:

Exception: Dwelling units undergoing substantial renovations of 50 percent of the square footage of the dwelling or alterations where the building structure is removed from the foundation, razed due to damage from fire or acts of god, additions that add more than 50 percent of the current square footage, and if the water service is increased in size due to enlargement of the dwelling, shall install a residential fire sprinkler system in accordance with this Section.

SECTION R328—SWIMMING POOLS, SPAS AND HOT TUBS

Add the following section: R328.2—Safety barrier.

A safety barrier in compliance with section 305 of the International Swimming Pool and Spa Code shall be provided around all swimming pools regardless of the installation of a powered safety cover complying with ASTM F 1346.

SECTION R330 - ENERGY STORAGE SYSTEMS

Section R330.4 Locations. ESS shall be installed only in the following locations:

Delete and replace with:

- (1) Detached garages and detached accessory structures.
- (2) Attached garages separated from the dwelling unit living space in accordance with Section R302.6
- (3) Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions. ESS shall not be installed in sleeping rooms, or closets or spaces opening directly into sleeping rooms.

Section 507 - EXTERIOR DECKS

R507.1 shall be amended to add the following text to the end as follows:

Decks that exceed four (4) feet in height above grade, or decks of unusual design, configuration, loading,

or site conditions as determined by the Building Official, shall be designed in accordance with accepted engineering practice by a registered design professional licensed in the State of Illinois.

Delete Table R507.3.1, Minimum Footing Size for Decks, and replace it with the following table:

TABLE R507.3.1 MINIMUM FOOTING SIZE FOR DECKS

Live Or Ground Snow Load	LOAD BEARING VALUE OF SOILS ^{a, c, d} (psf)			
	Tributary area (square feet)	Side of a square footing (inches)	Diameter of a round footing (inches)	Thickness (inches)
50	5	8	8	6
	20	10	12	6
	40	12	14	6
	60	14	16	6
	80	17	19	6
	100	19	21	6
	120	20	23	7
	140	22	25	8
	160	24	27	9

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m2, 1 pound per square foot = 0.0479 kPa.

- a.
- Interpolation permitted, extrapolation not permitted.
- b.
- Based on highest load case: Dead + Live or Dead + Snow.
- c.
- Assumes the minimum square footing to be 12 inches x 12 inches x 6 inches for 6 x 6 posts.
- d.
- If the support is a brick or CMU pier, the footing shall have a minimum of 2-inch projection on all sides.
- e.
- Area, in square feet, of deck surface supported by post and footings.

Delete Chapters 25-33 entirely and insert:
The provisions of the current Illinois Plumbing Code, as adopted and amended by the Village of Mundelein from time-to-time, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and when connected to a water and sewer system and all aspects of a medical gas system. Whenever the International Plumbing Code or other plumbing requirements are referenced in this code, it shall be replaced with "the current edition of the Illinois Plumbing Code as adopted and amended from time-to-time by the Village of Mundelein".

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, and the remainder shall 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:	☐
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: Ordinance Amending Building Department Permit Requirements and Fee References

Financial Impact:

N/A

Attachments:

None

Background:

In 2024, the Building Department took a complete new look at the permit fees and introduced the “2,3,4” permit fee structure in attempt to provide more transparency and ease of calculation while at the same time keeping permit and other fees at a “reasonable” rate.

The proposed fees being provided here keep the same calculation (the 2,3,4, format) but based on permit software expenses, rising internal expenses and outside factors some permit fees needed adjustment and new fees introduced. An “Application Fee” is being proposed to cover expenses of initial submittals and reviews, as well as the fact that some permits are applied for and never issued or picked up by customers due to them not doing the work. We have also included permit review fees which are needed to cover internal costs of those reviews and are in line with, or cheaper than, several of our neighboring communities. Permit fees for our “Minor” and “Standard” permits were increased to cover required internal expenses.

Based on ordinance 16.06.090 - Annual fee review:

Permit fees should be reviewed each year as part of the budget process, including review of the CPI index, with the fees being rounded up to the nearest whole dollar. Fees could be increased commiserate to the consumer price index increase each year. This would eliminate staff time to re-create the fee schedule each year. I would also recommend that each year, a comparison of the increased CPI fees be compared with our neighboring communities to ensure we are not falling behind. While the CPI is a good overall factor for the cost of business, with Municipal entities being mostly customer service providers, different sources of revenue are. Also, for years, salaries and

benefits have lagged those of the private sector due to budget constraints and the fear of raising taxes. These permits fees can be viewed as a user fee, as they are only contributable to those who use the service.

Recommendation:

Motion to pass an ordinance amending Chapter 16.06 regarding building permit requirements and applicable fees.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-31
which is entitled

Ordinance Amending Building Department Permit Requirements and Fee References

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-31

AN ORDINANCE AMENDING SECTION 16.06 OF THE MUNDELEIN MUNICIPAL CODE, UPDATING BUILDING PERMIT REQUIREMENTS AND APPLICABLE FEE REFERENCES

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

WHEREAS, the Village has adopted a consolidated Village-wide fee schedule in Chapter 3.80 of the Mundelein Municipal Code; and

WHEREAS, Chapter 16.06 requires amendment to align its provisions with the consolidated fee schedule by referencing the appropriate fees, incorporating fees not previously codified, and clarifying procedures related to permit applications and plan review; and

WHEREAS, the Village finds it necessary to rename Chapter 16.06 so that its title accurately reflects its content and role within the updated fee structure; and

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

SECTION I: Chapter Title Amendment

Chapter 16.06 of the Mundelein Municipal Code, formerly titled "Building Department Fee Schedules," is hereby renamed:

"Building Permit Requirements and Applicable Fees"

SECTION II. Chapter 16.06 - BUILDING PERMIT REQUIREMENTS AND APPLICABLE FEES

The following sections of Chapter 16.06 of the Mundelein Municipal Code are hereby amended as follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.06 not expressly amended herein shall remain in full force and effect.

16.06.020 - Fees and other requirements relating to applicants for building permits.

Each applicant for a building permit involving new construction, additions and/or alterations shall submit for review all required plot plans and a complete description of the work to be performed with required construction drawings and shall pay the applicable building permit and other fees, described in this chapter, no part of which shall be refundable.

(1) Permit application fee as set forth in the Village Fee Schedule Chapter 3.80 shall be paid at the time of application.

(2) Permit plan re-review fee as set forth in the Village Fee Schedule Chapter 3.80 shall be charged beginning with the third review..

16.06.030 - Commercial and industrial buildings.

Commercial:(a)Commercial, New.

(1) The building permit fee for new commercial buildings shall be as set forth in the Village Fee Schedule

Chapter 3.80 per gross square foot of floor area.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees, and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(b) Commercial, Additions.

(1) The building permit fee for commercial additions shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor space added to the existing building.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(c) Commercial Alterations

(1) The building permit fee for commercial alterations shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square foot of space being altered.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(d) Commercial, Other Projects.

(1) Other projects shall be classified as "minor" or "standard" permits with associated building permit fees per Section 16.06.070.

2) The building director shall be responsible for determining which building permit fee, "minor or standard" shall apply to the project. That determination shall be based by the complexity of the project.

Industrial:

(a) Industrial, New

(1) The building permit fee for new industrial buildings shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor area.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(b) Industrial, Additions.

- (1) The building permit fee for industrial additions shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor space added to the existing building.
- (2) This fee shall be inclusive of all Mundelein, site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(c) Industrial Alterations

- (1) The building permit fee for industrial alterations shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of space being altered.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(d) Industrial, Other Projects

- (1) Other projects shall be classified as "minor" or "standard" permits with associated building permit fees per Section 16.06.070.
- (2) The building director shall be responsible for determining which building permit fee, "minor or standard" shall apply to the project. That determination shall be based on the complexity of the project.

16.06.040 - Single-family, two-family and townhomes.

(a) New Construction.

- (1) The building permit fee for new construction of a single-family, two-family or townhome shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square foot of living space.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees, certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(b) Single-Family, Two-Family, Townhome, Additions

- (1) The building permit fee for single-family, two-family or townhome additions shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor space added to the existing building.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(c) Single-Family, Two-Family, Townhome, Alterations

- (1) The building permit fee for single-family, two-family or townhome alterations shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross of space being altered.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(d) Single-Family, Two-Family, Townhome, Other Projects

- (1) Other projects shall be classified as "minor" or "standard" permits with associated building permit fees per Section 16.06.070.
- (2) The building director shall be responsible for determining which building permit fee, "minor or standard" shall apply to the project. That determination shall be based on the complexity of the project.

16.06.050 - Multifamily buildings.

(a) Multifamily, New.

- (1) The building permit fee for new multifamily buildings shall be as set forth in the Village Fee Schedule Chapter 3.80 dwelling unit.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(b) Multifamily, Additions.

- (1) The building permit fee for multifamily additions shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor space added to the existing building.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(c) Multifamily Alterations

- (1) The building permit fee for multifamily alterations shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of space being altered.
- (2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.
- (3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.
- (4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village

Fee Schedule Chapter 3.80.

(d) Multifamily, Other Projects.

(1) Other projects shall be classified as "minor" or "standard" permits with associated building permit fees per Section 16.06.070.

(2) The building director shall be responsible for determining which building permit fee, "minor or standard" shall apply to the project. That determination shall be based on the complexity of the project. 16.06.060 - Mixed use buildings.

16.06.060 - Mixed use buildings

(a) Mixed Use, New

(1) The building permit fee for new mixed-use buildings shall be as set forth in the Village Fee Schedule Chapter 3.80 per dwelling unit plus, per gross square foot of commercial space, or as set forth in the Village Fee Schedule Chapter 3.80 per gross square foot for industrial space.

(2) This fee shall be inclusive of all Mundelein plan reviews, site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(b) Mixed Use, Additions.

(1) The building permit fee for mixed use additions shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross square footage of floor space added to the existing building for commercial space, per gross square foot for industrial space, and as set forth in the Village Fee Schedule Chapter 3.80 per new dwelling units.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(c) Mixed Use, Alterations

(1) The building permit fee for mixed use alterations shall be as set forth in the Village Fee Schedule Chapter 3.80 per gross space being altered.

(2) This fee shall be inclusive of all Mundelein site improvement, plumbing, electrical and mechanical fees, fire sprinkler and alarm fees and certificate of occupancy fee.

(3) Sewer and water expansion fees and water meter charges are additional to this fee and are based on the size of the water meter.

(4) Plan review fees will be charged based on the trade reviews required at the fees set forth in Village Fee Schedule Chapter 3.80.

(d) Mixed Use, Other Projects

(1) Other projects shall be classified as "minor" or "standard" permits with associated building permit fees per Section 16.06.070.

(2) The building director shall be responsible for determining which building permit fee, "minor or standard" shall apply to the project. That determination shall be based on the complexity of the project.

SECTION III: This ordinance shall take effect upon the effective date of the ordinance amending Chapter 3.80 establishing the applicable building-related fees. If that ordinance does not take effect, this ordinance shall be null and void.

SECTION IV: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, and the remainder shall 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, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: New Building Code Adoption 2023 NEC

Financial Impact:

N/A

Attachments:

None

Background:

The Village of Mundelein currently uses the National Electric Code as the basis of the Mundelein Electric Code.

The purpose of the National Electrical Code is the practical safeguarding of persons and property from hazards arising from the use of electricity.

We are proposing the amendment of the current 2017 National Electrical Code by replacing it with the 2023 National Electrical Code and keeping the same local amendments we currently have. These amendments have worked well for us over the past few years, and we don't feel we need any additional.

Effective January 1, 2025, Illinois mandates a statewide building code (Public Act 103-0510), requiring all jurisdictions to adopt a baseline code including the edition of the National Electric Code (NFPA-70), first published by the NFPA (National Fire Protection Agency) during the current year or preceding 9 calendar years. Our codes would have been past this 9-calendar year requirement next year.

Recommendation:

Motion to pass an ordinance amending Chapter 16.12 Mundelein Electric Code.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-32
which is entitled

New Building Code Adoption 2023 NEC

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-32

AN ORDINANCE AMENDING THE VILLAGE OF MUNDELEIN ELECTRIC CODE

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 President and Board of Trustees has determined that it is in the best interest of the Village of Mundelein to adopt the National Electric Code of 2023 (NFPA 70-2023) for the New Village of Mundelein Electric Code with the amendments contained herein.

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

SECTION I: Chapter 16.12 of the Mundelein Municipal Code is hereby created as the Mundelein Electric Code.

SECTION II. Chapter 16.12 - MUNDELEIN ELECTRIC CODE

The following sections of Chapter 16.12 of the Mundelein Municipal Code are hereby amended as follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.12 not expressly amended herein shall remain in full force and effect.

16.12.010 - Short title.

This chapter shall be known and cited as the Mundelein Electric Code.

16.12.020 - Electric code created.

There is created and established, in and for the Village of Mundelein, the Mundelein Electric Code.

16.12.030 - Adoption of the National Electric Code, 2023 (NFPA 70-2023).

The National Electric Code of 2023 (NFPA 70-2023), as issued and promulgated by the National Fire Protection Association and approved by the American National Standards institute, a copy of which have been on file with the village clerk's office and the building department for at least thirty days prior hereto, and open to public inspection, by this reference is hereby incorporated herein in its entirety. Said National Electric Code is hereby adopted as the rules and regulations for construction, alteration, addition, modification, repair and use of electric equipment, with amendments, modifications and additions as herein set forth in the Village of Mundelein, Lake County, Illinois, and shall be applicable to existing or proposed new buildings or structures.

16.12.040 - Amendments to the National Electric Code, 2023 (NFPA 70-2023).

1. Amendments to Article 100 Definitions.

1. Electrical Inspector.

The Director of Building shall be known as the ex-officio electrical inspector for the Village of Mundelein and have all the powers to perform the duties of the electrical inspector.

2. Electrical Contractor.

A person who has taken and passed an electrical examination given by an Illinois municipality and who has received an official registration and who is in good standing with said municipality.

In the event that a company or corporation is seeking certification, the company or corporation's name, along with the name of the supervising electrician, must appear on the certificate.

B. Amendments to Article 110 Requirements for Electrical Installations.

1. Section 110.12—Mechanical Execution of Work.

a. Add Item (D)—All abandoned conduit, wire, cable or other electrical equipment and conductors, electric appliances and materials shall be removed in their entirety. This includes low-voltage wiring, data processing cable, etc.

C. Amendments to Article 210 Branch Circuits.

210.8 (A) Ground-Fault Circuit-Interrupter Protection Basement receptacles.

Add exception no. 5 : Receptacles serving sump pumps, ejector pumps, lift stations and similar pumps shall not be required to have GFCI protection provided there is only one receptacle outlet on a single yoke or device. Such receptacles shall be clearly marked with circuit number and disconnect location.

210.12 (A) Arc-Fault Circuit-Interrupter Protection.

Amend by adding exception:

- Exception: AFCI protection shall not be required for branch circuits supplying kitchen counter outlets, kitchen appliances, furnaces, motors, pumps, and other equipment or appliances that may arc during normal operation.

1. Section 210.52—Dwelling Unit Receptacle Outlets.

Section 210.52 (E)—Outdoor Outlets.

a. Add Item (4)—Exterior electric openings shall not be installed back-to-back with interior electric openings.

2. Section 210.70 Lighting Outlets Required.

- a. Add Item (D)—In all occupancies, stairs, halls, corridors, garages, or rooms with more than one (1) entry shall have the lighting for the area switched at all entries. The lighting switch shall be located within thirty-six inches (36") of the entry into the space and shall not be located behind any doors or permanent obstructions.

D. Amendments to Article 230 Services.

Section 230.23—Size and Ampacity.

Section 230.23 (A)—General.

- a. Add Item (1)—All residential service revisions shall be a minimum 100-ampere rated with at least twenty (20) circuit openings and a 100-ampere main circuit breaker. Exception: Electric services rated less than 100 amperes shall be subject to the approval of the Director of Building. Electric load calculations shall be submitted to justify all electric services less than 100 amperes.

- b. Add Item (2)—New single-family dwelling units shall have a minimum 100-ampere underground service with at least forty (40) circuit openings and a 100-ampere main circuit breaker.

Exception: Electric services rated less than 100 amperes shall be subject to the approval of the Director of Building. Electric load calculations shall be submitted to justify all electric services less than 100 amperes.

2. Section 230.31—Size and Ampacity.

Section 230.31 (A)—General.

- a. Add Item (1)—Services for industrial and commercial occupancies shall be a minimum of 200-ampere service, thirty (30) circuit openings and shall have bolt-on circuit breakers.

3. Section 230.43—Wiring Methods for 600 Volts, Nominal or Less.

- a. Delete the following from this section:

Numbers 1, 2, 5, 6, 7, 13, 14, 15, and 16 from the list of approved wiring methods for service entrance conductors.

1. Open wiring on insulators

2. Type IGS cable

5. Electrical metallic tubing (EMT)

6. Electrical non-metallic tubing

7. Service-entrance cables

13. Type MC cable

14. Mineral-insulated, metal-sheathed cable, Type MI

15. Flexible metal conduit (FMC) or liquid tight flexible metal conduit (LFMC)

16. Liquid tight flexible nonmetallic conduit (LFNC)

4. Section 230.70 Service Equipment Disconnecting Means. Section 230.70 (A)—Location.

a. Delete this section and insert:

The service disconnecting means shall be located at a readily accessible location whether inside the building or outside, at a point no further than five feet (5') from the service conductor entrance into the service panelboard. If the distance must exceed five feet (5'), then a service disconnect switch must be located on the service at the metering equipment, or directly adjacent thereto.

5. Section 230.72—Grouping of Disconnects.

Section 230.72 (C)—Access to Occupants.

Add Item (1)—Commercial, industrial, multi-family dwelling units and office buildings with multiple tenants shall have main disconnects located within each space for the power supplied to each space.

E. Amendments to Article 250 Grounding and Bonding.

1. Section 250.104—Bonding of Piping System and Exposed Structural Metal.

Section 250.104 (A) (1)—Metal Water Piping.

a. Add as an additional requirement to this section:

A metal identification tag stating "ELECTRIC SERVICE GROUND, DO NOT REMOVE" shall be placed on all exposed electric service grounds and bonding and bonding jumper connection locations.

F. Amendments to Article 315—Medium Voltage Cable: Type MV

a. Delete this section in its entirety.

G. Amendments to Article 322—Flat Cable Assemblies: Type FC.

- a. Delete this section in its entirety.

H. Amendments to Article 324 -Flat Conductor Cable: Type FCC.

- a. Delete this section in its entirety.

I. Amendments to Article 326—Integrated Gas Spacer Cable: Type IGS.

- a. Delete this section in its entirety.

J. Amendments to Article 336—Power and Control Tray Cable: Type TC

- a. Delete this section in its entirety.

K. Amendments to Article 338—Service Entrance Cable: Type SE and USE.

- a. Delete this section in its entirety.

L. Amendments to Article 394—Concealed Knob-and-Tube Wiring.

- a. Delete this section in its entirety.

M. Amendments to Article 396 -Messenger Supported Wiring.

- a. Delete this section in its entirety.

N. Amendments to Article 398—Open Wiring and Insulators.

- a. Delete this section in its entirety.

P. Amendments to Article 700 Emergency Systems.

1. Section 700.16—Emergency Illumination.

- a. Add Item (1)—Emergency lighting equipped with one and one-half (1½) hour battery backup shall be provided in the additional following locations: Mechanical rooms, vaults, toilet and bath/shower rooms, electric closets or rooms, switch gear rooms, transformer rooms, adjacent to incoming electric service and distribution panelboards adjacent to the incoming fire suppression system and fire alarm systems.

Exception: Single-family residential dwellings

- b. Add Item (2)—All exit signs shall be equipped with L. E. D.—type lighting displays only.
Exception: Approved self-luminous exit signs

2. Switch Requirements.

Section 700.20 Switch Requirements.

- a. Add Item (1)—Circuit lock-on devices shall be installed on all circuits providing power to emergency lighting, exit signs, fire alarms, and smoke alarms.

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, and the remainder shall 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:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: New Property Maintenance Code Adoption 2024

Financial Impact:

N/A

Attachments:

None

Background:

The Village currently uses the International Building Codes as the framework for the Mundelein Property Maintenance Code.

The International Property Maintenance Code is designed, through regulations, to safeguard the public, health, and safety in all communities. It is a comprehensive code that established minimum regulations for building systems using prescriptive and performance-related provisions. It allows for the use of new materials and new designs and methods of construction, among others.

Adoption of the 2024 International Property Maintenance Code is being proposed, replacing the 2018 edition. The 2024 is the next series of codes and continues to accept new products, construction methods, materials and more.

Recommendation:

Motion to pass an ordinance amending Chapter 16.07- Mundelein Property Maintenance Code.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-33
which is entitled

New Property Maintenance Code Adoption 2024

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-33

AN ORDINANCE AMENDING THE VILLAGE OF MUNDELEIN PROPERTY MAINTENANCE CODE

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 President and the Board of Trustees has determined that it is in the best interest of the Village of Mundelein to amend Mundelein Property Maintenance Code using the 2024 Edition of the International Property Maintenance Code as the Village model; and

WHEREAS, the 2024 Edition of the International Property Maintenance Code is a comprehensive compilation of codes designed to meet the needs of local building jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

WHEREAS, the 2024 International Property Maintenance Code, as amended, is founded on principles intended to establish provisions consistent with the scope of a building code that adequately protects health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types of classes of materials, products or methods of construction;
and

WHEREAS, the International Code Council (ICC) offers a complete set of building codes without the regional limitations or technological disparities of the past. These codes are fully compatible with a larger set of codes also promulgated by the ICC. Those codes are the International Building Code (IBC), International Energy Conservation Code (IECC), International Fuel Gas Code (IFGC), International Mechanical Code (IMC), International Residential Code (IRC), and the International Property Maintenance Code (IPMC); International Fire Code (IFC), International Solar Energy International Existing Building Code (IEBC) and

WHEREAS, one of the main benefits of this code is the model code development process under which it has been designed. This offers an international forum for building professionals to discuss and debate the various requirements found herein. The model code system also encourages international consistency in the application of the provisions within the code.

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

SECTION I. Chapter 16.07 of the Mundelein Municipal Code is hereby created as the Mundelein International Property Maintenance Code.

SECTION II. Chapter 16.07 - MUNDELEIN PROPERTY MAINTENANCE CODE

The following sections of Chapter 16.07 of the Mundelein Municipal Code are hereby amended as

follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.07 not expressly amended herein shall remain in full force and effect.

16.07.010 - Property maintenance code created.

There is hereby created and established, in and for the Village of Mundelein, the Mundelein Property Maintenance Code.

16.07.020 - Adoption of the International Property Maintenance Code, 2024 Edition.

The International Property Maintenance Code, 2024 Edition, as amended and as issued and promulgated by the International Code Council, a copy of which have been on file in the Village Hall for at least thirty days prior hereto, and open to public inspection, by this reference is incorporated herein in its entirety and adopted as the Mundelein Property Maintenance Code with the amendments contained herein. The Mundelein Property Maintenance Code is adopted for the purpose of regulating and governing the conditions and maintenance of all properties, buildings and structures: by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the declaring of buildings and structures unfit for human occupancy as hereafter set forth in the Village of Mundelein, Lake County, Illinois, applicable to existing buildings or structures.

16.07.030 - Amendments to the International Property Maintenance Code, 2024 Edition.

Chapter 1 ADMINISTRATION

SECTION 101—GENERAL

101.1 Title. Insert the "Village of Mundelein" as name of jurisdiction:

These regulations shall be known as the Mundelein Property Maintenance Code, hereinafter sometimes referred to as "this code". The Village of Mundelein is hereinafter referred to as "Village".

SECTION 102—APPLICABILITY

102.3 Application of other codes. Replace "International Electric Code" and "International Plumbing Code" with "National Electric Code" and "Illinois Plumbing Code" the most recent edition as adopted by Village of Mundelein.

SECTION 103—DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

Delete "Department of Property Maintenance" and insert "Building Department".

103.1 General. Delete this section and replace with:

The Village Building Department (hereinafter referred to as "Building Department") shall be the department responsible for the enforcement of this code, and the official in charge thereof shall be the Village Building Director (hereinafter referred to as "Building Director"). The Building Director shall also be known as the "Code Official."

103.2 Appointment. Delete this section and replace with:

The Building Director shall be appointed by the Village President with the consent of the Village Board of Trustees.

SECTION 104 - FEES

104.1 Fees. Delete this section and replace with:

Fees for activities and services performed by the Building Department in carrying out its responsibilities under this code shall be in accordance with the Village of Mundelein Fee Schedule listed in Title 3, Chapter 3.80 of the Mundelein Municipal Code, as amended from time to time.

SECTION 105—DUTIES AND POWERS OF THE CODE OFFICIAL

105.3 Right of entry. Delete this section and replace with:

All inspections shall be conducted in accordance with the Village of Mundelein Ordinance codified as Chapter 16.40 of the Mundelein Municipal Code.

105.4 Identification. Delete "Code Official" and replace with "Building Department personnel", in the first sentence of the paragraph.

SECTION 106—MEANS OF APPEAL

Delete Sections 106.1 thru 106.4 entirely, and replace with:

Section 106.1, Board of Appeals.

The owner or lessee of a building or structure, or their duly authorized agent, may appeal any determination or decision of the Building Director to the Village Board of Trustees by serving a written notice thereof on the Village Clerk within thirty (30) days after being notified of the determination or decision. In the event of such an appeal, the Village Board of Trustees shall either affirm, reverse or modify the determination or decision following a hearing thereon.

SECTION 107—VIOLATIONS

107.4 Violation penalties. Delete this section and replace with:

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be guilty of an ordinance violation and shall pay a penalty of not less than seventy-five (\$75.00) dollars nor more than seven hundred-fifty dollars (\$750.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

107.5 Abatement of violation. Delete this section and replace with:

The imposition of the penalties herein prescribed shall not preclude the Village Attorney or other attorneys retained by the Village from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

SECTION 108—STOP WORK ORDER

108.4 Failure to comply. Insert in the last sentence: seventy-five dollars (\$75) and not more than seven hundred and fifty dollars (\$750), per day.

SECTION 109—UNSAFE STRUCTURE AND EQUIPMENT

Whenever the word "condemned" or "condemnation" is used anywhere in this code, it shall be replaced with the word "declared".

109.2 Closing of vacant structure requirements.

Add this section: 109.2.2 Whenever a structure is closed using plywood or other approved materials to prevent entry, such plywood or other approved materials, must be tight-fitting within the opening being closed and painted or finished the same color to correspond with the existing structure. The owner of the property shall maintain such construction materials in good condition while the structure is closed. Based on Appendix A - Boarding Standards.

109.4.1 Form. Add #7 to this section:

7. Inform the property owner that failure to correct the violations will result in a Notice to Appear before the Administrative Hearing Officer of the Village being issued.

109.4.2 Method of service. Delete this section and replace with:

Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by first-class mail addressed to the last known address of the owner of the property or the person who last paid the general real estate taxes on the property according to county collector's records; or

If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. If the property is vacant written notice shall be placed on the premises in a conspicuous manner.

109.7.1 Placard removal. Delete this section and replace with:

The Code Official shall remove the "declared unfit for human occupancy" placard whenever the defect or defects upon which the "declared unfit for human occupancy" or placard action were based have been eliminated. Any person who defaces or removes the "declared unfit for human occupancy" placard without the approval of the Code Official shall be subject to penalties provided by this code.

SECTION 110—EMERGENCY MEASURES

110.3 Closing streets. Delete this section and replace with:

When necessary for public safety, the Code Official shall temporarily close structures and shall request the Chief of Police to close sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

110.5 Costs of emergency repairs. Delete this section and replace with:

Costs incurred in the performance of emergency work shall be paid by the village. The costs of such emergency repairs shall be charged to the property owner and shall be a lien upon such real estate.

110.6 Hearing. Delete this entire section.

SECTION 111 DEMOLITION

111.1 General. Delete this section and replace with:

The Code Official shall seek a court order pursuant to 65 ILCS 5/11-31-1, requiring the owner of any premises upon which is located any structure, which in the Code Official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make such structure safe and sanitary or to demolish and remove such structure at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.

Chapter 2 DEFINITIONS

202 GENERAL DEFINITIONS

Add the following changes to this section:

ABANDONED VEHICLE. All motor vehicles or other vehicles in a state of disrepair rendering the vehicle incapable of being driven in its condition; or any motor vehicle or other vehicle that has not been moved or used for seven (7) consecutive days or more and is apparently abandoned.

CODE OFFICIAL—Delete the definition and replace with:

The official, who is charged with the administration and enforcement of this code, or any duly authorized representative. The Building Director shall be known as the Code Official.

FAMILY—Delete the definition and replace with:

One or more persons related by blood, marriage or civil union, legal adoption or guardianship, including foster children, or not more than three persons not so related, together with gratuitous guests and domestic servants, occupying a dwelling unit as an individual housekeeping organization.

GRAFFITI—The inscription on a wall, fence, sign, other building or structure, sidewalk, pavement, post, stone, tree or other manmade or natural object by carving, application of paint or other substance, or other means of any symbol (including any letter, word, numeral, emblem or combination thereof), picture or other character placed thereon, other than as permitted by the Village.

INOPERABLE MOTOR VEHICLE—Delete this definition and replace with:

Any motor vehicle from which, for a period of at least seven days the engine, wheels or other parts have been removed, or on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own motor power. "Inoperable motor vehicle" shall not include a motor vehicle which has been rendered temporarily incapable of being driven under its own motor power in order to perform ordinary service or repair operations. ([Chapter 10.53](#) of the Mundelein Municipal Code.)

JURISDICTION—The Village of Mundelein.

NOXIOUS WEEDS—As defined in Title 8, Chapter 1, Subchapter "f" of the Illinois Administrative Code,

part 220.

Chapter 3 GENERAL REQUIREMENTS

SECTION 302—EXTERIOR PROPERTY AREAS

302.3 Sidewalks and driveways. Delete this section and replace with:

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, including any necessary striping, and maintained free from hazardous conditions.

302.4 Weeds. Insert "8-inches" as the maximum height.

Add the following as additional requirements to this section:

302.4.1 Responsibility. The owner, occupant, or person in control of real estate within the Village shall have the duty to cut the weeds and grasses on such real estate and the parkway (which is that part of the dedicated right-of-way between the property line and the edge of pavement) immediately adjacent to the front or side yard of the property so that the weeds and grasses do not exceed eight inches in height.

302.4.2 Exemptions. The requirements of this section do not apply to property being used for and devoted to agricultural purposes; land designated as a nature preserve, wetlands, golf course area, or public land zoning district; or property which has historically remained in its natural state.

302.4.3 Removal Notice. The Building Director or Chief of Police or their designee, shall serve or cause to be served, written notice upon the owner, occupant, or person in control of any real estate on which weeds, or grasses are permitted to grow in violation of the provisions of this chapter, and to demand the abatement of the nuisance within seven days. For any subsequent violations of the provisions of this chapter, the owner, occupant or person in control of the real estate shall be given twenty-four hours written notice to abate the nuisance.

302.4.4 Cost of Removal. The cost of cutting and removing weeds and grasses shall become a lien on the real estate affected, until paid, superior to all other liens and encumbrances, except tax liens, provided that within sixty (60) days after such cost is incurred, the village files a notice of lien in the Office of the Recorder of Deeds of Lake County, Illinois.

302.4.5 Additional Enforcement Action. In addition to, or as an alternative to a lien being filed on the real estate of the affected property, the Building Director or the Chief of Police may issue a notice to appear before the administrative hearing officer of the Village for violations to this section. The Village may also commence a civil proceeding to correct the violation under applicable statutory provisions.

302.4.5 Penalties for Violations. In addition to liability for the cost of abatement of such weeds or grasses, the owner, occupant or person in control of any such real estate shall, upon being found guilty, be subjected to a fine not less than seventy-five (\$75.00) dollars for the first offense and not less than one hundred fifty (\$150.00) dollars for second or subsequent offenses, nor more than seven hundred fifty (\$750.00) dollars for each offense. Each day in which the owner, occupant or person in control of any such real estate shall fail or refuse to comply with the requirements of this chapter shall constitute a separate offense.

302.8 Motor vehicles. Delete Exception and replace with:

Exception:

- (1) A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes
- (2) A vehicle that is covered with an approved vehicle cover that is not in a state of disrepair or disassembly.

302.9 Defacement of property. Add as the last sentence:

Restore within seven (7) days of written notice from the Building Director or Chief of Police or their designee.

SECTION 304—EXTERIOR STRUCTURE

304.3 Premises identification. Add as a last sentence to this section:

Properties that have alley or rear vehicular access shall also have address numbers visible from the rear area.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall be discharged a minimum distance of ten feet (10') from any property line, unless expressly authorized by the Village Engineer.

304.14 Insect screens. Insert "April 1 to December 1" as the dates for this requirement.

Add the following section

304.15.1 Door closers. Storm doors, screen doors, and similar swinging or hinged doors must have self-closing devices to keep doors in a closed position when not in use.

SECTION 308—RUBBISH AND GARBAGE

308.1 Accumulation of litter, rubbish or garbage. Delete and replace the following section:

All exterior property and premises, and the interior of every structure, shall be free from accumulation of litter, rubbish, garbage and excessive storage or any material in which flies, mosquitoes, disease-carrying insects, rats or other vermin may breed or which create a fire hazard.

Add as an additional section: 308.3.3 Rubbish and garbage pickup restrictions.

On days designated by the garbage and rubbish company for pick-up and removal, the containers are to be allowed at the curb for a period of twenty-four (24) hours, between sundown the day before pick-up and sundown the day of pickup.

Chapter 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENT

SECTION 505—WATER SYSTEM

505.4 Water heating facilities.

Remove 110 degrees (43 C) and replace with "not more than 115 degrees for showers and bathtub, and

120 degrees for other water fixtures."

SECTION 507—STORM DRAINAGE

507.2 Storm water drainage. Add this section:

Drainage from sump pumps, down spouts, window wells, or any other concentrated source of storm water shall not be discharged to flow across a public walk and shall be discharged a minimum distance of ten feet (10') from any property line, unless expressly authorized by the Village Engineer.

Chapter 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 602—HEATING FACILITIES

602.3 Heat supply. Insert "October 1st to April 30th" as dates for this requirement.

602.4 Occupiable workspace. Insert "October 1st to April 30th" as dates for this requirement.

Chapter 7 FIRE SAFETY REQUIREMENTS

SECTION 704—FIRE PROTECTION SYSTEMS

704.6 Single- and multiple-station smoke alarms. Add as last sentence:

Smoke detectors shall be installed and maintained pursuant to the Illinois Smoke Detector Act (425 ILCS 60/et seq).

SECTION 705—CARBON MONOXIDE ALARMS AND DETECTION

705.1 General. Add as last sentence:

Carbon Monoxide Detectors shall be installed and maintained pursuant to the Illinois Carbon Monoxide Alarm Detector Act, (430 ILCS 135/et seq).

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, and the remainder shall 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:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

Monday, April 13, 2026

Monday, April 13, 2026

Village Clerk

To: Mayor and Board of Trustees

From: George Sellas, Building Director

For: Village Board Meeting of April 13, 2026

Subject: New Building Code Adoption 2024 IFC

Financial Impact:

N/A

Attachments:

None

Background:

The Village currently uses the International Building Codes as the framework for the Mundelein Fire Code.

The International Fire Code is designed through regulations, to safeguard the public, health, and safety in all communities. It is a comprehensive code that established minimum regulations for fire safety using prescriptive and performance-related provisions. It allows for the use of new materials and new designs and methods of construction, among others.

Adoption of the 2024 Fire Code is being proposed, replacing the 2018 edition. The 2024 is the next series of codes and continues to accept new products, construction methods, materials and more.

Effective January 1, 2025, Illinois mandates a statewide building code (Public Act 103-0510), requiring all jurisdictions to adopt a baseline code during the current year or preceding 9 calendar years. Our codes would be past this 9-calendar year requirement next year.

Recommendation:

Motion to pass an ordinance amending Chapter 16.16 -Mundelein Fire Prevention Code.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-34
which is entitled

New Building Code Adoption 2024 IFC

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 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-34

AN ORDINANCE AMENDING THE VILLAGE OF MUNDELEIN FIRE PREVENTION CODE

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 President and Board of Trustees has determined that it is in the best interest of the Village of Mundelein to create a new Mundelein Fire Prevention Code using the 2024 Edition of the ICC (International Code Council) International Fire Code as the Village model; and

WHEREAS, the 2024 Edition of the ICC International Fire Code is a comprehensive compilation of codes designed to meet the needs of local fire jurisdictions through model code regulations that prescribe safeguards for the safety and public health of all communities; and

WHEREAS, the ICC is a result of consolidation of three previously recognized model code organizations: BOCA Building Officials & Code Administrator, ICBO International Conference of Building Officials, and SBCCI (Southern Building Code Congress International); and

WHEREAS, the ICC offers a complete set of codes without the regional limitations or technological disparities of the past. These codes are fully compatible with a larger set of codes promulgated by the ICC as well. Those codes are the international Building Code, international Energy Conservation Code, international Fuel Code, international Mechanical Code, international Plumbing Codes, international Property Maintenance Code, international Private Sewage Disposal Code, international Residential Code, and international Zoning Code; and

WHEREAS, one of the main benefits of this code is the model code development process under which It has been designed. This offers an international forum for fire safety professionals to discuss and debate the various requirements found herein. The model code system encourages international consistency in the application of the provision within the code.

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

SECTION I: Chapter 16.16 of the Mundelein Municipal Code is hereby deleted and replaced by the following:

SECTION II: Chapter 16.16 - FIRE PREVENTION CODE

The following sections of Chapter 16.16 of the Mundelein Municipal Code are hereby amended as follows. The text set forth below for each listed section amends and supplements the existing language, and all provisions of Chapter 16.16 not expressly amended herein shall remain in full force and effect.

Chapter 16.16 - FIRE PREVENTION CODE

16.16.010 - Fire prevention code created.

There is created and established, in and for the Village of Mundelein, the Mundelein Fire Prevention Code.

16.16.020 - Adoption of the International Fire Code 2024 Edition.

The International Fire Code 2024 Edition as issued and promulgated by the International Code Council, a copy of which has been on file in the village clerk's office and the building department for at least thirty days prior, and open to public inspection, are incorporated by reference in its entirety. The International Fire Code 2024 Edition, as adopted and amended hereafter shall be the rules and regulations for the construction, alterations, additions, repairs, or conversions of all buildings and structures, with the amendments, modification, and additions as hereafter set forth, in the Village of Mundelein, Lake County, Illinois, applicable to existing or proposed new buildings or structures.

16.16.030 - Amendments of the International Fire Code 2024 Edition.

CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

Amend to read as follows:

101.1 Title. These regulations shall be known as the Fire Prevention Code of the Village of Mundelein, hereafter referred to as "this code".

SECTION 102 APPLICABILITY

Amend to read as follows:

102.4 Application of building code. The design and construction of new structures shall comply with the Building Code of the Village of Mundelein; and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the Building Code of the Village of Mundelein, shall be made in accordance therewith.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 80, and Appendices B, C, and D, and shall be considered to be part of the requirements of this code to the prescribed extent of each such reference. All standards referenced in this code shall use the most current edition.

102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or within the Mundelein Municipal Code, the provisions of this code or the Mundelein Municipal Code as applicable, shall take precedence over the provisions in the referenced code or standard.

SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES

104.4 Right of Entry. Amend to read as follows:

All inspections shall be conducted in compliance with Chapter 16.40.030 of the Mundelein Municipal Code.

SECTION 110 MAINTENANCE

Amend to read as follows:

110.3 Recordkeeping. A record of periodic inspections, tests, servicing and other operations and maintenance shall be maintained on the premises or other approved location for not less than 3 years, or a different period of time where specified in this code or referenced standards. Records shall be made available for inspection by the fire code official, and a copy of the records shall be provided to the fire code official upon request. Any company or agent performing inspections and/or maintenance to fire protection systems shall be required to register with a reporting agency approved by the Fire Chief, and all inspection and maintenance reports shall be submitted via the approved agency requirements.

SECTION 112 BOARD OF APPEALS

Delete this section and insert the following:

112.1 General. The owner or lessee of a building or structure, or their duly authorized agent, may appeal any determination or decision of the fire code official to the Village Board of Trustees by serving a written notice thereof on the Village Clerk within thirty (30) days after being notified of the determination or decision. In the event of such an appeal, the Village Board of Trustees shall either affirm, reverse, or modify the determination or decision following a hearing thereon.

SECTION 113 VIOLATIONS

Amend to read as follows:

113.4 Violation Penalties. Any person, firm, or corporation which shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, construct, install, alter, repair, or do work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provision of this code, shall be guilty of a misdemeanor, punishable by a fine of not less than \$75.00 and not more than \$750.00. Each day the violation continues after due notice has been served shall be deemed a separate offense.

CHAPTER 2 DEFINITIONS

Section 202 Definitions. Amended by adding the following definition:

"Consumer Novelties" — Consumer novelties shall mean: (i) snakes, glow-worm pellets, smoke devices, trick noisemakers, sparklers, trick matches, cigarette loads, auto burglar alarms, toy pistols, toy canes, toy guns, and any other devices in which paper or plastic caps containing 0.25 grains (16 mg) or less of explosive compound are used, provided they are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and (ii) toy pistol paper or plastic caps which contain less than 0.20 grains (13mg) of explosive mixture.

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 305 IGNITION SOURCES

Add a new section:

305.6 Reporting hazardous situations. Any person discovering the evidence or being appraised of spontaneous heating, or any other type of abnormal or illegal heating or burning; or any person upon discovering or being appraised of an uncontrolled hazardous, flammable, and/or combustible gas leak, or hazardous material spill shall immediately notify the fire department.

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

Amend to read as follows:

307.1.1 Prohibited open burning. The burning of leaves, landscape waste, paper, plywood, construction materials, or trash/rubbish is prohibited. Open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous.

307.4.2 Recreational Fires. Recreational fires, including firepits, shall not be conducted within 15 feet of a structure or combustible material. Conditions that could cause a fire to spread within 15 feet of a structure shall be eliminated prior to ignition. Solid fuel for any outdoor fireplace or firepit shall consist of only seasoned dry firewood and shall be ignited with a small quantity of paper, or commercially available paraffin wax and woodchip fire starters. Fireplaces and firepits that use liquefied gas as fuel shall follow manufacturer's requirements and recommendations for installation and placement.

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS

Amend to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and APPENDIX D FIRE APPARATUS ACCESS ROADS.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. It shall be the responsibility of the property owner to maintain the surface in a usable condition at all times, including the removal of snow.

SECTION 505 PREMISES IDENTIFICATION

Section 505.1 Address identification. Amended to read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed on the building in a position that is visible from the public right of way and on all exterior doors. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals of at least 6 inches (152 mm) in height with one inch (25 mm) stroke. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SECTION 506 KEY BOXES

Amend to read as follows:

506.1 Where required. Where access to or within a structure or an area is unduly difficult or restricted because of secured openings, and where the structure is equipped with a fire alarm or fire suppression system or immediate access is necessary for lifesaving or fire-fighting purposes, a minimum 3200 Series Knox Box shall be provided at the main entrance, at the Fire Protection Rooms and other locations on the exterior of the building as required by the Fire Code Official. The Knox Box shall contain keys to gain necessary access and perform necessary functions as required by the fire code official. The Knox Box shall be sized for the number of keys provided and shall be mounted at a height of five feet, six inches (5'6") above finished grade.

SECTION 507 FIRE PROTECTION WATER SUPPLIES

Amend to read as follows:

507.3 Fire flow. Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by APPENDIX B, FIRE FLOW REQUIREMENTS FOR BUILDINGS or another approved method.

507.5 Fire hydrant systems. Fire hydrant systems shall comply with APPENDIX C, FIRE HYDRANT LOCATIONS AND DISTRIBUTION and Sections 507.5.1 through 507.5.6.

SECTION 510 EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS

Amend to read as follows:

510.1 Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. An in-building coverage test as described in Section 510.5.3 shall be performed by qualified personnel. Failure of this test shall require that an approved public safety radio coverage system shall be required in accordance with Sections 510.2 through 510.6.4. This section shall not require improvement of the existing public safety communication systems.

Exception:

1. 1- and 2- family detached residential dwelling.
2. One-story buildings less than twelve thousand (12,000) square feet with no below-grade areas.
3. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.
4. Where it is determined by the fire code official that the radio coverage system is not needed.
5. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 901 GENERAL

901.4.6.1 Access. Amend to read as follows:

Rooms containing automatic sprinkler system risers, fire pumps and controllers shall be located on an outside wall at grade, with direct exterior access. The door shall be permitted to be locked provided that the key is available at all times.

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

Delete Section 903.2 and insert the following:

903.2 Where required. An approved automatic fire sprinkler system shall be provided in all new buildings or structures. In buildings with separate occupancies or strip malls, flow switches shall be provided for each occupancy for addressing. Smoke and/or heat detection may be installed in lieu of flow switches.

Exceptions:

1. Detached accessory buildings that are classified as Miscellaneous Group U occupancies, unless required by another section of the code.
2. Detached, single-story accessory buildings or structures, except Group H occupancies, with no basement and less than 1,000 square feet in floor area and with a minimum separation of twenty-five (25) feet from all other buildings.
3. Spaces or areas in telecommunication buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

903.2.1 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy, all floors between the occupied roof and the level of exit discharge shall be equipped with an approved automatic fire sprinkler system.

Exception: Open parking garages of Type I or Type II Construction.

903.2.2 During construction. Automatic sprinkler systems required during construction, alteration, and demolition operations shall be provided in accordance with Section 3314.

Amend the following sections to read as follows:

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Mundelein Municipal Code and the Illinois Plumbing Code. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted with a 10%, but not less than 5 psi, minimum safety factor to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.

903.4.2 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the Village of Mundelein Dispatch Center and shall be automatically transmitted via the approved Village of Mundelein Wireless Radio System.

Exceptions: Delete all exceptions:

903.4.2 Alarms. An approved weatherproof blue strobe light and audible device, located on the exterior of the building and located over the fire department connection (FDC), or other approved location, shall be connected to each automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.4 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

SECTION 905 STANDPIPE SYSTEMS

905.3.1 Height. Amend to read as follows:

Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Three (3) or more stories are above or below grade plane.
2. The floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access.
3. The floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.

4. Any per floor area exceeds 15,000 square feet.
5. Where any portion of the building's interior is more than 200 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exception: In determining the lowest level of fire department vehicle access, it shall not be required to consider recessed loading docks for four vehicles or less, or conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.1.3 Equipment. Amend to read as follows:

Systems and components shall be listed and approved for the purpose for which they are installed. Fire alarm control units and annunciators shall be fully addressable and shall be configured to be activated and/or silenced with a key and no other method.

Add the following sections:

907.1.3.1 Control panel locations. Fire alarm control panels or full-function annunciator panels shall be located within ten (10) feet of the main entrance of the occupancy, or in a location approved by the fire code official.

907.1.3.2 Fire alarm zone map. A fire alarm zone map showing a building floor plan and all fire alarm system components shall be provided at each fire alarm control panel and fire alarm annunciator panel.

Amend to read as follows:

907.2.11 Single and multiple-station smoke alarms. Listed single and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.7, manufacturer's installation instructions, NFPA 72, the current State of Illinois Smoke Detector Act (425 ILCS 60/), and all the rules and regulations of the Office of the Illinois State Fire Marshal.

907.6.6 Monitoring. Fire alarm systems shall be automatically transmitted to the Village of Mundelein Dispatch Center and shall be automatically transmitted via the approved Village of Mundelein Wireless Radio System. Alarm, supervisory and trouble signals shall be distinctly different.

Exception: Monitoring is not required for 1- and 2-family dwellings and smoke detectors in Group I-3 Occupancies.

907.9 Where required in existing buildings and structures. A full, automatic fire alarm system shall be installed in accordance with the provisions of this code and NFPA 72 in existing buildings not provided with an automatic fire sprinkler system, where any increase in the square footage, or a change in building occupancy classification or use group occurs. When required, fire separation assembly(s) shall be installed in accordance with this code.

Exceptions: 1- and 2-family dwellings, unless specified elsewhere in this Code.

Add the following sections:

907.11 General. This section applies to false fire alarms. This includes any alarm signal that indicates or reports the existence of an emergency situation, when in fact no such emergency exists, by any alarm signal generated by any fire protection system, by whatever means.

907.11.1 False fire alarm service charge. A fire alarm user shall be charged a service charge of \$100.00 for each false fire alarm that is due to, or caused by, lack of required maintenance as specified in this Code; or resulting from any test, repair, alteration, or addition to the fire protection system without prior notification thereof to the Village of Mundelein Fire Department and/or the Mundelein Dispatch Center. For all other false fire alarms, the alarm user shall be charged a service charge of \$100.00 for each false alarm in excess of two in any calendar year. All false fire alarm service charges shall be remitted to the Customer Service Department located in the Village Hall, by the alarm user upon receipt of the statement for such service charge.

907.11.1.1 Allowance for newly installed fire alarm systems. A waiver of fees for false fire alarms will be considered on a case-by-case basis for fire alarm users should a false fire alarm occur during the first three (3) months after the user's fire alarm service was commenced.

907.11.1.2 Allowance for local governments. Units of local government, such as schools and park districts, may receive a waiver of fees for false fire alarms.

907.11.2 Intentional false fire alarm. No person shall deliberately or maliciously call in, or otherwise report a fire alarm when in fact such a person knows that no fire exists. No person shall activate any fire alarm system or fire suppression system for purposes other than an emergency, maintenance, drills, or prescribed testing.

907.11.2.1 Penalties. Any person who violates the provisions of Section 907.11.2 shall be subject to a fine of not less than \$75.00 and not more than \$750.00 for each violation. Such fines shall be in addition to any other fee or charge authorized pursuant to the terms of the ordinance codified in this chapter.

907.11.3 Liability. The Village of Mundelein assumes no liability for:

Any defects in the operation of the fire alarm system.

1. Any failure or neglect to respond appropriately upon receipt of an alarm.
2. Any failure or neglect of any person in connection with the installation, operation, or maintenance of any alarm system.
3. The transmission of alarm signals, pre-recorded alarm messages, or the relaying of such signals and messages.

SECTION 912 FIRE DEPARTMENT HOSE CONNECTIONS

Amend to read as follows:

912.3 Fire hose threads. Fire department connections shall be 5" Storz connections fitted with a 30-degree downturn elbow. If additional hose connections are required for proper operation of the fire suppression system(s), a standard 2½ inch Siamese connection may be used when approved by the Fire Chief or his designee. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads.

CHAPTER 10 MEANS OF EGRESS

SECTION 1028 EXIT DISCHARGE

Delete Section 1028.5 and insert the following:

1028.5 Access to a public way. The exit discharge shall provide a hard, level walking surface with direct and unobstructed access to a public way. Any type of barrier including, but not limited to, the accumulation of snow and/or ice is an impediment to free movement and procedures shall be established to ensure that blockages are eliminated.

Exception: Where access to a public way cannot be provided, a safe dispersal area shall be provided where all of the following are met:

1. The area shall be of a size to accommodate not less than 5 square feet for each person.
2. The area shall be located on the same lot not less than 50 feet away from the building requiring egress.
3. The area shall be permanently maintained and identified as a safe dispersal area.
4. The area shall be provided with a safe and unobstructed path of travel from the building.

CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE

SECTION 3206 GENERAL FIRE PROTECTION AND LIFE SAFETY FEATURES

Add the following section:

3206.4.2 Minimum design requirements for speculative warehouses. The design of automatic fire sprinkler systems for speculative Group M, S or F occupancies shall be based on storage of Cartoned Unexpanded Group A Plastics to the available storage height. The storage height shall be determined by subtracting 48 inches (48") from the highest point of the roof above each system for ESFR, and 30 inches (30") for area density applications.

Exception: Speculative occupancies with specific predetermined storage requirements approved by the AHJ.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

SECTION 5601 GENERAL

Amend the following sections:

Section 5601.1.3 Fireworks. Amended to read as follows:

The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Storage, handling, and use of fireworks at approved display sites in accordance with Sections 5604 and 5608.
2. The retail sale of approved consumer novelties as defined in Section 202 of this code shall be permitted only to persons 18 years of age or older. Retail sales shall be permitted only in buildings equipped with approved automatic sprinkler systems. The display of consumer novelties in a building shall be separated from all exit doors by a minimum distance of twenty (20) feet, or as approved in advance in writing by the fire code official. The sale of consumer novelties shall not be permitted at any building or on any property where flammable or combustible liquids or gases are sold or dispensed."

Add the following section: 5601.1.3.1. Penalties for possession

Any person, firm, corporation, or entity that violates any provision of Section 5601.1.3 of this code shall be subject to penalties as described in Chapter 1.24 of the Mundelein Municipal Code.

Section 5601.2.2 Sales and retail display. Amend to read as follows:

It shall be unlawful to display, sell, store, or advertise for sale any Class 1.3G or 1.4G fireworks within the Village of Mundelein. Persons shall not construct a retail display nor offer for sale explosives, explosive materials, or fireworks on highways, sidewalks, public property, or in Group A or E occupancies."

Section 5608.2.1 Outdoor fireworks displays. Amended to read as follows:

In addition to the requirements of Section 403, permit applications for outdoor fireworks displays using Division 1.3G fireworks shall include a diagram of the location at which the display will be conducted, including the site from which fireworks will be discharged; the location of buildings, highways, overhead obstructions and utilities; and the lines behind which the audience will be restrained. All outdoor fireworks displays shall be electronically fired using approved electronic firing units and approved mortar racks. All outdoor fireworks displays shall comply with the provisions of the Fireworks Regulation Act of Illinois, 425 ILCS 30/1, et seq., and the Pyrotechnic Distributor and Operator Licensing Act, 225 ILCS 227/1, et seq.

SECTION III: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, and the remainder shall 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:	[]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, April 13, 2026

APPROVED: Monday, April 13, 2026

ATTEST: _____
Village Clerk

To: Mayor and Board of Trustees

From: Karen Walsh, Clerk

For: Village Board Meeting of April 13, 2026

Subject: Executive Session Meeting Minute Approval

Financial Impact:

N/A

Attachments:

None

Background:

The Executive Session Meeting minutes from the February 9, 2026, 5:00 PM meeting were reviewed during the Executive Session Meeting on March 23, 2026.

Recommendation:

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 5:00 PM Meeting.

To: Mayor and Board of Trustees

From: Karen Walsh, Clerk

For: Village Board Meeting of April 13, 2026

Subject: Executive Session Meeting Minute Approval

Financial Impact:

N/A

Attachments:

None

Background:

The Executive Session Meeting minutes from the February 9, 2026, 7:00 PM meeting were reviewed during the Executive Session Meeting on March 23, 2026.

Recommendation:

Motion to approve the Executive Session meeting minutes for the February 9, 2026, 7:00 PM Meeting.

To: Mayor and Board of Trustees

From: Gail Czysczon, Office Clerk
Kelsey Howe, Business Services Manager

For: Village Board Meeting of April 13, 2026

Subject: Asphalt Patching Purchase Order

Financial Impact:

\$113,358 - 100-441-46670 MT ALL STREETS

Attachments:

None

Background:

Chicagoland Paving provides contractual patching services for the Village and is entering the second year of a two-year contract approved by the Board in April 2025. The Village's purchase order policy requires the Village Board's approval prior to issuing a purchase order or acquiring products or services over \$20,000. Board approval is respectfully requested.

Recommendation:

Motion to approve purchase order number 26-00964 in the amount of \$113,358 to Chicagoland Paving Contractors, Inc. of Lake Zurich, IL, for contractual asphalt patching.

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of April 13, 2026

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

Financial Impact:

N/A

Attachments:

1. O-26-04-35 - Exhibit B - Water Sewer Rates 2026-2030 04.13.2026
2. O-26-04-35 - Exhibit A 2026 Fee Updates

Background:

As part of the Village's annual review of fees and charges, staff evaluated all items included in the comprehensive fee schedule adopted under Ordinance 24-10-50. The fee schedule consolidates all Village fees across multiple code chapters into one location (Chapter 3.80), allowing for consistent annual updates aligned with operational costs, service levels, and budgeted revenue needs. For the FY2026–2027 budget cycle, several fee categories were identified as requiring adjustment to maintain cost recovery and ensure alignment with actual service delivery costs.

These updates include:

- Emergency and Non-Emergency Service Recovery Fees, adjusted to reflect current personnel, equipment, and operational costs associated with Fire Department response activities.
- Solicitor/Peddler/Canvasser Permits, revised to recover administrative processing costs related to background checks, review, and compliance monitoring.
- Water and Sewer Rates, updated to incorporate the multi-year rate adjustments adopted by the Village Board during the FY2027 budget process. These rate increases support rising operational costs, water supply expenses, and long-term capital projects, including the Village's water meter replacement program.
- Building Permit, Plan Review, and Development Related Fees, which have been updated across Sections 16.06.020–16.06.100 to ensure that permitting, inspection, and review

functions adequately reflect staff time, contracted service costs, and comparative municipal benchmarks.

- Water Meter Fees, updated under Section 14.16.040 to reflect current meter equipment costs for all meter sizes allowed by the Village.
- Owner/Developer Tree Replacement Fees, clarified to ensure accurate application of the required replacement tree or per acre removal fees listed under Section 16.23.130.

These changes are consolidated into **Exhibit A** (Fee Schedule Updates) and **Exhibit B** (Water & Sewer Rate Schedule 2026–2030).

Exhibit A contains all codified fee updates incorporated into Chapter 3.80, while Exhibit B remains non-codified and serves as the basis for the annual adjustment of water and sewer rates. All updated fees included in Exhibit A will take effect on May 1, 2026, while Water and Sewer rates contained in Exhibit B will take effect on June 1, 2026.

The proposed ordinance formalizes these fee updates to ensure transparency, accuracy, and long-term financial sustainability for Village services.

Recommendation:

Motion to approve an Ordinance revising the Village Fee Schedule, including updated water and sewer rates and building permit/development fees.

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 April 13, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-04-35
which is entitled

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

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 4/14/2026, 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 4/14/2026.

Village Clerk

ORDINANCE NO. O-26-04-35

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

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

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

WHEREAS, on October 28, 2024, the Village board passed ordinance 24-10-50 to create a comprehensive fee schedule that established various fees and charges as part of the Mundelein Municipal Code into one chapter, Chapter 3.80 for the purpose of providing a single, comprehensive listing of all Village fees that could be reviewed from time-to-time; and

WHEREAS, Village Administration has conducted a review of the charges, fees and licenses charged by the Village for the 2026/2027 fiscal year; and

WHEREAS, during adoption of the FY 2027 Village Budget on April 13, 2026, the Village Board approved a 5.5 percent increase in water and sewer rates effective June 1, 2026, and additional annual 5.5 percent increases effective June 1 of each year from 2027 through 2030, to address increased costs of water supply, system operations, and capital improvements including the Village’s water meter replacement program; and

WHEREAS, the Village Board desires to codify these multiyear water and sewer rate adjustments through the adoption of Exhibit B, attached hereto; and

WHEREAS, the cost of administering solicitor permits, including background checks, review, and compliance monitoring, has increased and the associated fees require revision to recover administrative costs; and

WHEREAS, the Village incurs actual personnel, equipment, and overhead costs when providing emergency and nonemergency response services, and the recovery fees for such services must be updated to reflect current actual costs; and

WHEREAS, the Village must also update the water meter fees listed in Section 14.16.040 to reflect the cost of new meter equipment; and

WHEREAS, Village staff has completed a review of all building permit, plan review, and inspection fees referenced in Chapters 16.06.020 through 16.06.100 and determined that updates are necessary to properly align these fees with the actual costs of processing building permits, performing plan reviews, conducting field inspections, and administering development related services; and

WHEREAS, the Village's Owner/Developer Tree Replacement requirements under Section 16.23.130 include the replacement of required trees or payment in lieu of replacement, and the fee currently listed in Chapter 3.80 requires clarification to accurately reflect the Village's intent that the fee be \$100 per required replacement tree not planted, or \$10,000 per acre of trees removed; and

WHEREAS, it is necessary and appropriate to amend Chapter 3.80 of the Mundelein Municipal Code to update and revise these fees accordingly and to adopt Exhibits A and B to ensure accuracy, transparency, and financial sustainability;

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

SECTION I: Emergency and Non-Emergency Service Recovery Fees

The emergency and non-emergency service recovery fees listed in Chapter 3.80 with reference to 2.36.160 Emergency Services Cost Recovery are amended to reflect current actual personnel, equipment, and operational costs incurred by the Village, effective May 1, 2026 as shown below:

2.36.160.B.1.a Motor Vehicle Level 1 \$541

2.36.160.B.1.b Motor Vehicle Level 2 \$618

2.36.160.B.1.c Car Fire Level 3 \$749

2.36.160.B.1.d Extrication Fee \$1,623

2.36.160.B.2.a Hazardous Materials Level 1 \$869

2.36.160.B.2.b Hazardous Materials Level 2 \$3,103 minimum

2.36.160.B.3 Fire Investigation Incidents \$342 per hour

2.36.160.C.1 Engine Billed Services Over One Hour \$497 per hour

2.36.160.C.2 Truck/Aerial Services Over One Hour \$617 per hour Water Service Rate Adjustments

SECTION II: Solicitor Permit Fees

The solicitor permit fees are amended as necessary to recover the administrative and processing costs associated with issuing, reviewing, and monitoring solicitor permits so that the following portions of Title 3, Chapter 8, Fee Schedule are amended to reflect the proposed fees effective May 1, 2026 with reference to 5.88.030.B Solicitor/Peddler/Canvasser Permit Non-Charitable/Non-Religious: \$25 per person and reference to 5.88.060.B Solicitor/Peddler/Canvasser Permit Charitable/Religious: \$10 per person

SECTION III: Water-Sewer Rates

The water and sewer service rates set forth in Chapter 3.80 of the Mundelein Municipal Code referenced in Chapter 14.04 WATER AND SEWER RATES AND CHARGES are amended to include the following annual adjustments:

a. Effective June 1, 2026, all water and sewer service rates shall increase by 5.5 percent.

b. Effective June 1, 2027, all water and sewer service rates shall increase by 5.5 percent.

c. Effective June 1, 2028, all water and sewer service rates shall increase by 5.5 percent.

d. Effective June 1, 2029, all water and sewer service rates shall increase by 5.5 percent.

e. Effective June 1, 2030, all water and sewer service rates shall increase by 5.5 percent.

Exhibit B Water & Sewer Rate Schedule 2026–2030, is hereby adopted and attached hereto.

SECTION IV: Water Meter Fees

The water meter fees listed in Chapter 3.80 with reference to Section 14.16.040 are hereby amended to reflect updated 2026 meter costs for all meter sizes permitted by the Village. The revised fees shall be incorporated into Exhibit A, shall be effective May 1, 2026, and include the following:

- ¾" M-25 — \$443.85
- 1" M-35 — \$598.95
- 1" M-70 (Commercial) — \$585.50
- 2" — \$2446.95
- 3" — \$4573.25
- 4" — \$6194.65
- 6" — \$8946.85

SECTION V: Building Permit and Development-Related Fees

The Building Permit, Plan Review, inspection, and development-related fees listed in Chapter 3.80, with reference to Sections 16.06.020 through 16.06.100 of the Mundelein Municipal Code, are hereby amended to reflect the updated FY202-27 fee schedule. The revised fees shall be effective May 1, 2026, are shown in Exhibit A and include:

- Permit Application Fee — \$25
- Permit Re-Review Fee (3rd review and beyond) — \$50
- New Commercial Building Permit — \$4 per square foot
- Commercial Additions — \$3 per square foot
- Commercial Alterations — \$2 per square foot (\$200 minimum)
- New Industrial Construction — \$4 per square foot
- Industrial Additions — \$3 per square foot
- Industrial Alterations — \$2 per square foot (\$200 minimum)
- Building Plan Review Fee — \$75 (applicable to 16.06.030 through 16.06.060)
- Electrical/Mechanical/Fire/Plumbing Plan Review Fee — \$35 per trade (applicable to 16.06.030 through 16.06.060)
- New Single-Family, Two-Family, and Townhome Construction — \$4 per square foot
- Additions — \$3 per square foot
- Alterations — \$2 per square foot (\$200 minimum)
- New Multifamily Construction — \$4 per square foot
- Multifamily Additions — \$3 per square foot
- Multifamily Alterations — \$2 per square foot (\$200 minimum)
- New Mixed-Use Buildings — \$4 per square foot
- Mixed-Use Additions — \$3 per square foot
- Mixed-Use Alterations — \$2 per square foot (\$200 minimum)
- Minor Permits — \$75
- Standard Permits — \$125
- Elevator inspection, reinspection, and plan review — 2× invoice per inspection service
- Permit Reinspection Fee — \$150

These fees shall replace the corresponding entries in Chapter 3.80 and shall be incorporated into Exhibit A.

SECTION VI. Owner Developer Tree Replacement Amendment

The Owner/Developer Tree Replacement fee listed in Chapter 3.80 with reference to Section 16.23.130 is hereby amended to read as follows:

\$100 per required replacement tree not planted; or \$10,000 per acre of trees removed.
This language replaces the prior fee description to accurately reflect the Village’s intended fee structure.

SECTION VII. Adoption of Exhibit A – 2026 Updated Fees. The 2026 fee updates for all categories referenced in Sections 1 through 8 of this Ordinance are hereby adopted as Exhibit A and shall replace the corresponding fee lines in the Chapter 3.80 Fee Schedule. Exhibit A reflects all new and revised Village fees for FY27, including those established by separate ordinance approved earlier on this agenda. All fees contained in Exhibit A shall be effective May 1, 2026 unless otherwise specified. The Village Administrator or designee is authorized to update the published Fee Schedule to reflect these changes.

SECTION VIII. Adoption of Exhibit B – Water & Sewer Rates (2026–2030)The multi-year Water and Sewer Rate Schedule (2026–2030), attached as Exhibit B, is hereby adopted.
Exhibit B shall remain on file with this ordinance and shall not be codified in Chapter 3.80.
Chapter 3.80 shall continue to display only the current year’s water and sewer rates.

SECTION IX. Annual Update of Water and Sewer Fees
The Village Administrator or designee shall update the Chapter 3.80 Fee Schedule each June 1 to reflect the current year’s water and sewer rates as established by Exhibit B. No additional ordinance shall be required for such annual updates unless the Board revises the multiyear schedule.

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

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

SECTION XII: 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, April 13, 2026
APPROVED: Monday, April 13, 2026

ATTEST: _____

Village Clerk

EXHIBIT B: WATER & SEWER RATES 2026–2030

Fee Description	2026	2027	2028	2029	2030
Basic Water Charge (per unit) 14.04.010a	\$ 7.50	\$ 7.90	\$ 8.30	\$ 8.80	\$ 9.30
Basic Sewer Charge (per unit) 14.04.020.a	\$ 5.00	\$ 5.30	\$ 5.60	\$ 5.90	\$ 6.20
Sewer Non-Summer (Dec 1–Jul 31) 14.04.020.a.i	\$ 5.10	\$ 5.40	\$ 5.70	\$ 6.00	\$ 6.30
Sewer Summer (Aug 1–Nov 30) 14.04.020.a.ii	\$ 4.90	\$ 5.20	\$ 5.50	\$ 5.80	\$ 6.10
Usage in Excess of 600 Cubic Feet (per unit after 6 units) 14.04.030	\$12.50	\$13.20	\$13.90	\$14.70	\$15.50
Water Minimum Charge Per Billing Cycle 14.04.030.a.i	\$45.00	\$47.40	\$49.80	\$52.80	\$55.80
Sewer Minimum Summer 14.04.030.a.ii.1)	\$29.40	\$31.20	\$33.00	\$34.80	\$36.60
Sewer Minimum Charge Non-Summer 14.04.030.a.ii.2)	\$30.60	\$32.40	\$34.20	\$36.00	\$37.80
Water Basic Charge Outside Village 14.04.040	\$11.20	\$11.80	\$12.40	\$13.10	\$13.80
Sewer Basic Charge Outside Village 14.04.040	\$ 5.00	\$ 5.30	\$ 5.60	\$ 5.90	\$ 6.20
Water Basic Charge Outside Village North Hills 14.04.040	\$11.20	\$11.80	\$12.40	\$13.10	\$13.80
Sewer Basic Charge Outside Village North Hills14.04.040	\$ 7.50	\$ 7.90	\$ 8.30	\$ 8.80	\$ 9.30
Water Bill Senior Discount 14.04.140	\$23.20	\$24.50	\$25.80	\$27.20	\$28.70

EXHIBIT A: FY 2026-2027 FEE SCHEDULE UPDATES

Section	Purpose	Fee
2.36.160.B.1.a	Motor Vehicle Level 1	\$541
2.36.160.B.1.b	Motor Vehicle Level 2	\$618
2.36.160.B.1.c	Car Fire Level 3	\$749
2.36.160.B.1.d	Extrication Fee	\$1623
2.36.160.B.2.a	Hazardous Materials Level 1	\$869
2.36.160.B.2.b	Hazardous Materials Level 2	\$3103 minimum
2.36.160.B.3	Fire Investigation Incidents	\$342 per hour
2.36.160.C.1	Engine Billed Services Over One Hour	\$497 per hour
2.36.160.C.2	Truck/Aerial Services Over One Hour	\$617 per hour
5.88.030.B	Solicitor/Peddler/Canvasser Permit Non-Charitable/Non-Religious	\$25 per person
5.88.060.B	Solicitor/Peddler/Canvasser Permit Charitable/Religious	\$10 per person
14.04 Water and Sewer rates effective June 1, 2026-May 31, 2027		
14.04.010.a	Basic Water Charge	\$ 7.50 per unit (includes CLCJAWA Charge)
14.04.020.a	Basic Sewer Charge	\$ 5.00 per unit
14.04.020.a.i	Sewer Non-Summer (Dec 1–Jul 31)	\$ 5.10
14.04.020.a.ii	Sewer Summer (Aug 1–Nov 30)	\$ 4.90 per unit
14.04.030	Usage in Excess of 600 Cubic Feet	\$12.50 (per unit after 6 units)
14.04.030.a.i	Water Minimum Charge Per dwelling	\$45.00 per billing cycle
14.04.030.a.ii.1)	Sewer Minimum Charge Per dwelling Summer	\$29.40 per billing cycle
14.04.030.a.ii.2)	Sewer Minimum Charge Per Dwelling Non-summer	\$30.60 per billing cycle
14.04.040	Water Basic Charge Outside Village	\$11.20
	Sewer Basic Charge Outside Village	\$ 5.00
	Water Basic Charge Outside Village -North Hills	\$11.20
	Sewer Basic Charge Outside Village- North Hills	\$ 7.50
14.04.140	Water Bill Senior Discount	\$23.20
14.16.040	Water Connection Tap-On fees	
	¾" M-25	\$443.85
	1" M-35	\$598.95
	1" M-70 (commercial)	\$585.50
	2"	\$2446.95
	3"	\$4573.25
	4"	\$6,194.65
	6"	\$8946.85
16.06.115	Engineering Land Disturbance Review Fees	
	0 – 5,000 sq. ft.	\$250
	5,001 – 25,000 sq. ft	\$650
	25,001 sq. ft and greater	\$1000

EXHIBIT A: FY 2026-2027 FEE SCHEDULE UPDATES

16.06.020	Permit Application Fee	\$25
	Permit Re-Review Fee (3 or more)	\$50
16.06.030	New Commercial building permit	\$4 per square foot
	Commercial additions permit	\$3 per square foot
	Commercial alterations permit	\$2 per square foot (\$200 minimum)
	New Industrial Permit	\$2 per square foot
	Industrial additions permit	\$3 per square foot
	Industrial alterations permit	\$2 per square foot (\$200 minimum)
	Building Plan Review	\$75
	Electrical / Mechanical / Fire / Plumbing Plan Review	\$35 / trade
16.06.040	New Construction Single-family, two-family and townhomes permit	\$4 per square foot
	Single-family, two-family and townhomes additions permit	\$3 per square foot
	Single-family, two-family and townhomes alterations permit	\$2 per square foot (\$200 minimum)
	Building Plan Review	\$75
	Electrical / Mechanical / Fire / Plumbing Plan Review Fee	\$35 / trade
16.06.050	New Multifamily buildings permit	\$4 per square foot
	Multifamily buildings additions permit	\$3 per square foot
	Multifamily buildings alterations permit	\$2 per square foot (\$200 minimum)
	Building Plan Review Fee	\$75
	Electrical / Mechanical / Fire / Plumbing Plan Review Fee	\$35 / trade
16.06.60	New Mixed-Use Buildings permit	\$4 per square foot
	Mixed-Use Buildings additions permit	\$3 per square foot
	Mixed-Use Buildings alterations permit	\$2 per square foot (\$200 minimum)
	Building Plan Review Fee	\$75
	Electrical / Mechanical / Fire / Plumbing Plan Review	\$35 / trade
16.06.070	Minor permits	\$75
	Standard permits	\$125
16.06.080	Elevator Inspections, reinspection, plan review	2 times invoice per inspection service
16.06.100	Permit Reinspection Fees	\$150
16.23.130	Owner/Developer Tree Replacement	\$100 per required replacement tree not planted; or \$10,000 per acre of trees removed.