

AGENDA
VILLAGE BOARD MEETING NO. 3312
December 9, 2024 - 7:00 PM
Village Hall - Board Room
300 Plaza Circle, Mundelein, IL 60060

I. CALL TO ORDER

II. ATTENDANCE

III. PLEDGE OF ALLEGIANCE

IV. MINUTES APPROVAL

- A. **Motion** to approve the Board of Trustees Regular meeting minutes from November 25, 2024.

V. PUBLIC COMMENTARY

VI. PRESENTATIONS / AWARDS

VII. PUBLIC HEARINGS

- A. Property Tax Levy

VIII. MAYOR'S REPORT

- A. Commission Appointment - Darrell Hughes - Old # 1 Fire Truck Preservation Committee

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

- B. Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Decrease Class F Liquor License

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class F Liquor Licenses authorized in the Village of Mundelein as it relates to 506 North Lake Street.

- C. Ordinance Amending Ordinance 74-07-21, Chapter 10, an Ordinance Regulating Traffic

Motion to adopt an Ordinance Amending Ordinance 74-07-21, Chapter 10 of the Municipal Code, Regulating Traffic.

IX. TRUSTEE REPORTS

A. Community and Economic Development Committee (Wilson, Schwenk, Meier)

1. Fenton Brewing Company - Plat of Vacation - 428 North Chicago

Motion to pass an Ordinance Vacating the Southern Alleyway in Block 3 of the Plat of the Town of Holcomb, Village of Mundelein, Illinois.

2. Flaherty & Collins Redevelopment Agreement - Second Amendment

Motion to pass an Ordinance approving and authorizing execution of a Second Amendment to Redevelopment Agreement for the Redevelopment of Lots 2, 4, and 5 of the Village Hall Subdivision (Flaherty & Collins).

B. Public Works Committee (Ross, Meier, Lambert)

1. Courtland Commons Bridge

Motion to authorize the Director of Public Works and Engineering to sign the proposal for the design engineering services agreement for the Courtland Commons Bridge and Pedestrian Path and authorize purchase order number 14458 in the amount of \$89,225.00.

C. Finance Committee (Schwenk, Juarez, Ross)

1. Property Tax Levy Ordinance - May 1, 2024 - April 30, 2025

Motion to pass an Ordinance providing for the Levy of Property Taxes for the Current Fiscal Year beginning on May 1, 2024 and ending April 30, 2025 in the amount of \$18,488,252.

2. Property Tax Levy Abatement Ordinance 2024

Motion to pass an Ordinance providing for the Partial Abatement of the Levy of Property Taxes for the Bond Levy Fund of the Village of Mundelein for 2024 of \$1,701,231.26

3. Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 26, 2024 and ending December 9, 2024 in the amount of \$2,718,211.50.

D. Public Safety Committee (Lambert, Wilson, Juarez)

E. Building Committee (Juarez, Ross, Wilson)

F. Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

G. Other Reports

X. SCHEDULED BUSINESS

A. Omnibus Vote Items

1. Executive Session Meeting Minute Approval - November 11, 2024

Motion to approve the Executive Session Meeting Minutes for the November 11, 2024 meeting.

2. Lauterbach & Amen FY23 Progress Billing

Motion to approve purchase order number 14470 in the amount of \$32,500.00 to Lauterbach & Amen for April 30, 2023 Progress Billing Fiscal Year Professional Services Rendered.

XI. VILLAGE STAFF REPORTS

A. Village Administrator

B. Village Attorney

C. Village Clerk

XII. EXECUTIVE SESSION

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

- B. Motion to reconvene Village Board Meeting

- C. Attendance

- D. Action from Executive Session

XIII. OTHER BUSINESS

XIV. ADJOURNMENT

- A. Motion to Adjourn the Regular Board Meeting

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

CALL TO ORDER

The 3311th Regular Meeting of the Board of Trustees of the Village of Mundelein was held on November 25, 2024 at 300 Plaza Circle, Mundelein. Mayor Lentz 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, Lambert, Meier, Ross, Schwenk, Wilson, and Mayor Lentz

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Assistant Finance Director Limperatos, Fire Chief Lark, Police Chief Seeley, Building Department Director Sellas, Community Development Director Orenchuk, Public Works and Engineering Director Boeche

ABSENT: Finance Director Miller

PLEDGE OF ALLEGIANCE

Mayor Lentz led the Pledge of Allegiance.

MINUTES APPROVAL

Motion to approve the Board of Trustees Regular meeting minutes from November 11, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

PUBLIC COMMENTARY

Chris Woodard spoke and displayed a calendar that the Lake County Tool Library will be selling. They hope to raise enough money that will be matched by a program Sue Goedke's employer has available that will match donations up to \$10,000. Ms. Goedke

was able to get this donation for the Park District's all-Inclusive Playground and is hoping to be able to raise at least \$5,000 to be matched for the Lake County Tool Library. The Lake County Tool Library got sponsors for each month of the calendar and these calendars will be available for a donation of \$20. Also there is a soft opening for the Lake County Tool Library this weekend, everyone is invited to check out the new location.

PRESENTATIONS / AWARDS

Terrabis Concept Presentation

The Village Board is asked to provide feedback and direction on the proposed concept plan, with particular attention to the land use. In the future, this project would require action from the Village Board to increase the number of licenses available for cannabis dispensaries (from one to two licenses), which is at the Village Board's discretion.

Terrabis, a privately-held multi-state cannabis operator made a presentation before the Board; they are looking to open a dispensary in the Village but the Village code allows for only 1 license for a cannabis dispensary. Terrabis is hoping for an ordinance for an increase to 2, allowing them to open one as well.

A very detailed slide show outlined their vision for the old Rosati's Restaurant. One of the features focused on was the security they would have in place and a 3d video showed a walk through of their proposed business site. The building would be redone so it would be a non-descript white color.

The Terrabis Group gave stats on the spending at the surrounding businesses saying that customers that would shop at Terrabis would very likely also visit the surrounding businesses like Target, etc.

Trustee Schwenk asked about any locations with on-site consumption, the answer is no and there are no plans for this. Trustee Wilson commented that the packet makes the site look almost like a medical building, very discrete, which is good, Mr. Wilson pointed out that this site would be on Rt 60 which is an entry-way into the Village. Trustee Juarez said he is torn about the location due to it being across from the new homes at Sheldon Woods across the street--they didn't buy a home knowing there would be a dispensary across from them. Trustee Schwenk asked about the entries and exits. There are 2 of each. Trustee Meier complemented the Group on their presentation, it was well-done and thorough. Trustee Lambert said she "was conflicted but for dumb reasons": she is against it for emotional reasons ("weed is bad") but logically it is just like alcohol. Trustee Schwenk feels similar to Ms. Lambert but the Board knew that this day would come--that cannabis would be treated very similar to alcohol; he had questions about the security lights that would be shining especially with the homes across the street. The representative from Terrabis said these lights would be aimed downward and they would be working with the Building Dept. to adhere to code. Trustee Ross agreed that the presentation was well done. Trustee Juarez said he

will be a "no" due to the residents across the way and that this road is an entry-way to the Village. Ms. Lambert asked Police Chief Seeley if he had any comments or concerns; he said the presentation answered any questions he had. When Rise first came to the Village there was a lot of concern about their business but they have proved to be great; he expects that Terrabis will be the same.

PUBLIC HEARINGS

MAYOR'S REPORT

Resolution canceling the December 23, 2024 Board Meeting

Motion to adopt a Resolution canceling the Village Board Meeting of December 23, 2024, and authorizing the Village Administrator to approve payment of bills between the period of December 10, 2024 and December 23, 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Meier
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Mayor Lentz announced that he will not be running for Mayor again. He will have more to say at election time in April and at the State of the Village meeting in February. He has been on the Board for 16 years, with 3 terms as Mayor. Life is changing fast for Mr. Lentz and his wife and he will be concentrating on family. Mr. Lentz said it has been an honor to serve on the Board.

Amendment to the Parking Ordinance - Morris Avenue and Park Street

Motion to amend Ordinance 74-07-21, Chapter 10 of the Mundelein Municipal Code, regarding Parking.

RESULT:	Passed [Yes 4, No 2, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Berman Ross
AYES:	Trustee Juarez, Trustee Meier, Trustee Berman Ross, Trustee Wilson
NAYS:	Trustee Lambert, Trustee Schwenk
ABSTAIN:	None

Trustee Wilson said this parking change came about due to residents coming to the Board asking for some restrictions Trustees Schenk and Lambert asked why the changes/exceptions were made when we already have ordinances in place allowing parking on one side of the street only due to width, Police Chief Seeley said this is what the recommendation was.

Old # 1 Fire Truck Preservation Committee Ordinance Update

Motion to pass an Ordinance Amending Chapter 2.19.010 of the Municipal Code relating to Membership of the Old # 1 Fire Truck Preservation Committee.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

TRUSTEE REPORTS

Community and Economic Development Committee (Wilson, Schwenk, Meier)

RISE Mundelein Dispensary – 1325 Armour Boulevard – Expansion of On-Premises Consumption Lounge

Motion to pass an Ordinance approving an amendment to Ordinance No. 21-09-70 that granted GTI Mundelein, LLC a use variance to conduct on-premises cannabis consumption on the property located at 1325 Armour Boulevard and 1570 Baskin Road, Mundelein, Illinois.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Schwenk
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Flaherty and Collins Townhouses Ordinance

Motion to pass an Ordinance Granting a Special Use and Certain Variations for Townhouses at 322-360, 331-339, and 385 Plaza Circle (AREA by Flaherty & Collins)

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Wilson
SECONDER:	Trustee Schwenk
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Public Works Committee (Ross, Meier, Lambert)

Allanson Road Water Main Improvement Project - Change Order #1

Motion to approve purchase order number 14416 for A Lamp Concrete in the amount of \$48,654.00 for change order to the Allanson Road Water Main Improvement Project.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Berman Ross
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Trustee Wilson thanked Public Works and Engineering Director Boeche for the nice work they did on the Memorial Point site with fixing up the gazebo, pouring a new concrete slab for the cannon, and refurbishing the cannon. There was a lot of concern when the cannon was removed but it is back now.

Finance Committee (Schwenk, Juarez, Ross)

Governing Body

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 12, 2024 and ending November 25, 2024 in the amount of \$641,154.16.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Governing Body - AT&T

Motion to approve the payment of bills, as indicated on the report dated 11/25/24.

DATE	VENDOR	AMOUNT
11/25/24	AT&T	\$1,760.92
11/25/24	AT&T	\$646.07
11/25/24	AT&T LONG DISTANCE	\$100.00

RESULT:	Passed [Yes 5, No 0, Abstained 1]
MOVER:	Trustee Schwenk
SECONDER:	Trustee Juarez

AYES:	Trustee Juarez, Trustee Lambert, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	Trustee Robin Meier

Public Safety Committee (Lambert, Wilson, Juarez)

Fire Chief Lark reminded all that there will be a blood drive on December 7, 9 AM to 3 PM at Station #1.

Building Committee (Juarez, Ross, Wilson)

No report.

Transportation & Infrastructure Committee (Meier, Lambert, Schwenk)

No report.

Other Reports

None.

SCHEDULED BUSINESS

Omnibus Vote Items

Executive Session Minute Approval

Motion to approve the Board of Trustees Executive Session meeting minutes as outlined in Schedule A that is attached and as reviewed at the November 11, 2024 Executive Session meeting.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Release of Executive Session Minutes and Destruction of Audio Recordings

Motion to adopt a Resolution declaring the Executive Session minutes outlined on Schedule A to be open to the public for inspection and approval of the destruction of Executive Session audio recordings for released minutes where more than 18 months have elapsed as outlined on Schedule B.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Verigreen Development Annual TIF Payment

Motion to approve Purchase Order number 14432 in the amount of \$22,856.86 to Verigreen Development for the annual TIF payment tax year 2023 paid in 2024.

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Juarez
SECONDER:	Trustee Wilson
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

VILLAGE STAFF REPORTS

Village Administrator

None.

Village Attorney

None.

Village Clerk

None.

EXECUTIVE SESSION

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

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

AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

Motion to recess at 8:15 PM.

Motion to reconvene Village Board Meeting

RESULT:	Passed [Yes 6, No 0, Abstained 0]
MOVER:	Trustee Meier
SECONDER:	Trustee Juarez
AYES:	Trustee Juarez, Trustee Lambert, Trustee Meier, Trustee Berman Ross, Trustee Schwenk, Trustee Wilson
NAYS:	None
ABSTAIN:	None

The Regular Board Meeting reconvened at 8:35 PM.

Attendance

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

Board Attendance

PRESENT: Trustees Juarez, Lambert, Meier, Ross, Schwenk, Wilson, and Mayor Lentz

ABSENT: None

Village Attendance

PRESENT: Attorney Cahill, Village Administrator Guenther, Assistant Village Administrator Monroe, Community Development Director Orenchuk

Action from Executive Session

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to Adjourn the Regular Board Meeting

Motion to Adjourn the Regular Board Meeting.

The Regular Board Meeting adjourned at 8:36 PM.

Village Clerk

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant

For: Village Board Meeting of December 9, 2024

Subject: Commission Appointment - Darrell Hughes - Old # 1 Fire Truck Preservation Committee

Financial Impact:

N/A

Attachments:

None

Background:

Mayor Lentz is recommending the following appointment:

APPOINTEE	COMMISSION/COMMITTEE	TERM EXPIRATION DATE
Darrell Hughes	Old # 1 Fire Truck Preservation Committee	04/30/2026

Recommendation:

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

To: Mayor and Board of Trustees

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

For: Village Board Meeting of December 9, 2024

Subject: Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Decrease
Class F Liquor License

Financial Impact:

N/A

Attachments:

None

Background:

The following Ordinance decreases the Class F Liquor Licenses from five (5) to four (4) as Diaz Maya's Restaurant Inc. at 506 North Lake Street has permanently closed for business.

Recommendation:

Motion to pass an Ordinance amending Chapter 5.76 of the Mundelein Municipal Code to decrease the number of Class F Liquor Licenses authorized in the Village of Mundelein as it relates to 506 North Lake Street.

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 December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-60
which is entitled

Ordinance Amending Chapter 5.76 of the Mundelein Municipal Code - Decrease Class F Liquor License

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 12/10/2024, 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 12/10/2024.

Village Clerk

ORDINANCE NO. O-24-12-60

AN ORDINANCE AMENDING CHAPTER 5.76, ALCOHOLIC LIQUORS, OF THE MUNDELEIN MUNICIPAL CODE TO DECREASE THE NUMBER OF CLASS F LIQUOR LICENSES AUTHORIZED IN THE VILLAGE OF MUNDELEIN AS IT RELATES TO 506 NORTH LAKE STREET

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

WHEREAS, the Mundelein Board of Trustees has determined that it would be in the best interest of the Village to decrease the number of Class F liquor licenses from five (5) to four (4) as Diaz Maya's Restaurant, Inc. has closed; and

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

SECTION I. Subsection F of Section 5.76.140, License classification; fees; numbers; hours; is hereby amended to increase the number of Class F liquor licenses from five (5) to four (4), and shall henceforth read as follows:

G. CLASS F LICENSE (restaurant/no bar), which shall authorize the retail sale in restaurants of alcoholic liquor for consumption only at tables on the licensed premises where sold. Consumption of alcoholic liquor at or over a bar or counter is specifically prohibited on premises covered by a Class F license. Such licenses may be issued and retained by those establishments which:

- (1) Have a seating capacity at tables for a minimum of fifty (50) persons for food service;
- (2) Are, in fact, operated and licensed as restaurants, and;
- (3) Offer their patrons full and complete meals, including a dinner menu, and in which the service of alcoholic beverages is incidental and complementary to the service of such meals;

The annual fee for each such license shall be two thousand dollars and there shall be no more than a total of four Class F licenses outstanding and in force at any one time. Said establishment shall be closed from two a.m. to six a.m. on weekdays, and from three a.m. to six a.m. on Saturdays, Sundays, and holidays, during which no alcoholic liquor shall be sold, or offered for sale, on the premises.

Class F license holders are permitted to allow patrons to bring their own wine to be consumed on the licensed premises with their meal as authorized in Section 5.76.350 of this code.

SECTION II. Except as amended above, Ordinance No. 04-12-69, as amended, is hereby ratified, confirmed and approved.

SECTION III. Severability. If any section, clause, paragraph, or provision of this Ordinance shall be found

invalid by a court of competent jurisdiction, such judgment shall not affect, impair, invalidate, or nullify the remained of the Ordinance, but only that part found invalid by such court.

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

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____
Village Clerk

To: Mayor and Board of Trustees

From: Lynne Monroe, Assistant Village Administrator

For: Village Board Meeting of December 9, 2024

Subject: Ordinance Amending Ordinance 74-07-21, Chapter 10, an Ordinance Regulating Traffic

Financial Impact:

N/A

Attachments:

1. No Parking - Harrison Avenue_Manchester Drive Bend - Packet to Administration - 11-13-2024
2. No Parking - Harrison Avenue_Manchester Drive Bend - Traffic Study and Results - 08-01-2024
3. Harrison Avenue_Manchester Drive - Bend - No Parking Memo to VOM - 11-12-2024

Background:

With the new parking now available on Hammond Street, the Village parking ordinance is in need of update to reserve access for use to area residents, employees and tenants. Amendments are being made to also coincide and provide consistency for parking permit issuance for Chicago Avenue and Archer Avenue, with permit requirements for parking on weekdays from 6:00 AM to 6:00 PM. Tenants and employees of both Village Hall and Archer Business Center, as well as area residents will be able to apply for permits for designated areas where parking is in high demand. Some areas directly adjacent to Village Hall will expand parking for Village Hall employees.

The same code, 10.32.100, also requires parking restrictions on Harrison Avenue at Manchester Drive. With street parking in this location, drivers experience difficulty navigating that bend of the road. A traffic study is attached for your reference, recommending No Parking on one side of the road.

Recommendation:

Motion to adopt an Ordinance Amending Ordinance 74-07-21, Chapter 10 of the Municipal Code, Regulating Traffic.

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 December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-61
which is entitled

Ordinance Amending Ordinance 74-07-21, Chapter 10, an Ordinance Regulating Traffic

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 , 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 .

Village Clerk

ORDINANCE NO. O-24-12-61

AN ORDINANCE AMENDING ORDINANCE 74-07-21, CHAPTER 10, AN ORDINANCE REGULATING TRAFFIC

WHEREAS, it has been determined by the President and Board of Trustees that it would be in the best interests of the public to amend the parking restrictions on Plaza Circle, East Hammond Street and North Archer Avenue with permit specifications; and

WHEREAS, it has been determined by the President and Board of Trustees that it would be in the best interests of the public to amend the parking restrictions on Harrison Avenue and Manchester Drive; and

WHEREAS, North Archer Avenue and North Chicago Avenue and East Hammond Street require permit regulations to accommodate area businesses and residents; and

WHEREAS, Harrison Avenue and Manchester Drive require limitations to one side of the street to avoid hazardous conditions.

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

SECTION I. Village Code 10.32.100 (139) is amended to change the following permit designation for the length of North Chicago Avenue from Hawley Street to Division Street on weekdays:

- (a) No Parking Monday through Friday, six AM to six PM, except by permit
- (b) Remove the three-hour parking designation.
- (c) Permits nuance will be considered for residents employees, and tenants on the surrounding streets of North Chicago Avenue.

SECTION II. Village Code 10.32.100 (127) is amended to change the following permit designation for the east side of North Archer Avenue between East Division Street and East Hammond Street on weekdays:

- (a) No Parking Monday through Friday, six AM to six PM, except by permit
- (b) Remove the three-hour parking designation.
- (c) Add a specification that parking permits on North Archer Avenue from Hammond Street to a point two hundred thirty (230) feet South of Hammond Street shall be limited to employees and tenants of 300 Plaza Circle.
- (d) Add a specification that parking permits from a point two hundred thirty (230) feet south of East Hammond Street to East Division Street may be issued to residents of Archer Avenue and Hammond

Street.

SECTION III. Village Code 10.32.100 (112) is amended to change the following permit designation for East Hammond Street between Plaza Circle and North Seymour Avenue on weekdays:

(a) Amend the street designation to remove *Archer Avenue* and Add Plaza Circle, where as *Hammond* between Archer and Seymour will now read *East Hammond Street between Plaza Circle and Seymour Avenue*

(b) No Parking Monday through Friday, six AM to six PM, except by permit

(c) Add a specification that parking permits on East Hammond Street from Archer Avenue to Plaza Circle shall be limited to employees and tenants of 300 Plaza Circle.

(d) Add a specification that parking permits from Archer Avenue to North Seymour Avenue may be issued to residents of Archer Avenue and Hammond Street.

SECTION IV: Remove the following No parking restrictions found in 10.32.100.4A(G) in its entirety: *On the north side of Hammond Street between Archer Avenue and Seymour Avenue;*

SECTION V: Village Code 10.32.100 (116) is amended to add no parking on the east side of Harrison Avenue from the intersection of Harrison Avenue and Manchester Drive to a point one hundred (100) feet south of Manchester Drive and add no parking on the south side of Manchester Drive from the intersection of Manchester Drive and Harrison Avenue to a point sixty (60) feet east of Harrison Avenue.

SECTION VI: Permanent signs shall be installed on both sides of Chicago Avenue between Hawley Street and Division Street containing the following: "No parking between six AM and six PM, Monday through Friday except by permit, Tow-Away-Zone."

SECTION VII. Permanent signs shall be installed on both sides of North Archer Avenue between Hammond Street and Division Street containing the following: "No parking between six AM and six PM, Monday through Friday except by permit, Tow-Away-Zone."

SECTION VIII: Permanent signs shall be installed on both sides of Hammond Street between Plaza Circle and North Seymour Avenue containing the following: "No parking between six AM and six PM, Monday through Friday except by permit, Tow-Away-Zone."

SECTION IX: Permanent signs shall be installed on the east side of Harrison Avenue and on the south side of Manchester Drive per Section V herein. "No Parking, Tow-Away-Zone".

SECTION X: The Mundelein Police Department is authorized to tow or cause to be towed any vehicles found to be parked in violation of the ordinance codified in this chapter at the expense of the owner or other person claiming the right to possess said vehicle.

SECTION XI: Upon application and without a fee, the Mundelein Police Department shall approve and

issue parking permits only to tenants and employees working and residents living in the designated restricted parking areas as defined in this Chapter.

Each permit applicant shall be entitled to one permit for each vehicle licensed to him or her. Each permit shall show the license plate number of the vehicle to which it applies and be capable of being hung on the rear view mirror of the vehicle. Permits shall remain in effect until a notice of expiration issued by the Mundelein Police Department is served upon the applicant to whom the permit was issued. Such notices shall be in writing and served by first-class mail. The date of mailing shall be considered the date of service.

Permits as provided for herein are only valid within the restricted parking areas described in the ordinance codified in this chapter. All other village parking restrictions, including, but not limited to, no parking during snow removal operations, no parking in front of fire hydrants, or no parking within twenty feet of an intersection, shall remain in full force and effect. Permits issued pursuant to the ordinance codified in this chapter shall not permit any vehicle to park in violation of any existing parking restrictions.

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

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

SECTION XIV. This ordinance shall be published in pamphlet form and available in the Village Clerk’s office.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____

Village Clerk

MEMORANDUM

To: Eric J. Guenther, Village Administrator
Lynne Monroe, Assistant Village Administrator

From: Jason Seeley, Chief of Police 

Date: November 12, 2024

Re: Traffic Control Request - No Parking – 225 Feet of Curved Roadway on Harrison Avenue at Manchester Drive

Several residents have expressed concerns and experienced difficulties navigating the bend on Harrison Avenue at Manchester Drive when vehicles are parked on both sides of the street. The attached memorandum outlines the findings of our parking study and our recommendations for amendments.

Recommendations:

- ❖ Parking Ordinance (10.32.100, Article II, Section 116) to be amended.
 - Add no parking on the east side of Harrison Drive from the intersection of Harrison Drive and Manchester Drive to a point one hundred feet south of Manchester Drive.
 - Add no parking on the south side of Manchester Drive from the intersection of Manchester Drive and Harrison Drive to a point sixty feet east of Harrison Drive.

If you agree, I recommend an amendment to Chapter 10.32 Parking, of the Mundelein Municipal Code.

Please do not hesitate to contact me if you have any questions or require additional information.

MEMORANDUM

To: Commander Jakob Anderson *JAK 272*
From: CSO Joshua Peterson *JP 826 TMR 293*
Date: August 10, 2024
Re: Harrison Ave / Manchester Dr Parking Study.

Statement of Request

Several Residents have expressed concerns and experienced difficulties navigating the bend on Harrison Ave into Manchester Dr with vehicles parked on both sides of the road. The combination of tight passible space and the blind spot to oncoming traffic is believed to create a hazard for vehicles attempting to navigate the bend. It has been proposed to restrict parking on the southeast side of the road from 2036 Harrison Ave to 1409 Manchester Dr and/or no parking on both sides of the road around the bend.

The following study was conducted to evaluate this request.

Map & Photos:

Overview



Courage. Pride. Commitment.

Satellite Overview



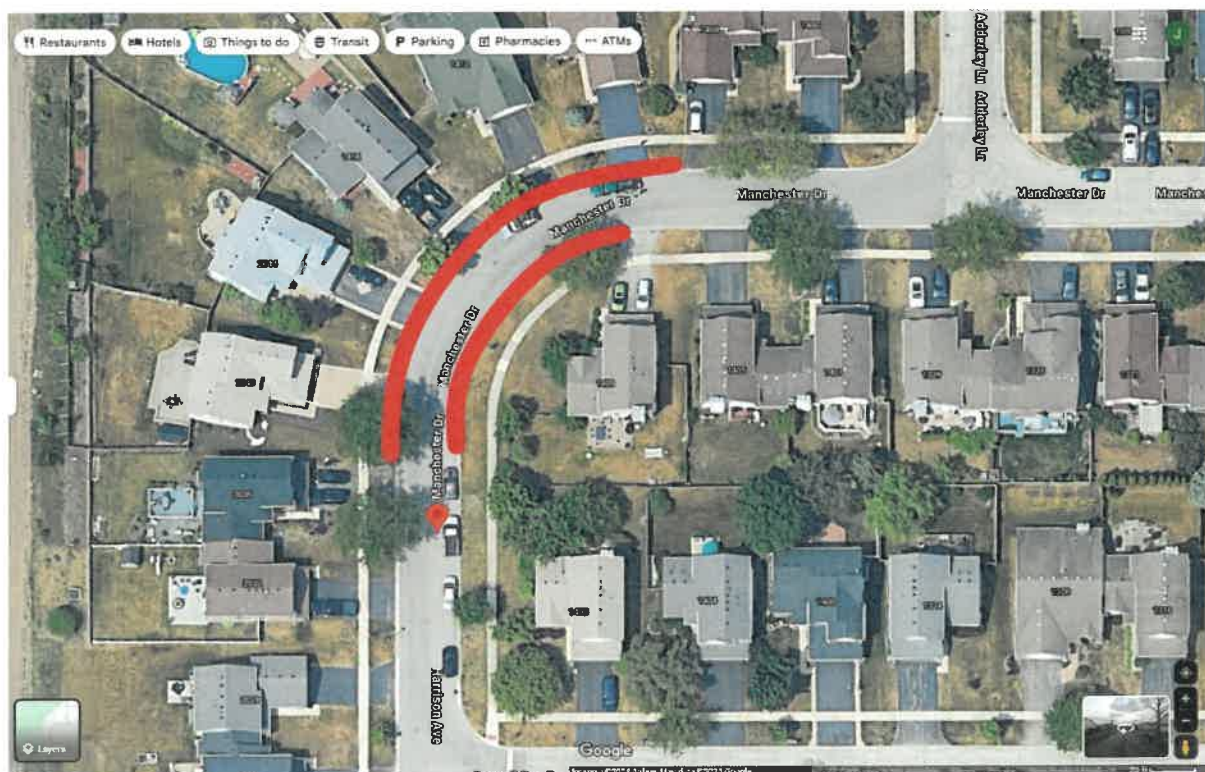
Northeast view from Harrison Ave to Manchester Dr



Southwest view from Manchester Dr to Harrison Av



Area of Concern/Proposed No Parking



Analysis

There is approximately 225' of curved roadway on the east side of Harrison Ave into Manchester Dr from 2036 Harrison Ave to 1404 Manchester Dr. The paved portion of the roadway is approximately 25' wide, however, this sweeping bend in the road appears to create blind spots and difficulties for vehicles when cars are parked on the roadway, and it merits a review for parking restrictions as well.

An in-person assessment of the location was conducted. An area of concern was the creation of blind spots while navigating the bend. Vehicles were legally parked on each side of the roadway at the beginning of the bend from Harrison Ave onto Manchester Dr, at the center of the bend, and at the entrance of the bend from Manchester Dr to Harrison Ave. A vehicle attempted to navigate the bend to attempt to illustrate the scenario.

- ❖ **The creation of blind spots while navigating the bend with vehicles parked on the roadway**
 - A vehicle attempted to navigate the bend traveling from Manchester Dr to Harrison Ave with an incoming vehicle with multiple vehicles parked on the roadway on the SE curb side of the bend. Also, a vehicle attempted to navigate the bend traveling from Harrison Ave to Manchester Dr with incoming traffic with multiple vehicles parked on the SE curb side of the bend. Both approaches created blind spot hazards that made it challenging to navigate the bend safely.

Approach from Harrison Ave to Manchester Dr

Start of Approach from Harrison Ave to Manchester Dr



An oncoming vehicle comes into view.



View of the vehicle lost



Oncoming vehicle back in view



Approach from Manchester Dr

Start of Approach from Manchester Dr to Harrison Ave



Oncoming vehicle in view



Secondary vehicle comes into view



First vehicle's pass attempt to pass with the second vehicle in the roadway



Accident data

The accident data was reviewed at this location for the past three (3) years. Zero (0) accidents occurred with vehicles in traffic on Harrison Ave / Manchester Dr. There were no accidents related to the focus of this parking study. While there have been no accidents related to the reason for this study, the identified concerns remain.

Survey of Surrounding Businesses/Residences

Starting August 01, 2024, a survey was conducted in the area, and we attempted to contact fifteen (15) residences in the immediate area. Contact was made at fourteen (14) of the fifteen (15) residences. Seven (7) residents favored parking restrictions on the SE bend side of the roadway. Four (4) residents favored restrictions on both sides of the bend roadway. Four (4) residents had no opinion or wanted no restriction added to the area. One (1) resident did not respond to the survey. A copy of the survey results and a copy of the flyer are attached to this memorandum.

US Postmaster for Mundelein, Tammy Castillo, contacted me regarding this study. Postmaster Castillo wished to voice her concerns about creating a no-parking restriction on the east side of the street. She advised the mailboxes are on the west side of the road, and if a restriction is put in place, this will cause vehicles to park in front of the mailboxes. Postmaster Castillo advised she would not have her mail carriers exit their vehicles to deliver mail by hand to this stretch of the roadway if vehicles were blocking the mailboxes.

Measurements (If Applicable)

Approximately 225' of roadway on Harrison Ave into Manchester Dr.
Approximately 25' wide from curb to curb

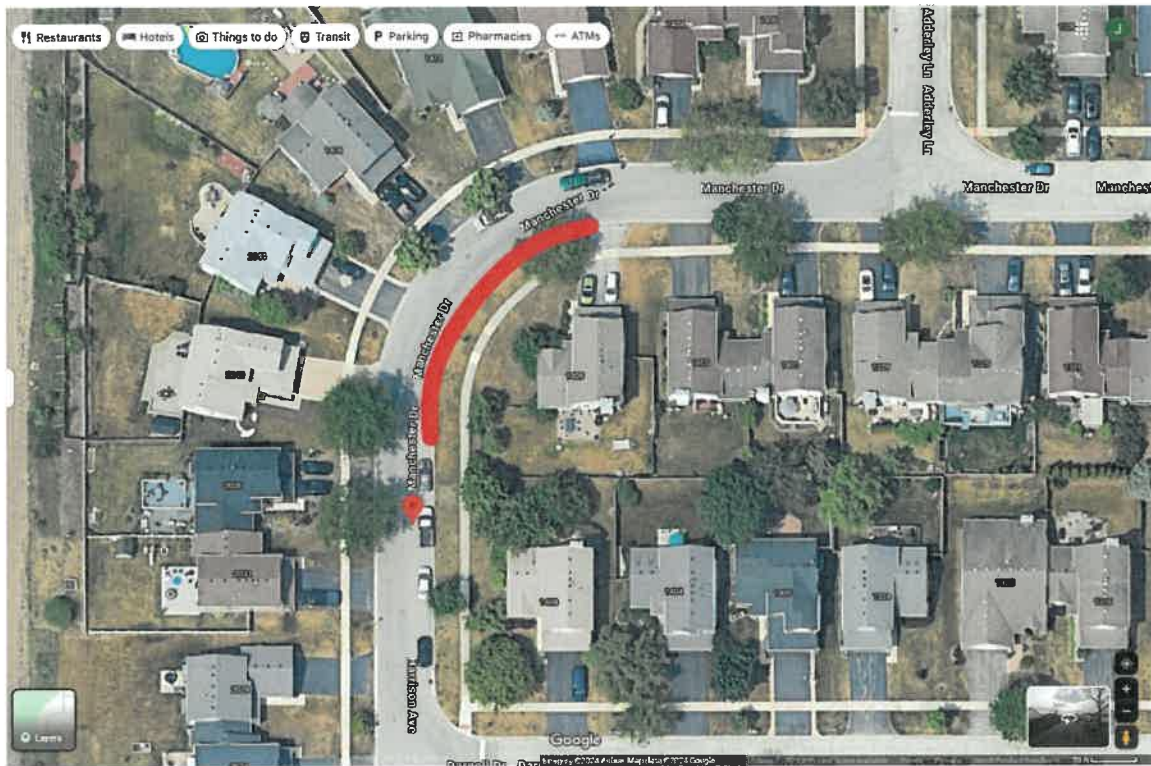
Current Ordinances / Conflict with any Current Ordinance / Signs in the Area

There are no current Parking Ordinances in the affected area.

Recommendations:

The analysis has identified the following recommendations:

- Parking Ordinance (10.32.100, Article II, Section 116) to be amended.
 - Add No Parking on the east side of Harrison Drive from the intersection of Harrison Drive and Manchester Drive to a point one hundred feet south of Manchester Drive.
 - Add No Parking on the south side of Manchester Drive from the intersection of Manchester Drive and Harrison Drive to a point sixty feet east of Harrison Drive.
- The red line below in the diagram shows the specific location.



Other factors and considerations:

A similar parking situation is in the same neighborhood, approximately a block away on Clarewood Ln, in the Kensington Dr bend. Currently, there are “No Parking Between Signs” restrictions on the SW side of the roadway. This would be a good area to mirror and stay consistent with the parking regulations as it seems effective. Reference Ordinance 10.32.100(116) (G) and 10.32.100(116) (H)

SURVEY - Conducted 08-01-2024

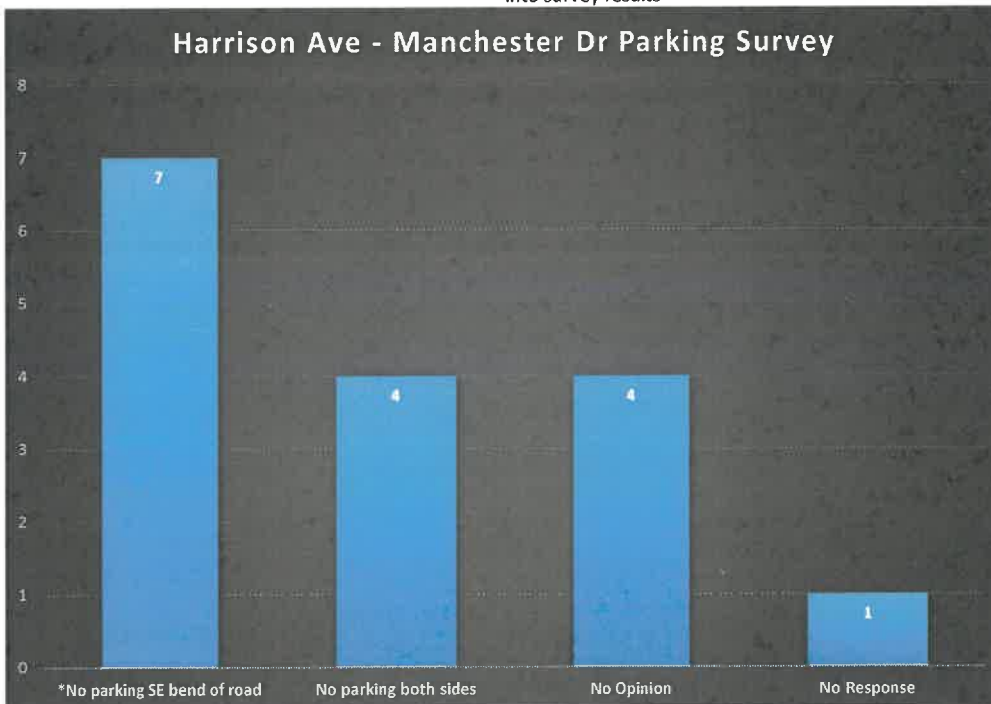
Harrison Ave / Manchester Dr Bend

Several Residents have expressed concerns and experienced difficulties navigating the bend on Harrison Ave into Manchester Dr with vehicles parked on both sides of the road. The combination of tight passable space and the blind spot to on coming traffic that is created is a hazard for vehicles attempting to navigate the bend. It has been proposed to restrict parking on the South East side of the of the road from 2036 Harrison Ave to 1409 Manchester Dr and/or no parking on both sides of the road around the bend.

Name	Address	(1) No parking SE bend side, (2) No Opinion (3) No parking both sides	Contact Made	Flyer Left
Jonathan Grandt	1401 Manchester Dr	1	8/1/2024	
Ligaya Manaligod	1405 Manchester Dr	2	8/1/2024	
Brayan Werner	1409 Manchester DR	3	8/1/2024	
D.M	1408 Darnell Dr	2	8/7/2024	8/1/2024
Scott Agulo	2024 Harrison Ave	1 - People drive to fast around bend	8/1/2024	
Keely Riedel	2028 Harrison Ave	1 - People drive to fast around bend	8/1/2024	
No Response	2032 Harrison Ave	N/A	N/A	8/1/2024
Joel Boldeva	2036 Harrison Ave	3	8/7/2024	8/1/2024
Dianne (Email)	2040 Harrison Ave	3	8/7/2024	8/1/2024
K. Malcom	2044 Harrison Ave	3	8/1/2024	
W. Kraft	1416 Manchester Dr	1	8/1/2024	
D.R	1412 Manchester Dr	2 - Against new restrictions	8/1/2024	
J. Pham	1408 Manchester Dr	2	8/7/2024	8/1/2024
Refused	1404 Manchester Dr	1	8/1/2024	
I.G.	1400 Manchester Dr	1	8/7/2024	8/1/2024

Response	Count
*No parking SE bend of road	7
No parking both sides	4
No Opinion	4
No Response	1

* Resident from 1313 Sterling responded in favor of option 1 but was not a residents that was surveyed. Resident's result entered into survey results



August 1, 2024

Dear Resident,

A parking study is being conducted in your area for additional parking restrictions on the SE bend on Harrison Ave into Manchester DR. Several Residents have expressed concerns and experienced difficulties navigating the bend on Harrison Ave into Manchester Dr with vehicles parked on both sides of the road. The combination of tight passable space and the blind spot to oncoming traffic that has created a hazard for vehicles attempting to navigate the bend. It has been proposed to restrict parking on the South East side of the of the road from 2036 Harrison Ave to 1409 Manchester Dr.



An attempt was made to contact you in person at your residence regarding your feedback on these changes. If you wish to provide feedback regarding the proposed changes, please contact me by email (janderson@mundelein.org) or phone (847-968-3784) by Friday, August 09th, 2024.

Sincerely,

Jakob Anderson



Jakob Anderson | Commander

Mundelein Police Department

221 North Lake Street, Mundelein, IL 60060

Phone 847-968-3784 | Fax 847-968-3755

janderson@mundelein.org

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SURVEY- Conducted 8-01-2024
Manchester Dr - Harrison Ave North East bend

Several Residents have expressed concerns and experienced difficulties navigating the bend on Harrison Ave into Manchester Dr with vehicles parked on both sides of the road. The combination of tight passable space and the blind spot to on coming traffic that is created is a hazard for vehicles attempting to navigate the bend. It has been proposed to restrict parking on the South East side of the of the road from 2036 Harrison Ave to 1409 Manchester Dr and/or no parking on both sides of the road around the bend.

Name	Address	Recommendation	1st contact	2nd contact	3rd contact
Jonathan GARDOT	1401 Manchester Dr	1 LEAVE BUS TO CREATE OTHER ISSUES	X 8/1/24		
Ligea Manaligod	1405 Manchester Dr	2- LEAVE IT LIKE THAT	8/1/24		
Bryan Warner	1409 Manchester Dr	Add no park sign - 3	8/1/24		
Scott Aguilo	1408 Darnell Dr	ADD NO PARK SIGN - 3	8/1/24		
Scott Aguilo	2024 Harrison Ave	people drive too quickly hard to see 2. no for portions other roads because it's dangerous parking	8/1/24	8/6/24	
Keely McDonald Biedel	2028 Harrison Ave	2 people report on the curve. fly around the curve	8/1/24		
	2032 Harrison Ave		8/1/24		
Joe / VA Dina	2036 Harrison Ave	3 -	8/1/24	08/07/24	
Dave	2040 Harrison Ave	3 -	8/1/24	08/07/24	
Kyle MacLellan	2044 Harrison Ave	Add SIGN - 3	8/1/24		
Wendy Forster	1416 Manchester Dr	ADD SIGN 1	8/1/24		
Sam Riden	1412 Manchester Dr	Agree not new sign - 2	8/1/24		
Jane Dwyer	1408 Manchester Dr	2 - NO OPINION	8/1/24	08/07/24	
Chadley	1404 Manchester Dr	Add no parking sign 1	8/1/24		
Blade	1400 Manchester Dr	OPTION ONE	8/1/24	08/07/24	

Options
 1 - No parking ~~SE~~ bend of the road 2 - No opinion 3 - No Parking both sides 4 - No Response

MEMORANDUM

To: Eric J. Guenther, Village Administrator
Lynne Monroe, Assistant Village Administrator

From: Jason Seeley, Chief of Police 

Date: November 12, 2024

Re: Traffic Control Request - No Parking – 225 Feet of Curved Roadway on Harrison Avenue at Manchester Drive

Several residents have expressed concerns and experienced difficulties navigating the bend on Harrison Avenue at Manchester Drive when vehicles are parked on both sides of the street. The attached memorandum outlines the findings of our parking study and our recommendations for amendments.

Recommendations:

- ❖ Parking Ordinance (10.32.100, Article II, Section 116) to be amended.
 - Add no parking on the east side of Harrison Drive from the intersection of Harrison Drive and Manchester Drive to a point one hundred feet south of Manchester Drive.
 - Add no parking on the south side of Manchester Drive from the intersection of Manchester Drive and Harrison Drive to a point sixty feet east of Harrison Drive.

If you agree, I recommend an amendment to Chapter 10.32 Parking, of the Mundelein Municipal Code.

Please do not hesitate to contact me if you have any questions or require additional information.

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of December 9, 2024

Subject: Fenton Brewing Company - Plat of Vacation - 428 North Chicago

Financial Impact:

N/A

Attachments:

1. O-24-12-59 - Exhibit A - Vacation Exhibit

Background:

Fenton Brewing Company purchased the property at 428 North Chicago Avenue from the Village in October 2024 with the intention of renovating and opening a brewery. The building was previously owned by the Village since at least 1910 and used for many different uses over the century – some evidence suggests that it once housed the first Village Hall, public works (with pump houses), an early police station, and a mortuary. In the 1950's, it was converted to the Village's Water Division building for about 70 years until the new Public Works building was constructed in 2020. After the Water Division relocated, the building was shared by the Mundelein Tool Library and the North Central 'O' Gaugers Model Railroad Club.



Plat of Vacation

During the purchase discussions, Fenton Brewing Company expressed an intent to use the area south of the building for outdoor seating. There is a Village-owned alley that wraps around two sides of the building. The Village agreed to vacate the alley south of the building (not west of the building), as the south portion of the alley does not have any critical purpose nor is it the sole access for any nearby properties.

Recommendation:

Motion to pass an Ordinance Vacating the Southern Alleyway in Block 3 of the Plat of the Town of Holcomb, Village of Mundelein, Illinois.

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

CERTIFICATE

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

I further certify that on December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-59
which is entitled

Fenton Brewing Company - Plat of Vacation - 428 North Chicago

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 12/10/2024, 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 12/10/2024.

Village Clerk

ORDINANCE NO. O-24-12-59

AN ORDINANCE VACATING THE SOUTHERN ALLEYWAY IN BLOCK 3 OF THE PLAT OF THE TOWN OF HOLCOMB, VILLAGE OF MUNDELEIN, ILLINOIS

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

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

WHEREAS, the Village Board hereby determines that the public interest will be subserved by vacating the alley described below and now seeks to take action to vacate that certain alley, and finds that such action protects and promotes the public welfare, safety, health, and morals; and,

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

SECTION I: Pursuant to 65 ILCS 5/11-91-1, the Village Board hereby vacates the alley which is legally described and depicted in **Exhibit A** (the "Alley").

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

This Ordinance is not intended to affect or impact any existing rights of parties other than the Village in and to the Alley.

This Ordinance shall be effective upon passage and the Village hereby conveys any interest it has in the Alley to 428 North Chicago LLC subject to the rights of any third parties including but not limited to any utility provider with utilities in the Alley, whether or not there is a recorded easement for same as well as any rights of access to utilize the Alley by third parties, if any.

No portion of the vacated Alley shall vest with any other property owner.

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

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

SECTION IV: This Ordinance shall be in full force and effect upon its passage, approval, and publication

in pamphlet form (which publication is hereby authorized) as provided by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____

Village Clerk

VACATION EXHIBIT

PART OF BLOCK 3 OF THE PLAT OF THE TOWN OF HOLCOMB (NOW MUNDELEIN), BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS, AS SHOWN IN BOOK "A" OF PLATS, PAGE 58

LEGAL DESCRIPTION:

ALL THAT PART OF THE TWENTY FOOT (20') WIDE ALLEY LYING SOUTH OF AND ADJACENT TO LOT 13 IN BLOCK 3 OF THE PLAT OF THE TOWN OF HOLCOMB (NOW MUNDELEIN) AS RECORDED IN THE BOOK "A" OF PLATS, PAGE 58 OF THE LAKE COUNTY ILLINOIS RECORDER'S OFFICE, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 30, ALL IN TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS.

CORPORATE AUTHORITY'S CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS AT A MEETING HELD THIS ____ DAY OF ____ A.D., 2024.

BY: _____

VILLAGE PRESIDENT

ATTEST: _____

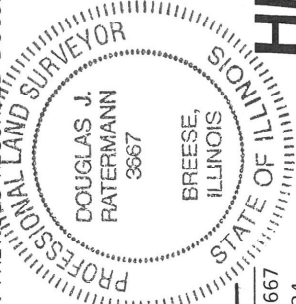
VILLAGE CLERK

SURVEYOR'S CERTIFICATE:

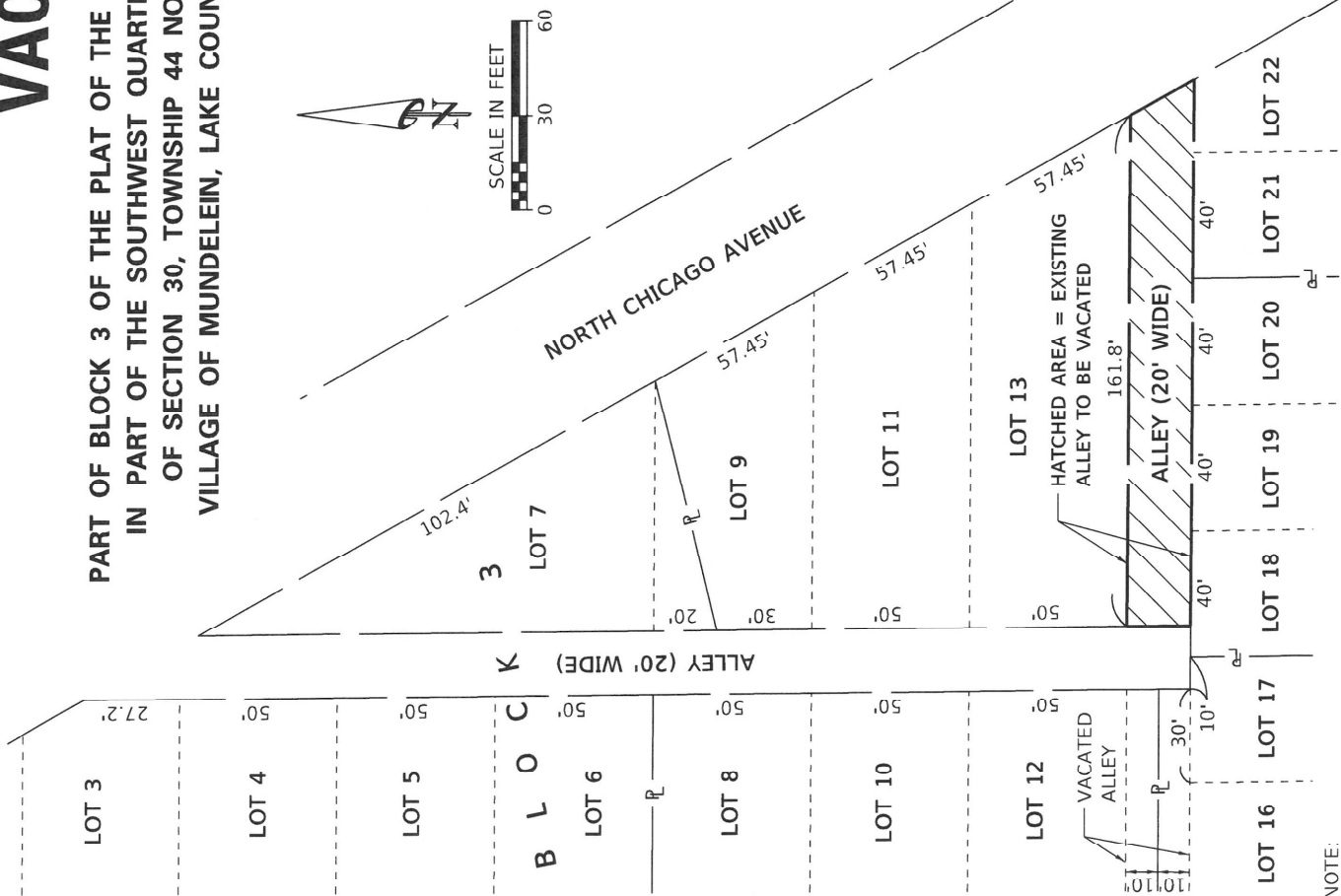
THIS IS TO CERTIFY THAT AT THE REQUEST OF THE VILLAGE OF MUNDELEIN, WE HAVE PREPARED THE ABOVE PLAT OF VACATION BASED ON PREVIOUSLY RECORDED DOCUMENTS.

HMG ENGINEERS, INC.
CONSULTING ENGINEERS
BREESE, ILLINOIS 62230
CORPORATION LICENSE NO. 184-000899
HMG NO. 8589 OCTOBER 08, 2024

BY: *[Signature]*
DOUGLAS J. RATERMANN, PLS NO. 3667
LICENSE EXPIRES NOVEMBER 30, 2024



HMG
ENGINEERS



NOTE:
ALL DIMENSIONS ARE PLATTED DIMENSIONS.

To: Mayor and Board of Trustees

From: Erin Swanson, Administrative Assistant
Colleen Malec, Senior Planner
Amanda Orenchuk, Director of Community Development

For: Village Board Meeting of December 9, 2024

Subject: Flaherty & Collins Redevelopment Agreement - Second Amendment

Financial Impact:

N/A

Attachments:

1. O-24-12-62 - Exhibit A - Second Amendment to Flaherty and Collins RDA

Background:

The Flaherty & Collins Redevelopment Agreement (RDA) contains a closing date upon which the Village will sell the property to the Developer, which was originally established as no later than July 1, 2024 and then later amended to December 31, 2024. Said closing date is now proposed to be amended to **March 31, 2025**.

The Redevelopment Agreement contains various milestones that are tied to the closing date, including:

- Project Completion Deadline is five years after the closing date;
- Vertical construction must commence within six months of the closing date; and
- Developer must obtain all project approvals prior to the closing date.

Since adoption of the RDA, the Developer has worked diligently to prepare project plans. The closing dates established in the RDA are estimated as well as possible, but may need to be adjusted from time to time when project timelines become more clear. The zoning petitions for both the multi-family building and the townhouses have been approved, and the project is currently in the building permitting stage.

Recommendation:

Motion to pass an Ordinance approving and authorizing execution of a Second Amendment to Redevelopment Agreement for the Redevelopment of Lots 2, 4, and 5 of the Village Hall Subdivision (Flaherty & Collins).

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 December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-62
which is entitled

Flaherty & Collins Redevelopment Agreement - Second Amendment

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 12/10/2024, 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 12/10/2024.

Village Clerk

ORDINANCE NO. O-24-12-62

AN ORDINANCE APPROVING AND AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF LOTS 2, 4, AND 5 OF THE VILLAGE HALL SUBDIVISION (FLAHERTY & COLLINS)

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, it is in the best interests of the Village of Mundelein for the Village to enter into a Second Amendment to Redevelopment Agreement with F & C Development, Inc. (the “Developer”), in substantially the form attached hereto as **Exhibit A** (the “Second Amendment”); and

WHEREAS, the Village passed Ordinance No. 23-05-35 on May 22, 2023 approving a Redevelopment Agreement with F & C Development, Inc.; and

WHEREAS, the Village passed Ordinance No. 24-06-28 on June 25, 2024 approving a First Amendment to the Redevelopment Agreement with F & C Development, Inc., which extended the closing deadline from July 1, 2024 to December 31, 2024; and

WHEREAS, the Second Amendment will amend Section 2.A to extend the Closing Date from December 31, 2024 to March 31, 2025.

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

SECTION I: The Second Amendment with the Developer, in substantially the form attached hereto, is hereby approved. 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 Second Amendment to the Redevelopment Agreement.

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: [Yes 0, No 0, Abstained 0]

MOVER: None

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

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____

Village Clerk

1
2
3 AFTER RECORDING
4 RETURN TO:
5
6 Village of Mundelein
7 Community Development
8 300 Plaza Circle
9 Mundelein, Illinois 60060
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THIS SPACE FOR RECORDER'S USE ONLY

17
18 **SECOND AMENDMENT**
19 **to**
20 **REDEVELOPMENT AGREEMENT**
21 **by and between**
22 **THE VILLAGE OF MUNDELEIN**
23 **and**
24 **F & C DEVELOPMENT, INC.**
25 **(FOR THE REDEVELOPMENT OF**
26 **LOTS 2, 4, AND 5 OF THE VILLAGE HALL SUBDIVISION)**
27
28 **DATED AS OF DECEMBER 9, 2024**
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SECOND AMENDMENT
to
REDEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT (the “*Second Amendment*”) is dated as of the 9th day of December, 2024 (the “*Effective Date*”) and is by and between the VILLAGE OF MUNDELEIN, an Illinois home rule municipal corporation (the “*Village*”), and F & C DEVELOPMENT, INC., an Indiana corporation (the “*Developer*”). The Village and Developer are collectively identified herein as the “*Parties*”.

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth in this Second Amendment, and pursuant to the Village’s home rule powers and all other applicable authority, the Parties agree as follows:

SECTION 1. RECITALS.

A. Effective as of May 22, 2023, the Parties entered into that certain “Redevelopment Agreement by and between the Village of Mundelein and F & C Development, Inc. (for the Redevelopment of Lots 2, 4, and 5 of the Village Hall Subdivision)” with regard to development of the Project on the subject property and various matters related thereto (the “*Redevelopment Agreement*”).

B. On June 24, 2024, the Parties entered into a First Amendment to the Redevelopment Agreement that extended the closing date from July 1, 2024 to December 31, 2024 in accordance with Section 2.A of the Redevelopment Agreement.

C. Pursuant to Section 13.I of the Redevelopment Agreement (“*Amendments and Modifications*”), the Redevelopment Agreement may be amended by an express, written amendment approved by the Parties.

D. The Parties now desire to amend the Redevelopment Agreement for the purpose of extending the closing date from December 31, 2024 to March 31, 2025 in accordance with Section 2.A of the Redevelopment Agreement.

E. The Parties desire to enter into this binding Second Amendment pursuant to the Village's home rule powers, the Illinois Municipal Code, and any and all other applicable laws and regulations.

SECTION 2. AMENDMENT TO REDEVELOPMENT AGREEMENT.

A. **Section 2.A.** Section 2.A of the Redevelopment Agreement (“*Definitions; Rules of Construction*”) shall be and is hereby amended as follows—additions are shown below as double underlined, and deletions are shown below as ~~stricken through~~—:

“*Closing Date*”: The date on which the Closing occurs, which shall be ~~December 31, 2024~~ March 31, 2025 or such earlier date as agreed to by the Village and Developer.

SECTION 3. GENERAL PROVISIONS. Capitalized terms used but not defined in this Second Amendment have the meaning ascribed to them in the Redevelopment Agreement. The Redevelopment Agreement is hereby ratified and confirmed by the Village and Developer except only as amended herein. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

[Signature pages follow]

IN WITNESS WHEREOF, the Parties have hereunto set their hands as of the Effective Date of this Second Amendment.

ATTEST: **VILLAGE OF MUNDELEIN**, an Illinois
home rule municipal corporation

Village Clerk

By: _____
Village President

ACKNOWLEDGEMENT

[illegible]

The foregoing instrument was acknowledged before me on _____, 2024, by Steve Lentz, the Village President of the **VILLAGE OF MUNDELEIN**, an Illinois home rule municipal corporation, and by Karen Walsh, the Village Clerk of said municipal corporation.

Given under my hand and official seal this day of , 2024.

Signature of Notary

SEAL

My Commission expires:

[VILLAGE SIGNATURE PAGE TO SECOND AMENDMENT TO
REDEVELOPMENT AGREEMENT – FOR THE REDEVELOPMENT OF
LOTS 2, 4, AND 5 OF THE VILLAGE HALL SUBDIVISION]

136
137 ATTEST:
138
139

F & C DEVELOPMENT, INC., an
Indiana corporation

140 By: _____ By: _____
141 Its _____ Its Authorized Representative

142
143
144
145
146 **ACKNOWLEDGEMENT**
147
148

149 STATE OF _____)
150) SS.
151 COUNTY OF _____)
152

153 The foregoing instrument was acknowledged before me on _____, 2024, by
154 _____, the _____ of, and by _____, the
155 _____ of **F & C DEVELOPMENT, INC.** (the "Company") which individuals
156 are known to me to be the identical persons who signed the foregoing instrument as such
157 officers of the Company for and on behalf of said Company, and that they executed the
158 same as their free and voluntary act and deed, and as the free and voluntary act and deed
159 of the Company, for the uses and purposes therein mentioned.

160
161 Given under my hand and official seal this ____ day of _____, 2024.
162

163 _____
164 Signature of Notary

SEAL

165
166
167 My Commission expires: _____
168
169
170

171
172
173
174 [DEVELOPER SIGNATURE PAGE TO SECOND AMENDMENT TO
175 REDEVELOPMENT AGREEMENT – FOR THE REDEVELOPMENT OF
176 LOTS 2, 4, AND 5 OF THE VILLAGE HALL SUBDIVISION]

To: Mayor and Board of Trustees

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

For: Village Board Meeting of December 9, 2024

Subject: Courtland Commons Bridge

Financial Impact:

\$89,225.00 - 414-48799-445 - OTHER INFRASTRUCTURE IMPR

Attachments:

1. Mundelein Courtland Commons Bridge and Path signed

Background:

The proposed agreement is for the design of a new culvert bridge over Seavey Drainage Channel to connect Courtland Commons to the path that ties into East Crystal Street.

Recommendation:

Motion to authorize the Director of Public Works and Engineering to sign the proposal for the design engineering services agreement for the Courtland Commons Bridge and Pedestrian Path and authorize purchase order number 14458 in the amount of \$89,225.00.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

October 30, 2024

Revised November 7, 2024

Village of Mundelein
Public Works & Engineering
300 Plaza Circle
Mundelein, IL 60060

Attention: Adam Boeche, PE, Director of Public Works Engineering

Subject: Professional Design Engineering Services Proposal for the
Courtland Commons Bridge and Pedestrian Path

Dear Mr. Boeche:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to present this proposal for professional design engineering services related to the preparation of preliminary plans and specifications for the pedestrian path and bridge connection at Courtland Commons Park, including all associated permitting. Included in this proposal are our Understanding of the Assignment, Scope of Services and Estimated Fee.

UNDERSTANDING OF THE ASSIGNMENT

It is our understanding that the Village of Mundelein (Village) would like to construct a new pedestrian path and culvert bridge over Seavey Ditch to connect the new Courtland Commons Park path to the path that ties into Crystal Street. In addition, we understand the Village would like to resurface E. Crystal Street and delineate new parking spaces along the south side of the street and explore the possibility of acquiring property along the north side of the street to accommodate additional parking. It has been expressed that the Village would like the project to be designed and permitted by late spring of 2025 to complete the project by July 1, 2025.

To best accommodate this schedule, we propose converting this contract to a Design/Build Contract upon completion of these preliminary engineering plans and specifications. CBBEL offers the services of Burke, LLC, a legal entity closely affiliated with CBBEL. If approved CBBEL will terminate this contract and forfeit any remaining fee on the basis that Burke, LLC, CBBEL and the Village will execute a PRICE AND SCHEDULE GUARANTEE based on the preliminary plans and cost estimate. Burke, LLC will act as the General Contractor / Construction Manager in accordance with the terms and conditions of a mutually acceptable CONSTRUCTION MANAGEMENT CONTRACT. Burke, LLC will work with the Village to develop a mutually acceptable form of contract for construction services.

Should the Village elect to proceed with a traditional design – bid – build project delivery, CBBEL will provide a supplementary proposal to complete bid documents and bidding assistance upon the completion of the preliminary plans and specifications.

SCOPE OF SERVICES

Survey

Task 1 – Topographic Survey: As part of this task, CBBEL will perform a Topographic Survey of the proposed path area and tie in locations as well as cross sections of Seavey Ditch at the proposed bridge location and 25-ft upstream and downstream. The following scope items will be included in this task:

- **Horizontal Control:** Utilizing state plane coordinates, CBBEL will set recoverable primary control utilizing state of the art GPS equipment based on NGS Control Monumentation.
- **Vertical Control:** CBBEL will establish benchmarks and assign elevations to the horizontal control points. This will be based on GPS observed NGS Control Monumentation (NAVD'88 vertical control datum).
- **Topographic Survey:** CBBEL will field locate all pavements, driveways, bike path, curb and gutters, pavement markings, signs, manholes, utility vaults, drainage structures, utilities, etc. within the project limits. Field location of all above ground utilities including, but not limited to water, sanitary sewer, storm sewer, telephone, electric, cable and gas, etc. Identify size, type, rim, and invert elevations.
- **Utility Survey and Coordination:** All existing storm and sanitary sewers will be surveyed to determine rim and invert elevations and pipe sizes. Above ground facilities of any additional underground utilities including water main, gas, electric, cable, etc. will also be located.
- **Tree Survey:** CBBEL will locate all trees over 6" inches in diameter within 25' of proposed path and bridge in order to assess potential tree impacts, if any, associated with the project. The located trees will be identified by species (deciduous or coniferous) and the size and condition determined as appropriate.
- **Base Mapping:** CBBEL will compile all the above information onto base maps at 1"=20' scale that is representative of existing conditions for use as the base sheet for the construction of any public or private improvements.

NOTE: Boundary/Land Acquisition Survey, Plats of Easement, and Right-of-Way/Plat of Highway Scope of Services and JULIE Utility Coordination are not included in this proposal

Environmental

Task 2 - Field Reconnaissance: An investigation of the project site will be completed to delineate the limits of wetlands and waters of the United States present. The delineation will be completed based on the methodology established by the U.S. Army Corps of Engineers. Also, during the site visit, wildlife and plant community qualities will be assessed. The limits of the wetland community will be field staked so that they can be professionally surveyed by others in relation to the project coordinate system. We also will locate the delineated boundaries using a submeter accuracy handheld GPS unit.

Task 3 – Letter Report: The results of the field reconnaissance will be summarized in a letter report. The wetlands' generalized quality ratings, according to the Swink and Wilhelm

Methodology (1994), will be included along with exhibits depicting the approximate wetland and project boundaries, National Wetland Inventory, Soil Survey, floodplain, USGS topography, site photographs and their locations, and the U.S. Army Corps of Engineers (USACE) Routine On-Site Data Forms. If the delineation is field surveyed, that will be used as our base wetland boundary map, otherwise we will use the best available aerial photograph.

Task 4 – Request for Preliminary Jurisdictional Determination and Boundary Confirmation: CBBEL will prepare and submit a request for a Preliminary Jurisdictional Determination to the Lake County SMC.

Task 5 – US Army Corps of Engineers Application: CBBEL Environmental Resources Staff will prepare the Corps of Engineers Permit Application. This information will include the required exhibits, specifications, data, and project information. This information will also be compiled and assembled for placement in a permit application package to the Illinois Environmental Protection Agency.

This task includes completion of initial coordination with the Illinois Department of Natural Resources (IDNR) and the US Fish and Wildlife Service (USFWS) regarding threatened and endangered species. If detailed coordination is necessary, a supplemental proposal will be provided to cover the cost of the additional required services.

We have assumed the application will be processed as a Nationwide Permit. If the application is processed as an Individual Permit, a supplemental proposal will be prepared to cover the cost of the required additional services.

Task 6 – County/Village Wetland Submittal: CBBEL Environmental Resources Staff will assist the project engineer in preparation of the wetland, waters, and buffer portions of the County/Village Stormwater Management Permit Application. This information will include the required exhibits, specifications, data, and project information.

Task 7 – Wetland Review Agency Coordination: **If necessary**, during the permit review process, we expect to have meetings with the regulatory agencies, project engineer, and client. We also expect to have to prepare responses to comments received during the review process. We have budgeted for attendance at two meetings and include budget to cover the cost of submittal of two responses to comments. If additional meetings, or responses to comments, are required they will be billed on a time and materials basis.

Water Resources

Task 8 – Request for Hydraulic Modeling and Site Investigation: We will request the latest hydrologic and hydraulic modeling from Lake County Stormwater Management Commission (SMC) that was prepared by HR Green. A Water Resources Engineer will visit the proposed crossing location to document, take pictures and understand the hydraulic conditions of the waterway.

Task 9 – Existing Conditions Hydraulic Model: We will update the hydraulic model requested in Task 1 with survey data for the location where the proposed crossing will occur. We will also review the Manning's n values in the hydraulic model, so they reflect what we gained from the site visit in Task 1. The existing conditions hydraulic model developed in this task will be utilized as the baseline for sizing of the proposed waterway crossing.

Task 10 – Proposed Project Hydraulic Modeling: Based on the crossing design by CBBEL in coordination with the Village, we will determine the size of and model the with-project

crossing of Seavey Ditch to verify it complies with SMC and Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR) Part 3708 floodway construction regulations. We will also incorporate the compensatory storage, if required.

Task 11 – IDNR-OWR Delegation Request: We will send a letter to IDNR-OWR requesting floodway construction permitting delegation to SMC. This request includes a fee of \$270.

Task 12 – Floodway Construction and Watershed Development Permit Submittal: Based on the information obtained in the hydraulic modeling, CBBEL will prepare a Floodway Construction and Watershed Development Permit submittal to SMC for the waterway crossing. The submittal will contain a narrative, compensatory storage calculations (if required), summary of results, hydraulic models, and exhibits.

Task 13 – Review Agency Coordination: During the permit review process, we expect to have meetings with SMC. We also expect to have to prepare responses to comments received during the review process. We have budgeted for attendance at one meeting and included the cost to cover two responses to comments. If additional meetings, or responses to comments, are required they will be billed on a time and materials basis.

Structural

Task 14 – Structural Plans: CBBEL will prepare structural plans, specifications and a cost estimate for the proposed box culvert. The structure will be designed in accordance with current IDOT Culvert Manual and the current AASHTO LRFD Bridge Design Specifications. This task will include continued coordination with the project geotechnical engineer. CBBEL anticipates that structural plans will be included in a prefinal and final submittal and will include a general plan and elevation sheet, a general notes/bill of material sheets, and culvert end section/detail sheets. All Village comments on the prefinal submittal will be addressed and incorporated into the final submittal. CBBEL will prepare a cost estimate for the work utilizing standard IDOT pay items whenever possible. Project-specific special provisions will be written as needed.

Task 15 – Geotechnical Investigation: CBBEL will retain Testing Service Corporation (TSC) to perform a geotechnical investigation of the site. The investigation will include drilling two soil borings (anticipated 30 ft depth), one for each abutment. TSC will prepare a geotechnical report summarizing its findings and the parameters to be used for the design of the structure (soil pressures, friction coefficient, bearing capacity, etc.). Additionally, TSC will perform a “Potentially Impacted Property” (PIP) evaluation and provide sampling and laboratory analyses for the completion of the LPC-662/663 form.

Task 16 – Prefinal Plans, Specifications and Estimate: CBBEL will prepare prefinal plans, specifications, and cost estimate. The bridge will be designed in accordance with the current AASHTO LRFD Bridge Design Specifications and LRFD Guide Specifications for the Design of Pedestrian Bridges. This task will include coordination with the project geotechnical engineer and with a truss manufacturer.

It is anticipated that the prefinal plans will include the following sheets:

- Cover Sheet
- General Notes Sheet
- Summary of Quantities Sheet
- Alignment, Ties and Benchmark Sheet

- Typical Section Sheet
- Removal Plan
- Proposed Path Plan and Profile
- Resurfacing Plan
- Pavement Marking Plan
- Erosion Control/Landscaping Plans (3 sheets showing erosion control staging)
- Erosion Control Details
- Construction Details
- Bridge Plans (5 sheets - see Task 16)

CBBEL will use IDOT standard pay items whenever possible. Project-specific special provisions will be written as needed. Plans, special provisions, and the estimate of cost will be submitted to the Village for review.

ESTIMATED FEE

Task	Description	Cost
1	Topographic Survey	\$ 4,060
2	Field Reconnaissance	\$ 2,400
3	Letter Report	\$ 3,600
4	Request for Preliminary Jurisdictional Determination and Boundary Confirmation	\$ 1,000
5	US Army Corps of Engineers Application	\$ 3,500
6	County/Village Wetland Submittal	\$ 3,000
7	Wetland Review Agency Coordination (If Necessary)	\$ 3,500
8	Request for Hydraulic Modeling and Site Investigation	\$ 2,890
9	Existing Conditions Hydraulic Model	\$ 5,460
10	Proposed Project Hydraulic Modeling	\$ 6,080
11	IDNR-OWR Delegation Request	\$ 1,125
12	Floodway Construction and Watershed Development Permit Submittal	\$ 9,180
13	Review Agency Coordination	\$ 5,460
14	Structural Plans	\$17,810
15	Geotechnical Investigation and LPC-662/663	\$ 8,700
16	Prefinal Plans, Specifications and Estimate	\$10,460
17	Direct Costs	\$ 1,000
	Total:	\$ 89,225

We will bill you at the hourly rates specified on the attached Schedule of Charges. We will establish our contract in accordance with the attached General Term and Conditions. These General Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. Direct costs for blueprints, photocopying, mailing, mileage, overnight delivery, messenger services and report binding are not included in the Fee Estimate. Please note that meetings and additional services performed by CBBEL that are not included as part of this proposal will be billed on a time and materials basis and at the attached hourly rates.

Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,

Michael E. Kerr, PE
President

Encl. Schedule of Charges
General Terms and Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES AND GENERAL TERMS AND
CONDITIONS ACCEPTED FOR VILLAGE OF MUNDELEIN:

BY: 

TITLE: Director of Public Works and Engineering

DATE: 11/26/24

OCG/jmc
N:\PROPOSALS\ADMIN\2024\Mundelein Courtland Commons Bridge and Pedestrian Path\Mundelein Courtland Commons Bridge and Path
Design.10302024.doc

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of December 9, 2024

Subject: Property Tax Levy Ordinance - May 1, 2024 - April 30, 2025

Financial Impact:

Attachments:

1. O-24-12-63 - 2024 Tax Ordinance Certificate

Background:

The 2024 Property Tax Levy and Abatement Ordinances will result in an increase of \$744,851 to the Village from a year ago and will decrease the estimated tax rate to \$1.37 from \$1.44 for 2023.

Recommendation:

Motion to pass an Ordinance providing for the Levy of Property Taxes for the Current Fiscal Year beginning on May 1, 2024 and ending April 30, 2025 in the amount of \$18,488,252.

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 December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-63
which is entitled

Property Tax Levy Ordinance - May 1, 2024 - April 30, 2025

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 12/10/2024, 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 12/10/2024.

Village Clerk

ORDINANCE NO. O-24-12-63

AN ORDINANCE PROVIDING FOR THE LEVY OF TAXES FOR THE CURRENT FISCAL YEAR BEGINNING MAY 1, 2024 AND ENDING APRIL 30, 2025

WHEREAS, The President and Board of Trustees of the Village of Mundelein, Lake County, Illinois did on the 24th day of June 2024 pass the Annual Appropriation Ordinance for the said Village of the fiscal year ending April 30, 2025. The amount of which is ascertained to be in the aggregate sum of \$96,879,000, which said Appropriation Ordinance was duly published, in pamphlet form on the 24th day of July 2024.

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

SECTION I. GENERAL CORPORATE FUND: That there be and is hereby levied upon all of the taxable property within the corporate limits of said Village for the year 2024 the sum of \$7,436,000 for the following General Corporate purposes, mentioned on said Appropriation Ordinance, in the respective sums as follows:

	FYE 2025		
CORPORATE FUND			
BOARDS AND COMMISSIONS			
	EXECUTIVE BOARD	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	130,000	21,010
46000	CONTRACTED SERVICES	80,000	12,929
47000	OPERATING SUPPLIES & EXPENSES	5,000	809
	TOTAL	215,000	34,748
	COMMISSIONS	APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	343,000	55,435
47000	OPERATING SUPPLIES & EXPENSES	62,000	10,021
	TOTAL	405,000	65,456
	TOTAL BOARDS & COMMISSIONS	620,000	100,204
GENERAL GOVERNMENT			
	ADMINISTRATIVE	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	2,892,000	467,396
46000	CONTRACTED SERVICES	1,330,000	214,951

47000	OPERATING SUPPLIES & EXPENSES	428,000	69,172
	TOTAL	4,650,000	751,519
	FINANCE	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	406,000	65,617
46000	CONTRACTED SERVICES	2,008,000	324,526
47000	OPERATING SUPPLIES & EXPENSES	24,000	3,879
49900	OTHER USES – FUNDS TRANSFER	1,902,000	307,396
	TOTAL	4,340,000	701,418
	LEGAL	APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	600,000	96,970
	TOTAL	600,000	96,970
	CAPITAL PROJECTS	APPROPRIATION	LEVY
48000	CAPITAL IMPROVEMENTS	1,215,000	196,365
	TOTAL	1,215,000	196,366
	BUILDING	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	1,450,000	234,345
46000	CONTRACTED SERVICES	33,000	5,333
47000	OPERATING SUPPLIES & EXPENSES	27,000	4,364
	TOTAL	1,510,000	244,042
	TOTAL GENERAL GOVERNMENT	12,315,000	1,990,315
PUBLIC SAFETY			
	POLICE DEPARTMENT	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	16,864,000	2,725,510
46000	CONTRACTED SERVICES	605,000	97,778
47000	OPERATING SUPPLIES & EXPENSES	471,000	76,122
	TOTAL	17,940,000	2,899,410
	FIRE DEPARTMENT	APPROPRIATION	LEVY

45000	WAGES, SALARIES & BENEFITS	7,309,000	1,181,259
46000	CONTRACTED SERVICES	851,000	137,536
47000	OPERATING SUPPLIES & EXPENSES	390,000	63,031
	TOTAL	8,550,000	1,381,826
	TOTAL PUBLIC SAFETY	26,490,000	4,281,236
PUBLIC WORKS			
	ADMINISTRATION	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	711,000	114,910
46000	CONTRACTED SERVICES	290,000	46,868
47000	OPERATING SUPPLIES & EXPENSES	9,000	1,455
	TOTAL	1,010,000	163,233
	FACILITY MAINTENANCE	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	658,000	106,343
46000	CONTRACTED SERVICES	506,000	81,778
47000	OPERATING SUPPLIES & EXPENSES	101,000	16,323
	TOTAL	1,265,000	204,444
	VEHICLE MAINTENANCE	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	676,000	109,253
46000	CONTRACTED SERVICES	99,000	16,000
47000	OPERATING SUPPLIES & EXPENSES	815,000	131,718
	TOTAL	1,590,000	256,971
	STREET	APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	1,320,000	213,333
46000	CONTRACTED SERVICES	877,000	141,738
47000	OPERATING SUPPLIES & EXPENSES	523,000	84,526
	TOTAL	2,720,000	439,597
	TOTAL PUBLIC WORKS	6,585,000	1,064,245

SUMMARY			
	BOARDS & COMMISSIONS	620,000	100,204
	GENERAL GOVERNMENT	12,315,000	1,990,315
	PUBLIC SAFETY	26,490,000	4,281,236
	PUBLIC WORKS	6,585,000	1,064,245
	TOTAL CORPORATE FUND	46,010,000	7,436,000

SECTION II. SPECIAL APPROPRIATIONS: That the following sums of money, or as much as may be authorized by law, as may be needed or deemed necessary to defray the expenses and liabilities hereinafter designated, are hereby appropriated for the special purpose herein specified for the fiscal year commencing May 1, 2024, and ending April 30, 2025.

SPECIAL PURPOSE FUNDS			
ROAD & BRIDGE			
Which is pursuant to Chapter 65 ILCS 5\11-81-1 as amended and/or from the Village's share of said tax levies.			
ROAD & BRIDGE		APPROPRIATION	LEVY
48000	CAPITAL IMPROVEMENTS	4,240,000	1,577,383
49900	OTHER USES – FUNDS TRANSFER	360,000	133,929
	TOTAL ROAD & BRIDGE	4,600,000	1,711,312
ILLINOIS MUNICIPAL RETIREMENT			
For contributions from funds derived by the special property tax provided for under the Illinois Municipal Retirement Fund Act now.			
IL MUNICIPAL RETIREMENT FUND			
		APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	975,000	775,000
	TOTAL IMRF	975,000	775,000
SOCIAL SECURITY			

For contributions to be made by the Village of Mundelein to the Social Security Contribution Fund in accordance with the Social Security Enabling Act, as amended being in Chapter 40 ILCS 5\21-110.

SOCIAL SECURITY			
		APPROPRIATION	LEVY
45000	WAGES, SALARIES & BENEFITS	1,800,000	1,400,000
	TOTAL SOCIAL SECURITY	1,800,000	1,400,000
MOTOR FUEL TAX		APPROPRIATION	LEVY
48000	CAPITAL IMPROVEMENTS	4,000,000	
	TOTAL MOTOR FUEL TAX	4,000,000	0
TRAIN STATION PARKING		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	98,000	
47000	OPERATING SUPPLIES & EXPENSES	20,000	
48000	CAPITAL IMPROVEMENTS	42,000	
	TOTAL TRAIN STATION	160,000	0
EQUIPMENT FUND		APPROPRIATION	LEVY
	STREET DIVISION		
48000	CAPITAL IMPROVEMENTS	500,000	
	TOTAL EQUIPMENT FUND	500,000	0
STORM WATER MANAGEMENT		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	30,000	
48000	CAPITAL IMPROVEMENTS	935,000	
49000	BOND PRINCIPAL	285,000	
49200	BOND INTEREST	350,000	

	TOTAL STORM WATER	1,600,000	0
CAPITAL DEVELOPMENT		APPROPRIATION	LEVY
49900	OTHER USES – FUNDS TRANSFER	600,000	
	TOTAL CAPITAL DEVELOPMENT	600,000	0
9-1-1 SURCHARGE		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	14,000	
48000	CAPITAL IMPROVEMENTS	66,000	
49900	OTHER USES – FUNDS TRANSFER	1,920,000	
	TOTAL 9-1-1 SURCHARGE	2,000,000	0
BOND LEVY		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	1,000	0
49000	BOND PRINCIPAL	525,000	1,450,000
49200	BOND INTEREST	644,000	1,226,231
	TOTAL BOND LEVY	1,170,000	2,676,231
TAX REBATE		APPROPRIATION	LEVY
49500	TAX REBATES	1,100,000	
	TAX REBATE	1,100,000	0
TIF 2 FUND		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	70,000	
49400	NOTE PRINCIPAL	430,000	
49900	CONTINGENT	100,000	
	TOTAL TIF 2 - DOWNTOWN	600,000	0
TIF 3 – DOWNTOWN		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	1,000	
49000	BOND PRINCIPAL	560,000	
49200	BOND INTEREST	189,000	

	TOTAL TIF 3 - DOWNTOWN	750,000	0
ARCHER BUSINESS CENTER		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	305,000	
47000	OPERATING SUPPLIES & EXPENSES	250,000	
48000	CAPITAL IMPROVEMENTS	165,000	
	TOTAL	720,000	0
COMM DEVELOPMENT/BLOCK GRANTS		APPROPRIATION	LEVY
46000	CONTRACTED SERVICES	220,000	
	TOTAL COMM DEVELOPMENT /BLOCK GRANTS	220,000	0
CAPITAL PROJECTS/ARPA		APPROPRIATION	LEVY
48000	CAPITAL IMPROVEMENTS	1,740,000	
	TOTAL CAPITAL PROJECTS/ARPA	1,740,000	0
FIRE PENSION		APPROPRIATION	LEVY
46400	PROFESSIONAL SERVICES	100,000	49,000
46900	OTHER SERVICES	50,000	25,000
	TOTAL	150,000	74,000
	PENSION PAYMENTS (FPEN)		
45600	RETIREMENT PENSIONS	1,950,000	960,344
45700	WIDOW'S PENSIONS	100,000	49,000
45800	DISABILITY PENSIONS	350,000	172,000
	TOTAL	2,400,000	1,181,344

	TOTAL FIRE PENSION	2,550,000	1,255,344
POLICE PENSION		APPROPRIATION	LEVY
46400	PROFESSIONAL SERVICES	100,000	84,000
46900	OTHER SERVICES	50,000	42,000
	TOTAL	150,000	126,000
	PENSION PAYMENT		
45600	RETIREMENT PENSIONS	2,900,000	2,436,365
45700	WIDOW'S PENSIONS	400,000	336,000
45800	DISABILITY PENSIONS	400,000	336,000
	TOTAL	3,700,000	3,108,365
	TOTAL POLICE PENSION	3,850,000	3,234,365
SPECIAL ASSESSMENTS		APPROPRIATION	LEVY
49900	CONTINGENT	1,000,000	
	TOTAL SPECIAL ASSESSMENTS	1,000,000	0
SPECIAL FUNDS SUMMARY			
	ROAD & BRIDGE	4,600,000	1,711,312
	IL MUNICIPAL RETIREMENT	975,000	775,000
	SOCIAL SECURITY	1,800,000	1,400,000
	MOTOR FUEL TAX	4,000,000	0
	TRAIN STATION PARKING	160,000	0
	EQUIPMENT FUND	500,000	0
	STORM WATER MGT	1,600,000	0
	CAPITAL DEVELOPMENT	600,000	0
	9-1-1 SURCHARGE	2,000,000	0
	BOND LEVY	1,170,000	2,676,231
	TAX REBATE	1,100,000	0

	TIF 2 - DOWNTOWN	600,000	0
	TIF 3 - DOWNTOWN	750,000	0
	ARCHER BUSINESS CENTER	720,000	0
	REVOLVING LOANS/GRANTS	220,000	0
	CAPITAL PROJECTS/ARPA	1,740,000	0
	FIRE PENSION	2,550,000	1,255,344
	POLICE PENSION	3,850,000	3,234,365
	SPECIAL ASSESSMENTS	1,000,000	0
	TOTAL SPECIAL PURPOSE	29,935,000	11,052,252

WATER/SEWER OPERATIONS			
	SEWER		
45000	WAGES, SALARIES & BENEFITS	1,997,000	
46000	CONTRACTED SERVICES	487,000	
47000	OPERATING SUPPLIES & EXPENSES	1,154,000	
48000	CAPITAL IMPROVEMENTS	2,000	
49900	OTHER USES – FUNDS TRANSFER	2,550,000	
	TOTAL SEWER	6,190,000	0
	WATER		
45000	WAGES, SALARIES & BENEFITS	1,640,000	
46000	CONTRACTED SERVICES	962,000	
47000	OPERATING SUPPLIES & EXPENSES	498,000	
49900	OTHER USES – FUNDS TRANSFER	2,550,000	
	TOTAL WATER	5,650,000	
	TOTAL WATER/SEWER	11,840,000	
DEPRECIATION			
	SEWER		
48000	CAPITAL IMPROVEMENTS	1,020,000	
49000	BOND PRINCIPAL	296,000	
49200	BOND INTEREST	364,000	

	TOTAL	1,680,000	
WATER			
48000	CAPITAL IMPROVEMENTS	4,690,000	
	TOTAL	4,690,000	
	TOTAL DEPRECIATION	6,370,000	
CLCJAWA			
47000	OPERATING SUPPLIES & EXPENSES	2,725,000	
	TOTAL CLCJAWA	2,725,000	
SUMMARY			
	WATER/SEWER OPERATIONS	11,840,000	0
	DEPRECIATION	6,370,000	0
	CLCJAWA	2,725,000	0
	TOTAL WATER SEWER	20,935,000	0

SECTION III. UNEXPENDED BALANCES. The unexpended balance of any item or of items of any appropriation made by this Ordinance may be expended in making up any deficiency in any item or items in the same general appropriations made by this Ordinance.

SECTION

IV. VALIDITY. If any section, paragraph, clause, item, or provision of the Ordinance shall be held invalid, the invalidity of such section, paragraphs, clause, item or provision shall not affect any of the other provisions of this Ordinance.

SECTION V. ORDINANCE NUMBER. That this Ordinance shall be known as Ordinance Number **O-24-12-63**.

SECTION

VI. That the Village Clerk of Mundelein is hereby directed to forward a certified copy of this Ordinance to the County Clerk of Lake County prior to the last Tuesday in December.

SECTION VII. DATE WHEN EFFECTIVE -

REPEAL. This Ordinance shall be in full force and effect from and after its final passage, signing, and publication in pamphlet form as provided by law, and all parts of other Ordinance in conflict with this Ordinance, if any, are hereby repealed.

This Ordinance was presented on December 09, 2024, at a regular meeting of the Village Board of Trustees in Mundelein, Illinois, Lake County, held on that day, as was read and ordered filed for public inspection in the office of the Village Clerk of Mundelein.

2024 LEVY SUMMARY			
CORPORATE	APPROPRIATION	LEVY	

	BOARDS & COMMISSIONS	620,000	100,204
	GENERAL GOVERNMENT	12,315,000	1,990,315
	PUBLIC SAFETY	26,490,000	4,281,236
	PUBLIC WORKS	6,585,000	1,064,245
	TOTAL CORPORATE FUND	46,010,000	7,436,000
	SPECIAL FUND SUMMARY		
	ROAD & BRIDGE	4,600,000	1,711,312
	IL MUNICIPAL RETIREMENT	975,000	775,000
	SOCIAL SECURITY	1,800,000	1,400,000
	MOTOR FUEL TAX	4,000,000	0
	TRAIN STATION PARKING	160,000	0
	EQUIPMENT FUND	500,000	0
	STORM WATER MGT	1,600,000	0
	CAPITAL DEVELOPMENT	600,000	0
	9-1-1 SURCHARGE	2,000,000	0
	BOND LEVY	1,170,000	2,676,231
	TAX REBATE	1,100,000	0
	TIF 2 - DOWNTOWN	600,000	0
	TIF 3 - DOWNTOWN	750,000	0
	ARCHER BUSINESS CENTER	720,000	0
	REVOLVING LOANS/GRANTS	220,000	0
	CAPITAL PROJECTS/ARPA	1,740,000	0
	FIRE PENSION	2,550,000	1,255,344
	POLICE PENSION	3,850,000	3,234,365
	SPECIAL ASSESSMENTS	1,000,000	0
	TOTAL SPECIAL FUNDS	29,935,000	11,052,252
	WATER/SEWER		
	WATER/SEWER OPERATIONS	11,840,000	
	DEPRECIATION	6,370,000	
	CLCJAWA	2,725,000	
	TOTAL WATER SEWER	20,935,000	0
	TOTAL SUMMARY		
	CORPORATE	46,010,000	7,436,000
	SPECIAL FUNDS	29,935,000	11,052,252
	WATER/SEWER	20,935,000	0
	GRAND TOTAL ALL FUNDS	96,880,000	18,488,252

The foregoing Ordinance was adopted by a roll call vote as follows:

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

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

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____

Village Clerk

CERTIFICATE

The undersigned, President of the Village of Mundelein, hereby certifies that I am the presiding officer of the Village of Mundelein, and as such presiding officer, I hereby certify that the levy ordinance, a certified copy of which is appended hereto, was adopted pursuant to, and in all respects in compliance with, the provisions of 35 ILCS 200/18-60 through 18-85 of "The Truth-in-Taxation Act".

Date

Steve Lentz, President

To: Mayor and Board of Trustees

From: Linda Miller, Finance Director

For: Village Board Meeting of December 9, 2024

Subject: Property Tax Levy Abatement Ordinance 2024

Financial Impact:

Attachments:

None

Background:

Recommendation:

Motion to pass an Ordinance providing for the Partial Abatement of the Levy of Property Taxes for the Bond Levy Fund of the Village of Mundelein for 2024 of \$1,701,231.26

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 December 9, 2024 the Corporate Authorities of such Village passed and approved:

Ordinance No. O-24-12-64
which is entitled

Property Tax Levy Abatement Ordinance 2024

The pamphlet form of said Ordinance, including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Village Hall commencing on 12/10/2024, 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 12/10/2024.

Village Clerk

ORDINANCE NO. O-24-12-64

AN ORDINANCE PROVIDING FOR THE PARTIAL ABATEMENT OF THE LEVY OF TAXES FOR THE BOND LEVY FUND OF THE VILLAGE OF MUNDELEIN, LAKE COUNTY, ILLINOIS

WHEREAS, the Village of Mundelein, Lake County, Illinois, has heretofore, issued General Obligation Bonds in accordance with the Ordinance No. 17-09-39, adopted September 11, 2017, which provided for the payment of principal and interest on said 2017 Series General Obligation Bonds; and

WHEREAS, the Village of Mundelein, Lake County, Illinois, has heretofore, issued General Obligation Bonds in accordance with the Ordinance No. 19-07-56, adopted July 22, 2019, which provided for the payment of principal and interest on said 2019 Series General Obligation Bonds; and

WHEREAS, provision has been made in the above ordinance for the levy of taxes for the year 2024 sufficient to produce the amount of \$621,400.00 for payment of principal and interest on said 2017 Series General Obligation Bonds; and

WHEREAS, provision has been made in the above ordinance for the levy of taxes for the year 2024 sufficient to produce the amount of \$2,054,831.26 for payment of principal and interest on said 2019 Series General Obligation Bonds; and

WHEREAS, it has been determined that a minimum of \$621,400.00 will be available from other general revenues with which a part of the principal and interest on said 2017 Series General Obligation Bonds may be paid; and

WHEREAS, it has been determined that a minimum of \$1,079,831.26 will be available from other general revenues with which a part of the principal and interest on said 2019 Series General Obligation Bonds may be paid; and

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

Section I. The County Clerk of Lake County, Illinois is hereby authorized and directed to abate in part the levy of taxes for payment of General Obligation Bonds, Ordinance No. 17-09-39, adopted September 11, 2017, by the sum of \$621,400.00 and reduce said levy from \$621,400.00 to \$0.00 for the payment of principal and interest required under said General Obligation Bond Ordinance as provided for and levied for the year 2017 in Ordinance 17-09-39 of the Village of Mundelein, Lake County, Illinois, copies of which were filed with the County Clerk shortly after adoption of said Ordinance.

Section II. The County Clerk of Lake County, Illinois is hereby authorized and directed to abate in part the levy of taxes for payment of General Obligation Bonds, Ordinance No. 19-07-56, adopted July 22, 2019, by the sum of \$1,079,831.26 and reduce said levy from \$2,054,831.26 to \$975,000.00 for the payment of principal and interest required under said General Obligation Bond Ordinance as provided for and levied for the year 2019 in Ordinance 19-07-56 of the Village of Mundelein, Lake County, Illinois, copies of which were filed with the County Clerk shortly after adoption of said Ordinance.

Section III. That the Village Clerk of Mundelein is hereby directed to forward a certified copy of this Ordinance to the County Clerk of Lake County.

Section IV. That if any clause, sentence, provision, or part of this Ordinance is adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this Ordinance, which shall remain in full force and effect.

Section V. That this Ordinance shall be known as Ordinance No. **O-24-12-64**.

Section VI. That all parts of ordinances inconsistent herewith are hereby repealed, but except as modified or changed herein, all existing ordinances are hereby ratified, confirmed, and approved.

Section VII. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

RESULT:	[Yes 0, No 0, Abstained 0]
MOVER:	None
SECONDER:	None
AYES:	None
NAYS:	None
ABSTAIN:	None

President

ADOPTED: Monday, December 9, 2024

APPROVED: Monday, December 9, 2024

ATTEST: _____

Village Clerk

To: Mayor and Board of Trustees

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

For: Village Board Meeting of December 9, 2024

Subject: Governing Body

Financial Impact:

\$2,718,211.50

Attachments:

1. Governing Body

Background:

The Village's Bill Approval Policy requires bill approval at each board meeting. Board approval is respectfully requested. The full Governing Body Report has been posted on the Village's internet.

Recommendation:

Motion to approve the payment of bills, as indicated in the Governing Body Report for the period between November 26, 2024 and ending December 9, 2024 in the amount of \$2,718,211.50.



GOVERNING BODY

DISBURSEMENTS REPORT

December 9, 2024

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10:41 12/03/24
Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 100-26080-000		HEALTH INSURANCE PAYABLE					
14237 INTERGOVERNMENTAL PERSONNEL	2025	12012024	13671	1	N	11/25/24	352,968.14
Account: 100-32005-000		HOTEL/MOTEL TAX					
11536 AZAVAR AUDIT SOLUTIONS	2025	158223	14444	1	N	11/21/24	3,008.45
Totals for department							355,976.59
Department: 103 FOURTH OF JULY COMMISSION							
Program:							
Account: 100-46499-103		MISC PROFESSIONAL SERV					
7045 ROBERT RATHUNDE	2025	11252024	14450	1	N	11/25/24	3,400.00
Account: 100-47420-103		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	47.65
Totals for department 103							3,447.65
Department: 105 POLICE/FIRE COMMISSION							
Program:							
Account: 100-47015-105		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1NHX-PR3Y-HC1G	14439	1	N	11/24/24	94.99
Totals for department 105							94.99
Department: 108 ARTS COMMISSION							
Program:							
Account: 100-46499-108		MISC PROFESSIONAL SERV					
99998 JONATHAN PRUC	2025	PRUCJ112624	14455	1	Y	11/25/24	100.00
99998 SYVIA HALPERIN	2025	HALPERINS112524	14456	1	Y	11/25/24	100.00
Totals for department 108							200.00
Department: 111 EXECUTIVE							
Program:							
Account: 100-46305-111		PROFESSIONAL DUES					
11932 LAKE COUNTY IL CVB	2025	2024-6805	14436	1	N	11/19/24	15,045.00
Account: 100-46441-111		PRINTING SERVICES					
3763 THE PRINTING FACTORY	2025	34244	0	0	N	11/25/24	340.00
Account: 100-46902-111		EMPLOYEES AWARDS					

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Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

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Number		Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
6063	FLOWERAMA OF MUNDELEIN	2025	41027896	0	0	N	11/27/24	99.98
6794	PROMOTIONAL PRODUCTS CO-OP LLC	2025	PPP-36565	0	0	N	11/20/24	1,319.45
Totals for department 111								16,804.43
Department: 201 ADMINISTRATIVE								
Program:								
Account: 100-46305-201	PROFESSIONAL DUES							
2865	POLICE EXECUTIVE RESEARCH	2025	27380	0	0	N	11/19/24	250.00
Account: 100-46613-201	MT COPIERS							
6098	DE LAGE LANDEN FINCL SVCS INC	2025	83255513	0	0	N	11/18/24	347.00
6098	DE LAGE LANDEN FINCL SVCS INC	2025	83255839	0	0	N	11/18/24	533.32
Account: 100-46899-201	MISC COMMUNITY SERVICE							
13135	GRIMCO, INC	2025	33447044-01	0	0	N	11/22/24	281.99
Account: 100-46910-201	FREIGHT							
4390	GRAPHIC 14, INC.	2025	59462	14443	5	N	11/22/24	10.00
Account: 100-47013-201	COPIER SUPPLIES							
4390	GRAPHIC 14, INC.	2025	59462	14443	1	N	11/22/24	772.65
4390	GRAPHIC 14, INC.	2025	59462	14443	2	N	11/22/24	272.70
4390	GRAPHIC 14, INC.	2025	59462	14443	3	N	11/22/24	181.80
4390	GRAPHIC 14, INC.	2025	59462	14443	4	N	11/22/24	772.65
Totals for department 201								3,422.11
Department: 203 COMMUNITY DEVELOPEMENT								
Program:								
Account: 100-46410-203	CONSULTING SERVICES							
14236	AMS PLANNING & RESEARCH CORP	2025	2174-07	14008	1	N	10/31/24	10,000.00
14236	AMS PLANNING & RESEARCH CORP	2025	2174-07	14008	1	N	10/31/24	.00
Totals for department 203								10,000.00
Department: 205 HUMAN RESOURCES								
Program:								
Account: 100-46499-205	MISCELLANEOUS PROFESSIONAL SER							
13210	PAYLOCITY CORP	2025	2419194	13672	1	N	11/20/24	6,437.98
Account: 100-46904-205	PHYSICAL EXAMS							
1483	MOBILE HEALTH SOLUTIONS	2025	32260	0	0	N	10/18/24	120.00
1483	MOBILE HEALTH SOLUTIONS	2025	32613	0	0	N	11/20/24	200.00
9745	HEALTH ENDEAVORS, SC	2025	9767	0	0	N	11/22/24	300.00
Totals for department 205								7,057.98
Department: 240 LEGAL								

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Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

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Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Program:							
Account: 100-46403-240 PROSECUTING ATTORNEY							
7575 LALUZERNE & SMITH, LTD.	2025	OCTOBER2024	13591	1	N	10/31/24	4,107.00
7575 LALUZERNE & SMITH, LTD.	2025	PD OCT 2024	13591	1	N	10/01/24	9,461.25
Account: 100-46404-240 SPECIAL COUNSEL							
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171787	14426	1	N	11/14/24	9,250.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171788	0	0	N	11/14/24	50.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171789	0	0	N	11/14/24	50.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171790	0	0	N	11/14/24	1,150.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171792	14427	1	N	11/14/24	6,098.00
Totals for department 240							30,166.25
Department: 260 CAPITAL PROJECTS							
Program:							
Account: 100-48299-260 OTHER BLDG/FACILITIES							
14213 PROLINE MECHANICAL INC	2025	19879	0	0	N	09/30/24	1,212.50
14213 PROLINE MECHANICAL INC	2025	19948-1	14293	1	N	10/29/24	5,247.50
Account: 100-48410-260 COMPUTER EQUIPMENT							
8498 MIDWEST METER INC	2025	BSA 111824	14438	1	N	11/18/24	3,600.00
Account: 100-48799-260 OTHER INFRASTRUCTURE IMPR							
13610 ENCAP INC.	2025	10770	13839	1	N	11/20/24	3,250.00
Totals for department 260							13,310.00
Department: 281 BUILDING - ADMINISTRATION							
Program:							
Account: 100-46305-281 PROFESSIONAL DUES							
14334 DAN MACIAS	2025	11192024-01	0	0	N	11/19/24	330.00
14334 DAN MACIAS	2025	11192024-02	0	0	N	11/19/24	70.00
Account: 100-46340-281 CONV/SCHOOLS/MTGS							
14334 DAN MACIAS	2025	11192024-02	0	0	N	11/19/24	180.00
14334 DAN MACIAS	2025	111924-01	0	0	N	11/19/24	364.43
Totals for department 281							944.43
Department: 301 POLICE - ADMINISTRATION							
Program:							
Account: 100-46305-301 PROFESSIONAL DUES							
2865 POLICE EXECUTIVE RESEARCH	2025	26610	14451	1	N	11/19/24	250.00
5785 FBI-LEEDA	2025	300099343	14452	1	N	11/25/24	50.00
Account: 100-46340-301 CONV/SCHOOLS/MTGS							
13505 JESSICA SEXTON	2025	PSPA611	0	0	N	11/26/24	1,065.42

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Fund: 100 CORPORATE
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

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Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
13505 JESSICA SEXTON	2025	PSPA630	0	0	N	11/26/24	1,057.71
Account: 100-46910-301		FREIGHT					
1921 RAY O'HERRON CO.	2025	2332745	14430	2	N	06/01/24	8.99
6275 INTOXIMETERS INC.	2025	773957	13826	2	N	11/18/24	90.00
14202 AMAZON CAPITAL SERVICES, INC.	2025	1L6C-X67F-JPYR	14419	2	N	11/15/24	11.81
14333 TALKPOINT TECHNOLOGIES, INC	2025	0018337	14415	3	N	11/15/24	12.95
Account: 100-47010-301		BOOKS/PUBLICATIONS					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1L6C-X67F-JPYR	14419	1	N	11/15/24	111.45
Account: 100-47015-301		OFFICE SUPPLIES					
14202 AMAZON CAPITAL SERVICES, INC.	2025	1NHX-PR3Y-HC1G	14439	1	N	11/24/24	82.79
Account: 100-47020-301		PRISONER'S BOARD					
14022 MCDONALD'S #4532	2025	PD OCT 2024	14437	1	N	10/01/24	16.54
Account: 100-47310-301		AMERITECH CHARGES					
6166 TECHNOLOGY MGMT REVOLVING FUND	2025	T2507658	13739	1	N	11/18/24	316.70
Account: 100-47520-301		MT MTLS ADMIN VEHICLES					
3349 SECRETARY OF STATE	2025	PD SQUAD 40&21	14428	2	N	11/07/24	151.00
Totals for department 301							3,225.36
Department: 302 POLICE - COMMUNICATIONS							
Program:							
Account: 100-47099-302		MISC SUPPLIES					
14333 TALKPOINT TECHNOLOGIES, INC	2025	0018337	14415	1	N	11/15/24	790.00
14333 TALKPOINT TECHNOLOGIES, INC	2025	0018337	14415	2	N	11/15/24	145.00
Totals for department 302							935.00
Department: 303 POLICE - COMMUNITY SERV.							
Program:							
Account: 100-46372-303		PREVENTION EDUCATION MTLS					
11072 HITZ PIZZA	2025	MASC LUNCH FEB	14447	1	Y	08/19/24	210.00
11072 HITZ PIZZA	2025	MASC LUNCH FEB	14447	2	Y	08/19/24	20.00
11072 HITZ PIZZA	2025	MASC LUNCH JAN	14446	1	Y	08/19/24	250.00
11072 HITZ PIZZA	2025	MASC LUNCH JAN	14446	2	Y	08/19/24	20.00
Totals for department 303							500.00
Department: 304 POLICE - INVESTIGATIONS							
Program:							
Account: 100-47524-304		MT MTLS PATROL VEHICLES					
3349 SECRETARY OF STATE	2025	PD SQUAD 40&21	14428	1	N	11/07/24	151.00
Totals for department 304							151.00
Department: 305 POLICE - PATROL							

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 10:41 12/03/24
 Fund: 100 CORPORATE
 Vendor Vendor Name

Village of Mundelein, IL
 Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Program:							
Account: 100-46340-305		CONV/SCHOOLS/MTGS					
1665 NORTH EAST MULTI-REGIONAL	2025	366143	14085	1	N	11/15/24	125.00
Account: 100-47099-305		MISC SUPPLIES					
105 ACE HARDWARE OF LIBERTYVILLE	2025	0852266	0	0	N	09/13/24	-17.98
2175 T.O.P.S. IN DOG TRAINING	2025	27284	14440	1	N	10/01/24	400.00
2175 T.O.P.S. IN DOG TRAINING	2025	27284	14440	2	N	10/01/24	26.75
2175 T.O.P.S. IN DOG TRAINING	2025	27284	14440	3	N	10/01/24	450.00
3174 PARTNERS AND PAWS	2025	142810	14445	1	N	11/21/24	796.55
14202 AMAZON CAPITAL SERVICES, INC.	2025	1P1T-7QCH-HTY1	14424	1	N	11/15/24	31.09
Account: 100-47120-305		CLOTHING ALLOWANCE					
1921 RAY O'HERRON CO.	2025	2332742	14430	1	N	06/01/24	23.49
1921 RAY O'HERRON CO.	2025	2332743	14430	1	N	06/01/24	23.49
1921 RAY O'HERRON CO.	2025	2332745	14430	1	N	06/01/24	23.49
10310 J.G. UNIFORMS, INC	2025	138987	14421	1	N	11/07/24	2,036.39
10310 J.G. UNIFORMS, INC	2025	138988	14420	1	N	11/07/24	1,759.19
10310 J.G. UNIFORMS, INC	2025	138999	14422	1	N	11/08/24	1,981.04
10310 J.G. UNIFORMS, INC	2025	139007	14423	1	N	11/08/24	1,977.39
Account: 100-47999-305		OTHER COMMODITIES					
6275 INTOXIMETERS INC.	2025	773957	13826	1	N	11/18/24	1,494.00
Totals for department 305							11,129.89
Department: 321 FIRE - ADMINISTRATION							
Program:							
Account: 100-46340-321		CONV/SCHOOLS/MTGS					
3678 NIPSTA	2025	79769531	0	0	N	11/15/24	650.00
Account: 100-47030-321		JANITORIAL SUPPLIES					
2739 STATE INDUSTRIAL PRODUCTS	2025	903579178	0	0	N	11/21/24	304.50
Account: 100-47120-321		CLOTHING ALLOWANCE					
10840 THE LOCKER SHOP	2025	129622	0	0	N	11/15/24	198.90
10840 THE LOCKER SHOP	2025	129774	0	0	N	11/15/24	42.95
10840 THE LOCKER SHOP	2025	130306	0	0	N	11/15/24	133.00
10840 THE LOCKER SHOP	2025	130532	0	0	N	11/15/24	96.20
10840 THE LOCKER SHOP	2025	130533	0	0	N	11/15/24	99.00
10840 THE LOCKER SHOP	2025	130625	0	0	N	11/15/24	95.00
Totals for department 321							1,619.55
Department: 323 FIRE - FIRE OPERATIONS							
Program:							
Account: 100-46340-323		CONV/SCHOOLS/MTGS					
3678 NIPSTA	2025	79853334	0	0	N	11/18/24	1,050.00
Account: 100-46371-323		TRAINING SUPPLIES					
739 ERNIE'S WRECKER SVC. INC.	2025	E154826	0	0	N	09/05/24	150.00

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739	2025	ERNIE'S WRECKER SVC. INC. E155034	0	0	N	09/09/24	150.00
739	2025	ERNIE'S WRECKER SVC. INC. E164361	0	0	N	09/27/24	150.00
739	2025	ERNIE'S WRECKER SVC. INC. E165314	0	0	N	09/27/24	150.00
Account: 100-47070-323 TOOLS/SUPPLIES							
8305	2025	HOME DEPOT CREDIT SVCS. 3013730	0	0	N	09/30/24	62.90
8305	2025	HOME DEPOT CREDIT SVCS. 8970919	0	0	N	10/15/24	33.89
8305	2025	HOME DEPOT CREDIT SVCS. 8970920	0	0	N	10/15/24	69.75
Totals for department 323							1,816.54
Department: 324 FIRE - RESQUE OPERATIONS							
Program:							
Account: 100-46418-324 AMBULANCE BILLING							
5443	2025	ANDRES MEDICAL BILLING LTD AMB-004585	0	0	N	10/31/24	15.75
14295	2025	PARAMEDIC BILLING SERVICES AUG/SEP/OCT INV 13889	1	N	11/19/24	15,222.63	
Account: 100-47040-324 TRAUMA UNIT SUPPLIES							
9468	2025	MEDLINE INDUSTRIES, LP 2344253109	0	0	N	11/14/24	1,440.85
Account: 100-47070-324 TOOLS/SUPPLIES							
8305	2025	HOME DEPOT CREDIT SVCS. 9628352	0	0	N	10/24/24	49.70
9468	2025	MEDLINE INDUSTRIES, LP 2344625361	0	0	N	11/15/24	205.80
Totals for department 324							16,934.73
Department: 325 FIRE - EMERGENCY DISASTER							
Program:							
Account: 100-46340-325 CONV/SCHOOLS/MTGS							
5853	2025	LAKE COUNTY EMERGENCY 2024-005	0	0	N	11/21/24	75.00
Account: 100-46371-325 TRAINING SUPPLIES							
6503	2025	LYNN DOWELL REIMB CHECK 24	0	0	N	11/20/24	85.32
Totals for department 325							160.32
Department: 410 PUBLIC WORKS ADMIN							
Program:							
Account: 100-46410-410 CONSULTING SERVICES							
857	2025	GEWALT HAMILTON ASSOC INC 4485.035-4 13773	1	N	11/12/24	745.00	
857	2025	GEWALT HAMILTON ASSOC INC 4485.036-6 13773	1	N	11/12/24	324.00	
Totals for department 410							1,069.00
Department: 420 FACILITY MAINTENANCE							
Program:							
Account: 100-46620-420 MT BUILDING & GROUNDS							

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142	AMERICAN NATL SPRINKLER	2025	49439787	0	0	N	11/05/24	400.00
2184	LAKE STREET RENTAL	2025	01-327645-02	0	0	N	08/22/24	172.00
2270	UMBDENSTOCK ELECTRIC INC.	2025	0922-165/74	0	0	N	11/06/24	807.61
3910	ANDERSON PEST SOLUTIONS	2025	775605	0	0	N	11/03/24	66.95
10855	BATTERIES PLUS LLC	2025	P78037962	0	0	N	11/25/24	61.89
14327	JOHNSON ENTERPRISES	2025	24118-14343	14343	1	N	11/18/24	4,200.00
Account: 100-46899-420			MISC COMMUNITY SERVICE					
105	ACE HARDWARE OF LIBERTYVILLE	2025	85731/6	0	0	N	11/19/24	64.41
105	ACE HARDWARE OF LIBERTYVILLE	2025	85741/6	0	0	N	11/20/24	11.99
8305	HOME DEPOT CREDIT SVCS.	2025	0024287	0	0	N	10/03/24	142.34
8305	HOME DEPOT CREDIT SVCS.	2025	1024446	0	0	N	10/22/24	99.64
8442	MENARD, INC	2025	25504	0	0	N	11/20/24	159.99
14202	AMAZON CAPITAL SERVICES, INC.	2025	1CKP-JYDP-9TPF	0	0	N	11/21/24	71.99
Account: 100-47120-420			CLOTHING ALLOWANCE					
205	CUTLER WORKWEAR	2025	PS-INV040087	0	0	N	11/04/24	166.45
205	CUTLER WORKWEAR	2025	PS-INV040217	0	0	N	11/07/24	9.00
205	CUTLER WORKWEAR	2025	PS-INV040878	0	0	N	11/22/24	134.95
Account: 100-47510-420			MT MTLS BLDGS & GROUNDS					
105	ACE HARDWARE OF LIBERTYVILLE	2025	85684/6	0	0	N	11/13/24	19.99
1385	MGN LOCK-KEY & SAFES INC.	2025	639214	0	0	N	07/08/24	196.64
1456	MIDWEST HOSE AND FITTINGS INC	2025	238995	0	0	N	11/12/24	420.48
8305	HOME DEPOT CREDIT SVCS.	2025	0015257	0	0	N	10/23/24	104.82
8305	HOME DEPOT CREDIT SVCS.	2025	3013735	0	0	N	09/30/24	135.81
8305	HOME DEPOT CREDIT SVCS.	2025	3014434	0	0	N	10/10/24	179.00
8305	HOME DEPOT CREDIT SVCS.	2025	5024421	0	0	N	10/18/24	26.00
8955	FERGUSON ENTERPRISES#1550	2025	9067330	0	0	N	10/08/24	188.02
9802	BANNER PLUMBING SUPPLY CO	2025	3096768	0	0	N	11/07/24	506.73
Totals for department 420								8,346.70
Department: 430 VEHICLE MAINTENANCE								
Program:								
Account: 100-46305-430			PROFESSIONAL DUES					
10935	IFAMA	2025	MUNDMFMA2025	0	0	N	11/20/24	200.00
Account: 100-46643-430			MT FIRE APPARATUS					
14051	COMMERCIAL TIRE SERVICE, INC	2025	6660024933	14414	1	N	11/07/24	2,693.64
Account: 100-47080-430			CHEMICAL SUPPLIES					
6484	GFL ENVIRONMENTAL	2025	LQ02528783	0	0	N	11/15/24	218.66
Account: 100-47523-430			MT MTLS FIRE APPARATUS					
4561	FIRE SERVICE INC	2025	WI-16814	0	0	N	11/18/24	918.29
5651	HAVEY COMMUNICATIONS INC.	2025	13609	0	0	N	11/11/24	218.60
7946	CIT TRUCKS LLC	2025	112P267197	0	0	N	11/14/24	.82
8838	LEGACY FIRE APPARATUS	2025	INV-19757	0	0	N	11/14/24	1,648.93
8838	LEGACY FIRE APPARATUS	2025	INV-19766	0	0	N	11/18/24	88.37
13180	MACQUEEN EQUIPMENT LLC	2025	P31147	0	0	N	11/11/24	294.56
Account: 100-47524-430			MT MTLS PATROL VEHICLES					
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5138851	0	0	N	11/18/24	103.84
6445	LIBERTYVILLE LINCOLN SALES INC	2025	5138889	0	0	N	11/19/24	303.15
Account: 100-47525-430			MT MTLS HEAVY EQUIPMENT					

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1410	2025	36686875	0	0	N	11/18/24	223.55
14029	2025	12029863	0	0	N	11/15/24	85.03
Account: 100-47526-430 MT MTLS DUMP TRUCKS							
1456	2025	239022	0	0	N	11/13/24	32.88
1456	2025	239033	0	0	N	11/14/24	19.59
1456	2025	239039	0	0	N	11/14/24	47.78
7946	2025	112P266604	0	0	N	11/13/24	687.57
7946	2025	112P266691	0	0	N	11/18/24	283.64
11205	2025	3038648044	0	0	N	09/06/24	15.41
11205	2025	3038656235	0	0	N	09/06/24	185.86
11205	2025	3039566447	0	0	N	11/19/24	13.62
11205	2025	3039566449	0	0	N	11/19/24	806.06
Account: 100-47530-430 MT MTLS OTHER EQUIPMENT							
6266	2025	8406660	0	0	N	11/21/24	56.95
Account: 100-47535-430 CONTRACTUAL FIRE PARTS							
1456	2025	239107	0	0	N	11/18/24	22.19
2469	2025	W26420	0	0	N	11/18/24	33.26
4778	2025	961998	0	0	N	11/07/24	79.18
4778	2025	963243	0	0	N	11/18/24	395.98
5945	2025	PS-10009765	0	0	N	11/07/24	107.96
7946	2025	112P267032	0	0	N	11/14/24	-87.50
11205	2025	3038662607	0	0	N	09/09/24	1,657.38
13180	2025	P31198	0	0	N	11/14/24	1,249.74
13180	2025	P31253	0	0	N	11/19/24	180.56
13180	2025	P31255	0	0	N	11/19/24	243.48
14051	2025	6660024993	0	0	N	11/16/24	289.95
14051	2025	6660025092	0	0	N	11/21/24	1,545.28
14330	2025	44613646	0	0	N	11/12/24	1,104.00
Totals for department 430							15,968.26
Department: 441 STREET - MAINTENANCE							
Program:							
Account: 100-46670-441 MT ALL STREETS							
14297	2025	24141N	14079	1	N	11/15/24	54,999.60
Account: 100-46677-441 MT LANDSCAPING							
13340	2025	808582	13705	1	N	11/22/24	2,476.00
Account: 100-47070-441 TOOLS/SUPPLIES							
8305	2025	3013737	0	0	N	09/30/24	69.95
Account: 100-47420-441 ELECTRIC LIGHT/POWER							
535	2025	2761523333-1024	0	0	N	11/04/24	50.14
9495	2025	69114256901	0	0	N	09/30/24	134.40
9495	2025	69114256901	0	0	N	09/30/24	129.84
9495	2025	69463410001	0	0	N	10/30/24	264.54
9495	2025	69463410001	0	0	N	10/30/24	168.92
9495	2025	69463410001	0	0	N	10/30/24	46.62
9495	2025	69463410001	0	0	N	10/30/24	410.18
14184	2025	061453941988	0	0	Y	11/18/24	140.25
Account: 100-47490-441 REFUSE DISPOSAL							

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14073	SUPER AGGREGATES INC	2025	25918	0	0	N	11/09/24	60.00
Account: 100-47543-441			MT MTLs BITUMINOUS PATCH					
1793	PETER BAKER & SON CO.	2025	49569	0	0	N	11/18/24	490.80
1793	PETER BAKER & SON CO.	2025	49686	0	0	N	11/23/24	240.60
Account: 100-47547-441			MT MTLs SIGNS					
13135	GRIMCO, INC	2025	33447052-01	0	0	N	11/22/24	170.17
13135	GRIMCO, INC	2025	33448162-01	0	0	N	11/22/24	47.48
Totals for department 441								59,899.49
Totals for fund 100								563,180.27 **

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Fund: 210 ROAD & BRIDGE
Vendor Vendor Name

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Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 442 STREET (RB)							
Program:							
Account: 210-48740-442							
857	2025	4485.037-4	13852	1	N	11/12/24	3,610.00
857	2025	4485.470-6	13663	1	N	11/12/24	6,532.00
857	2025	4485.472-1	14177	1	N	11/12/24	12,458.00
14336	2025	S24-391	0	0	N	11/14/24	1,950.00
Totals for department 442							24,550.00
Totals for fund 210							24,550.00 **

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 Fund: 271 TRAIN STN PARKING
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Department: 427 BLDG/GRDS - TRAIN PARK							
Program:							
Account: 271-46677-427		MT LANDSCAPING					
13340 LANDCARE USA LLC	2025	808582	13705	1	N	11/22/24	.00
Account: 271-47420-427		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	761.66
Account: 271-47510-427		MT MTLs BLDGS & GROUNDS					
3215 GRAINGER	2025	9297907033	0	0	N	10/29/24	81.36
Account: 271-48799-427		OTHER INFRASTRUCTURE IMPR					
6351 TOTAL PARKING SOLUTIONS	2025	106999	14120	1	N	09/26/24	8,400.00
Totals for department 427							9,243.02
Totals for fund 271							9,243.02 **

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Fund: 280 STORMWATER MANAGEMENT
Vendor Vendor Name

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Department: 446 STREET (SWM)							
Program:							
Account: 280-46412-446		ENGINEERING DESIGN					
2098 HR GREEN COMPANY	2025	180913	14075	1	N	11/05/24	7,106.41
Account: 280-49007-446		DEBT PRINCIPAL SERIES 2019					
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	1	Y	11/21/24	236,571.00
Account: 280-49207-446		DEBT INTEREST SERIES 2019					
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	2	Y	11/21/24	145,495.50
Totals for department 446							389,172.91
Totals for fund 280							389,172.91 **

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 Fund: 294 ARCHER BUSINESS CTR
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Department: 294 FIRE (RDB)							
Program:							
Account: 294-46620-294		MT BUILDING & GROUNDS					
13340 LANDCARE USA LLC	2025	808582	13705	1	N	11/22/24	.00
Account: 294-47420-294		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	5,677.24
Account: 294-47430-294		HEATING FUELS					
1670 NORTH SHORE GAS	2025	5244747267	0	0	N	11/06/24	518.28
14184 IGS ENERGY	2025	440981	0	0	Y	11/20/24	576.51
Totals for department 294							6,772.03
Totals for fund 294							6,772.03 **

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Fund: 300 BOND LEVY
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Department: 237 PRINCIPAL (BL)							
Program:							
Account: 300-49007-237 DEBT PRINCIPAL SRS 2019							
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	1	Y	11/21/24	437,128.00
Totals for department 237							437,128.00
Department: 238 INTEREST (BL)							
Program:							
Account: 300-49207-238 DEBT INTEREST SRS 2019							
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	2	Y	11/21/24	268,841.13
Totals for department 238							268,841.13
Totals for fund 300							705,969.13 **

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Fund: 340 TIF DOWNTOWN 2
Vendor Vendor Name

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Fiscal Year	Invoice Number	PO #	Item	Spc Add Inv	Invoice Date	Item Value With Freight
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Department: 264 TIF DOWNTOWN

Program:

Account: 340-49901-264
8268 VERIGREEN DEVELOPMENT

2025 CONTINGENT
TIF 24 PYMT 14432 1 N 11/13/24 22,856.86

Totals for department 264

-----22,856.86-----

Totals for fund 340

-----22,856.86 **-----

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Fund: 341 TIF DOWNTOWN 3
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Year				Add	Date	With
				Inv		Freight

Department: 265 DOWNTOWN TIF 3

Program:

Account: 341-49006-265			DEBT PRINCIPAL SERIES 2017			
126 AMALGAMATED BANK OF CHGO	2025	2017-11212024	13573	1	Y	11/21/24 465,000.00
Account: 341-49206-265			DEBT INTEREST SERIES 2017			
126 AMALGAMATED BANK OF CHGO	2025	2017-11212024	13573	2	Y	11/21/24 77,325.00

Totals for department 265 542,325.00

Totals for fund 341 542,325.00 **

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 Fund: 500 WATERWORKS & SEWERAGE
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Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: NON DEPARTMENTAL							
Program:							
Account: 500-25000-000		ACCOUNTS PAYABLE					
99999 JAMES JESSUP	2025	U0060000085000A	0	0	Y	12/01/24	260.65
	Remarks:	006_0000085_000 Utility Billing Refund					
99999 ROBIN SACHS	2025	U0230000029003A	0	0	Y	11/27/24	86.25
	Remarks:	023_0000029_003 Utility Billing Refund					
Totals for department							346.90
Department: 452 SEWER - UPTOWN							
Program:							
Account: 500-47070-452		TOOLS/SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2025	3013722	0	0	N	09/30/24	199.00
Account: 500-47420-452		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	1,024.52
Account: 500-47430-452		HEATING FUELS					
1670 NORTH SHORE GAS	2025	5244219816	0	0	N	11/06/24	92.58
Account: 500-47525-452		MT MTLS HEAVY EQUIPMENT					
1324 LEE JENSEN SALES CO INC	2025	0030706-00	14336	1	N	11/20/24	2,560.00
Totals for department 452							3,876.10
Department: 453 SEWER -TREATMENT PLANTS							
Program:							
Account: 500-46450-453		CHEMICAL ANALYSIS					
10233 TEKLAB, INC	2025	317399	0	0	N	11/21/24	521.70
Account: 500-46620-453		MT BUILDING & GROUNDS					
13340 LANDCARE USA LLC	2025	808582	13705	1	N	11/22/24	3,500.00
Account: 500-46910-453		FREIGHT					
3023 KOMLINE-SANDERSON	2025	42061660	0	0	N	11/13/24	19.60
4873 ENDUSTRA FILTER	2025	G245759-3	0	0	N	11/21/24	154.00
Account: 500-47070-453		TOOLS/SUPPLIES					
8305 HOME DEPOT CREDIT SVCS.	2025	7014788	0	0	N	10/16/24	37.74
Account: 500-47420-453		ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	13,123.05
Account: 500-47430-453		HEATING FUELS					
14184 IGS ENERGY	2025	440981	0	0	Y	11/20/24	1,044.09
Account: 500-47510-453		MT MTLS BLDGS & GROUNDS					
8442 MENARD, INC	2025	25480	0	0	N	11/20/24	67.75
Account: 500-47530-453		MT MTLS OTHER EQUIPMENT					
1922 RAY SCHRAMER & CO.	2025	168312	0	0	N	11/22/24	293.00
3023 KOMLINE-SANDERSON	2025	42061660	0	0	N	11/13/24	1,008.00
Account: 500-47531-453		MT MTLS PUMP EQUIPMENT					

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Village of Mundelein, IL
 Invoice List by Check Date

Vendor Number	Vendor Name	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
4873	ENDUSTRA FILTER	2025	G245759-3	0	0	N	11/21/24	1,996.00
Totals for department 453								-----21,764.93-----
Department: 462 WATER - MAINTENANCE								
Program:								
Account: 500-46620-462			MT BUILDING & GROUNDS					
13340 LANDCARE USA LLC	2025	808582	13705	1	N	11/22/24	3,500.00	
Account: 500-46692-462			MT WATERMAINS					
3540 M. E. SIMPSON CO. INC.	2025	43383	0	0	N	11/14/24	865.00	
Account: 500-47070-462			TOOLS/SUPPLIES					
105 ACE HARDWARE OF LIBERTYVILLE	2025	85727/6	0	0	N	11/19/24	20.68	
8305 HOME DEPOT CREDIT SVCS.	2025	0015261	0	0	N	10/23/24	29.97	
Account: 500-47420-462			ELECTRIC LIGHT/POWER					
14184 IGS ENERGY	2025	061453941988	0	0	Y	11/18/24	7,398.90	
Account: 500-47510-462			MT MTLS BLDGS & GROUNDS					
8305 HOME DEPOT CREDIT SVCS.	2025	5024334	0	0	N	10/08/24	34.06	
Account: 500-47530-462			MT MTLS OTHER EQUIPMENT					
1324 LEE JENSEN SALES CO INC	2025	0030705-00	0	0	N	11/20/24	684.00	
Account: 500-47544-462			MT MTLS GRAVEL					
2846 PETERSEN EXCAVATING	2025	20040	0	0	N	11/07/24	504.00	
Totals for department 462								-----13,036.61-----
Department: 463 WATER - METER READING								
Program:								
Account: 500-47560-463			MT MTLS METERS					
265 BADGER METER, INC.	2025	80176211	14391	1	N	10/30/24	4,172.24	
3540 M. E. SIMPSON CO. INC.	2025	43394	0	0	N	11/14/24	55.00	
Totals for department 463								-----4,227.24-----
Totals for fund 500								-----43,251.78----- **

apaivckdt2 vjankowski
10:41 12/03/24
Fund: 520 DEPRECIATION
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

Number	Fiscal Year	Invoice Number	PO #	Item	Spc Addr Inv	Invoice Date	Item Value With Freight
Department: 455 ADMINISTRATION SR (DEP)							
Program:							
Account: 520-49007-455							
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	1	Y	11/21/24	246,301.00
Account: 520-49207-455							
126 AMALGAMATED BANK OF CHGO	2025	2019-11212024	13573	2	Y	11/21/24	151,479.00
Totals for department 455							397,780.00
Department: 466 MAINTENANCE WR (DEP)							
Program:							
Account: 520-48760-466							
13340 LANDCARE USA LLC	2025	798164	14321	1	N	10/25/24	5,000.00
Totals for department 466							5,000.00
Totals for fund 520							402,780.00 **

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10:41 12/03/24
Fund: 630 ESCROW DEPOSITS
Vendor Vendor Name

Village of Mundelein, IL
Invoice List by Check Date

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Fiscal	Invoice Number	PO #	Item	Spc	Invoice	Item Value
Year				Addr	Date	With
				Inv		Freight

Department: NON DEPARTMENTAL

Program:

Account: 630-27770-000		CONC 2022-001 FLAHERTY				
857 GEWALT HAMILTON ASSOC INC	2025	4485.036-6	0	0	N	11/12/24 324.00
Account: 630-27775-000		CONC 2022-006 WIRTZ				
8213 BURKE, WARREN, MACKAY &	2025	373751	14411	1	N	11/06/24 5,121.00
11010 ZUKOWSKI ROGERS FLOOD MCARDLE	2025	171791	14435	1	N	10/31/24 2,437.50
Account: 630-27776-000		CONC 2020-003 OAK CREEK				
857 GEWALT HAMILTON ASSOC INC	2025	4485.463-11	11011	1	N	11/12/24 120.00
Account: 630-27789-000		CONC 2023-004 BELLE TIRE				
857 GEWALT HAMILTON ASSOC INC	2025	4485.036-6	0	0	N	11/12/24 108.00

Totals for department -----8,110.50

Totals for fund 630 -----8,110.50 **

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10:41 12/03/24
Fund: 630 ESCROW DEPOSITS

Village of Mundelein, IL
Invoice List by Check Date

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Grand totals 2,718,211.50 ***

* * * End of Report * * *

To: Mayor and Board of Trustees

From: Jennifer Marshall, Executive Assistant
Karen Walsh, Clerk

For: Village Board Meeting of December 9, 2024

Subject: Executive Session Meeting Minute Approval - November 11, 2024

Financial Impact:

N/A

Attachments:

None

Background:

The November 11, 2024 Executive Session Minutes were reviewed at the November 25, 2024 Executive Session Meeting.

Recommendation:

Motion to approve the Executive Session Meeting Minutes for the November 11, 2024 meeting.

To: Mayor and Board of Trustees

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

For: Village Board Meeting of December 9, 2024

Subject: Lauterbach & Amen FY23 Progress Billing

Financial Impact:

\$32,500.00 - 100-46402-231 - Municipal Audit

Attachments:

1. Lauterbach-Amen

Background:

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

Recommendation:

Motion to approve purchase order number 14470 in the amount of \$32,500.00 to Lauterbach & Amen for April 30, 2023 Progress Billing Fiscal Year Professional Services Rendered.



Lauterbach & Amen, LLP

CERTIFIED PUBLIC ACCOUNTANTS

Village of Mundelein
300 Plaza Circle
Mundelein, IL 60060

Invoice No: 98199
Date: 11/23/2024
Client No: MUNDVILLAGE

SERVICE

AMOUNT

For professional services rendered in connection with the audit of the financial statements for the fiscal year ended:

April 30, 2023 - Progress Billing

32,500.00

Current Amount Due \$

32,500.00

If you need L&A's W-9 or ACH information, please contact AR@lauterbachamen.com

Payments must be made in accordance with the Illinois Prompt Payment Act, interest will be charged on late invoice payments.

ORDERED BY _____
DATE RECEIVED 12-2-24
PMT APRVD BY Paul Miller
ORG#/ACCT # 100-46402-231
PO.# 14470 VENDOR# 12525
FOR April 30, 2023 Progress Billing
fiscal year Professional
Services Rendered