

AGENDA
VILLAGE BOARD MEETING NO. 3350
September 14, 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. Review and Approval of Board Meeting Minutes

Motion to approve the Board of Trustees Regular meeting minutes from August 24, 2026.

V. PRESENTATIONS / AWARDS

A. Commission Appointment - Mark Gaunky - Old # 1 Fire Truck Preservation Committee

Motion to approve a committee appointment of Mark Gaunky to the Old # 1 Fire Truck Preservation Committee.

B. Proclamation - See Tracks? Think Train Week

C. Proclamation - Hispanic Heritage Month

D. Presentation - Midlothian Crossing - 100 South Midlothian Road - Proposed Townhouses

VI. PUBLIC COMMENTARY

VII. PUBLIC HEARINGS

VIII. MAYOR'S REPORT

A. **Meeting Call** — Committee of the Whole Meeting to discuss Flock Safety Cameras on

October 26, 2026, at 6:00 PM, at the Mundelein Village Hall - 300 Plaza Circle.

- B. Designating A Director and Alternate Directors for the Village of Mundelein to SWALCO

Motion to adopt a Resolution designating Trustee Erich Schwenk as Director and Ms. Lynne Monroe, and Mr. Rob Greenfield as Alternate Directors for the Village of Mundelein to the Solid Waste Agency of Lake County for the period September 15, 2026 - April 30, 2027.

- C. Mundelein Community Connection - Mundelein Art Fair Sign Request

Motion to authorize Mundelein Community Connection to place temporary signs at the designated locations from September 16, 2026 through September 20, 2026.

- D. Love Family - Purple Ribbon Request

Motion to authorize the Love family to place temporary purple ribbons at the designated locations from September 19, 2026 through October 4, 2026.

IX. TRUSTEE REPORTS

- A. Community Happenings Committee (Juarez, Lambert)

1. Communities Happening Report

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

1. Small Mural Agreement - 662 East Hawley Street

Motion to authorize the Mayor to execute an Agreement for the commission of a mural between the Village of Mundelein, Amanda E. Gross, and Demel Properties I LLC at 662 East Hawley Street.

2. Midlothian Crossing - 100 South Midlothian Road - Proposed Townhouses - Development Agreement

Motion to pass an Ordinance approving and authorizing execution of a Development Agreement for the Midlothian Crossing Townhouse Development (100 South Midlothian Road), subject to Village Attorney review and approval.

3. 800-860 North Illinois Route 83 - Variation for Perimeter Landscape

Motion to authorize staff to prepare an ordinance approving a variation from Section 20.60.100 of the Zoning Ordinance for the required perimeter landscaping for the parking lot located at 800–860 North Illinois Route 83 subject to conditions.

4. 800-860 North Illinois Route 83 - Variation for Landscape Islands

Motion to authorize staff to prepare an ordinance approving of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the parking lot located at 800–860 North Illinois Route 83 subject to

conditions.

5. 800-860 North Illinois Route 83 - Variation for Shade Trees

Motion to authorize staff to prepare an ordinance denying a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees for the parking lot located at 800–860 North Illinois Route 83.

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

1. Sale of Surplus Fire Department Ambulance

Motion to pass an Ordinance authorizing the sale of personal property.

D. Finance Committee (Schwenk, Ugaste)

1. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between August 25, 2026 and ending September 14, 2026 in the amount of \$1,169,169.36.

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

1. Auction of Surplus Police Department Equipment

Motion to pass an Ordinance authorizing the sale of personal property.

F. Building Committee (Krinski, Ugaste, Schwenk)

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. FY27 Snow and Ice Control Services - Zone 8

Motion to approve purchase order number 27-01393 in the amount of \$50,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

2. FY27 Snow and Ice Control Services - Zone 7

Motion to approve purchase order number 27-01394 in the amount of \$80,000 to Hahn Snow and Ice, Lake Villa, Illinois, for contractual snow and ice control services in Zone 7.

XI. OTHER BUSINESS

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 No. 3349th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on August 24, 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 Juarez, Krinski, Lambert, Schwenk, Ugaste, Mayor Meier

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Fire Chief Lark, Police Chief Poynor, Building Department Director Sellas, Community Development Director Orenchuk

ABSENT: Village Administrator Monroe, Finance Director Miller, Public Works and Engineering Director Greenfield

PLEDGE OF ALLEGIANCE

Mayor Meier led the Pledge of Allegiance.

MINUTES APPROVAL

Review and Approve Special Board Meeting Minutes

Motion to approve the Special Board Meeting Minutes from July 27, 2026.

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

NAYS: None

ABSTAIN: None

Review and Approve Special Board Meeting Minutes

Motion to approve the Special Board Meeting Minutes from August 10, 2026.

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

MOVER: Trustee Tony Ugaste

SECONDER: Trustee Daniel Juarez

AYES: Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Review and Approve the Regular Board Meeting Minutes

Motion to approve the regular board meeting minutes from August 10, 2026.

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

MOVER: Trustee Tony Ugaste

SECONDER: Trustee Arnold Krinski

AYES: Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

PRESENTATIONS / AWARDS

None.

PUBLIC COMMENTARY

Members of the Love family and residents spoke regarding the shooting incident.

Another resiident spoke out against the Data Center being built in Grayslake and that will

be close to Mundelein residences.

A long-time resident spoke about servant leadership and the open lands in Lake County, which is what makes it special. She read our ordinance regarding the data center and feels it skirted important issues. She wants us to be ethical with notifying residents about any future projects.

The attorney and many dance studio participants spoke how meaningful the dance studio is for them.

PUBLIC HEARINGS

None.

MAYOR'S REPORT

Mayoral Proclamation - World Migratory Bird Day

Mayor Meier read the proclamation for World Migratory Bird Day, October 10, 2026. Migratory birds undertake incredible journeys across continents, connecting diverse ecosystems and cultures through their epic migrations. These remarkable travelers face numerous threats along their migratory routes, including habitat loss, climate change, pollution, and unsustainable human activities, which jeopardize their survival.

The conservation of migratory birds requires international cooperation and concerted efforts to protect their breeding grounds, stopover sites, and wintering habitats. The Village of Mundelein recognizes its role in providing safe passage and vital resources for migratory birds as they traverse our region.

- Learn about the migratory birds that pass through or reside in our area.
- Support efforts to create and maintain healthy habitats for birds.
- Reduce threats to migratory birds, such as light pollution and window strikes.
- Participate in bird-watching and citizen science activities.
- Advocate for policies that protect migratory bird routes and habitats at local and international levels.

Auction of Surplus Technology Equipment

Motion to pass an Ordinance authorizing the sale of personal property.

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

Text Amendment Ordinance Correction - Battery Storage Facilities, Data Centers, and Mechanical Equipment

Motion to repeal and replace Ordinance O-26-07-62, pertaining to text amendments to the Zoning Ordinance regarding data centers, battery energy storage systems, and mechanical equipment, to correct an inadvertent omission in the ordinance as previously adopted, with the corrected ordinance attached hereto.

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

TRUSTEE REPORTS

Community Happenings Committee (Juarez, Lambert)

Community Happenings Report

NEW BUSINESSES

- **JERSEY MIKE'S:** 1156 West Maple Avenue -- NEW BUSINESS, SUBMARINE SUB SHOP WE SELL BEST COLD CUTS AND BEST PHILLY CHEESE STEAK SUBS.
- **MUNDELEIN TIRE & SERVICE:** 900 North Lake Street -- NEW OWNERSHIP, AUTO REPAIR AND TIRES.
- **SMOKE HUB:** 1500 South Lake Street, Suite A -- NEW BUSINESS, SMOKE SHOP.
- **JOCELYN GLAMZ:** 1511 South Lake Street, # 122 --RENTING A SALON SUITE FOR STYLIST (HAIR) COLOR, HAIR CUTS, CONDITIONING/SCALP TREATMENTS, PERMS.
- **NOVA DENTAL CARE:** 412 East Hawley Street -- DENTAL OFFICE

RIBBON CUTTING CEREMONIES

- **09/03/26 at 12:00 PM for Advantage Material Handling.**

Business Address: 300 Townline Road, Mundelein, IL 60060

Business Description: Advantage Material Handling specializes in forklift sales, rentals, repairs, and material handling equipment solutions, helping businesses across the country operate efficiently with reliable equipment and expert service.

Social Media:

Website: www.advantagematerialhandling.com

Facebook: www.facebook.com/AdvantageMaterialHandling/

Instagram: <https://www.instagram.com/advantagematerialhandling/>

- **09/10/26 at 12:00 PM for U-Haul Moving & Storage of Mundelein.**

Business Address: 1460 South Lake Street, Mundelein, IL 60060

Business Description: U-Haul Moving & Storage of Mundelein provides truck and trailer rentals, self-storage units, moving supplies, and towing equipment to help make moving easier for residents and businesses. The company offers convenient, reliable moving and storage solutions designed to meet a variety of relocation and storage needs.

Social Media:

Website: <https://www.uhaul.com/Locations/Truck-Rentals-near-Mundelein-IL-60060/739054/>

SPECIAL EVENTS – Events happening between this board meeting and the next.

- 08.22.26 – 8:00 AM – Noon – **Mundelein Community Connection** Farmers Market – Seymour Avenue and Park Street
- 08.23.26 – 5:00 PM – 6:30 PM – Concerts in the Park – Kracklauer Park – Shakespeare Summer Shorts

Community and Economic Development Committee (Juarez, Schwenk)

Artist Residencies at Lure of the Local - Lease Agreements

Motion to adopt a Resolution approving and authorizing the execution of a lease agreement between the Village of Mundelein and seventeen artist residents at Lure of the Local.

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

LUSSO Events - 204-206 Terrace Drive

Motion to pass an Ordinance approving a use variation to Table 20.40-1 of Section 20.40.020 to permit LUSSO Events to operate a banquet facility in the M-MU Manufacturing Mixed-Use Zoning District at 204-206 Terrace Drive.

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

Invoice Approval - BWM&S

Motion to approve an invoice and submit payment for purchase order number 27-01349 in the amount of \$21,945.00 to Burke, Warren, MacKay & Serritella regarding legal services relating to the Ivanhoe Village development.

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

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

Bid Award - Holiday Lighting and Decoration Services

Motion to adopt a Resolution accepting the bid and authorizing the execution of a contract for Holiday Lighting and Decorating Services with B&B Holiday Decorating, LLC, Wheeling, IL, and approving purchase order number 27-01359 and payment in the amount of \$50,000.

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

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

2026 (FY27) MFT Roadway Improvements Project Change Order #1

Motion to approve purchase order number 27-01368 for Peter Baker & Son Co. in the amount of \$418,846.23 for the change order to the 2026 (FY27) MFT Roadway Improvements Project.

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

BUDGET AMENDMENT - Overhead Line Burial on Seymour and Maple Avenues

Motion to authorize the budget amendment to GL 210-442-48740.00027038 in the amount of \$10,438.72, adopt a Resolution accepting the proposal from Electrical Options, LLC from Lake Zurich, IL, and approve purchase order number 27-01361 in the amount of \$105,438.72 to Electrical Options, LLC for the installation of underground electrical wiring to the properties affected by the removal of the overhead electrical lines along Seymour and Maple Avenues.

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

NAYS: None

ABSTAIN: None

BUDGET AMENDMENT - Bulk Rock Salt Purchase Agreement

Motion to adopt a Resolution waiving bids, approving an agreement with Midwest Salt, of West Chicago, IL, for the purchase of bulk rock salt, authorize the Director of Public Works & Engineering to execute the same and to ratify the previous actions by the Director of Public Works & Engineering and staff to effectuate said Agreement, approving purchase order number 27-01371 in the amount of \$124,624.75, and approving the budget amendment to increase GL account number 100-441-47541 by \$50,000.

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

MOVER: Trustee Kara Lambert

SECONDER: Trustee Tony Ugaste

AYES: Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Stormwater Master Plan

Motion to authorize the budget amendments to GL account numbers 280-446-46410.000 and 280-446-48745.00027051, authorize the Director of Public Works and Engineering to sign a professional services agreement with HR Green, Inc. for a Village-Wide Stormwater Master Plan, and authorize purchase order number 27-01373 in the amount of \$160,500.00.

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

MOVER: Trustee Kara Lambert

SECONDER: Trustee Arnold Krinski

AYES: Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Del Webb Street Sign Replacement

Motion to adopt a Resolution accepting the estimate from Zilla Corporation from Bloomfield, CO, and approving purchase order number 27-01372 in the amount of \$37,406.57.

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

MOVER: Trustee Kara Lambert

SECONDER: Trustee Tony Ugaste

AYES: Daniel Juarez, Arnold Krinski, Kara Lambert, Erich Schwenk, Tony Ugaste

NAYS: None

ABSTAIN: None

Bid Award - Snow and Ice Control Services Zone 7

Motion to adopt a Resolution accepting the bid and authorizing the execution of a contract for Snow and Ice Control Services — Zone 7 with Hahn Snow and Ice, Lake Villa, IL.

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

MOVER: Trustee Lambert

SECONDER: Trustee Juarez

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

NAYS: None

ABSTAIN: None

Finance Committee (Schwenk, Ugaste)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between August 11, 2026 and ending August 24, 2026 in the amount of \$1,589,244.46.

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

Public Safety Committee (Ugaste, Lambert, Krinski)

There is a Blood Drive on September 12, 2026 at Fire Station #1.

Building Committee (Krinski, Ugaste, Schwenk)

No report.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Minute Approval

Motion to approve the Executive Session Meeting Minutes for the July 27, 2026 @ 6:00 PM meeting.

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

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

Executive Session Minute Approval

Motion to approve the Executive Session Meeting Minutes for the July 27, 2026 @ 7:05 PM meeting.

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

FY27 Bulk Rock Salt - Lake County Bid

Motion to approve purchase order number 27-01360 in the amount of \$60,048 to Compass Minerals America, of Atlanta, GA, for bulk rock salt.

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

IRMA - Intergovernmental Risk Management Agency

Motion to approve purchase order number 27-01354 in the amount of \$693,000.00 to IRMA-Intergovernmental Risk Management Agency for FY27 Deductible.

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

Trustee Ugaste spoke on the subject of FLOCK cameras. He realizes we have placed very restrictive protocols to access the FLOCK information, but issues have happened in other communities. He asked if the Board was interested in reviewing the contracts. Trustee Krinski spoke saying there are many ways now to track people, and he feels that the FLOCK cameras, under regulated use, are a good thing. Trustee Juarez spoke saying he is torn on this issue but seeing all the success stories listed show their value. He is willing to discuss the issue. Mayor Meier asked the Board if they would like to have a Committee of the Whole meeting to further discuss rather than off-the-cuff answers now. Trustee Schwenk said while the Board knows his stance on the subject, he is willing to have a COW meeting for further discussion and maybe get public input. Trustee Lambert asked if Staff could come up with options—what to do with the cameras since more data has come out about them since the Board voted for them. Mayor Meier said we will have a COW meeting in the future to discuss the cameras.

OTHER BUSINESS

None.

EXECUTIVE SESSION

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

Motion to reconvene Village Board Meeting

Attendance

Action from Executive Session

ADJOURNMENT

Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

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

The Regular Board Meeting adjourned at 9:06 PM.

Village Clerk

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant
Robin Meier

For: Village Board Meeting of September 14, 2026

Subject: Commission Appointment - Mark Gaunky - Old # 1 Fire Truck Preservation Committee

Financial Impact:

N/A

Attachments:

None

Background:

Mayor Meier is recommending the following appointment:

APPOINTEE	COMMISSION/COMMITTEE	TERM EXPIRATION DATE
Mark Gaunky	Old # 1 Fire Truck Preservation Committee	04/30/2027

Recommendation:

Motion to approve a committee appointment of Mark Gaunky to the Old # 1 Fire Truck Preservation Committee.

Mayoral Proclamation

National See Tracks? Think Train Week

WHEREAS *See Tracks? Think Train*® Week is to be held across the U.S. from September 21 to 27, 2026

WHEREAS, 2,273 rail grade crossing collisions resulted in 764 personal injuries and were responsible for 287 fatalities in the United States during 2025; and

WHEREAS, educating and informing the public about rail safety (reminding the public that railroad right of ways are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws) will reduce the number of avoidable fatalities and injuries caused by incidents involving trains and citizens; and

WHEREAS, the International Association of Chiefs of Police, National Operation Lifesaver Inc., United States Department of Transportation, and all local, state, county, and railroad law enforcement officers, first responders, and railroad corporations commit to partnering together in an effort to educate at a national level all aspects of railroad safety, to enforce applicable laws in support of *National See Tracks? Think Train*® Week;

NOW, THEREFORE, BE IT RECOGNIZED, that the Mundelein Village Board do hereby attest their full support proclaiming September 21 to 27, 2026, *National See Tracks? Think Train*® Week and encourage all citizens to recognize the importance of rail safety education.

DATED at Mundelein, Illinois on September 14, 2026.

ATTEST:

Village Clerk

Mayor

Mayoral Proclamation

Hispanic Heritage Month - September 15, 2026 - October 15, 2026

WHEREAS, Hispanic Heritage Month is an opportunity to recognize the contributions of Hispanic Americans and to celebrate Hispanic heritage and culture, and

WHEREAS, the observation began in 1968 as Hispanic Heritage Week under President Lyndon B. Johnson, but was enacted into federal law on August 17, 1988, calling upon public officials, educators, librarians, and all the people of the United States to observe this time with ceremonies, activities, and programs; and

WHEREAS, this observance celebrates the culture and traditions of people whose ancestry can be traced to Spain, Mexico, Central America, South America, and the Caribbean Islands; and

WHEREAS, the 2020 U.S. Census estimates that almost 33 percent of the Village of Mundelein's population are Hispanic and Latino residents; and

WHEREAS, these Hispanic and Latino residents play a unique and vital role in our economy and workforce as well as our faith communities and social tapestry; and

NOW, THEREFORE, BE IT RESOLVED that the Village of Mundelein Board of Trustees hereby proclaim September 15 – October 15, 2026, as Hispanic Heritage Month and urge residents to participate in the many activities to learn more about our Hispanic and Latino communities.

Dated this 14th day of September 2026.

ATTEST:

Village Clerk

Mayor

Midlothian Crossing

68 Townhouses
Proposed by
The Huron Group

100 S. Midlothian Road

Village Board – September 14, 2026
Staff Presentation



MIDLOTHIAN
Crossing 
BY THE HURON GROUP

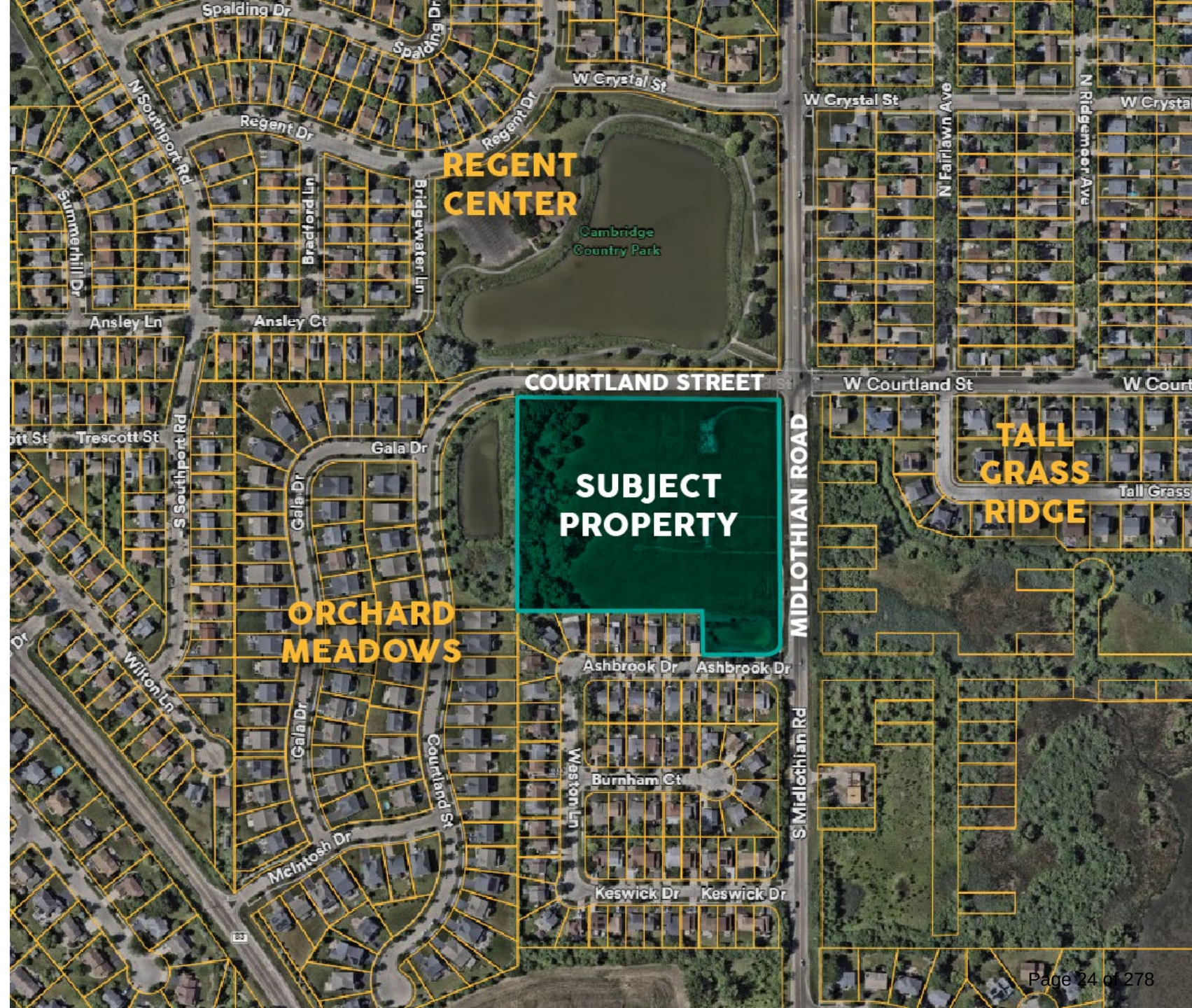
Location

100 S. Midlothian Road

Former site of the
proposed Carriage
Crossing Senior Living
project

Vacant since 2004

Previously had two
residential structures

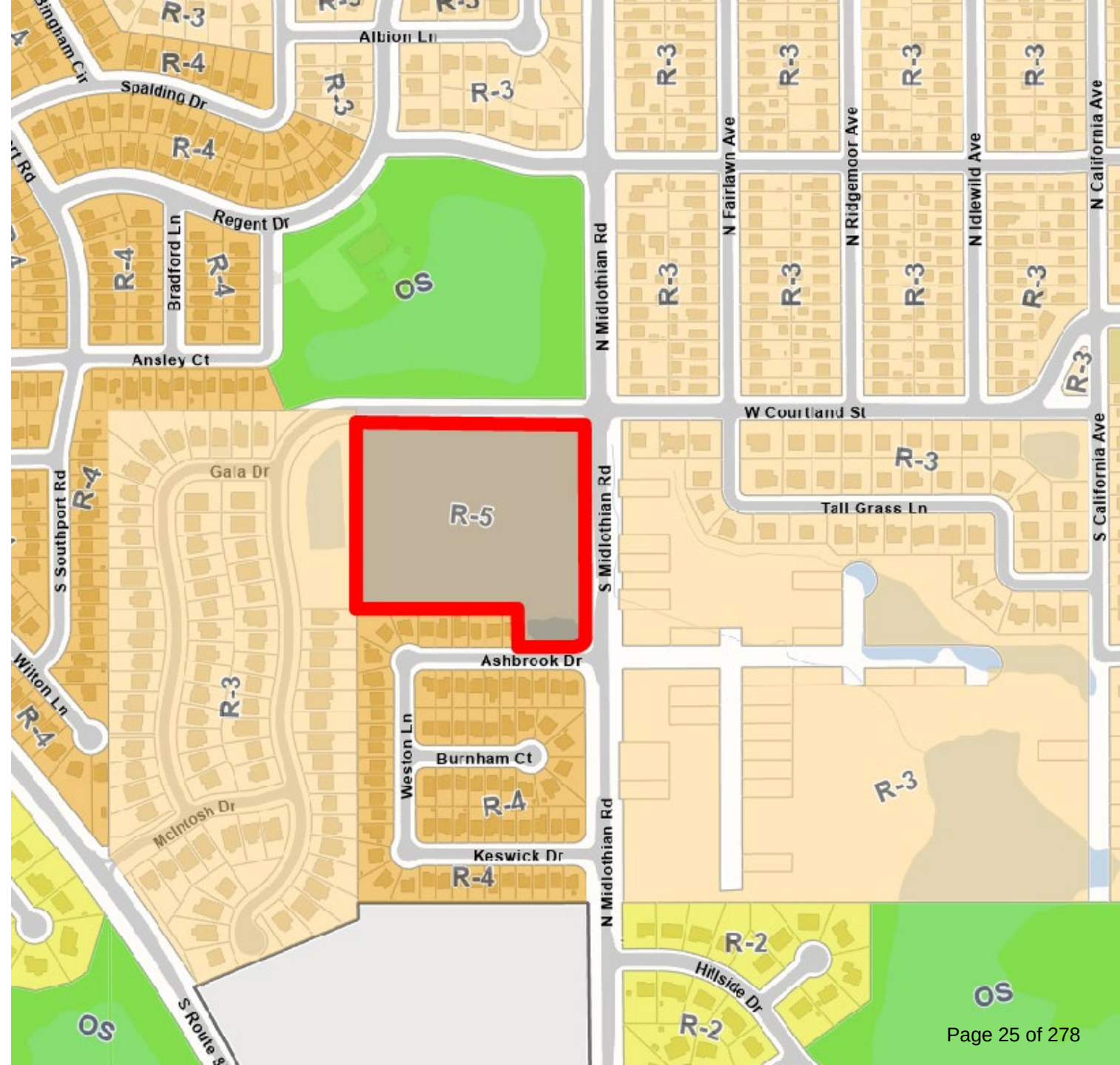


Zoning & History

Current Zoning: R-5 Multi-Family Residential
(Designation since 1999)

History:

- **1999:** Approval granted for Ashbrook Development (senior apartments). Construction did not move forward.
- **2008:** Approval granted for Sunrise Senior Living (150 units of assisted and independent senior living). Did not move forward due to economic downturn.
- **2019:** Approval granted for Carriage Crossing Senior Living (94 units of assisted senior living). Did not move forward due to global pandemic.



Proposal

The Huron Group proposes to construct 68 townhouse units on the property.

Combination of **two types of products**:

- 31 two-story, front-loaded units
- 37 three-story, rear-loaded units

Parking:

- Two garage spaces per unit, two driveway spaces per unit, and 12 guest spaces
- Total = 284 spaces or 4.18/unit

Access and Roadways: Two access points on Courtland Street. Roadways will remain private and maintained by HOA.

Stormwater: Two new ponds proposed on property in addition to existing pond at southeast corner.





Request for Village Board Action

No zoning relief requested. Developer proposes to meet all Zoning Ordinance regulations (setbacks, height, architecture, landscaping, etc.).

Townhouses are **permitted by right** under the property's existing zoning designation (R-5 Multi-Family Residential). Townhouses do not require special zoning approval beyond a building permit.

Village Board action is required due to the existing Development Agreement for Carriage Crossing Senior Living. Without that agreement, the project would proceed through the standard building permit process.

Requested Action: Approval of a Development Agreement that terminates the previous agreement and provides terms for this development.

Plat of Subdivision creating individual lots for townhouses will return at a future meeting.



Questions for Staff or Developer?

To: Mayor and Board of Trustees

From: Robin Meier

For: Village Board Meeting of September 14, 2026

Subject: Designating A Director and Alternate Directors for the Village of Mundelein to SWALCO

Financial Impact:

N/A

Attachments:

None

Background:

The Village of Mundelein has entered into an Agreement Establishing the Solid Waste Agency of Lake County, Illinois. The Agreement requires the Solid Waste Agency of Lake County, Illinois (SWALCO) to be governed by a Board of Directors and provides that each member of SWALCO shall appoint a Director by a vote of the corporate authorities, said Director being (a) Mayor or President of the Member, (b) Trustee, Councilperson, or Alderman, or (c) chief administrative officer of the Member.

Recommendation:

Motion to adopt a Resolution designating Trustee Erich Schwenk as Director and Ms. Lynne Monroe, and Mr. Rob Greenfield as Alternate Directors for the Village of Mundelein to the Solid Waste Agency of Lake County for the period September 15, 2026 - April 30, 2027.

I hereby certify that the attached is an original of
Resolution No. R-26-09-62
that said Resolution was adopted on **September 14, 2026**,
that it was posted in the Village Hall commencing on
9/15/2026 and for at least 10 days
thereafter. Copies are available for public inspection
upon request of the Village Clerk.

Village Clerk

RESOLUTION NO. R-26-09-62

RESOLUTION DESIGNATING A DIRECTOR AND ALTERNATE DIRECTORS FOR THE VILLAGE OF MUNDELEIN TO THE SOLID WASTE AGENCY OF LAKE COUNTY

WHEREAS, the Village of Mundelein has entered into an Agreement Establishing the Solid Waste Agency of Lake County, Illinois; and

WHEREAS, Section 8 of said Agreement requires the Solid Waste Agency of Lake County, Illinois (SWALCO) to be governed by a Board of Directors; and

WHEREAS, Section 8 of said Agreement provides that each member of SWALCO shall appoint a Director by a vote of the corporate authorities, said Director being (a) Mayor or President of the Member, (b) Trustee, Councilperson, or Alderman, or (c) chief administrative officer of the Member; and

WHEREAS, said Agreement also provides for the appointment of one or more Alternate Directors; and

WHEREAS, the two-year terms of the current appointment of the Director and Alternate(s) have expired.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, that Erich Schwenk, Trustee is appointed as Director to SWALCO and Lynne Monroe and Rob Greenberg, are appointed as Alternate Directors to SWALCO upon approval of this Resolution to serve in said capacity until April 30, 2027, or until such successor is appointed.

BE IT FURTHER RESOLVED that the Clerk is ordered to distribute a certified copy of this Resolution to the appointee(s) and the Secretary of SWALCO, 1311 North Estes Street, Gurnee, IL 60031.

XXX this 14th day of September 2026 by Roll Call Vote.

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

President

ADOPTED: Monday, September 14, 2026

APPROVED: Monday, September 14, 2026

ATTEST:

Village Clerk

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of September 14, 2026

Subject: Mundelein Community Connection - Mundelein Art Fair Sign Request

Financial Impact:

N/A

Attachments:

1. Art Fest Sign Request from MCC
2. Exhibit A - 2026 Art Fair Sign Placement Map
3. Art Fest Sign Sample

Background:

From time to time, the Village receives requests to display temporary signs in the public right-of-way. The Sign Ordinance allows civic organizations to place non-commercial "Public Information/Event" signs in the public right-of-way with approval by the Village Board. Commercial messaging is not permitted in the right-of-way.

Mundelein Community Connection (MCC) is requesting to display signs advertising the Mundelein Art Show at various locations in Mundelein as shown on **Exhibit A** from Wednesday, September 16, 2026 through Sunday, September 20, 2026. The signs are 24"x24".

Not all proposed locations are under the sole control of the Village and that approval by the Village Board does not constitute approval by these other entities (such as IDOT), who may request removal of the signs. Placement of signs in these locations is at the applicant's own risk of damage or loss.

Recommendation:

Motion to authorize Mundelein Community Connection to place temporary signs at the designated locations from September 16, 2026 through September 20, 2026.

Jennifer Marshall

From: info@mundeleincommunityconnection.org
Sent: Tuesday, September 8 2026 11:41 AM
To: Jennifer Marshall
Subject: EXTERNAL -Mundelein Art Festival Yard Sign Request
Attachments: art fest yard signs.jpg; 2026 AF Sign placement.pdf

Caution: This message originated outside of the Village of Mundelein -- DO NOT CLICK on links or open attachments unless you are sure the content is safe. If you have any doubt, contact the sender by phone to confirm.

Morning,

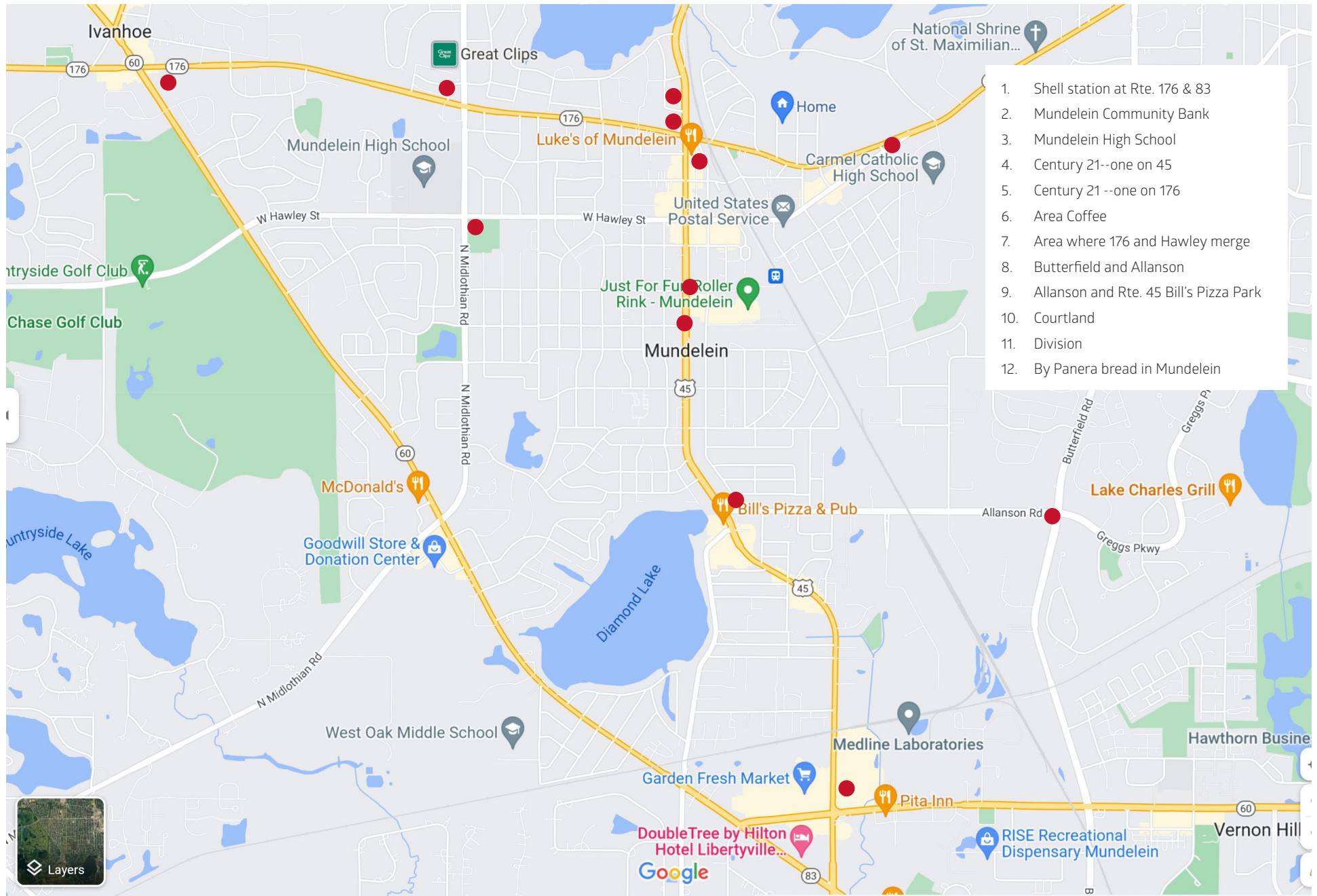
We are requesting to put up yard signs around Mundelein to promote the Mundelein Arts Festival. The placement map is attached as well as the design of the signs. The signs are 24x24. We would like to put the signs up on Wednesday the 16th and then will take them down following the event on the 20th.

Thank you for your consideration and support with this event.

Jess Stoffel
Executive Director
Mundelein Community Connection
281 N. Archer
Mundelein, IL
(847) 970-9235
Mundeleincommunityconnection.org



● Sign placement



MUNDELEIN ART FESTIVAL



Sat & Sun
10 am – 5 pm



COURTLAND COMMONS

**NE. Corner of E. Courtland St.
& Seymour Ave.**

'15
SNO



Micro cut 12 sheets

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of September 14, 2026

Subject: Love Family - Purple Ribbon Request

Financial Impact:

N/A

Attachments:

None

Background:

From time to time, the Village receives requests to display temporary signs in the public right-of-way. The Sign Ordinance allows civic organizations to place non-commercial "Public Information/Event" signs in the public right-of-way with approval by the Village Board. Commercial messaging is not permitted in the right-of-way.

The Love Family and Ralph Peterson are requesting to display Purple Ribbons throughout Mundelein in the public right-of-way from Saturday, September 19, 2026 through Saturday, October 4, 2026.

Not all proposed locations are under the sole control of the Village and that approval by the Village Board does not constitute approval by these other entities (such as IDOT), who may request removal of the signs. Placement of signs in these locations is at the applicant's own risk of damage or loss.

Recommendation:

Motion to authorize the Love family to place temporary purple ribbons at the designated locations from September 19, 2026 through October 4, 2026.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of September 14, 2026

Subject: Small Mural Agreement - 662 East Hawley Street

Financial Impact:

\$1,500 - 100-108-46999.000 - S'Mural

Attachments:

1. Mural Commission Agreement - 662 East Hawley

Background:

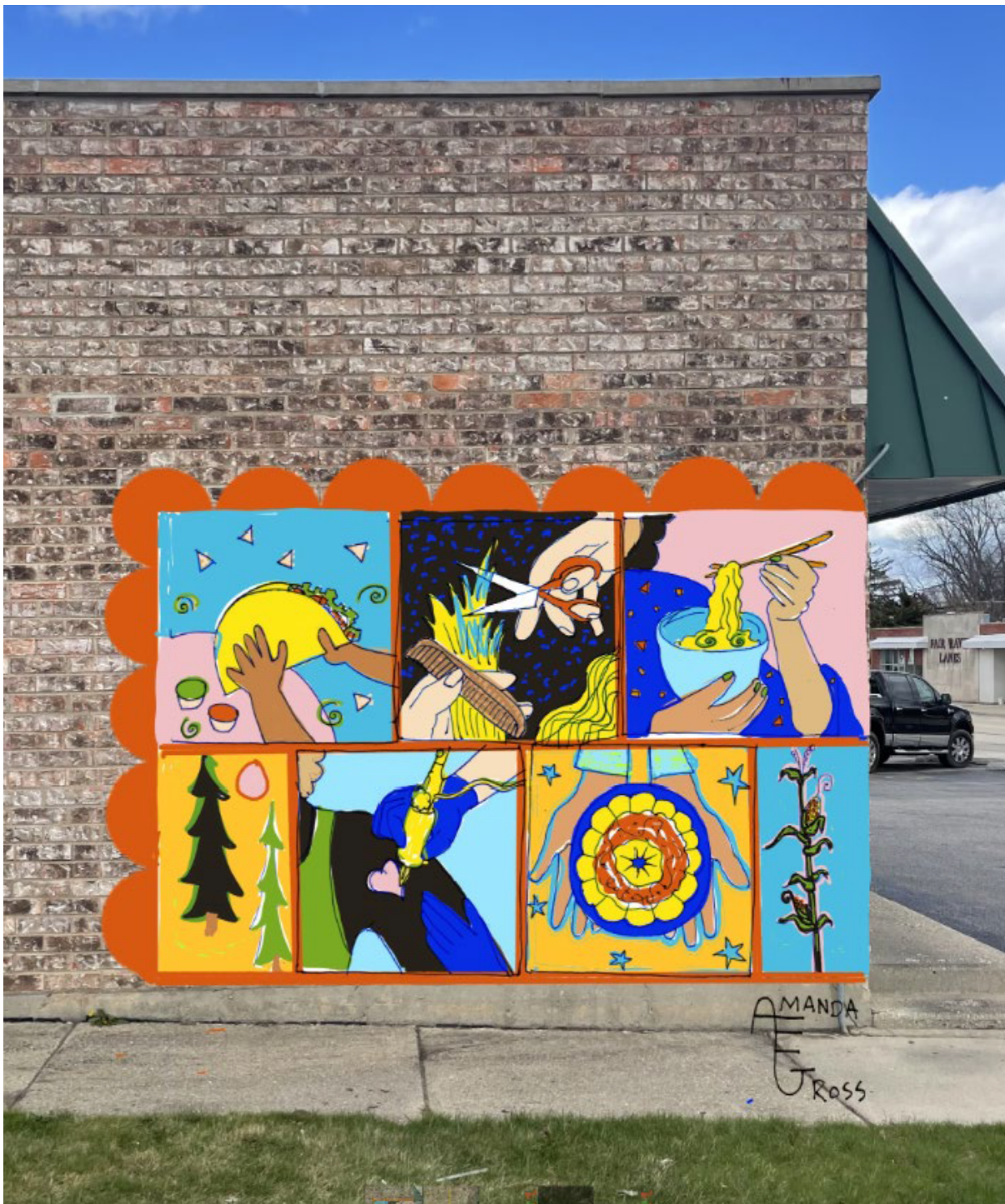
The Mundelein Arts Commission (MAC) has been working on an initiative titled *S'Murals*, or "Small Murals", as a way to bring more public art to Mundelein through smaller, incremental mural additions that are more cost-effective and achievable. The Village recently amended the Zoning Ordinance to streamline the approval process for murals under 100 square feet, so all *S'Murals* would be under that size.

The MAC has been exploring locations for a first *S'Mural* and identified 662 East Hawley Street as a high-quality surface and very visible location. The mural would be on the west face of a commercial building that contains Dragon Star Restaurant, Nana's Rum Cakes, Envios Express, El Sazon de Edmar, Rustik Tattoo Studio, and D'YiYi's Beauty Salon. The property owner has approved both the mural location and the design. The cost for the mural is \$1,500, inclusive of materials.

The proposed artwork is by local artist Amanda E. Gross, who was born and raised in Mundelein. The proposed artwork features colorful imagery that celebrates the business in the building within a scalloped orange frame. The mural will be applied on top of a primer specifically suited for masonry, and will also be coated with a UV-resistant and graffiti-resistant topcoat to protect the artwork.

The agreement provides permission from the property owner to install the mural, as well as other terms and protections for the Village, the artist, and the property owner.





Recommendation:

Motion to authorize the Mayor to execute an Agreement for the commission of a mural between the Village of Mundelein, Amanda E. Gross, and Demel Properties I LLC at 662 East Hawley Street.

1 **AGREEMENT FOR COMMISSION OF MURAL**

2 **THIS AGREEMENT** is entered into this ____ day of _____, 2026, by and between the
3 Village of Mundelein (hereinafter the "Village"), Amanda E. Gross (hereinafter the "Artist"), and Demel
4 Properties I LLC (hereinafter the "Property Owner").

5 **WHEREAS**, the Village has implemented a program for the establishment and display of murals
6 through the Mundelein Arts Commission; and

7 **WHEREAS**, the Artist was selected by the Village, and approved by the Property Owner, to
8 design and execute the Mural, as described in **Exhibit 1** attached hereto and made a part hereof, on an
9 exterior wall on the property located at 662 E. Hawley Street, Mundelein, Illinois 60060 (hereinafter the
10 "Site"); and

11 **WHEREAS**, the Site is owned by the Property Owner, who has consented to the west-facing wall
12 of the commercial building on the Site, as shown in **Exhibit 1** attached hereto and made a part hereof,
13 being used for the Mural and to undertake certain maintenance obligations as set forth in this
14 Agreement.

15 **NOW, THEREFORE**, in consideration of the above-stated premises and subject to the conditions
16 hereinafter set forth, the parties agree as follows:

17 **ARTICLE 1. SCOPE OF SERVICES AND PAYMENT**

18 **1.1 ARTIST'S OBLIGATIONS**

- 19 a. The Artist shall perform all services and furnish all supplies, material, and equipment as
20 necessary for the execution of the Mural as depicted in Exhibit 1 and as provided herein,
21 with the exception of wall primer.
- 22 b. The Artist shall provide a description of all materials and products utilized in the Mural
23 and the required routine care and upkeep involved.

- 24 c. The Artist warrants and represents that the renderings and the Mural transferred by this
25 Agreement have never previously been published or copied, that the Artist is the sole
26 owner of all rights therein, and that the Mural does not infringe on the intellectual
27 property rights of any third party. Artist agrees to indemnify the Village and the
28 Property Owner against any claims brought against them alleging that the Mural
29 infringes the intellectual property rights of any third parties, and this obligation shall
30 survive the termination of this Agreement.

31
32 **1.2 VILLAGE'S OBLIGATIONS**

- 33 a. The Village shall be responsible for providing the Artist, at no expense to the Artist,
34 copies of existing designs, drawings, reports, list of required permits, and other existing
35 relevant data, if any, which is needed by the Artist in order to perform the Artist's
36 obligations.
- 37 b. Village will provide payment to the artist as outlined in **Section 1.5**.
- 38 c. The Village shall be responsible for compliance with all applicable laws and regulations,
39 including but not limited to zoning or environmental regulations, and shall explain any
40 limitations imposed by such laws and/or regulations to the Artist.
- 41 d. The Village shall be responsible for applying for and obtaining a building permit for the
42 application of the Mural.
- 43 e. The Village shall, at its expense, prepare the Site by washing the wall. The Village shall
44 provide primer, but the Artist will apply the primer.
- 45 f. In the event that the Mural is vandalized or damaged in a manner that is beyond routine
46 care and maintenance, the Village shall be responsible for the removal of the mural or
47 the restoration of the Mural.

48 **1.3 PROPERTY OWNER’S OBLIGATIONS**

- 49 a. The Property Owner shall continue to perform typical day-to-day, routine maintenance
50 and cleaning of the skateboard ramp structure and the immediate area including dirt,
51 spills, trash, and landscape maintenance.
- 52 b. The Property Owner shall promptly notify the Village of vandalism or damage to the
53 Mural beyond routine maintenance and cleaning.

54 **1.4 EXECUTION OF MURAL AND ITS APPROVAL**

- 55 a. The Artist shall execute the Mural and complete it in substantial conformity with the
56 depiction set forth in Exhibit 1 in a safe and workmanlike manner, within 60 days of
57 issuance of the building permit. In the event of unforeseen circumstances, such as
58 inclement weather, all parties to the agreement may agree in writing to extend the
59 deadline to execute the Mural.
- 60 b. The Artist may not deviate substantially from the approved final drawings without
61 written approval of the Village and Property Owner. The Parties acknowledge and agree
62 that the Mural is the Village’s and Property Owner’s government speech.
- 63 c. The Artist shall take reasonable measures to protect or preserve the integrity of the
64 Mural such as the application of protective, UV-resistant, and anti-graffiti coatings.
- 65 d. The Mural must be durable, taking into consideration that the Site may be an unsecured
66 space that may be exposed to elements such as weather, temperature variation, and
67 considerable movement of people and equipment.
- 68 e. The Village shall promptly notify the Artist of any delays impacting execution of the
69 Mural. Any fees incurred as a result of such delays are the responsibility of the Village.
- 70 f. The Artist may not start work on the Mural until authorized to do so by the Village.

- g. The Artist shall notify the Village when execution of the Mural has been completed, and that the Mural is ready for review by the Village and Property Owner.
- h. Upon receiving such Notice, the Village and Property Owner shall inspect the Mural to determine that the Mural conforms with Exhibit 1.
- i. The Village shall not unreasonably withhold final acceptance of the completed Mural. In the event that the Village does withhold final approval, the Village shall submit the reasons for such disapproval in a written notice to the Artist. In such event, the Artist shall take whatever corrective action is needed within such reasonable period of time as is stated in the notice.
- j. If the Artist declines to take corrective action, the Village shall make reasonable efforts to resolve the dispute with the Artist in good faith. However, final determination as to whether the Artist has complied with the terms of this Agreement shall remain with the Village and Property Owner.

1.5 PAYMENT

As compensation for all supplies, materials, and equipment obtained by the Artist to complete the Mural per this Agreement, the Village shall directly pay the artist a stipend of **\$750.00** before work commences. Furthermore, as compensation for the services herein described, the Village shall directly pay the artist an honorarium of **\$750.00** upon completion of the Mural.

ARTICLE 2. TERM OF AGREEMENT AND FORCE MAJEURE

a. Duration

- i. This Agreement shall be effective on the date that it has been signed by all parties, and, unless terminated earlier pursuant to such provisions in the Agreement, shall extend for so long as the Mural remains on the Site.

b. Force Majeure

- 95 i. The Village shall grant to the Artist a reasonable extension of time in the event that
96 conditions beyond the Artist's control render timely performance of the Artist's
97 services impossible or unduly burdensome. All such performance obligations shall
98 be suspended for the duration of such conditions. Both parties shall take all
99 reasonable steps during the existence of such conditions to assure performance of
100 their contractual obligations when such conditions no longer exist. Failure to fulfill
101 contractual obligations due to conditions beyond either Party's reasonable control
102 will not be considered a breach of contract, provided that such obligations shall be
103 suspended only for the duration of such conditions.

104 **ARTICLE 3. RISK OF LOSS**

105 The Artist shall take such measures as are reasonably necessary to protect the Mural from loss
106 or damage until it is completed and accepted by the Village. Subject to the above, the risk of loss shall
107 be borne by the Village.

108 **ARTICLE 4. ARTIST'S REPRESENTATIONS AND WARRANTIES**

109 **4.1 WARRANTIES**

110 The Artist represents and warrants that:

- 111 a. The Mural is solely the result of the speech of the Village and Property Owner;
112 b. Except as otherwise disclosed in writing to the Village, the Mural is unique and original
113 and does not infringe upon any copyright or the rights of any person;
114 c. The Mural (or duplicate thereof) has not been accepted for sale elsewhere;
115 d. The Artist has not sold, assigned, transferred, licensed, granted, encumbered or utilized
116 the Mural or any element thereof or any copyright related thereto which may affect or
117 impair the rights granted pursuant to this Agreement;
118 e. The Mural is free and clear of any liens from any source whatsoever;

- 119 f. The Mural shall not infringe upon or violate the rights of any third party;
- 120 g. The Artist has the full power to enter into and perform this Agreement and to make the
- 121 grant of rights contained in this Agreement;
- 122 h. All services performed hereunder shall be performed in accordance with all applicable
- 123 laws, codes, ordinances, and regulations; and with all necessary care, skill, and diligence;
- 124 and
- 125 i. These representations and warranties shall survive the termination or expiration of this
- 126 Agreement.

127 **4.2 WARRANTIES OF QUALITY AND CONDITION**

- 128 a. The Artist represents and warrants that all work will be performed in accordance with
- 129 professional “workmanlike” standards and free from defective or inferior materials and
- 130 workmanship (including any defects consisting of “inherent vice,” or qualities that cause
- 131 or accelerate deterioration of the Mural) for one year after the date of final acceptance
- 132 by the Village.
- 133 b. Manufacturer’s Warranties. To the extent the Mural incorporates products covered by a
- 134 manufacturer’s warranty, Artist shall provide copies of such warranties to the Village.

135 **ARTICLE 5. INDEMNITY AND WAIVER OF CLAIMS**

136 **5.1. INDEMNIFICATION AND HOLD HARMLESS**

137 To the fullest extent permitted by law, Artist shall protect, defend, indemnify and hold harmless

138 the Village and Property Owner, thier elected officials, employees, agents, and volunteers from and

139 against all claims, actions, liabilities, losses, costs, including attorneys' fees and all costs of litigation, and

140 judgments of every name and description to the extent arising out of the performance of this

141 Agreement or work performed under or related to this Agreement, except to the extent caused by the:

142 (a) negligent or willful act on the part of the Village or Property Owner, their officers, employees,

volunteers or agents, or (b) negligent or willful acts of any party other than Artist, its officers, employees or agents. This Indemnification shall also cover all claims brought against the Village or Property Owner, their elected officials, employees, agents, or volunteers by any employee or agent of the Artist. Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Indemnification obligation shall survive indefinitely.

5.2 WAIVER

The Artist waives all claims against the Village and Property Owner for any injuries, damages, losses or claims, whether known and unknown, which arise during or result from the performance of duties under this Agreement, regardless of whether or not caused in whole or in part by the condition of the property or the negligence or other fault of the Village or Property Owner.

ARTICLE 6. OWNERSHIP AND INTELLECTUAL PROPERTY RIGHTS

6.1 TITLE

Title to the Mural shall pass to the Village and Property Owner upon the Village's and Property Owner's acceptance following inspection of the completed Mural.

6.2 COPYRIGHT OWNERSHIP

The Artist retains all rights under the Copyright Act of 1976, 17 U.S.C. § 101 et seq., as the sole author of the Mural for the duration of the copyright.

6.3 REPRODUCTION RIGHTS

- a. In view of the intention that the Mural shall be unique, the Artist shall not make any exact duplicate reproductions of the Mural, nor shall the Artist grant permission to others to do so except with the written permission of the Village and Property Owner. However, nothing shall prevent the Artist from creating future murals in the Artist's manner and style of artistic expression.

- b. The Artist grants to the Village, the Property Owner, and their assigns an irrevocable, unrestricted license to make two-dimensional reproductions of the Mural for non-commercial purposes, including, but not limited to, reproductions used in brochures, media publicity, and exhibition catalogues or other similar publications provided that these rights are exercised in a tasteful and professional manner.
- c. All reproductions by the Village shall contain a credit to the Artist and a copyright notice in substantially the following form: Copyright © with Artist's name and date of publication.
- d. The Artist shall, at the Artist's expense, if elected, cause to be registered with the United States Register of Copyrights, a copyright in the Mural in the Artist's name.
- e. If the Village or Property Owner wish to make reproductions of the Mural for commercial purposes, including, but not limited to, t-shirts, post cards and posters for sale, the Parties shall execute a separate agreement to address the terms of the license granted by the Artist and the royalty the Artist shall receive.
- f. Third Party Infringement. The Village is not responsible for any third- party infringement of Artist's copyright and not responsible for protecting the intellectual property rights of Artist.

ARTICLE 7. ARTIST'S RIGHTS

7.1 GENERAL

- a. The Artist retains all rights under state and federal laws including §106A of the Copyright Act of 1976.

7.2 NON-REMOVAL OF MURAL FROM PUBLIC VIEW

- a. The Property Owner represents that, barring any unforeseen circumstances, it does not currently intend to remove or alter the Mural is located for a period of five (5) years.

191 The Property Owner reserves the right to remove, alter, or demolish the structure the
192 Mural is located on at any time if unforeseen circumstances arise, which could result in
193 the removal of the Mural.

194 **ARTICLE 8. ARTIST AS AN INDEPENDENT CONTRACTOR**

195 The Artist agrees to design and execute the Mural under this Agreement as an independent
196 contractor and not as an agent or employee of the Village or Property Owner. The Artist acknowledges
197 and agrees that he shall not hold himself out as an authorized agent of the Village or Property Owner
198 with the power to bind in any manner.

199 **ARTICLE 9. NONDISCRIMINATION**

200 The Artist shall not discriminate, in any way, against any person on the basis of race, sex, color,
201 age, religion, sexual orientation, disability, ethnicity, or national origin, in connection with or related to
202 the performance of this Agreement.

203 **ARTICLE 10. NONASSIGNMENT BY ARTIST**

204 The Mural and services required of the Artist are personal and shall not be assigned, sublet or
205 transferred. Any attempt by the Artist to assign this Agreement or any rights, duties, or obligations
206 arising hereunder shall be void and of no effect unless prior written consent is given by the Village and
207 Property Owner.

208 **ARTICLE 11. TERMINATION**

209 a. Any Party may terminate this Agreement prior to the commencement of work executing the
210 Mural without recourse by any other where performance is rendered impossible or
211 impracticable for reasons beyond such Party's reasonable control such as, but not limited to,
212 acts of nature; war or warlike operations; superior governmental regulation or control,
213 public emergency or strike or other labor disturbance. Notice of termination of this

Agreement shall be given to the non-terminating Party in writing not less than ten (10) days prior to the effective date of termination.

b. The Village may terminate this Agreement without cause upon ten (10) days written notice to the Artist. In such event, the Village shall pay the Artist for services performed and commitments made prior to the date of termination.

c. If any Party to this Agreement shall fail to fulfill his, her or its obligations in a timely and proper manner or otherwise violate any of the covenants, agreements or stipulations material to this Agreement, the other Part(ies) shall thereupon have the right to terminate this Agreement by giving written notice to the defaulting Party of its or their intent to terminate specifying the grounds for termination. The defaulting Party shall have thirty (30) days after the effective date of the notice to cure the default. If it is not cured by that time, this Agreement shall terminate.

d. If the Artist defaults for cause other than death or incapacitation, the Artist shall return to the Village all payments received from the Village prior thereto. In such event, all finished and unfinished drawings, sketches, photographs and other Mural products prepared and submitted by the Artist under this Agreement shall be retained by the Village.

e. If the Village defaults, the Village shall promptly compensate the Artist for all services performed by the Artist prior to termination. The Village shall pay the Artist for services performed and commitments made prior to the date of termination, consistent with the schedule of payments set forth herein.

ARTICLE 12. DEATH OR INCAPACITY OF ARTIST

If the Artist becomes unable to complete the Mural due to death or incapacity, the Artist agrees that the Village may, in its sole discretion and at its sole expense, commission another artist to complete the Mural; and the Village agrees that the Artist and his, heirs, beneficiaries, executors and

238 administrators shall be entitled to retain all payments earned and received prior thereto, provided that
239 they shall release any claims against the Village and the Property Owner under this Agreement.

240 **ARTICLE 13. WAIVER**

241 The Parties agree that a waiver of any breach of violation of any term of condition of this
242 Agreement shall not be deemed to be a waiver of any other term or condition contained herein or a
243 waiver of any subsequent breach or violation of the same or any other term of condition.

244 **ARTICLE 14. AMENDMENTS**

245 No alteration, change, or modification of the terms of this Agreement shall be valid unless made
246 in writing and signed by all Parties hereto.

247 **ARTICLE 15. CONFLICTS OF LAW**

248 If any term, covenant, condition, or provision of this Agreement, or the application thereof to
249 any person or circumstance, shall be held by a court of competent jurisdiction to be in conflict with the
250 laws, rules, and/or regulations of the United States or the State of Illinois, invalid, void or unenforceable,
251 the remainder of the terms, covenants, conditions or provisions of this Agreement, or the application
252 thereof to any person or circumstance, shall remain in full force and effect and shall in no way be
253 affected, impaired or invalidated thereby to the extent the remainder of the terms, covenants,
254 conditions or provisions of this Agreement are capable of execution.

VILLAGE OF MUNDELEIN

By: _____
As its President

Attest: _____
Village Clerk

Date: _____

PROPERTY OWNER (Demel Properties I LLC)

Printed Name:

Date:_____

ARTIST

Amanda E. Gross

Date:_____

EXHIBIT 1

CONCEPT IMAGE AND LOCATION OF THE MURAL



To: Mayor and Board of Trustees

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

For: Village Board Meeting of September 14, 2026

Subject: Midlothian Crossing - 100 South Midlothian Road - Proposed Townhouses - Development Agreement

Financial Impact:

N/A

Attachments:

1. O-26-09-70 - Exhibit A - Development Agreement and Exhibits

Background:

Property History

The subject property, **100 South Midlothian Road**, is located at the southeast corner of Midlothian Road and West Courtland Street. The property is situated directly east of the Orchard Meadows Subdivision and south of the Regent Center. It is currently zoned **R-5 Multi-Family Residential**, a designation that has been in place since 1999.

The property's multi-family zoning designation is the result of a series of assisted senior living projects that have been approved for the site since 1999 but were never constructed. Huron Group is now proposing to develop the property with townhouses consisting of 15 buildings and 68 total units.

A history of the site's entitlements is provided below:

- **1999:** A conditional rezoning and variations were granted for Ashbrook Development (age-qualified housing for persons 55 years of age or older). The developer never moved forward with construction; however, the property retained its Multi-Family Residential zoning designation.
- **2008:** The property was sold to Metsun Three Mundelein IL Senior Living, LLC (Sunrise Senior Living Development). Sunrise Senior Living proposed 80 senior assisted living units and 70

independent senior living units. This project was approved, and a new Development Agreement superseded the previous Ashbrook Development Agreement. However, the project was never constructed due to the economic downturn.

- **2019:** An assisted senior living developer, Carriage Crossing Senior Living, took over the site and the Village Board approved a 94-unit, three-story assisted living facility. In early 2020 however, the global pandemic disrupted the project's financing, and construction was placed on hold prior to the developer obtaining a building permit for vertical construction. In 2022, Carriage Crossing requested approval to construct the project with a reduced unit count, citing changes in available financing that restricted the size of the project. However, even with the reduced unit count, the developer did not move forward with construction and ultimately put the property and its associated entitlements on the market for sale.
- **2026:** Huron Group approached the Village with a proposal to construct **68 townhouse units** on the property (proposed name: Midlothian Crossing). While this represents a departure from the assisted senior living projects previously proposed for the site, **townhouses are also permitted by right under the property's existing R-5 Multi-Family Residential zoning designation.**

Important distinction: the proposed townhouse development does not require a rezoning, special use permit, Planned Unit Development approval, or any variances from the Zoning Ordinance. The project complies with the applicable zoning requirements and is therefore permitted by right under the property's existing zoning.

Village Board action is required only because an existing Development Agreement associated with the previous Carriage Crossing Senior Living proposal remains in effect and is binding on the property. Dissolution of that agreement requires approval from both the Village and the property owner. **Absent the existing Development Agreement, the proposed townhouse development could proceed through the standard permitting process without additional discretionary zoning approvals.**

Figure 1: Aerial View of Subject Property

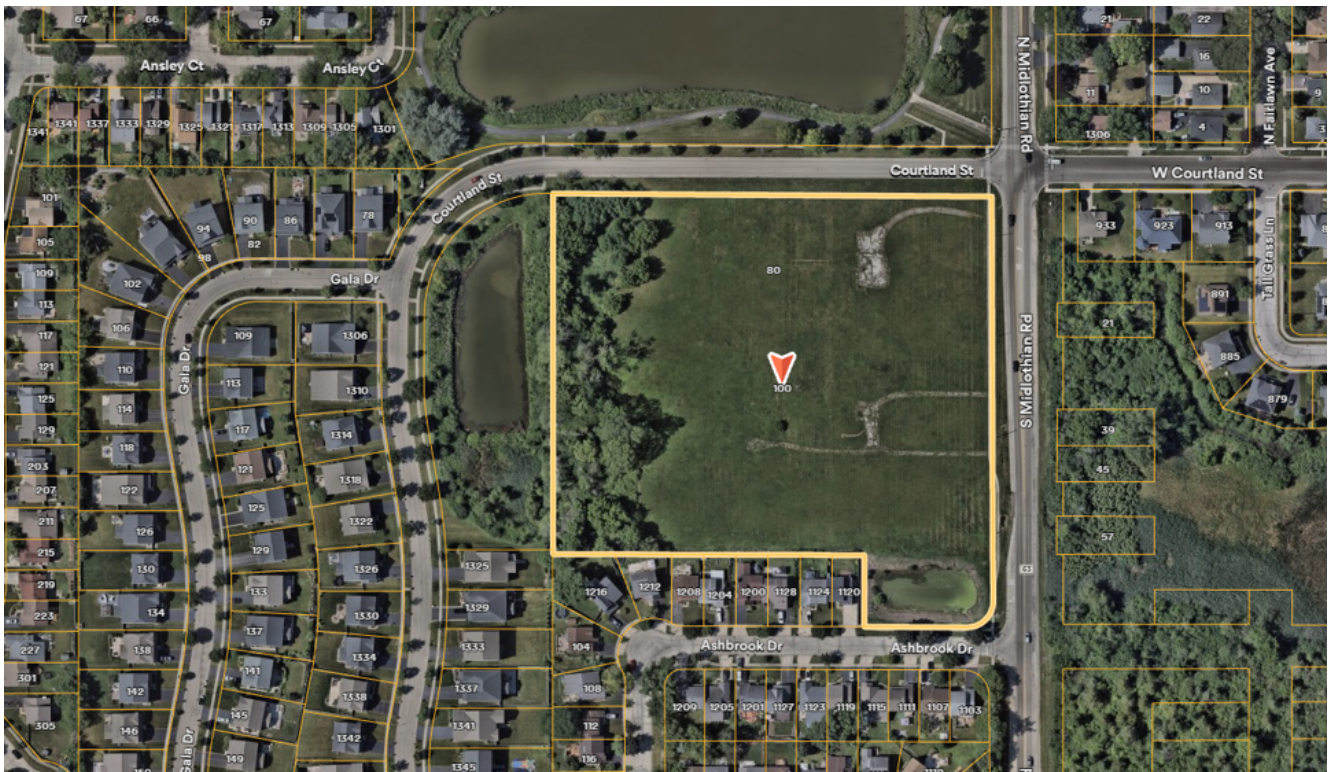


Figure 2: Google Street View of Subject Property



Project Details

- **Project Name:** Midlothian Crossing
- **Residential Product:** 68 townhouse units, broken down as follows:
 - 31 two-story, front-loaded units (located on the west half of the site near Orchard Meadows)
 - 37 three-story, rear-loaded units (located on the east half of the site near Midlothian Road)

Figure 3: Site Plan



- **Parking:** Each unit will have a two-car garage and a two-car driveway. An additional 12 guest parking spaces are proposed, for a total of 4.18 parking spaces per dwelling unit.
- **Access:** The development will be served by two access points along the north side of the property from West Courtland Street.
- **Roadways:** No new public streets are proposed. The development will be served by a private driveway loop, which will be maintained by a homeowners association (HOA) responsible for all common areas. A roadway Recapture Agreement affecting this property was established as part of the 2015 construction of the Orchard Meadows subdivision. As part of that development, K. Hovnanian Homes extended Courtland Street west of Midlothian Road and constructed a left-turn lane on Midlothian Road. Because these improvements also benefit the subject property, the Recapture Agreement requires any future developer of the property

to reimburse K. Hovnanian Homes for its fair share of the cost of those roadway improvements.

- Stormwater: A wetland-bottom detention pond is proposed at the northwest corner of the property between the townhouses and Orchard Meadows. An additional pond will be constructed directly north of the existing pond located at the southeast corner of the property.
- Trash: Individual trash bins will be kept in resident garages to be rolled out on pickup days.
- Ownership: The fee-simple townhouse units will be offered for sale. The HOA will maintain ownership of the private roadways and all common elements.
- Landscaping: The landscape plan includes:
 - 73 trees on the site will be removed, including 27 Common Buckthorn. The developer has preserved 33 trees along the west property line facing Orchard Meadows. A total of 131 new trees will be planted throughout the development:
 - 28 shade trees in the right-of-way along Courtland Street and Midlothian Road.
 - 43 shade trees along the west and south property lines to buffer from surrounding neighborhoods.
 - 32 shade trees in the front of townhouses between driveways.
 - 28 additional shade trees in rear yards and common areas.
 - Foundation plantings at each unit (combination of shrubs and groundcover).
 - 6' fencing along 100% of the length of the west and south property lines where the project abuts other neighborhoods and fencing does not already exist.

Figure 3: Landscape Plan

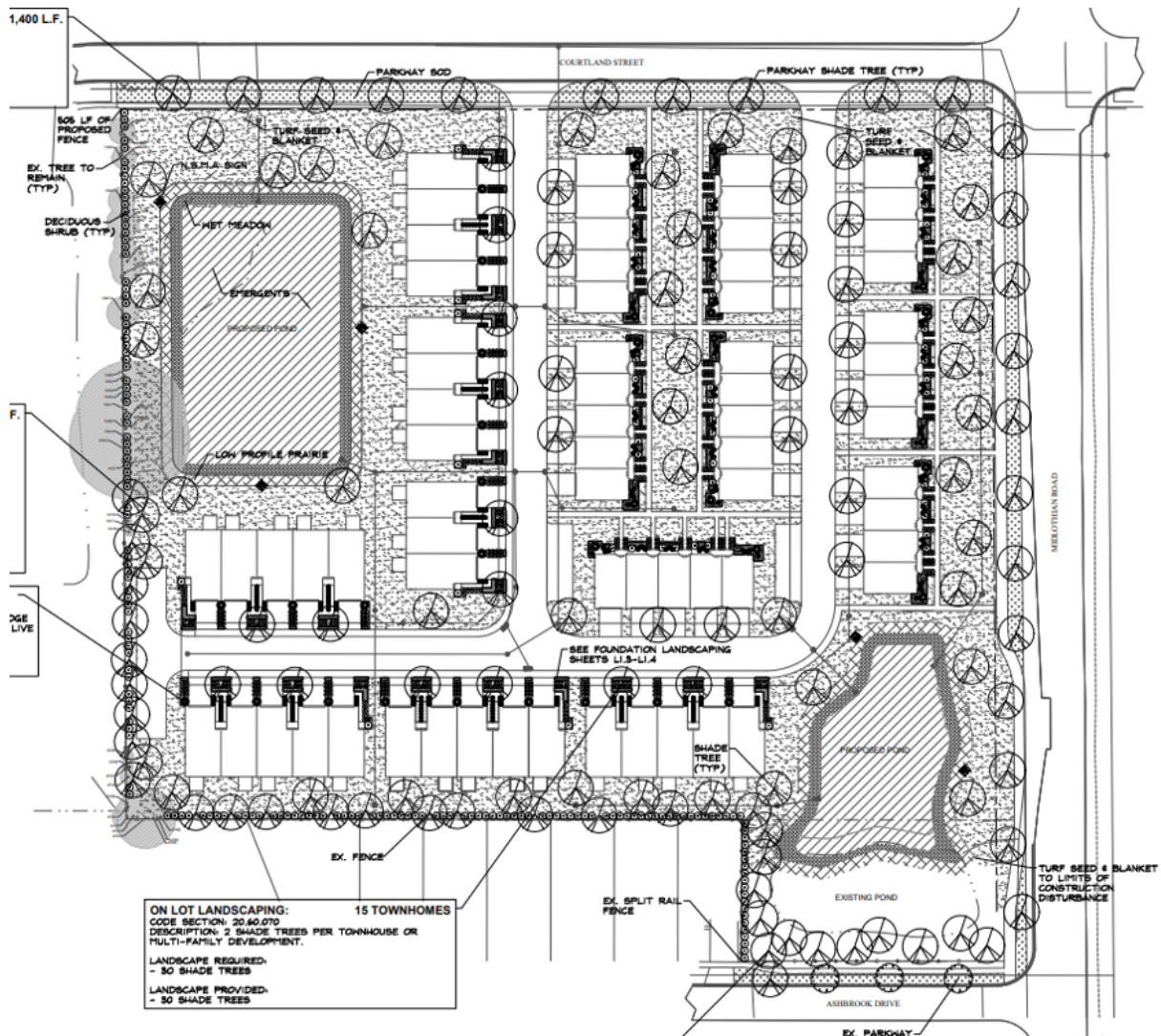
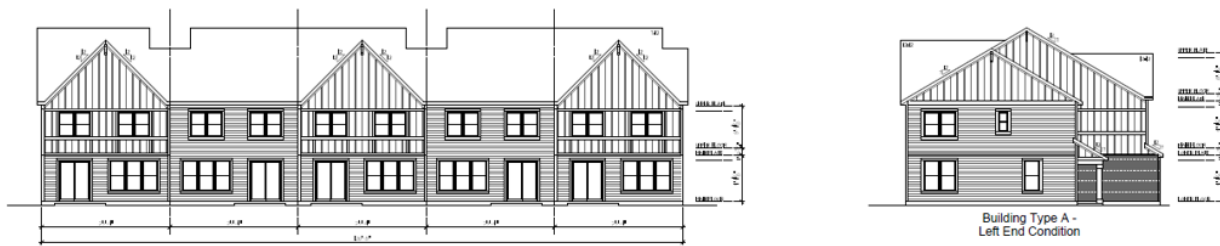


Figure 4: Excerpts from Architectural Elevations

4A: Two-Story Front-Loaded Product





4B: Three-Story Rear-Loaded Product



Plat of Subdivision

The developer will be subdividing the property to delineate common areas, private roadway parcels, and create individual residential lots for each unit (as this is a for-sale project). The plat will also dedicate easements to the Village of Mundelein for access and maintenance of public utilities. This plat is expected to return to the Village Board at a future meeting.

Comprehensive Plan

The Comprehensive Plan (adopted 2020) contains a Future Land Use Plan that designates an ideal future land use for each property. This takes into account surrounding land uses, economic demand, traffic counts, residential density, property history, and many more economic and land use factors that contribute to the ideal use for a property. The designation for the property in question is noted as **Multi-Family Residential**.

Development Agreement Summary

The following summary of the Development Agreement is provided for discussion purposes. Please note that this summary contains paraphrased language that is noteworthy and is not to be

considered all-inclusive. The text of the full Agreement is attached for reference.

SECTION	DESCRIPTION
Introduction	Three parties to this Development Agreement: Village of Mundelein, Developer (THG Holdings LLC-Series J), and Property Owner (Carriage Crossing Senior Living Mundelein LLC)
	PREAMBLES
A-B	Project Type: Developer intends to acquire and develop 7.5 acre property with 68 townhouse units, which is permitted by right in the R-5 Multi-Family Zoning District. Developer is the contract purchaser.
C-E	Existing Development Agreement: The Subject Property is currently subject to an existing Development Agreement (Carriage Crossing Senior Living), which is proposed to be terminated and replaced with this agreement. The Carriage Crossing Senior Living project was never constructed.
	PHASES, USE, AND DENSITY
2.2	Phases: The Developer reserves the right to develop the property in two phases, subject to Village approval of a Phasing Plan if the Developer chooses to do so.
	DEVELOPMENT STANDARDS
3.2	Street Construction: All internal roadways will be privately owned and maintained.
3.3	Multi-Use Path: Developer agrees to install an 8' wide asphalt pathway along Midlothian Road.

3.4	Architectural Standards: The architecture must be in substantial conformance with the elevations attached to the agreement as Exhibit F. Exact finishes may vary slightly in color and texture based on final products selected.
	ON-SITE IMPROVEMENTS
4.1	Construction of Improvements and Installation of Utilities: The Developer shall, at their expense, construct all on-site improvements, including sanitary sewers, watermain, storm sewers, stormwater facilities, on-site roads, pavements, sidewalks, curbs and gutters, street lighting, traffic signs, street name signs, and parkway trees.
	RECAPTURE FEES
6.1	Recapture Agreement: The Developer acknowledges that this property is subject to a Recapture Agreement put into place by K. Hovnanian Homes to recapture cost of improvements to Courtland Street and Midlothian Road completed when Orchard Meadows was constructed. The Developer must reimburse K. Hovnanian for a certain percentage of those costs, as this property benefits from those improvements.
	BUILDING FEES, IMPACT FEES, DONATIONS, AND OTHER FEES
7.1	Village Impact Fees: Developer shall pay the following impact fees, which are reduced or waived in certain instances: • Capital Development Fee: \$2,500/unit (reduced from \$2,835/unit) • Transportation Fee: \$502/unit (reduced from \$2,935/unit due to Recapture Agreement) • Stormwater Fee: \$860/unit (not reduced) • Downtown: \$0/unit (reduced from \$1,000/unit)

7.3	School, Park, and Library Donations: Developer shall pay taxing bodies directly in accordance with the amount and timing described in the agreement.
	SUBDIVISION IMPROVEMENTS
8.1	Subdivision Security: Village agrees to accept subdivision security in one of the forms listed in the agreement equal to 110% of the estimated cost of constructing the on-site Public Subdivision Improvements.
8.3	Recorded Covenants and Special Service Area: Prior to receiving permits, the Developer shall submit draft Covenants, Conditions, and Restrictions (CCRs) to be recorded against the property, which provides for the formation of an HOA which shall be responsible for common elements. The Village shall create a dormant (backup) Special Service Area to provide the Village the ability to maintain common elements if the HOA or responsible party fails to do so and to charge for the cost of doing so accordingly.
	MODELS/SALES AND OFFICE TRAILERS
9	Developer shall have the right to construct up to 10 model units in up to 2 buildings. Up to 2 model units may be used as sales offices. One transportable modular trailer may be located on the subject property and used as an on-site construction office during construction.
	FINAL ENGINEERING PLANS AND FINAL PLAT
10	Following approval of this agreement, the Developer shall submit to the Village Final Engineering Plans and a Final Subdivision Plat for review and approval. Said plans and plat shall be in substantial conformance with the Preliminary versions attached as exhibits to the Development Agreement.

Recommendation:

Motion to pass an Ordinance approving and authorizing execution of a Development Agreement for the Midlothian Crossing Townhouse Development (100 South Midlothian Road), subject to Village Attorney review and approval.

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 September 14, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-09-70
which is entitled

Midlothian Crossing - 100 South Midlothian Road - Proposed Townhouses - Development Agreement

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 9/15/2026, 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 9/15/2026.

Village Clerk

ORDINANCE NO. O-26-09-70

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT FOR THE MIDLOTHIAN CROSSING TOWNHOUSE DEVELOPMENT (100 SOUTH MIDLOTHIAN ROAD)

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, THG Holdings LLC-Series J (the “Developer”) is the contract purchaser of a certain tract of real estate located at 100 South Midlothian Road comprising approximately 7.5 gross acres (the “Subject Property”), which is owned by Carriage Crossing Senior Living Mundelein LLC (“Owner”); and

WHEREAS, the Subject Property is currently subject to certain Development Agreement titled “Third Amended and Restated Development Agreement (Carriage Crossing Senior Living)”, last amended and approved by the Village Board on March 15, 2022, which authorized the development of the Subject Property for a residential care facility with 64 units (the “Existing Development Agreement”); and

WHEREAS, the Developer intends to develop the property with sixty-eight (68) fee-simple townhouse units; and

WHEREAS, the Village, Developer, and Owner now desire to enter into a Development Agreement for the development of the Subject Property in substantially the form attached hereto as **Exhibit A** (the “Development Agreement”), subject to attorney review and approval, and, upon the effectiveness of the Development Agreement, to terminate and supersede the Existing Development Agreement; and

WHEREAS, the Parties are ready, willing and able to enter into the Development Agreement and to perform the terms and obligations as required thereunder, and it is in the best interests of the Village to approve the Development Agreement as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF

THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, as follows:

SECTION I. The Development Agreement is hereby approved in substantially the form attached hereto as **Exhibit A**, subject to final approval by the Village Administrator and Village Attorney. Upon and after such approvals by the Village Administrator and Village Attorney, the Village President is hereby authorized and directed to execute, and the Village Clerk is authorized and directed to attest, duplicate original copies of the Development Agreement in its final approved form. Upon execution of the Development Agreement, and subject to the Developer providing evidence satisfactory to the Village that it has acquired the Property, the Existing Development Agreement shall terminate and be of no further force or effect and shall be superseded in its entirety by the Development Agreement. In the event the Developer fails to purchase the Property on or before June 1, 2027, Owner shall not have any rights or obligations under the Development Agreement and the Existing Development Agreement shall be reinstated and in full force and effect automatically, with no further action by the Village Board.

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

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

SECTION IV: This Ordinance shall be in full force and effect 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, September 14, 2026

APPROVED: Monday, September 14, 2026

ATTEST: _____
Village Clerk

**DEVELOPMENT AGREEMENT
(MIDLOTHIAN CROSSING)**

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into at Mundelein, Illinois, as of the Effective Date (as hereinafter defined), by and between the **VILLAGE OF MUNDELEIN**, an Illinois municipal corporation and home rule unit of local government (the “VILLAGE”); Carriage Crossing Senior Living Mundelein LLC (hereafter referred to as “OWNER”), and THG Holdings LLC-Series J (hereinafter referred to as “DEVELOPER”). The VILLAGE, OWNER and DEVELOPER are hereinafter sometimes collectively referred to as the “PARTIES”.

PREAMBLES

A. OWNER is the owner of a certain tract of real estate at 100 South Midlothian Road, which lies within the corporate limits of the VILLAGE and is legally described on **Exhibit A** attached hereto and made a part hereof comprising approximately 7.5 gross acres (hereinafter referred to as the “Subject Property”).

B. Pursuant to the Contract between OWNER and DEVELOPER for the sale by OWNER to DEVELOPER of the Subject Property (the “**Contract**”), DEVELOPER is the contract purchaser of the Subject Property and intends to develop the Subject Property.

C. The Subject Property is currently subject to that certain Development Agreement entitled “Third Amended and Restated Development Agreement (Carriage Crossing Senior Living)”, last amended and approved by the Village Board on March 14, 2022 (the “Existing Development Agreement”), which authorized the development of the Subject Property for a residential care facility with 64 units.

D. The Carriage Crossing Senior Living development contemplated by the Existing Development Agreement was not completed, and the DEVELOPER now proposes to redevelop the Subject Property for residential townhouse use as described herein.

E. In connection with the approval of this Agreement and the related zoning and subdivision

approvals for the Development, the Village Board intends to contemporaneously approve an ordinance terminating, repealing, and rendering of no further force and effect the Existing Development Agreement, thereby superseding the Existing Development Agreement with this Agreement.

F. DEVELOPER intends to develop the Subject Property with sixty-eight (68) townhouse dwelling units ("Development"). A preliminary plan for the development of the Subject Property is attached hereto and made a part hereof as **Exhibit B** ("Site Plan").

G. The Development consists of townhouse dwelling units, which are a permitted use within the VILLAGE's R-5 Multi-Family Residential Zoning District. The PARTIES desire to enter into a binding development agreement governing the development of the Subject Property as depicted on the Development Plans (defined below) and the performance of certain undertakings pursuant to: (i) the VILLAGE'S authorities under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.); and (ii) the VILLAGE'S authorities as a home rule unit of local government. The PARTIES further acknowledge that modifications to the Development Plans, unforeseen site conditions, changes in applicable laws or regulations, or other circumstances arising after approval of this Agreement may necessitate additional review, public hearings, variations, permits, amendments, or other approvals pursuant to the Municipal Ordinances and applicable law.

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

I. DEVELOPER seeks certain assurances from the VILLAGE regarding the zoning and subdivision of the Subject Property under the VILLAGE's Zoning Ordinance ("Zoning Ordinance"), Stormwater Control and Watershed Development Ordinance, ("Stormwater Control Ordinance"), Landscape Code, ("Landscape Code"), and Subdivision Control Ordinance ("Subdivision Control

Ordinance”) and assurances as to other matters covered in this Agreement. The VILLAGE’s Zoning Ordinance, Stormwater Control Ordinance, Landscape Code, and Subdivision Control Ordinance may be collectively referred to herein as “Municipal Ordinances”.

J. DEVELOPER has heretofore submitted to the VILLAGE a Preliminary Plat of Subdivision, a copy of which is attached hereto and made a part hereof as **Exhibit C** (“Preliminary Plat of Subdivision” dated September 3rd, 2026). The Final Plat of Subdivision shall be substantially consistent with the Preliminary Plat of Subdivision for the development of the Subject Property with sixty-eight (68) townhouse residential units. DEVELOPER has also submitted to the VILLAGE a Preliminary Engineering Plan for the Subject Property (prepared by Pearson Brown & Associates, Inc. and dated September 4th, 2026), including a response letter (dated September 8th, 2026), a copy of which is attached hereto and made a part hereof as **Exhibit D** (“Preliminary Engineering”), the Preliminary Landscape and Tree Preservation Plan (prepared by Gary R. Weber Associates Inc. and dated July 31, 2026), a copy of which is attached hereto and made a part hereof as **Exhibit E** (“Landscape and Tree Preservation Plan”), and architectural elevations and renderings for the Subject Property (prepared by BSB Design Inc. and dated September 8th, 2026) which depict the approved architecture and proposed finishes, copies of which are attached hereto and made a part hereof as **Exhibit F** (“Architectural Plan”). The Site Plan, Preliminary Plat of Subdivision, Engineering Plan, Tree Preservation Plan, Landscape Plan, and Architectural Plan are collectively referred to herein as “Development Plans”.

K. Based upon the Development Plans submitted by DEVELOPER, the VILLAGE Board of Trustees has determined that the Development may proceed in accordance with the terms of this Agreement and applicable Municipal Ordinances. The approval of this Agreement is based upon the Development Plans attached hereto and incorporated herein.

L. The VILLAGE Board of Trustees, after due and careful consideration, has concluded that the development of the Subject Property within the VILLAGE on the terms and conditions herein set forth

would further the VILLAGE's growth, increase the taxable value of the Subject Property within the VILLAGE, and otherwise enhance, promote, and serve the best interests and general welfare of the VILLAGE and its residents.

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

1. PREAMBLES/EXECUTION OF THIS AGREEMENT/ACQUISITION OF SUBJECT PROPERTY

1.1 PREAMBLES. The foregoing preambles are material to this Agreement and are incorporated herein, as if restated in their entirety in this Section 1.1.

1.2 EXECUTION OF THIS AGREEMENT. The DEVELOPER shall deliver to the VILLAGE four (4) executed copies of this Agreement within ten (10) business days after it is approved by the VILLAGE Board of Trustees. The VILLAGE shall execute this Agreement within five (5) business days after being presented with this Agreement executed by the DEVELOPER. The VILLAGE shall hold recordation of the Agreement until such time as DEVELOPER acquires the Subject Property. If DEVELOPER does not acquire ownership of the Subject Property within one year of the VILLAGE's approval of this Agreement, in the VILLAGE's sole discretion this Agreement shall not thereafter be recorded and may be deemed null and void, along with all Development Plan approvals (Exhibits C-F) for the Subject Property. Time is of the essence. On recordation of the Agreement the Village waives any right to thereafter declare the Agreement null and void.

2. PHASES, USE, AND DENSITY

2.1 USE AND DENSITY. The Subject Property is currently zoned to the R-5 Multi-Family Residential Zoning District and Developer proposes to develop the Subject Property with sixty-eight (68) townhouse dwelling units.

2.2 PHASES. The DEVELOPER may develop the Subject Property in two phases if Developer

chooses to do so. If such right is exercised, DEVELOPER shall submit a phasing plan to the VILLAGE as part of the Final Engineering which shall be reviewed in accordance with section 10.1.

3. DEVELOPMENT STANDARDS

3.1 TRAFFIC CONTROL SIGNS. DEVELOPER shall, at its expense, provide and install all traffic control signs (including but not limited to stop signs, yield signs and speed limit signs) as required by the VILLAGE and in accordance with the Manual of Uniform Traffic Control Devices. DEVELOPER shall not be required to construct or pay for any on-site or off-site traffic signals.

3.2 STREET CONSTRUCTION. All internal roadways, drive aisles, and related pavement improvements within the Development shall be privately owned and maintained and shall not be dedicated to or accepted by the VILLAGE. Following construction, ownership and maintenance responsibility for such private improvements shall be assigned to the homeowners association or other entity approved by the VILLAGE. Nothing contained herein shall obligate the VILLAGE to accept dedication of any roadway or to assume responsibility for the ownership, operation, maintenance, repair, replacement, snow removal, or reconstruction of any private roadway or related improvement within the Development.

3.3 MULTI USE PATH. DEVELOPER agrees it will install one asphalt pathway as shown on Exhibit D (Preliminary Engineering).

3.4 MAILBOXES. All mailboxes shall be installed by the DEVELOPER, at its expense, and shall be installed in accordance with the regulations of the U.S. Postal Service. At time of Final Engineering, DEVELOPER will create a CBU Mailbox (cluster mailbox) plan for approval by the postmaster and shall install in accordance with the approved plan and US Postal Service specifications.

3.5 ARCHITECTURAL STANDARDS. As a townhouse community, the VILLAGE's current monotony standards shall not be applied to the Subject Property. DEVELOPER agrees that all homes shall be in substantial conformance with the approved elevations, general architectural standards, and finishes as illustrated in **Exhibit F**. Finishes depicted in Exhibit F may vary slightly in color and texture based on final

products selected. Revisions to the approved Elevations proposed by the DEVELOPER may be approved administratively by the Village Administrator or his designee.

3.6 CONSTRUCTION PARKING. DEVELOPER shall provide the Village with a plan for construction parking for approval prior to the issuance of a building permit. During construction, parking on streets shall be restricted to the side that does not contain fire hydrants, thereby providing an access lane for school buses and emergency vehicles. Vehicles shall be parked parallel to the curb and facing in the proper direction. Overnight street parking is not permitted for commercial vehicles and construction equipment.

3.7 DIRT CLEANUP. At all times prior to acceptance by the VILLAGE, DEVELOPER agrees to clean and pick up construction dirt and debris within a reasonable amount of time from all rights-of-way that are utilized in connection with the Development. Such street cleanings shall ordinarily be done as needed (and at other times upon the request of the VILLAGE). If the method used by DEVELOPER is not satisfactory to the VILLAGE, DEVELOPER shall use such other method as is reasonably acceptable to the VILLAGE.

4. ON-SITE IMPROVEMENTS.

4.1 CONSTRUCTION. In connection with its construction of the Development, DEVELOPER shall, at its expense, construct all on-site improvements (i.e. constructed on the Subject Property) in accordance with Final Engineering Plans that are approved by the VILLAGE, including public water main, stormwater retention areas, and sidewalks. The following improvements shall be deemed public subdivision improvements: public water main, public sewer main, and street lights as described in this Agreement ("Public Subdivision Improvements") and the ownership thereof shall be transferred to the VILLAGE after completion of same by DEVELOPER, approval by the VILLAGE Engineer, and acceptance by the VILLAGE Board of Trustees as provided herein. Stormwater retention areas shall be deemed "Private Subdivision Improvements" and the ownership thereof shall be retained by the DEVELOPER after completion and approval by the VILLAGE Engineer.

4.2 OVERSIZING. DEVELOPER shall not be required to oversize any on-site sanitary sewers,

water mains, storm sewers, stormwater management facilities or other on-site improvements in connection with its construction of the Development.

5. OFF-SITE IMPROVEMENTS

5.1 OFF-SITE PUBLIC SUBDIVISION IMPROVEMENTS. DEVELOPER shall, at its expense, install the following off-site Public Subdivision Improvements:

A. Offsite utility connections will be installed only as needed to connect to existing sewer and water mains in order to serve the Subdivision. The VILLAGE agrees it will cooperate with approvals, permissions and permits as reasonably necessary to allow these connections.

B. Developer shall not be required to install any other offsite public improvements.

5.2 OVERSIZING. DEVELOPER shall not be required to construct, oversize, or pay for the construction or oversizing of any off-site sanitary sewer mains, water mains, other utility facilities or highway improvements in connection with the construction of the Development.

6. RECAPTURE FEES/WATER AND SEWER AVAILABILITY

6.1 RECAPTURE FEES. The VILLAGE and DEVELOPER acknowledge and agree that the Subject Property is subject to that certain Recapture Agreement entitled "Roadway Recapture Agreement An Agreement Authorizing Reimbursement for the Construction of Improvements Beneficial to the Public (Orchard Meadows Development)", approved on June 22, 2015 and recorded with the Lake County Recorder as Document No. 7209223 (the "Recapture Agreement"). DEVELOPER acknowledges that the Subject Property remains subject to the terms and conditions of the Recapture Agreement, including the payment of any applicable recapture fees associated with certain public roadway improvements, and nothing contained in this Agreement shall be construed to amend, waive, terminate, or otherwise affect the rights and obligations established by the Recapture Agreement.

6.2 WATER AND SEWER AVAILABILITY. The VILLAGE shall provide necessary sanitary sewer and potable water services to all portions of the Subject Property for which Final Plats have been

approved, so long as DEVELOPER is not in default hereunder, and subject to interruption of service caused by acts of God or other circumstances beyond the control of the VILLAGE. The VILLAGE shall cooperate with the DEVELOPER who shall submit permit applications to the Illinois Environmental Protection Agency (the "IEPA") for water main and sanitary sewer extensions within the Development upon the applications and supporting engineering plans being properly prepared by DEVELOPER. Water and sanitary sewer connections to the Subject Property will occur per the Preliminary Engineering (**Exhibit D**).

7. BUILDING FEES, IMPACT FEES, DONATIONS AND OTHER FEES

7.1 VILLAGE IMPACT FEES. DEVELOPER shall pay the impact fees attributable to all townhouse units ("Impact Fees"):

Table 7.1					
	Impact Fees	Amount		Total	Timing
(1)	Capital Development	\$2,500	per dwelling unit	\$170,000	Issuance of a certificate of occupancy per unit
(2)	Transportation	\$502	per dwelling unit	\$34,136	Issuance of a certificate of occupancy per unit
(3)	Stormwater	\$860	per dwelling unit	\$58,480	Issuance of a certificate of occupancy per unit
(4)	Tree Replacement	\$100	per replacement tree not planted	To be calculated at permit submittal based on Final Landscape Plan	At permit
(5)	Downtown	\$0	per dwelling unit	\$0	N/A
Total Fees Minus Tree Replacement:				\$262,616	

The Impact Fees together with all other fees shall be payable hereunder and all other fees which are customarily and generally applicable throughout the VILLAGE, including, but not limited to, building permit fees, occupancy permit fees, sewer and water connection tap-on fees, water and sewer addition

and expansion fees, building plan review and inspection fees, engineering plan review and inspection fees or fire sprinkler permit and inspection fees) as established from time to time by the VILLAGE. In no event shall any of the individual fee line items identified above exceed those set forth above in Table 7.1. The Impact Fees and other fees which are customarily and generally applicable throughout the VILLAGE, shall not increase for a period of five (5) years from the issuance of the first building permit, but upon the sixth (6th) anniversary or later may be increased (or reduced) on January 1 of each succeeding year in accordance with the Village's fees then in effect, DEVELOPER may prepay any or all outstanding fees at the then current rate to the extent that they have not already been paid. The Impact Fees shall also be in addition to any on-site improvements or facilities which DEVELOPER has agreed to construct as provided herein.

7.2 TIMING OF PAYMENT OF VILLAGE IMPACT FEES. All Impact Fees outlined in Section 7.1 of this Agreement shall be paid by DEVELOPER per the Timing column of Table 7.1.

7.3 SCHOOL, PARK, AND LIBRARY DONATIONS.

A. In connection with the development of the Subject Property, Developer shall pay school, park, and library district donations directly to School District 75, School District 120, Mundelein Park and Recreation District, and the Fremont Public Library District. The Parties specifically agree that Chapter 19.12 of the Village's Municipal Code shall not apply to the Subject Property. Developer shall pay the donations as follows on a per unit basis:

Unit Type	School District 75	School District 120	Mundelein Park and Recreation District	Fremont Public Library District
1 Bedroom	\$0.00	\$0.00	\$1,193.00	\$7.00
2 Bedrooms	\$474.00	\$171.00	\$1,990.00	\$12.00
3 Bedrooms	\$923.83	\$265.50	\$2,392.00	\$15.00
4 Bedrooms	\$923.83	\$265.50	\$2,736.00	\$17.00

207

208 **B.** Developer shall pay the School, Parks, and Library Donations required by this agreement
209 directly to the corresponding taxing body and shall provide documentation to the Village
210 that such donation payment has been made prior to issuance of a permit for any dwelling
211 unit.

212 **7.4 ENGINEERING AND OTHER CONSULTANTS' FEES/LITIGATION EXPENSE.** DEVELOPER has
213 agreed to reimburse the VILLAGE for all engineering and other consultant fees, pursuant to the
214 Reimbursement of Fees Agreement executed by DEVELOPER on January 21, 2026, and in accordance with
215 the provisions of VILLAGE Ordinance No. 06-07-63. In addition, if any third-party files an action challenging
216 or seeking to invalidate this Agreement or any portion thereof, and/or seeking damages or an injunction
217 with respect to any action taken or provided for herein, DEVELOPER shall reimburse the VILLAGE for all
218 attorneys' fees, costs and expenses incurred by the VILLAGE in connection with such litigation.

219 **7.5 NO OTHER FEES OR DONATIONS.** Except as otherwise provided herein, DEVELOPER shall
220 not be required by the VILLAGE to pay any fees, to donate any land or money or make any other
221 contributions to the VILLAGE or any other governmental agency.

222 **8. SUBDIVISION IMPROVEMENTS.**

223 **8.1 SUBDIVISION SECURITY.** The VILLAGE agrees to accept either: (i) a cash escrow account;
224 (ii) subdivision improvement bonds, or (iii) irrevocable letters of credit in accordance with the Village's
225 Subdivision Ordinance ("Subdivision Security") in amounts equal to one hundred ten percent (110%) of
226 the estimated cost of constructing the on-site Public Subdivision Improvements in accordance with the
227 Village's Subdivision Code. The Subdivision Security shall be substantially in the form of **Exhibit G** attached
228 hereto and made a part hereof ("Form of Subdivision Security").

229 **8.2 TRANSFER OF PRIVATE SUBDIVISION IMPROVEMENTS.** All stormwater
230 detention/retention facilities, private roadways, and other Private Subdivision Improvements ("HOA

Improvements”), after completion, inspection and approval by the VILLAGE Engineer and satisfactory completion of all punch list items, shall be transferred by DEVELOPER, at its sole cost, by Bill of Sale, to a homeowners association, or other entity acceptable to the VILLAGE, for future operation, maintenance, repair and replacement under such conditions as may be approved by the VILLAGE, pursuant to the terms of Section 8.2 and 8.3 hereof. The conveyance of the HOA Improvements may occur at any time after completion of the HOA Improvements. However, the turnover of maintenance obligations for the HOA Improvements shall not occur until at least eighty percent (80%) of the dwelling units have been conveyed to purchasers of dwelling units. Notwithstanding the foregoing, nothing in this paragraph shall preclude the DEVELOPER from collecting and assessing each dwelling unit owner for their proportionate share of assessments for maintenance, real estate taxes, and repair obligations associated with the HOA Improvements prior to the turnover of control of the association to the first homeowner elected board, which turnover shall occur at the time prescribed by statute. Notwithstanding anything to the contrary herein, the DEVELOPER shall be responsible for all warranty work on the stormwater detention/retention facilities in the Subject Property and other Subdivision Improvements during the one-year warranty period.

8.3 RECORDED COVENANTS AND SPECIAL SERVICE AREA. Prior to any building permits being issued, the DEVELOPER shall submit a draft of the declaration of covenants, conditions, restrictions and easements to be recorded against the Subject Property (the “Recorded Covenants”) which provide for the formation of a property owner’s association which shall be responsible for common elements including private roadways, stormwater management, landscaping, open space, and signage, if any for review and acceptance by VILLAGE staff and the Village Attorney, in connection with the request for final subdivision approval. Said covenants shall further provide that the VILLAGE shall have the right, but not the obligation, to maintain, repair and/or replace the common elements and charge the homeowners association or other entity which is responsible therefore (“Responsible Party”) with the cost thereof if the Responsible Party fails to do so within thirty (30) days following a written notice from the VILLAGE.

The VILLAGE may file a lien on the Subject Property for the amount of such cost if the Responsible Party fails to pay same within thirty (30) days after being invoiced by the VILLAGE. DEVELOPER and the VILLAGE agree that the PARTIES shall cooperate to create a dormant back-up special service area to provide for the financing of and the inspection, maintenance, restoration, and repair of the common elements including but not limited to: stormwater management areas, wetlands, common area and rights-of-way landscaping, private streets, and retaining walls. Such back-up special service area shall be established prior to any dwelling units being conveyed to a purchaser and prior to the first issuance of an occupancy permit. The Parties acknowledge that the Village may undertake such a special service if the homeowner's association fails to do so within the timeframe set forth in the ordinance.

9. MODELS/SALES AND OFFICE TRAILERS

Following issuance of building permit, DEVELOPER shall have the right to construct up to 10 model units, in up to two (2) buildings, and other appurtenant facilities, on the Subject Property. No Certificate of Occupancy can be issued until all sewer and water facilities are connected and functional (no holding or septic tanks are permitted and model units must have potable water). No model units shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the VILLAGE's Building Department. Up to two (2) model units may be used as sales offices if the requirements above are met.

No occupancy permit for final residency shall be issued for any such model units and buildings until they are reinspected by the VILLAGE Building Commissioner and all on-site and off-site improvements are completed (except for parkway sod and parkway trees, final lift of paving for roadways and sidewalks provided that security acceptable to the VILLAGE is posted with the VILLAGE for those items to the extent they have not been completed).

One transportable modular trailer may be located on the Subject Property and utilized for on-site construction offices provided that temporary sanitary facilities are also provided (*i.e.*, portable toilets or holding tanks), and up to four (4) semi-tractor trailers may be located on the Subject Property and utilized

to store materials on-site (subject to approval as to their number and location by the VILLAGE Engineer). All trailers on the Subject Property shall be removed from the Subject Property not later than ninety (90) days following issuance of the building permit for the sixty-eighth (68th) townhouse dwelling unit to be constructed in the Development.

10. FINAL ENGINEERING PLANS AND FINAL PLAT

10.1 FINAL ENGINEERING PLANS. Final engineering plans and specifications for the Public Subdivision Improvements and Private Subdivision Improvements shall be submitted to the VILLAGE. The Village Engineer shall examine said plans and specifications and approve or disapprove of the same, within thirty (30) calendar days of receipt thereof. If such plans and specifications are not approved, the reasons therefore shall, within such 30-day period, be set forth in a written notice to DEVELOPER. Upon DEVELOPER's correction of the items set forth in said notice and the resubmission of the plans and specifications, the Village Engineer shall re-examine them and either approve or disapprove them within thirty (30) calendar days of their submission. The aforesaid time frames shall be extended due to circumstances beyond the reasonable control of the VILLAGE, provided that the VILLAGE shall give prompt notice of said circumstances to DEVELOPER.

Soil erosion and sedimentation control plans for areas under development shall be submitted to the VILLAGE along with engineering plans and specifications for the portion under development.

10.3 FINAL PLAT. A Final Subdivision Plat, shall be submitted to the VILLAGE with the Engineering Plans. The Subdivision Plat shall grant the VILLAGE an easement to inspect the stormwater detention/retention facilities and other Private Subdivision Improvements and shall further provide that the VILLAGE shall have the right, but not the obligation, to maintain, repair and/or replace such stormwater detention/retention facilities and other Private Subdivision Improvements and charge the homeowners association or condominium association or other entity which is responsible therefore ("Responsible Party") with the cost thereof if the Responsible Party fails to do so within thirty (30) days

following a written notice from the VILLAGE. The VILLAGE may file a lien on the Subject Property for the amount of such cost if the Responsible Party fails to pay same within thirty (30) days after being invoiced by the VILLAGE.

10.4 GRADING/UNDERGROUND IMPROVEMENTS. Once final engineering drawings have been approved by the Village Engineer, the Subdivision Plat has been approved by the VILLAGE Board of Trustees, and Subdivision Security have been furnished to the VILLAGE, a Watershed Development Permit has been acquired and the IEPA permit for construction has been applied for, DEVELOPER may commence construction of grading and underground water and sanitary sewer improvements at its risk. However, DEVELOPER shall not connect any such improvements to public water and sanitary sewer mains and the public facilities providing such service until required IEPA permits have been issued.

10.5 INDIVIDUAL LOT CONFIGURATION. Developer shall cause to be prepared a Final Plat of Subdivision in substantial compliance with the Preliminary Plat (Exhibit C); provided, however, that such Plat may further subdivide each of Lots 1 through 15 so as to create a separate legal lot for each unit to be constructed and conveyed.

11 BUILDING PERMITS/ OCCUPANCY CERTIFICATES

11.1 BUILDING PERMITS. The VILLAGE shall issue building permits within thirty (30) calendar days of application therefore or issue a letter of denial within said period informing DEVELOPER specifically as to what corrections are necessary as a condition to the issuance of a building permit and specifying the section of any applicable code relied upon by the VILLAGE in its request for correction.

11.2 MASTER PLAN REVIEW: The Builder will submit "Master Plans" for its townhouse units for review and approval by the Building Department. Subsequent to such approval of the Master Plan, the builder shall not be required to submit full architectural plans or unit specific plans for reordering of units or reversal of an individual unit. Builder shall submit control foundation plans for any reconfigured layouts.

11.3 EARLY SITE MASS GRADING. Once the DEVELOPER has submitted Final Engineering, Stormwater Pollution Prevention Plan and Stormwater Management Permit, the Village Engineer shall issue a Watershed Development Permit if requested by the DEVELOPER And DEVELOPER complies with all applicable requirements.

11.4 FOUNDATION ONLY PERMITS. Once the Final Plat of Subdivision has been approved by the VILLAGE Board of Trustees, final engineering plans have been approved by the Village Engineer and Subdivision Security have been furnished to the VILLAGE, DEVELOPER may obtain foundation-only permits for up to two buildings to be constructed on portions of the Development so long as DEVELOPER has also submitted full plans for that structure so the VILLAGE can ensure the foundation meets the structure's needs. DEVELOPER acknowledges, however, that building permits shall not be issued by the VILLAGE, and no framing shall be started on dwelling units for which foundation-only permits have been issued (other than model homes in accordance herewith) until water mains and fire hydrants necessary to provide fire protection to that portion of the Development then under development have been constructed, connected to, tested and approved by the VILLAGE, and provision has been made for emergency vehicle access thereto on asphalt or compacted granular material , all in a manner acceptable to the Village Fire Chief. DEVELOPER agrees that the first group of building permits for which it will apply will include an application for building permit for the model home that is to contain the sales office for the Development.

11.5 OCCUPANCY CERTIFICATES. Provided that all inspections have been passed, all impact fees are paid, and the VILLAGE receives a written request from the DEVELOPER, the VILLAGE shall issue temporary or final occupancy certificates within two (2) business days of temporary or final occupancy inspection therefor or issue a letter of denial within said period informing DEVELOPER as to what corrections are necessary as a condition to the issuance of a certificate and specifying the section of any applicable code relied upon by the VILLAGE in its request for correction. DEVELOPER's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping and final

grading, shall not delay the issuance of a temporary certificate of occupancy provided DEVELOPER delivers security to the VILLAGE (that is similar in nature and form to the Subdivision Security) to assure the completion of said unfinished items. Once unfinished items have been completed and approved by the Village Engineer and Building Commissioner, the VILLAGE shall issue final occupancy certificates within the time prescribed herein and release the above described security.

12. VILLAGE ORDINANCES, CODES, RULES AND REGULATIONS.

12.1 COMPLIANCE. Except as otherwise provided herein, DEVELOPER shall be subject to and comply with all of the provisions of the VILLAGE's Zoning Ordinance, the Subdivision Control Ordinance, Stormwater Control Ordinance, and all applicable codes at the time of permit application, as amended by the VILLAGE, the Stormwater Control Ordinance and all other applicable ordinances, codes, rules and regulations in effect from time to time, including, without limitation the payment of all fees, charges, expenses, and costs provided for therein. Also, to the extent applicable, DEVELOPER shall comply with the requirements of all other governmental agencies.

12.2 AMENDMENTS. If, from time to time during the term of this Agreement, the provisions of any residential construction or building related ordinances, codes, rules or regulations are amended or modified such ordinance, code, rule or regulation shall not apply to the Development for three years from the date of the Master Plan approval. Specifically, and without limitation, the zoning classification and residential density for the Development established pursuant to this Agreement shall remain in effect throughout the term of this Agreement and thereafter unless changed after the term of this Agreement in accordance with Illinois law.

13. STORMWATER MANAGEMENT AND WETLANDS

13.1 STORMWATER MANAGEMENT. DEVELOPER shall provide stormwater

detention/retention for the development of the Subject Property in compliance with: (i) the Lake County Stormwater Management Commission criteria and VILLAGE Ordinance No. 94-8-35 (Stormwater Watershed Development Ordinance), as amended; and (ii) any applicable requirements of the U.S. Army Corps of Engineers and the Illinois Department of Water Resources. Also, to the extent applicable, DEVELOPER shall comply with the requirements of all other governmental agencies. VILLAGE and DEVELOPER agree that the Lake County Stormwater Ordinance in effect at the time of preliminary engineering submittal, including current rainfall data, will be used for review and permitting of this Development.

13.2 WETLANDS. DEVELOPER shall comply with all requirements of the Lake County Stormwater Management Commission and/or the U.S. Army Corps of Engineers with respect to any development within designated wetland areas on the Subject Property.

14. GENERAL PROVISIONS

14.1 TIME OF ESSENCE/COOPERATION OF PARTIES. Time is of the essence of this Agreement and of each and every provision hereof. The PARTIES shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to the VILLAGE, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Agreement and the intentions of the PARTIES as reflected by the provisions of this Agreement. Specifically, but without limitation, in connection with DEVELOPER's performance of its obligations under this Agreement, the VILLAGE agrees to execute such applications and documents as may be necessary to obtain approvals and authorizations from other governmental or administrative agencies and to cooperate otherwise to the extent necessary to assure DEVELOPER's performance of those obligations.

14.2 CONFLICT WITH ORDINANCES. If any pertinent existing resolutions or ordinances, or interpretations thereof, of the VILLAGE are inconsistent or in conflict with any provision hereof,

then the provisions of this Agreement and the ordinances passed pursuant hereto shall constitute lawful and binding amendments to, and shall supersede the terms of said inconsistent ordinances or resolutions, or interpretations thereof, as they may relate to the Subject Property.

14.3 TERM. This Agreement shall be binding upon and inure to the benefit of the PARTIES, the successors to the OWNER, the successors to DEVELOPER, and any successor municipal authorities of the VILLAGE and successor municipalities, for a period of twenty (20) years commencing with the Effective Date of this Agreement and for whatever additional period of time agreed to by the PARTIES in writing. In the event this Agreement is challenged either directly or indirectly in any court proceeding which shall delay the construction of the Development, the period of time during which such litigation is pending, to the extent permitted by law, shall not be included in calculating such twenty (20) year term.

14.4 ASSIGNABILITY. This Agreement shall run with the land and, as such, shall be binding upon subsequent owners of the Subject Property, or any portion thereof including the homeowners association or condominium association (other than purchasers of individual dwelling units constructed on the Subject Property). However, under no circumstance shall the VILLAGE be obligated to construct any improvements on the Subject Property at the VILLAGE's cost or fulfill the DEVELOPER's or their successors, successor owners of record, purchasers, grantees or beneficial owners of various portions of the Subject Property, obligations under this Agreement under any theory in law or in equity.

14.5 CONSENT OF LENDER. Within 30 calendar days of acquiring the Subject Property DEVELOPER shall provide the VILLAGE with written approval satisfactory to the VILLAGE of any mortgagee, lien holder or holder of any security interest, affecting title to the Subject Property or any part thereof so that the rights of VILLAGE granted to it in this Agreement relative to the portion of the Subject Property being sold or Final Subdivision Plat shall be superior to any such

mortgage, lien or other security interest, and DEVELOPER shall provide same to the VILLAGE prior to execution and recording of this Agreement or Final Plat of Subdivision.

14.6 SALE OF PROPERTY. Upon each sale or conveyance (other than purchasers of individual dwelling units constructed on the Subject Property), the Purchaser shall become the “DEVELOPER” for purposes of this Agreement and shall be bound by and entitled to the benefits and subject to the obligations of this Agreement with respect to the Lot sold or conveyed. The obligations of each successor owner or Purchaser of any portion of the Lots or other portion of the Subject Property, including monetary obligations under this Agreement, shall constitute separate covenants running with the portion of the Subject Property owned by such successor owner or Purchaser. However, any such transaction shall be subject to the VILLAGE’s consent on the terms and conditions set forth below. The selling DEVELOPER shall notify the VILLAGE of such purchase or agreement or assumption of responsibilities. Upon sale or transfer of the Property or any portion thereof, the selling DEVELOPER may only be released from the obligations of this Agreement relating to the Property sold or transferred where:

- i. Provision has been made that all Public Improvements for the development of the portion of the Property being sold or transferred will be installed and guaranteed in accordance with this Agreement and the ordinances of the Village and the proposed purchaser or transferor has signed the Transfer Assumption Agreement substantially in the form of **Exhibit H** attached hereto and made a part hereof;
- ii. The VILLAGE has remaining in place acceptable assurances of performance that any development responsibilities not yet satisfactorily completed related to the portion of the Property or related offsite improvements will be completed;
- iii. Any outstanding monetary obligations of the selling DEVELOPER due and payable to the VILLAGE as of the time of conveyance have been satisfied in full; and

iv. There is no violation of the Village's ordinances or this Agreement.

14.7 AMENDMENT OF AGREEMENT. This Agreement may be amended by a duly executed amendment, after all requisite public hearings and enactment of required ordinances and resolutions.

14.8 ATTORNEY'S FEES. Upon receipt of a statement from the Village for the attorney's fees incurred by the Village related to the preparation of this Agreement, Developer shall reimburse the Village for such fees. In the event of litigation by any Party to enforce any term hereof, the losing Party or Parties shall pay the prevailing Party or Parties' attorneys' fees, costs and expenses in connection with such litigation.

14.9 NOTICES. All notices or other writings which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in writing and shall be delivered personally or sent by certified or registered mail, return receipt requested, postage prepaid, to the following addresses and email addresses:

- (A) If to VILLAGE: Community Development
Village of Mundelein
300 Plaza Circle
Mundelein, Illinois 60060
planning@mundelein.org
- With a copy to: Kelly A. Cahill
Zukowski, Rogers, Flood and
McArdle
50 Virginia Street
Crystal Lake, IL 60014
FAX: 815-459-9057
kcahill@zrfmlaw.com
- (B) If to DEVELOPER: Derick Goodman
THG Holdings LLC- Series J
747 Lake Cook Road, Suite 100W
Deerfield, IL 60015
dgoodman@hurongroup.com
- With a copy to: David Shaw
Horwitch Goldstone, & Shaw LLC
1528 Shermer Road
Northbrook, IL 60062

476 dshaw@hgslegal.com

477

478 (C) If to OWNER

479 Daniel T. Brewer

480 Carriage Crossing Senior Living Mundelein LLC

481 8787 Renner Blvd., Suite 130

482 Lenexa, KS 66219

483 dan@seniorlivingfund.com

484 Any party may change its address for the service of notice by giving written notice of such change

485 to the other party, in the manner specified below. All notices shall be deemed effective as of the date of

486 receipt, in the case of personal delivery; two days after deposit in the U.S. mail, in the case of notice set

487 by certified or registered mail.

488 **14.10 SEVERABILITY.** If any provision of this Agreement is held invalid, such provision shall be

489 deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions

490 contained herein.

491 **14.11 REMEDIES.** Any party to this Agreement may, either in law or equity, by suit, action,

492 mandamus, or other proceedings, enforce or compel performance of this Agreement. No action taken

493 by any party hereto pursuant to the provisions of this Section or pursuant to the provisions of any other

494 Section of this Agreement shall be deemed to constitute an election of remedies, and all remedies set

495 forth in this Agreement shall be cumulative and non-exclusive or otherwise available to any party at law

496 or in equity.

497 **14.12 BREACH OF AGREEMENT.** In the event of a material breach of this Agreement, the

498 PARTIES agree that the party alleged to be in breach shall have thirty (30) days notice of said breach to

499 correct the same prior to the non-breaching party's seeking any remedy provided for herein (provided,

500 however, that said thirty (30) day period shall be extended if the defaulting party has initiated the cure

501 of said default and is diligently proceeding to cure the same).

502 **14.13 DEFAULT CURE.** If any of the PARTIES shall fail to perform any of its obligations hereunder,

503 and the party affected by such default shall have given notice of such default to the defaulting party, and

such defaulting party shall have failed to cure such default within thirty (30) days of such default notice (or any extension of said thirty (30) day period if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same), then in addition to any and all other remedies that may be available, either in law or equity, the party affected by such default shall have the right (but not the obligation) to take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting party hereby agrees to pay and reimburse the prevailing party for all reasonable costs and expenses incurred by it including its attorney's fees in connection with any action taken to cure such default.

14.14 NO PUNITIVE DAMAGES. Notwithstanding the foregoing, under no circumstances shall any of the PARTIES be liable to the other PARTIES for any consequential or punitive damages as a result of a default by any party under this Agreement.

14.15 NO WAIVER. The failure of any of the PARTIES to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

14.16 CAPTIONS. Throughout this Agreement, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires. Section numbers and caption headings are purely descriptive and shall be disregarded in construing this Agreement.

14.17 INTEGRATION/EXHIBITS. This Agreement constitutes the entire agreement and understanding of the PARTIES relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this Agreement are incorporated herein by this reference thereto.

14.18 EFFECTIVE DATE. The "Effective Date" of this Agreement shall be the date of its execution

by the VILLAGE.

14.19 AGREEMENT CONDITIONED UPON HURON GROUP PURCHASE OF THE PROPERTY. This

Agreement shall be null and void if THG Holdings LLC- Series J has not purchased the Property on or before June 1, 2027. Developer shall send the Village a notice that it has purchased the Property within 30 calendar days of its purchase of the Property and shall provide the Village at the same time with the written consent of its lender or mortgage holder. In the event that Developer does not purchase the Property, Owner shall not have any rights or obligations under the Agreement and the original Development Agreement dated March 14th, 2022 shall be reinstated and in full force and effect.

14.20 EXECUTION. This Agreement may be executed in two or more fully or partially executed

counterparts, each of which shall be deemed to be an original binding the signer thereof against the other signing parties, but all counterparts together will constitute one and the same instrument.

14.21 THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries to this Agreement.

Unless explicitly stated otherwise elsewhere in this Agreement, no person or entity other than the parties to this Agreement have any rights or remedies under this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement this ____ day of _____, 2026.

VILLAGE OF MUNDELEIN,
an Illinois Municipal Corporation

By: _____
Mayor

Attest: _____
Village Clerk

562 DEVELOPER:
563 THG Holdings LLC-Series J
564
565
566 BY: _____
567
568 ITS: _____
569

570	EXHIBIT LIST
571	
572	EXHIBIT A – Legal Description
573	EXHIBIT B – Preliminary Site Plan
574	EXHIBIT C – Preliminary Plat of Subdivision
575	EXHIBIT D – Preliminary Engineering
576	EXHIBIT E – Preliminary Landscape Plan and Tree Preservation Plan
577	EXHIBIT F – Architectural Plan
578	EXHIBIT G – Form of Subdivision Security
579	EXHIBIT H – Form of Transferee Assumption Agreement
580	

581
582
583
584

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS.

Permanent Index Number: 10-25-310-034

585
586
587
588

EXHIBIT B
PRELIMINARY SITE PLAN



589
590
591
592

EXHIBIT C
PRELIMINARY PLAT OF SUBDIVISION

PRELIMINARY PLAT
OF
MIDLOTHIAN CROSSING

BEING A RESUBDIVISION OF

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
100 S. MIDLOTHIAN ROAD, MUNDELEIN, IL
PARCEL AREA = 7.506 ACRES, 326,941 S.F.
PIN: 10-25-310-034

Outlot B
STORMWATER
DETENTION
EASEMENT
52,571 S.F.

Lot 1
12,607 S.F.

Lot 10
13,873 S.F.

Lot 11
13,877 S.F.

Lot 15
14,643 S.F.

Lot 2
10,494 S.F.

Lot 9
11,925 S.F.

Lot 12
11,925 S.F.

Lot 14
12,244 S.F.

Lot 3
10,425 S.F.

Lot 8
13,268 S.F.

Lot 13
12,345 S.F.

Lot 4
15,198 S.F.

Outlot A
34,821 S.F.
(0.799 ACRES)

Outlot A
34,821 S.F.

Lot 5
17,117 S.F.

Lot 6
14,935 S.F.

Lot 7
14,936 S.F.

Outlot C
STORMWATER
DETENTION
EASEMENT
39,736 S.F.



(IN FEET)
1 inch = 30 ft
File No. 377-65
F37765 PRELIM 2026.DWG
BEARINGS BASED ON NORTH AMERICAN DATUM (NAD83)

CURVE	LENGTH	RADIUS	CHORD	CRD.BRG.
C1	5.66'	25.00'	5.65'	N 06°25'50" W
C2	5.59'	25.00'	5.57'	S 06°27'25" W
C3	4.71'	3.00'	4.24'	S 44°56'36" E
C4	5.12'	3.00'	4.52'	S 41°08'16" W
C5	23.56'	15.00'	21.21'	S 44°56'36" E
C6	23.56'	15.00'	21.21'	S 45°03'24" W
C7	6.86'	49.00'	6.85'	N 86°02'54" E
C8	4.45'	49.00'	4.45'	N 02°39'35" E
C9	5.12'	3.00'	4.52'	N 41°01'29" W
C10	4.71'	3.00'	4.24'	N 45°03'24" E
C11	5.57'	25.00'	5.55'	N 06°19'14" W
C12	5.41'	25.00'	5.40'	S 06°15'05" W

LINE	LENGTH	BEARING
L1	3.55	S 00°03'24" W
L2	15.50	S 89°56'36" E
L3	15.29	N 89°56'36" W
L4	15.29	S 89°56'36" E
L5	15.50	S 89°56'36" E
L6	3.55	S 00°03'24" W
L7	50.47	S 89°31'45" W
L8	57.50	N 35°43'28" W
L9	41.91	S 89°31'44" W
L10	21.07	S 69°13'15" W
L11	15.90	S 30°04'12" W
L12	13.95	S 00°19'11" W
L13	28.52	S 39°14'05" E
L14	15.21	S 11°35'31" E
L15	25.31	S 08°07'38" W
L16	29.25	S 44°25'05" W
L17	20.25	S 69°53'31" W
L18	15.66	S 40°49'10" W
L19	15.00	S 06°09'18" W
L20	39.85	S 12°47'06" E
L21	31.71	S 00°02'34" W

AREA TABLE:	
LOT NUMBER	SQUARE FEET
LOT 1	12,607
LOT 2	10,494
LOT 3	10,425
LOT 4	15,198
LOT 5	17,117
LOT 6	14,935
LOT 7	14,936
LOT 8	13,268
LOT 9	11,925
LOT 10	13,873
LOT 11	13,877
LOT 12	11,925
LOT 13	12,345
LOT 14	12,244
LOT 15	14,643
OUTLOT A	34,821
OUTLOT B	52,571
OUTLOT C	39,736
TOTAL AREA:	326,940

LINE LEGEND:
BOUNDARY LINE
SECTION LINE
LOT LINE
EASEMENT LINE
BUILDING LINE
CENTERLINE
RIGHT OF WAY LINE

HATCH LEGEND:
15' Sanitary Sewer Easement
15' Watermain Easement

ABBREVIATION TABLE:
rec. record
meas. measure
s.f. square feet
N NORTH
E EAST
S SOUTH
W WEST
R.O.W. RIGHT OF WAY
DOC. DOCUMENT
L1 - LINE TABLE DISTANCE
C1 - CURVE TABLE DISTANCE
ord.-CHORD DISTANCE/BEARING
(EASE) - EASEMENT DIMENSION

FIELDWORK COMPLETED: 07-16-2026
CLIENT NAME: The Huron Group
ADDRESS: 747 Lake Cook Road, Suite 100W
Deerfield, IL 60015

NOTES:
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
A raised SURVEYORS SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

SEND TAX BILL TO:

RETURN PLAT TO:

• OWNERS CERTIFICATE •

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND THAT WE HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

BY: _____ TITLE: _____
PRINTED NAME: _____

BY: _____ TITLE: _____
PRINTED NAME: _____

ADDRESS: _____ ADDRESS: _____

• NOTARY PUBLIC •

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. _____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____ PRINTED NAME: _____

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT _____, AS OWNER OF THE PROPERTY DESCRIBED AS FAIRHAVEN CROSSING AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIES.

SCHOOL DISTRICT LOTS	ELEMENTARY	HIGH SCHOOL
ALL	75	120

OWNER: _____

PRINTED NAME _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ OWNER OF THE PROPERTY COMMONLY KNOWN AS MIDLOTHIAN CROSSING, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS/HER FREE AND VOLUNTARY ACT. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20 ____.

NOTARY PUBLIC: _____

PRINTED NAME: _____

•• SURVEYOR'S AUTHORIZATION TO RECORD ••

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616, DO HEREBY GRANT PERMISSION TO RECORDED COPY OF THE SAME. _____ TO RECORD THIS PLAT AND PROVIDE THIS SURVEYOR A

DATED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3616
IN ACCORDANCE WITH PUBLIC ACT 86-1238, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY:

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MUNDELEIN, ILLINOIS AND THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT BASED UPON EXAMINATION OF THE F.E.M.A. MAPS, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE " X " AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17097C0144K , EFFECTIVE DATE: SEPTEMBER 18, 2013.

I FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN AND IRON RODS WILL BE SET AT ALL LOT CORNERS.

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

CERTIFIED AT GRAYSLAKE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20 ____.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-26
PROFESSIONAL DESIGN FIRM NO. 184-002732

PRELIMINARY PLAT

OF

MIDLOTHIAN CROSSING

OF

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, LAKE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. _____.

COUNTY CLERK: _____ PRINTED NAME: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, _____, CHAIRMAN OF THE VILLAGE OF MUNDELEIN PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ A.D. 20 ____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MUNDELEIN.

THIS _____ DAY OF _____ A.D. 20 ____.

CHAIRMAN: _____ ATTEST: _____

PRINTED NAME: _____ PRINTED NAME: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I FIND NO DEFERRED INSTALLMENTS OF THE OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THIS TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN, VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, DATED THIS _____ DAY OF _____ A.D. 20 ____.

VILLAGE TREASURER VILLAGE OF MUNDELEIN: _____

PRINTED NAME: _____

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20 ____.

SIGNED: _____ VILLAGE PRESIDENT _____ PRINTED NAME: _____

ATTEST BY: _____ VILLAGE CLERK _____ PRINTED NAME: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20 ____.

VILLAGE ENGINEER: _____

PRINTED NAME: _____

STORMWATER DRAINAGE CERTIFICATE

TO THE BEST OF THEIR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS IN TO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER: _____

PRINTED NAME: _____

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS, SBC, NICOR, COMMONWEALTH EDISON COMPANY, COMCAST, AND HOLDERS OF FRANCHISES GRANTED BY THE VILLAGE OF MUNDELEIN, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED UTILITY EASEMENT (UE) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE UTILITY EASEMENT INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, GAS MAINS, TELECOMMUNICATION CABLES, ELECTRIC CABLES, CABLE TELEVISION LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEES SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

INGRESS AND EGRESS PROVISIONS

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY FOR THE BENEFIT OF THE OWNERS IN THIS SUBDIVISION, SECTION, LOTS THROUGH, INCLUSIVE, SECTION, PHASE, THEIR HEIRS, SUCCESSORS, ASSIGNS, GUESTS AND INVITEES, AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT. THIS EASEMENT SHALL BE PERPETUAL AND SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE OWNERS, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE BENEFIT OF THE VILLAGE, ITS SUCCESSORS AND ASSIGNS.

VILLAGE UTILITY EASEMENT PROVISIONS

AN EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED "WATERMAIN EASEMENT" AND "SANITARY SEWER EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UPON, OVER, UNDER, THROUGH, ALONG AND ACROSS THE EASEMENT PREMISES, TOGETHER WITH ALL REASONABLE RIGHTS OF INGRESS AND EGRESS OVER, ALONG, UPON, AND ACROSS THE "WATERMAIN EASEMENT" AND "SANITARY SEWER EASEMENT" AND ANY ADJACENT PROPERTY OF OWNER NECESSARY FOR THE EXERCISE OF THE RIGHTS HEREIN GRANTED INCLUDING WITHOUT LIMITATION WATER MAINS, STORM SEWERS, SANITARY SEWERS, FORCE MAINS, ELECTRIC LINES AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE SAID EASEMENT MAY BE USED FOR LANDSCAPING, GARDENS, DRIVEWAYS AND PARKING EXCEPT AS OTHERWISE DESIGNATED ON THE PLAT. THE GRADES OF THE SUBDIVIDED PROPERTY APPROVED BY THE VILLAGE ENGINEER SHALL NOT BE ALTERED IN ANY MANNER BY THE INSTALLATION OF ANY OF THE FACILITIES OF SAID GRANTEE SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR WITH THE SURFACE DRAINAGE THEREON.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A STORMWATER MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MUNDELEIN, ILLINOIS WITHIN THE AREAS DESIGNATED ON THE PLAT AS STORMWATER MANAGEMENT EASEMENT FOR THE COLLECTION, CONVEYANCE AND STORAGE OF STORMWATER IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH THE VILLAGE ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE VILLAGE ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE VILLAGE SHALL HAVE THE RIGHT TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE VILLAGE OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE VILLAGE MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE VILLAGE TO MAKE THE REPAIR AND OR FILE A LIEN ON THE PROPERTY.

FIELDWORK COMPLETED: _____ 07-16-2026
CLIENT NAME: The Huron Group
ADDRESS: 747 Lake Cook Road, Suite 100W
Deerfield, IL 60015

NOTES:
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
A raised SURVEYORS SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

2	09-03-26	REVIEW COMMENTS	B.J.L.	
1	07-23-26	ORIGINAL ISSUE	B.J.L.	
NO.	DATE	DESCRIPTION	BY	

593
594
595
596

EXHIBIT D
PRELIMINARY ENGINEERING

PRELIMINARY ENGINEERING
MIDLOTHIAN CROSSING

100 S. MIDLOTHIAN ROAD, MUNDELEIN, ILLINOIS 60060

INDEX

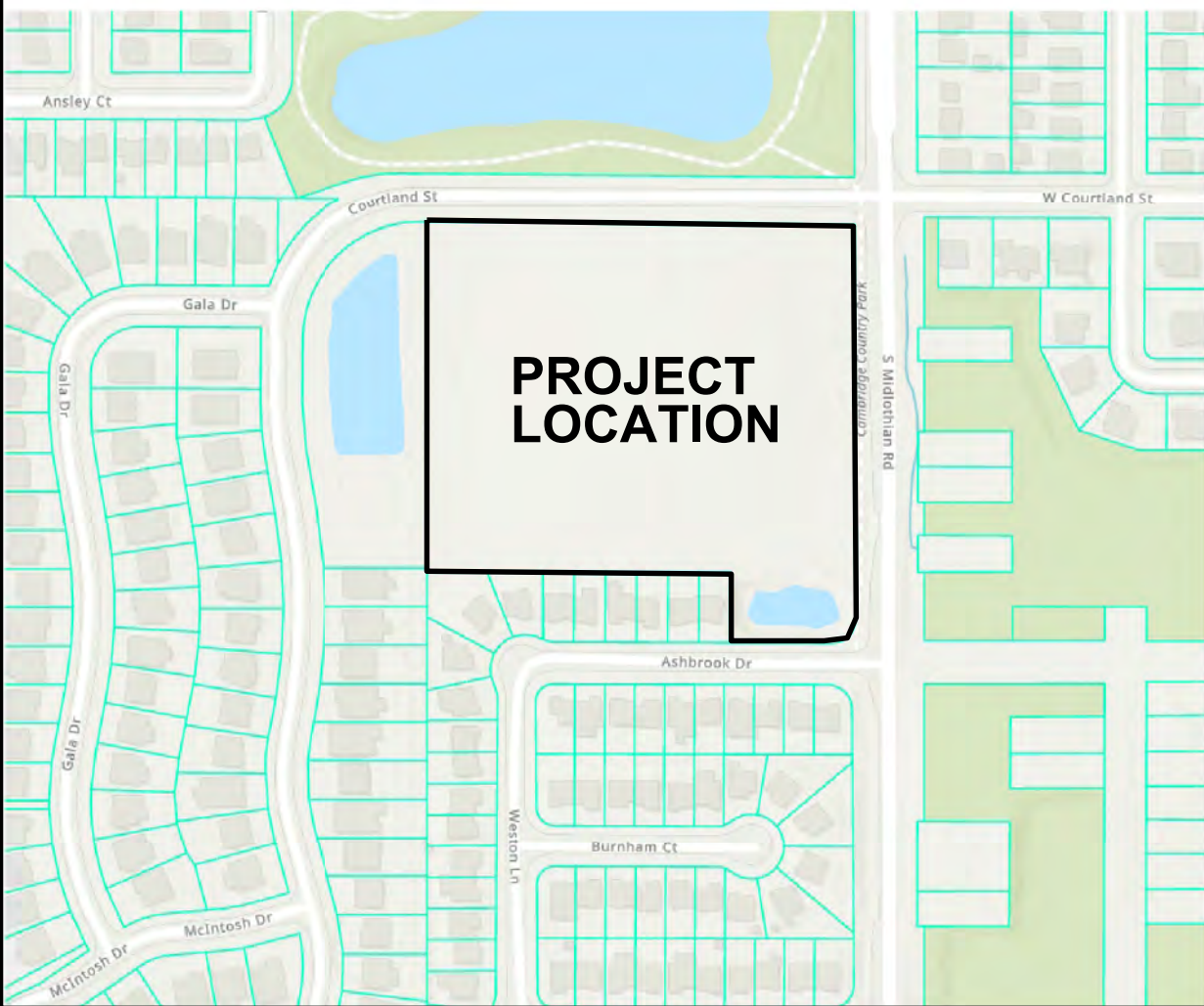
- 1. COVER SHEET
- 2. SPECIFICATIONS
- 3. EXISTING CONDITIONS
- 4. GEOMETRIC SITE PLAN
- 5. GRADING PLAN
- 6. UTILITY PLAN
- 7. DETAILS
- 8. DETAILS
- 9. DETAILS
- 10. DETAILS
- 11. DETAILS

THE VILLAGE AND DEVELOPER AGREE THAT
THE FINAL ENGINEERING WILL BE
COMPLETED IN ACCORDANCE WITH THE
COMMENTS AND RESPONSES ATTACHED
(DATED SEPTEMBER 8, 2026)

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			B-6.12 CURB & GUTTER
		COMBINED SEWER			B-6.24 CURB AND GUTTER
		DRAIN TILE			CURB & REVERSE GUTTER PITCH
		WATER MAIN			DEPRESSED CURB & GUTTER
		TRENCH BACKFILL			GUARD RAIL
		MANHOLE			FENCE
		CATCH BASIN			RETAINING WALL
		INLET			CURB RAMP
		2' STORM MANHOLE			DRIVEWAY HAND
		INLET MANHOLE			SIGN
		FLARED END SECTION			MAIL BOX
		HEAD WALL			SOIL BORING
		LIFT STATION			DECIDUOUS TREE, DIAMETER
		CLEAN-OUT			EVERGREEN TREE, HEIGHT
		METER VAULT			TOP OF FOUNDATION
		VALVE VAULT			FINISHED GRADE
		VALVE BOX			SPOT ELEVATION
		BUFFALO BOX			TOP OF CURB ELEVATION
		FIRE HYDRANT			FLOW LINE OF GUTTER
		CONFLICT			CONTOUR
		CROSSING			DITCH
		TRIPLE BASIN			DRAINAGE FLOW
		GREASE BASIN			OVERLAND FLOW
		GAS MAIN			RIM ELEVATION
		ELECTRIC CABLE			INVERT ELEVATION
		TELEPHONE CABLE			WETLAND LIMIT
		FIBER OPTIC CABLE			WETLAND BUFFER LINE
		CABLE			RIDGE LINE
		STREET LIGHT			BASE FLOOD ELEVATION LINE
		UTILITY POLE			F.E.M.A. FLOODPLAIN LINE
		PEDESTAL			
		TRANSFORMER			
		GAS VALVE			
		ELECTRIC BOX			
		TELEPHONE MANHOLE			
		FIBER OPTIC MANHOLE			
		TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

LOCATION MAP NORTH



LEGAL DESCRIPTION:

LOT 1 IN SUNRISE OF MUNDELEIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2008 AS DOCUMENT NO. 6399830, IN LAKE COUNTY, ILLINOIS. PARCEL AREA = 7.506 ACRES, 326,941 S.F. PIN: 10-25-310-034

BENCHMARKS:

SOURCE BENCHMARK:
LAKE COUNTY BENCHMARK RECOVERY SHEET, BENCHMARK DESIGNATION: M-61, RAILROAD SPIKE IN NORTHWEST FACE OF POWER POLE AT THE SOUTHEAST CORNER OF CALIFORNIA AVENUE AND COURTLAND STREET. ELEVATION= 746.74 NAVD88

SITE BENCHMARK:
SURVEYING CONTROL POINT, CUT CROSS ON TOP OF CURB, IN NORTH CURBLINE ALONG COURTLAND STREET APPROXIMATELY 260' WEST OF COURTLAND AND MIDLOTHIAN INTERSECTION. ELEVATION= 765.90 NAVD88

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS DEVELOPMENT OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS DEVELOPMENT.

REGISTERED PROFESSIONAL ENGINEER DATE

OWNER OR OWNER'S DULY AUTHORIZED AGENT DATE

PREPARED FOR:

THG HOLDING, SERIES J

747 LAKE COOK ROAD, SUITE 100 W, DEERFIELD, IL 60015

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.

A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/27
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, IL. 60048 (847) 367-6707

CONTACT JULIE AT 8-1-1 OR 800-892-0123

With the following:

County Lake

City/Twnship Mundelein / Freemont

Sec 1/4 Sec No. Sec 25, SW 1/4

Call 2 working days BEFORE YOU DIG.



PERMIT

IEPA - SANITARY
IEPA - WATER
IEPA - NOI
LCSMC
VILLAGE
IDOT

NUMBER

DATE ISSUED

REVISIONS

1 9/4/26 PER VILLAGE REVIEW COMMENTS

ORIGINAL ISSUE DATE:

07/23/26

SHEET NUMBER

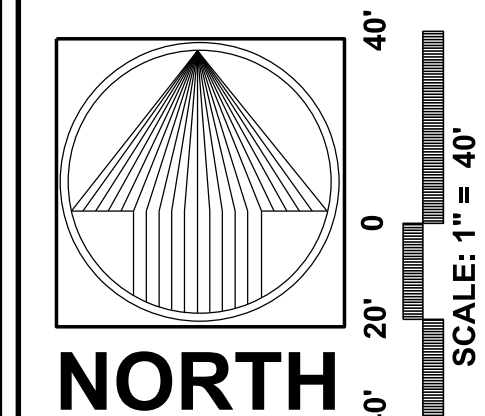
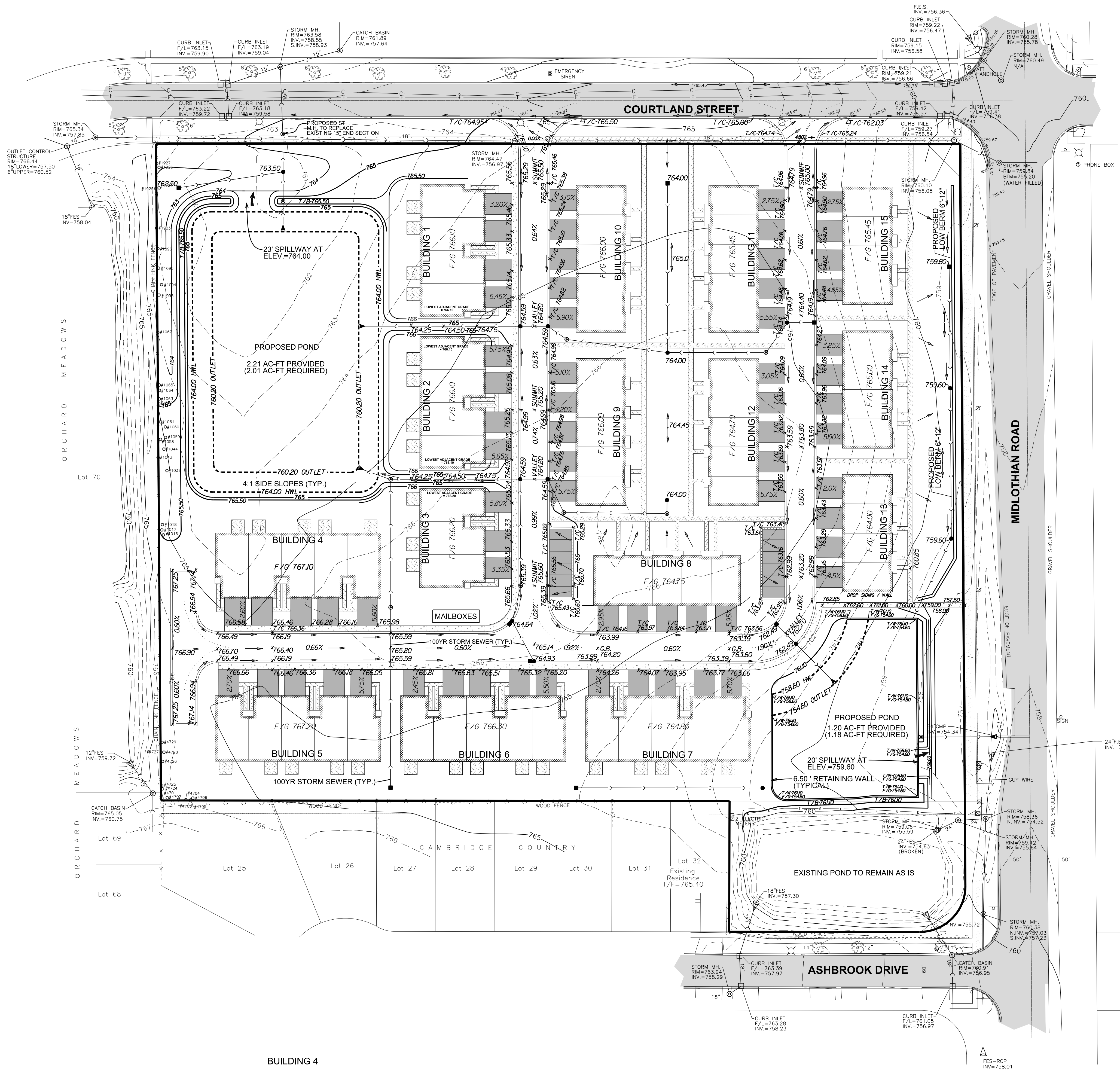
1

OF 11 SHEETS

ENGINEER'S
SEAL & SIGNATURE

NOT FOR CONSTRUCTION

100 S. MIDLOTHIAN ROAD



MIDLOTHIAN CROSSING
100 S. MIDLOTHIAN RD, MUNDELEIN, ILLINOIS 60060

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com

DESIGNED BY:	R.A.A.
DRAWN BY:	A.Z.
CHECKED BY:	J.F.C.
ORIGINAL ISSUE:	07/23/26

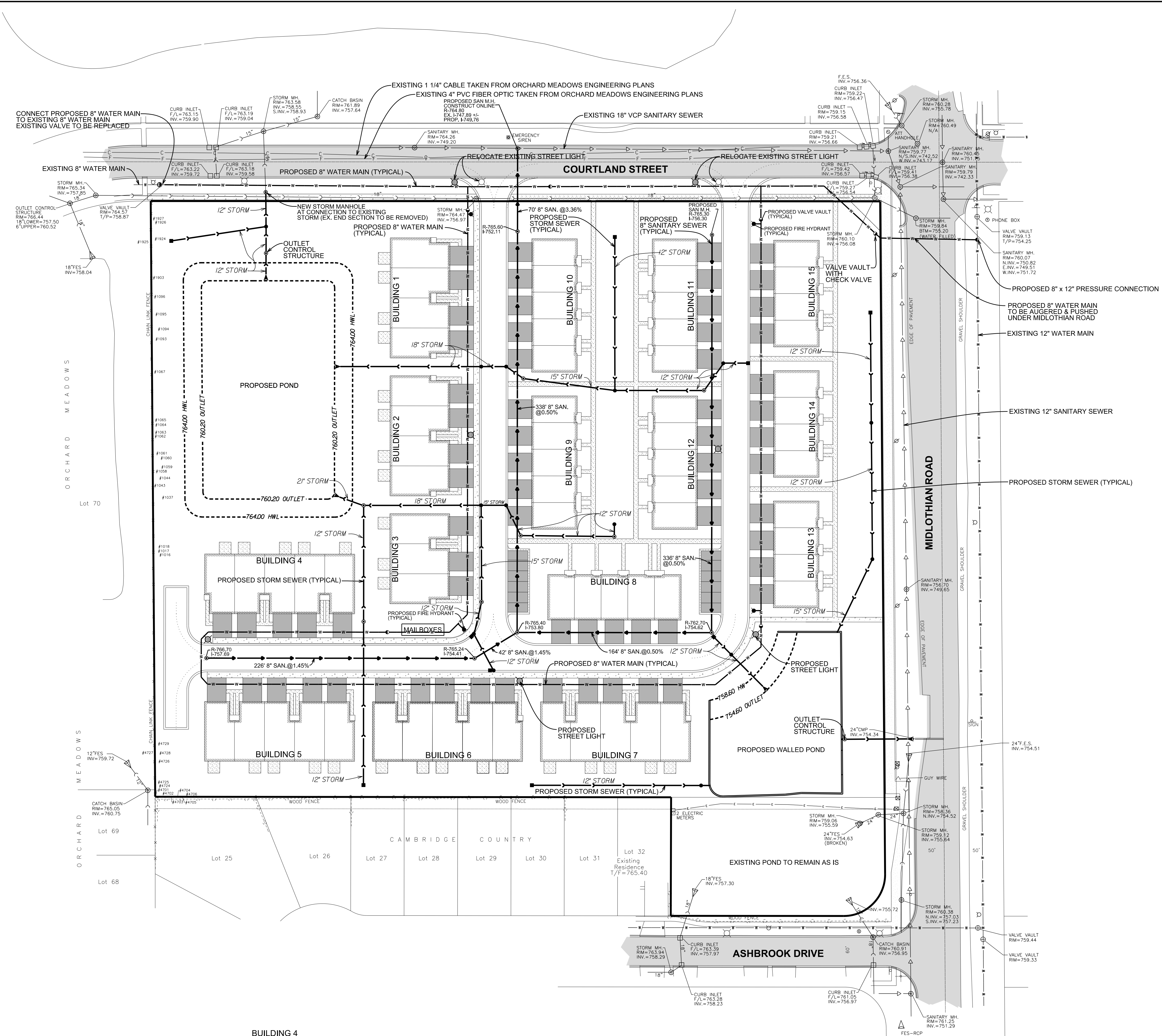
DATE BY	DESCRIPTION
9/4/26 JFC	REVISED PER MUNDELEIN REVIEW COMMENTS

REVISIONS

GRADING PLAN

SHEET NUMBER
5
OF 11 SHEETS

JOB No. 2625



MIDLOTHIAN CROSSING
100 S. MIDLOTHIAN RD, MUNDELEIN, ILLINOIS 60060

DESIGNED BY: R.A.A.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 07/23/26

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 367-2557
FAX: (630) 367-2557
E-MAIL ADDRESS: pba@pearsonbrown.com
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DATE BY
9/4/26 JFC

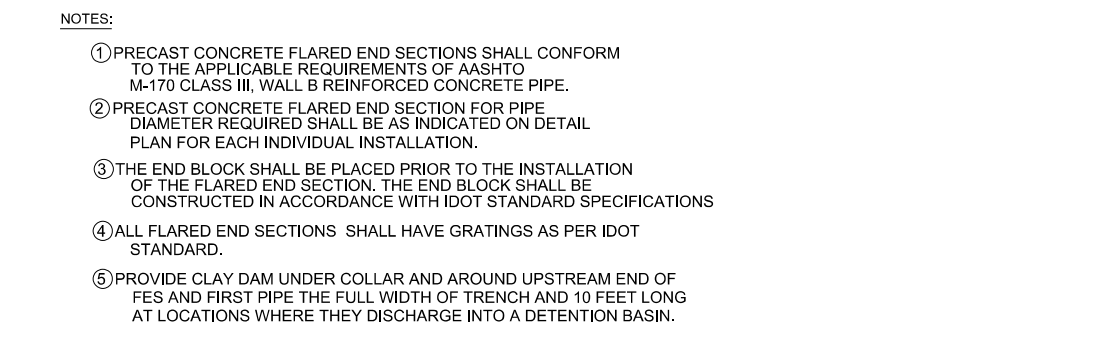
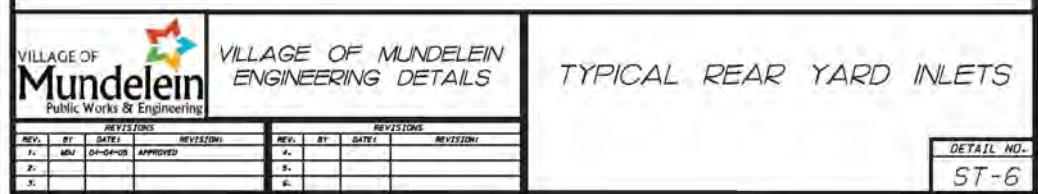
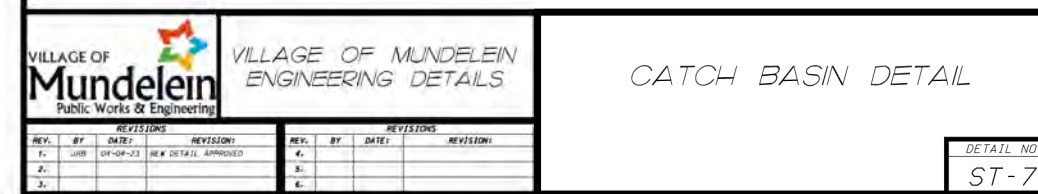
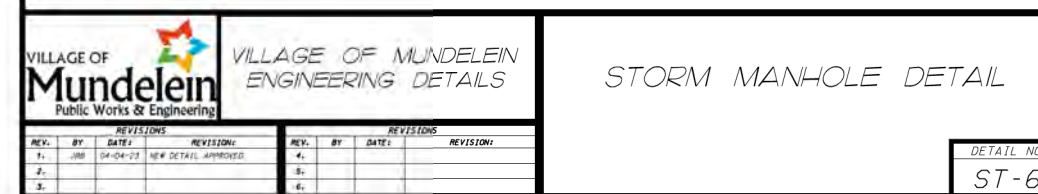
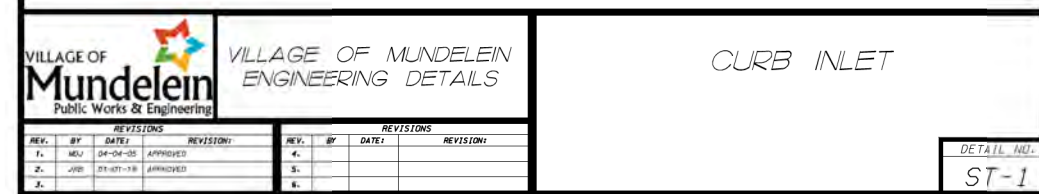
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REVISED PER MUNDELEIN REVIEW COMMENTS

UTILITY PLAN

REVISIONS

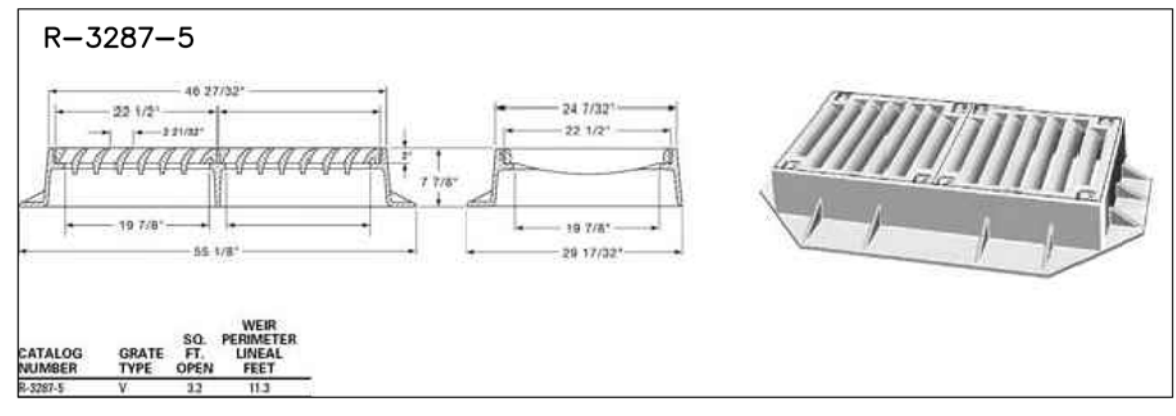
SHEET NUMBER
6
OF 11 SHEETS

JOB No. 2625



NOTE:

1. GENERIC NAME RR1=CA3,RR2=CA1,RR3=2"X9", RR4=4"X8".	3. GRADATION REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS.
2. FOR PIPE 72" AND LARGER A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.	



DESIGNED BY: R.A.A.
DRAWN BY: A.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 07/23/26

DETAILS	
	SHEET NUMBER 9 OF 11 SHEETS

THE VILLAGE AND DEVELOPER AGREE THAT THE FINAL ENGINEERING WILL BE COMPLETED IN ACCORDANCE WITH THE COMMENTS AND RESPONSES BELOW

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
PHONE 847 / 367-6707
LIBERTYVILLE, IL 60048-5355

September 8, 2026

Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

**Subject: 100 S. Midlothian Road – Midlothian Crossing
Proposed Townhomes**

Attention: Ms Kelsey Howe
Building Services Manager of Mundelein

Please find replies below to comments from the Gewalt Hamilton Associates, Inc. review letter dated August 12, 2026. Replies to Public Works comments are also included.

1. The impact of Wetland A requires depressional storage. This volume needs to be calculated and added to the proposed detention basin.

As discussed on our conference call on 9/2/26, we modeled the zone to examine the potential storage in 100yr events with the existing 15" storm outlet. Due to the 100yr, 24hr event showing less than 0.01 ac-ft peak storage it was determined depressional storage associated with this zone is negligible and no volume is required to be added to the proposed basin.

2. The stage storage calculations need to include 1-foot contour intervals.

Agreed. Will provide in Final.

3. Water Quality Treatment volume and RVR are separate requirements, although the volume in the detention basin, below the primary outlet can be applied to both requirements. Please separate the two requirements on Sheet S2. As this volume is required below the primary outlet, discharge of the wetland bottom basin is required. For example, this can be achieved by adding an underdrain.

The two requirements are separated on Sheet S2. Discharge from the bottom can typically be done via infiltration. If infiltration is determined to not be feasible for this project, we will look at an underdrain solution as suggested.

4. A proposed impervious area exhibit will be required at final engineering.

Agreed.

5. On the northern and western portion of the site, there is undetained stormwater release. This needs to be accounted for in the stormwater management design as it will reduce the allowable release rate and increase the required detention volumes.

To address the western portion of the site, we plan on planting that zone in natives and deed restricting the areas. This configuration allows the areas to be excluded from detention requirements. In the northeast, we can capture more in final engineering with additional storm sewer or yard drains etc.

All areas planned on being disturbed were counted in the required volume calculations. Therefore, they are already factored in to some extent.

6. Utilizing the minimum restrictor size of 4" requires adequate downstream capacity. As this area has a history of poor drainage, the restrictor sizes will need to be less than 4" with anti-clogging measures. *The final design of the restrictor can be deferred to final engineering.*

Agreed.

7. Per Section 503.02.B of the WDO, the RVR credit in detention facilities is limited to 50% of the total. In other words, the volume of credits in the detention facility need to be equaled by other RVR measures. *Compliance with this requirement can be deferred to final engineering.*

Agreed.

8. There is a minor typo on Sheet 5; the spillway elevation should be 758.60.

Corrected.

9. Preliminary grades need to be added to the retaining wall on the eastern side of the site.

Agreed. Preliminary top of wall (T/W) and fished grades (F/G) are shown for the walls proposed.

The lines along the east represent a low berm and not a wall. We have labeled the berm accordingly.

10. Preliminary storm sewer sizes need to be added.

Preliminary sizes have been added.

11. Details for the outlet control structures need to be added.

Agreed. (Defer to Final...)

12. Storm sewer and inlet capacity calculations need to be added. *This can be deferred to final engineering.*

Agreed.

13. Additional comments may result from review of the updated Final Engineering documents.

Understood.

Civil Design Plan Review:

1. Cover Sheet (Sheet 1):
 - a. No comments at this time.
2. Specifications (Sheet 2):
 - a. No comments at this time.
3. Existing Conditions (Sheet 3):
 - a. No comments at this time.

4. Geometric Site Plan (Sheet 4):

- a. Revise the proposed 4 foot sidewalk to the minimum 5 foot sidewalk to conform with the Village Standard Detail R-4. Also, there should be a 1 foot of separation between the ROW/Property Line to the back of the proposed sidewalk along Courtland Street and Midlothian Road.

Agreed.

- b. Internal development sidewalks should be a minimum of 5 feet to meet ADA requirements.

4' wide walks in common open space are allowed based on our research of the codes. Per our recent discussions with the Village, the 4' walks can remain.

- c. Provide a pavement section for the proposed internal roads/streets.

- i. If the proposed roads/streets within the development are classified as Local then revise the minimum edge to edge dimension from 24 feet to 33 feet per the Village Standards. Or indicate if these will be private streets.

All onsite streets are private. The local pavement section shown on Detail R-9 is planned for the roadways. Guest parking pavement and residential driveway pavement to be specified during final engineering.

- d. Indicate the proposed pavement type within the development within a legend along with a description. This would include both hatch patterns and line types.

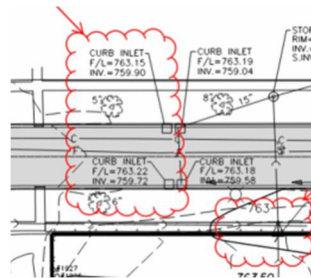
We will indicate on the geometrics sheet.

- e. Provide the centerline radius of the proposed roadway curves.

We have added the radii to the plans.

5. Grading Plan (Sheet 5):

- a. Indicate the connection or the existing pipe flow direction from the curb inlets, if this is going west and not east. See snip below.



Directional information has been added to the plans as requested.

- b. Indicate if the existing flared end section will be removed and a structure will be constructed for the connection of the proposed pipe from the west proposed pond north outlet pipe.

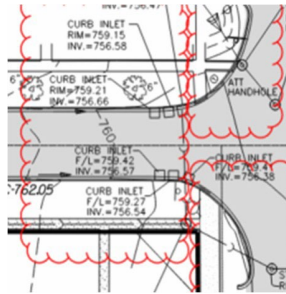
We have revised the plans to show the end section removed and a storm manhole added.

- c. Provide additional grade spot elevations along the proposed driveway approaches to verify flow direction along Courtland Street and from the development.

Additional grades have been added.

- d. Indicate if all these curb inlets are connected at the north and south side of Courtland west of Midlothian Road. See snip below.

The connectivity information has been added as requested.



- e. Provide additional grade spot elevations to verify existing flow direction along Midlothian Road just north and south of the intersection of Courtland Street and Midlothian Road.

Additional grades added as requested.

- f. For the internal driveways the minimum slope should be 2% and maximum of 5%.

Per our conference call, the driveway slopes have been revised to be between 2% and 6%.

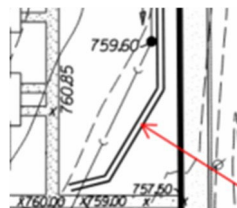
- g. Revise the proposed contours as they should not be going through the proposed townhome buildings.

The plans do not show any proposed contours going through the buildings. Those are existing contours.

- h. Verify all T/C grades and gutter grade elevations are showing the correct flow direction along the internal streets, driveways and visitor parking areas. It appears that there are some locations that may have some ponding occurring.

We will review the grades.

- i. Indicate what the polyline shape just east of buildings 13-15 is proposing. If this is a retaining wall provide additional grade elevations similar to TW and FG. See snip below.



The lines represent a low berm to meet IDOT requirements. We will add detail to the plans.

- j. Provide design computations for detention/retention, retaining walls 4' or more in height, etc per Section 19.20.050 of the Village Code.

Detention calculations are in the storm report. During final engineering the taller walls will be designed by a structural engineer and calculations provided.

6. Utility Plan (Shet 6):

- a. Revise the proposed water, sanitary sewer and storm sewer locations along the proposed streets to

conform with the Village Standard Detail R-11.

Per our conference call, the proposed utility locations will not require revisions.

- b. Provide a crossing table for all crossing utilities.

Crossing and conflict information for utilities will be provided during final engineering.

- c. Indicate the location of the bore pits along with length and width dimensions. Provide a detail of this on the detail sheets.

To be provided during final engineering.

- d. Indicate where the sanitary sewer service lines and water service lines will be proposed for all townhomes. (Section 19.16.140 & 19.16.150 of the Village Code)

Services to be shown during final engineering.

- e. There appears to be a line connecting the sanitary sewer manhole to the attahandhole at the northwest corner of Courtland Street and Midlothian Road. Revise.

The line is from the topo survey and intends to show that a pipe extend north from the manhole. No connection to the handhole should be implied. We have adjusted the length of the line so it does not reach the handhole and appear like a connection.

- f. Indicate if all proposed sanitary sewer manholes are 5 feet

Yes. The San-1 detail on sheet 7 indicates all sanitary sewer manholes will be 5' diameter.

7. Details (Sheet 7 thru 11):

- a. On sheet 7 there are two SAN-1 details provided. Revise.

Revised.

- b. On sheet 7 indicate where the sanitary sewer air release manhole will be proposed within the development.

No such manhole proposed. Detail removed.

- c. On sheet 9 provide additional information within Concrete Flared End Section and Rip Rap Details as the sizes and riprap quality and bedding information.

Size, quality, and bedding information is provided in the two rip-rap details already on Sheet 9.

- d. On sheet 9 ST-6 detail was not found within Village of Mundelein's standard details.

Sheet 9 already includes detail ST-6. It is just to the left of the ST-7 detail.

- e. On sheet 10 – There was an added text within Standard Detail R-4, confirm that this is acceptable to Mundelein.

We believe that Mundelein will accept the extra inch of thickness at the driveways. This is a relatively common practice.

- f. On sheet 10 – Indicate where the standard B6.12 curb and gutter and depressed curb gutter and reverse B6.12 curb and gutter and depressed curb and gutter is within the plans/development. As there is no call out indicating this on Sheet 4.

Curb types and locations are now indicated on Geometrics Sheet and also on Sheet 10.

8. Additional comments may result from review of the updated Final Engineering documents.

Understood.

Surveyor has addressed the comments below.

Survey Review: **Completed**

1. Sheet 1 of 2

- a. Add the existing Stormwater Management Easement per document 6399830
- b. Add the existing building setback lines (Yard Line) per document 6399830
- c. Add an area table to show all Lots, Outlots and gross area.
- d. Add the ROW width on Courtland up to the North line of the SW $\frac{1}{4}$
- e. Add "Per Doc. 6399830" to the note for the Existing Site Triangle Restriction Area.
- f. The record distance along the East line is shown as 567.91 and should be revised to 567.61.
- g. Please show the basis of bearings under the North arrow and Scale.
- h. Remove the existing residence on adjoining lot 32
- i. Add a Legend to show what the cross hatch is plus all line types.
- j. Add an abbreviation table

2. Sheet 2 of 2

- a. The school district certification is shown in 2 locations and is not necessary. The Notary for the School District Certificate states it is commonly known as Fairhaven Crossing. This needs to be corrected.
- b. On sheet 1 of 2 there is a Watermain Easement and a Sanitary Sewer Easement shown as being granted. The "VILLAGE UTILITY EASEMENT PROVISIONS" (VUE) would be adequate for those easements. Please either revise the language in the provisions to reflect how they are labeled on sheet 1 or change the easements that are being granted on sheet 1 to read "VUE hereby granted".
- c. On sheet 1 of 2 there is an "Ingress, Egress and Utility Easement", shown as being granted. The Utility Easement provision is adequate for the Utility Easement, but you need to add provisions for the Ingress and Egress Easement.

Permits:

FOLLOWING PERMITS SHALL BE REQUIRED.

1. Provide a Lake County Stormwater Management Commission Wetland Permit.

Our review did not include field verification of existing conditions, elevations, grades and/or topography as shown on the plans. The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions, as well as providing a design that complies with Village Ordinances and Standards.

In addition, to the extent other permits, approvals, or authorizations are required from any other governmental body not mentioned herein, the developer will still be required to obtain each such permit, approval, or authorization required by federal, state, or local law. To the extent that any revisions to previously approved plans are necessitated by any such permit, approval, or authorization of another governmental body, the developer is also responsible for making such

revisions and thereafter securing Village approval of the modified plans, notwithstanding any prior Village approval or permit.

Understood. We will also need the standard IEPA permits and an IDOT permit.

Public Works Comments:

See Public Works comments below. Please see attached comments and please note that a PRV (Pressure Reducing Valve) will be required when connection to the water main along Midlothian Road. **Understood. A PRV will be required.** This is due to our pressure zones in the water system.

Also, I am waiting for some information from John Briggs regarding the pond on the SE corner of property. We were asking to see if possible, if the new pond they are proposing can be tied to the existing pond south of it to help with the stagnating

water.

We looked at multiple options to connect / combine the existing and proposed ponds and maintain we need to keep them separate for the following reasons.

- 1) IDOT Horizontal setback minimum compliance is an issue with any of the combined pond configurations.
- 2) IDOT freeboard is an issue with a combined or connected pond as the current basin does not comply with District 1 rules. A new separate pond like we are showing is compliant but a combined system is not.
- 3) There is an existing electrical line along the north edge of the existing pond that is also problematic.

Based on discussion during our conference call we can keep the proposed basin separate from the existing One.

Utility Comments:

- Sheet 6 of 11 - #1 Replace water valve – **Agree to do.**
- Sheet 6 of 11 - #2 Update plan to show 18in storm main not 15in. **We have revised the plan to show the storm as 18"**
- Sheet 6 of 11 - #3 PRV is needed for connection to Midlothian water main.
- Sheet 6 of 11 - #4 Update plan to show sanitary as 18in not 12in. **Revised as requested.**
- Sheet 6 of 11 - Hydrant locations may need to be adjusted as more detailed plans are reviewed. **Understood.**
- Sheet 6 of 11 – Provide streetlight cabling in plans **Agree to add during final engineering.**

General Services Comments:

- The lighting specs are not correct I have attached our current specs; they would utilize the pole that is designated for residential neighborhoods.
We will add the provided lighting specifications and details to the plans.
- 2 of the lights on Courtland look to be in the way of the road and are requested for relocation, I have no issue with that if they meet our standards
Correct. Two lights along Courtland will require relocation as they would conflict with the access roads.
- I don't see any issues with where they are proposing the location of new streetlighting for the neighborhood.
Acknowledged.
- I did not see a streetlight controller for the new streetlights. We need to know where they intend on feeding them from and the location of the controller.

Per discussion during our conference call we will add a controller during final engineering.

Should you have any questions, please do not hesitate to contact me.



John F. Cerbus, P.E.
Associate

PEARSON, BROWN & ASSOCIATES, INC.

597
598
599
600

EXHIBIT E
PRELIMINARY LANDSCAPE PLAN AND TREE PRESERVATION PLAN

Preliminary Landscape Plan

100 S. MIDLOTHIAN ROAD

Munedelin, Illinois

July 31, 2026

CONSULTANTS:



LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC

402 W. LIBERTY DRIVE

WHEATON, ILLINOIS 60187



CIVIL ENGINEER:

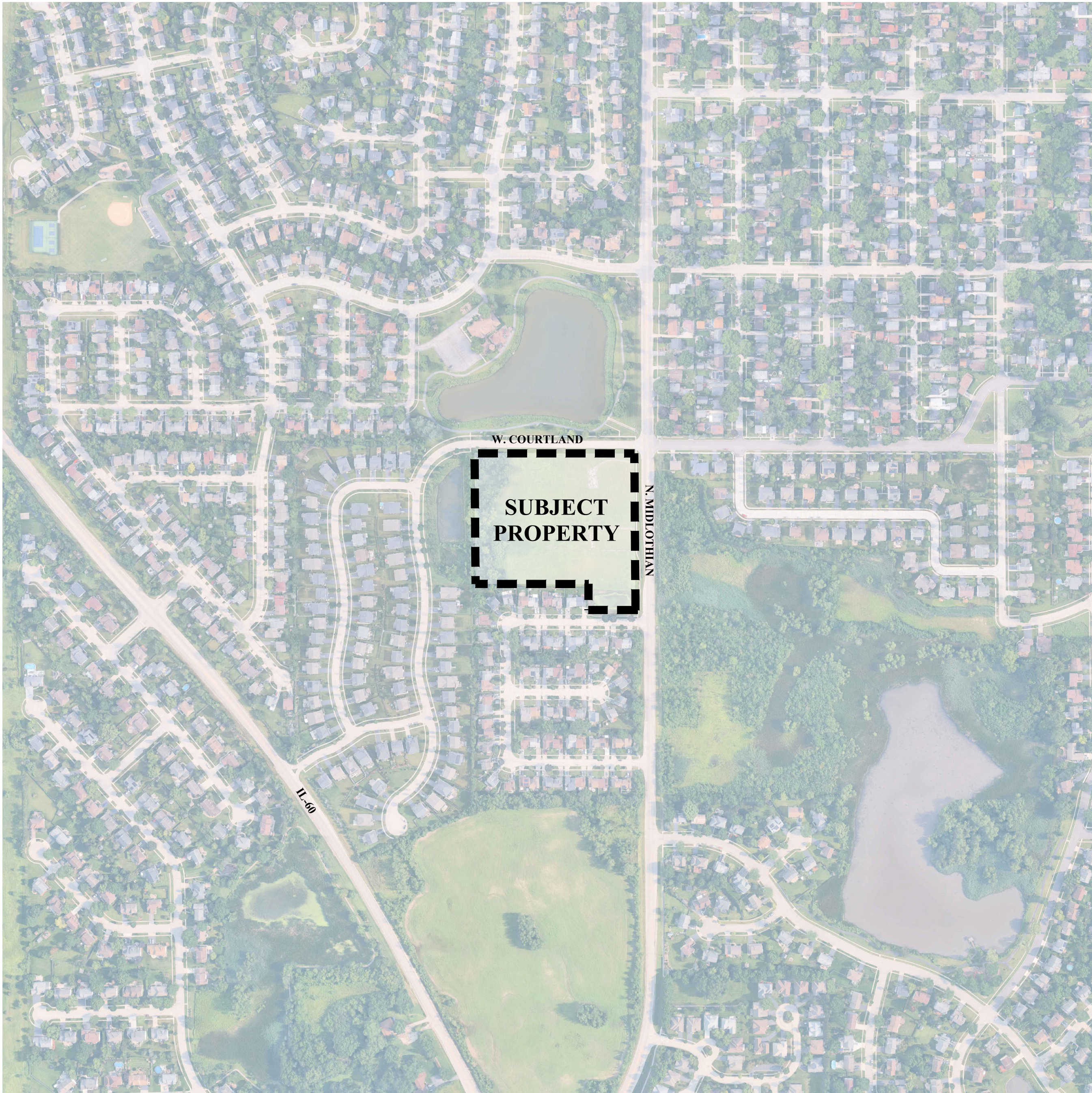
PEARSON, BROWN & ASSOCIATES, INC.

1850 W. WINCHESTER ROAD, SUITE #205

LIBERTYVILLE, ILLINOIS 60048

INDEX OF PLAN SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	TYPICAL FOUNDATION LANDSCAPE PLAN
L1.4	TYPICAL FOUNDATION LANDSCAPE PLAN
L1.5	TREE PRESERVATION PLAN
L1.6	TREE PRESERVATION PLAN
L1.7	TREE INVENTORY
L1.8	TREE INVENTORY
L1.9	TREE INVENTORY



LOCATION MAP

SCALE: 1"=300'



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffers' Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	

	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIN DOGWOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMHPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	MISC. MATERIALS		
	TURF SEED & BLANKET		
	SHREDDED HARDWOOD MULCH		
	SOD		
	HARDWOOD FENCING		

NATIVE SEED LEGEND

Key	Description
	EMERGENT SEED & PLUGS
	WET MEADOW SEED & BLANKET
	LOW PROFILE PRAIRIE SEED & BLANKET
	NO-MOW FESCUE SEED & BLANKET
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
- See General Conditions and Specifications for landscape work for additional requirements.

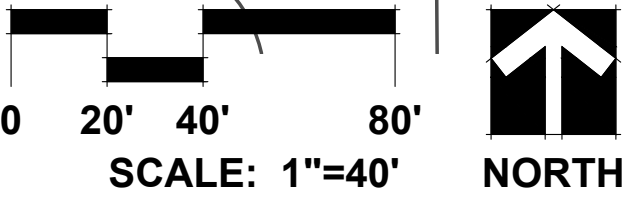
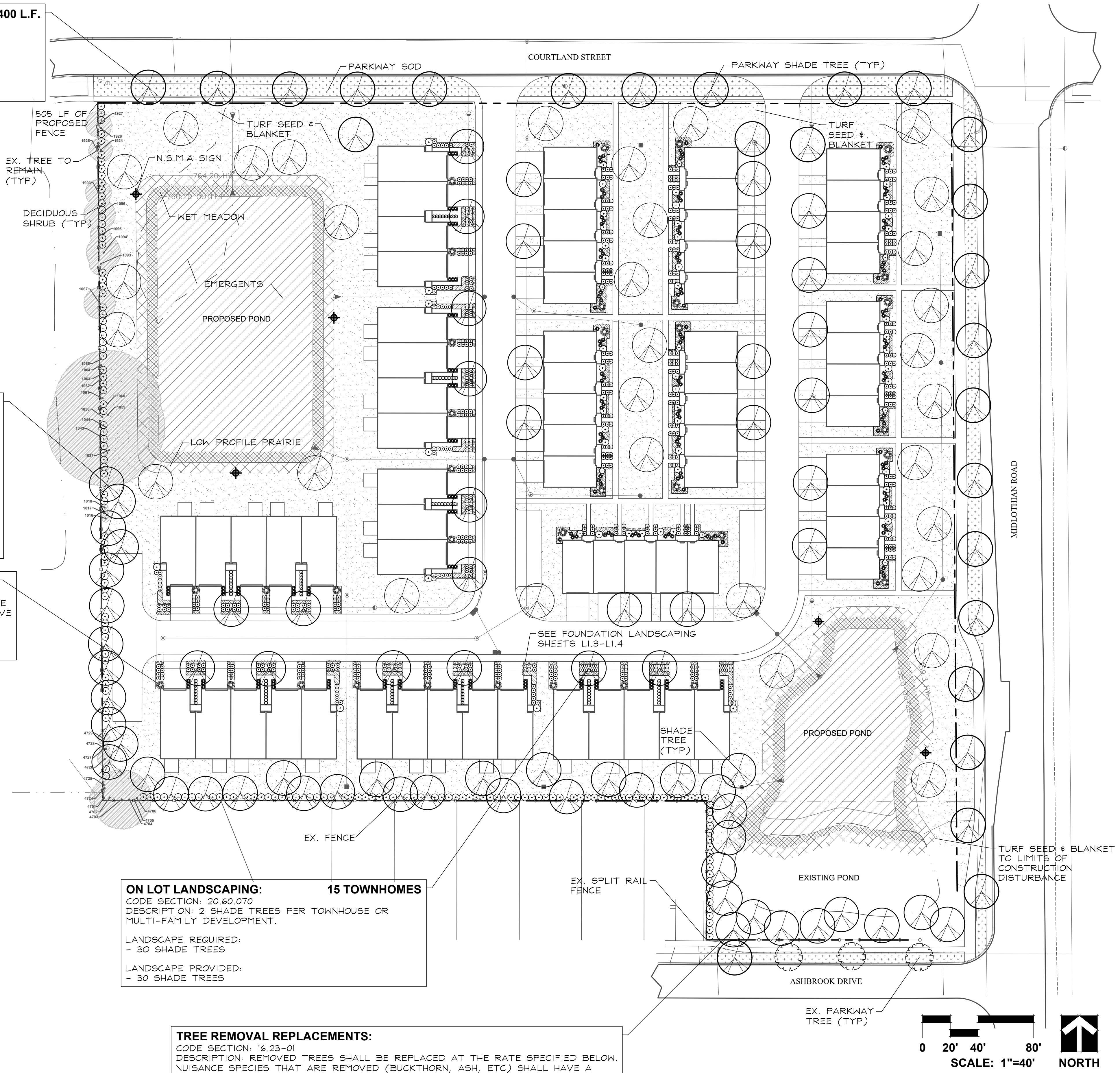
PARKWAY TREES:
CODE SECTION: 16.23.080
DESCRIPTION: 1 SHADE TREE PER 50 LF.
LANDSCAPE REQUIRED:
- 28 SHADE TREES
LANDSCAPE PROVIDED:
- 28 SHADE TREES

BUFFER YARDS:
CODE SECTION: 20.60.120
DESCRIPTION: 1 SHADE TREE PER 25 LF, AND 1 SHRUB PER 3 LF.
LANDSCAPE REQUIRED:
- 49 SHADE TREES
- 409 SHRUBS
- 100% FENCING
LANDSCAPE PROVIDED:
- 16 SHADE TREES
- 33 EXISTING TREES
- 163 SHRUBS / 100% SHRUB HEDGE
- 535 LF OF EXISTING FENCING
- 505 LF OF PROPOSED FENCING

BUILDING FOUNDATION:
CODE SECTION: 20.60.080
DESCRIPTION: FOUR FOOT WIDE DOUBLE HEDGE ROW REQUIRED. MINIMUM 1 FOOT WIDTH OF LIVE GROUNDCOVER.
LANDSCAPE PROVIDED:
- SHRUBS AND GROUNDCOVER

ON LOT LANDSCAPING:
CODE SECTION: 20.60.070
DESCRIPTION: 2 SHADE TREES PER TOWNHOUSE OR MULTI-FAMILY DEVELOPMENT.
LANDSCAPE REQUIRED:
- 30 SHADE TREES
LANDSCAPE PROVIDED:
- 30 SHADE TREES

TREE REMOVAL REPLACEMENTS:	
CODE SECTION: 16.23-01 DESCRIPTION: REMOVED TREES SHALL BE REPLACED AT THE RATE SPECIFIED BELOW. NUISANCE SPECIES THAT ARE REMOVED (BUCKTHORN, ASH, ETC) SHALL HAVE A REPLACEMENT VALUE OF 0. DBH OF TREE REMOVED (INCHES)	
30+	5
13-29	4
7-12	3
3-6	2
LANDSCAPE REQUIRED: - FOR 52 TREES REMOVED, 138 REPLACEMENT TREES REQUIRED	
LANDSCAPE PROVIDED: - 104 SHADE TREES	
NOTE: SEE SHEETS L1.5-L1.9 FOR TREE PRESERVATION PLAN, TREE INVENTORY, AND REPLACEMENT CALCULATIONS	



GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT

HURON GROUP
747 LAKE COOK ROAD
SUITE #100W
DEERFIELD, IL 60015

CIVIL ENGINEER
PEARSON, BROWN & ASSOCIATES
1850 W. WINCHESTER ROAD
SUITE #205
LIBERTYVILLE, IL 60068

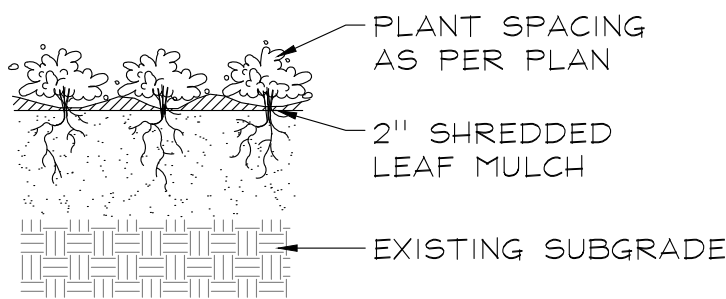
100 S. MIDLOTHIAN ROAD
MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE PLAN

REVISION	DATE
DATE	2026.07.31
PROJECT NO.	HUR2602
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

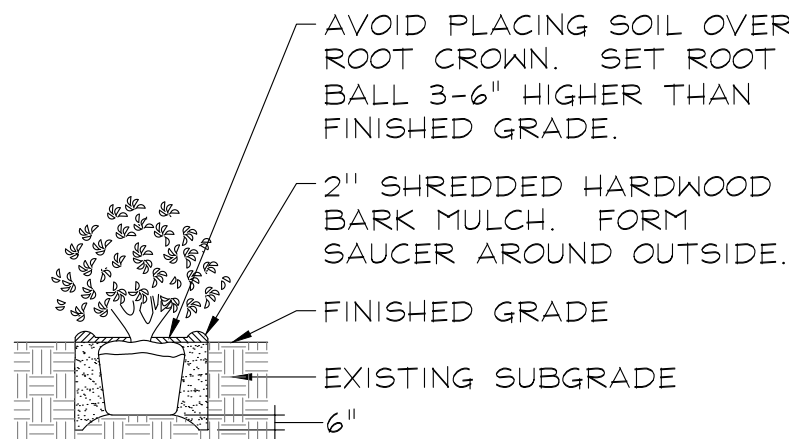
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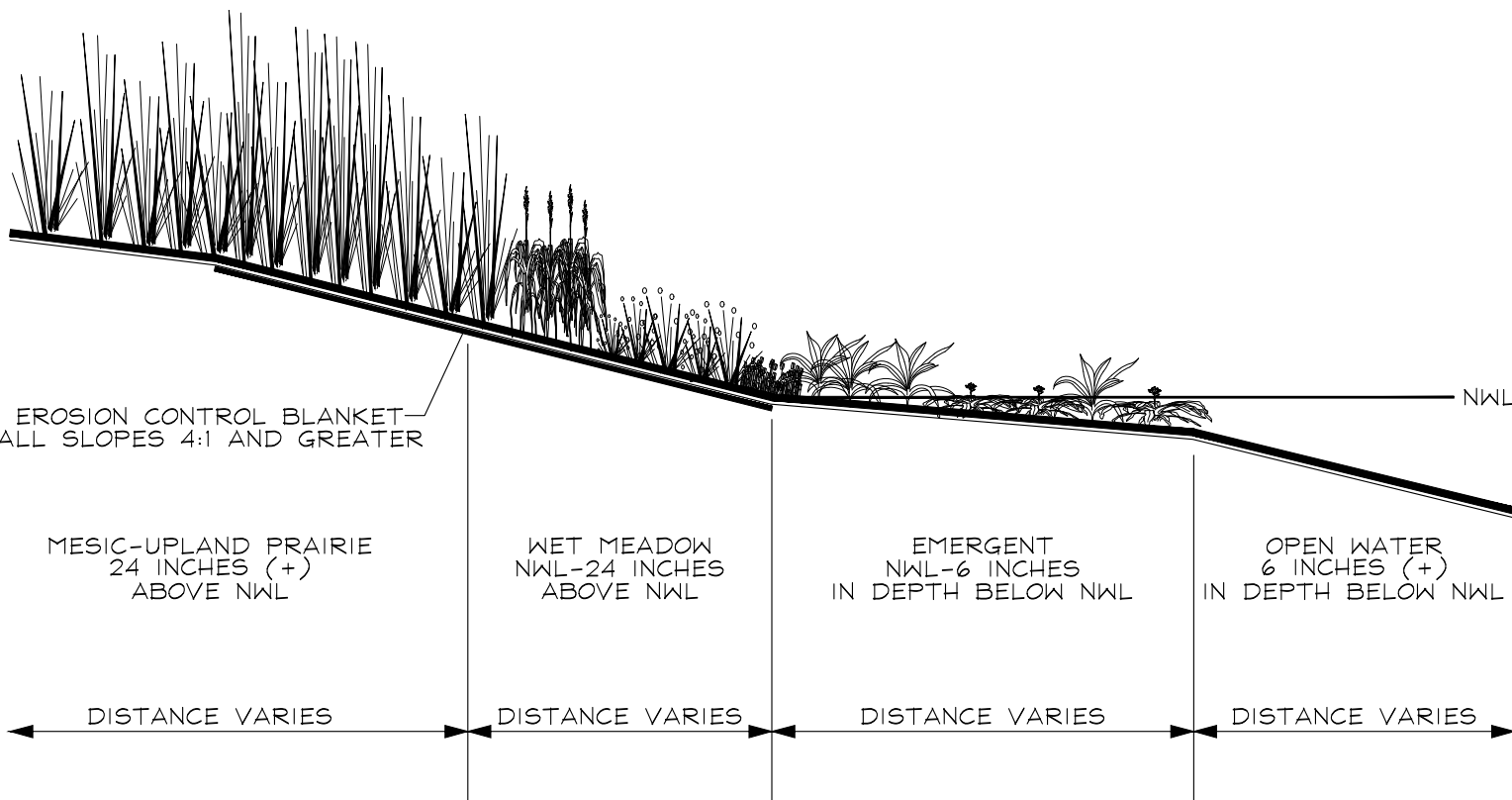
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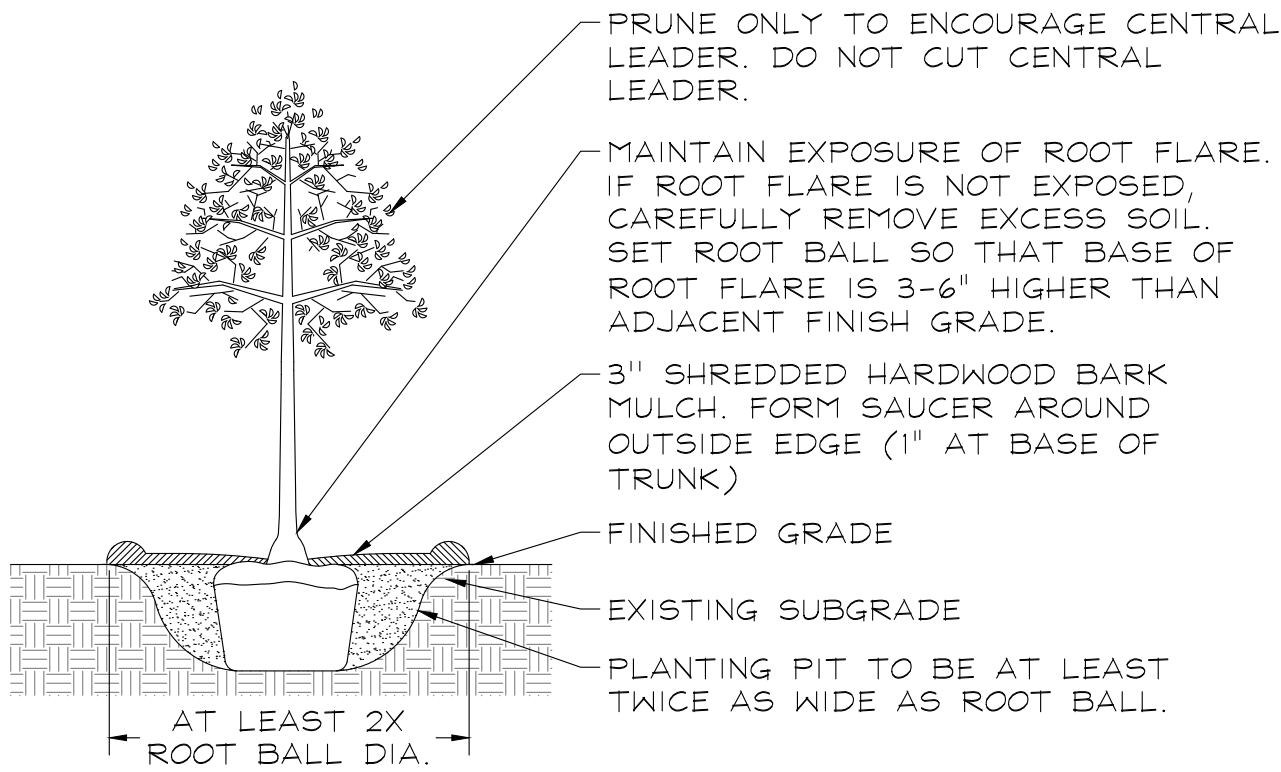
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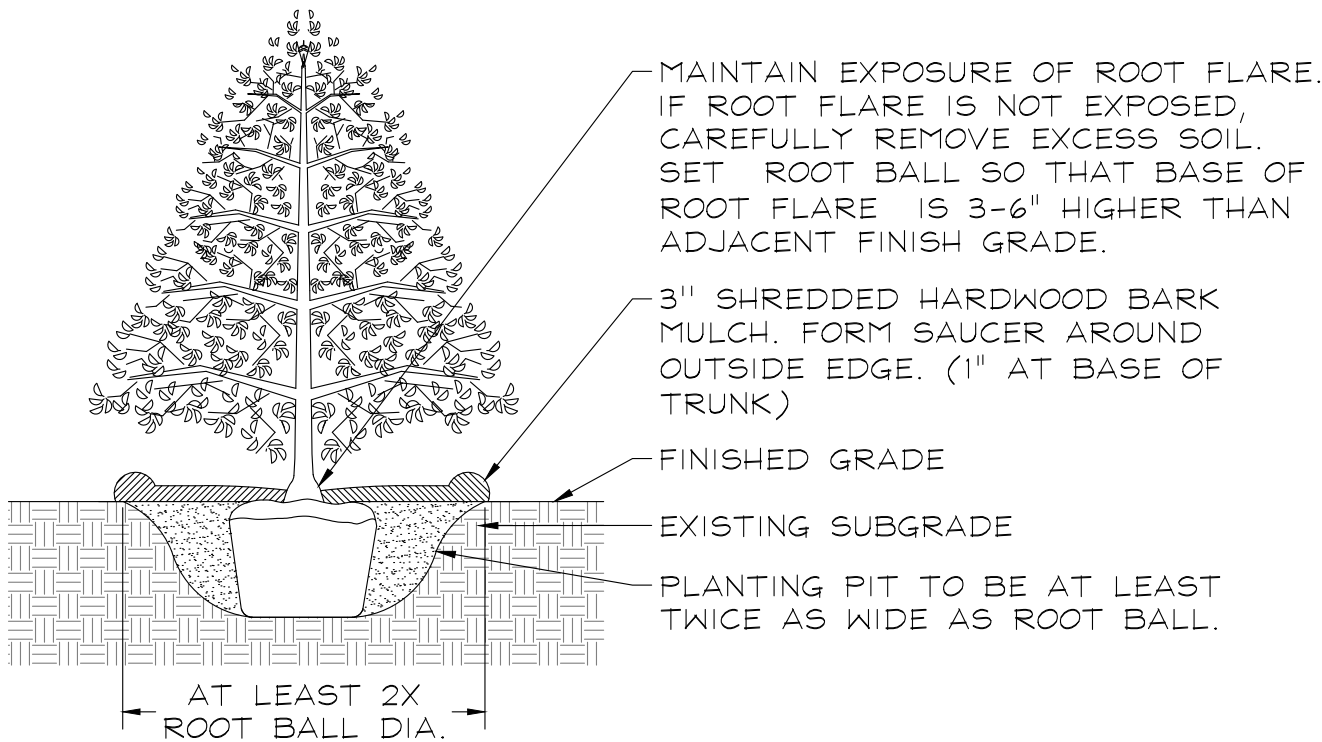
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



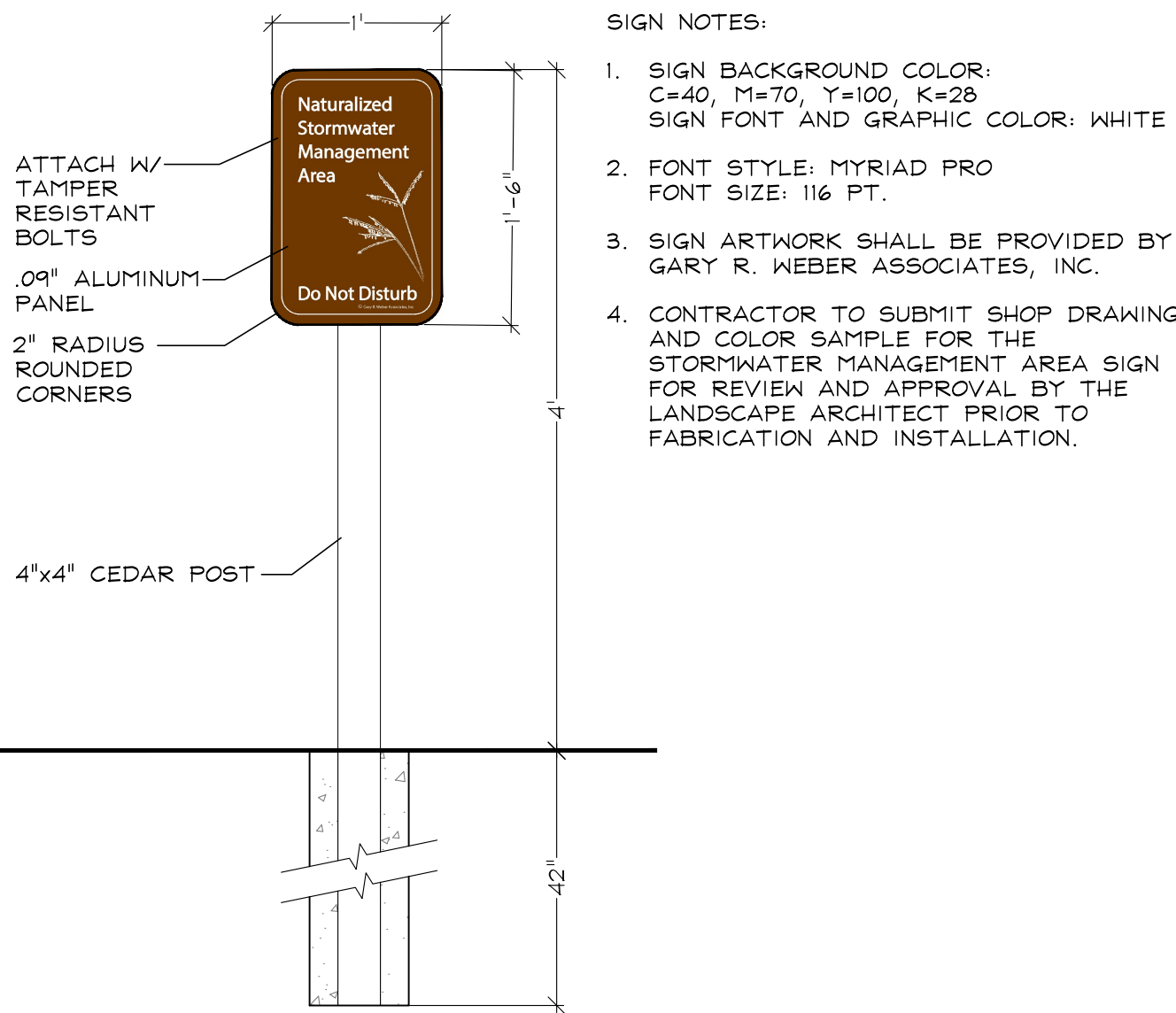
NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



N.S.M.A SIGN
NOT TO SCALE



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H
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CIVIL ENGINEER

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100 S. MIDLOTHIAN ROAD
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PRELIMINARY LANDSCAPE PLAN
LANDSCAPE DETAILS

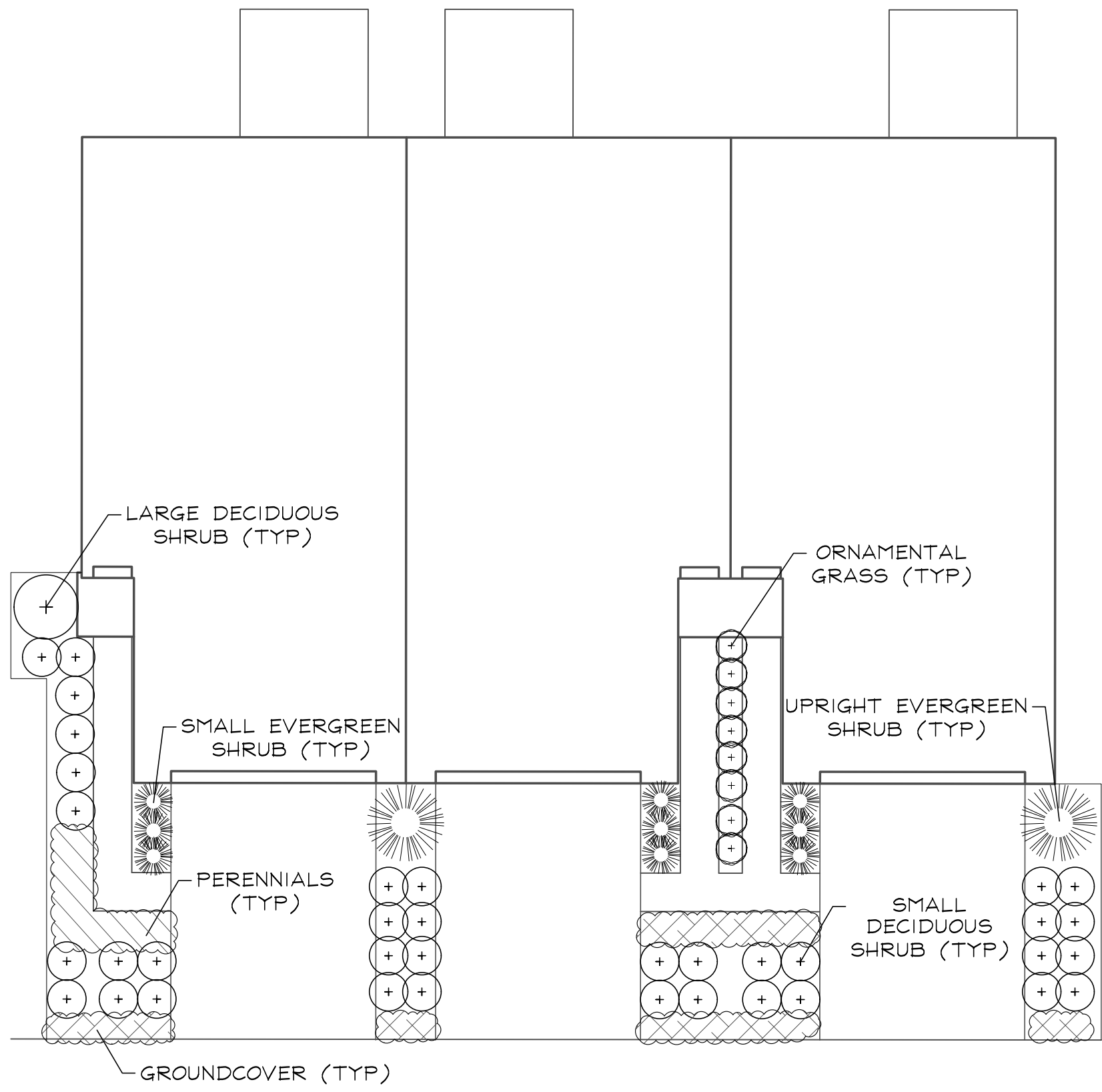
REVISION DATE

DATE 2026.07.31
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SHEET NO.

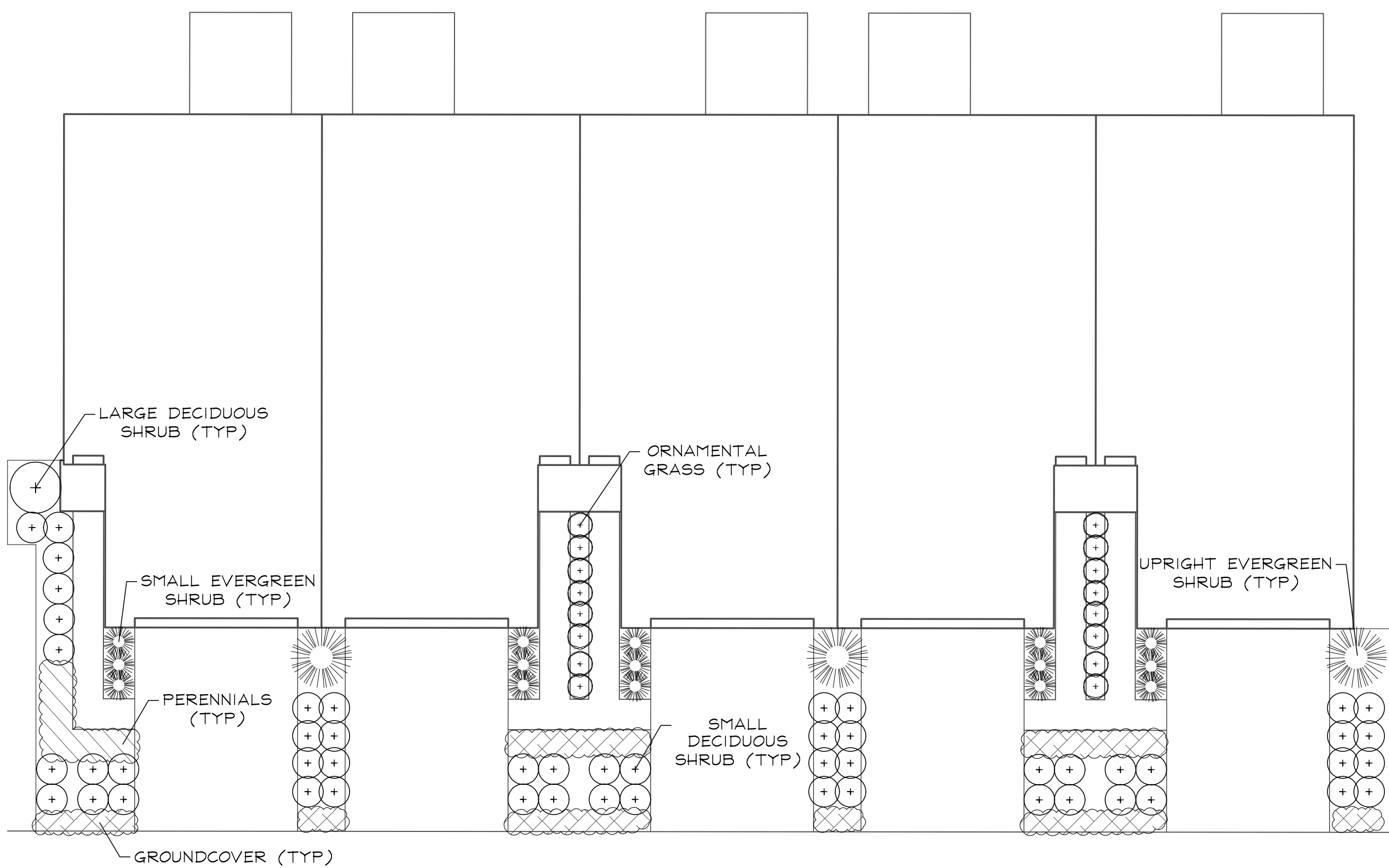
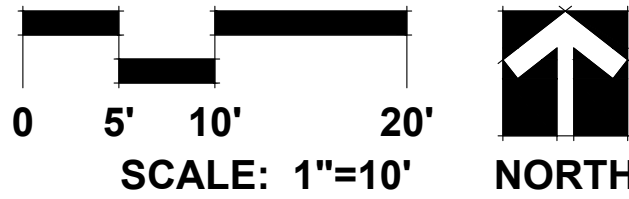
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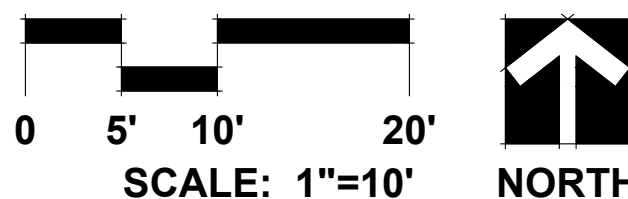
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TYPICAL 3 UNIT TOWNHOME FOUNDATION PLAN

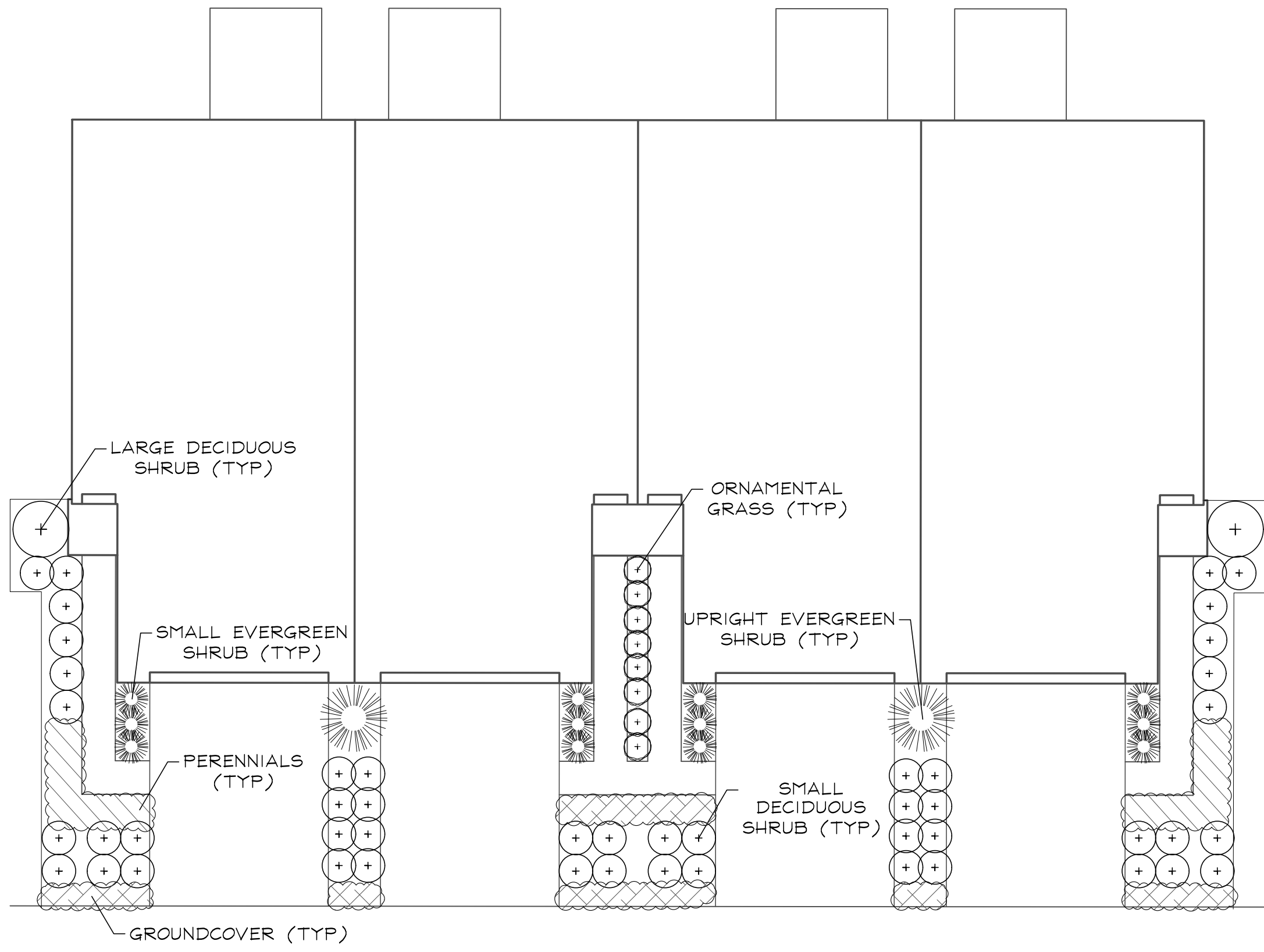


TYPICAL 5 UNIT TOWNHOME FOUNDATION PLAN

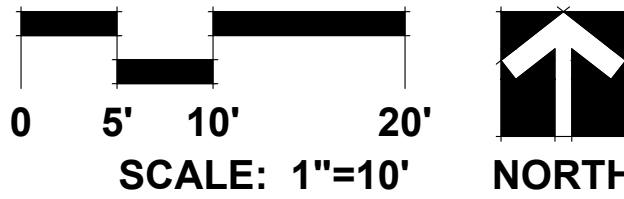


REPRESENTATIVE FOUNDATION PLANT LIST

Botanical/Common Name	Size	Remarks
EVERGREEN TREES		
Thuja occidentalis 'NORTH POLE ARBORVITAE'	8' Ht.	
DECIDUOUS SHRUBS		
Hydrangea paniculata 'SMHPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
Syringa meyeri 'Paladin' DWARF KOREAN LILAC	24" Tall	4' O.C.
Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS		
Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES		
Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS		
PERENNIALS		
Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
GROUNDCOVERS		
Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

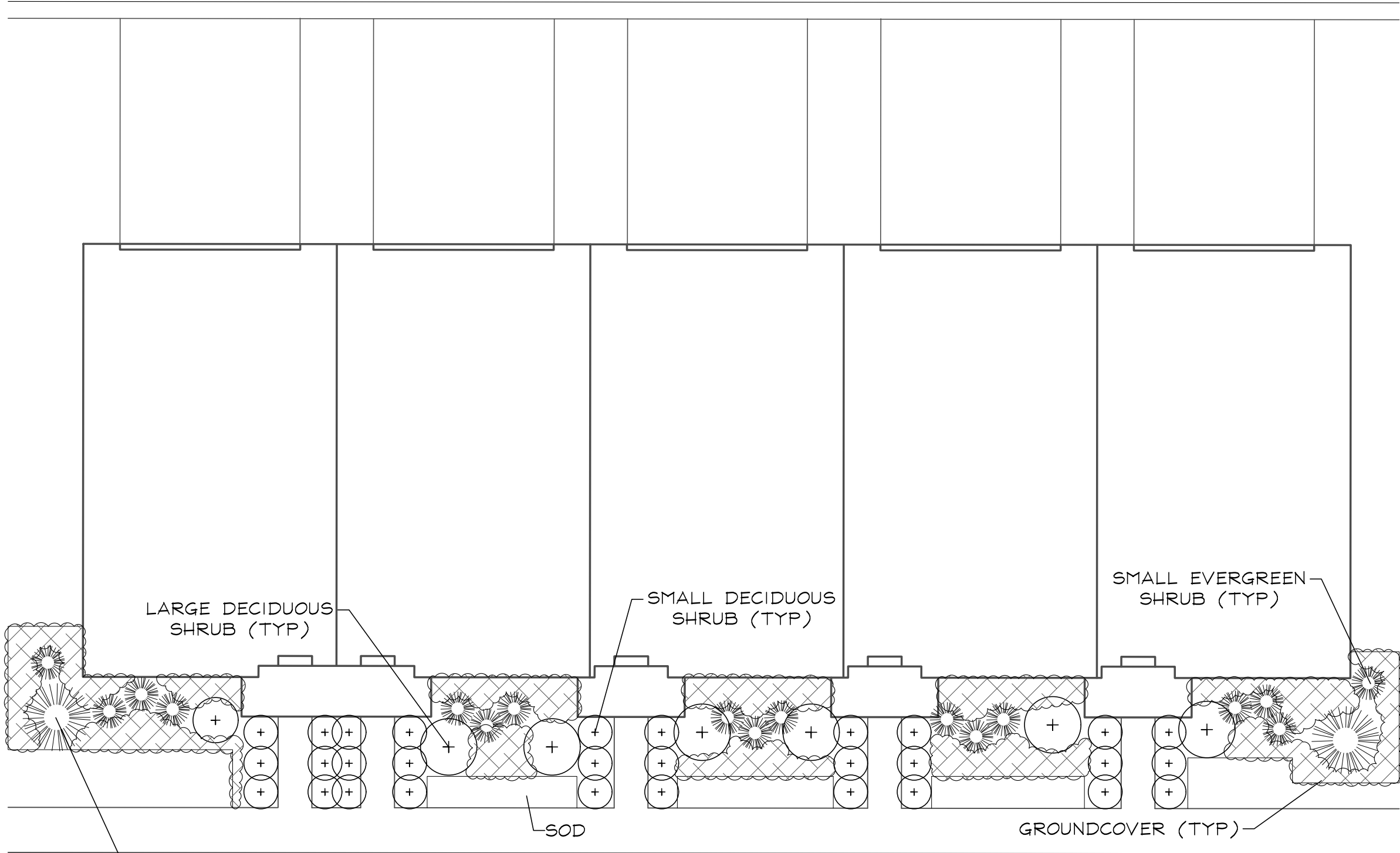


TYPICAL 4 UNIT TOWNHOME FOUNDATION PLAN

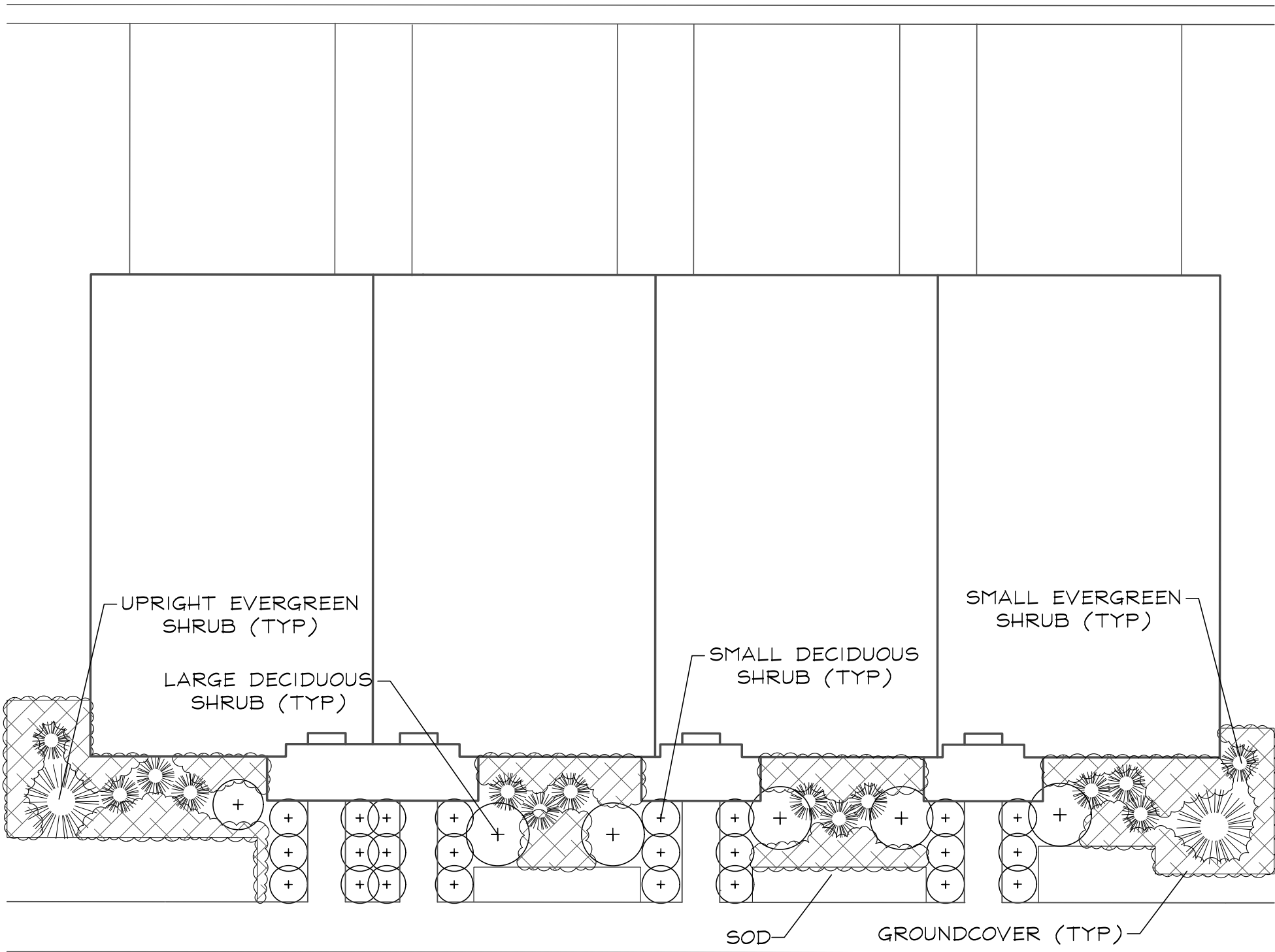


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Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
GROUNDCOVERS		
Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



TYPICAL 5 UNIT TOWNHOME FOUNDATION PLAN



TYPICAL 4 UNIT TOWNHOME FOUNDATION PLAN

GRWA

GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

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1850 W. WINCHESRER ROAD SUITE #205 LIBERTYVILLE, IL 60048

100 S. MIDLOTHIAN ROAD

MUNEDLIN, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

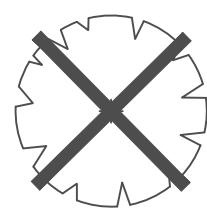
TYPICAL FOUNDATION LANDSCAPE PLAN

REVISION	DATE
DATE	2026.07.31
PROJECT NO.	HUR2602
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

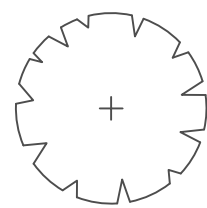
L1.4



LEGEND



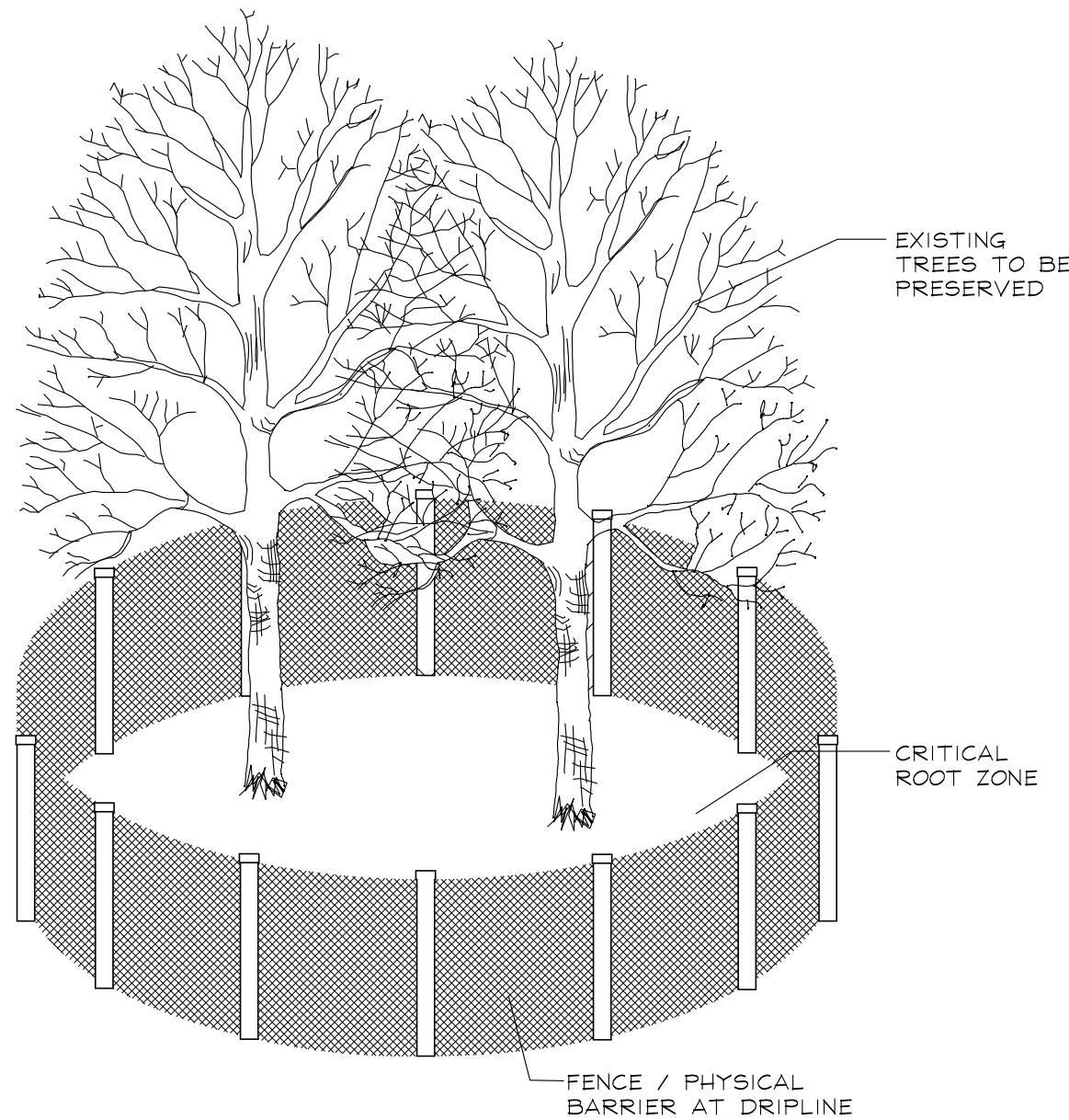
EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE PRESERVED

TREE PRESERVATION NOTES

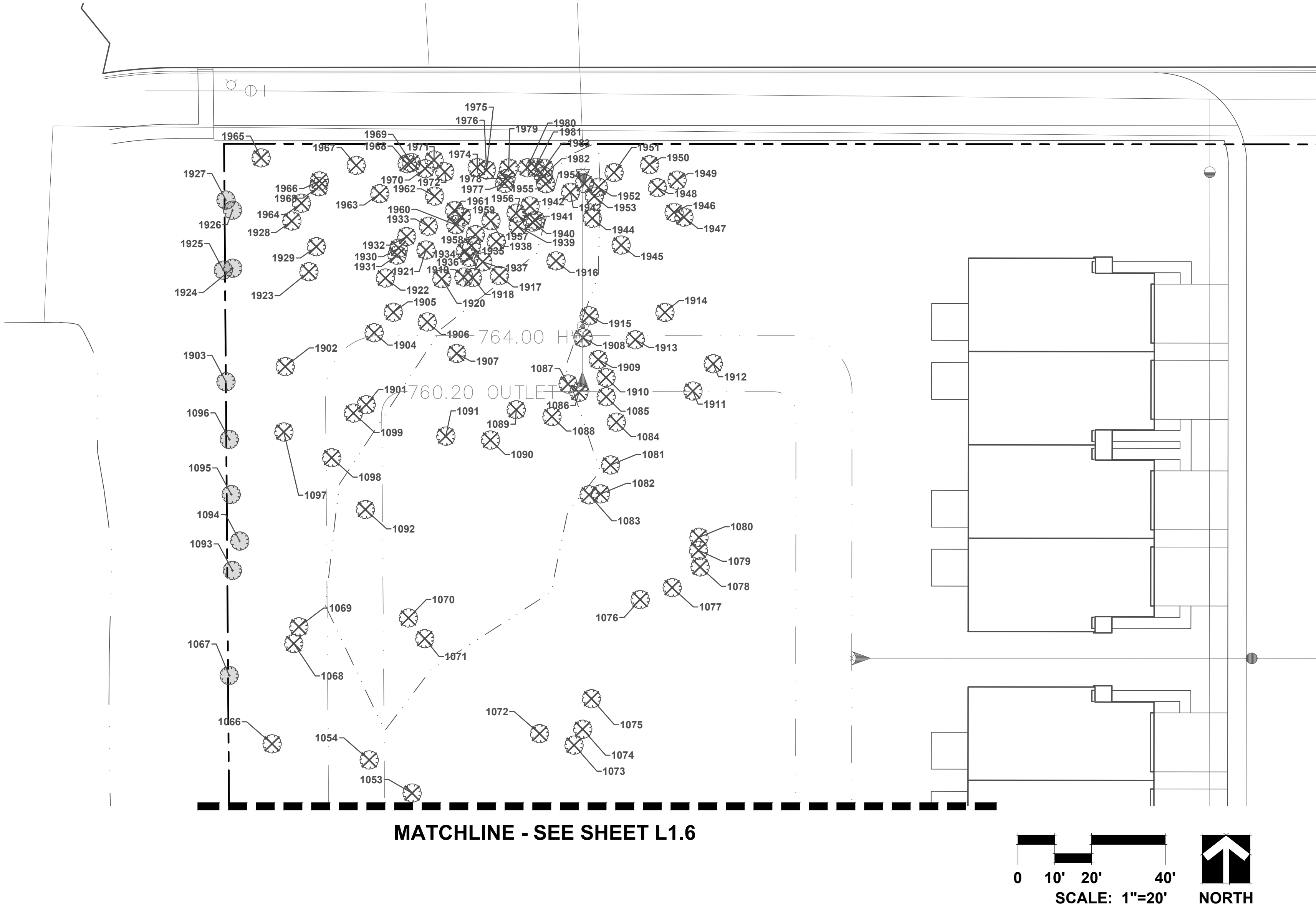
1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
2. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
3. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
4. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
5. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
6. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
7. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
8. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



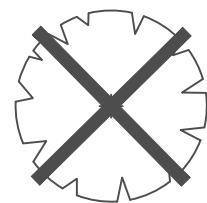
TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

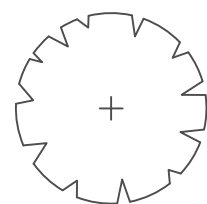
SEE SHEETS L1.7-L1.9 FOR TREE INVENTORY



LEGEND

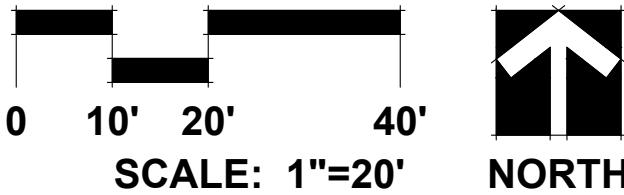
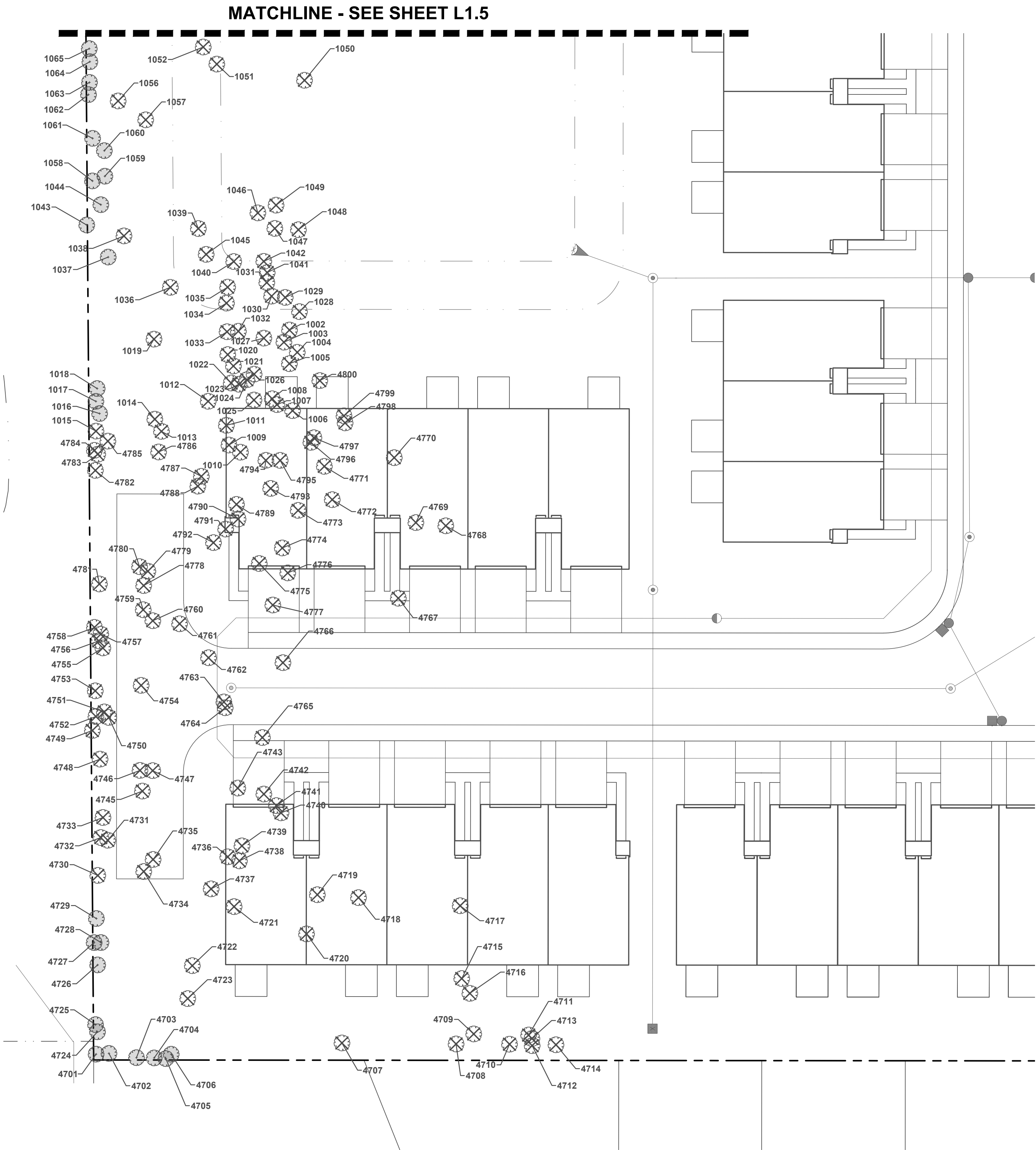


EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE PRESERVED

SEE SHEETS L1.7-L1.9 FOR TREE INVENTORY



100 S. MIDLOTHIAN ROAD
MUNDELEIN, ILLINOIS
PRELIMINARY LANDSCAPE PLAN
TREE PRESERVATION PLAN

REVISION DATE

DATE 2026.07.31
PROJECT NO. HUR2602
DRAWN EAN
CHECKED TSB
SHEET NO.

L1.6



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Tag No.	Location	Botanical Name	Common Name	Designation	Replacment Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
1001		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	3				
1002		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, slight sweep, minor deadwood			forked at .5' with a 2" co-leader
1003		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, slight sweep			forked at base with a 2.25" co-leader
1004		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	4	4	slight sweep, trunk scar, over-topped			
1005		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	4	4	over-topped, sweep, trunk scar			
1006		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	twist in trunk, thin crown			forked at 1' with a 2.5" co-leader
1007		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	twist in trunk, thin crown, trunk scar			
1008		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.25	3	3	thin crown, over-topped			
1009		Ulmus americana	American Elm	Remove	0	17	3	4	over-topped, slight sweep, one-sided, multiple leaders			
1010		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, twist in trunk			
1011		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, slight sweep			
1012		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, slight sweep			
1013		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	trunk scar, twist in trunk, over-topped		fence post growing into trunk	
1014		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	over-topped, slight sweep			
1015	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	4	4	sweep, thin crown, minor deadwood			
1016	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	4	4	sweep, over-topped, minor deadwood			
1017	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	4	4	sweep, damaged leader, minor deadwood			
1018	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	3	4	over-topped, sweep, minor deadwood			
1019		Celtis occidentalis	Common Hackberry	Remove	4	22	3	4	one-sided, multiple leaders		old tag #84	
1020		Ulmus americana	American Elm	Remove	0	4	3	4	over-topped, slight sweep, minor deadwood			
1021		Ulmus americana	American Elm	Remove	0	11	3	4	one-sided, multiple leaders, minor deadwood			
1022		Acer saccharinum	Silver Maple	Remove	0	16	4	4	multiple leaders, slight sweep, minor deadwood, suckering			
1023		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, twist in trunk, suckering			
1024		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	twist in trunk, thin crown			
1025		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	twist in trunk, thin crown, double leader			
1026		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	slight sweep, over-topped, thin crown			
1027		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep			forked at .5' with a 2" co-leader
1028		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	sweep			forked at .5' with a 1.5" co-leader
1029		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	3	weak crotch, double leader			
1030		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	trunk scar, slight sweep			
1031		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	slight sweep, over-topped			
1032		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	2	4	over-topped, twist in trunk			
1033		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	slight lean, over-topped			
1034		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, slight sweep, suckering			
1035		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	3	suckering			
1036		Celtis occidentalis	Common Hackberry	Remove	4	14	3	4	one-sided, minor deadwood, girdling root		old tag swallowed	
1037	West property line	Pinus strobus	Eastern White Pine	Preserve	0	16	3	4	over-topped, slight lean		old #62	
1038		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, slight sweep			
1039		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	over-topped, slight sweep, suckering			
1040		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.75	3	4	over-topped, twist in trunk			
1041		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, twist in trunk, one-sided			
1042		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, slight sweep, minor deadwood			forked at 1' with a 2" co-leader
1043	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.85	3	5	over-topped, sweep			
1044	West property line	Acer saccharinum	Silver Maple	Preserve	0	42	4	3	broken limbs, heavy deadwood, dieback, sapsucker damage			
1045		Acer saccharinum	Silver Maple	Remove	0	26	4	4	multiple leaders, slight sweep, heavy deadwood, trunk scar, dieback		old tag #301	
1046		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, twist in trunk, thin crown			
1047		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, twist in trunk, thin crown			
1048		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, slight lean			
1049		Acer saccharinum	Silver Maple	Remove	0	45	4	4	trunk scar, slight sweep, one-sided, double leader, dieback, heavy deadwood			
1050		Juglans nigra	Black Walnut	Remove	2	5	2	4	slight lean, vine infested, multiple leaders			

Tag No.	Location	Botanical Name	Common Name	Designation	Replacment Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
1051		Juglans nigra	Black Walnut	Remove	2	6	3	3	twist in trunk, double leader			
1052		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	slight sweep, vine infested			forked at 3' with a 1.5" co-leader
1053		Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	3				
1054		Juglans nigra	Black Walnut	Remove	2	5	2	3				
1055		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	slight lean, slight sweep			
1056		Prunus serotina	Black Cherry	Remove	2	5	3	4	over-topped, one-sided			
1057		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, twist in trunk			
1058	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.45	3	4	over-topped, twist in trunk			
1059	West property line	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	2.5	3	4	over-topped, twist in trunk			
1060	West property line	Acer saccharinum	Silver Maple	Preserve	0	38	4	4	over-topped, dieback, one-sided, multiple leaders, heavy deadwood, decay			
1061	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	3	4	over-topped, slight sweep			
1062	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	3	4	over-topped, sweep			forked at base with a 2.5" co-leader
1063	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	3.5	3	4	over-topped, slight sweep			
1064	West property line	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	3	3	4	over-topped, damaged leader, one sided			
1065	West property line	Celtis occidentalis	Common Hackberry	Preserve	0	3.5	3	4	over-topped, slight sweep, one-sided, metal in trunk			
1066		Juglans nigra	Black Walnut	Remove	3	10	3	3	minor deadwood, multiple leaders			
1067	West property line	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	11	3	3	weak crotch, minor deadwood, vine infested			forked at base and 3' with 8", 3" co-leaders
1068		Juglans nigra	Black Walnut	Remove	2	6	2	4	over-topped, slight lean, double leader			
1069		Acer saccharinum	Silver Maple	Remove	0	11	3	4	slight lean, double leader, minor deadwood, weak crotch			
1070		Gleditsia triacanthos	Common Honeylocust	Remove	2	3.5	3	4	trunk scar, one-sided, slight lean			
1071		Fraxinus pennsylvanica	Green Ash	Remove	0	9	3	3	minor deadwood, multiple leaders, minor woodpecker damage			
1072		Juglans nigra	Black Walnut	Remove	2	4	2	3	weak crotch, multiple leaders			forked at 3' with a 3" co-leader
1073		Juglans nigra	Black Walnut	Remove	2	3.5	3	4	over-topped, slight sweep, vine infested			
1074		Juglans nigra	Black Walnut	Remove	2	3.75	3	4	over-topped, slight sweep			
1075		Juglans nigra	Black Walnut	Remove	2	3.5	3	4	multiple leaders			
1076		Juglans nigra	Black Walnut	Remove	3	7	2	3	slight lean, vine infested			
1077		Ulmus americana	American Elm	Remove	0	4.5	3	3	multiple leaders, suckering, minor deadwood			
1078		Juglans nigra	Black Walnut	Remove	3	7	2	4	over-topped, multiple leaders			
1079		Juglans nigra	Black Walnut	Remove	2	5.5	2	4	over-topped, slight sweep			
1080		Juglans nigra	Black Walnut	Remove	2	5.5	2	4	one-sided, over-topped, slight sweep			
1081		Fraxinus pennsylvanica	Green Ash	Remove	0	6	4	3	trunk scar, minor deadwood, slight lean			
1082		Fraxinus pennsylvanica	Green Ash	Remove	0	6	3	3	weak crotch, double leader, minor deadwood, slight lean			
1083		Fraxinus pennsylvanica	Green Ash	Remove	0	4	4	4	trunk scar, minor deadwood	emerald ash borer (old damage)		forked at .5' with a 3" co-leader
1084		Fraxinus pennsylvanica	Green Ash	Remove	0	5	4	4	dieback, minor deadwood, trunk scar			
1085		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	4	3	trunk scar, suckering, woodpecker damage			
1086		Fraxinus pennsylvanica	Green Ash	Remove	0	5	4	4	twist in trunk, trunk scar, dieback, minor deadwood, multiple leaders, woodpecker damage			
1087		Fraxinus pennsylvanica	Green Ash	Remove	0	2.75	3	4	over-topped, slight sweep			
1088		Juglans nigra	Black Walnut	Remove	0	2.75	2	4	over-topped, slight sweep, one-sided			
1089		Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	weak crotch, slight lean, trunk scar, minor deadwood			forked at base with 5", 4", 5", 4" co-leaders
1090		Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	over-topped, one-sided			
1091		Ulmus americana	American Elm	Remove	0	2.5	3	3	minor deadwood			
1092		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	3	4	minor deadwood, suckering		3.5 is dead	forked at base with 2.75", 2.75" co-leaders
1093	West property line	Celtis occidentalis	Common Hackberry	Preserve	0	8	3	3	minor deadwood, slight sweep			forked at .5' and 2' with 7", 7", 6" co-leaders
1094	West property line	Acer saccharinum	Silver Maple	Preserve	0	12	3	4	weak crotch, slight sweep, minor deadwood, metal in trunk		growing through fence	forked at base with 10", 10", 11", 7", 7", 7", 6", 6", 6", 5", 9" co-leaders
1095	West property line	Celtis occidentalis	Common Hackberry	Preserve	0	7	3	4	over-topped, one-sided, weak crotch, slight sweep			forked at 1' with a 5" co-leader
1096	West property line	Acer saccharinum	Silver Maple	Preserve	0	11	3	3	slight lean, weak crotch, vine infested, metal in trunk		growing through fence	forked at 1' with 8", 8", 7", 5", 3" co-leaders
1097		Juglans nigra	Black Walnut	Remove	0	2.5	2	4	over-topped, one-sided			
1098		Juglans nigra	Black Walnut	Remove	2	5	3	4	over-topped, slight sweep			
1099		Juglans nigra	Black Walnut	Remove	2	5	3	4	over-topped, one-sided, slight lean			
1100	TAG MISSING		#N/A	#N/A	Remove							
1901		Juglans nigra	Black Walnut	Remove	3	10	3	3	weak crotch, multiple leaders, minor deadwood			forked at 3' with an 8" co-leader
1902		Juglans nigra	Black Walnut	Remove	3	9	3	3	weak crotch, multiple leaders, minor deadwood			forked at 2' with an 8" co-leader



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MUNEDLIN, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

TREE INVENTORY

REVISION DATE

DATE 2026.07.31

PROJECT NO. HUR2602

DRAWN EAN

CHECKED TSB

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L1.7



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Tag No.	Location	Botanical Name	Common Name	Designation	Replacment Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
1903		Celtis occidentalis	Common Hackberry	Preserve	0	9	3	4	over-topped, slight sweep, metal in trunk			
1904		Fraxinus pennsylvanica	Green Ash	Remove	0	4	5	3	dieback, minor deadwood, suckering	emerald ash borer		
1905		Fraxinus pennsylvanica	Green Ash	Remove	0	6	5	4	dieback, minor deadwood, suckering	emerald ash borer		
1906		Fraxinus pennsylvanica	Green Ash	Remove	0	7	3	4	slight lean, one-sided, minor deadwood			
1907		Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	slight lean, one-sided, double leader			
1908		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	3	4	slight lean, over-topped, minor deadwood			
1909		Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	3	thin crown, minor deadwood			
1910		Fraxinus pennsylvanica	Green Ash	Remove	0	3	4	4	minor deadwood, twist in trunk, minor deadwood, sparse foliage, trunk scar			
1911		Juglans nigra	Black Walnut	Remove	3	10	3	3	weak crotch, double leader, one-sided			
1912		Juglans nigra	Black Walnut	Remove	3	11	3	3	weak crotch, multiple leaders			
1913		Ulmus americana	American Elm	Remove	0	5	3	3	vine infested, minor deadwood			
1914		Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	3	trunk scar, twist in trunk, sparse foliage, basal scar			
1915		Fraxinus pennsylvanica	Green Ash	Remove	0	4.5	4	4	slight sweep, minor deadwood, basal scar			forked at .5' with a 3.75"(dead) co-leader
1916		Fraxinus pennsylvanica	Green Ash	Remove	0	2.75	3	4	over-topped, twist in trunk			
1917		Fraxinus pennsylvanica	Green Ash	Remove	0	4.5	3	4	over-topped, slight lean			
1918		Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	over-topped, sweep			
1919		Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	slight lean, thin crown, minor deadwood			
1920		Fraxinus pennsylvanica	Green Ash	Remove	0	6	3	4	slight lean, weak crotch, double leader, minor deadwood			
1921		Fraxinus pennsylvanica	Green Ash	Remove	0	5.75	4	3	multiple leaders, trunk scar, minor deadwood, vine infested			
1922		Fraxinus pennsylvanica	Green Ash	Remove	0	5	4	3	weak crotch, trunk scar, multiple leaders, vine infested			
1923		Juglans nigra	Black Walnut	Remove	2	5	3	3	over-topped			
1924	NW corner/West property line	Acer saccharinum	Silver Maple	Preserve	0	8	4	4	slight sweep, minor deadwood, dieback, suckering		forked at base with #1925	forked at 1' with 8", 8", 7", 6", 7" co-leaders
1925	NW corner/West property line	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	6	4	4	slight sweep, minor deadwood, suckering		forked at base with #1924	forked at 1' with a 4"(dead) co-leader
1926	NW corner/West property line	Juglans nigra	Black Walnut	Preserve	0	7	3	4	over-topped, twist in trunk			
1927	NW corner/West property line	Celtis occidentalis	Common Hackberry	Preserve	0	9	3	4	slight lean, one-sided, minor deadwood			
1928		Malus spp.	Crabapple	Remove	0	2.5	3	4	slight lean, over-topped, minor deadwood			
1929		Fraxinus pennsylvanica	Green Ash	Remove	0	4	3	4	slight lean, twist in trunk, minor deadwood			
1930		Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	4	twist in trunk, multiple leaders, minor deadwood			
1931		Fraxinus pennsylvanica	Green Ash	Remove	0	4	4	4	trunk scar, slight lean, thin crown, suckering, minor deadwood			
1932		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	4	3	thin crown, minor deadwood, trunk scar, vine infested			
1933		Fraxinus pennsylvanica	Green Ash	Remove	0	4	4	3	trunk scar, thin crown, minor deadwood	emerald ash borer (old damage)		
1934		Fraxinus pennsylvanica	Green Ash	Remove	0	3.75	4	4	slight lean, thin crown, trunk scar, minor deadwood	emerald ash borer (old damage)		
1935		Fraxinus pennsylvanica	Green Ash	Remove	0	3.75	4	3	slight lean, trunk scar, suckering, minor deadwood	emerald ash borer (old damage)		
1936		Fraxinus pennsylvanica	Green Ash	Remove	0	3.75	3	4	slight lean, twist in trunk, trunk scar, thin crown	emerald ash borer (old damage)		
1937		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	4	4	slight lean, one-sided, double leader, suckering, trunk scar	emerald ash borer (old damage)		
1938		Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	slight lean, one-sided, thin crown	emerald ash borer (old damage)		
1939		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	3	4	slight lean, one-sided, thin crown	emerald ash borer (old damage)		
1940		Fraxinus pennsylvanica	Green Ash	Remove	0	3.45	3	4	over-topped, slight lean, thin crown, minor deadwood	emerald ash borer (old damage)		
1941		Fraxinus pennsylvanica	Green Ash	Remove	0	3.5	3	4	suckering, minor deadwood, twist in trunk	emerald ash borer (old damage)		
1942		Fraxinus pennsylvanica	Green Ash	Remove	0	3.75	3	3	thin crown, double leader, minor deadwood	emerald ash borer (old damage)		
1943		Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	slight lean, vine infested, minor deadwood	emerald ash borer (old damage)		
1944		Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	slight lean, trunk scar, double leader, vine infested	emerald ash borer (old damage)		
1945		Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	suckering, slight lean	emerald ash borer (old damage)		forked at base with 4", 4" co-leaders
1946	North property line	Acer saccharinum	Silver Maple	Remove	0	2.5	3	4	over-topped, one-sided, twist in trunk			
1947	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.75	3	4	one-sided, vine infested		suckering from old cut stump	forked at base with a 2.5" co-leader
1948	North property line	Ulmus americana	American Elm	Remove	0	4	3	3	weak crotch, multiple leaders, vine infested			forked at 4' with a 3" co-leader
1949	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	4	4	one-sided, slight sweep, vine infested		suckering from old cut stump	forked at base with a 3" co-leader
1950	North property line	Acer saccharinum	Silver Maple	Remove	0	2.5	2	4	over-topped			

Tag No.	Location	Botanical Name	Common Name	Designation	Replacment Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
1951	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	one-sided, minor deadwood			
1952	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	4.5	3	4	one-sided, over-topped, vine infested			
1953	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	5	4	4	one-sided, double leader, trunk scar, minor deadwood	emerald ash borer (old damage)		
1954	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	suckering, minor deadwood			
1955	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	3	thin crown, twist in trunk, minor deadwood			
1956	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.75	3	3	thin crown			
1957	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	4.5	3	3	trunk scar, multiple leaders, minor deadwood			
1958	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	4	twist in trunk, thin crown, minor deadwood			
1959	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	4	thin crown, minor deadwood, trunk scar	emerald ash borer (old damage)		
1960	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.75	4	4	trunk scar, thin crown, suckering, minor deadwood	emerald ash borer (old damage)		
1961	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	hollow, thin crown, minor deadwood			
1962	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	4	4	4	trunk scar, minor deadwood, thin crown	emerald ash borer (old damage)		
1963	North property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	suckering, one-sided			forked at .5' with 3", 3", 3", 2", 2", 1", 1", 1" co-leaders
1964	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	slight lean, multiple leaders, vine infested			
1965	NW corner/North property line	Malus spp.	Crabapple	Remove	2	3	3	3	double leader, weak crotch, one-sided			forked at 2' with 3", 2" co-leaders
1966	North property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	3	weak crotch, over-topped			forked at base with a 2" co-leader
1967	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	10	4	4	damaged leader, trunk scar, multiple leaders, woodpecker damage, decay	emerald ash borer (old damage)		
1968	North property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	4	4	slight sweep, over-topped			
1969	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	4	3	4	over-topped, sweep			
1970	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3.75	3	4	trunk scar, one-sided, minor deadwood			
1971	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	4	over-topped, sweep			
1972	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	4	slight sweep, thin crown			
1973	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	3	5	over-topped, sweep			
1974	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	4	4	over-topped, excessive lean, trunk scar, minor deadwood			forked at base with a 3" co-leader
1975	North property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	over-topped, one-sided, minor deadwood			
1976	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	5	4	4	dieback, decay		main trunk is dead at 4'	forked at 3' with 3.25", 2" co-leaders
1977	North property line	Acer saccharinum	Silver Maple	Remove	0	2.5	3	4	dieback, decay			
1978	North property line	Acer saccharinum	Silver Maple	Remove	0	3	3	4	twist in trunk, thin crown, over-topped			
1979	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3	3	4	over-topped, twist in trunk, suckering, minor deadwood			
1980	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	5	3	4	over-topped, slight sweep, one-sided, minor deadwood			
1981	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	4	3	4	over-topped, slight sweep, minor deadwood			
1982	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	2.5	4	4	over-topped, trunk scar, suckering, minor deadwood			
1983	North property line	Fraxinus pennsylvanica	Green Ash	Remove	0	3.25	4	4				
4701	Southwest corner	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	10	3	4	over-topped, slight sweep, trunk scar			
4702	South property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	7	3	4	minor deadwood, one-sided			
4703	South property line	Morus alba	White Mulberry (Common Mulberry)	Preserve	0	21	4	4	split trunk, slight lean, multiple leaders, vine infested			
4704	South property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	5	3	4	over-topped			
4705	South property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	3	4	5	damaged leader, sparse foliage, over-topped			
4706	South property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	5	3	4	over-topped, one-sided, metal in trunk			forked at base with 4", 3" co-leaders
4707	South property line	Acer negundo	Boxelder Maple	Remove	0	8	3	4	over-topped, slight lean, minor deadwood			forked at .5' with 8", 7", 5", 4" co-leaders
4708	South property line	Thuja occidentalis	Eastern Arborvitae	Remove	3	12	3	3	weak crotch, slight lean			forked at 1.5' with 10", 9", 7", 6", 5" co-leaders
4709	South property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	8	3	3	suckering, weak crotch			
4710	South property line	Thuja occidentalis	Eastern Arborvitae	Remove	3	7	3	4	slight lean, weak crotch, thin crown			forked at .5' with 5", 4", 4", 3" co-leaders
4711	South property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	one-sided, minor deadwood			forked at .5' with a 3" co-leader
4712	South property line	Thuja occidentalis	Eastern Arborvitae	Remove	3	7	3	4	thin crown, weak crotch			forked at .5' with 6", 5", 4", 3", 5", 4" co-leaders
4713	South property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	6	3	4	over-topped, suckering			forked at 1' with a 3" co-leader
4714	South property line	Thuja occidentalis	Eastern Arborvitae	Remove	3	7	3	4	one-sided, vine infested, weak crotch			forked at 1' with 7", 6", 5", 4" co-leaders



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MUNEDLIN, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

TREE INVENTORY

REVISION

DATE

DATE 2026.07.31

PROJECT NO. HUR2602

DRAWN EAN

CHECKED TSB

SHEET NO.

L1.8



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Tag No.	Location	Botanical Name	Common Name	Designation	Replacement Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
4715		Juglans nigra	Black Walnut	Remove	3	9	3	3	weak crotch, broken limbs, multiple leaders			forked at 1.5' with a 6" co-leader
4716		Juglans nigra	Black Walnut	Remove	2	4	3	4	over-topped, minor deadwood, sweep			forked at 4' with a 3" co-leader
4717		Ulmus americana	American Elm	Remove	0	2.5	3	3			sucker growth from stump of fallen tree	forked at base with 3", 2.5", 2", 2" co-leaders
4718		Juglans nigra	Black Walnut	Remove	4	20	3	3	weak crotch, basal scar, minor deadwood			
4719		Juglans nigra	Black Walnut	Remove	4	14	3	3	multiple leaders, minor deadwood			
4720		Celtis occidentalis	Common Hackberry	Remove	2	6	3	4	over-topped, slight lean			
4721		Celtis occidentalis	Common Hackberry	Remove	2	6	2	3	weak crotch, double leader			
4722		Juglans nigra	Black Walnut	Remove	3	10	3	4	slight lean, dead tree caught in crown			
4723		Juglans nigra	Black Walnut	Remove	3	10	3	4	slight lean, minor deadwood			
4724		Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	3	3	4	over-topped, slight sweep			
4725		Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	4	3	4	over-topped, sweep, metal in trunk			
4726		Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	5	3	4	dieback, minor deadwood			forked at 1' with 4", 3" co-leader
4727	West property line	Celtis occidentalis	Common Hackberry	Preserve	0	2.5	3	4	over-topped, twist in trunk			
4728	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	2.5	4	4	excessive lean, minor deadwood			forked at base with a 2" co-leader
4729	West property line	Rhamnus cathartica	Common (European) Buckthorn	Preserve	0	4	3	3	minor deadwood			forked at base with 3", 3", 3" co-leaders
4730	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	slight sweep, minor deadwood			forked at 5' with 2", 2", 2 " co-leaders
4731		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	6	3	3	minor deadwood			
4732	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	6	3	3	over-topped, slight sweep			
4733		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	double leader, weak crotch, slight sweep			
4734		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	slight lean, minor deadwood			forked at 1' with a 3.5" co-leader
4735		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	4	5	excessive lean, sweep, dead tree caught in crown			
4736		Celtis occidentalis	Common Hackberry	Remove	2	6	2	3	over-topped, minor deadwood			
4737		Acer negundo	Boxelder Maple	Remove	0	5	5	4	decay, slight lean, sparse foliage			
4738		Celtis occidentalis	Common Hackberry	Remove	2	4	2	3	over-topped, slight lean			
4739		Celtis occidentalis	Common Hackberry	Remove	2	3	3	4	over-topped, slight sweep			
4740		Celtis occidentalis	Common Hackberry	Remove	0	2.5	3	4	over-topped, one-sided			
4741		Celtis occidentalis	Common Hackberry	Remove	2	3.5	3	3				
4742		Celtis occidentalis	Common Hackberry	Remove	2	3	2	3	over-topped, twist in trunk			
4743		Celtis occidentalis	Common Hackberry	Remove	2	4.75	2	3				
4744		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	sweep, dead tree caught in crown, suckering			
4745		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	excessive lean, dead tree caught in crown			
4746		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	5	3	4	double leader, slight lean, minor deadwood			
4747		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	excessive lean, over-topped			
4748	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	slight lean, minor deadwood			forked at 5' with 3", 3", 2" co-leaders
4749	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep, minor deadwood, metal in trunk			forked at 5' with 1", 1", 1" co-leaders
4750		Malus spp.	Crabapple	Remove	2	6	3	4	over-topped, slight sweep, suckering			
4751	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	sweep, over-topped			
4752	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, sweep, suckering			
4753	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep			forked at 5' with 3", 2 " co-leaders
4754	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	5	over-topped, sweep, dead tree caught in crown			
4755	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep, thin crown			
4756	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	4	over-topped, sweep, minor deadwood			forked at 2' with a 4" co-leader
4757	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	4	3	3	weak crotch, suckering			forked at 2' with a 3" co-leader
4758	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, sweep, damaged leader			forked at base with a 2" co-leader
4759		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	5	3	4	excessive lean, sweep, minor deadwood			
4760		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	4	4	sweep, dead tree caught in crown			forked at 1' with 2", 2" co-leaders
4761		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	5	over-topped, sweep			
4762		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	3	double leader			
4763		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, sweep			
4764		Celtis occidentalis	Common Hackberry	Remove	2	4	2	4	over-topped, sweep, dead tree caught in crown			
4765		Morus alba	White Mulberry (Common Mulberry)	Remove	0	10	4	4	one-sided, weak crotch, sparse foliage, minor deadwood			forked at 3' with a 5" co-leader
4766		Pseudotsuga menziesii	Douglas-fir	Remove	4	14	4	4	slight lean, minor deadwood, sparse foliage			
4767		Acer saccharum	Sugar Maple	Remove	4	26	4	3	trunk scar, decay, weak crotch, multiple leaders			
4768		Acer saccharum	Sugar Maple	Remove	4	21	3	4	slight sweep, one-sided		old tag swallowed	
4769		Acer saccharum	Sugar Maple	Remove	4	25	3	4	upper cavity, weak crotch, double leader		old tag #208	
4770		Ulmus americana	American Elm	Remove	0	16	3	3	slight sweep, slight lean			forked at 1' with a 3" co-leader

Tag No.	Location	Botanical Name	Common Name	Designation	Replacement Value	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH
4771		Morus alba	White Mulberry (Common Mulberry)	Remove	0	7	3	4	over-topped, thin crown		old tag chewed off	
4772		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	3	suckering			
4773		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	over-topped, slight sweep			
4774		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	double leader, weak crotch, damaged leader			
4775		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.75	3	4	sweep, over-topped			
4776		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	over-topped, slight sweep, minor deadwood			forked at 2' with a 3.5" co-leader
4777		Celtis occidentalis	Common Hackberry	Remove	4	16	3	3	weak crotch, multiple leaders			
4778		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	5	3	4	one-sided, minor deadwood			
4779		Morus alba	White Mulberry (Common Mulberry)	Remove	0	5	3	4	over-topped, twist in trunk, thin crown			
4780		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	4	4	slight sweep, thin crown, minor deadwood, basal scar			
4781		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep, minor deadwood			forked at .5' with a 2" co-leader
4782	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep			
4783	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, twist in trunk			
4784	West property line	Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	4	4	over-topped, slight sweep, double leader, minor deadwood			
4785	West property line	Gleditsia triacanthos	Common Honeylocust	Remove	4	23	4	3	dieback, minor deadwood, multiple leaders			
4786		Acer negundo	Boxelder Maple	Remove	0	7	4	4	over-topped, slight sweep, minor deadwood			
4787		Acer negundo	Boxelder Maple	Remove	0	9	4	4	over-topped, sweep, minor deadwood		old tag #66	
4788		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, twist in trunk			
4789		Morus alba	White Mulberry (Common Mulberry)	Remove	0	8	4	4	over-topped, slight sweep, decay, weak crotch		old tag #67	forked at 4' with a 7" co-leader
4790		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, twist in trunk			
4791		Acer negundo	Boxelder Maple	Remove	0	11	4	4	sweep, excessive lean		old tag #68	
4792		Morus alba	White Mulberry (Common Mulberry)	Remove	0	16	4	4	one-sided, multiple leaders, minor deadwood, trunk scar, dead tree caught in crown		old tag #69	
4793		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	3	suckering, minor deadwood			
4794		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	slight lean, double leader			
4795		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	4	over-topped, slight sweep, suckering			
4796		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.5	3	4	twist in trunk, over-topped			
4797		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3	3	3	thin crown			
4798		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.4	3	4	one-sided, over-topped			
4799		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	3.5	3	4	one-sided, minor deadwood			
4800		Rhamnus cathartica	Common (European) Buckthorn	Remove	0	2.75	3	4	over-topped, slight sweep			
ROW TREE A	ROW Northwest corner	Ulmus x spp.	Hybrid Elm		2	6	3	3	multiple leaders			



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DRAWN EAN

CHECKED TSB

SHEET NO.

L1.9



601
602
603
604

EXHIBIT F
ARCHITECTURAL PLAN



Exhibit F

Architectural Plan

September 8th, 2026

The architectural plan presented is illustrative of character and design intent, and may be subject to change base upon final construction plans including unit plan/floor plan changes, applicable codes, structural, and MEP. Colors depicted may vary slightly from renderings based upon final product selection.

Features

Exterior

- James Hardie Lap & Board & Batten Siding
- James Hardie Trim & Corner Boards (No J-Channels)
- Aluminum Soffit, Fascia, & Gutters
- Masonry Accents Per Plan
- 30 Year+ Architectural Shingles
- Low-E Insulated Dual-Pane Windows w/ Screens & Grilles
- Insulated Front Door & Garage Door w/ Windows Per Plan
- Brushed Concrete Stoops & Service Walks
- Two Frost Resistant Exterior Water Spigots
- Two Weatherproof GFI Outlets
- Asphalt Driveway & Apron
- Sod with Shrubs In Front with Seed & Blanket At Rear

Interior

- 9' First Floor Plate Height
- Painted MDF or Stained Maple Cabinets w/ 42" Uppers & Soft Close Drawers
- Quartz Countertops At Kitchen & Baths
- Stainless Steel Appliances
- Moen Plumbing Fixtures
- Undermount Kitchen & Bath Sinks
- Lever Style Interior Door Hardware
- Energy Efficient LED Recessed Lighting
- Full Height Vanity Mirrors

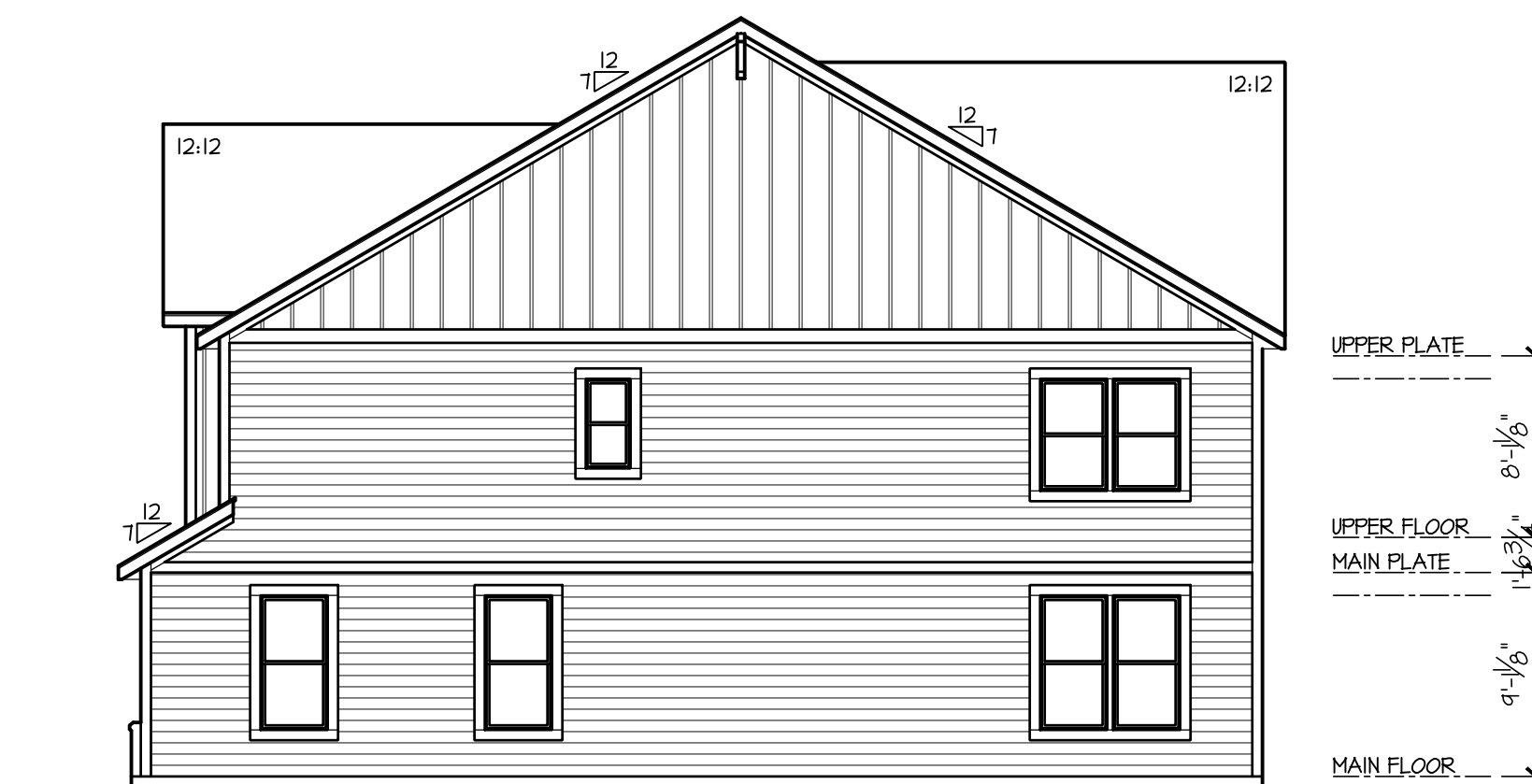
Energy/Convenience

- EV Charger Rough In
- High Efficiency Central Air
- Energy-Efficient Gas Furnace
- Programmable Smart Thermostat
- High-Efficiency Water Heater
- Interior Fire Sprinkler System





Building Type A -
Left End Condition



Building Type A -
Right End Condition

Front Load Townhome - Building Type 5A Sides & Rear Elevations

100 South Midlothian Road
Mundelein, Illinois



Rear Load Townhome - Building Type 5B
Front Elevation

100 South Midlothian Road
Mundelein, Illinois





Building Type B -
Left End Condition



Building Type B -
Right End Condition

Rear Load Townhome - Building Type 5B Sides & Rear Elevations

100 South Midlothian Road
Mundelein, Illinois

605
606
607
608

EXHIBIT G
FORM OF SUBDIVISION SECURITY

EXHIBIT Q

SUBDIVISION IMPROVEMENT BOND

(NAME OF PROJECT)

KNOW ALL MEN BY THESE PRESENTS, that we [DEVELOPER}, a [STATE] corporation, as Principal, and _____ authorized to do business in the State of Illinois, as SURETY, are held and firmly bound unto the VILLAGE OF MUNDELEIN, an Illinois municipal corporation, 300 Plaza Circle, Mundelein, Illinois 60060, as Obligee, in the penal sum of [SPELLED AMOUNT] ([NUMERIC AMOUNT]) lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves and our successors and assigns firmly by these presents.

WHEREAS, [DEVELOPER] has agreed to construct, or cause to be constructed, in the Village of Mundelein certain subdivision improvements pursuant to a Subdivision Improvement Agreement, dated (DATE] between [DEVELOPER] and the VILLAGE OF MUNDELEIN, as amended by the _____ thereto, dated [DATE] (The Subdivision Improvement Agreement and _____ Amendment thereto are collectively called the "Agreement").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if [DEVELOPER] shall construct, or cause to be constructed, said subdivision improvements, as provided in said Agreement, and shall save the VILLAGE Of MUNDELEIN harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect. Should the Surety elect to complete the improvements instead of paying the Village of Mundelein directly, Surety shall begin completion of said uncompleted improvement work immediately following a _day response period and shall complete said work within _calendar days thereafter. If the work is not completed within _calendar days thereafter, Surety shall immediately make payment to the Village of Mundelein in the amount of the uncompleted work as determined by the Village based on the Village engineer's approved cost estimate. Notice of default to the Surety by the obligee shall be given by certified mail, return receipt requested to the following address, attention Surety Claims:_____.

Any controversy or claim arising out of or relating to this Bond, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules or JAMS Dispute Resolution as determined in your discretion, at the Village Hall, 300 Plaza Circle, Mundelein, Illinois, 60060, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The Village may elect, at its exclusive option, to file suit by litigation rather than

arbitration in the Circuit Court of the 19th Judicial Circuit, Lake County, Illinois to enforce equitable remedies such as injunctive relief. Surety agrees that an arbitration award by default may be entered upon it failing to appear or defend itself in any arbitration proceeding.

In the event of arbitration or litigation of this Bond the Surety and Principal, jointly and severally, shall pay all expenses incurred by the Village in the said proceeding, including, but not limited to attorneys' fees, filing costs, witness fees, and other general expenses of the proceeding.

Signed, sealed and dated this __ day of ____, 20__.

[DEVELOPER}, a [STATE] corporation, as Principal

By: _____

as its

as Surety

By: _____

as its

609
610
611

EXHIBIT H

FORM OF TRANSFEREE ASSUMPTION AGREEMENT

EXHIBIT __
FORM OF TRANSFeree ASSUMPTION AGREEMENT

THIS TRANSFeree ASSUMPTION AGREEMENT (this "Agreement") is made as of this _____ day of _____, 20__, by, between and among _____, an Illinois limited liability company ("Owner"), **[TRANSFeree]** ("Transferee") and the Village of Mundelein, Illinois, an Illinois municipal corporation (the "Village").

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____, 20__, the Transferee agreed to purchase from the Owner certain real property situated in Lake County, Illinois and legally described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof ("Property"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements, and obligations set forth in that certain Development Agreement, dated _____, YEAR by and between the Village and Owner, and recorded in the Office of the Lake County Recorder on _____, YEAR, as Document No. _____, as amended from time to time (the "Development Agreement");

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between, and among the Village, the Owner, and the Transferee as follows:

1. **Recitals.** The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations.** The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and managers, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements, and obligations of the Development Agreement, including all exhibits and attachments thereto.

3. **Assurances of Financial Ability.** Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall deposit with the Village the security required by the Development Agreement. Upon execution of this Agreement by the Village and deposit with the Village of the required security, the Village shall surrender the original security to the Owner. In addition, and not in limitation of the foregoing, the Transferee shall, upon the request of the Village, provide the Village with such reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may, from time to time, require.

4. **Payment of Village Fees and Costs.** In addition to any other costs, payments, fees, charges, contributions, or dedications required by this Agreement, the Development Agreement or by applicable Village codes, ordinances, resolutions, rules, or regulations, the Transferee shall pay to the Village, immediately upon presentation of a written demand or demands therefore, all legal, engineering, and other consulting or administrative fees, costs and expenses incurred in connection with the negotiation, preparation, consideration, and review of this agreement.

5. **Acknowledgment and Release of Owner.** The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Development Agreement, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Development Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed as of the day and year first written above.

ATTEST:

Village Clerk

Village of Mundelein:

By: _____
Mayor

Owner:

By: _____
Its: _____

Transferee:

By: _____
Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) ss.

COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 20____, by _____, the Mayor of the Village of Mundelein, an Illinois municipal corporation, and by _____, the Village Clerk of said municipal corporation.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

The foregoing instrument was acknowledged before me on _____ 20____, by _____, President of **[TRANSFEREE]** and _____, Secretary of said _____.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

This instrument was acknowledged before me on _____,
20____, by _____, manager of _____.

Signature of Notary

SEAL

My Commission expires:

To: Mayor and Board of Trustees

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

For: Village Board Meeting of September 14, 2026

Subject: 800-860 North Illinois Route 83 - Variation for Perimeter Landscape

Financial Impact:

N/A

Attachments:

1. Application
2. Findings of Fact
3. PZC Minutes - Draft - 09-02-2026

Background:

The petitioner and property owner, Susanne Eisenberg of Ivanhoe Shoppes, LLC, is requesting a landscape variation for the existing shopping center located at 800–860 North Illinois Route 83. The Subject Property is zoned C-2 General Commercial and is developed with a shopping center containing Markiewicz Dental, Advia Bank, AccuVision Eye Care, Kumon, Whimsey Days, Donna's Flowers, O Salon, Julio's Tacos and Pure Cleaners. One tenant space, formerly occupied by Edward Jones, is currently vacant. Based on the current uses and former vacant office use, the total required parking count is 58.

The development was constructed prior to the 2012 zoning amendment that established the current parking lot landscaping requirements. At the time the parking lot was constructed, the Zoning Ordinance required one shade tree for every 10 parking spaces, with the trees required to be planted within or around the parking area. The ordinance also required a minimum five-foot-wide landscaped area along the entire length of the property line abutting a street. While the ordinance did not establish a specific number of shrubs, it required dense, live shrubbery with a minimum height of five feet. The 2012 amendments expanded the parking lot landscaping requirements to include interior, buffer, and perimeter landscaping standards.

The property currently has 160 parking spaces. Based on the parking number, the previous requirement would have resulted in a minimum of 16 shade trees. The property currently exceeds

that number of trees.

On January 21, 2026, the Village Board adopted amendments to Section 20.60.090, Parking Lot Landscape, of the Zoning Ordinance. The amendments established parking lot landscaping requirements based on the size of the parking lot, reducing the amount of landscaping required for smaller parking lots while continuing to require full compliance for larger parking lots. The specific requirements for perimeter, buffer, and interior landscaping were not amended.

The parking lot reconstruction on the subject property was initially submitted through a building permit application describing the work as a reconstruction of the existing 71,861-square-foot parking lot with a new surface course, along with limited concrete replacement. Because the proposed work reconstructs more than 50 percent of the parking lot and is larger than 40,000-square-feet, the property is required to comply with all the applicable parking lot landscaping standards of Chapter 20.60 of the Zoning Ordinance.

The graph below shows the required, existing, and additional landscape proposed by the property owner and its location.

Location/Street	Shrubs			Trees			Islands		
	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed
South (Sysmex Way)	19	33	0	7	7	0			
East (IL Route 83)	124	39	+6		5	0			
North (Taco Bell)					4	0			
West (Factory)					3	+2			
Interior				21	7	+4	21	12	+2
Additional 20.60.070				4	4	+3			
Sum	143		78	32		39	21		14
Deficiency	65			Over 7			7		

If considering only the quantity of required landscaping, the property would be deficient by 65 shrubs and 7 landscape islands (or 1,008 square feet of required landscape area), but would exceed the required number of trees by 7.

Variation:

Section 20.60.090(B) of the Zoning Ordinance requires that parking lots larger than 40,000 square feet that are reconstructed by more than 50 percent comply with all minimum parking lot landscaping requirements set forth in Chapter 20.60.

The Property Owner is requesting a variation from Section 20.60.100, Perimeter Landscaping, and Section 20.60.110, Parking Lot Landscaping, to reduce the required perimeter landscaping, the number of required interior landscape islands, and the associated placement of shade trees. The requested variation is necessary because the Property Owner does not propose to install all the required landscape islands or perimeter shrubs on the property.

The property owner identified the following hardships in support of the requested variation:

- Additional landscape islands would reduce the number of parking spaces available to tenants and patrons, as the businesses have designated or preferred parking spaces for employees and visitors.
- Some existing parking spaces are used for snow storage during the winter months. Additional landscape islands would reduce the area available for snow storage.
- Additional landscape islands could create obstacles for vehicles and potential tripping hazards for patrons.
- The Property Owner estimates that installing the additional required landscape improvements would increase the project cost by more than \$60,000.
- Additional landscaping along Illinois Route 83 could reduce the visibility of the individual businesses from the roadway.
- There are some unknowns regarding the design and work being done along Illinois Route 83.

Planning and Zoning Commission:

The Planning and Zoning Commission held a public hearing on September 2, 2026, to review the requested variations. During the hearing, the Commission found that the petitioner's presentation and application did not provide sufficient information regarding the proposed project. The Commission acknowledged that the existing landscaping on the property is well maintained and in good condition. However, the Commission expressed concern that granting relief from all landscaping requirements would prevent the Village from achieving its long-term goal of increasing landscaping and greenery throughout the community. The Commission emphasized the importance of continuing to incorporate landscaping and greenery and reducing the amount of paved area throughout the Village.

The Commission did find justification for the request for relief from the landscaping requirements along Illinois Route 83. The Commission voted to delay compliance with the landscaping requirements in this area for five years, anticipating that the construction work will be completed by that time. If the required landscaping cannot be installed at that time, the petitioner may return to the Commission to request additional relief. However, if the plans comply with all applicable landscaping requirements, the petitioner will not be required to return to the Commission for additional approval.

During the hearing, the property owner also noted that mature trees are located along the north side of the property. The property owner expressed concern that requiring landscaping islands and additional trees in this area could negatively affect the health and growth of the existing mature trees due to the additional shade. The Commissioners agreed with this concern and waived the requirement to install two landscaping islands and four additional trees along the northern side of the property.

Analysis:

The purpose of the parking lot landscaping requirements is to reduce the visual impact of large paved areas, provide shade, improve stormwater management, and enhance the overall appearance of commercial developments. While the existing shopping center provides more than the minimum required number of parking spaces, it does not comply with the current parking lot landscaping

standards.

The petitioner has indicated that preserving existing parking spaces is important to the tenants because parking spaces closest to individual storefronts are preferred by their customers. However, the parking lot was designed to serve the shopping center as a whole rather than individual tenant spaces. Additionally, the Zoning Ordinance regulates the minimum number of parking spaces but does not require parking spaces to be located adjacent to a specific tenant entrance. Even if all required landscape islands were installed, the property would continue to exceed the minimum parking requirement. The site currently contains 160 parking spaces, while only 58 parking spaces are required based on the existing uses. Installation of all required landscape islands would reduce the parking supply by approximately seven additional spaces, leaving the property well above the minimum required parking.

Staff agrees with the two circumstances identified by the Planning and Zoning Commission that warrant consideration of a variation. The Illinois Department of Transportation is currently designing improvements to the Illinois Route 60/83 corridor that are anticipated to require additional right-of-way along the property's eastern frontage. Because the final design has not been completed, it is unknown whether the existing and proposed landscaping along Illinois Route 83 will remain or be removed as part of the roadway expansion. Requiring the installation of all perimeter landscaping along this frontage before the project is finalized could result in the removal of newly installed landscaping. Additionally, installing new landscaping along the north property line, where mature trees are already established, may prevent new plantings from growing and thriving due to the existing shade. The intent is to avoid requiring landscaping that is unlikely to survive or remain healthy.

Recommendation:

Motion to authorize staff to prepare an ordinance approving a variation from Section 20.60.100 of the Zoning Ordinance for the required perimeter landscaping for the parking lot located at 800–860 North Illinois Route 83 subject to conditions.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

PROPERTY INFORMATION

Address 800-860 N. Rt 83
Property Index Numbers (PIN) 10-23-310-011
Size of Property 3 acres (sq. ft./acres)
Size of Building Space 20,000 (sq. ft.)
Size of Space Utilized 9490

ZONING

Current Zoning C-2
Proposed Zoning same
Current Use retail shopping
Proposed Use same

PETITIONER INFORMATION

Business/Org. Name Ivanhoe Shoppes, LLC
Name Susanne Eisenberg
Title Managing Member
Address 800-860 N. Rt. 83
City, State, Zip Mundelein, IL 60060
Phone [REDACTED]
Email [REDACTED]
Petitioner Status: ☒ Owner ☐ Lessee ☐ Contract Purchaser

PROPERTY OWNER INFORMATION

Business/Org. Name Ivanhoe Shoppes, LLC
Name same, Susanne Eisenberg
Title Managing Member
Address [REDACTED]
City, State, Zip [REDACTED]
Phone [REDACTED]
Email [REDACTED]

SECTION OF ZONING ORDINANCE: 20.60.090

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

See attached page 3
Application
Write up
12 pictures
2 Tenant letters
Plan - Variance + Landscaping
Original permit P2026-1034

The initial submittal must contain:

- ☐ Completed Application – Pages 3-7
(Write N/A where items do not apply)
- ☐ Current or accurate Plat of Survey or Preliminary Plat of Subdivision
 - a. One (1) no larger than 11” x 17”
- ☐ Preliminary Drawings
 - a. Site Plan – indicating all site improvements, such as sign locations, screened trash container areas, loading docks, fire lanes, area lighting, parking, handicap parking, all dimensions and project data (building area, land area, floor area ratio, coverage, parking calculations, etc.)
 - b. Preliminary Building Elevations, including height (if applicable)
 - c. Preliminary Floor Plan (if applicable)
 - d. Tree Preservation Plan (if applicable)
 - e. Preliminary Engineering (if applicable)
- ☐ Photos of the property
- ☐ Other Supporting Documentation (if applicable)
 - ☐ Traffic Impact Study
 - ☐ Market Study
 - ☐ _____
 - ☐ _____
- ☐ Application Fee:

VARIATION FEES	
Variation Type	Fee
Variation - Single Family Residential	\$150
Each Additional Variation	\$50 each
Without a Permit	\$200
Variation - Residential Developer	\$300
Each Additional Variation	\$50 each
Without a Permit	\$300
Variation - Non-Residential	\$300
Each Additional Variation	\$50 each
Without a Permit	\$600

(Additional fees may apply if additional actions are required)

Additional submittal requirements:

- ☐ Affidavit of Notification and Certified Mail receipts, return receipts, and undeliverable envelopes
(See Exhibit A and B. Must be submitted to Community Development prior to public hearing)

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) 800-860 N. Rt. 83, Mundelein, IL 60060

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

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

Granhol Shoppes LLC 7/13/26
Signature of Owner Date

By Susanne Eisenberg
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): Ivanhoe Shoppes LLC
Printed Name: Ivanhoe Shoppes LLC
Susanne Eldenberg

Date: 7/13/26
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: _____

Date: _____
Title: _____

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

Signature Lessee: _____
Printed Name: _____

Date: _____
Title: _____

Ivanhoe Shoppes LLC

Variance Proposal Application

a.

In approximately 1999, this property was annexed to the Village of Mundelein and developed and approved in compliance with the zoning and planning ordinances of that time. The Ivanhoe Shoppes is a small commercial site 3.061 acres, 20,000 sq ft building, currently comprised of 10 tenant spaces of various sizes and different tenant uses, Markiewicz Dental, Advia Bank, Accu Vision Eye Care, Kumon, Whimsey, Donna's Flowers, O Salon, Pure Cleaners, and Julios Tacos. The parking lot is often utilized to its fullest at various times.

Following a meeting with Isabel, it was determined that the strict adherence to the terms of this Ordinance 20.60.090 requires the following: **2 double islands and 5 single islands around the perimeter of the property, resulting in the loss of 9 parking spots. This will be a significant hardship to the tenants as we have higher parking capacity on certain days of the week. Additional parking may be required depending on the future tenant mix, which is a significant concern for ownership. Restricting parking today, creates significant hardship for future tenants.** Within a highly utilized tenant mix, reducing the parking spaces by 9 may cause an issue with parking.

The addition of 5 single islands on the north and east areas of the lot creates substantial hardship for tenants and patrons: The East area is utilized most importantly for employee parking for O salon, the Cleaners and AccuVision. Most of the tenants reserve the middle parking areas for their clients.

The parking area to the north along Taco Bell also serves the purpose of employee parking for Markiewicz Dental and Julios as their employee entrances are in the rear. Again, the tenants reserve parking in front of their stores for their customers. In addition to employee parking, we have large trucks, landscaping trucks and trailers and other contractor types parking along the spots on the north and east to support the Julios Taco restaurant. These parking lot areas also serve as overflow for customer parking.

The parking areas along the North and East perimeter of the lot are used in the winter as our designated areas for piling snow in addition to the employee parking. We can not have snow piled on the islands as it causes electrical problems for our parking lot lights

and main sign. These parking lot areas along the perimeter are also serving as overflow for customer parking.

Second, another area of concern is the addition of parking obstacles in a smaller commercial parking lot is safety issues. While we are not safety experts, we can see where the addition of these many parking lot islands may cause driving obstacles or tripping hazards for patrons.

Third, the addition of the parking lot islands alone is estimated to cost \$60,000+ for the 2 double parking lot islands and the 5 singles. Our entire pavement improvement project is expected to total \$160,000 which includes repaving the parking lot, storm sewer drainage repair work and concrete sidewalk upgrades. The \$60,000 is an additional unexpected 37.5% increase in the cost of the project. This represents a significant financial burden to the project. This is one of many projects that have been untaken over the past few years to improve the property and tenant experience. This includes the replacement of all awnings, painting exterior facades, replacement of heating and air units, replacement of some concrete sidewalks, continued updating of perimeter landscaping and future capital improvement for roofing. We strongly believe in improving the property for the benefit of the tenants and the Mundelein community.

Finally, the tenants are very concerned about the addition of any obstacles to the viewing of their storefronts at the Ivanhoe Shoppes from Rt 83 specifically trees in the front parkway and front areas of the parking lot. We currently have 30 mature trees on the property with approximately 7 along Rt 83.

b. The plight of the owner is due to unique circumstances. These are listed above in our answer to question a and discussed in detail.

c. The variance if granted will not alter but enhance the essential character of the locality. We currently have 30 mature trees placed throughout the property, numerous bushes, lilacs, burning bushes, boxwoods and over a couple hundred perennials including day lilies, hostas, tulips, Russian sage and numerous other varieties. Our proposal includes the same number of trees as would be required by adding all the islands in the zoning ordinance. We are selecting two different types of trees to add and this will enhance the property greatly. We have also created a wonderful environment of nature for the birds of the area with the 4 different types of trees already existing on the property.

Variance Proposal and Landscaping Plan

We are proposing the addition of one double parking lot island in the south center of the lot(see diagram). The island will be 380 sq. ft. and placed in-between the existing parking middle island and south island leaving 9 spaces on each side of the new island. This island will match the size of our current islands which is 30% larger than the zoning requirement. The parking lot island will be landscaped with three Honey Locust trees, and the surrounding area will be planted with perennials and ground cover.

Landscaping Island:

3 2-3 inch Honey Locust trees in each island

100 tulips each island for spring

Day Lillys and ground cover surrounding the trees

We propose to eliminate the need for additional islands on the perimeter for reasons stated above. To compensate for this, we would plant 6 additional trees on the perimeter of the property, 3 White Pine trees along the south side near the bank. 3 Honey Locust trees, one in the south back parkway, a second in the south end cap near the entrance on Sysmex Way and a third in the rear of the property by the fire hydrant.

Additional Landscape

3- 8ft White Pine trees

3- 2-3 Inch Honey Locust Trees

Additionally, we will remove the original bushes and 1 locust tree in the current south double island and replace them with 1 new Honey Locust tree and perennials including day lilies, hostas, and grasses to match the other islands.

We believe the upgrades to the landscaping will enhance the property and improve the customer experience of all.

In summary, under sections a-f.

We have given much thought to the hardships identified, they are real and concerning for the tenants and the viability of the property. The tenants provide great service to the Mundelein community and a livelihood for their families. As mentioned earlier, the property was annexed and developed in 1999/2000 time frame by a previous owner. We are diligently trying to work with and comply with the requirements of the village to provide an enhanced property in the village that all of us can be proud of. The installation of the additional 1 parking island and enhanced landscaping of additional trees will only add beauty to the overall property and is consistent with the spirit of the ordinance and the Village's land use policy. With the variance as proposed, the Ivanhoe Shoppes will have 39 trees on the property. The proposed variation will not impair the property of any of our neighbors.

Anytime you are taking away from the number of parking spaces and limit the use of the potential tenants and customers to access the Ivanhoe Shoppes, you are limiting the value of the property. We have dedicated ourselves to ensure that we promote and support sustainable businesses that are benefit to the community.

Ivanhoe Shoppes LLC Variance Application

Parking lot perimeter landscape yard

For the parking lot perimeter landscape yard along Sysmex Way, the zoning ordinance requires 24 bushes. Based on our calculations, the Ivanhoe Shoppes currently has the following bushes: 6 Miss Kim Lilac, 5 Hydrangea Bushes, 2 grasses, 3 spireas, 6 Barberry, 8 Burning bushes, and 5 Junipers totaling 35 Bushes spread along Sysmex Way exceeding the requirement. Also, the Ivanhoe Shoppes has 45 Daylillies spread in three sections, and 4 Silvias totaling an additional 49 plants. Our plantings are in different sections both by the bank area side yard and closer to Rt 83. We are in compliance and exceed the number of bushes required along Sysmex Way but they are spread throughout the side yard as opposed to 3 ft apart in a straight line. Most of our plantings are mature and have created a beautiful landscape for the tenants and customers.

For the Rt 83 perimeter landscape yard, the Ivanhoe Shoppes has 6 Weigelas, 5 Burning bushes, 6 Miss Kim Lilacs, 20 Junipers, 1 Barberry, 1 Pink Flowering Bush, and 11 Grasses totaling 50 Bushes. In addition, there are 50 Russian Sage spread over 2 areas, 5 Hostas, 2 Sedums, 80 Daylilies, 12 Black Eyed Susans, 12 Allium, and 3 Coreopsis totaling 164 Perennials along the Rt. 83 perimeter yard. Additionally, there are about 150 tulips planted for spring. These plants cover most of the perimeter landscape yard in front of the Ivanhoe Shoppes in berms south of the main directory sign. We have a total of 214 bushes and perennials along the Rt. 83 landscape yard which exceeds the 138 bushes required by the zoning ordinance and we have created a beautiful landscaping environment along Rt. 83.

Proposal for Rt 83 Perimeter Landscape Yard

The Ivanhoe Shoppes proposes adding 6 flowering hydrangea bushes in the grass area between the southmost Maple and the last berm along Rt 83. . It is really the only non-landscaped area. We are not able to make any changes to the landscaping south of the Maple as a small portion of the area near the Advia sign will be taken with the road construction. The Advia sign has to be moved closer to the building and will be relandscaped after the road work is completed.

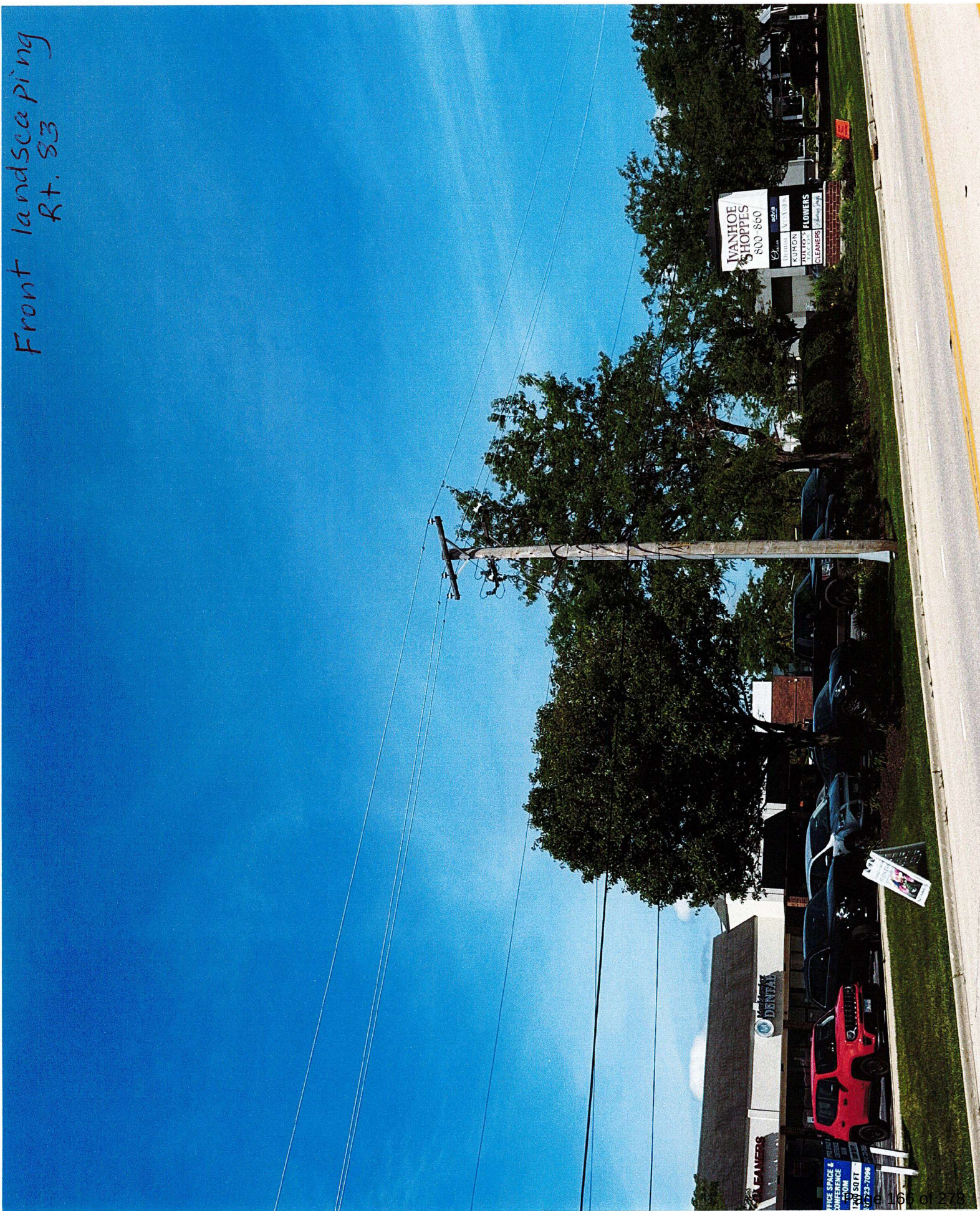
Front landscaping
Rt. 83



Front landscaping

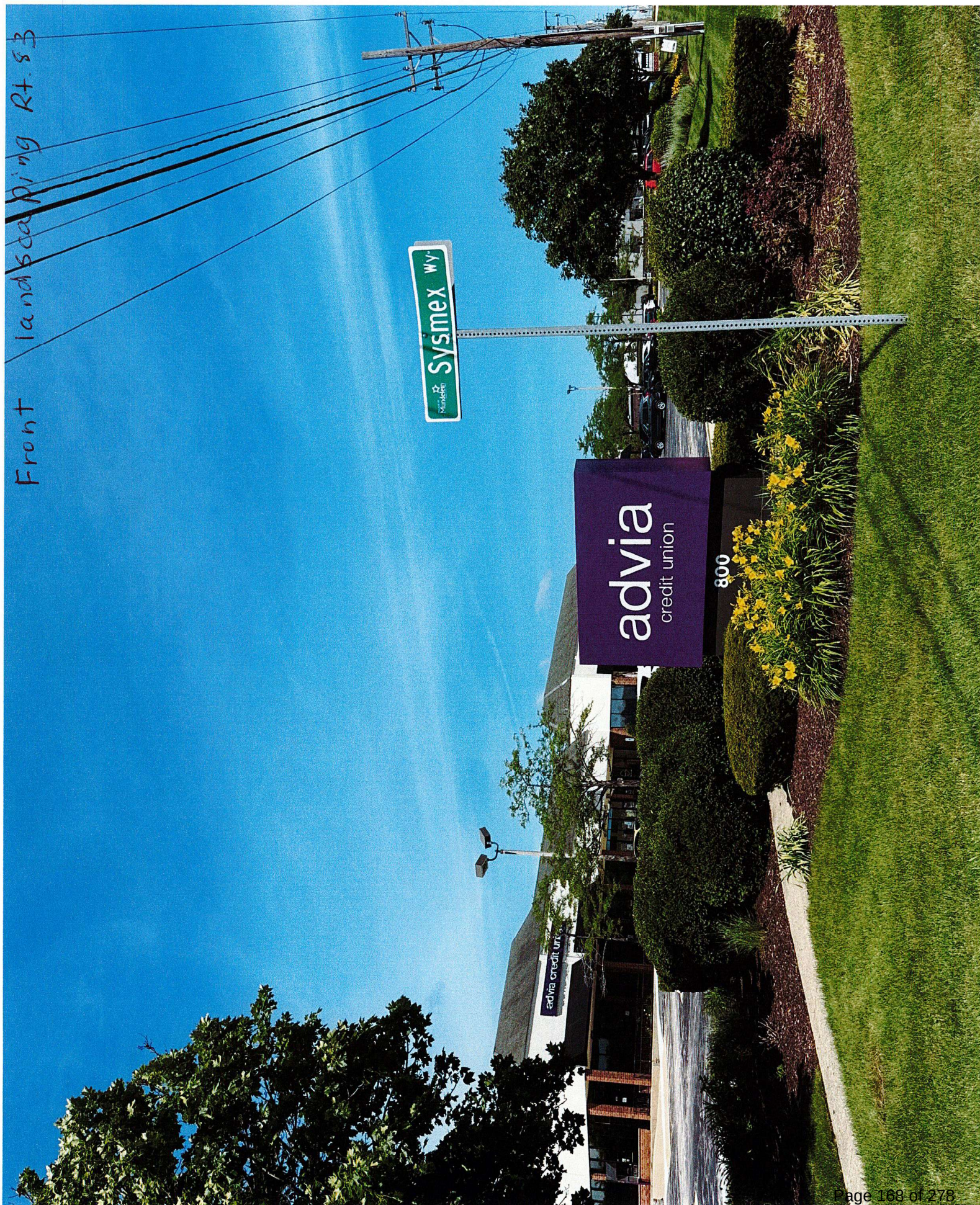


Front landscaping
Rt. 83





Front landscaping Rt. 83



South entrance



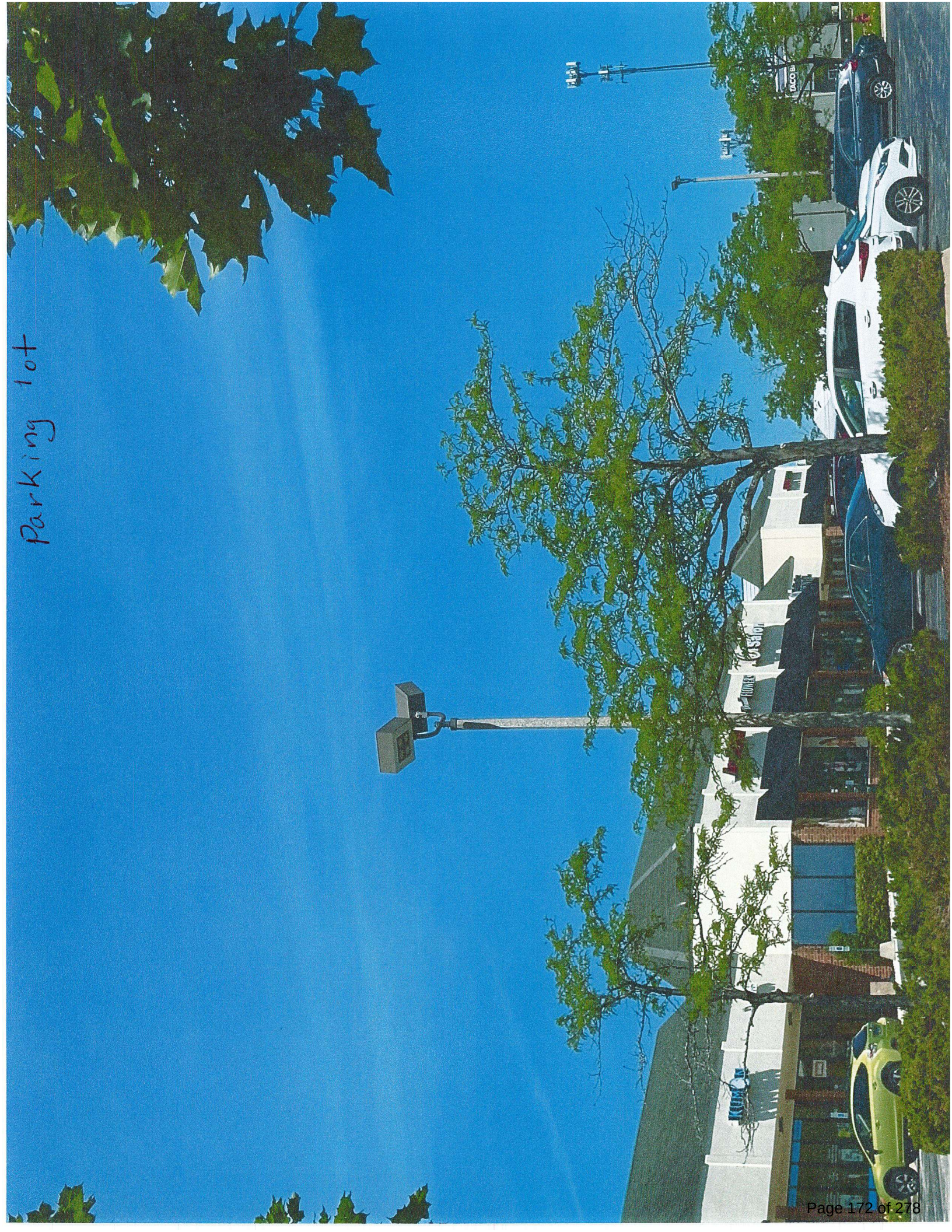
South area



South



Parking lot

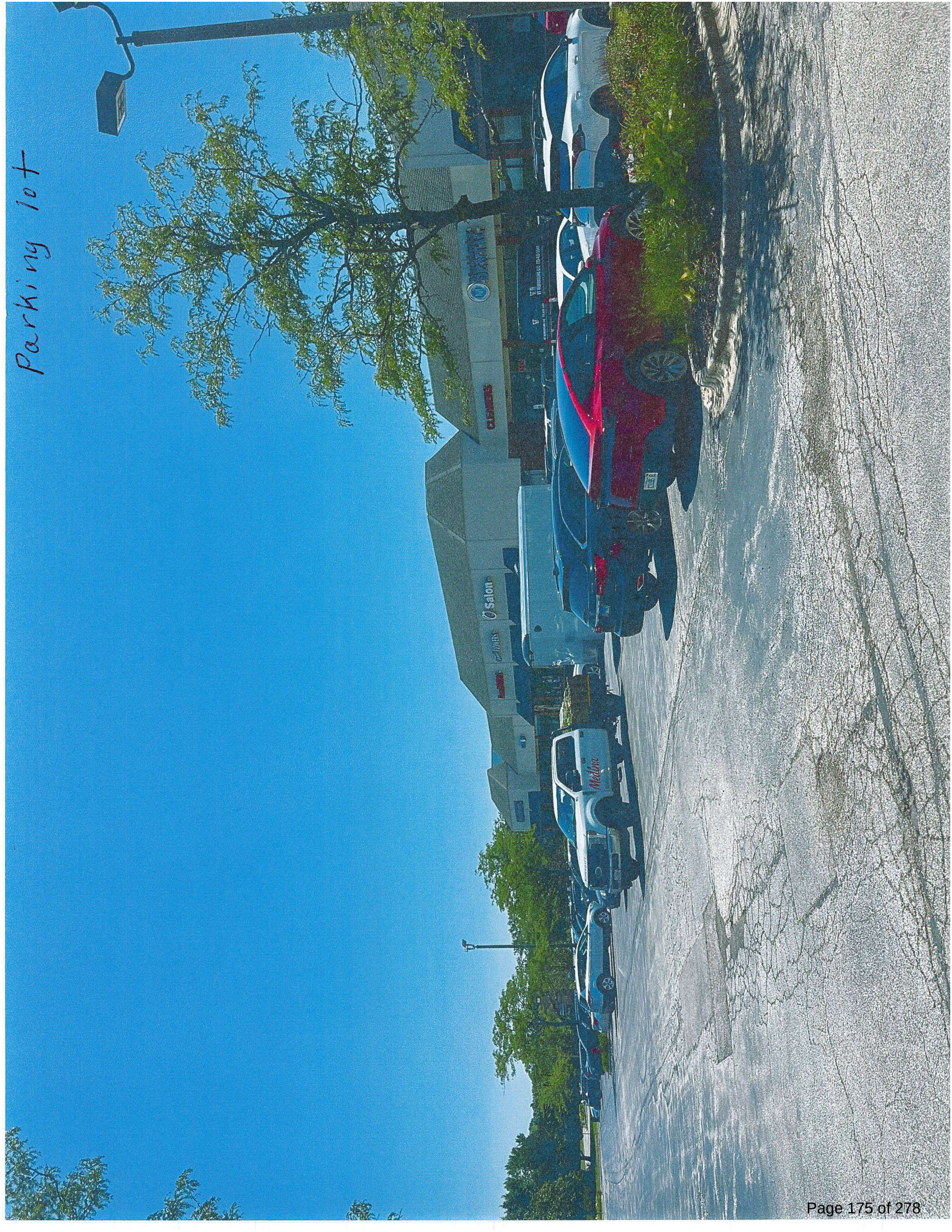


North by Taco Bell

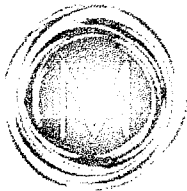




North by Taco Bell



Parking lot



Markiewicz
DENTAL
HELPING YOU KEEP YOUR TEETH FOR A LIFETIME

ANTHONY MARKIEWICZ, DDS, FAGD
DAVID MARKIEWICZ, DMD

July 14, 2026

Village of Mundelein

Zoning Board of Appeals / Community Development Department

Re: Support for Parking Lot Variance — 852 N. IL Route 83, Mundelein, IL 60060

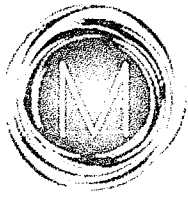
Dear Members of the Zoning Board of Appeals:

I am the owner of Markiewicz Dental, a dental practice located at 852 N. IL Route 83 in Mundelein. Our practice has operated at this location for many years and serves a large number of patients from Mundelein and the surrounding communities. I am writing in support of the variance requested by our landlord concerning the parking lot that serves our building.

It is my understanding that, as a condition of the parking lot permit applied for this past May, the property owner has been asked to install nine additional landscape islands — two double islands in the center of the lot and five single islands distributed throughout — and that doing so would eliminate nine of the lot's existing parking spaces. I respectfully ask the Village to grant a variance from this requirement, and I would like to share why this matters from the perspective of the business and the patients who use this lot every day.

Loss of needed parking. Our lot is heavily used and, on many days, fully utilized. Between patients arriving and departing for overlapping appointments and our clinical and administrative staff, demand for parking regularly meets or exceeds the lot's current capacity. The loss of nine spaces would create a real and ongoing shortage that directly affects our ability to serve patients and would push overflow parking into areas never intended for it.

Patient safety and tripping hazards. A meaningful share of our patients are older adults or individuals with limited mobility, and many are walking to and from their cars immediately after dental procedures. Adding curbed islands throughout the lot, particularly the two proposed for the center, introduces additional curbs, elevation changes, and pinch points that increase the risk of trips and falls. Keeping the drive aisles and walking paths clear of unnecessary obstructions is safer for the population we serve.



Markiewicz
DENTAL
HELPING YOU KEEP YOUR TEETH FOR A LIFETIME

ANTHONY MARKIEWICZ, DDS, FAGD
DAVID MARKIEWICZ, DMD

Added cost. The construction of nine new islands, along with their ongoing landscape maintenance, represents a significant and, in our view, unnecessary expense for a lot that already functions safely and efficiently for its intended use.

Full utilization of the lot. Because the lot is frequently at or near capacity during business hours, its existing configuration reflects genuine, demonstrated demand. Reducing capacity by nine spaces would not improve the lot's function; it would strain it.

For these reasons, I fully support the property owner's variance request and respectfully ask that the Village approve it. Preserving the existing parking configuration best serves the businesses, the patients, and the residents who rely on this lot.

Thank you for your time and consideration. Please feel free to contact me if I can provide any additional information.

Sincerely,

David Markiewicz, DMD

Markiewicz Dental

[Redacted signature block]

(No subject)

From: Julio's Tacos [REDACTED]
To: [REDACTED]
Date: Tuesday, July 14, 2026 at 10:58 PM UTC

Rita Reynoso

[REDACTED]

[REDACTED]

3124519730

07/14/2026

Village of Mundelein
Attn: Robin D. Meier
300 Plaza Circle, Mundelein, IL 60060

RE: Parking Lot Resurfacing at

800-860 N ROUTE 83

MUNDELEIN, IL 60060

Dear Mrs. Meier and Members of the Village Board,

My name is Rita Reynoso, and I am a residen, small business owner and taxpayer of Mundelein, residing at 152 N Emerald Ave for 6 years. My husband and are the owners of Julio's Tacos located at 800-860 N Route 83. I am writing to you today to express my concerned about the additional islands that the village is requesting in the plaza that we currently have our restaurant.

Our current parking has a great size as is. Our employees park with no trouble and our costumers always have plenty of space to park specially our landscapers, truck drivers etc. Losing many parking spots to build island will be a great loss financially for us. Many of our costumers love that they can park freely. Adding the additional islands will Have a negative impact and costumers might not want to drive to our restaurant due to the parking limitations.

Specifically, I respectfully request that the Village Board take the following act:

1.
 - Reduce the amount of islands that are being requested.
 - Schedule a meeting to discuss the daily traffic and see if we can compromise on something that would be beneficial for the small businesses in the plaza and the village requirements.

As a member of this community, I care deeply about the character and safety of our neighborhoods and specifically our small businesses . I urge the board to consider the long-term impact of this decision on the residents and small businesses.

Thank you for your time, leadership, and service to our community. I look forward to hearing your perspective on this matter and welcome the opportunity to discuss this with you:

Rita Reynoso

Owner of Julio's Tacos

1 – FINDINGS OF FACT – VARIATION – PERIMETER LANDSCAPING

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A variation from the required perimeter landscaping.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 to recommend approval of a variation from Section 20.60.110 of the Zoning Ordinance until September 2031, with the condition that the variation only delays compliance with the required quantity and location of perimeter landscaping for the parking lot located at 800-860 N. IL Route 83. The property must comply with the required quantity and location of perimeter landscaping by September 2031.	
<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 enforcement of this Ordinance would impose undue hardship on the Property Owner. If the required perimeter landscape is installed along Illinois Route 83, there is an uncertainty if the landscape will be removed or if the landscape will survive after the Illinois Department of Transportation takes over some of their property for their expansion project.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances, as the Zoning Ordinance does not account for all potential factors beyond the control of the Property Owner. The state of Illinois will be acquiring portion of Subject Property for the expansion project of Illinois Route 83. There is a possibility that some of the existing trees and shrubs will be removed in the process.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.	
<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 shape and size of the Subject Property, as well as the characteristics of the surrounding area, impose a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced as they will be losing some of the land along where the perimeter landscape for the parking lot is required.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
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.	
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.	
The Commission finds that 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.	
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.	

**Planning and Zoning Commission Meeting
Minutes**

September 2, 2026

CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission of the Village of Mundelein was held on September 2, 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

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

Board Attendance

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

Village Attendance

PRESENT: I. Guadarrama, Senior Planner, and E. Swanson, Recording Secretary

MINUTES APPROVAL

Approve the Planning and Zoning Commission Regular meeting minutes from July 15, 2026

J. Holden moved, seconded by K. Teehan, a **Motion** to Approve the Planning and Zoning Commission Meeting Minutes from July 15, 2026.

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

PUBLIC COMMENTARY

T. Roswick opened the floor to public commentary.

There was no general public commentary.

T. Roswick closed the floor to public commentary.

OLD PZC BUSINESS

There was no old PZC business.

NEW PZC BUSINESS

Public Hearing - PZC-06-2026 - Landscape Variation at 800-860 N. IL Route 83

Open Public Hearing

K. Garesche moved, seconded by J. Holden, a **Motion** to open Public Hearing PZC-06-2026.

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

Staff Presentation

I. Guadarrama gave the attached PowerPoint presentation for the subject property. She gave a detailed history of the property as well as the request and the proposed work to be done by IDOT.

Petitioner Presentation

Mike Pelfresne and Sue Eisenberg, property owners, were sworn in. They gave detailed information on the requests as well as the improvements they have done to the property.

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

The commission reviewed the various requests submitted by the petitioner. T. Wilson stated that the property owners had done some great improvements to the property over the years, and compared to some other strip malls in the area, the Ivanhoe Shops has been well maintained.

The point of which updating parking lots of commercial property to conform to new code standards regarding parking lot islands and landscaping was discussed. Seal coating does not trigger the need for adding islands, but a full removal and replacement of the parking lot does require that they conform to current code standards.

Overall the Commission did not feel that the uniqueness of the situation was demonstrated and a overall zoning hardship was not found for this case.

Request regarding Perimeter Landscaping

J. Holden moved, seconded by K. Garesche, a **Motion** to recommend Approval of a variation from Section 20.60.110 of the Zoning Ordinance until September 2031, with the condition that the variation only delays compliance with the required quantity and location of perimeter landscaping for the parking lot located at 800-860 N. IL Route 83. The property must comply with the required quantity and location of perimeter landscaping by September 2031.

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

Request Regarding Islands

K. Garesche moved, seconded by J. Holden, a **Motion** to recommend approval of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands on the north side for the parking lot located at 800–860 N. IL Route 83.

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

J. Holden moved, seconded by S. Petti, a **Motion** to recommend denial of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the center and south end of the parking lot located at 800–860 N. IL Route 83.

RESULT:	Passed [Yes 6, No 1, Abstained 0]
MOVER:	Commissioner Jennifer Holden
SECONDER:	Commissioner Steven Petti
AYES:	Terry Roswick, Kevin Anderson, Kerry Garesche, Jennifer Holden, Steven Petti, Tim Wilson
NAYS:	Kevin Teehan
ABSTAIN:	None

Request Regarding Trees

K. Garesche moved, seconded by S. Petti, a **Motion** to recommend denial of a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees required within the interior landscape islands for the parking lot

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

Close Public Hearing

J. Holden moved, seconded by K. Garesche, a **Motion** to close Public Hearing PZC-06-2026

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

Public Hearing - PZC-09-2026 - Text Amendment - Accessory Structures - TO BE RE-NOTICED AND HEARD AT A FUTURE MEETING

There was no action taken at this meeting. The item will be re-noticed and heard at a future meeting.

QUESTIONS AND COMMENTS

There were no further questions or comments.

ADJOURNMENT

Adjourn the Planning and Zoning Commission Meeting

J. Holden moved, seconded by S. Petti, a **Motion** to Adjourn the Planning and Zoning Commission Meeting of September 2, 2026

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

The meeting was adjourned at 10:49 PM.

Sign-In Sheet

NAME/COMPANY	ADDRESS	PHONE/EMAIL
Name: Stephanie Wilkins	425 E. Park St	Phone: 224-866-3450
Company: Mundelein		Email: Wilkins.Stephanie1@gmail
Name: Eduardo Gonzalez	342 E Park St	Phone: 651 271 4399
Company: Mundelein		Email: esgonzalez@yahoo.com
Name: Sharyl Gonzalez	342 E Park St	Phone: 651 271 4567
Company:		Email:
Name: Jake Gonzalez	342 E Park St	Phone: 651 955 6573
Company:		Email:
Name: Mary O'Driscoll	414 E Park St	Phone: 224-558-2937
Company:		Email: odriscoll3@comcast.net
Name: TIM WELCH	441 E. PARK ST.	Phone: 224-558-1595
Company:		Email:
Name: GARY BERTHOLD	314 E PARK ST	Phone: 847-652-4614
Company:		Email:
Name: Sue & Mike Pelysne	7815. Middlethian	Phone: 847-354-0507
Company:		Email:
Name: GREG HOWLAND	521 N. GRACE AVE	Phone: N/A
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:
Name:		Phone:
Company:		Email:

Sign-In Sheet

NAME/COMPANY

ADDRESS

PHONE/EMAIL

Name: Anne Hansen		Phone: 847-331-2161
Company: 401. E Park St	Mundelein	Email: hansen6556@yahoo.com
Name: Blake Berthold		Phone: 224-406-3797
Company: 319 e park st	Mundelein	Email: BlakejBerthold@gmail.com
Name: Heidi Berthold	Mundelein	Phone: 847 322 5234
Company: 402 E PARK		Email: h.berthold@hotmail.com
Name:		Phone:
Company:		Email:
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Ivanhoe Shoppes

PZC-06-2026

PZC-06-2026

Petitioner:

Susanne Eisenberg,
Ivanhoe Shoppes, LLC

Address:

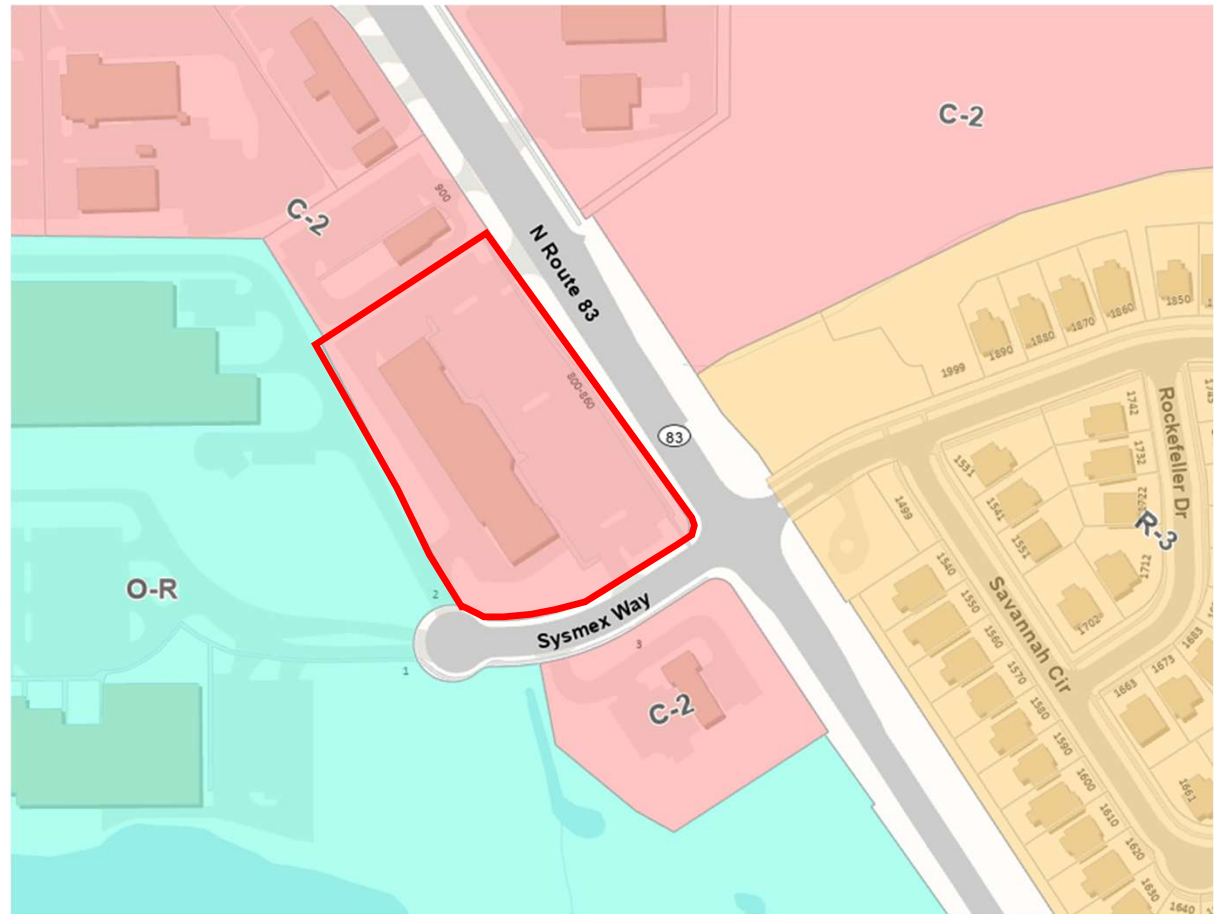
800-860 N. Route 83

Zoning:

C-2 General Commercial

Application:

Landscape Variation



Product/Service	Description	Qty.
Milling and Paving 2"	Mill deteriorated pavement with Wirtgen W210 milling machine to a depth of 2" below existing grades to meet proper transitions. Properly trim all inlet structures and joints with Wirtgen W50 milling machines. Power sweep Milled Surface with mobile Elgin sweeper to clean debris prior to applying tack application. Apply NTEA tack coat @.30 per gal. Install 2" after compaction of bituminous Surface N50 CRSE. Compact using highway class vibratory rollers to meet or exceed IDOT specs.	71861
Pavement Markings	Re-stripe lot according to current Village / State regulations using either acrylic or oil based yellow and white highway traffic paint that will meet or exceed OSHA and IDOT specifications. All pavement marking will be applied by a Graco 3900 Line lazer airless Striping machine.	1
Concrete Sidewalks	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.	445
Excavation of Concrete Little Island (7' x 10')	Remove existing soil base 7" and Concrete Install CA-6 gravel base as needed. Install (2) Lifts of asphalt	70
Concrete Sidewalks R&R 5 x 20 Near Julio's Taco ADDED*	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.	50

Product/Service	Description
Concrete Sidewalks R & R 6 x 13 ADDED*	Saw cut and remove deteriorated concrete pavement. Haul off site for proper disposal. Add up to 1" of CA-6 stone and compact. Frame out for proposed new concrete. Install wire mesh and rebar as needed. Install 5" of 4,000 PSI concrete. Concrete to have broom finish. Expansion joints as needed. Traffic control and traffic personnel present throughout working operations to properly direct traffic and deliveries. Our Firm will clean up any and all excess debris from worksite.
Sewer Reconstruction NEW	Remove deteriorated pavement and haul off site for proper disposal. Excavate stone base to allow for catch basin "hat" removal. Install new 4' deep sewer basin. Install new Polypropylene Pro-Rings to correct height. Reinstall catch basin "hat". Install 112 LF of pipe to connect new sewer basin to existing sewer Basin. Use laser level for precise drainage. Install 2 lifts of asphalt to meet current asphalt thickness. Compact to proper density.

B. Existing Parking Lots.

1. For existing parking lots that currently do not comply with the required parking lot landscape, such landscape shall be provided when:

a. A new principal building is constructed, or a building addition is constructed that increases the floor area by thirty percent (30%) or more.

b. ~~Over-When~~ fifty percent (50%) or more of the total area of an existing parking lot is reconstructed, and the parking lot falls within the square footage thresholds established for small, medium, or large parking lots in the commercial and manufacturing zoning district, the parking lot shall comply with the minimum parking lot landscaping requirements set forth below:-

<u>Parking Lot Size</u>	<u>Landscape requirement</u>
<u>Small (0 to- 20,000 sq. ft.)</u>	<u>Perimeter landscaping as required by Section 20.60.100.</u>
<u>Medium (20,001-to 40,000 sq. ft.)</u>	<u>Perimeter landscaping and landscape islands at the end of each parking row, as required by Sections 20.60.100 and 20.60.110.</u>
<u>Large (40,000+ sq. ft.-<)</u>	<u>All minimum parking lot landscaping requirements shall be applied in accordance with Chapter 20.60.</u>

b. For purposes of this section, reconstruction shall include all paving of previously unpaved surfaces, replacement of pavement with new binder and/or surface courses, construction of curbing, and similar activities. Reconstruction shall not include maintenance activities such as repair of existing curbing, repairs, sealing, re-striping, or placement of surface course pavement over previously paved areas.

c. When an existing parking lot under ten thousand (10,000) square feet in area is expanded by fifty percent (50%) or more in total surface area.

d. When an existing parking lot over ten thousand (10,000) square feet in area is expanded by twenty-five percent (25%) or more in total surface area.

2. When an existing parking lot is required by Paragraph 1 above to provide landscape, which would result in creating a parking area that no longer conforms to the parking regulations of the Chapter and this Ordinance, such existing parking lot shall not be required to install all or a portion of the required landscape. The applicant shall be required to show that landscape cannot be accommodated on the site. If only certain requirements are able to be accommodated on the site, those elements shall be required. The Zoning Administrator shall make the determination that all or a portion of required landscape does not have to be installed.

Ivanhoe Shoppes

- 9 Tenants, 10 units:
 - Markiewicz Dental
 - Advia Bank
 - AccuVision Eye Care
 - Kumon
 - Whimsey Days
 - Donna's Flowers
 - O Salon
 - Pure Cleaners
 - Julio's Tacos
 - (vacant)Former Edward Jones
- Estimated Total Parking Requirement: 58
- Existing Parking Count: 160

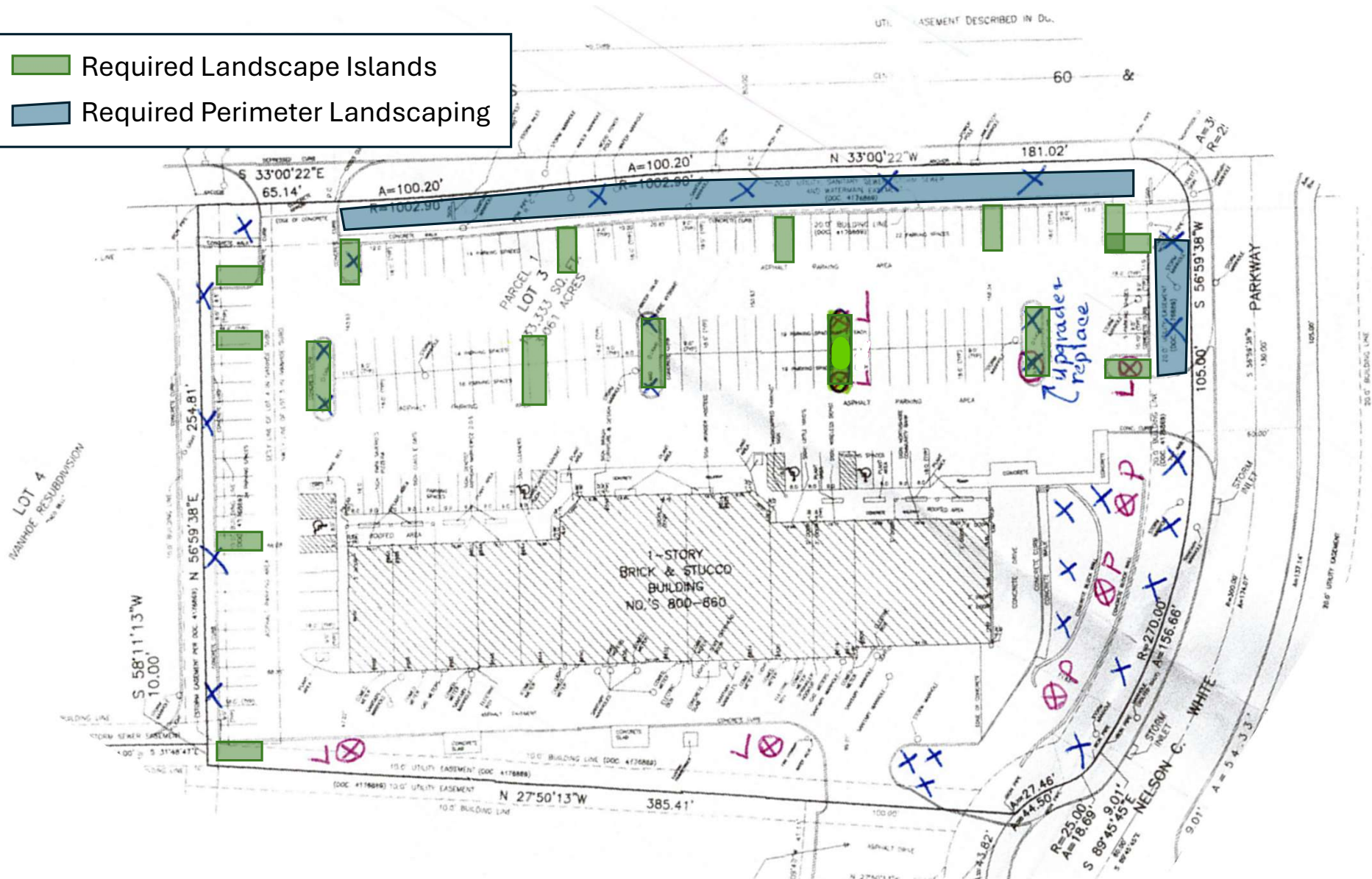
Business	Use Category	Req. Parking	Parking required
Julio's Tacos	Restaurant	1 per 100sf of public seating area (excluding any outdoor dining area)	1
Advia Credit Union	Financial Institution	3 per 1,000sf of GFA	11
Markiewicz Dental	Medical/Dental Clinic	1.5 per exam room + 1 per doctor	12
AccuVision Eye Care	Medical/Dental Clinic	1.5 per exam room + 1 per doctor	4
Kumon	Personal Services Establishment	3 per 1,000sf of GFA	4
Whimsey	Indoor Amusement Facility	3 per 1,000sf area of public use area	4
Donna's Flowers	Retail Services Establishment	3 per 1,000sf of GFA	5
O Salon	Personal Services Establishment	3 per 1,000sf of GFA	9
Pure Cleaners	Personal Services Establishment	3 per 1,000sf of GFA	4
Former Edward Jones	Office	3 per 1,000sf of GFA	4

Ivanhoe Shoppes

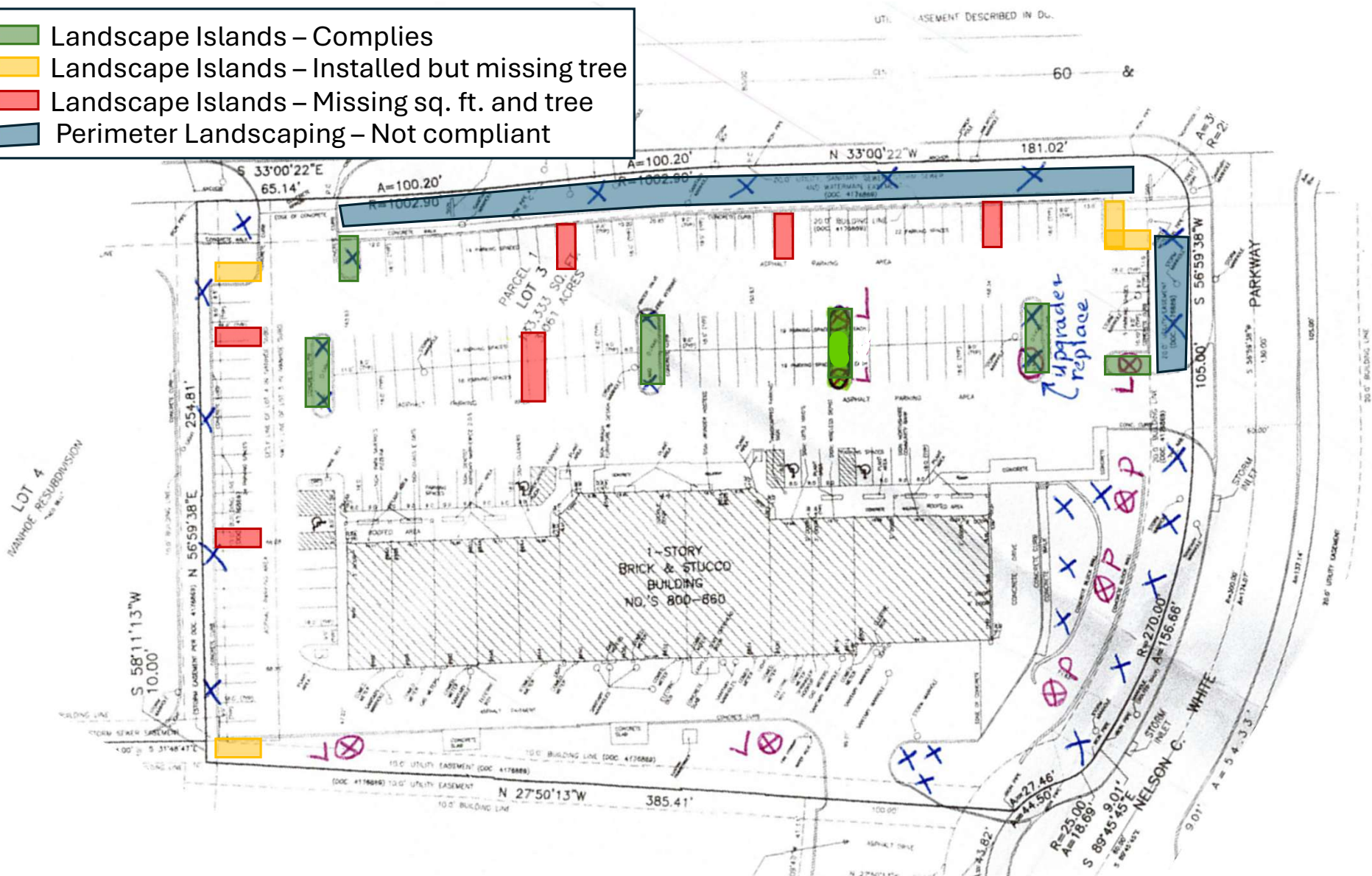
- Development was built prior to the 2012 Zoning Amendments that established the current parking lot landscape requirements
- Old requirements:
 - 1 shade tree planted within parking area for every 10 parking spaces.
 - 5-foot-wide landscape area long property line abutting a street with dense landscaping.
 - 1 tree planted every 50 feet along property line abutting a street.
- New requirements:
 - Perimeter: 1 shrub planted every 3 feet of landscaped area length along property line abutting a street. Must be 5 feet in width.
 - Interior: 1 parking lot island (144 sq ft) with a shade tree for every 10 parking spaces. All rows of parking spaces shall terminate with a parking lot island.
 - Buffer: Landscape required if adjacent to residential districts.
 - Parkway trees: 1 tree planted every 50 feet along property line abutting a street.
 - 4 additional trees for non-residential development

	Bushes			Trees			Islands		
Location/Street	Required	Existing	Proposed	Required	Existing	Proposed	Required	Existing	Proposed
South (Sysmex Way)	19	33	0	7	7	0			
East (IL Route 83)	124	39	+6		5	0			
North (Taco Bell)					4	0			
West (Factory)					3	+2			
Interior				21	7	+4	21	12	+2
Additional 20.60.070				4	4	+3			
Sum	143		78	32		39	21		14
Deficiency	65			Over 7			7		

- Required Landscape Islands
- Required Perimeter Landscaping

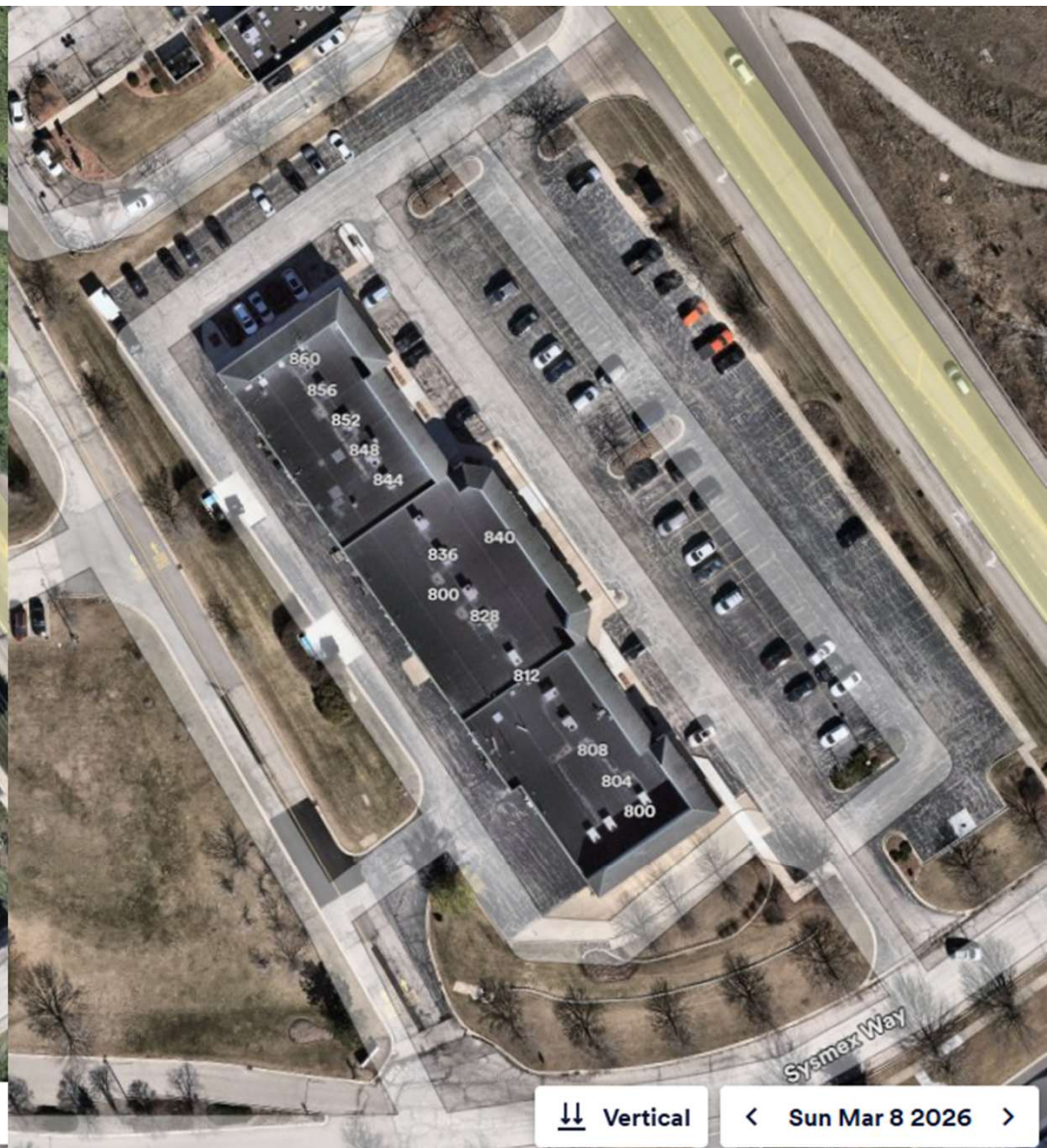


- Landscape Islands – Complies
- Landscape Islands – Installed but missing tree
- Landscape Islands – Missing sq. ft. and tree
- Perimeter Landscaping – Not compliant



Identified Hardships by Applicant

- Additional landscape islands would reduce the number of parking spaces available to tenants and patrons, as the businesses have designated or preferred parking spaces for employees and visitors.
- Some existing parking spaces are used for snow storage during the winter months. Additional landscape islands would reduce the area available for snow storage.
- The Property Owner states that additional landscape islands could create obstacles for vehicles and potential tripping hazards for patrons.
- The Property Owner estimates that installing the additional required landscape improvements would increase the project cost by more than \$60,000.
- Additional landscaping along Illinois Route 83 could reduce visibility of the individual businesses from the roadway.
- There are some unknowns on the design and work being done along Illinois Route 83.

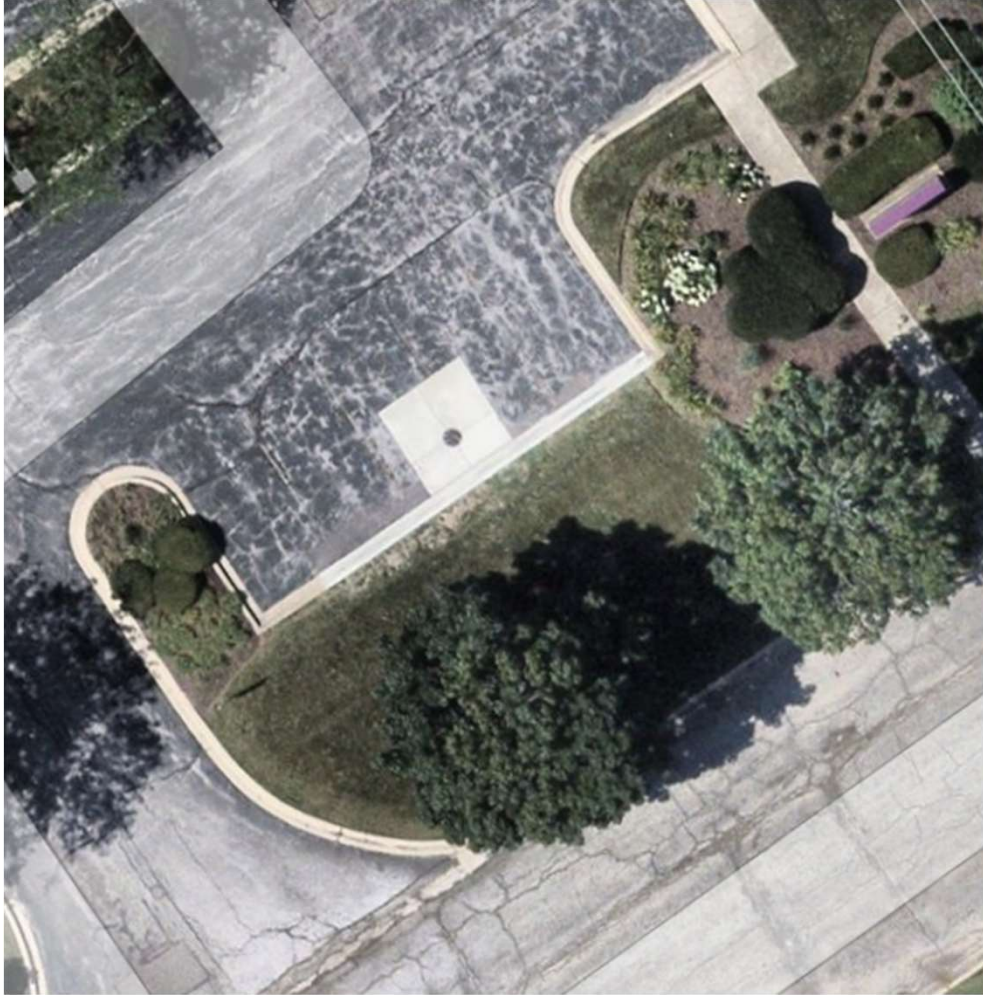








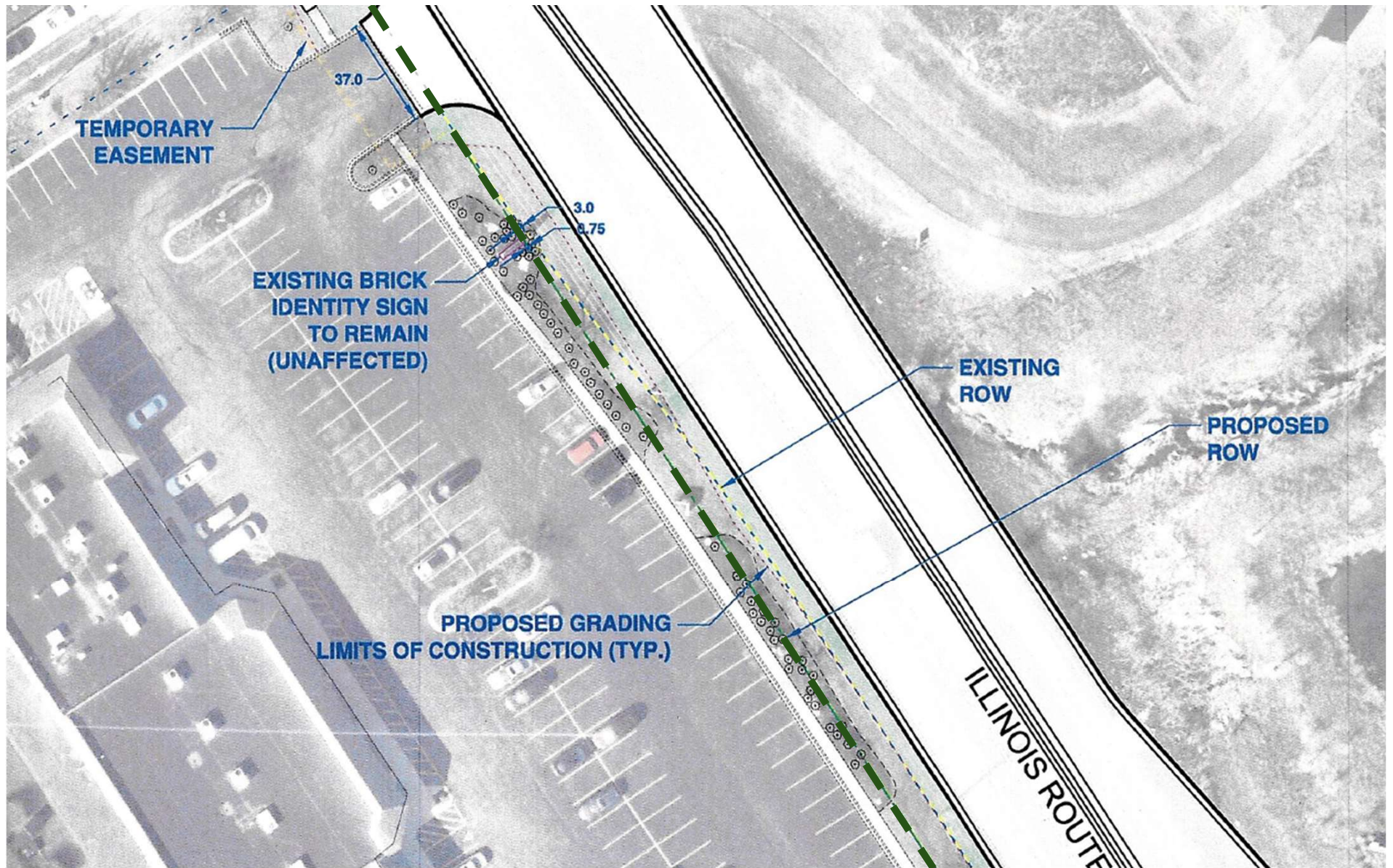


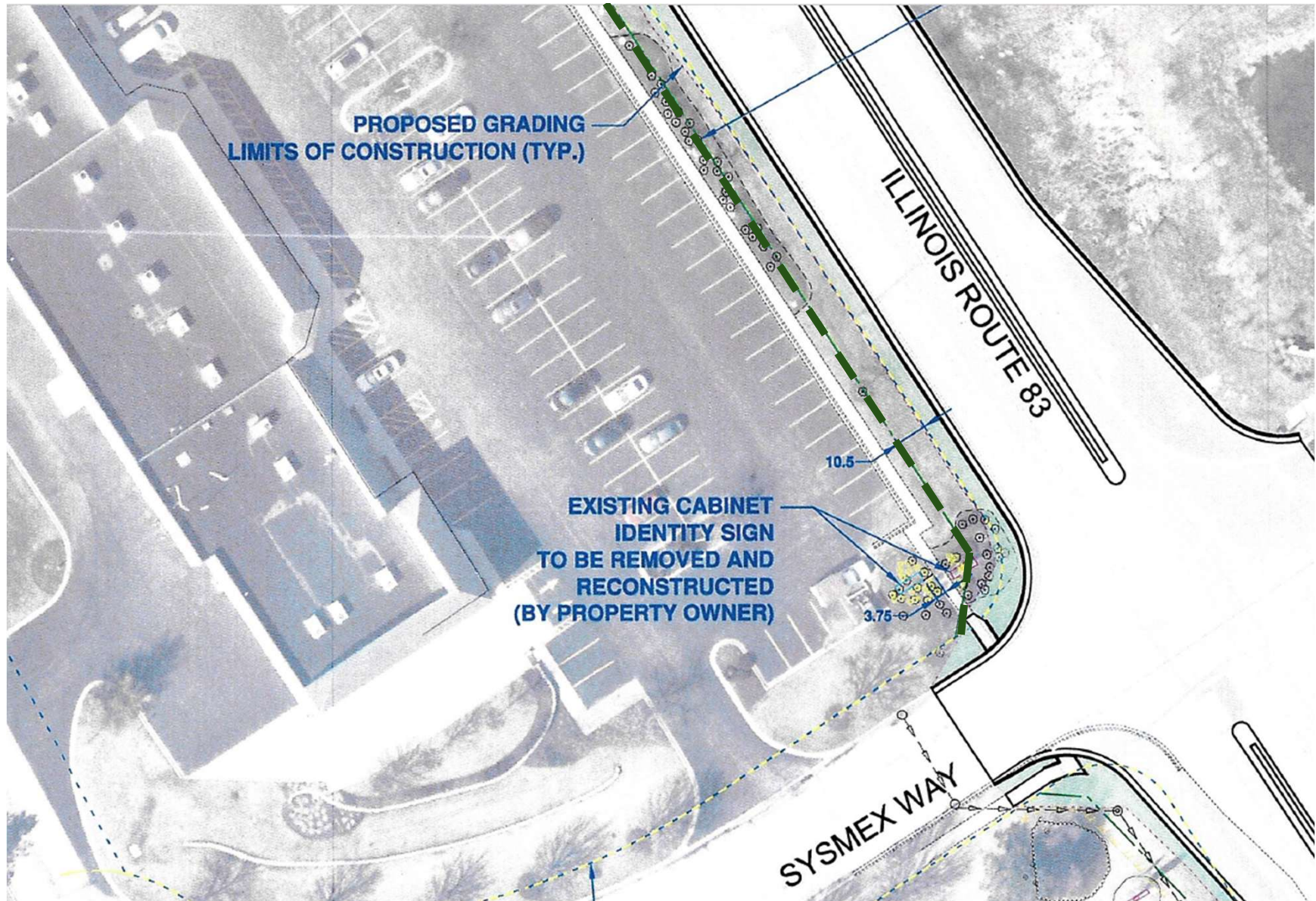












Village of Mundelein – Business Incentive Grant (BIG)

Grant Stipulations

- **For-Profit** – Grant recipients must be a for-profit business. Not-for-Profits do not qualify.
- **Quotes** – The grant requires a minimum of two (2) quotes with application.
- **Outstanding Payments** – Applicant cannot owe the village any money to be eligible for grant funds.
- **Reimbursable** – The grant is a reimbursable grant. The applicant must fund the project first before requesting a reimbursement for the amount approved in their initial application.

Program Fund Maximums

Category	Maximum Reimbursement	Description
Non-Conforming Sign Replacement	Up to \$5,000	Replacement of non-conforming signage to meet current Village Code.
Interior Improvements	Up to \$25,000	Renovations improving functionality, safety, or accessibility.
Exterior Improvements	Up to \$25,000	Façade or exterior building enhancements improving aesthetics and compliance.

*All reimbursements are contingent upon available program funds

Options for voting

As Requested:

1. Allow to modify the required quantity and location of perimeter landscaping.
2. Allow to reduce the required number of interior landscape islands.
3. Allow to modify the required location of shade trees within the interior landscape islands

Other Options:

1. Allow to modify the required quantity OR location of perimeter landscaping. Condition: Landscape could be installed after work is complete on Rt 83.
2. Allow to modify the location of the interior landscape islands, enforcing square footage.
3. Enforce the location of the interior landscape islands and number of trees.
4. Request more landscape elements and waive the remainder.
5. Deny all requests and enforce 100% compliance.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of September 14, 2026

Subject: 800-860 North Illinois Route 83 - Variation for Landscape Islands

Financial Impact:

N/A

Attachments:

1. Findings of Fact - North Parking Lot
2. Findings of Fact - Center and South Parking Lot

Background:

A public hearing was held on September 2, 2026, regarding the requested variation for landscape islands. The full report can be found under the "800-860 North Illinois Route 83 – Variation for Perimeter Landscape" agenda item.

Please note that the Planning and Zoning Commission made two separate motions to clearly distinguish what was approved and what was denied. The Ordinance will consolidate both motions into a single ordinance and clarify, through conditions, the items that were not approved.

Recommendation:

Motion to authorize staff to prepare an ordinance approving of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the parking lot located at 800–860 North Illinois Route 83 subject to conditions.

2.1 – FINDINGS OF FACT – VARIATION – LANDSCAPE ISLANDS

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A waiver from the required number of interior landscape islands on the parking lot.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 for approval of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands on the north side for the parking lot located at 800–860 N. IL Route 83.	
<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 enforcement of this Ordinance would impose undue hardship on the Petitioner due to the existing landscaping on the adjacent property to the north, already providing shelter and canopy on the property.	
2. The plight of the owner is due to unique circumstances;	
The property is subject to unique circumstances due to the mature landscaping already existing and overhanging over the northern property that would impede the healthy growth of any new trees and shrubs.	
3. The variation, if granted, will not alter the essential character of the locality;	
The requested variation will not alter the essential character of the locality, as parking will still be provided and landscaping will continue to be installed throughout the property.	
<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 shape and size of the Subject Property, as well as the characteristics of the surrounding area, imposes a hardship on the property owner, distinguishing it from a mere inconvenience if the regulations are strictly enforced. Adhering strictly to the Zoning Ordinance could create hardships in the shopping center’s landscape maintenance operations as the existing trees would not have ample space and shade to grow in a healthy manner.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the Petitioner has successfully demonstrated that the requested variation was not caused by any person currently holding a proprietary interest in the Subject Property.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
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.	
The proposed variation will not impair an adequate supply of light and air to the 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.	
The Commission finds that 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.	
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.	

2.2 – FINDINGS OF FACT – VARIATION – LANDSCAPE ISLANDS

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A waiver from the required number of interior landscape islands on the parking lot.
On September 2, 2026, the Planning and Zoning Commission voted 6-1 for denial of a variation from Section 20.60.110 of the Zoning Ordinance to reduce the required number of interior landscape islands for the center and south end of the parking lot located at 800–860 N. IL Route 83.	
<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 Commission determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The Subject Property would still meet the minimum required parking spaces needed for all the current uses and have enough for any future users going into the empty units.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking and landscaping requirements. The property meets the required minimum parking count for all businesses and losing 7 parking spaces for landscape islands does not create a significant difference as it would still meet the required parking count.	
3. The variation, if granted, will not alter the essential character of the locality;	
If the variation is granted, it will alter the essential character of the locality.	
<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 Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The uses can still meet the minimum parking requirements and provide ample space to install the required landscape islands.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the petitioner has created this hardship, and the petitioner can install the required landscaping on the subject property following the requirements in the Zoning Ordinance.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that granting the requested variation will 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.	
The proposed variation will not impair an adequate supply of light and air to the adjacent property, substantially increase congestion in the public streets, and 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.	
The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.	
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 property in question will not 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: Isabel Guadarrama, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of September 14, 2026

Subject: 800-860 North Illinois Route 83 - Variation for Shade Trees

Financial Impact:

N/A

Attachments:

1. Findings of Fact

Background:

A public hearing was held on September 2, 2026, regarding the requested variation for the shade trees required within the interior landscape islands. The full report can be found under the “800-860 North Illinois Route 83 – Variation for Perimeter Landscape” agenda item.

Recommendation:

Motion to authorize staff to prepare an ordinance denying a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees for the parking lot located at 800–860 North Illinois Route 83.

3 – FINDINGS OF FACT – VARIATION – TREES

CASE NUMBER	PZC-06-2026
PUBLIC HEARING DATE	September 2, 2026
VARIATION	A variation to allow the required shade trees for each landscape island to be relocation elsewhere within the property.
On September 2, 2026, the Planning and Zoning Commission voted 7-0 for denial of a variation from Section 20.60.110 of the Zoning Ordinance to modify the location of the shade trees required within the interior landscape islands for the parking lot located at 800–860 N. IL Route 83.	
<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 Commission determined that the strict application of the terms of this Ordinance would not cause undue hardship for the Petitioner. The Petitioner failed to adequately demonstrate any hardship or unique circumstances specific to the Subject Property. The Subject Property would still meet the minimum required parking spaces needed for the use.	
2. The plight of the owner is due to unique circumstances;	
The plight of the owner is not due to unique circumstances since the Zoning Ordinance intentionally requires minimum parking and landscape requirements.	
3. The variation, if granted, will not alter the essential character of the locality;	
If the variation is granted, it may alter the essential character of the locality.	
<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 Commission finds that the shape, surroundings, and topographical conditions of the property do not create a hardship. The Petitioner did not sufficiently demonstrate any unique circumstances or hardships specific to the Subject Property. The use can still meet the minimum parking requirements and provides ample space to install the required landscaping within the landscape islands.	
2. The alleged difficulty or hardship has not been created by any person presently having a proprietary interest in the property in question.	
The Commission finds that the petitioner has created this hardship, and the petitioner can install the required landscaping where it is required on the subject property, following the requirements in the Zoning Ordinance.	
3. The granting of the variation will not be detrimental to the public welfare in the neighborhood in which the property is located.	
The Commission finds that granting the requested variation will 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.	
The proposed variation will impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, and 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.	
The Commission finds that the proposed variation is inconsistent with the Zoning Ordinance. The Petitioner did not adequately demonstrate any hardship or unique circumstances specific to the Subject Property.	
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 property in question will not 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: Dan Friberg, Vehicle Maintenance Supervisor
Robert Greenfield, Director of Public Works and Engineering

For: Village Board Meeting of September 14, 2026

Subject: Sale of Surplus Fire Department Ambulance

Financial Impact:

Attachments:

1. O-26-09-71 - EXHIBIT A - Ambulance direct sale memo

Background:

Ordinance approving the direct sale of one retired Fire Department Ambulance to Medical & Safety Engineering, Inc.

Recommendation:

Motion to pass an Ordinance authorizing the sale of personal property.

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 September 14, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-09-71
which is entitled

Sale of Surplus Fire Department Ambulance

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 9/14/2026, 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 9/14/2026.

Village Clerk

ORDINANCE NO. O-26-09-71

ORDINANCE APPROVING THE AUCTION OF SURPLUS FIRE DEPARTMENT AMBULANCE TO MEDICAL AND SAFETY ENGINEERING, INC.

WHEREAS, the Public Works Department has designated the property identified on **Exhibit A**, attached hereto and made a part hereof, as surplus equipment that has outlived its useful life and should be sold; and

WHEREAS, the Village's Corporate Authorities have determined that it is in the best interests of the Village of Mundelein that the surplus property listed on **Exhibit A** be sold to Medical & Safety Engineering, Inc., and

WHEREAS, Medical & Safety Engineering, Inc. has agreed to purchase the vehicle for the amount of \$10,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

Section I: The surplus Public Works Department property identified on **Exhibit A** is authorized for sale to Medical & Safety Engineering, Inc.

Section II: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as required by law.

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

President

ADOPTED: Monday, September 14, 2026

APPROVED: Monday, September 14, 2026

ATTEST: _____

Village Clerk

MEMORANDUM

To: Rob Greenfield, Director of Public Works and Engineering

From: Dan Friberg, Vehicle Maintenance Supervisor

Date: August 28th, 2026

Re: Sale of one 2010 Ford E350 Ambulance

Staff has determined that one Fire Department Ford #350 Ambulance, VIN 1FDXE4FPXADA41964, has exceeded its useful life and should be sold.

This vehicle was previously approved for disposal under ordinance O-26-07-60, which authorized a sale through Obenauf Auction Services. At the end of the online auction, the vehicle did not meet the reserve. The reserve was set at \$8,000.00, and the highest bid was \$4,725.00. Staff determined that it was in the Village's best interest to pursue an alternative sale method to recover the appropriate amount of funds for the vehicle.

Staff is requesting authorization of a direct sale to Medical & Safety Engineering, Inc. (M.A.S.E.), 19W023 Avenue Barbizon, Oak Brook, IL 60523, for the amount of \$10,000.00. The proposed buyer has inspected the vehicle and has verbally committed to the purchase.

Please contact me with any questions.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of September 14, 2026

Subject: Governing Body

Financial Impact:

\$1,169,169.36

Attachments:

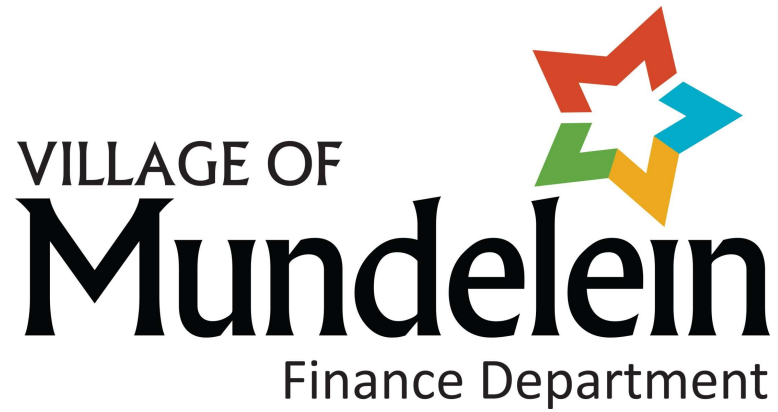
1. Governing Body

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 August 25, 2026 and ending September 14, 2026 in the amount of \$1,169,169.36.



GOVERNING BODY

DISBURSEMENTS REPORT

September 14, 2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: ACH Transaction								
0286940 0000031852	BAXTER & WOODMAN AWIA RISK & RESILIENCE ASSESSMENT AND EM VJANKOWSKI 500-461-46410.000	06/23/2026 CONSULTING SERVICES		3,923.43 3,923.43	0.00	Paid	Y 09/14/2026	27-01254
4485.123-12 0000032283	GEWALT HAMILTON ASSOC INC CONSTRUCTION ENGINEERING SERVICES FOR I3 RPETERSON 630-000-27540.000	07/13/2026 REVIEW PROCESS ESCROW		16,679.50 16,679.50	0.00	Paid	Y 09/14/2026	27-01377
253039 0000032373	MIDWEST HOSE AND FITTINGS INC LOADER FITTINGS 100-430-47525.000	07/23/2026 RPETERSON MT MTLs HEAVY EQUIPMENT		320.70 320.70	0.00	Paid	Y 09/14/2026	
0288440 0000032499	BAXTER & WOODMAN AWIA RISK & RESILIENCE ASSESSMENT AND EM VJANKOWSKI 500-461-46410.000	02/08/8440 CONSULTING SERVICES		1,185.00 1,185.00	0.00	Paid	Y 09/14/2026	27-01254
9028503960 0000032518	W. W. GRAINGER, INC SHOP GRINDER 100-420-46620.000	08/03/2026 VJANKOWSKI MT BUILDING & GROUNDS		442.56 442.56	0.00	Paid	Y 09/14/2026	
1046-F175238 0000032535	U.S. ALLIANCE FIRE PROTECTION, INC. MFD STATION # 2 REPAIRS TO DRY SYSTEM 100-420-46620.000	05/15/2026 VJANKOWSKI MT BUILDING & GROUNDS		2,620.00 2,620.00	0.00	Paid	Y 09/14/2026	27-01319
089677/6 0000032571	ACE HARDWARE HOMECENTER 100-420-47510.000	08/05/2026 VJANKOWSKI MT MTLs BLDGS & GROUNDS		30.58 30.58	0.00	Paid	Y 09/14/2026	
S2177162.003 0000032616	LAB DEVELOPMENT LLC/CONNEXION OPERA COVER PLATES FOR THE CCTV CAMERAS 100-420-46899.000	08/05/2026 VJANKOWSKI MISC COMMUNITY SERVICE		8.67 8.67	0.00	Paid	Y 09/14/2026	

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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							
S2188515.001 0000032617	LAB DEVELOPMENT LLC/CONNEXION OPERA TULAMORE STREET LIGHTS 210-442-48740.00027036	VJANKOWSKI STREETS	08/05/2026	483.32 483.32	0.00	Paid	Y 09/14/2026
S2188915.001 0000032618	LAB DEVELOPMENT LLC/CONNEXION OPERA TULAMORE LGT 210-442-48740.00027036	VJANKOWSKI STREETS	08/06/2026	65.61 65.61	0.00	Paid	Y 09/14/2026
089713/6 0000032688	ACE HARDWARE HOMECENTER N95 AIR MASKS 100-420-47510.000	VJANKOWSKI MT MTLS BLDGS & GROUNDS	08/11/2026	8.99 8.99	0.00	Paid	Y 09/14/2026
227513A 0000032716	SUPERIOR INDUSTRIAL SUPPLY JANITORIAL SUPPLIES 100-420-47030.000	VJANKOWSKI JANITORIAL SUPPLIES	08/11/2026	293.80 293.80	0.00	Paid	Y 09/14/2026
089720/6 0000032719	ACE HARDWARE HOMECENTER FM BATTERY PUMP HOSE FITTING 100-420-47510.000	VJANKOWSKI MT MTLS BLDGS & GROUNDS	08/12/2026	2.33 2.33	0.00	Paid	Y 09/14/2026
20414 0000032720	JAY-R'S METALFACTURING, INC HAND HOLE COVERS FOR TULAMORE STR LGHTS 210-442-48740.00027036	VJANKOWSKI STREETS	08/12/2026	408.00 408.00	0.00	Paid	Y 09/14/2026
S2680521.001 0000032732	WILLOW ELECTRICAL SUPPLY HAWLEY STREET ACORN STYLE LIGHT REPAIR 100-420-46675.000	VJANKOWSKI MT STREET LIGHTS	08/11/2026	382.00 382.00	0.00	Paid	Y 09/14/2026
S2691478.001 0000032733	WILLOW ELECTRICAL SUPPLY TULAMORE LIGHTS 210-442-48740.00027036	VJANKOWSKI STREETS	08/11/2026	375.14 375.14	0.00	Paid	Y 09/14/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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							
089724/6 0000032734	ACE HARDWARE HOMECENTER REPLACEMENT PROPANE FILL 100-441-47070.000	08/13/2026 VJANKOWSKI TOOLS/SUPPLIES		40.87 40.87	0.00	Paid	Y 09/14/2026
170684 0000032735	BS&A INTERMEDIATE LLC JULY 26 UB ACH/DEBIT CARD FEES 500-463-46438.000	08/13/2026 VJANKOWSKI BANK CHARGES		847.50 847.50	0.00	Paid	Y 09/14/2026
346796 0000032737	BRAD MANNING FORD INC TRUCK 548 FILTER 500-452-47525.000	08/12/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		62.73 62.73	0.00	Paid	Y 09/14/2026
239827 0000032743	AIR ONE EQUIPMENT INC FIREFIGHTING BOOTS - MARCHIONI 100-323-47110.000	08/13/2026 VJANKOWSKI GLOVES/BOOTS/COATS		469.00 469.00	0.00	Paid	Y 09/14/2026
INV-58127 0000032749	GROWER EQUIPMENT & SUPPLY SMALL ENGINE PARTS 100-430-47530.000	07/30/2026 VJANKOWSKI MT MTLS OTHER EQUIPMENT		27.47 27.47	0.00	Paid	Y 09/14/2026
6660031909 0000032750	COMMERCIAL TIRE SERVICE, INC TRUCK 435 AND TRAILER 485 TIRES 100-430-47526.000 100-430-47525.000	08/13/2026 VJANKOWSKI MT MTLS DUMP TRUCKS MT MTLS HEAVY EQUIPMENT		1,677.06 1,354.36 322.70	0.00	Paid	Y 09/14/2026
CINV004151614 0000032752	MNJ TECHNOLOGIES DIRECT, INC LENOVO THINK PAD DOCK 100-202-47012.000	08/12/2026 VJANKOWSKI COMPUTER SUPPLIES		516.00 516.00	0.00	Paid	Y 09/14/2026
CINV004151645 0000032753	MNJ TECHNOLOGIES DIRECT, INC TROY MICR HIGH YIELD LASER TONER CARTRID 100-201-46441.000	08/12/2026 VJANKOWSKI PRINTING SERVICES		252.00 252.00	0.00	Paid	Y 27-01369 09/14/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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							
9042152208 0000032754	W. W. GRAINGER, INC OVERHEAD DOOR 3 BUTTON STATION 100-420-46620.000	08/13/2026 VJANKOWSKI MT BUILDING & GROUNDS		159.00 159.00	0.00	Paid	Y 09/14/2026
70087778 0000032755	MCMaster-CARR SUPPLY CO PUMP EQUIPMENT 500-453-47531.000	08/13/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		136.81 136.81	0.00	Paid	Y 09/14/2026
0114357-IN 0000032758	LIBERTY PROCESS EQUIPMENT 500-453-47531.000	08/13/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		1,059.08 1,059.08	0.00	Paid	Y 09/14/2026
INV01131917 0000032759	HDSUPPLY INC DBA USABLUBOOK LAB SUPPLIES 500-453-47050.000	08/13/2026 VJANKOWSKI LABORATORY SUPPLIES		767.57 767.57	0.00	Paid	Y 09/14/2026
INV01132023 0000032760	HDSUPPLY INC DBA USABLUBOOK LAB SUPPLIES 500-453-47050.000	08/13/2026 VJANKOWSKI LABORATORY SUPPLIES		106.78 106.78	0.00	Paid	Y 09/14/2026
89737/6 0000032761	ACE HARDWARE HOMECENTER 22 E PARK FIRE PIT SUPPLIES 100-420-46620.000	08/14/2026 VJANKOWSKI MT BUILDING & GROUNDS		9.52 9.52	0.00	Paid	Y 09/14/2026
3047308641 0000032762	RUSH TRUCK CTR- IL TRUCK 439 U JOINT 100-430-47526.000	08/12/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		380.00 380.00	0.00	Paid	Y 09/14/2026
89738/6 0000032763	ACE HARDWARE HOMECENTER 22 E PARK FIRE PIT 100-420-46620.000	08/14/2026 VJANKOWSKI MT BUILDING & GROUNDS		2.98 2.98	0.00	Paid	Y 09/14/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted Post Date	PO Number
Pay By Check Type: ACH Transaction								
9313719548 0000032765	LAWSON PRODUCTS, INC. SAFETY GLASSES 100-430-47070.000	08/14/2026 VJANKOWSKI TOOLS/SUPPLIES		49.80 49.80	0.00	Paid	Y 09/14/2026	
89746/6 0000032774	ACE HARDWARE HOMECENTER WW UPTOWN SUPPLIES 500-452-47510.000	08/17/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		30.59 30.59	0.00	Paid	Y 09/14/2026	
11605 0000032778	MANEVAL CONSTRUCTION CO INC. FIRE STATION #1 PARKING LOT REHAB 100-260-48299.00027024	08/13/2026 VJANKOWSKI OTHER BLDG/FACILITIES		158,096.00 158,096.00	0.00	Paid	Y 09/14/2026	27-01249
89750/6 0000032780	ACE HARDWARE HOMECENTER TOOLS/SUPPLIES 500-462-47070.000	08/17/2026 VJANKOWSKI TOOLS/SUPPLIES		12.59 12.59	0.00	Paid	Y 09/14/2026	
89751/6 0000032781	ACE HARDWARE HOMECENTER TOOLS/SUPPLIES 500-462-47070.000	08/17/2026 VJANKOWSKI TOOLS/SUPPLIES		2.69 2.69	0.00	Paid	Y 09/14/2026	
8745 0000032786	KEVIN WALSH EXCAVATING, INC SAND 500-453-47542.000	07/22/2026 VJANKOWSKI MT MTLS SAND		992.20 992.20	0.00	Paid	Y 09/14/2026	
8750 0000032787	KEVIN WALSH EXCAVATING, INC SAND 500-453-47542.000	08/17/2026 VJANKOWSKI MT MTLS SAND		1,028.93 1,028.93	0.00	Paid	Y 09/14/2026	
9313724228 0000032789	LAWSON PRODUCTS, INC. GRINDING DISCS 100-430-47070.000	08/17/2026 VJANKOWSKI TOOLS/SUPPLIES		44.00 44.00	0.00	Paid	Y 09/14/2026	

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Pay By Check Type: ACH Transaction							
4485.043-3 0000032791	GEWALT HAMILTON ASSOC INC 2026 (FY27) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000	08/18/2026		30,091.70 30,091.70	0.00	Paid	Y 27-01017 09/14/2026
4485.044-3 0000032792	GEWALT HAMILTON ASSOC INC MCKINLEY AVENUE ROADWAY RECONSTRUCTION D VJANKOWSKI 520-456-48775.00027004 280-446-48750.00027050 210-442-48740.00027032 520-466-48760.00027013	08/18/2026		24,111.50 24,111.50 0.00 0.00 0.00	0.00	Paid	Y 27-01113 09/14/2026
4485.045-1 0000032793	GEWALT HAMILTON ASSOC INC CONSULTING SVCS TO ASSIST VILLAGE WITH A VJANKOWSKI 100-410-46410.000	08/18/2026		803.00 803.00	0.00	Paid	Y 27-01379 09/14/2026
4485.123-13 0000032794	GEWALT HAMILTON ASSOC INC CONSTRUCTION ENGINEERING SERVICES FOR I3 VJANKOWSKI 630-000-27540.000	08/18/2026		16,893.18 16,893.18	0.00	Paid	Y 27-01378 09/14/2026
4485.128-3 0000032796	GEWALT HAMILTON ASSOC INC 2026 (FY27) CONSTRUCTION ENGINEERING SER VJANKOWSKI 210-442-48740.00027032	08/18/2026		29,228.75 29,228.75	0.00	Paid	Y 27-01115 09/14/2026
4485.150-3 0000032797	GEWALT HAMILTON ASSOC INC 2026 (FY27) ON-CALL ENGINEERING SERVICES VJANKOWSKI 100-410-46410.000 630-000-27795.000	08/18/2026		6,808.70 6,553.70 255.00	0.00	Paid	Y 27-01017 09/14/2026
4485.473-9 0000032798	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE VJANKOWSKI 210-442-48740.00027060	08/18/2026		530.00 530.00	0.00	Paid	Y 26-00241 09/14/2026

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4485.474-13 0000032799	GEWALT HAMILTON ASSOC INC 2026 (FY27) ON-CALL ENGINEERING SERVICES 100-410-46410.000	08/18/2026 VJANKOWSKI CONSULTING SERVICES		112.20 112.20	0.00	Paid	Y 27-01017 09/14/2026
4485.805-3 0000032800	GEWALT HAMILTON ASSOC INC DESIGN ENGINEERING SERVICES FOR THE PEDE 210-442-48740.00027037	08/18/2026 VJANKOWSKI STREETS		4,267.50 4,267.50	0.00	Paid	Y 27-01169 09/14/2026
F02073/6 0000032808	ACE HARDWARE HOMECENTER TRUCK 425 WIRE BRUSH 100-430-47526.000	08/18/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		8.99 8.99	0.00	Paid	Y 09/14/2026
100164832 0000032813	CAHILL HEATING & A/C AC PM CHECKS AND SERVICES 100-427-46620.000	06/10/2026 VJANKOWSKI MT BUILDING & GROUNDS		175.00 175.00	0.00	Paid	Y 09/14/2026
087963/6 0000032816	ACE HARDWARE HOMECENTER REPLACEMENT PARTS FOR WATER TRUCK 100-441-47070.000	08/18/2026 VJANKOWSKI TOOLS/SUPPLIES		28.78 28.78	0.00	Paid	Y 09/14/2026
240043 0000032836	AIR ONE EQUIPMENT INC DUTY BOOTS - MASTANDREA 100-321-47140.000	08/18/2026 VJANKOWSKI SAFETY SHOES & GLASSES		345.00 345.00	0.00	Paid	Y 09/14/2026
9047868451 0000032839	W. W. GRAINGER, INC WWTP EQUIPMENT PARTS 500-453-47530.000	08/18/2026 VJANKOWSKI MT MTLS OTHER EQUIPMENT		514.16 514.16	0.00	Paid	Y 09/14/2026
9313728483 0000032840	LAWSON PRODUCTS, INC. WIRING SUPPLIES 100-430-47070.000	08/18/2026 VJANKOWSKI TOOLS/SUPPLIES		104.04 104.04	0.00	Paid	Y 09/14/2026

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INV01135988

0000032850	HDSUPPLY INC DBA USABLUEBOOK LAB SUPPLIES 500-453-47050.000	08/18/2026 VJANKOWSKI LABORATORY SUPPLIES		767.57 767.57	0.00	Paid	Y 09/14/2026
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INV01135985

0000032851	HDSUPPLY INC DBA USABLUEBOOK LAB SUPPLIES 500-453-47050.000	08/18/2026 VJANKOWSKI LABORATORY SUPPLIES		90.62 90.62	0.00	Paid	Y 09/14/2026
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SCN962226

0000032852	HDSUPPLY INC DBA USABLUEBOOK LAB SUPPLIES RETURN 500-453-47050.000	08/18/2026 VJANKOWSKI LABORATORY SUPPLIES		(767.57) (767.57)	0.00	Paid	Y 09/14/2026
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PS-INV064174

0000032853	CUTLER WORKWEAR STIPAK JEANS 100-430-47120.000	08/19/2026 VJANKOWSKI CLOTHING ALLOWANCE		75.57 75.57	0.00	Paid	Y 09/14/2026
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PS-INV064173

0000032854	CUTLER WORKWEAR STIPAK BOOTS 100-430-47120.000	08/19/2026 VJANKOWSKI CLOTHING ALLOWANCE		225.00 225.00	0.00	Paid	Y 09/14/2026
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081826227249

0000032860	IGS ENERGY JULY 2026 GAS CHARGES 500-452-47430.000 500-453-47430.000 294-294-47430.000 500-462-47430.000	08/17/2026 VJANKOWSKI HEATING FUELS-937 HOLCOMB HEATING FUELS-300 PLAZA CR HEATING FUELS-165 N ARCHER HEATING FUELS-801 ALLANSON		1,115.90 2.10 1,110.42 2.89 0.49	0.00	Paid	Y 09/14/2026
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S2692746.001

0000032878	WILLOW ELECTRICAL SUPPLY HIGH BAY LIGHT REPLACEMENTS VM/GARAGE 100-420-46620.000	08/18/2026 VJANKOWSKI MT BUILDING & GROUNDS		1,857.60 1,857.60	0.00	Paid	Y 09/14/2026
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23701

0000032879	OTTOSEN DINOLFO HASENBALG & CASTALD F&PC RETAINER 100-105-46401.000	07/31/2026 VJANKOWSKI CORPORATE COUNSEL		1,000.00 1,000.00	0.00	Paid	Y 09/14/2026
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INV20203 0000032883	MACQUEEN EQUIPMENT LLC DBA: MACQUEE ENG 319 EXHAUST COVERS 100-430-47523.000	08/20/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		335.35 335.35	0.00	Paid	Y 09/14/2026
INV20219 0000032884	MACQUEEN EQUIPMENT LLC DBA: MACQUEE ENG 319 CABLE 100-430-47523.000	08/20/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		634.10 634.10	0.00	Paid	Y 09/14/2026
89786/6 0000032894	ACE HARDWARE HOMECENTER FIRE PIT MATERIALS 100-420-47510.000	08/21/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		13.30 13.30	0.00	Paid	Y 09/14/2026
3047269241 0000032897	RUSH TRUCK CTR- IL CS E25 FUEL PRESSURE REGULATOR 100-430-47535.000	08/13/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		397.85 397.85	0.00	Paid	Y 09/14/2026
3047385602 0000032898	RUSH TRUCK CTR- IL TRUCK 425 LIGHT HARNESS 100-430-47526.000	08/18/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		147.50 147.50	0.00	Paid	Y 09/14/2026
3047402564 0000032899	RUSH TRUCK CTR- IL TRUCK 425 OIL PAN 100-430-47526.000	08/18/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		1,485.43 1,485.43	0.00	Paid	Y 09/14/2026
CONTINV018014 0000032901	IMAGING ESSENTIALS INC LARGE COPIER/SCANNER 100-410-46613.000	08/21/2026 VJANKOWSKI MT COPIERS		250.00 250.00	0.00	Paid	Y 09/14/2026
212306973 0000032904	ULINE, INC. REPLACEMENT PPE GLOVES 100-441-47120.000	08/21/2026 VJANKOWSKI CLOTHING ALLOWANCE		235.11 235.11	0.00	Paid	Y 09/14/2026

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089801/6

0000032910	ACE HARDWARE HOMECENTER TANK CHLORINATOR 100-430-47070.000	08/24/2026 VJANKOWSKI TOOLS/SUPPLIES		28.95 28.95	0.00	Paid	Y 09/14/2026
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347748

0000032912	BRAD MANNING FORD INC CAR 63 RADIATOR 100-430-47521.000	08/20/2026 VJANKOWSKI MT MTLS INSP VEHICLES		260.30 260.30	0.00	Paid	Y 09/14/2026
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347734

0000032913	BRAD MANNING FORD INC SQUAD OIL FILTERS 100-430-47524.000	08/19/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		70.32 70.32	0.00	Paid	Y 09/14/2026
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346984-2

0000032914	BRAD MANNING FORD INC SQUAD 10 OIL COLLER HOSE 100-430-47524.000	08/18/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		110.42 110.42	0.00	Paid	Y 09/14/2026
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347063

0000032915	BRAD MANNING FORD INC AMB 343 DRAIN PLUG 100-430-47522.000	08/14/2026 VJANKOWSKI MT MTLS AMBULANCES		27.25 27.25	0.00	Paid	Y 09/14/2026
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346997

0000032916	BRAD MANNING FORD INC SQUAD 31 HEATER HOSE 100-430-47524.000	08/14/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		77.00 77.00	0.00	Paid	Y 09/14/2026
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346984-1

0000032917	BRAD MANNING FORD INC SQUAD 10 RADIATOR 100-430-47524.000	08/14/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		450.18 450.18	0.00	Paid	Y 09/14/2026
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346984

0000032918	BRAD MANNING FORD INC SQUAD 10 RADIATOR HOSE 100-430-47524.000	08/13/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		69.87 69.87	0.00	Paid	Y 09/14/2026
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346493 0000032919	BRAD MANNING FORD INC SQUAD 11 WINDOW SWITCH 100-430-47524.000	08/11/2026 VJANKOWSKI MT MTLs PATROL VEHICLES		54.47 54.47	0.00	Paid	Y 09/14/2026
345980 0000032920	BRAD MANNING FORD INC SQUAD 8 BACKUP CAMERA 100-430-47524.000	08/06/2026 VJANKOWSKI MT MTLs PATROL VEHICLES		45.77 45.77	0.00	Paid	Y 09/14/2026
089804/6 0000032922	ACE HARDWARE HOMECENTER TOOLS/SUPPLIES 500-462-47070.000	08/24/2026 VJANKOWSKI TOOLS/SUPPLIES		35.59 35.59	0.00	Paid	Y 09/14/2026
089806/6 0000032924	ACE HARDWARE HOMECENTER SPRAY FOR WASP NEST IN PARKWAY TREES 100-441-47070.000	08/24/2026 VJANKOWSKI TOOLS/SUPPLIES		40.46 40.46	0.00	Paid	Y 09/14/2026
CINV004152615 0000032934	MNJ TECHNOLOGIES DIRECT, INC MPX-XP MULTICAST PAGING SERVER - PD 100-202-47012.000	08/18/2026 VJANKOWSKI COMPUTER SUPPLIES		375.00 375.00	0.00	Paid	Y 27-01362 09/14/2026
253817 0000032949	MIDWEST HOSE AND FITTINGS INC FITTINGS 100-430-47070.000	08/21/2026 VJANKOWSKI TOOLS/SUPPLIES		12.03 12.03	0.00	Paid	Y 09/14/2026
159790 0000032950	AZAVAR AUDIT SOLUTIONS SALES TAX REVIEW AUDITS - JUNE 2026 100-231-46999.000	08/20/2026 VJANKOWSKI MISC OTHER SERVICES		198.89 198.89	0.00	Paid	Y 09/14/2026
302132 0000032972	IRMA IRMA DEDUCTIBLE JUNE 2026 100-231-46502.000 100-231-46502.000 100-231-46502.000	06/30/2026 VJANKOWSKI IRMA DEDUCTIBLE-FIRE IRMA DEDUCTIBLE-POLICE IRMA DEDUCTIBLE-PW		63,984.28 601.76 29,273.32 34,109.20	0.00	Paid	Y 27-01354 09/14/2026

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89821/6 0000032979	ACE HARDWARE HOMECENTER ENG 334 HARDWARE 100-430-47523.000	08/26/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		8.36 8.36	0.00	Paid	Y 09/14/2026
089822/6 0000032980	ACE HARDWARE HOMECENTER TRUCK 426 HARDWARE 100-430-47526.000	08/26/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		3.78 3.78	0.00	Paid	Y 09/14/2026
INV01144107 0000032999	HDSUPPLY INC DBA USABLUBOOK MAINTENANCE MATERIALS 500-453-47510.000	08/26/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		710.42 710.42	0.00	Paid	Y 09/14/2026
PS-INV064411 0000033008	CUTLER WORKWEAR 100-281-47120.000 100-281-47140.000	08/27/2026 VJANKOWSKI CLOTHING ALLOWANCE SAFETY SHOES & GLASSES		250.13 106.18 143.95	0.00	Paid	Y 09/14/2026
PS-INV064412 0000033009	CUTLER WORKWEAR 100-281-47140.000 100-281-47120.000	08/27/2026 VJANKOWSKI SAFETY SHOES & GLASSES CLOTHING ALLOWANCE		170.73 69.95 100.78	0.00	Paid	Y 09/14/2026
R76126 0000033013	VULCAN INC MATERIAL FOR MAKING SIGNS 100-441-47547.000	08/25/2026 VJANKOWSKI MT MTLS SIGNS		1,342.35 1,342.35	0.00	Paid	Y 09/14/2026
001040568 0000033033	CLARKE ENVIRONMENTAL MOSQUITO MGMT. 2026 MOSQUITO ABATEMENT PROGRAM 100-410-46803.000	08/28/2026 RPETERSON MOSQUITO ABATEMENT		6,559.27 6,559.27	0.00	Paid	Y 27-01083 09/14/2026

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302199

0000033053	IRMA	07/31/2026		41,489.90	0.00	Paid	Y 27-01354
	IRMA DEDUCTIBLE JULY 2026	RPETERSON					09/14/2026
	100-231-46502.000	IRMA DEDUCTIBLE-PW		604.16			
	100-231-46502.000	IRMA DEDUCTIBLE-POLICE		34,286.91			
	100-231-46502.000	IRMA DEDUCTIBLE-FIRE		6,598.83			

Total Pay By Check Type ACH Transaction:

432,262.35	0.00
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Pay By Check Type: EFT Transfer

INV4023440

0000032900	PAYLOCITY CORP	08/21/2026		6,914.07	0.00	Paid	Y 27-01129
	PAYLOCITY INVOICE AUG 2026	VJANKOWSKI					08/25/2026
	100-205-46499.000	PROFESSIONAL SERVICES		6,914.07			

09012026

0000032955	INTERGOVERNMENTAL PERSONNEL	08/25/2026		424,357.02	0.00	Paid	Y 27-01127
	IPBC INS PREMIUMS SEPT 2026	VJANKOWSKI					09/01/2026
	100-000-26080.000	HEALTH INSURANCE PAYABLE		424,357.02			

Total Pay By Check Type EFT Transfer:

431,271.09	0.00
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Pay By Check Type: Paper Check

155063

0000032081	ULTIMATE SCREEN PRINTING	07/08/2026		790.00	0.00	Paid	Y
		RPETERSON					09/14/2026
	630-000-27840.000	VOLUNTEER T-SHIRTS		790.00			

155076

0000032122	ULTIMATE SCREEN PRINTING	07/16/2026		381.25	0.00	Paid	Y
		VJANKOWSKI					09/14/2026
	630-000-27840.000	SPECTATOR T-SHIRT		381.25			

FDCANDY26

0000032198	GREG KORNFEIND	07/13/2026		157.20	0.00	Paid	Y
	CANDY TO HAND OUT AT 4TH OF JULY PARADE	VJANKOWSKI					09/14/2026
	100-322-46372.000	PREVENTION EDUCATION MTLIS		157.20			

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57847058 0000032201	LINDE GAS & EQUIPMENT INC 02 FOR STATIONS 100-324-47040.000	07/15/2026 VJANKOWSKI TRAUMA UNIT SUPPLIES		143.82 143.82	0.00	Paid	Y 09/14/2026
LQ03588409 0000032241	GFL ENVIRONMENTAL SERVICES USA. INC OIL FILTERS 500-453-47510.000	07/16/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		45.48 45.48	0.00	Paid	Y 09/14/2026
Z443650 0000032380	CORE & MAIN LP CREDIT 100-441-47550.000	07/24/2026 RPETERSON MT MTLS ADJUSTMENT RING		(574.00) (574.00)	0.00	Paid	Y 09/14/2026
LQ03618025 0000032435	GFL ENVIRONMENTAL SERVICES USA. INC USED OIL DISPOSAL 500-453-47510.000	07/30/2026 RPETERSON MT MTLS BLDGS & GROUNDS		97.46 97.46	0.00	Paid	Y 09/14/2026
1Q44-4PM7-C9VH 0000032448	AMAZON CAPITAL SERVICES, INC. IPAD SCREEN COVER 100-420-47510.000	07/30/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		22.55 22.55	0.00	Paid	Y 09/14/2026
431356 0000032483	BURKE, WARREN, MACKAY & SERRITELLA, LEGAL FEES - CONCEPT #2022-006 - IVANHOE 630-000-27775.000	07/28/2026 VJANKOWSKI CONC 2022-006 WIRTZ		21,945.00 21,945.00	0.00	Paid	Y 27-01349 09/14/2026
101543754 0000032525	TERMINIX ANDERSON PEST CONTROL SERVICES 100-420-46599.000	08/02/2026 VJANKOWSKI MISC PROPERTY SERVICES		355.67 355.67	0.00	Paid	Y 09/14/2026
101543639 0000032526	TERMINIX ANDERSON PEST CONTROL SERVICES 100-420-46599.000	08/02/2026 VJANKOWSKI MISC PROPERTY SERVICES		91.18 91.18	0.00	Paid	Y 09/14/2026

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SPR27LDR 0000032539	MIDWEST LEADERSHIP INSTITUTE MIDWEST LEADERSHIP INSTITUTE SPRING 2027 VJANKOWSKI 100-201-46340.000	08/04/2026 CONV/SCHOOLS/MTGS		6,800.00 6,800.00	0.00	Paid	Y 27-01387 09/14/2026
0661087-0726 0000032553	COMCAST PUBLIC WORKS POTS LINE & TV SERVICE - 06 VJANKOWSKI 100-202-47310.000	07/25/2026 AMERITECH CHARGES		131.12 131.12	0.00	Paid	Y 09/14/2026
171643 0000032614	RAY SCHRAMER & CO. BLUE SPRUCE REPAIR 500-452-47570.000	08/06/2026 VJANKOWSKI MT MTLS SANITARY SEWERS		240.35 240.35	0.00	Paid	Y 09/14/2026
171649 0000032615	RAY SCHRAMER & CO. MORTOR MIX FOR SEWERS 500-452-47570.000	08/06/2026 VJANKOWSKI MT MTLS SANITARY SEWERS		394.60 394.60	0.00	Paid	Y 09/14/2026
6312503 0000032651	MGN LOCK-KEY & SAFES INC. ADDITIONAL KEYS REQ FOR THE ABC BUILDING VJANKOWSKI 100-420-47510.000	08/10/2026 MT MTLS BLDGS & GROUNDS		16.35 16.35	0.00	Paid	Y 09/14/2026
12606-74 0000032677	CHICAGO HOLLOW METAL, INC MFD STATION # 1 BAY FLOOR RESTROOM & BAS VJANKOWSKI 100-321-46620.000	08/10/2026 MT BUILDING & GROUNDS		2,540.00 2,540.00	0.00	Paid	Y 27-01317 09/14/2026
47947 0000032705	MOBILE HEALTH SOLUTIONS PW DRUG SCREENS 8/5/2026 100-205-46904.000	08/11/2026 VJANKOWSKI PHYSICAL EXAMS		180.00 180.00	0.00	Paid	Y 09/14/2026
892618911 0000032715	VCNA PRAIRIE LLC CONCRETE REPAIRS THROUGHOUT THE VILLAGE VJANKOWSKI 100-441-47545.000	08/07/2026 MT MTLS SIDEWALKS		2,258.75 2,258.75	0.00	Paid	Y 27-01374 09/14/2026

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11DP-3XWJ-D9XV

0000032723	AMAZON CAPITAL SERVICES, INC. HARD HAT HIGH VIS STICKERS 100-420-46620.000	08/12/2026 VJANKOWSKI MT BUILDING & GROUNDS		106.72	0.00	Paid	Y 09/14/2026
				106.72			

113Y-NR1T-CXGY

0000032724	AMAZON CAPITAL SERVICES, INC. USB SUPPLIES 100-420-47510.000	08/12/2026 VJANKOWSKI MT MTLS BLDGS & GROUNDS		47.88	0.00	Paid	Y 09/14/2026
				47.88			

0362777-0826

0000032725	COMCAST WIFI SERVICES AT VILLAGE HALL 100-202-47310.000	08/04/2026 VJANKOWSKI AMERITECH CHARGES		114.90	0.00	Paid	Y 09/14/2026
				114.90			

Z550399

0000032727	CORE & MAIN LP HYDRANT REPAIR KIT 500-462-47563.000	08/12/2026 VJANKOWSKI MT MTLS WATERMAINS		1,033.80	0.00	Paid	Y 09/14/2026
				1,033.80			

Z544049

0000032728	CORE & MAIN LP STOCK 500-462-47563.000	08/12/2026 VJANKOWSKI MT MTLS WATERMAINS		492.64	0.00	Paid	Y 09/14/2026
				492.64			

040600

0000032729	NAPA AUTO PARTS TRUCK 548 FILTERS 500-452-47525.000	08/12/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		24.30	0.00	Paid	Y 09/14/2026
				24.30			

040620

0000032730	NAPA AUTO PARTS ENG 319 EXHAUST WRAP 100-430-47523.000	08/12/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		70.99	0.00	Paid	Y 09/14/2026
				70.99			

171706

0000032731	RAY SCHRAMER & CO. STOCK REPLACEMENT 500-452-47570.000	08/12/2026 VJANKOWSKI MT MTLS SANITARY SEWERS		587.70	0.00	Paid	Y 09/14/2026
				587.70			

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<u>31427</u> 0000032736	NORTHWESTERN UNIVERSITY SCHOOL OF POLICE STAFF AND COMMAND FOR S VJANKOWSKI 100-305-46340.000	08/07/2026 CONV/SCHOOLS/MTGS		4,700.00 4,700.00	0.00	Paid	Y 27-01370 09/14/2026
<u>226411</u> 0000032738	ARLINGTON HEIGHTS FORD LLC SQUAD 8 VIBRATION REPAIR 100-430-46644.000	08/11/2026 VJANKOWSKI MT PATROL VEHICLES		548.00 548.00	0.00	Paid	Y 09/14/2026
<u>223580</u> 0000032739	ARLINGTON HEIGHTS FORD LLC CS A12 ALIGNMENT 100-430-47535.000	06/22/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		325.00 325.00	0.00	Paid	Y 09/14/2026
<u>R632409</u> 0000032740	SECRETARY OF STATE CONFIDENTIAL REGISTRATION FOR SQUAD #47 VJANKOWSKI 100-304-47524.000	08/11/2026 MT MTLs PATROL VEHICLES		151.00 151.00	0.00	Paid	Y 09/14/2026
<u>09012026</u> 0000032742	BESTCO UA RETIREE INS PREMS BENISTAR SEPT 2026 VJANKOWSKI 100-000-26080.000	09/01/2026 HEALTH INSURANCE PAYABLE		12,110.80 12,110.80	0.00	Paid	Y 27-01128 09/14/2026
<u>BRIGANO-081326</u> 0000032744	ANTHONY EDWARD BERTRAM TREATMENT SESSIONS FOR SGT. BRIGANO VJANKOWSKI 100-301-46499.000	08/13/2026 PROFESSIONAL SERVICES		324.00 324.00	0.00	Paid	Y 09/14/2026
<u>2304</u> 0000032745	IL ECONOMIC DEVELOPMENT ASSOC IEDA SUMMIT REGISTRATION FEE - AMANDA VJANKOWSKI 100-203-46340.000	06/04/2026 CONV/SCHOOLS/MTGS		349.00 349.00	0.00	Paid	Y 09/14/2026
<u>23859561</u> 0000032746	ADVOCATE HEALTH-HOSPITALS CORP NEW HIRE SCREEN - YARBROUGH VJANKOWSKI 100-205-46904.000	08/02/2026 PHYSICAL EXAMS		66.00 66.00	0.00	Paid	Y 09/14/2026

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5614397116 0000032747	AT&T PD PHONE SERVICE THROUGH ATT FLEX - 08.0 VJANKOWSKI 100-202-47310.000	08/07/2026 AMERITECH CHARGES		1,417.94 1,417.94	0.00	Paid	Y 09/14/2026
280069920 0000032748	COMCAST COMCAST FIBER INTERNET SERVICE - 08.15.2 VJANKOWSKI 100-202-47310.000	08/15/2026 AMERITECH CHARGES		10,603.85 10,603.85	0.00	Paid	Y 09/14/2026
040685 0000032756	NAPA AUTO PARTS SQUAD 4 AIR FILTERS 100-430-47524.000	08/13/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		22.69 22.69	0.00	Paid	Y 09/14/2026
7605022222-0726 0000032757	COMED 440 W CRYSTAL ST 07/14-08/12//26 100-441-47420.000	08/13/2026 VJANKOWSKI ELECTRIC LIGHT/POWER		66.20 66.20	0.00	Paid	Y 09/14/2026
FROZEN081426 0000032764	FROZEN DREAMZ REFUNDABLE CLEANING DEPOSIT - MUNCH VEND VJANKOWSKI 100-000-34650.000	08/14/2026 JULY 4 DONATIONS		200.00 200.00	0.00	Paid	Y 09/14/2026
Z562065 0000032766	CORE & MAIN LP STOCK 500-462-47563.000	08/14/2026 VJANKOWSKI MT MTLS WATERMAINS		82.00 82.00	0.00	Paid	Y 09/14/2026
040781 0000032767	NAPA AUTO PARTS AMB 343 OIL FILTER 100-430-47522.000	08/14/2026 VJANKOWSKI MT MTLS AMBULANCES		18.85 18.85	0.00	Paid	Y 09/14/2026
040785 0000032768	NAPA AUTO PARTS TRUCK 412 ENGINE CLEANER 100-430-47528.000	08/14/2026 VJANKOWSKI MT MTLS PICK-UP TRUCK		52.74 52.74	0.00	Paid	Y 09/14/2026

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53069 0000032769	MENARD, INC LQD STATION 100-420-46899.000	08/13/2026 VJANKOWSKI MISC COMMUNITY SERVICE		815.09 815.09	0.00	Paid	Y 09/14/2026
53086 0000032770	MENARD, INC TOOLS FOR SIGN SHOP 100-441-47070.000	08/13/2026 VJANKOWSKI TOOLS/SUPPLIES		131.97 131.97	0.00	Paid	Y 09/14/2026
20260615 0000032771	ELMUND & NELSON CO EMERGENCY REPAIR ON FAULTING CIRCUIT ON 100-420-46675.000	06/25/2026 VJANKOWSKI MT STREET LIGHTS		3,786.00 3,786.00	0.00	Paid	Y 27-01376 09/14/2026
20260614 0000032772	ELMUND & NELSON CO EMERGENCY REPAIR IN RESPONSE TO BLINKING 100-420-46675.000	06/25/2026 VJANKOWSKI MT STREET LIGHTS		3,764.00 3,764.00	0.00	Paid	Y 27-01375 09/14/2026
57879 0000032773	PETER BAKER & SON CO. ASPHALT FOR ROAD PATCHING 100-441-47543.000	08/17/2026 VJANKOWSKI MT MTLS BITUMINOUS PATCH		424.25 424.25	0.00	Paid	Y 27-01088 09/14/2026
YAJWGxKM-0002 0000032775	CANINE DEV GRP, INC. CANINE ACTIVITY TRAINING PROGRAM 100-305-47099.000	06/19/2026 VJANKOWSKI MISC SUPPLIES		140.00 140.00	0.00	Paid	Y 09/14/2026
F2-260462099 0000032776	CUMMINS SALES AND SERVICE CS E19 GASKET SET 100-430-47535.000	04/14/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		471.37 471.37	0.00	Paid	Y 09/14/2026
213229 0000032777	CHRISTOPHER B BURKE ENGINEERING LTD PROFESSIONAL ENGINEERING SERVICES FOR TH 342-266-48799.00027055	08/17/2026 VJANKOWSKI OTHER INFRASTRUCTURE IMPR		8,770.00 8,770.00	0.00	Paid	Y 26-00539 09/14/2026

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892623885 0000032779	VCNA PRAIRIE LLC CONCRETE FOR REPAIR FROM SEWER DIG 500-462-47545.000	08/12/2026 VJANKOWSKI MT MTLS SIDEWALKS		884.50 884.50	0.00	Paid	Y 09/14/2026
180516H 0000032782	ARLINGTON HEIGHTS FORD LLC SQUAD 11 EGR VALVE 100-430-47524.000	07/22/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		300.00 300.00	0.00	Paid	Y 09/14/2026
180519H 0000032783	ARLINGTON HEIGHTS FORD LLC SQUAD 11 HEATER HOSE 100-430-47524.000	07/22/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		230.00 230.00	0.00	Paid	Y 09/14/2026
2321 0000032784	CROWNE INDUSTRIES, LTD FUEL PUMP MAINTENANCE PARTS 100-430-47531.000	06/10/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		307.20 307.20	0.00	Paid	Y 09/14/2026
04291-421925 0000032785	SAFELITE AUTOGLASS CAR 903 WINDSHIELD REPLACEMENT 100-430-46640.000	04/29/2026 VJANKOWSKI MT ADMIN VEHICLES		416.41 416.41	0.00	Paid	Y 09/14/2026
7535302 0000032788	HAWKINS, INC SODIUM THIOSULFATE 30% 500-453-47051.000	08/10/2026 VJANKOWSKI TERTIARY TREATMENT		1,122.90 1,122.90	0.00	Paid	Y 09/14/2026
040967 0000032790	NAPA AUTO PARTS TRUCK 425 BATTERIES AND PM PARTS 100-430-47526.000	08/17/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		732.36 732.36	0.00	Paid	Y 09/14/2026
4485.127-3 0000032795	GEWALT HAMILTON ASSOC INC CONSTRUCTION INSPECTION SERVICES FOR THE VJANKOWSKI 260-436-48740.00027001	08/18/2026 STREETS		6,368.71 6,368.71	0.00	Paid	Y 27-00995 09/14/2026

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1CLY-VXDC-GH4W 0000032801	AMAZON CAPITAL SERVICES, INC. DVI CABLES FOR STOCK 100-202-47012.000	08/17/2026 VJANKOWSKI COMPUTER SUPPLIES		73.98 73.98	0.00	Paid	Y 09/14/2026
1HW9-DMRM-ND4L 0000032802	AMAZON CAPITAL SERVICES, INC. WATER PUMP RECOIL 500-462-47525.000	08/17/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		78.99 78.99	0.00	Paid	Y 09/14/2026
16PP-D36G-M371 0000032803	AMAZON CAPITAL SERVICES, INC. WATER PUMP RECOIL 500-462-47525.000	08/17/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		92.00 92.00	0.00	Paid	Y 09/14/2026
1C39-XC6G-VTDN 0000032804	AMAZON CAPITAL SERVICES, INC. STIPAK SOCKETS AND WRENCHES 100-430-47061.000	08/17/2026 VJANKOWSKI MECHANIC'S TOOLS		174.74 174.74	0.00	Paid	Y 09/14/2026
1RHQ-NV93-1WXG 0000032805	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES 100-410-47015.000	08/18/2026 VJANKOWSKI OFFICE SUPPLIES		37.36 37.36	0.00	Paid	Y 09/14/2026
08/18/2026 0000032806	BEHM ENTERPRISES INC. Check Request For Bond: ROW2026-00001 630-000-27510.000	08/18/2026 LLIMPERATOS ESCROW - DRIVEWAY		1,000.00 1,000.00	0.00	Paid	Y 09/14/2026
173341 0000032810	SIGNS DIRECT INC MATERIAL FOR GRAND DOMINION SIGN REPLACE 210-442-48740.00027036	08/18/2026 VJANKOWSKI STREETS		1,521.27 1,521.27	0.00	Paid	Y 09/14/2026
8182 0000032818	SCHROEDER & SCHROEDER INC FY27 SIDEWALK REPAIR AND MUDJACKING 100-441-46673.000 210-442-48742.00027033	08/18/2026 VJANKOWSKI MT SIDEWALKS SIDEWALKS		53,865.60 30,000.00 23,865.60	0.00	Paid	Y 09/14/2026

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185719 0000032819	ATLAS CAR WASH JULY CAR WASHES 100-305-46644.000	07/31/2026 VJANKOWSKI MT PATROL VEHICLES		32.00 32.00	0.00	Paid	Y 09/14/2026	
185719 0000032820	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - 100-240-46401.000	07/31/2026 GENER VJANKOWSKI CORPORATE COUNSEL		9,414.14 9,414.14	0.00	Paid	Y 09/14/2026	27-01044
185721 0000032821	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - 100-240-46401.000	07/31/2026 PERSO VJANKOWSKI CORPORATE COUNSEL		1,815.00 1,815.00	0.00	Paid	Y 09/14/2026	27-01044
185722 0000032822	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - 100-240-46401.000	07/31/2026 516 N VJANKOWSKI CORPORATE COUNSEL		880.00 880.00	0.00	Paid	Y 09/14/2026	27-01044
185720 0000032823	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES 100-240-46401.000	07/31/2026 VJANKOWSKI CORPORATE COUNSEL		4,103.30 4,103.30	0.00	Paid	Y 09/14/2026	27-01044
185723 0000032824	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - CONCEPT #2025-004 - 630-000-27795.000	07/31/2026 PULTE W VJANKOWSKI CONC 2025-004 PULTE-LEVIN PROPERTY		437.50 437.50	0.00	Paid	Y 09/14/2026	
185725 0000032825	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - 100-240-46401.000	07/31/2026 SCHOO VJANKOWSKI CORPORATE COUNSEL		7,425.00 7,425.00	0.00	Paid	Y 09/14/2026	27-01044
185726 0000032826	ZUKOWSKI ROGERS FLOOD MCARDLE LEGAL FEES - CONCEPT #2026-001 - 630-000-27799.000	07/31/2026 100 S VJANKOWSKI CONC 2026-001 THG HLDNGS 100-800 S MIDLO		1,837.50 1,837.50	0.00	Paid	Y 09/14/2026	

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185724 0000032827	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - JOHN VJANKOWSKI 100-240-46401.000	07/31/2026 CORPORATE COUNSEL		1,662.50 1,662.50	0.00	Paid	Y 09/14/2026	27-01044
185728 0000032828	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - POLIC VJANKOWSKI 100-240-46401.000	07/31/2026 CORPORATE COUNSEL		1,650.00 1,650.00	0.00	Paid	Y 09/14/2026	27-01044
185729 0000032829	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - LUSO VJANKOWSKI 100-240-46401.000	07/31/2026 CORPORATE COUNSEL		262.50 262.50	0.00	Paid	Y 09/14/2026	27-01044
185727 0000032830	ZUKOWSKI ROGERS FLOOD MCARDLE 2026/2027 LEGAL FEES - JULY 2026 - LUXE VJANKOWSKI 100-240-46401.000	07/31/2026 CORPORATE COUNSEL		495.00 495.00	0.00	Paid	Y 09/14/2026	27-01044
FIRERESCUE2026 0000032831	JEREMY LOCKWOOD ATTENDED THE 2026 FIRE RESCUE INT'L IN K VJANKOWSKI 100-321-46340.000	07/17/2026 CONV/SCHOOLS/MTGS		480.44 480.44	0.00	Paid	Y 09/14/2026	
FIRERESCUE2026 0000032832	WILLIAM LARK ATTENDED FIRE RESCUE INT'L IN KANSAS CIT VJANKOWSKI 100-321-46340.000	08/17/2026 CONV/SCHOOLS/MTGS		360.00 360.00	0.00	Paid	Y 09/14/2026	
588806695 0000032833	TOSHIBA 2026/2027 COPIER LEASE AND MAINTENANCE - VJANKOWSKI 100-201-46613.000	08/14/2026 MT COPIERS		2,146.86 2,146.86	0.00	Paid	Y 09/14/2026	27-01041
30502 0000032834	LAKE COUNTY HEALTH DEPT. ANIMAL DISPOSAL JULY 2026 100-301-46499.000	08/18/2026 VJANKOWSKI PROFESSIONAL SERVICES		450.00 450.00	0.00	Paid	Y 09/14/2026	

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PD-JULY 26 0000032835	MCDONALD'S #4532 PRISONER MEALS JULY 2026 100-301-47020.000	07/31/2026 VJANKOWSKI PRISONER'S BOARD		62.11 62.11	0.00	Paid	Y 09/14/2026
21325 0000032837	PETERSEN EXCAVATING GRAVEL 500-462-47544.000	08/11/2026 VJANKOWSKI MT MTLS GRAVEL		160.00 160.00	0.00	Paid	Y 09/14/2026
BR6200 0000032838	ATLAS BOBCAT, LLC SKID 483 PM PARTS 100-430-47525.000	08/11/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		463.15 463.15	0.00	Paid	Y 09/14/2026
100889110 0000032841	TERMINIX ANDERSON PEST CONTROL PW 100-420-46599.000	08/18/2026 VJANKOWSKI MISC PROPERTY SERVICES		281.00 281.00	0.00	Paid	Y 09/14/2026
041075 0000032842	NAPA AUTO PARTS TRUCK 425 BATTERIES 100-430-47526.000	08/18/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		536.19 536.19	0.00	Paid	Y 09/14/2026
041136 0000032843	NAPA AUTO PARTS TRUCK 604 FILTER KIT 100-430-47528.000	08/18/2026 VJANKOWSKI MT MTLS PICK-UP TRUCK		73.79 73.79	0.00	Paid	Y 09/14/2026
041145 0000032844	NAPA AUTO PARTS RETURN 100-430-47526.000	08/18/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		(536.19) (536.19)	0.00	Paid	Y 09/14/2026
041156 0000032845	NAPA AUTO PARTS SQUAD 10 BATTERY 100-430-47524.000	08/18/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		236.55 236.55	0.00	Paid	Y 09/14/2026

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041161

0000032846	NAPA AUTO PARTS TRUCK 604 TRANSMISSION FLUID 100-430-47528.000	08/18/2026 VJANKOWSKI MT MTLs PICK-UP TRUCK		140.97 140.97	0.00	Paid	Y 09/14/2026
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041184

0000032847	NAPA AUTO PARTS TRUCK 604 PM PARTS 100-430-47528.000	08/18/2026 VJANKOWSKI MT MTLs PICK-UP TRUCK		21.81 21.81	0.00	Paid	Y 09/14/2026
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58494840

0000032848	LINDE GAS & EQUIPMENT INC OXYGEN ORDER 100-324-47040.000	08/19/2026 VJANKOWSKI TRAUMA UNIT SUPPLIES		151.39 151.39	0.00	Paid	Y 09/14/2026
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35947622-01

0000032849	GRIMCO, INC MATERIAL FOR SIGN SHOP 100-441-47547.000	08/18/2026 VJANKOWSKI MT MTLs SIGNS		320.76 320.76	0.00	Paid	Y 09/14/2026
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ONO GOLF 081026

0000032855	JERRY HEMMERLING REIMBURSEMENT FOR ONO GOLF OUTING 2026 630-000-27810.000	08/10/2026 VJANKOWSKI OLD #1 FIRE ENGINE		344.15 344.15	0.00	Paid	Y 09/14/2026
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ONO GOLF 081026

0000032856	BOB STADLMAN REIMBURSEMENT FOR ONO GOLF OUTING 630-000-27810.000	08/10/2026 VJANKOWSKI OLD #1 FIRE ENGINE		1,367.20 1,367.20	0.00	Paid	Y 09/14/2026
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INV-57148

0000032857	SIGNS NOW MUNDELEIN BLOOD DRIVE DATE CHANGE ON BANNERS 100-321-46441.000	08/18/2026 VJANKOWSKI PRINTING SERVICES		85.60 85.60	0.00	Paid	Y 09/14/2026
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I1842449

0000032858	STREICHER'S INC SHIELD, SHIELD CARRY BAG AND SIMS 100-305-47121.000 100-305-47121.000 100-301-46910.000	08/12/2026 VJANKOWSKI SHIELD INTRUDER GW 20X34 WITH LED SHIELD CARRY BAG - MEDIUM 20X36 FREIGHT		3,770.00 3,597.00 123.00 50.00	0.00	Paid	Y 09/14/2026 27-01171
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10603

0000032859	MIDWEST EDUCATIONAL FURNISHINGS, IN REPLACEMENT CHAIR FOR WAR ROOM 500-461-47015.000	08/18/2026 VJANKOWSKI OFFICE SUPPLIES		387.52 387.52	0.00	Paid	Y 09/14/2026
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164530

0000032861	PARTNERS & PAWS VET SRVCS, LLC K-9 RANGER POLICE GENERAL EXAM, 100-305-47099.000	05/12/2026 EAR CYTO VJANKOWSKI MISC SUPPLIES		133.61 133.61	0.00	Paid	Y 09/14/2026
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165710

0000032862	PARTNERS & PAWS VET SRVCS, LLC K9 RANGER POLICE RECHECK EXAM, 100-305-47099.000	06/08/2026 EAR CYTOL VJANKOWSKI MISC SUPPLIES		63.31 63.31	0.00	Paid	Y 09/14/2026
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1557

0000032863	PARTNERS & PAWS VET SRVCS, LLC RANGER - EMERGENCY VET EXAM, MEDICINE, 100-305-47099.000	08/19/2026 W VJANKOWSKI MISC SUPPLIES		242.79 242.79	0.00	Paid	Y 09/14/2026
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24225

0000032864	CRYSTAL LAKE ENGRAVING EMPLOYEE RECOGNITION PLATES - 100-301-47510.000 100-301-46910.000 100-301-46902.000	08/11/2026 SEELEY, KA VJANKOWSKI MT MTLS BLDGS & GROUNDS FREIGHT EMPLOYEE AWARDS		48.00 15.00 8.00 25.00	0.00	Paid	Y 09/14/2026
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26-1645

0000032866	THOMPSON ELEVATOR INSPECTION SERV. 100-281-46511.000	08/19/2026 VJANKOWSKI ELEVATOR INSPECTION		100.00 100.00	0.00	Paid	Y 09/14/2026
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161370

0000032867	POINT READY MIX CONCRETE FOR SIDEWALK REPAIRS 100-441-47545.000	08/13/2026 VJANKOWSKI MT MTLS SIDEWALKS		1,010.00 1,010.00	0.00	Paid	Y 09/14/2026
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041258

0000032868	NAPA AUTO PARTS TRUCK 425 DEF FILTER 100-430-47526.000	08/19/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		67.98 67.98	0.00	Paid	Y 09/14/2026
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041301 0000032869	NAPA AUTO PARTS CS E12 PM PARTS 100-430-47535.000	08/19/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		420.03 420.03	0.00	Paid	Y 09/14/2026
041326 0000032870	NAPA AUTO PARTS CAR 63 RADIATOR HOSES 100-430-47521.000	08/19/2026 VJANKOWSKI MT MTLS INSP VEHICLES		116.01 116.01	0.00	Paid	Y 09/14/2026
041332 0000032871	NAPA AUTO PARTS AIR FITTINGS 100-430-47070.000	08/19/2026 VJANKOWSKI TOOLS/SUPPLIES		31.03 31.03	0.00	Paid	Y 09/14/2026
326-405199 0000032872	FISHER AUTO PARTS CAR 63 ALTRENATOR 100-430-47521.000	08/19/2026 VJANKOWSKI MT MTLS INSP VEHICLES		368.86 368.86	0.00	Paid	Y 09/14/2026
326-405309 0000032873	FISHER AUTO PARTS CREDIT 100-430-47521.000	08/19/2026 VJANKOWSKI MT MTLS INSP VEHICLES		(63.00) (63.00)	0.00	Paid	Y 09/14/2026
694296 0000032874	ACTIVE911, INC. ALERTING PROGRAM FOR PHONES - ANNUAL REN 100-321-46415.000	08/20/2026 VJANKOWSKI COMPUTER SOFTWARE SUPPORT		815.85 815.85	0.00	Paid	Y 09/14/2026
2494019 0000032875	RAY O'HERRON CO. VEST FOR OFFICER MAGALLON 100-305-47120.000	08/11/2026 VJANKOWSKI CLOTHING ALLOWANCE		1,676.00 1,676.00	0.00	Paid	Y 09/14/2026
2494020 0000032876	RAY O'HERRON CO. VEST FOR OFFICER ALARCON 100-305-47120.000	08/11/2026 VJANKOWSKI CLOTHING ALLOWANCE		1,676.00 1,676.00	0.00	Paid	Y 09/14/2026

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PPP-37972

0000032880	PROMOTIONAL PRODUCTS PARTNERS	07/01/2026		3,921.60	0.00	Paid	Y 27-01204 09/14/2026
	PREVENTION EDUCATION MATERIALS/SUPPLIES/ VJANKOWSKI						
	100-303-46372.000	PREVENTION EDUCATION MTLS		3,666.60			
	100-301-46910.000	FREIGHT		255.00			

58778

0000032885	BEST QUALITY FACILITY SRV, LLC	08/20/2026		6,851.25	0.00	Paid	Y 27-01084 09/14/2026
	VILLAGE-WIDE CUSTODIAL SERVICES - ONE YE VJANKOWSKI						
	100-420-46510.000	CUSTODIAL SERVICE		6,051.25			
	100-427-46510.000	CUSTODIAL SERVICE		800.00			

CHURCH 08-2026

0000032886	CATHERINE ELAINE CHURCH	08/20/2026		712.40	0.00	Paid	Y 09/14/2026
	REIMBURSE INS PREM MAR 2026	VJANKOWSKI					
	100-000-26080.000	HEALTH INSURANCE PAYABLE		712.40			

041392

0000032888	NAPA AUTO PARTS	08/20/2026		(54.00)	0.00	Paid	Y 09/14/2026
	CREDIT	VJANKOWSKI					
	100-430-47524.000	MT MTLS PATROL VEHICLES		(36.00)			
	500-452-47528.000	MT MTLS PICK-UP TRUCK		(18.00)			

041400

0000032889	NAPA AUTO PARTS	08/20/2026		426.06	0.00	Paid	Y 09/14/2026
	TRUCK 702 FRONT BRAKES	VJANKOWSKI					
	100-430-47528.000	MT MTLS PICK-UP TRUCK		426.06			

112P378489

0000032891	CIT TRUCKS LLC	08/21/2026		95.00	0.00	Paid	Y 09/14/2026
	CS E19 OIL PRESSURE SENSOR	VJANKOWSKI					
	100-430-47535.000	CONTRACTUAL FIRE PARTS		95.00			

IL-29030

0000032892	FIRE SERVICE INC	08/21/2026		526.97	0.00	Paid	Y 09/14/2026
	ENG 311 SEAT BELT	VJANKOWSKI					
	100-430-47523.000	MT MTLS FIRE APPARATUS		526.97			

P94145920

0000032893	BATTERIES PLUS LLC	08/20/2026		66.95	0.00	Paid	Y 09/14/2026
	BACK UP BATTERY FOR PUMP HOUSE	VJANKOWSKI					
	500-462-46691.000	MT PUMP STATIONS		66.95			

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121953							
0000032895	LAUTERBACH & AMEN, LLP AUDIT SERVICES 100-231-46402.000	08/21/2026 VJANKOWSKI MUNICIPAL AUDIT		32,300.00 32,300.00	0.00	Paid	Y 27-01070 09/14/2026
07916							
0000032902	PETER G. ALLEGRETTI, MD NEW HIRE SCREEN - KAZIMOUR 100-205-46904.000	08/18/2026 VJANKOWSKI PHYSICAL EXAMS		700.00 700.00	0.00	Paid	Y 09/14/2026
E731544							
0000032903	NORTH AMERICAN CORP OF IL, LLC DISHWASHER PODS 100-321-47030.000	08/21/2026 VJANKOWSKI JANITORIAL SUPPLIES		241.35 241.35	0.00	Paid	Y 09/14/2026
041591							
0000032905	NAPA AUTO PARTS TRUCK 702 THREADLOCKER 100-430-47528.000	08/21/2026 VJANKOWSKI MT MTLS PICK-UP TRUCK		50.48 50.48	0.00	Paid	Y 09/14/2026
58615839							
0000032906	LINDE GAS & EQUIPMENT INC STATION 2 O2 TANK RENTALS 100-324-47040.000	08/21/2026 VJANKOWSKI TRAUMA UNIT SUPPLIES		55.76 55.76	0.00	Paid	Y 09/14/2026
58615838							
0000032907	LINDE GAS & EQUIPMENT INC STATION 1 O2 TANK RENTALS 100-324-47040.000	08/21/2026 VJANKOWSKI TRAUMA UNIT SUPPLIES		204.85 204.85	0.00	Paid	Y 09/14/2026
27113							
0000032909	CERTIFIED BALANCE & SCALE CORP LAB BALANCE CALIBRATION 500-453-46661.000	08/18/2026 VJANKOWSKI MT PURIFICATION EQUIPMENT		1,961.00 1,961.00	0.00	Paid	Y 09/14/2026
58067							
0000032921	PETER BAKER & SON CO. ASPHALT FOR ROAD PATCHING 100-441-47543.000	08/24/2026 VJANKOWSKI MT MTLS BITUMINOUS PATCH		565.16 565.16	0.00	Paid	Y 27-01088 09/14/2026

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IL-29104 0000032923	FIRE SERVICE INC ENGINE 311 UBOLTS 100-430-47523.000	08/24/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		57.21 57.21	0.00	Paid	Y 09/14/2026	
388764 0000032925	PADDOCK PUBLICATIONS INC. LEGAL NOTICE - PZC-09-2026 - PZC-01-2026 VJANKOWSKI 100-203-46901.000	08/24/2026 ADVERTISING		365.70 365.70	0.00	Paid	Y 09/14/2026	
6034839900 0000032926	NORTH SHORE GAS CO. 937 NW HOLCOMB 07/01-07/31/26 500-452-47430.000	08/06/2026 VJANKOWSKI HEATING FUELS		91.73 91.73	0.00	Paid	Y 09/14/2026	
6033229005 0000032927	NORTH SHORE GAS CO. 165 N ARCHER 07/01-07/31/26 294-294-47430.000	08/06/2026 VJANKOWSKI HEATING FUELS		456.54 456.54	0.00	Paid	Y 09/14/2026	
112P378987 0000032928	CIT TRUCKS LLC ENG 334 FRONT BRAKE CHAMBERS 100-430-47523.000	08/24/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		113.40 113.40	0.00	Paid	Y 09/14/2026	
22279 0000032930	RONDOUT SERVICE CENTER SAFETY LANE TEST - 2 AMBULANCES 100-430-46642.000	08/24/2026 VJANKOWSKI MT AMBULANCES		71.00 71.00	0.00	Paid	Y 09/14/2026	
3556E35630 0000032931	XYLEM WATER SOLUTIONS SUBMERSIBLE PUMP 500-453-47531.000	08/18/2026 VJANKOWSKI MT MTLS PUMP EQUIPMENT		13,019.00 13,019.00	0.00	Paid	Y 09/14/2026	27-01196
KIRKPLAYERS27 0000032932	KIRK PLAYERS CONCERTS IN THE PARK 8/23 HONORARIUM 100-103-46499.000	08/24/2026 VJANKOWSKI PROFESSIONAL SERVICES		500.00 500.00	0.00	Paid	Y 09/14/2026	

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041691 0000032935	NAPA AUTO PARTS ENG 334 AIR GOVENOR 100-430-47523.000	08/24/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		39.99 39.99	0.00	Paid	Y 09/14/2026
041719 0000032936	NAPA AUTO PARTS PATCHER 473 EXTINGUISHER 100-430-47525.000	08/24/2026 VJANKOWSKI MT MTLS HEAVY EQUIPMENT		61.28 61.28	0.00	Paid	Y 09/14/2026
041722 0000032937	NAPA AUTO PARTS VAN 111 CABIN FILTER 500-462-47527.000	08/24/2026 VJANKOWSKI MT MTLS UTILITY VANS		13.84 13.84	0.00	Paid	Y 09/14/2026
041736 0000032938	NAPA AUTO PARTS ENG 334 BRAKE CHAMBERS 100-430-47523.000	08/24/2026 VJANKOWSKI MT MTLS FIRE APPARATUS		116.98 116.98	0.00	Paid	Y 09/14/2026
041740 0000032939	NAPA AUTO PARTS AMB 345 PADS AND CALIPERS 100-430-47522.000	08/24/2026 VJANKOWSKI MT MTLS AMBULANCES		688.10 688.10	0.00	Paid	Y 09/14/2026
1VQG-1CKJ-VP43 0000032940	AMAZON CAPITAL SERVICES, INC. DESK PAPER ORGANIZER 100-410-47015.000	08/24/2026 VJANKOWSKI OFFICE SUPPLIES		16.99 16.99	0.00	Paid	Y 09/14/2026
4195503 0000032941	SMITHEREEN PEST MANAGEMNT BED BUG INSPECTION/REMOVAL 100-301-46620.000	08/20/2026 SOCIAL WORKER VJANKOWSKI MT BUILDING & GROUNDS		150.00 150.00	0.00	Paid	Y 09/14/2026
153638 0000032943	THE LOCKER SHOP UNIFORMS - KAZIMOUR 100-321-47120.000	04/07/2026 VJANKOWSKI CLOTHING ALLOWANCE		49.00 49.00	0.00	Paid	Y 09/14/2026

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152383							
0000032944	THE LOCKER SHOP	03/09/2026		587.90	0.00	Paid	Y
	UNIFORMS - KAZIMOUR	VJANKOWSKI					09/14/2026
	100-321-47120.000	CLOTHING ALLOWANCE		587.90			
144730							
0000032945	THE LOCKER SHOP	09/17/2025		585.90	0.00	Paid	Y
	UNIFORMS - ENGLUND	VJANKOWSKI					09/14/2026
	100-321-47120.000	CLOTHING ALLOWANCE		585.90			
300063							
0000032947	IL TACTICAL OFFICER ASSN	08/20/2026		1,090.00	0.00	Paid	Y
	ITOA CONFERENCE FOR LOGARTA, REYES AND S	VJANKOWSKI					09/14/2026
	100-305-46340.000	CONV/SCHOOLS/MTGS		1,050.00			
	100-305-46305.000	PROFESSIONAL DUES		40.00			
INV01806118							
0000032948	NEARMAP US INC.	08/24/2026		11,331.51	0.00	Paid	Y 27-01062
	NEARMAP SOFTWARE SUBSCRIPTION - (25) 09.	VJANKOWSKI					09/14/2026
	100-202-46415.000	COMPUTER SOFTWARE SUPPORT		11,331.51			
INV00011628							
0000032952	ELEVATED SAFETY LLC	08/25/2026		782.00	0.00	Paid	Y 27-01178
	TECHNICAL RESCUE EQUIPMENT - VEHICLE & P	VJANKOWSKI					09/14/2026
	100-324-47131.000	HIGH ANGLE EQUIP - QUOTE T004901-6		782.00			
26-008-8764							
0000032953	SECOND CHANCE CARDIAC SOLUTIONS, IN	08/21/2026		1,032.84	0.00	Paid	Y
	AED PADS AND BATTERIES	VJANKOWSKI					09/14/2026
	100-305-47999.000	OTHER COMMODITIES		1,032.84			
1PWD-RYDK-DMXN							
0000032954	AMAZON CAPITAL SERVICES, INC.	08/25/2026		15.29	0.00	Paid	Y
	OFFICE SUPPLIES	VJANKOWSKI					09/14/2026
	100-410-47015.000	OFFICE SUPPLIES		15.29			
PD-AHO 082526							
0000032956	JOAN VASQUEZ	08/25/2026		150.00	0.00	Paid	Y
	AHO SERVICES - 08-25-26	VJANKOWSKI					09/14/2026
	100-301-46499.000	PROFESSIONAL SERVICES		150.00			

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041780 0000032957	NAPA AUTO PARTS TRUCK 437 PM FILTERS 100-430-47526.000	08/25/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		234.15 234.15	0.00	Paid	Y 09/14/2026
041788 0000032958	NAPA AUTO PARTS SPRAY CHEMICALS 100-430-47080.000	08/25/2026 VJANKOWSKI CHEMICAL SUPPLIES		87.81 87.81	0.00	Paid	Y 09/14/2026
041818 0000032959	NAPA AUTO PARTS LG TAHOE PM PARTS 100-430-47535.000	08/25/2026 VJANKOWSKI CONTRACTUAL FIRE PARTS		171.37 171.37	0.00	Paid	Y 09/14/2026
041845 0000032960	NAPA AUTO PARTS TRUCK 422 FILTERS 100-430-47526.000	08/25/2026 VJANKOWSKI MT MTLS DUMP TRUCKS		149.81 149.81	0.00	Paid	Y 09/14/2026
041858 0000032961	NAPA AUTO PARTS TIRE PATCHES AND FLUID FILM 100-430-47528.000	08/25/2026 VJANKOWSKI MT MTLS PICK-UP TRUCK		114.25 114.25	0.00	Paid	Y 09/14/2026
041888 0000032962	NAPA AUTO PARTS SQUAD 8 REAR BRAKES 100-430-47524.000	08/25/2026 VJANKOWSKI MT MTLS PATROL VEHICLES		186.84 186.84	0.00	Paid	Y 09/14/2026
SIN14500212 0000032966	LANDS' END BUSINESS OUTFITTERS FINANCE CLOTHING ALLOWANCE 100-231-47120.000	08/24/2026 VJANKOWSKI CLOTHING ALLOWANCE		56.66 56.66	0.00	Paid	Y 09/14/2026
26315 0000032968	ASSOCIATED GRAPHICS GROUP BUSINESS CARDS - POYNOR, DAIFALLAH, MCC 100-301-46441.000	08/26/2026 VJANKOWSKI PRINTING SERVICES		120.00 120.00	0.00	Paid	Y 09/14/2026

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224608								
0000032970	ARLINGTON HEIGHTS FORD LLC	07/09/2026		350.95	0.00	Paid	Y	
	CS A21 ALIGNMENT	VJANKOWSKI					09/14/2026	
	100-430-47535.000	CONTRACTUAL FIRE PARTS		350.95				
225455								
0000032971	ARLINGTON HEIGHTS FORD LLC	07/22/2026		426.50	0.00	Paid	Y	
	CAR 22 SPARE KEY	VJANKOWSKI					09/14/2026	
	100-430-47524.000	MT MTLS PATROL VEHICLES		426.50				
MAC-GROSS082426								
0000032973	AMANDA ELIZABETH GROSS	08/24/2026		750.00	0.00	Paid	Y	
	MAC - SMURALS - GROSS - FIRST INSTALLMEN	VJANKOWSKI					09/14/2026	
	100-108-46999.000	MISC OTHER SERVICES		750.00				
MAC-LYTTLE08242								
0000032974	DANNIELLE LYTTLE	08/24/2026		6.21	0.00	Paid	Y	
	MAC - D LYTTLE SUPPLY REIMBURSEMENT	VJANKOWSKI					09/14/2026	
	100-108-46999.000	MISC OTHER SERVICES		6.21				
MAC-PSS082426								
0000032975	POSITIVE SPACE STUDIOS INC	08/24/2026		100.00	0.00	Paid	Y	
	MAC - PEDESTAL PURCHASE	VJANKOWSKI					09/14/2026	
	100-108-46999.000	MISC OTHER SERVICES		100.00				
ONO GOLF 2026								
0000032976	MUNDELEIN PARK & RECREATION DISTRIC	08/21/2026		2,494.83	0.00	Paid	Y	27-01381
	ONO GOLF OUTING AT STEEPLE CHASE GOLF CL	VJANKOWSKI					09/14/2026	
	630-000-27810.000	OLD #1 FIRE ENGINE		2,494.83				
0041252-00								
0000032977	LEE JENSEN SALES CO INC	08/25/2026		450.00	0.00	Paid	Y	
	CHAIN SLING	VJANKOWSKI					09/14/2026	
	500-462-47599.000	MISC MAINT MATERIALS		450.00				
I1844100								
0000032978	STREICHER'S INC	08/20/2026		335.00	0.00	Paid	Y	27-01171
	SHIELD, SHIELD CARRY BAG AND SIMS	VJANKOWSKI					09/14/2026	
	100-305-47121.000	9MM SECURIBLANK: BLANK - LOUD SIMU-S89		335.00				

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SI006239 0000032982	PROSAFETY INC. JULIE PAINT 100-420-47090.000 500-462-47090.000 500-452-47090.000	08/24/2026 VJANKOWSKI JULIE LOCATING SUPPLIES JULIE LOCATING SUPPLIES JULIE LOCATING SUPPLIES		1,822.80 411.60 705.60 705.60	0.00	Paid	Y 09/14/2026
GRNDPRIX-MERKAU 0000032985	REBECCA MERKAU 630-000-27840.000	08/26/2026 VJANKOWSKI BIKE RACE PAYMENT - BECCA MERKAU		600.00 600.00	0.00	Paid	Y 09/14/2026
26118 0000032986	NICASA DEFLECTION GRANT 100-301-47956.000	06/30/2026 RPETERSON GRANT-DEFLECTION 312202 EXPS		644.00 644.00	0.00	Paid	Y 27-01075 09/14/2026
360891 0000032998	GENERAL COMMUNICATIONS, INC DECOMMISSION OF MAX-DISPATCH AND MAX-CAL VJANKOWSKI 100-301-46620.000	08/26/2026 MT BUILDING & GROUNDS		2,710.00 2,710.00	0.00	Paid	Y 27-01363 09/14/2026
T2700228 0000033004	TECHNOLOGY MGMT REV FUND LEADS JULY 2026 100-301-47310.000	08/24/2026 VJANKOWSKI AMERITECH CHARGES		316.70 316.70	0.00	Paid	Y 09/14/2026
68559 0000033011	STATE TREASURER-IDOT TRAFFIC SIGNAL MAINTENANCE 100-441-46671.000	08/17/2026 VJANKOWSKI MT TRAFFIC SIGNALS		5,875.29 5,875.29	0.00	Paid	Y 27-01385 09/14/2026
55575 0000033012	SUPER AGGREGATES INC ASPHALT SPOILS HAULED OUT 100-441-47490.000	08/22/2026 VJANKOWSKI REFUSE DISPOSAL		300.00 300.00	0.00	Paid	Y 09/14/2026
7548535 0000033016	HAWKINS, INC LAB SUPPLIES 500-453-47050.000	08/25/2026 RPETERSON LABORATORY SUPPLIES		1,317.50 1,317.50	0.00	Paid	Y 09/14/2026

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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							
P85605							
0000033029	MCCANN INDUSTRIES INC. ADA MATS FOR SIDEWALK REPAIRS WITHIN RXR RPETERSON 100-441-47545.000	08/28/2026		1,487.53	0.00	Paid	Y 09/14/2026
				1,487.53			
09/01/2026							
0000033035	MICHAEL G KNAPP UB refund for account: 003-0000729-000 500-000-25000.000	09/01/2026 DFERRER WATER		48.67	0.00	Paid	Y 09/14/2026
				48.67			
09/01/2026							
0000033036	FLOR E MORALES UB refund for account: 003-0000713-008 510-000-25000.000	09/01/2026 DFERRER DEPOSIT REFUND		38.40	0.00	Paid	Y 09/14/2026
				38.40			
09/01/2026							
0000033037	MARY L VAN SICKLE UB refund for account: 001-0001033-000 500-000-25000.000	09/01/2026 DFERRER WATER		44.01	0.00	Paid	Y 09/14/2026
				44.01			
09/01/2026							
0000033038	BEATRIZ SALAZAR UB refund for account: 003-0000197-002 500-000-25000.000	09/01/2026 DFERRER WATER		68.00	0.00	Paid	Y 09/14/2026
				68.00			
09/01/2026							
0000033039	MYONG PARK UB refund for account: 020-0000068-010 510-000-25000.000	09/01/2026 DFERRER DEPOSIT REFUND		12.80	0.00	Paid	Y 09/14/2026
				12.80			
09/01/2026							
0000033040	HILLIS LAMBERT UB refund for account: 006-0000033-002 500-000-25000.000	09/01/2026 DFERRER WATER		48.67	0.00	Paid	Y 09/14/2026
				48.67			
09/01/2026							
0000033041	ELISSA LANGERMAN UB refund for account: 023-0000037-006 500-000-25000.000	09/01/2026 DFERRER WATER		12.40	0.00	Paid	Y 09/14/2026
				12.40			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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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Pay By Check Type: Paper Check

09/01/2026 0000033042	OPENDOOR LABS INC UB refund for account: 010-0002711-006 500-000-25000.000	09/01/2026 DFERRER WATER		81.60 81.60	0.00	Paid	Y 09/14/2026
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09/01/2026 0000033043	YUAN JIANG UB refund for account: 023-0000211-011 500-000-25000.000	09/01/2026 DFERRER WATER		75.20 75.20	0.00	Paid	Y 09/14/2026
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1DDH-JDH4-PL6H 0000033050	AMAZON CAPITAL SERVICES, INC. OFFICE SUPPLIES - LAPTOP BAG 100-231-47015.000	08/28/2026 RPETERSON OFFICE SUPPLIES		21.29 21.29	0.00	Paid	Y 09/14/2026
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6072025817 0000033145	NORTH SHORE GAS CO. 300 PLAZA CR - 08/01-08/31/26 500-453-47430.000	09/04/2026 VJANKOWSKI HEATING FUELS		998.96 998.96	0.00	Paid	Y 09/14/2026
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Total Pay By Check Type Paper Check:

305,635.92	0.00
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of Invoices: 283 # Due: 0
of Credit Memos: 5 # Due: 0
Net of Invoices and Credit Memos:

Totals:	1,171,164.12	0.00
Totals:	(1,994.76)	0.00
Total	1,169,169.36	0.00

--- TOTALS BY GL BANK ---

ONMFT	6,368.71
POOL	1,162,800.65

--- TOTALS BY GL DISTRIBUTIONS ---

100-000-26080.000	437,180.22
100-000-34650.000	200.00
100-103-46499.000	500.00
100-105-46401.000	1,000.00
100-108-46999.000	856.21
100-201-46340.000	6,800.00
100-201-46441.000	252.00
100-201-46613.000	2,146.86

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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
	100-202-46415.000			11,331.51			
	100-202-47012.000			964.98			
	100-202-47310.000			12,267.81			
	100-203-46340.000			349.00			
	100-203-46901.000			365.70			
	100-205-46499.000			6,914.07			
	100-205-46904.000			946.00			
	100-231-46402.000			32,300.00			
	100-231-46502.000			105,474.18			
	100-231-46999.000			198.89			
	100-231-47015.000			21.29			
	100-231-47120.000			56.66			
	100-240-46401.000			27,707.44			
	100-260-48299.00027024			158,096.00			
	100-281-46511.000			100.00			
	100-281-47120.000			206.96			
	100-281-47140.000			213.90			
	100-301-46441.000			120.00			
	100-301-46499.000			924.00			
	100-301-46620.000			2,860.00			
	100-301-46902.000			25.00			
	100-301-46910.000			313.00			
	100-301-47020.000			62.11			
	100-301-47310.000			316.70			
	100-301-47510.000			15.00			
	100-301-47956.000			644.00			
	100-303-46372.000			3,666.60			
	100-304-47524.000			151.00			
	100-305-46305.000			40.00			
	100-305-46340.000			5,750.00			
	100-305-46644.000			32.00			
	100-305-47099.000			579.71			
	100-305-47120.000			3,352.00			
	100-305-47121.000			4,055.00			
	100-305-47999.000			1,032.84			
	100-321-46340.000			840.44			
	100-321-46415.000			815.85			
	100-321-46441.000			85.60			
	100-321-46620.000			2,540.00			
	100-321-47030.000			241.35			
	100-321-47120.000			1,222.80			
	100-321-47140.000			345.00			
	100-322-46372.000			157.20			
	100-323-47110.000			469.00			
	100-324-47040.000			555.82			
	100-324-47131.000			782.00			
	100-410-46410.000			37,560.60			
	100-410-46613.000			250.00			
	100-410-46803.000			6,559.27			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

POSTED

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Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	100-410-47015.000			69.64			
	100-420-46510.000			6,051.25			
	100-420-46599.000			727.85			
	100-420-46620.000			5,198.38			
	100-420-46675.000			7,932.00			
	100-420-46899.000			823.76			
	100-420-47030.000			293.80			
	100-420-47090.000			411.60			
	100-420-47510.000			141.98			
	100-427-46510.000			800.00			
	100-427-46620.000			175.00			
	100-430-46640.000			416.41			
	100-430-46642.000			71.00			
	100-430-46644.000			548.00			
	100-430-47061.000			174.74			
	100-430-47070.000			269.85			
	100-430-47080.000			87.81			
	100-430-47120.000			300.57			
	100-430-47521.000			682.17			
	100-430-47522.000			734.20			
	100-430-47523.000			1,903.35			
	100-430-47524.000			2,244.61			
	100-430-47525.000			1,167.83			
	100-430-47526.000			4,564.36			
	100-430-47528.000			880.10			
	100-430-47530.000			27.47			
	100-430-47531.000			307.20			
	100-430-47535.000			2,231.57			
	100-441-46671.000			5,875.29			
	100-441-46673.000			30,000.00			
	100-441-47070.000			242.08			
	100-441-47120.000			235.11			
	100-441-47420.000			66.20			
	100-441-47490.000			300.00			
	100-441-47543.000			989.41			
	100-441-47545.000			4,756.28			
	100-441-47547.000			1,663.11			
	100-441-47550.000			(574.00)			
	210-442-48740.00027032			29,228.75			
	210-442-48740.00027036			2,853.34			
	210-442-48740.00027037			4,267.50			
	210-442-48740.00027060			530.00			
	210-442-48742.00027033			23,865.60			
	260-436-48740.00027001			6,368.71			
	294-294-47430.000			459.43			
	342-266-48799.00027055			8,770.00			
	500-000-25000.000			378.55			
	500-452-47090.000			705.60			
	500-452-47430.000			93.83			

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

POSTED
PAID

Invoice Number

Inv Ref #	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due	Status	Posted PO Number Post Date
	500-452-47510.000			30.59			
	500-452-47525.000			87.03			
	500-452-47528.000			(18.00)			
	500-452-47570.000			1,222.65			
	500-453-46661.000			1,961.00			
	500-453-47050.000			2,282.47			
	500-453-47051.000			1,122.90			
	500-453-47430.000			2,109.38			
	500-453-47510.000			853.36			
	500-453-47530.000			514.16			
	500-453-47531.000			14,214.89			
	500-453-47542.000			2,021.13			
	500-461-46410.000			5,108.43			
	500-461-47015.000			387.52			
	500-462-46691.000			66.95			
	500-462-47070.000			50.87			
	500-462-47090.000			705.60			
	500-462-47430.000			0.49			
	500-462-47525.000			170.99			
	500-462-47527.000			13.84			
	500-462-47544.000			160.00			
	500-462-47545.000			884.50			
	500-462-47563.000			1,608.44			
	500-462-47599.000			450.00			
	500-463-46438.000			847.50			
	510-000-25000.000			51.20			
	520-456-48775.00027004			24,111.50			
	630-000-27510.000			1,000.00			
	630-000-27540.000			33,572.68			
	630-000-27775.000			21,945.00			
	630-000-27795.000			692.50			
	630-000-27799.000			1,837.50			
	630-000-27810.000			4,206.18			
	630-000-27840.000			1,771.25			
--- TOTALS BY FUND ---							
	100 CORPORATE			965,603.55	0.00		
	210 ROAD & BRIDGE			60,745.19	0.00		
	260 MOTOR FUEL TAX			6,368.71	0.00		
	294 ARCHER BUSINESS CTR			459.43	0.00		
	342 TIF 4 OAK CREEK/TOWNLINE ROAD			8,770.00	0.00		
	500 WATERWORKS & SEWERAGE			38,034.67	0.00		
	510 CUSTOMER DEPOSITS			51.20	0.00		
	520 DEPRECIATION			24,111.50	0.00		
	630 ESCROW DEPOSITS			65,025.11	0.00		
--- TOTALS BY DEPT/ACTIVITY ---							
	000 NON DEPARTMENTAL			502,835.08	0.00		

INVOICE REGISTER FOR VILLAGE OF MUNDELEIN

POST DATES 08/25/2026 - 09/14/2026

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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
	103 FOURTH OF JULY COMMISSION			500.00	0.00		
	105 POLICE/FIRE COMMISSION			1,000.00	0.00		
	108 ARTS COMMISSION			856.21	0.00		
	201 ADMINISTRATIVE			9,198.86	0.00		
	202 ADMIN SERVICES			24,564.30	0.00		
	203 COMMUNITY DEVELOPEMENT			714.70	0.00		
	205 HUMAN RESOURCE			7,860.07	0.00		
	231 FINANCE - ADMINISTRATION			138,051.02	0.00		
	240 LEGAL			27,707.44	0.00		
	260 CAPITAL PROJECTS			158,096.00	0.00		
	266 TIF 4 OAK CREEK/TOWNLINE ROAD			8,770.00	0.00		
	281 BUILDING - ADMINISTRATION			520.86	0.00		
	294 ARCHER BUSINESS CENTER			459.43	0.00		
	301 POLICE - ADMINISTRATION			5,279.81	0.00		
	303 POLICE - COMMUNITY SERV.			3,666.60	0.00		
	304 POLICE - INVESTIGATIONS			151.00	0.00		
	305 POLICE - PATROL			14,841.55	0.00		
	321 FIRE - ADMINISTRATION			6,091.04	0.00		
	322 FIRE - PREVENTION			157.20	0.00		
	323 FIRE - FIRE OPERATIONS			469.00	0.00		
	324 FIRE - RESQUE OPERATIONS			1,337.82	0.00		
	410 PUBLIC WORKS ADMIN			44,439.51	0.00		
	420 FACILITY MAINTENANCE			21,580.62	0.00		
	427 BLDG/GRDS - TRAIN PARK			975.00	0.00		
	430 VEHICLE MAINTENANCE			16,611.24	0.00		
	436 STREET DEPT (MFT)			6,368.71	0.00		
	441 STREET - MAINTENANCE			43,553.48	0.00		
	442 STREET (RB)			60,745.19	0.00		
	452 SEWER - UPTOWN			2,121.70	0.00		
	453 SEWER -TREATMENT PLANTS			25,079.29	0.00		
	456 UPTOWN SR (DEP)			24,111.50	0.00		
	461 WATER - ADMINISTRATION			5,495.95	0.00		
	462 WATER - MAINTENANCE			4,111.68	0.00		
	463 WATER - METER READING			847.50	0.00		

To: Mayor and Board of Trustees

From: Ann Watson, Executive Assistant
Tom Poynor, Police Chief

For: Village Board Meeting of September 14, 2026

Subject: Auction of Surplus Police Department Equipment

Financial Impact:

TBD

Attachments:

1. O-26-09-72 - Exhibit A - Surplus Property - Police Department

Background:

Ordinance approving the Auction of Surplus of Police Department Equipment at Obenauf Online Municipal Consignment Auction.

Recommendation:

Motion to pass an Ordinance authorizing the sale of personal property.

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 September 14, 2026 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-26-09-72
which is entitled

Auction of Surplus Police Department Equipment

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 9/15/2026, 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 9/15/2026.

Village Clerk

ORDINANCE NO. O-26-09-72

**ORDINANCE APPROVING THE AUCTION OF SURPLUS POLICE DEPARTMENT EQUIPMENT AT OBENAUF
ONLINE MUNICIPAL CONSIGNMENT AUCTION**

WHEREAS, the Police Department has designated the property identified on **Exhibit A**, attached hereto and made a part hereof, as surplus equipment that has outlived its useful life and should be sold at auction; and

WHEREAS, the Village's Corporate Authorities have determined that it is in the best interests of the Village of Mundelein that the surplus property listed on **Exhibit A** be included in the multi-jurisdictional municipal consignment online auction conducted by Obenauf Auction Services, Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF MUNDELEIN, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

Section I: The surplus Public Works Department property identified on **Exhibit A** is authorized for sale at the online Lake County Municipal Consignment Auction.

Section II: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as required by law.

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

President

ADOPTED: Monday, September 14, 2026

APPROVED: Monday, September 14, 2026

ATTEST: _____

Village Clerk



SURPLUS PROPERTY DISPOSAL FORM

Date: 8/20/2026

Department: Police Department POC: Jake Anderson

Property Description: See attached spreadsheet

Tag #: _____ Serial #: _____ Estimated Value: _____

Method of Disposal:

☐ Departmental Transfer

Receiving Department: _____

☐ Trade-in

Traded for: _____

☒ Sale/Auction

Sold to: Obenauf Auction Services, Inc. Price: TBD

☐ Cannibalization

☐ Transfer to Illinois Public Agency

Agency: _____ Price: _____

☐ Transfer to Non-Illinois Public Agency

Agency: _____ Price: _____

Department Director: T. Byrne 299
(Signature)

Date: 8-20-26

Administrator's Designee: [Signature]
(Signature)

Date: 9-8-2026

Auction List

Quantity	Description	Make	Model	Serial Number
1	Motorcycle Light System	Unknown	Unknown	N/A
50	Rifle flashlight bulbs	Surfire	P60	N/A
1	TV/DVD combo	Magnovox	MSD513E	V05524720
1	Video cam Tripod	Videomate	607	N/A
1	Player and 2 speakers	protocol	5572	20400995
1	ALPR Processor	3M	Unknown	KX213P57430853
1	TV	JVC	AV27320	15777362S
	DVD/VCR Combo	Toshiba	SDV280U	22TV140556A
	TV Stand	Bretford	BBUL44	N/A
1	Large paper shredder	Cummings	186-9002-00	709
11	Bubble surveillance cameras	Honeywell	HD51	R074003503
		GW Security	CVC5835DNO	42471484267
		Unknown	Unknown	R210000089
		Honeywell	HD251	S185000334
		Unknown	Unknown	024VNH10EG36430061
		Extreme CCTV	Unknown	471020159
	**NOTE- 5 CAMERAS HAD NO MAKE AND NO SERIAL NUMBER			
4	Squad siren	Code 3	SD3100	20840
				H0084201
				11350
				918
10	Squad CF-31 computer dock	Havis	DSPAN110	0715-P110-60300
				P11011834
				X21628
				01016-P11017629
				01016-P11017632
				0913-P110-33741
				0215-P110-55592
				01112-P110-12504
				P11011870
				01211-P110-11320
6	Squad Light Bar	Code 3 (5)	Unknown	
		Raydian (1)	Unknown	
4	Squad side light with bracket	3m	AP6342512810N2	KX243P56434108
				KX243P56434105
				KX244P56434138
				KX239P56433812
1	Squad light control unit	Unitrol	Unknown	C23-24
1	Hand cart traffic radar	Decatar Electronics	Unknown	

Quantity	Description	Make	Model	Serial Number
2	Real time trackers	3SI	Stealth V	N/A
1	Tube TV	General Electric	13GP237	220365199
1	DVD video recorder with remote	Toshiba	DR430KU	C34E69504U5300
1	Audio two zone interface adapter	louroe Electronics	Unknown	24000122
1	Radio disc mixer	Radio Shack	SSM-50	8784
1		Ambico	5H23	
1	TV/VCR combo tube tv	Panasonic	PVC1342	G2IA71150
1	Smoker	Masterbuilt	Unknown	N/A
4	Riot Shield	Unknown	Unknown	N/A
13	Rifle Case	Daniel Defense	Unknown	N/A
9	Rifle Case	Bushmaster	Unknown	N/A
16	Breathalyzers	Intoximeters	Alco-sensors 3	1414012
		Intoximeters	Alco-sensors 3	1413594
		Intoximeters	Alco-sensors 3	1406906
		Intoximeters	Alco-sensors 3	1408405
		Intoximeters	Alco-sensors 3	1410235
		Intoximeters	Alco-sensors 3	1411961
		Intoximeters	Alco-sensors 3	1410560
		Intoximeters	Alco-sensors 3	1413569
		Intoximeters	Alco-sensors 3	1409125
		Intoximeters	Alco-sensors 3	1406904
		Intoximeters	Alco-sensors 3	1410561
		Intoximeters	Alco-sensors 3	1408404
		Intoximeters	Alco-sensors 3	1404990
		Intoximeters	Alco-sensors 3	1409099
		Intoximeters	Alco-sensors 3	1410730
		Intoximeters	Alco-sensors 4	1410559
9	Radar	Stalker	Stalker 2	AS014453
		Stalker	Stalker 2	AS013567
		Stalker	Stalker 2	AS013549
		Stalker	Stalker 2	AS012527
		Stalker	Stalker 2	AS010024
		Stalker	Stalker 2	AS012520
		Stalker	Stalker 2	AS010712
		Stalker	Stalker 2	AS010018
		Stalker	Stalker 2	AS010714
1	Radio	Panasonic	S-X85	N/A
1	Police Bicycle	Felt	990	FFT7092763

Item	Quantity	Make	Model	Part Number	SERIAL NUMBER
RADIO	60	MOTOROLA	APX6000LI		755CRT1745
		MOTOROLA	APX6000LI		755CRT1697
		MOTOROLA	APX6000LI		755CRT1730
		MOTOROLA	APX6000LI		755CRT1714
		MOTOROLA	APX6000LI		755CRT1715
		MOTOROLA	APX6000LI		755CRT1710
		MOTOROLA	APX6000LI		755CRT1711
		MOTOROLA	APX6000LI		755CRT1744
		MOTOROLA	APX6000LI		755CRT1741
		MOTOROLA	APX6000LI		755CRT1720
		MOTOROLA	APX6000LI		755CRT1695
		MOTOROLA	APX6000LI		755CRT1737
		MOTOROLA	APX6000LI		755CRT1691
		MOTOROLA	APX6000LI		755CRT1709
		MOTOROLA	APX6000LI		755CRT1748
		MOTOROLA	APX6000LI		755CRT1716
		MOTOROLA	APX6000LI		755CRT1703
		MOTOROLA	APX6000LI		755CRT1693
		MOTOROLA	APX6000LI		755CRT1699
		MOTOROLA	APX6000LI		755CRT1750
		MOTOROLA	APX6000LI		755CRT1704
		MOTOROLA	APX6000LI		755CRT1700
		MOTOROLA	APX6000LI		755CRT1743
		MOTOROLA	APX6000LI		755CRT1735
		MOTOROLA	APX6000LI		755CRT1723
		MOTOROLA	APX6000LI		755CRT1724
		MOTOROLA	APX6000LI		755CRT1722
		MOTOROLA	APX6000LI		755CRT1721
		MOTOROLA	APX6000LI		755CRT1731
		MOTOROLA	APX6000LI		755CRT1707
		MOTOROLA	APX6000LI		755CRT1728
		MOTOROLA	APX6000LI		755CRT1729
		MOTOROLA	APX6000LI		755CRT1736
		MOTOROLA	APX6000LI		755CRT1733
		MOTOROLA	APX6000LI		755CRT1734
		MOTOROLA	APX6000LI		755CRT1739
		MOTOROLA	APX6000LI		755CRT1698
		MOTOROLA	APX6000LI		755CRT1749
		MOTOROLA	APX6000LI		755CRT1712
		MOTOROLA	APX6000LI		755CRT1696
		MOTOROLA	APX6000LI		755CRT1732
		MOTOROLA	APX6000LI		755CRT1701
		MOTOROLA	APX6000LI		755CRT1718

		MOTOROLA	APX6000LI		755CRT1692
		MOTOROLA	APX6000LI		755CRT1717
		MOTOROLA	APX6000LI		755CRT1726
		MOTOROLA	APX6000LI		755CRT1708
		MOTOROLA	APX6000LI		755CRT1713
		MOTOROLA	APX6000LI		755CRT1694
		MOTOROLA	APX6000LI		755CRT1727
		MOTOROLA	APX6000LI		755CRT1738
		MOTOROLA	APX6000LI		755CRT1702
		MOTOROLA	APX6000LI		755CRT1740
		MOTOROLA	APX6000LI		755CRT1746
		MOTOROLA	APX6000LI		755CRT1725
		MOTOROLA	APX6000LI		755CRT1742
		MOTOROLA	APX6000LI		755CRT1747
		MOTOROLA	APX6000LI		755CRT1706
		MOTOROLA	APX6000LI		755CRT1719
		MOTOROLA	APX6000LI		755CRT1705
	3	MOTOROLA	APX6000		481CBD2470
		MOTOROLA	APX6000		481CBD2469
		MOTOROLA	APX6000		481CBD2468
BATTERIES	63	MOTOROLA	IMPRES 2	PMNN4485A	NA
RADIO HOLSTERS	44	MOTOROLA	HOLSTERS	PMLN5709A	NA
MICROPHONES	55	MOTOROLA	MIC	PMMN4060B	NA
MICROPHONES	12	MOTOROLA	MIC	PMMN4099A	NA
CHARGING DOCKS	22	MOTOROLA	DOCKS		NA
CHARGING DOCKS	9	MOTOROLA	IMPRES	NNTN7064B	5243MK0010803
					5243MK001080L
					5243MK001080H
					5243MK001080E
					5243MKN0107ZZ
					5243MKN0107ZW
					5243MKN0107ZY
					5243MK0010802
					5243MK0010809
CHARGING DOCKS	8	MOTOROLA	IMPRES	WPLN4121BR	1055MKK010BVT
					9103776738340MKJ01
					1055MKK010BW2
					10193776730040MK001
					9103776738340MK003
					06523776736275MKJ01
					10193776730040MK001

Item	Quantity	Make	Model	Part Number	SERIAL NUMBER
RADIO	17	MOTOROLA	XTS2500		407CJZ6110
		MOTOROLA	XTS2500		407CJZ6113
		MOTOROLA	XTS2500		407CJZ6111
		MOTOROLA	XTS2500		407CJZ6112
		MOTOROLA	XTS2500		407CJZ6109
		MOTOROLA	XTS2500		407CJD2201
		MOTOROLA	XTS2500		407CJD2199
		MOTOROLA	XTS2500		407CHH0100
		MOTOROLA	XTS2500		407CHH0101
		MOTOROLA	XTS2500		407CHH0102
		MOTOROLA	XTS2500		407CHF9557
		MOTOROLA	XTS2500		407CFX2359
		MOTOROLA	XTS2500		407CFX2362
		MOTOROLA	XTS2500		407CFX2357
		MOTOROLA	XTS2500		407CFX2358
		MOTOROLA	XTS2500		407CFX2356
		MOTOROLA	XTS2500		407CFX2360

Item	Quantity	Make	Model	Part Number	SERIAL NUMBER
RADIO	43	MOTOROLA	XTS1500		687CMF1979
		MOTOROLA	XTS1500		687CLF3452
		MOTOROLA	XTS1500		687CLF3451
		MOTOROLA	XTS1500		687CLF3459
		MOTOROLA	XTS1500		687CMF1994
		MOTOROLA	XTS1500		687CLF3444
		MOTOROLA	XTS1500		687CLF3461
		MOTOROLA	XTS1500		687CLF3458
		MOTOROLA	XTS1500		687CLF3454
		MOTOROLA	XTS1500		687CMF1978
		MOTOROLA	XTS1500		687CLF3443
		MOTOROLA	XTS1500		687CMF1993
		MOTOROLA	XTS1500		687CMF1981
		MOTOROLA	XTS1500		687CLF3446
		MOTOROLA	XTS1500		687CMF1992
		MOTOROLA	XTS1500		687CNF0820
		MOTOROLA	XTS1500		687CMF1990
		MOTOROLA	XTS1500		687CMF1977
		MOTOROLA	XTS1500		687CMF1988
		MOTOROLA	XTS1500		687CMF1984
		MOTOROLA	XTS1500		687CLF3460
		MOTOROLA	XTS1500		687CLF3455
		MOTOROLA	XTS1501		687CMF1991
		MOTOROLA	XTS1502		687CMF1989
		MOTOROLA	XTS1503		687CLF4442
		MOTOROLA	XTS1504		687CLF3441
		MOTOROLA	XTS1505		687CLF3449
		MOTOROLA	XTS1506		687CMF1982
		MOTOROLA	XTS1507		687CLF3447
		MOTOROLA	XTS1508		687CLF3456
		MOTOROLA	XTS1509		687CLF3445
		MOTOROLA	XTS1510		687CNF0818
		MOTOROLA	XTS1511		687CMF1983
		MOTOROLA	XTS1512		687CMF1987
		MOTOROLA	XTS1513		687CNF0817
		MOTOROLA	XTS1514		687CLF3457
		MOTOROLA	XTS1515		687CLF3450
		MOTOROLA	XTS1516		687CNF0819
		MOTOROLA	XTS1517		687CMF1980
		MOTOROLA	XTS1518		687CLF3448
		MOTOROLA	XTS1519		687CLF3453
		MOTOROLA	XTS1520		687CMF1985
		MOTOROLA	XTS1521		687CMF1986

MICROPHONES	41	MOTOROLA		NMN6228C	NA
	2	MOTOROLA		PMMN4051B	NA
CHARGING DOCK	1	MOTOROLA		6881072C30	NA

Item	Quantity	Make	Model	Part Number	SERIAL NUMBER
RADIO	57	MOTOROLA	HT1000		402ASU0180
			HT1000		355CEY1915
			HT1000		402TZN9798Z
			HT1000		402TZN6179Z
			HT1000		402AXUA288Z
			HT1000		402ZXU8230Z
			HT1000		402ASU0195
			HT1000		402ASU0189
			HT1000		402ASU0181
			HT1000		402AUC5867ZW3
			HT1000		402TZN6165Z
			HT1000		355ZEY1914
			HT1000		402ASU0193
			HT1000		402ASU0191
			HT1000		402ASU0178
			HT1000		402ASU0194
			HT1000		402ASU0192
			HT1000		402AUC5868ZW3
			HT1000		402AUC5864ZW3
			HT1000		402AUC5860ZW3
			HT1000		402AUC5865XW3
			HT1000		402AUC5863ZW3
			HT1000		402AUC5855ZW3
			HT1000		402AUC5861XW3
			HT1000		402AUC5857ZW3
			HT1000		402AUC5866ZW3
			HT1000		402ASU0179
			HT1000		402AXU8490Z
			HT1000		402ASU0188
			HT1000		402ASU0183
			HT1000		402ASU0187
			HT1000		402ASU0182
			HT1000		402ASU0185
			HT1000		402AWG0914Z
			HT1000		402AUC5856ZW3
			HT1000		355CEY1916
			HT1000		402TYL0190Z
			HT1000		402TBJ2690Z
			HT1000		402TBJ0989Z
			HT1000		355ZEY1917
			HT1000		355ZEY1918
			HT1000		355ZEY1919
			HT1000		402TYG2540Z

		HT1000	402TBJ1037Z
		HT1000	402ASU0190
		HT1000	402AXU8442Z
		HT1000	402TBJ1026Z
		HT1000	402TZN9801Z
		HT1000	402ASU0184
		HT1000	402AXU8439Z
		HT1000	402TBJ1049Z
		HT1000	402ASU0196
		HT1000	402AUC5858ZW3
		HT1000	402ATC0483
		HT1000	402TZN9795Z
		HT1000	402AUC5859ZW3
		HT1000	402AWG0908Z
BATTERIES	53		NA

Item	Make	Model	Part Number	SERIAL NUMBER
CAR RADIO	MOTOROLA	M1225		869FBJ7374
CAR RADIO	MOTOROLA	M1225		869FBJ3605
CAR RADIO	MOTOROLA	M1226		869FBJ7511
CAR RADIO	MOTOROLA	M1227		869FBJ7524
CAR RADIO	MOTOROLA	M1228		869FBE8926
CAR RADIO	MOTOROLA	M1229		869FBG3619
CAR RADIO	MOTOROLA	M1230		869FBG3621
CAR RADIO	KENWOOD	TK760G		20300215
CAR RADIO	KENWOOD	TK780H		20300215
CAR RADIO	MOTOROLA	CDM1250		WC8079482
CAR RADIO	MOTOROLA	CDM1250		WC8015888
CAR RADIO	MOTOROLA	CDM1250		WB3044438
CAR RADIO	MOTOROLA	CDM1250		WC3168951
CAR RADIO	MOTOROLA	CDM1250		WC8021528
CAR PART	MOTOROLA			103THQF953
	MOTOROLA			103THSFJ581
	MOTOROLA			103TJLH451
	MOTOROLA			103TFQC674

Item	Quantity	Make	Model	Part Number	SERIAL NUMBER
RADIO	3	MOTOROLA	VISAR		720AVJ2196Z
					720AVJ1088Z
					720AVJ1356Z
STAND	3		VISAR	AA16742	1312138057
					1312134414
					1312130161
BATTERIES	6	MOTOROLA		NTN7394B	NA

To: Mayor and Board of Trustees

From: Kelsey Howe, Interim Assistant Director of Public Works
Robert Greenfield, Director of Public Works and Engineering

For: Village Board Meeting of September 14, 2026

Subject: FY27 Snow and Ice Control Services - Zone 8

Financial Impact:

\$50,000 - 100-441-46670 - Mt. All Streets

Attachments:

None

Background:

The FY27 budget provides funds for contractual snow and ice control services in Zone 8 (Grand Dominion subdivision and Beckett Crossing). A four-year contract (FY24-27) was awarded to Yellowstone Landscape, Wauconda, IL, on September 25, 2023. This is the final year of the four-year contract.

Recommendation:

Motion to approve purchase order number 27-01393 in the amount of \$50,000 to Yellowstone Landscape, Wauconda, IL, for contractual snow and ice control services in Zone 8.

To: Mayor and Board of Trustees

From: Kelsey Howe, Interim Assistant Director of Public Works
Robert Greenfield, Director of Public Works and Engineering

For: Village Board Meeting of September 14, 2026

Subject: FY27 Snow and Ice Control Services - Zone 7

Financial Impact:

\$80,000 - 100-441-46670 - Mt. All Streets

Attachments:

None

Background:

The FY27 budget provides funds for contractual snow and ice control services in Zone 7. A three-year contract (FY27-29) was awarded to Hahn Snow and Ice on August 24, 2026. This is the first year of the three-year contract.

Recommendation:

Motion to approve purchase order number 27-01394 in the amount of \$80,000 to Hahn Snow and Ice, Lake Villa, Illinois, for contractual snow and ice control services in Zone 7.