

Attached is the agenda packet for the February 18, 2025 Board Meeting. For those of you with Drop Box, the file will be placed in the Drop Box Folder.

The Village Board meeting will begin at 7:00 PM. All discussions and business will occur at the Village Board meeting. After consideration of the meeting minutes and accounts payable, the meeting will proceed to new and old business.

Please contact the Mayor if you have any questions or if you wish to attend the meeting electronically.

James McDonald, Mayor
Mary Konrad, Clerk
Christine McKinley, Treasurer



Trustees:
Allena Barbato
Scott Bartlett
Glenn McCollum
Jeff Nielsen
Tom O'Reilly
Doug Savell

AGENDA
VILLAGE OF LAKE VILLA
BOARD OF TRUSTEES – REGULAR MEETING
February 18, 2025
7:00 p.m.

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment
4. Approval of the Minutes - Board Meeting February 3, 2025
5. Accounts Payable – February 18, 2025
6. Mayor
7. Staff Reports
 - a. Discussion: Police Presentation on Flock Cameras
8. Old Business
 - a. Discussion & Approval: Community Solar Program
9. New Business
 - a. Ordinance 2025-02-01: An Ordinance Amending the Village of Lake Villa 2022 Official Comprehensive Plan and 2022 Official Land Use Map
10. Executive Session
11. Other Business
 - a. Discussion & Approval: Request for Public Safety Employee Benefits Act (PSEBA) benefits for Officer Kurt Winquist
12. Adjournment



DATE: February 12, 2025
TO: Village Board of Trustees
FROM: Michael Strong
Village Administrator
RE: Agenda Transmittal

Old Business

a. Discussion and Approval: Community Solar

Staff Contact: Mike Strong, Village Administrator

In anticipation of utility price increases starting in June due to new ComEd summer rates, staff project a 15% rise in electricity supply costs for next year. However, the impact on delivery charges remains uncertain due to recent tariffs approved by the Illinois Commerce Commission. While there is hope that lower delivery charges might offset some of the supply cost increases, NIMEC and other energy consultants advise the Village to prepare for a 10% overall increase.

To address rising energy costs, staff recommends engaging E4, LLC, an energy market consultant, to participate in Illinois's Community Solar Program. This program leverages the state's deregulated electricity market and Solar Renewable Energy Credits (SRECs) to reduce municipal energy expenses by subscribing to offsite solar projects. Through this initiative, the Village could subscribe various utility accounts (e.g., lift stations, well houses, and facilities) to receive bill credits that would offset electricity costs.

Estimated savings from these subscriptions range from \$2,500 to \$7,700 annually over the 15 to 20-year agreements. If approved, E4, LLC will assist the Village in identifying optimal solar projects within ComEd's service area, negotiating subscription terms, and maximizing financial and environmental benefits.

E4, LLC is a reputable energy and sustainability consulting firm currently providing similar services to CLCJAWA, the Villages of Mundelein and Grayslake, and other area Park Districts.

A background memorandum and materials are included in the agenda packet that further introduce the community solar opportunity.

Suggested Motion: *Motion to Approve and Authorize the Village Administrator to Execute a Consulting Agreement with E4, LLC. and to Solicit Bids to Participate in a Community Solar Program.*

New Business

a. Ordinance 2025-02-01: An Ordinance Amending the Village of Lake Villa 2022 Official Comprehensive Plan and 2022 Official Land Use Map

Staff Contact: Jake Litz, Assistant to the Village Administrator

On Tuesday night, the Village Board will formally consider adopting Ordinance 2025-02-01. The attached Ordinance will formally adopt the Downtown Vision Plan included in the agenda packet as an amendment to the Comprehensive Plan.

At the February 6, 2025 Plan Commission Meeting, the Plan Commission held a Public Hearing regarding the proposed Comprehensive Plan Amendment pertaining to the Downtown Vision Plan. At the meeting, Village Planner Scott Goldstein overviewed the process of adopting the Downtown Vision Plan as an amendment to the Comprehensive Plan. He highlighted the existing and opportunity sites that the Downtown Vision Plan contemplates. The street configuration was discussed. It was clarified that the redesign of Cedar Avenue should extend from the Metra railroad tracks to Grand Avenue. Special events within the downtown area were discussed. Potential improvements to Lehman Park were highlighted. Additional parking elements throughout the park and throughout the downtown area were discussed by the group. The Plan Commission was generally supportive of the Downtown Vision Plan. Public comments were heard by the Plan Commission as well.

The Plan Commission recommended to the Mayor and Board of Trustees of the Village of Lake Villa that they approve and adopt the Downtown Vision Plan dated January 14, 2025 prepared by Better City LLC and Teska Associates and incorporate it as "Appendix A" to the Village of Lake Villa 2022 Comprehensive Plan, as an amendment to the Official Comprehensive Plan of the Village, subject to the following further recommended revisions: (1) sentence 1 on page 7 of the plan shall be revised to read "a redesign of Cedar Avenue between the Metra Station and Grand Avenue would create a more dynamic, flexible space that is functional not only as a traffic thoroughfare but also accommodates events well." This one clarification is reflected in the attached Downtown Vision Plan.

Suggested Motion: *Motion to Approve Ordinance 2025-02-01 An Ordinance Amending the Village of Lake Villa 2022 Official Comprehensive Plan and 2022 Official Land Use Map*

**VILLAGE OF LAKE VILLA
VILLAGE BOARD
REGULAR MEETING
February 3rd, 2025**

Call to Order: Mayor McDonald called the meeting to order at 7:05 pm.

Present: Mayor McDonald, Village Clerk Konrad, Trustees: Nielsen, O'Reilly, Bartlett, Savell, and McCollum, Assistant to the Village Administrator Jake Litz, Finance Director Christine McKinley, Chief of Police Rochelle Tisinai, Public Works Supervisors Ryan Horton and Jim Bowles, Village Attorney Rebecca Alexopoulos. Village Administrator Michael Strong and Trustee Barbato were absent.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O'Reilly, Bartlett, Savell, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 0

MOTION CARRIED

Public Comment: None

Minutes: It was moved by Trustee Nielsen and seconded by Trustee Bartlett to approve the January 21st, 2025 Village Board Committee of the Whole Minutes.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, O'Reilly, Bartlett, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 1 (Savell)

MOTION CARRIED

It was moved by Trustee Bartlett and seconded by Trustee Nielsen to approve the January 21st, 2025 Village Board Meeting Minutes.

ROLL CALL VOTE WAS:

AYES: 4 (Nielsen, O'Reilly, Bartlett, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 1 (Savell)

MOTION CARRIED

Finance: It was moved by Trustee O'Reilly and seconded by Trustee McCollum to approve the accounts payable report for February 3rd, 2025 in the amount of \$287,720.97.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O'Reilly, Bartlett, Savell, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 0

MOTION CARRIED

Mayor: The Mayor reminded the board of the upcoming St. Patrick’s Day parade kicking off at noon with Corned Beef and Cabbage at the VFW to follow. Lake County is hosting a Flavor Festival for the month of February. A QR code (available on the Village website) will allow for discounts at participating local restaurants.

Staff Reports: Coffee with a Cop will be held February 11th from 7-8:30 am at the new Dunkin Donuts on Grass Lake Road

Discussion: Geese Management on Cedar Lake

The Village Board heard a brief presentation by “Friends of Cedar Lake” live on strategies to mitigate water quality challenges resulting from waterfowl, shoreline erosion, invasive species, and other aquatic life.

Discussion: Update on Engineering Standards and Municipal Code Review

The Village Board heard an update from the Village Engineer on municipal code sections relative to water and sewer utilities, subdivision standards, right-of-way protection, and other utility and infrastructure regulations and requirements.

Discussion: FY 2026 Budget—Revenues and Assumptions

The Village Board heard a presentation outlining the anticipated revenues and assumptions for next fiscal year’s budget.

Old Business: Discussion & Approval: Update on Lakes Region Sanitary District Asset Transfer

Village Board reviewed a policy that transfer of Lakes Region Sanitary District (LRSD) assets to municipalities within its former boundaries. Since 2019, Lake County Public Works has assumed the operations and maintenance of the LRSD assets, and has been serving portions of Lake Villa and surrounding areas of Lake County. Village Board directed staff to perform visual site inspections of the assets and to coordinate with Lake County on any video data they have relative to the assets located in the Prairie Trail and Cedar Ridge subdivisions. An update was provided and the Village Board conferred on whether to authorize the Village Administrator to distribute a letter to Lake County expressing intent to accept the transfer of former LRSD assets to the Village. Pursuant to Lake County policy notification from the Village must be provided no later than May 2025.

It was moved by Trustee Savell and seconded by Trustee O’Reilly to authorize the Mayor and Village Administrator to notify Lake County Department of Public Works of the Village’s intent to accept the transfer of former Lakes Region Sanitary District Assets to the Village of Lake Villa.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O’Reilly, Bartlett, Savell, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 0

MOTION CARRIED

New Business: Resolution 2025-02-01: Resolution Authorizing Participation in the Northern Illinois Municipal Electric Collaborative

The Village Board conferred on approving Resolution 2025-02-01 authorizing participation in NIMEC. This resolution pertains to the purchase of electricity for the Village operated water and sewer facilities. This authorizes the Village Administrator to execute electricity supply agreements for various water and sewer facilities once future rates are determined. The Village has been using NIMEC as its electricity broker since 2008. Because NIMEC has extensive expertise in the northern Illinois power market and manages a buying collaborative, aggregating the collective power of 123 municipalities, 47 library/park district/water districts allowing (\$20 to \$25 million/year) allows NIMEC to negotiate rates that are lower than what an individual municipality could negotiate on their own.

It was moved by Trustee Nielsen and seconded by Trustee Savell to approve Resolution No. 2025-02-01 authorizing the participation in the Northern Illinois Municipal Electric Collaborative and authorizing the Village Administrator to execute electricity service agreements up to 36 months.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O'Reilly, Bartlett, Savell, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 0

MOTION CARRIED

Discussion & Approval: Community Solar Program

The Village Board conferred on a Community Solar Program in anticipation of ComEd summer rates. To circumvent cost increases, the Village Board conferred on engaging E4, LLC, an energy market consultant, to participate in Illinois's Community Solar Program. This program leverages the state's deregulated electricity market and Solar Renewable Energy Credits (SRECs) to reduce municipal energy expenses by subscribing to offsite solar projects. Allowing the Village to subscribe various utility accounts (*e.g., lift stations, well houses, and facilities*) to receive bill credits that would offset electricity costs.

Estimated savings range from \$2,500 to \$7,700 annually over the 15 to 20-year agreements. E4, LLC will assist the Village in identifying optimal solar projects within ComEd's service area, negotiating subscription terms, and maximizing financial and environmental benefits.

No vote was taken, the item was tabled due to questions and further information.

Discussion: Pay Plan/Compensation Study

The Village Board heard a presentation by staff introducing a compensation relative to positions in the Public Works Department. It included cost-of-living adjustments for non-union staff and discussed future support options to explore additional pay plan adjustments and a compensation analysis for the Village.

***Executive
Session:***

It was moved by Trustee Bartlett and seconded by Trustee Savell to convene into an executive session for personnel at 9:08

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O'Reilly, Bartlett, Savell, McCollum)

NAYS: 0

ABSENT: 1 (Barbato)

ABSTAIN: 0

MOTION CARRIED

***Reconvene &
Adjournment:***

It was moved by Trustee Bartlett and seconded by Trustee Nielsen to reconvene and adjourn at 9:44 pm.

ROLL CALL VOTE WAS:

AYES: 5 (Nielsen, O'Reilly, Barbato, Bartlett, McCollum)

NAYS: 0

ABSENT: 1 (Savell)

ABSTAIN: 0

MOTION CARRIED

APPROVED BY ME THIS FEBRUARY 18, 2025

JAMES MCDONALD, MAYOR

MARY KONRAD, CLERK

VILLAGE OF LAKE VILLA Treasurer's Report
EXP CHECK RUN DATES 02/04/2025 - 02/18/2025
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
2 CODE PLUMBING , LLC								
GENERAL FUND	BUILDINGS & GROUNDS	MAINTENANCE-BUILDING	REMOVE/ INSTALL BROKEN	575.00	M 01-46-40-4210	10,610.00	16,682.88	OVER
			Vendor Total:	575.00				
A FREEDOM FLAG CO.								
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-PARKS	FLAGS	268.40	M 01-46-40-4911	20,000.00	14,024.41	
			Vendor Total:	268.40				
ACE HARDWARE LIBERTYVILLE								
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- RYAN	59.99	M 01-41-60-4170	3,200.00	2,489.47	
			Vendor Total:	59.99				
ADVANCE AUTO PARTS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	256.37	M 01-30-60-4930	53,000.00	51,067.95	
			Vendor Total:	256.37				
AMAZON CAPITAL SERVICES								
GENERAL FUND	ADMINISTRATIVE	OFFICE SUPPLIES- 35%	TP/ ST. PATS DAY SUPPL	23.28	M 01-10-60-4810	7,350.00	6,606.11	
GENERAL FUND	POLICE	OFFICE SUPPLIES- 35%	TP/ ST. PATS DAY SUPPL	23.28	M 01-20-60-4810	12,000.00	7,373.48	
WATER & SEWER	WATER	OFFICE SUPPLIES- 15%	TP/ ST. PATS DAY SUPPL	9.97	M 60-42-60-4810	5,800.00	4,766.85	
WATER & SEWER	SEWER	OFFICE SUPPLIES-15%	TP/ ST. PATS DAY SUPPL	9.97	M 60-43-60-4810	5,800.00	4,581.10	
GENERAL FUND	STREETS	NEW EQUIPMENT- PW/ HOL	TP/ ST. PATS DAY SUPPL	255.60	M 01-41-60-5201	8,000.00	6,665.52	
SPECIAL EVENTS FUND		EVENT EXPENSES- ST PAT	TP/ ST. PATS DAY SUPPL	128.67	M 81-00-00-4366	14,000.00	5,697.05	
GENERAL FUND	ADMINISTRATIVE	OFFICE SUPPLIES- 35%	KEYBOARD/ COREY/ ORDER	12.24	M 01-10-60-4810	7,350.00	6,606.11	
GENERAL FUND	POLICE	OFFICE SUPPLIES- 35%	KEYBOARD/ COREY/ ORDER	12.24	M 01-20-60-4810	12,000.00	7,373.48	
WATER & SEWER	WATER	OFFICE SUPPLIES- 15%	KEYBOARD/ COREY/ ORDER	5.25	M 60-42-60-4810	5,800.00	4,766.85	
WATER & SEWER	SEWER	OFFICE SUPPLIES-15%	KEYBOARD/ COREY/ ORDER	5.25	M 60-43-60-4810	5,800.00	4,581.10	
			Vendor Total:	485.75				
ANTIOCH AUTO PARTS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	4.23	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	0.70	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	0.71	M 60-43-60-4930	9,000.00	5,649.28	
WATER & SEWER	SEWER	SUPPLIES - SEWER	LIFT STATION/ PUMP OIL	53.45	M 60-43-40-4950	30,000.00	5,665.69	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	FORD F550 OIL FILTER	15.11	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	FORD F550 OIL FILTER	2.52	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	FORD F550 OIL FILTER	2.52	M 60-43-60-4930	9,000.00	5,649.28	
			Vendor Total:	79.24				
BILLER PRESS & MFG., INC.								
GENERAL FUND	POLICE	OFFICE SUPPLIES	ILLINOIS CITATION /COM	2,159.93	M 01-20-60-4810	12,000.00	7,373.48	
			Vendor Total:	2,159.93				
BROOKS-ALLAN								
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	540.50	M 01-41-60-4170	3,200.00	2,489.47	
WATER & SEWER	WATER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	316.25	M 60-42-60-4170	1,000.00	555.11	
WATER & SEWER	SEWER	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	316.25	M 60-43-60-4170	1,000.00	555.14	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	246.00	M 01-20-60-4170	40,000.00	17,322.20	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- EST	370.86	M 01-20-60-4170	40,000.00	17,322.20	
			Vendor Total:	1,789.86				
BS&A SOFTWARE								
GENERAL FUND	ADMINISTRATIVE	SOFTWARE LICENSES-75%	PAYROLL SYSTEM	8,838.00	M 01-10-60-5213	39,327.75	28,683.09	
WATER & SEWER	WATER	SOFTWARE LICENSES-12.5%	PAYROLL SYSTEM	1,473.00	M 60-42-60-5213	8,654.62	5,455.99	
WATER & SEWER	SEWER	SOFTWARE LICENSES- 12.5%	PAYROLL SYSTEM	1,473.00	M 60-43-60-5213	8,654.62	5,456.02	
			Vendor Total:	11,784.00				
CARDMEMBER SERVICE								
GENERAL FUND	POLICE	MISCELLANEOUS	AMAZON- BATTERIES	39.97	01-20-60-5190	8,000.00	4,009.62	
GENERAL FUND	POLICE	MISCELLANEOUS	AMAZON BATTERY FINDER	58.74	01-20-60-5190	8,000.00	4,009.62	
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE	452.25	01-20-60-4170	40,000.00	17,322.20	
GENERAL FUND	POLICE	MISCELLANEOUS	AMAZON- ASTRO AI AC TO	30.50	01-20-60-5190	8,000.00	4,009.62	
GENERAL FUND	POLICE	PRINTING	AMERICAN FLAG KEYCHAIN	97.50	01-20-60-4440	8,000.00	8,131.28	OVER
GENERAL FUND	POLICE	NEW EQUIPMENT	NEW EQUIPMENT- STRIKE	271.25	01-20-60-5201	36,065.00	31,068.88	
GENERAL FUND	POLICE	OFFICE SUPPLIES	DOCKING CHARGING STATI	34.97	01-20-60-4810	12,000.00	7,373.48	
GENERAL FUND	POLICE	OFFICE SUPPLIES	AC/DC ADAPTER FOR PRIN	65.96	01-20-60-4810	12,000.00	7,373.48	
GENERAL FUND	POLICE	MISCELLANEOUS	BATTERY TENDER JR 12V	41.94	01-20-60-5190	8,000.00	4,009.62	

CUSTOM TRUCK ONE SOURCE

VILLAGE OF LAKE VILLA Treasurer's Report
EXP CHECK RUN DATES 02/04/2025 - 02/18/2025
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
GENERAL FUND	FLEET	VEHICLE SUPPLIES	BUCKET TRUCK 21	226.47	M 01-30-60-4930	53,000.00	51,067.95	
			Vendor Total:	226.47				
DATA INTEGRATORS, INC.								
WATER & SEWER	WATER	PRINTING/BILLING	JANUARY 2025	66.90	M 60-42-60-4440	5,000.00	3,599.96	
WATER & SEWER	SEWER	PRINTING/BILLING	JANUARY 2025	66.90	M 60-43-60-4440	5,000.00	3,599.95	
GENERAL FUND	ADMINISTRATIVE	NEWSLETTER	JANUARY 2025	243.07	M 01-10-60-4442	2,500.00	1,229.94	
			Vendor Total:	376.87				
DEKIND COMPUTER CONSULTANTS								
GENERAL FUND	ADMINISTRATIVE	IT SUPPORT -75% (MONTH:2.5 OT HRS FOR JANUARY		159.38	M 01-10-20-5215	12,000.00	11,610.03	
WATER & SEWER	WATER	IT SUPPORT -12.5% 2.5 OT HRS FOR JANUARY		26.56	M 60-42-20-5215	2,000.00	1,934.99	
WATER & SEWER	SEWER	IT SUPPORT -12.5% 2.5 OT HRS FOR JANUARY		26.56	M 60-43-20-5215	2,000.00	1,934.98	
GENERAL FUND	ADMINISTRATIVE	IT SUPPORT -75% (MONTH:MARCH 2025		600.00	M 01-10-20-5215	12,000.00	11,610.03	OVER
WATER & SEWER	WATER	IT SUPPORT -12.5% MARCH 2025		100.00	M 60-42-20-5215	2,000.00	1,934.99	OVER
WATER & SEWER	SEWER	IT SUPPORT -12.5% MARCH 2025		100.00	M 60-43-20-5215	2,000.00	1,934.98	OVER
GENERAL FUND	ADMINISTRATIVE	SOFTWARE LICENSES -75 MARCH 2025		1,089.75	M 01-10-60-5213	39,327.75	28,683.09	
WATER & SEWER	WATER	SOFTWARE LICENSES -12.MARCH 2025		181.62	M 60-42-60-5213	8,654.62	5,455.99	
WATER & SEWER	SEWER	SOFTWARE LICENSES- 12.MARCH 2025		181.63	M 60-43-60-5213	8,654.62	5,456.02	
GENERAL CAPITAL FUND	ADMINISTRATIVE	CAPITAL IMPROVEMENTS - SCANNER/ PRINTER FOR S		3,102.71	M 90-10-60-5100	223,644.00	172,227.71	
			Vendor Total:	5,568.21				
DYNEGY ENERGY SERVICES								
WATER & SEWER	WATER	222 OAK KNOLL DR- UNIT DECEMBER 2024- 12/16/20		3,569.49	M 60-42-40-4660	60,000.00	49,342.03	
GENERAL FUND	STREETS	TFLT, METERED 0 RT 83 DECEMBER 2024- 12/16/20		50.35	M 01-41-40-4660	135,000.00	101,489.67	
WATER & SEWER	WATER	0SS RAILROAD AVE/ W/ S.DECEMBER 2024		313.31	M 60-42-40-4660	60,000.00	49,342.03	
GENERAL FUND	STREETS	SS CEDAR 1 W WISCONSIN DECEMBER 2024		107.85	M 01-41-40-4660	135,000.00	101,489.67	
WATER & SEWER	SEWER	910 PARK AVE / LIFT S DECEMBER 2024		406.47	M 60-43-40-4660	40,000.00	39,008.60	
GENERAL FUND	STREETS	129 RAILROAD AVE * STRIDECEMBER 2024		125.39	M 01-41-40-4660	135,000.00	101,489.67	
WATER & SEWER	SEWER	PUMP / 801 E GRAND AVE, DECEMBER 2024		127.74	M 60-43-40-4660	40,000.00	39,008.60	
GENERAL FUND	STREETS	422-1/2 W GRAND AVE/ DECEMBER 2024		37.10	M 01-41-40-4660	135,000.00	101,489.67	
GENERAL FUND	STREETS	SS CEDAR AVE 1W WISCONSIN DECEMBER 2024		289.37	M 01-41-40-4660	135,000.00	101,489.67	
WATER & SEWER	WATER	533 AMHERST DR *WELL DECEMBER 2024		966.24	M 60-42-40-4660	60,000.00	49,342.03	
WATER & SEWER	SEWER	0 N PETITE LAKE RD- W/ DECEMBER 2024		569.97	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	WATER	141 BELMONT AVE *WELL DECEMBER 2024		1,491.27	M 60-42-40-4660	60,000.00	49,342.03	
WATER & SEWER	SEWER	129 CENTRAL AVE/ LIFT DECEMBER 2024		226.87	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	SEWER	607 N MILWAUKEE AVE/ DECEMBER 2024		864.14	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	SEWER	550 E GRAND AVE/ LIFT DECEMBER 2024		187.57	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	SEWER	PUMPING STATION/ 735 N DECEMBER 2024		434.57	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	SEWER	1515 OAKLAND DRIVE/ L DECEMBER 2024		518.33	M 60-43-40-4660	40,000.00	39,008.60	
WATER & SEWER	SEWER	WS BROOKING CT/ 1S PONIDECEMBER 2024		567.79	M 60-43-40-4660	40,000.00	39,008.60	
GENERAL FUND	STREETS	LITE 129 CENTRAL AVE DECEMBER 2024		55.78	M 01-41-40-4660	135,000.00	101,489.67	
WATER & SEWER	WATER	881 DEEP LAKE RD DECEMBER 2024		1,136.42	M 60-42-40-4660	60,000.00	49,342.03	
MANSION FUND		485 N MILWAUKEE AVE/ IDECEMBER 2024		1,065.27	M 08-00-00-4660	18,500.00	18,391.61	OVER
WATER & SEWER	SEWER	0 N S OLD MONAVILLE RD DECEMBER 2024		1,367.86	M 60-43-40-4660	40,000.00	39,008.60	OVER
GENERAL FUND	STREETS	LITE/ 119 CEDAR AVE DECEMBER 2024		124.60	M 01-41-40-4660	135,000.00	101,489.67	
			Vendor Total:	14,603.75				
ENTERPRISE FM TRUST								
W&S CAPTIAL FUND	WATER	VEHICLE LEASES - WATER VEHICLE LEASES- PUBLIC		1,343.94	M 91-42-60-4932	15,150.00	14,111.77	OVER
W&S CAPTIAL FUND	SEWER	VEHICLE LEASES - SEWER VEHICLE LEASES- PUBLIC		1,343.93	M 91-43-60-4932	15,150.00	14,111.79	OVER
GENERAL CAPITAL FUND	POLICE	VEHICLE LEASES - POLICE VEHICLE LEASES- POLICE		4,686.43	M 90-20-60-4932	47,625.00	42,101.38	
			Vendor Total:	7,374.30				
FACTORY MOTOR PARTS CO.								
GENERAL FUND	FLEET	VEHICLE SUPPLIES- 75% SQUAD 292		194.67	01-30-60-4930	53,000.00	51,067.95	
			Vendor Total:	194.67				
FOX VALLEY GRAPHICS, INC								
GENERAL FUND	ADMINISTRATIVE	OFFICE SUPPLIES	ENVELOPES	187.25	M 01-10-60-4810	7,350.00	6,606.11	
GENERAL FUND	POLICE	OFFICE SUPPLIES	ENVELOPES	187.25	M 01-20-60-4810	12,000.00	7,373.48	
WATER & SEWER	WATER	OFFICE SUPPLIES	ENVELOPES	80.25	M 60-42-60-4810	5,800.00	4,766.85	
WATER & SEWER	SEWER	OFFICE SUPPLIES	ENVELOPES	80.25	M 60-43-60-4810	5,800.00	4,581.10	
			Vendor Total:	535.00				

VILLAGE OF LAKE VILLA Treasurer's Report
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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
GILLESPIE FORD								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCK 15	107.53	M 01-30-60-4930	53,000.00	51,067.95	
			Vendor Total:	107.53				
GRAINGER								
WATER & SEWER	SEWER	SUPPLIES - SEWER	SEWER SUPPLIES/ BANK L	10.68	M 60-43-40-4950	30,000.00	5,665.69	
			Vendor Total:	10.68				
GREATAMERICA FINANCIAL SERVICES COR								
GENERAL FUND	ADMINISTRATIVE	EQUIPMENT MAINTENANCE	KYOCERA COPIER RENTAL-	241.63	M 01-10-20-4813	3,000.00	2,614.75	
			Vendor Total:	241.63				
HERMAN BROTHERS								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	ANGLE HOSE	57.68	M 01-30-60-4930	53,000.00	51,067.95	
			Vendor Total:	57.68				
HIGHSTAR TRAFFIC								
GENERAL FUND	STREETS	MAINTENANCE - SIGNS &	STREET SIGNS	1,724.00	M 01-41-40-4270	7,500.00	9,170.75	OVER
GENERAL FUND	STREETS	MAINTENANCE - SIGNS &	12'" CROSS FLAT/ 12" C	243.60	M 01-41-40-4270	7,500.00	9,170.75	OVER
			Vendor Total:	1,967.60				
HOME DEPOT CREDIT SERVICES								
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	PAINT FOR PD	22.53	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	CREDIT FOR INVOICE #51	(22.53)	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	PAINT FOR PD	20.96	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	BUILDINGS & GROUNDS	MAINTENANCE-BUILDING	BUILDING MAINTENANCE	59.98	M 01-46-40-4210	10,610.00	16,682.88	OVER
GENERAL FUND	POLICE	MISCELLANEOUS	TRUCK SCALES	70.95	M 01-20-60-5190	8,000.00	4,009.62	
WATER & SEWER	WATER	SUPPLIES - WATER	MAGNET CARABINER HOOK	6.44	M 60-42-40-4950	35,000.00	14,382.72	
WATER & SEWER	SEWER	SUPPLIES - SEWER	MAGNET CARABINER HOOK	6.44	M 60-43-40-4950	30,000.00	5,665.69	
GENERAL FUND	POLICE	MISCELLANEOUS	MISCELLANEOUS	21.22	M 01-20-60-5190	8,000.00	4,009.62	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	98.99	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	SUPPLIES - WATER	SWITCH GUARD/ MAGNET C	7.82	M 60-42-40-4950	35,000.00	14,382.72	
WATER & SEWER	SEWER	SUPPLIES - SEWER	SWITCH GUARD/ MAGNET C	7.82	M 60-43-40-4950	30,000.00	5,665.69	
GENERAL FUND	POLICE	MISCELLANEOUS	MISCELLANEOUS- PAINT S	43.94	M 01-20-60-5190	8,000.00	4,009.62	
			Vendor Total:	344.56				
HYDRAULIC SERVICE & REPAIR INC								
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	PLOW CYLINDER	321.86	M 01-30-20-4230	80,000.00	30,874.89	
WATER & SEWER	SEWER	CONTRACT VEHICLE MAINT	PLOW CYLINDER	53.64	M 60-43-20-4230	5,000.00	583.46	
WATER & SEWER	WATER	CONTRACT VEHICLE MAINT	PLOW CYLINDER	53.65	M 60-42-20-4230	5,000.00	583.45	
			Vendor Total:	429.15				
ILLINOIS EPA								
WATER & SEWER	SEWER	PRINCIPAL PAYMENT	WATER REVOLVING FUND-	10,470.53	60-43-60-5010	24,000.00	20,941.06	OVER
			Vendor Total:	10,470.53				
JACK FROST IRON WORKS INC								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	ROUND BAR WELDED TO SA	63.75	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	ROUND BAR WELDED TO SA	10.62	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	ROUND BAR WELDED TO SA	10.63	M 60-43-60-4930	9,000.00	5,649.28	
			Vendor Total:	85.00				
JAMES P. BATEMAN, LTD.								
DOWNTOWN TIF FUND		LEGAL FEES	PLEVIAK SCHOOL	6,369.60	M 98-00-20-4330	10,000.00	20,411.55	OVER
GENERAL FUND	ADMINISTRATIVE	LEGAL FEES	GENERAL MATTERS	8,211.60	M 01-10-20-4330	140,000.00	84,371.90	
			Vendor Total:	14,581.20				
JON M. TACK, P.E.								
DEVELOPER ESCROWS		801 TOWER ROAD ESCROW	801 TOWER RD- GAS STAT	250.00	M 03-00-30-2363	0.00	(9,519.30)	
			Vendor Total:	250.00				
KIMBALL MIDWEST								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	353.38	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	58.90	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	58.89	M 60-43-60-4930	9,000.00	5,649.28	
			Vendor Total:	471.17				
L.G. AUTOMOTIVE								
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	SQUAD 279	79.99	M 01-30-20-4230	80,000.00	30,874.89	
GENERAL FUND	FLEET	CONTRACT VEHICLE MAINT	KIA	742.10	M 01-30-20-4230	80,000.00	30,874.89	

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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SQUAD 294	39.99	M 01-30-60-4930	53,000.00	51,067.95	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SQUAD 293	599.08	M 01-30-60-4930	53,000.00	51,067.95	
LAKELAND/LARSEN								
MANSION FUND		PREVENTATIVE MAINTENAN	MONTHLY ELEVATOR MAINT	212.50	M 08-00-00-4212	16,000.00	10,099.34	
LAUTERBACH & AMEN, LLP								
GENERAL FUND	ADMINISTRATIVE	FINANCIAL MANAGEMENT	C(JANUARY 2025	2,605.00	M 01-10-20-4311	31,260.00	26,165.00	
WATER & SEWER	WATER	FINANCIAL MANAGEMENT	C(JANUARY 2025	1,302.50	M 60-42-20-4311	15,630.00	13,082.50	
WATER & SEWER	SEWER	FINANCIAL MANAGEMENT	C(JANUARY 2025	1,302.50	M 60-43-20-4311	15,630.00	13,082.50	
LEGEND ELECTRIC LLC								
GENERAL CAPITAL FUND	BUILDINGS & GROUNDS	CAPITAL IMPROVEMENTS	- LIGHTING UPGRADE COM EI	22,920.35	M 90-46-60-5100	370,500.00	146,636.31	
LINDCO								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TRUCK	134.08	M 01-30-60-4930	53,000.00	51,067.95	
LINDE GAS & EQUIPMENT INC.								
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	ACETYLENE/ OXYGEN	28.68	M 01-46-40-4910	16,000.00	7,768.73	
LRS, LLC								
GARBAGE FUND		REFUSE PICKUP	REFUSE PICKUP- JANUARY	144,410.30	M 68-00-20-4470	777,238.00	797,004.50	OVER
MAGEE HARTMAN, P.C.								
GENERAL FUND	POLICE	LEGAL FEES/COURT	JANUARY 2025	4,950.00	M 01-20-20-4330	40,000.00	39,338.45	OVER
MENARDS - ANTIOCH								
GENERAL FUND	FLEET	VEHICLE SUPPLIES	VEHICLE SUPPLIES	33.83	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	5.64	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	VEHICLE SUPPLIES	5.63	M 60-43-60-4930	9,000.00	5,649.28	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	BUILDING SUPPLIES	89.95	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	TURBO TRUCK BED /BLACK	82.04	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	TURBO TRUCK BED /BLACK	13.67	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	TURBO TRUCK BED /BLACK	13.67	M 60-43-60-4930	9,000.00	5,649.28	
GENERAL FUND	FLEET	VEHICLE SUPPLIES	BUILDING SUPPLIES	75.74	M 01-30-60-4930	53,000.00	51,067.95	
WATER & SEWER	WATER	VEHICLE SUPPLIES	BUILDING SUPPLIES	12.62	M 60-42-60-4930	9,000.00	5,218.64	
WATER & SEWER	SEWER	VEHICLE SUPPLIES	BUILDING SUPPLIES	12.63	M 60-43-60-4930	9,000.00	5,649.28	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	SHOP SUPPLIES	10.47	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	BUILDING SUPPLIES	170.20	M 01-46-40-4910	16,000.00	7,768.73	
GENERAL FUND	BUILDINGS & GROUNDS	SUPPLIES-BUILDING	SHOP SUPPLIES	93.94	M 01-46-40-4910	16,000.00	7,768.73	
MIDWEST TRUCKERS ASSOC., INC.								
GENERAL FUND	STREETS	PHYSICALS/TESTING	9 MVRs	180.00	M 01-41-60-4570	1,000.00	3,097.70	OVER
MOTOROLA SOLUTIONS, INC.								
GENERAL FUND	POLICE	NEW EQUIPMENT	NEW EQUIPMENT	3,590.00	M 01-20-60-5201	36,065.00	31,068.88	
NICOR GAS								
WATER & SEWER	SEWER	NATURAL GAS	500 E GRAND AVE #3	151.16	M 60-43-40-4610	15,000.00	8,087.61	
PADDOCK PUBLICATIONS, INC.								
GENERAL FUND	ADMINISTRATIVE	PUBLISHING	VISION PLAN	105.80	M 01-10-60-4430	3,000.00	1,711.70	
PITNEY BOWES BANK IN PURCHASE POWER								
GENERAL FUND	ADMINISTRATIVE	OFFICE SUPPLIES	POSTAGE	120.38	M 01-10-60-4810	7,350.00	6,606.11	
GENERAL FUND	POLICE	OFFICE SUPPLIES	POSTAGE	120.38	M 01-20-60-4810	12,000.00	7,373.48	
WATER & SEWER	WATER	OFFICE SUPPLIES	POSTAGE	51.59	M 60-42-60-4810	5,800.00	4,766.85	
WATER & SEWER	SEWER	OFFICE SUPPLIES	POSTAGE	51.60	M 60-43-60-4810	5,800.00	4,581.10	

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Fund	Department	Line Item	Item Description	Amount	Account Number	Budget	Total	Over YTD Budget
RAY CHRYSLER DODGE JEEP RAM				Vendor Total:				
GENERAL FUND	FLEET	VEHICLE SUPPLIES	SQUAD 280	1,007.71	M 01-30-60-4930	53,000.00	51,067.95	
				Vendor Total:				
RAY SCHRAMER & CO				Vendor Total:				
GENERAL FUND	STREETS	STORM SEWERS	CRETEX PRO-RING	2,218.30	M 01-41-40-4241	64,000.00	8,351.54	
				Vendor Total:				
ROGAN SHOES, INC.				Vendor Total:				
GENERAL FUND	STREETS	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- GLEI	174.08	M 01-41-60-4170	3,200.00	2,489.47	
				Vendor Total:				
SECOND AMENDMENT SPORTS				Vendor Total:				
GENERAL FUND	POLICE	RANGE & SUPPLIES	RANGE & SUPPLIES	157.49	M 01-20-60-4560	17,000.00	12,264.49	
				Vendor Total:				
STREICHER'S				Vendor Total:				
GENERAL FUND	POLICE	UNIFORM ALLOWANCE	UNIFORM ALLOWANCE- ESTC	149.97	M 01-20-60-4170	40,000.00	17,322.20	
				Vendor Total:				
SWALCO				Vendor Total:				
GARBAGE FUND		SWALCO FEE	2025 O&M FEE	3,746.25	M 68-00-60-4450	3,800.00	3,746.25	OVER
				Vendor Total:				
TRANSUNION				Vendor Total:				
GENERAL FUND	POLICE	MEMBERSHIPS	JANUARY 2025	101.20	M 01-20-60-4531	24,050.00	24,014.40	OVER
				Vendor Total:				
USA BLUE BOOK				Vendor Total:				
WATER & SEWER	WATER	SUPPLIES - WATER	HACH	3,457.41	M 60-42-40-4950	35,000.00	14,382.72	
				Vendor Total:				
VILLAGE OF FOX LAKE				Vendor Total:				
GENERAL FUND	POLICE	DISPATCHING	DISPATCH SERVICE 24-25,	20,000.00	M 01-20-20-4460	82,000.00	80,000.00	OVER
GENERAL FUND	POLICE	ADMINISTRATIVE ADJUDIC	HEARING OFFICER FOR FEI	255.00	M 01-20-20-4331	3,060.00	1,800.00	
				Vendor Total:				
WAREHOUSE DIRECT				Vendor Total:				
WATER & SEWER	SEWER	OFFICE SUPPLIES	OFFICE SUPPLIES- BUSIN	5.04	M 60-43-60-4810	5,800.00	4,581.10	
WATER & SEWER	WATER	OFFICE SUPPLIES	OFFICE SUPPLIES- BUSIN	5.04	M 60-42-60-4810	5,800.00	4,766.85	
GENERAL FUND	ADMINISTRATIVE	OFFICE SUPPLIES	OFFICE SUPPLIES- BUSIN	11.77	M 01-10-60-4810	7,350.00	6,606.11	
GENERAL FUND	POLICE	OFFICE SUPPLIES	OFFICE SUPPLIES- BUSIN	11.78	M 01-20-60-4810	12,000.00	7,373.48	
				Vendor Total:				
				Grand Total:			356,898.64	

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: 2CODPLU 2 CODE PLUMBING , LLC 0000731	REMOVE/ INSTALL BROKEN URINAL -PARKS BAT	575.00
TOTAL VENDOR 2CODPLU 2 CODE PLUMBING , LLC		575.00
VENDOR CODE: ACELIB ACE HARDWARE LIBERTYVILLE 112584/3	UNIFORM ALLOWANE- RYAN HORTON -GRAYSLAKE	59.99
TOTAL VENDOR ACELIB ACE HARDWARE LIBERTYVILLE		59.99
VENDOR CODE: ADVPR ADVANCE AUTO PARTS 8870502254163	VEHICLE SUPPLIES	256.37
TOTAL VENDOR ADVPR ADVANCE AUTO PARTS		256.37
VENDOR CODE: AFRFLA A FREEDOM FLAG CO. 25784	FLAGS	268.40
TOTAL VENDOR AFRFLA A FREEDOM FLAG CO.		268.40
VENDOR CODE: AMA AMAZON CAPITAL SERVICES 1T1X-7P9Q-TCL7	TP/ ST. PATS DAY SUPPLIES/ HOLSTERS- PW	450.77
114-0818260-826100	KEYBOARD/ COREY/ ORDER# 114-0818260-8261	34.98
TOTAL VENDOR AMA AMAZON CAPITAL SERVICES		485.75
VENDOR CODE: ANTAUT ANTIOCH AUTO PARTS 526626	VEHICLE SUPPLIES	5.64
535034	LIFT STATION/ PUMP OIL	53.45
534597	FORD F550 OIL FILTER	20.15
TOTAL VENDOR ANTAUT ANTIOCH AUTO PARTS		79.24
VENDOR CODE: BILPRE BILLER PRESS & MFG., INC. BP-9288	ILLINOIS CITATION /COMPLAINT FORMS- 9430	2,159.93
TOTAL VENDOR BILPRE BILLER PRESS & MFG., INC.		2,159.93
VENDOR CODE: BROALA BROOKS-ALLAN 48144	UNIFORM ALLOWANCE	1,173.00
47852	UNIFORM ALLOWANCE	246.00
48145	UNIFORM ALLOWANCE- ESTO GOMEZ	370.86
TOTAL VENDOR BROALA BROOKS-ALLAN		1,789.86
VENDOR CODE: BS&A BS&A SOFTWARE 158612	PAYROLL SYSTEM	11,784.00
TOTAL VENDOR BS&A BS&A SOFTWARE		11,784.00
VENDOR CODE: CARSER CARDMEMBER SERVICE 2806	AMAZON- BATTERIES	39.97
4904	AMAZON BATTERY FINDER	58.74
7623	UNIFORM ALLOWANCE	452.25
0409	AMAZON- ASTRO AI AC TO DC CONVERTER	30.50
0094	AMERICAN FLAG KEYCHAIN	97.50
2261	NEW EQUIPMENT- STRIKE SHIELD	271.25
9368	DOCKING CHARGING STATION	34.97
1806	AC/DC ADAPTER FOR PRINTER	65.96
6255	BATTERY TENDER JR 12V	41.94

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VENDOR CODE: CARSER CARDMEMBER SERVICE		
0056	DROPBOX	19.99
4813	VALENTINE'S DAY DECOR/ DOLLAR TREE	18.73
0156	FEDEX	19.98
2359	APWA -WORKZONE/ JOB POSTING	375.00
0782	MEETING SUPPLIES	4.05
3700	RON/PATS - BOARD MTG	166.60
4074	GALLON TOTES -CONFERENCE ROOM CLOSET ORG	96.56
6762	IGFOA- 2025 MEMBERSHIP RENEWAL	225.00
7458	REFUND FROM U OF I CROP SCIENCE	(70.00)
8361	IPSI SPRING 2025	795.00
5903	CITY AUTO WRECKERS/ 2022 DURANGO	1,000.00
0594	NATIONAL PELRA/ TRAINING- JIM BOWLES	325.00
7318	U OF I- PESTICIDE SAGETY EDUCATION PROGR	210.00
9042	AMAZON- BOSS SNOW FLOW/ HANDHELD CONTROL	34.19
9283	NATIONAL PELRA/ TRAINING- RYAN HORTON	325.00
0007	MIDWEST MILITARY/ CAB PUMP MAINT KIT	269.28
1669	HEADCO INDUSTRIES	158.59
TOTAL VENDOR CARSER CARDMEMBER SERVICE		5,066.05
VENDOR CODE: CENLCJAWA CENTRAL LAKE COUNTY JAWA		
1101-0131	COLILERT TESTING	1,098.00
0101-0131	JANUARY 2025	52,682.13
TOTAL VENDOR CENLCJAWA CENTRAL LAKE COUNTY JAWA		53,780.13
VENDOR CODE: CES CES		
LKV/110599	LED LIGHTS FOR PD BLDG	51.30
TOTAL VENDOR CES CES		51.30
VENDOR CODE: CHRELE CHRIS ELECTRIC CORP.		
5841	SCADA SYSTEM	392.50
TOTAL VENDOR CHRELE CHRIS ELECTRIC CORP.		392.50
VENDOR CODE: COMBUS COMCAST BUSINESS		
232965492	ETHERNET FOR 65 CEDAR AVE INTERNET	1,417.74
TOTAL VENDOR COMBUS COMCAST BUSINESS		1,417.74
VENDOR CODE: COMCAB COMCAST CABLE		
02102025-2880	65 CEDAR AVE OFC	444.75
TOTAL VENDOR COMCAB COMCAST CABLE		444.75
VENDOR CODE: CONCLU CONSERVATION CLUB OF KENOSHA COUNTY		
11-2025	2025 RANGE USE	400.00
TOTAL VENDOR CONCLU CONSERVATION CLUB OF KENOSHA CC		400.00
VENDOR CODE: CONFS CONSERV FS, INC.		
102031783	591.300 GAL UNL GAS	1,773.89
102031784	387.800 GAL DIESEL	1,303.43
102031731	610.100 GAL UNL GAS	1,810.90
TOTAL VENDOR CONFS CONSERV FS, INC.		4,888.22
VENDOR CODE: CPS CHICAGO PARTS & SOUND, LLC		

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: CPS CHICAGO PARTS & SOUND, LLC 42C0000271	RETURN- CORE /INV 32-0076836	(515.64)
TOTAL VENDOR CPS CHICAGO PARTS & SOUND, LLC		(515.64)
VENDOR CODE: CUSTRU CUSTOM TRUCK ONE SOURCE 2025002286668	BUCKET TRUCK 21	226.47
TOTAL VENDOR CUSTRU CUSTOM TRUCK ONE SOURCE		226.47
VENDOR CODE: DATINT DATA INTEGRATORS, INC. 25029	JANUARY 2025	376.87
TOTAL VENDOR DATINT DATA INTEGRATORS, INC.		376.87
VENDOR CODE: DEKCOM DEKIND COMPUTER CONSULTANTS 41155 41063 41116	2.5 OT HRS FOR JANUARY 2025 MARCH 2025 SCANNER/ PRINTER FOR SQUAD ROOM	212.50 2,253.00 3,102.71
TOTAL VENDOR DEKCOM DEKIND COMPUTER CONSULTANTS		5,568.21
VENDOR CODE: DYNENE DYNEGY ENERGY SERVICES 030240109513 010000080379	DECEMBER 2024- 12/16/2024- 01/16/2025 DECEMBER 2024	3,619.84 10,983.91
TOTAL VENDOR DYNENE DYNEGY ENERGY SERVICES		14,603.75
VENDOR CODE: ENT ENTERPRISE FM TRUST FBN5260370 FBN5243719	VEHICLE LEASES- PUBLIC WORKS- FEBRUARY 2 VEHICLE LEASES- POLICE- EBRUARY 2025	2,687.87 4,686.43
TOTAL VENDOR ENT ENTERPRISE FM TRUST		7,374.30
VENDOR CODE: FACMOTPAR FACTORY MOTOR PARTS CO. 162-200121	SQUAD 292	194.67
TOTAL VENDOR FACMOTPAR FACTORY MOTOR PARTS CO.		194.67
VENDOR CODE: FOXVALGR FOX VALLEY GRAPHICS, INC 49073	ENVELOPES	535.00
TOTAL VENDOR FOXVALGR FOX VALLEY GRAPHICS, INC		535.00
VENDOR CODE: GILFOR GILLESPIE FORD 49143	TRUCK 15	107.53
TOTAL VENDOR GILFOR GILLESPIE FORD		107.53
VENDOR CODE: GRAINGER GRAINGER 9382063619	SEWER SUPPLIES/ BANK LIFT	10.68
TOTAL VENDOR GRAINGER GRAINGER		10.68
VENDOR CODE: GREAME GREATAMERICA FINANCIAL SERVICES COR 38442778	KYOCERA COPIER RENTAL-FEBRUARY 2025	241.63
TOTAL VENDOR GREAME GREATAMERICA FINANCIAL SERVICES		241.63
VENDOR CODE: HERBRO HERMAN BROTHERS		

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BOARD REPORT FOR VILLAGE OF LAKE VILLA
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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: HERBRO HERMAN BROTHERS		
22102	ANGLE HOSE	57.68
TOTAL VENDOR HERBRO HERMAN BROTHERS		57.68
VENDOR CODE: HIGSTA HIGHSTAR TRAFFIC		
10810	STREET SIGNS	1,724.00
10911	12'" CROSS FLAT/ 12" CAP FOR FLAT ON ROU	243.60
TOTAL VENDOR HIGSTA HIGHSTAR TRAFFIC		1,967.60
VENDOR CODE: HOMDEP HOME DEPOT CREDIT SERVICES		
5121476	PAINT FOR PD	22.53
5121477	CREDIT FOR INVOICE #5121476	(22.53)
5121478	PAINT FOR PD	20.96
4010607	BUILDING MAINTENANCE	59.98
8903486	TRUCK SCALES	70.95
1520541	MAGNET CARABINER HOOK	12.88
11310	MISCELLANEOUS	21.22
533642	VEHICLE SUPPLIES	98.99
9620213	SWITCH GUARD/ MAGNET CARABINER HOOK	15.64
4021841	MISCELLANEOUS- PAINT SUPPLIES	43.94
TOTAL VENDOR HOMDEP HOME DEPOT CREDIT SERVICES		344.56
VENDOR CODE: HYDSEY HYDRAULIC SERVICE & REPAIR INC		
400244	PLOW CYLINDER	429.15
TOTAL VENDOR HYDSEY HYDRAULIC SERVICE & REPAIR INC		429.15
VENDOR CODE: ILLEPA ILLINOIS EPA		
L17-5888	WATER REVOLVING FUND- WASTEWATER PROJECT	10,470.53
TOTAL VENDOR ILLEPA ILLINOIS EPA		10,470.53
VENDOR CODE: JACFRO JACK FROST IRON WORKS INC		
13956	ROUND BAR WELDED TO SALT BAR HANDLES	85.00
TOTAL VENDOR JACFRO JACK FROST IRON WORKS INC		85.00
VENDOR CODE: JAMBAT JAMES P. BATEMAN, LTD.		
02102025-PLEVIAK	PLEVIAK SCHOOL	6,369.60
02102025-GENERAL	GENERAL MATTERS	8,211.60
TOTAL VENDOR JAMBAT JAMES P. BATEMAN, LTD.		14,581.20
VENDOR CODE: JONTAC JON M. TACK, P.E.		
02042025	801 TOWER RD- GAS STATION/ REVIEW 3	250.00
TOTAL VENDOR JONTAC JON M. TACK, P.E.		250.00
VENDOR CODE: KIMMID KIMBALL MIDWEST		
103029630	VEHICLE SUPPLIES	471.17
TOTAL VENDOR KIMMID KIMBALL MIDWEST		471.17
VENDOR CODE: LAKLAR LAKELAND/LARSEN		
200459	MONTHLY ELEVATOR MAINT	212.50
TOTAL VENDOR LAKLAR LAKELAND/LARSEN		212.50

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: LAUAME LAUTERBACH & AMEN, LLP 100183	JANUARY 2025	5,210.00
TOTAL VENDOR LAUAME LAUTERBACH & AMEN, LLP		5,210.00
VENDOR CODE: LEGELE LEGEND ELECTRIC LLC 1208	LIGHTING UPGRADE COM ED EFFICIENCY PROGR	22,920.35
TOTAL VENDOR LEGELE LEGEND ELECTRIC LLC		22,920.35
VENDOR CODE: LGAUTO L.G. AUTOMOTIVE 19697	SQUAD 279	79.99
19623	KIA	742.10
19681	SQUAD 294	39.99
19661	SQUAD 293	599.08
TOTAL VENDOR LGAUTO L.G. AUTOMOTIVE		1,461.16
VENDOR CODE: LINDCO LINDCO 241009P	TRUCK	134.08
TOTAL VENDOR LINDCO LINDCO		134.08
VENDOR CODE: LINGAS LINDE GAS & EQUIPMENT INC. 47582797	ACETYLENE/ OXYGEN	28.68
TOTAL VENDOR LINGAS LINDE GAS & EQUIPMENT INC.		28.68
VENDOR CODE: LRS LRS, LLC NI530037	REFUSE PICKUP- JANUARY 2025	144,410.30
TOTAL VENDOR LRS LRS, LLC		144,410.30
VENDOR CODE: MAGHAR MAGEE HARTMAN, P.C. 02062025	JANUARY 2025	4,950.00
TOTAL VENDOR MAGHAR MAGEE HARTMAN, P.C.		4,950.00
VENDOR CODE: MENANT MENARDS - ANTIOCH 58611	VEHICLE SUPPLIES	45.10
58766	BUILDING SUPPLIES	89.95
58845	TURBO TRUCK BED /BLACK SPRAYPAINT	109.38
58726	BUILDING SUPPLIES	100.99
58413	SHOP SUPPLIES	10.47
58410	BUILDING SUPPLIES	170.20
58324	SHOP SUPPLIES	93.94
TOTAL VENDOR MENANT MENARDS - ANTIOCH		620.03
VENDOR CODE: MID-WEST MIDWEST TRUCKERS ASSOC., INC. 789233	9 MVRs	180.00
TOTAL VENDOR MID-WEST MIDWEST TRUCKERS ASSOC., INC.		180.00
VENDOR CODE: MOTsOL MOTOROLA SOLUTIONS, INC. 8282071756	NEW EQUIPMENT	3,590.00
TOTAL VENDOR MOTsOL MOTOROLA SOLUTIONS, INC.		3,590.00
VENDOR CODE: NICOR NICOR GAS		

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INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR CODE: NICOR NICOR GAS 02112025-3390	500 E GRAND AVE #3	151.16
TOTAL VENDOR NICOR NICOR GAS		151.16
VENDOR CODE: PADPUB PADDOCK PUBLICATIONS, INC. 322331	VISION PLAN	105.80
TOTAL VENDOR PADPUB PADDOCK PUBLICATIONS, INC.		105.80
VENDOR CODE: PITBOWES PITNEY BOWES BANK IN PURCHASE POWER 02032025-4297	POSTAGE	343.95
TOTAL VENDOR PITBOWES PITNEY BOWES BANK IN PURCHASE		343.95
VENDOR CODE: RAYCHR RAY CHRYSLER DODGE JEEP RAM CHCS88788	SQUAD 280	1,007.71
TOTAL VENDOR RAYCHR RAY CHRYSLER DODGE JEEP RAM		1,007.71
VENDOR CODE: RAYSCH RAY SCHRAMER & CO 168450	CRETEX PRO-RING	2,218.30
TOTAL VENDOR RAYSCH RAY SCHRAMER & CO		2,218.30
VENDOR CODE: ROGSHO ROGAN SHOES, INC. 298556	UNIFORM ALLOWANCE- GLENN HESSLER	174.08
TOTAL VENDOR ROGSHO ROGAN SHOES, INC.		174.08
VENDOR CODE: SECAM SECOND AMENDMENT SPORTS 15343	RANGE & SUPPLIES	157.49
TOTAL VENDOR SECAM SECOND AMENDMENT SPORTS		157.49
VENDOR CODE: STREICH STREICHER'S I17413362	UNIFORM ALLOWANCE- ESTO GOMEZ	149.97
TOTAL VENDOR STREICH STREICHER'S		149.97
VENDOR CODE: SWALCO SWALCO 920003384	2025 O&M FEE	3,746.25
TOTAL VENDOR SWALCO SWALCO		3,746.25
VENDOR CODE: TRANSUNION TRANSUNION 484442-202501-1	JANUARY 2025	101.20
TOTAL VENDOR TRANSUNION TRANSUNION		101.20
VENDOR CODE: USABLU USA BLUE BOOK INV00608684	HACH	3,457.41
TOTAL VENDOR USABLU USA BLUE BOOK		3,457.41
VENDOR CODE: VILFOX VILLAGE OF FOX LAKE 1469 240	DISPATCH SERVICE 24-25/ 2 OF 4 INSTALLME HEARING OFFICER FOR FEBRUARY 2025	20,000.00 255.00
TOTAL VENDOR VILFOX VILLAGE OF FOX LAKE		20,255.00

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BOTH OPEN AND PAID

INVOICE		
NUMBER	DESCRIPTION	AMOUNT
<hr/>		
VENDOR CODE: WARDIR WAREHOUSE DIRECT		
5872530-0	OFFICE SUPPLIES- BUSINESS CERTIFICATES	33.63
TOTAL VENDOR WARDIR WAREHOUSE DIRECT		<hr/> 33.63
GRAND TOTAL:		356,898.64



DATE: January 24, 2025

TO: Mayor James McDonald and Board of Trustees

FROM: Michael Strong, Village Administrator

RE: Community Solar Program Opportunity – Village Electricity Accounts

This memorandum explains how community solar programs work in Illinois and how they could help the Village save on energy costs.

Current Village Energy Costs

The Village of Lake Villa manages about 30 electricity accounts, spending roughly \$235,000 annually on electricity for streetlights, traffic signals, and water/sewer infrastructure. Through the Northern Illinois Municipal Electric Collaborative (NIMEC), we have been securing competitive electricity rates. However, with rising electricity supply and distribution costs, the Village continues to explore cost-saving measures. Community Solar offers a potential opportunity to reduce future energy costs for the Village while supporting renewable energy development.

What Is Community Solar?

Community solar programs in Illinois were created under the Future Energy Jobs Act (FEJA) and expanded by the Climate and Equitable Jobs Act (CEJA). These programs let municipalities, businesses, and residents subscribe to solar energy projects within their utility territory (ComEd or Ameran) without installing solar panels on their property or buildings. Community Solar Subscribers receive credits on their utility bills, lowering costs and supporting renewable energy throughout the State.

How Does Community Solar Work?

Community solar connects subscribers, solar operators, and utility companies like ComEd. Subscribers purchase a share of energy generated by a solar project in their utility's territory and receive credits on their utility bills, reducing supply costs. In return, subscribers pay the solar operator a portion of the savings, typically at a discount. Here's an example of how the savings are achieved with a 10% discount from a solar developer:

Without Community Solar	With Community Solar
Electric Bill	Electric Bill
Supply: \$56.00	Supply: \$56.00
Solar Credits: N/A	Solar Credits: (\$50.00)
Community Solar Fee: N/A	Solar Developer Fee: \$45.00
Total Bill: \$109.00	Total Bill: \$104.00

In this scenario, the customer saves \$5 on its electricity supply costs for the month.

Village Savings Potential

Preliminary analysis suggests that the Village could save \$2,575 to \$7,725 annually over the 15–20-year life of a community solar subscription.

Additional benefits include:

- Supporting regional renewable energy projects and Illinois' clean energy goals.
- Avoiding upfront costs or maintenance associated with solar panel installation.
- Stabilizing utility costs to protect against market volatility.

Recommendation

Staff recommends engaging E4, LLC, an energy consulting firm, to identify potential community solar projects within ComEd's territory. E4, LLC. has worked with municipalities like Mundelein, Grayslake, CLCJAWA and other local agencies to secure community solar subscriptions.

If approved, E4, LLC. will solicit bids from solar developers and present the results for Village Board consideration. The Village can then decide whether to proceed with a subscription agreement.

Attachments:

1. Copy of Executable Consultant Agreement with E4, LLC.
2. Community Solar fact sheet from Illinois Shines



Community Solar Consulting Agreement

This Community Solar Consulting Agreement (this “Agreement”) is entered into on the ____ day of _____, 20__ (the “Effective Date”) by and between E4, LLC, an Illinois limited liability company (“E4”), having an address for notices of 3907 Saratoga Ave, Downers Grove, IL 60515, Telephone: (312) 285-3685, E-mail: js@e4.eco, Fax: (678) 212-5649, and _____, a _____ (“Client”), having an address of _____ Telephone: _____ E-mail: _____ (E4 and Client shall be collectively referred to as “Parties”).

As a duly authorized agent or officer of _____, I acknowledge and designate E4, LLC to be the exclusive representative and source of available Community Solar Subscriptions for our electricity accounts. In this role, E4, LLC will:

- Collect pertinent account information
- Quantify the value of a subscription
- Navigate the Customer approval process
- Source available Community Solar projects
- Solicit subscription offers from Community Solar Developers
- Negotiate and secure the best offers inclusive of discount rate, term length, and terms and conditions

Compensation

Client agrees and acknowledges that E4 will receive compensation for its efforts on behalf of Client directly from the Community Solar Developer(s).

Term

The term of this Agreement (the “Term”) is one (1) year, commencing on the Effective Date and will automatically renew for an additional one (1) year Term until canceled.

Termination

Either Party may terminate this agreement for any reason. However, termination shall become effective sixty (60) days after receipt of written notice of termination.

Entire Agreement

This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and supersedes all prior agreements, representations and understandings of the Parties, written or oral.

Counterparts



Community Solar Consulting Agreement

This Agreement may be executed in one or more counterparts each of which will be deemed to be an original and all of which, when taken together, will be deemed to constitute one and the same agreement.

Governing Law/Dispute Resolution

This Agreement shall be governed, construed, and enforced in accordance with the laws of the State of Illinois, without regard to its conflict of laws rules with the exclusive venue being the Circuit Court of DuPage County, Illinois.

Severability

If any part of this Agreement is held to be unenforceable by a court of competent jurisdiction, the rest of the Agreement will continue in full force and effect.

Notices

All notices and other formal communications which either Party may give to the other under or in connection with this Agreement shall be in writing (except where expressly provided for otherwise), shall be deemed delivered upon receipt, and shall be sent by any of the following methods: hand delivery; reputable overnight courier; certified mail, return receipt requested; or email transmission with a return receipt requested.

No Joint Venture; No Assignment.

Nothing herein contained shall be deemed to constitute or to create a joint venture, partnership, agency or any relationship between the Parties. The obligations of E4 and the Client hereunder are individual and neither collective nor joint in nature. Neither party shall assign this agreement without the express advance written agreement of the other party.

Amendments; Binding Effect

This Agreement may not be amended, changed, modified, or altered unless such amendment, change, modification, or alteration is in writing and signed by both of the Parties to this Agreement or their successor in interest.

No Third Party Beneficiaries

This Agreement inures to the benefit of and is binding upon the Parties and their respective successors and permitted assigns. There are no intended third party beneficiaries of this Agreement. This Agreement is intended solely for the benefit of the Parties hereto. Except as expressly set forth in this Agreement, nothing in this Agreement shall be construed to create any duty to or standard of care with reference to, or any liability to, or any benefit for, any person not a Party to this Agreement, other than expressly set forth herein.



Community Solar Consulting Agreement

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

The Village of Lake Villa

E4, LLC

Name: _____
Title: _____
Date: _____

Name: _____
Title: _____
Date: _____

02/07/25
02/12/25

VILLAGE OF LAKE VILLA

ORDINANCE NO. 2025-02-01

AN ORDINANCE AMENDING THE VILLAGE OF LAKE VILLA
2022 OFFICIAL COMPREHENSIVE PLAN AND
2022 OFFICIAL LAND USE MAP WHICH IS PART THEREOF
AND AMENDING CHAPTER 1, "OFFICIAL COMPREHENSIVE PLAN",
OF TITLE 9, "OFFICIAL PLAN", OF THE
VILLAGE OF LAKE VILLA VILLAGE CODE

ADOPTED BY

THE CORPORATE AUTHORITIES

OF THE

VILLAGE OF LAKE VILLA, ILLINOIS

THIS 18TH DAY OF February, 2025

Published in pamphlet form by authority of the Corporate Authorities of the Village of Lake Villa,
Lake County, Illinois, this 18th day of February, 2025.

ORDINANCE NO. 2025-02-01

AN ORDINANCE AMENDING THE VILLAGE OF LAKE VILLA
2022 OFFICIAL COMPREHENSIVE PLAN AND
2022 OFFICIAL LAND USE MAP WHICH IS PART THEREOF
AND AMENDING CHAPTER 1, “OFFICIAL COMPREHENSIVE PLAN”,
OF TITLE 9, “OFFICIAL PLAN”, OF THE
VILLAGE OF LAKE VILLA VILLAGE CODE

WHEREAS, the Mayor and Board of Trustees of the Village of Lake Villa (“the Village”) previously adopted by Ordinance the 2022 Official Comprehensive Plan and 2022 Official Land Use Map which is part thereof, and have determined that it is in the best interests of the Village of Lake Villa and its residents to amend the 2022 Official Comprehensive Plan by incorporating into it as “Appendix A” the Downtown Vision Plan dated February 10, 2025 prepared by Better City, LLC and Teska Associates and to amend Chapter 1, “Official Comprehensive Plan”, of Title 9, “Official Plan”, of the Village of Lake Villa Village Code accordingly; and

WHEREAS, after due publication of notice as required by law, the Plan Commission held a public hearing on February 6, 2025, to review the aforesaid Downtown Vision Plan previously dated January 14, 2025 and thereafter revised by Motion of the Plan Commission and now dated February 10, 2025 and consider an amendment to the Village’s 2022 Official Comprehensive Plan by incorporating said Downtown Vision Plan as Appendix A to the Village’s 2022 Official Comprehensive Plan, and has forwarded to the Corporate Authorities of the Village its recommendation to approve the proposed amendment; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lake Villa, Lake County, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees find that the facts as stated in the preamble of this Ordinance are true and correct and adopt the same as their findings the same as if they were set out herein in their entirety.

SECTION 2: Based upon all of the foregoing, the Corporate Authorities of the Village hereby approve and adopt the Downtown Vision Plan dated February 10, 2025 prepared by Better City, LLC and Teska Associates and hereby incorporate said Downtown Vision Plan as Appendix A to the Lake Villa 2022 Official Comprehensive Plan previously adopted by Ordinance of the Village, a copy of which Downtown Vision Plan is attached hereto as Exhibit A and thereby made a part hereof, and the proposed amendment to the 2022 Official Comprehensive Plan as provided herein is hereby adopted, ratified, and approved.

SECTION 3: The Corporate Authorities of the Village hereby amend Chapter 1, “Official Comprehensive Plan”, of Title 9, “Official Plan”, by the addition of a new Section 9-1-4, “Downtown Vision Plan”, which shall read as follows:

“Chapter 1 – Official Comprehensive Plan

9-1-1: Official Comprehensive Plan Adopted, Ratified and Approved:

- A. The Village of Lake Villa 2022 Comprehensive Plan and 2022 Official Land Use Map prepared by Teska Associates is hereby adopted, ratified, and approved as the Lake Villa Official Comprehensive Plan, and the 2022 Official Land Use Map, which is part thereof, is hereby adopted, ratified, and approved (collectively, the “2022 Lake Villa Official Comprehensive Plan”) and supersede and replace all previously approved comprehensive plans and comprehensive land use maps previously adopted by the Village.
- B. The plan for general development of the Village and the area contiguous thereto, as contained in the 2022 Lake Villa Official Comprehensive Plan and 2022 Official Land Use Map which is part thereof is the Official Comprehensive Plan of the Village and may be amended from time to time pursuant to law with or without amendment of this Code.

9-1-2: Subdivision Plats to Conform to Plan:

No map or plat of any subdivision presented for record affecting lands within the corporate limits of the Village or any contiguous territory outside of and distant not more than one and one-half (1 1/2) miles from the corporate limits of the Village shall be approved by the Corporate Authorities or be entitled to record or shall be valid unless such subdivision complies with the 2022 Lake Villa Official Comprehensive Plan.

9-1-3: Lake Villa Downtown Transit Oriented Development Plan:

The 2022 Lake Villa Official Comprehensive Plan and the 2022 Official Land Use Map, which is part thereof, are hereby amended by the incorporation therein by reference of the Lake Villa Downtown Transit Oriented Development Plan prepared by Teska Associates, Inc., Fish Transportation Group, Business District, Inc., and the Wohltgroup and last revised September 11, 2013, which was previously approved and adopted by the Corporate Authorities of the Village by Ordinance No. 2013-09-01 (the “Downtown TOD Plan”), and said Lake Villa Downtown TOD Plan is and shall remain in effect and the same is hereby made part of the 2022 Lake Villa Official Comprehensive Plan. To the extent that the Lake Villa Downtown TOD Plan is inconsistent with the 2022 Lake Villa Official Comprehensive Plan, the provisions of the 2022 Lake Villa Official Comprehensive Plan and 2022 Official Land Use Map which is part thereof shall prevail and control.

9-1-4: Lake Villa Downtown Vision Plan:

The 2022 Lake Villa Official Comprehensive Plan and the 2022 Official Land Use Map, which is part thereof, are hereby amended by the incorporation therein as Appendix A the Lake Villa Downtown Vision Plan dated February 10, 2025 prepared by Better City, LLC and Teska Associates, which was approved and adopted by the Corporate Authorities of the Village by Ordinance No. 2025-02-01 (the “Downtown Vision Plan”), and said Downtown Vision Plan is and shall remain in effect and the same is hereby made part of

the 2022 Lake Villa Official Comprehensive Plan. To the extent that the Lake Villa Downtown Vision Plan is inconsistent with the 2022 Lake Villa Official Comprehensive Plan, the provisions of the Downtown Vision Plan, which is part thereof, shall prevail and control.”

SECTION 4: All parts of the Village of Lake Villa Village Code in conflict with the terms or provisions of this Ordinance shall be and the same are hereby amended or repealed to the extent of such conflict, and said Village Code and all other existing ordinances shall otherwise remain in full force and effect.

SECTION 5: The Corporate Authorities of the Village intend that this Ordinance will be made part of the Village Code and that sections of this Ordinance may be renumbered or relettered and the word “Ordinance” may be changed to “Section”, “Article”, “Chapter”, “Paragraph”, or some other appropriate word or phrase to accomplish codification, and regardless of whether this Ordinance is ever codified, the Ordinance can be renumbered or relettered and typographical errors may be corrected with the authorization of the Village Attorney, or his or her designee.

SECTION 6: This Ordinance shall not affect any punishment, discipline, infraction, or penalty, or any action based on any other Ordinance of this Village incurred before the effective date of this Ordinance, nor any suit, prosecution or proceeding pending at the time of the effective date of this Ordinance, for an offense or violation committed or cause of action arising before this Ordinance, and said other ordinances as heretofore existing shall continue in full force and effect for said limited purpose.

SECTION 7: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that they would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentence, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 8: This Ordinance shall take effect and be in full force and effect immediately on and after the expiration of ten (10) days after the date of recording of the Notice of the Adoption of Amendment to the Village of Lake Villa 2022 Official Comprehensive Plan, in substantially the form attached hereto as Exhibit B, by the Village Clerk with the Lake County, Illinois, Recording Division subsequent to passage, approval and publication all as provided by law.

SECTION 9: The Village Clerk is directed to immediately publish this Ordinance in pamphlet form.

Passed by the Corporate Authorities on February 18, 2025, on a roll call vote as follows:

AYES: Trustees

NAYS:

ABSENT:

ABSTAIN:

Approved by the Mayor on February 18, 2025.

James McDonald, Mayor
Village of Lake Villa

ATTEST:

Mary Konrad, Village Clerk

Published in pamphlet form this 18th day of February, 2025.

EXHIBIT A

DOWNTOWN VISION PLAN DATED FEBRUARY 10, 2025
PREPARED BY BETTER CITY, LLC AND TESKA ASSOCIATES

EXHIBIT B

NOTICE OF ADOPTION OF AMENDMENT TO THE VILLAGE OF LAKE VILLA
2022 OFFICIAL COMPREHENSIVE PLAN

Pursuant to 65 ILCS 5/11-12-7 of the Illinois Municipal Code, notice is hereby given that the Village of Lake Villa duly adopted Ordinance 2025-02-01 (a certified copy of which is attached hereto) amending the 2022 Official Comprehensive Plan of said Village, on the 18th day of February, 2025.

Mary Konrad, Village Clerk
Village of Lake Villa

CERTIFICATION

I, MARY KONRAD, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Lake Villa, Lake County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the Mayor and Board of Trustees of said Village of Lake Villa.

I do further certify that at a regular meeting of the Mayor and Board of Trustees of the Village of Lake Villa, held on the 18th day of February, 2025, the foregoing Ordinance entitled, "AN ORDINANCE AMENDING THE VILLAGE OF LAKE VILLA 2022 OFFICIAL COMPREHENSIVE PLAN AND 2022 OFFICIAL LAND USE MAP WHICH IS PART THEREOF AND AMENDING CHAPTER 1, "OFFICIAL COMPREHENSIVE PLAN", OF TITLE 9, "OFFICIAL PLAN", OF THE VILLAGE OF LAKE VILLA VILLAGE CODE", was duly passed by the Mayor and Board of Trustees of the Village of Lake Villa.

I do further certify that the attached Ordinance is a true and correct copy of the original Ordinance which is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Lake Villa this ____ day of _____, 2025.

[S E A L]

Mary Konrad, Village Clerk
Village of Lake Villa



Village of Lake Villa Downtown Vision Plan



Acknowledgments

Thanks to the residents, business owners, developers and real estate professionals, Village trustees and staff, and other community members who participated in the development of this vision through interviews and the community survey.

From September 19 to October 21, 2024, we held 25 interviews with community members, and had 143 survey responses, 73 comments on the Social Pinpoint map, and 59 comments across 3 Facebook posts.

Special thanks to the steering committee for reviewing the reports, analysis, and early draft of this Downtown Vision:

- Mike Strong | Village Manager
- Scott Bartlett | Village Trustee
- Jake Cramond | PCZBA
- Tracy Lucas | PCZBA
- Junior Martinez | Downtown Business Owner
- Don DeBello | Downtown Business Owner
- Robert Frank | Real Estate Professional
- Katie Burau | First American Bank

Downtown Vision prepared for the Village of Lake Villa, Illinois
by Better City LLC & Teska Associates



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The Vision for Downtown

At the turn of the century when Downtown Lake Villa sprang up next to the Wisconsin Central Railroad's new station it was a bustling hub of activity. Visitors to Ernst Lehman's Lake Villa Hotel dined in its many restaurants and shopped in its quaint shops.

The Vision for Lake Villa's downtown is to recreate the dynamism of its early years and make it the cultural and entertainment hub of the Village. Similar to how other historic downtowns in the area have experienced renaissances, the key will be to preserving the historical charm of the buildings while creating a friendly, vibrant ambiance with outstanding retail and restaurant options and compelling community events.

This Vision Plan outlines the next steps to continue Downtown's revitalization.

Downtown Revitalization:

- Visual Identity
- Street Reconfiguration
- Parking & Wayfinding
- Business Recruitment
- Downtown Community Events

Site Developments:

- 209 Mixed-Use Development
- Lehmann Park
- Railroad Ave to Lake Ave Crossing

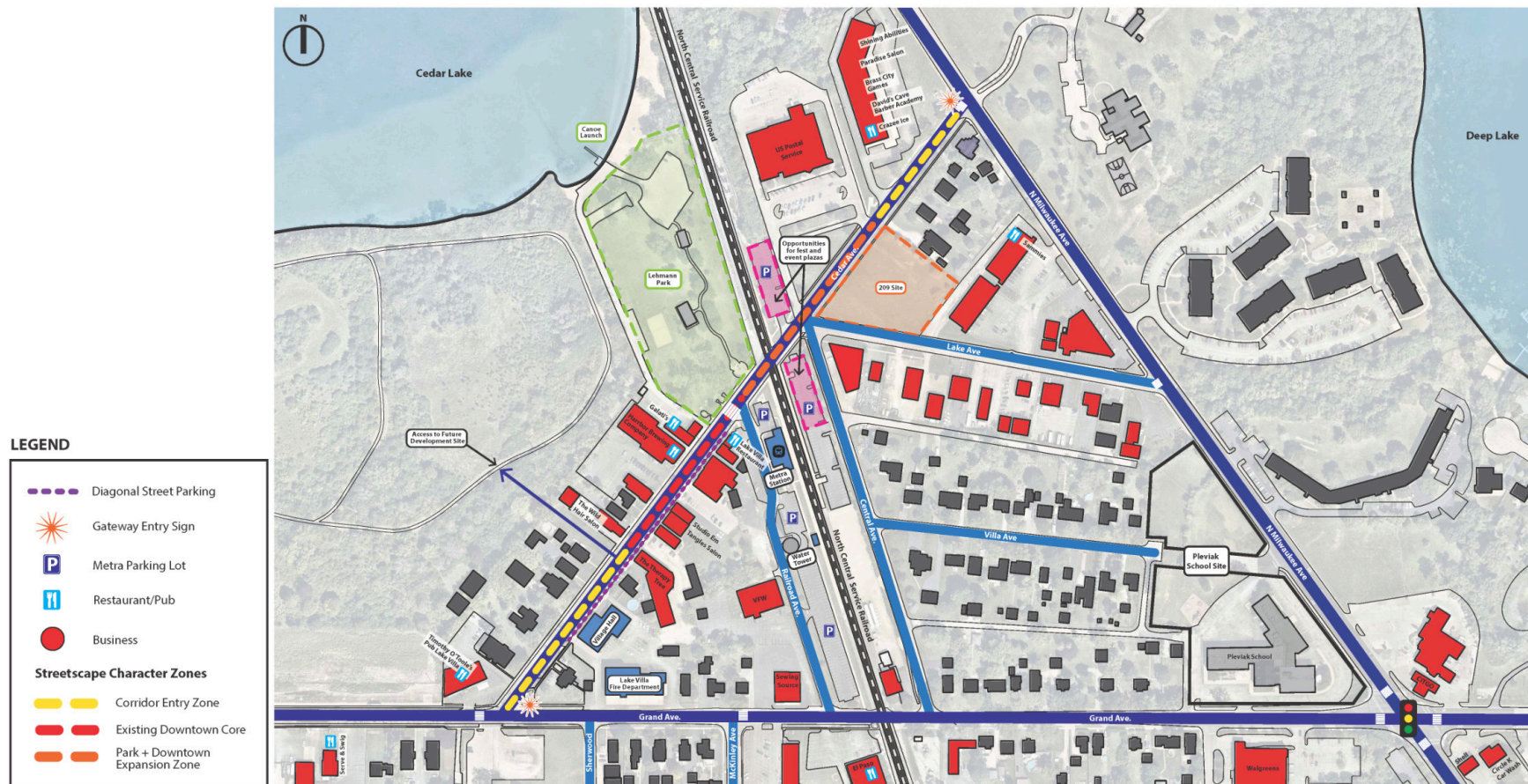


Downtown Lake Villa



Downtown Lake Villa

DOWNTOWN LAKE VILLA | EXISTING CONDITIONS AND OPPORTUNITIES MAP



Village of Lake Villa
Urban Design Concepts
 January 13, 2025

The Downtown Triangle, bounded by Cedar Avenue, the Milwaukee Avenue, and Grand Avenue, defines the larger Lake Villa downtown area.

The focus of the current revitalization effort and Vision Plan is the historic district along Cedar Avenue from the Post Office to the Therapy Tree.

As this Vision Plan is implemented, the Village will conduct additional visioning and planning for the remainder of the Downtown Triangle.

Downtown Revitalization

Visual Identity

Charming & Historic

Restoring the historic charm of Downtown while welcoming new developments will require architectural design standard — for example, using brick façades and vintage signage.

Improvements to the streetscape and existing building facades will amplify Cedar Avenue's identity and brand, and set the stage for it to become a thriving social hub.

Improvements could include:

Building Façades:

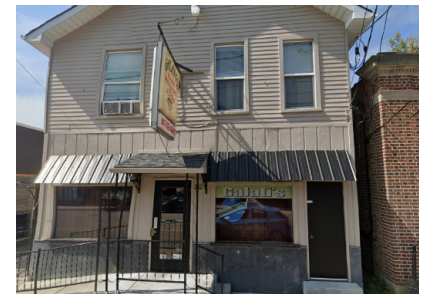
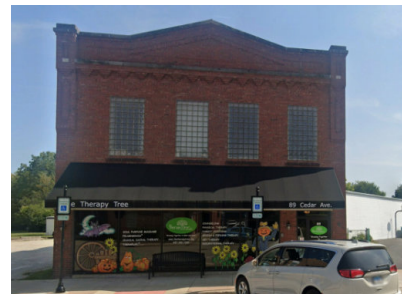
- Through education and incentives, work with business owners to improve the appearance of downtown through maintenance, historically-accurate awnings and decorative elements

Streetscape:

- Add new benches, planters, and vintage signage
- Bury the power lines or relocate them behind the buildings

Downtown Identity:

- Create a Downtown brand and promote through consistent, collaborative marketing campaigns with the Village of Lake Villa, the LCRRRR Chamber of Commerce, and Downtown businesses



Street Reconfiguration

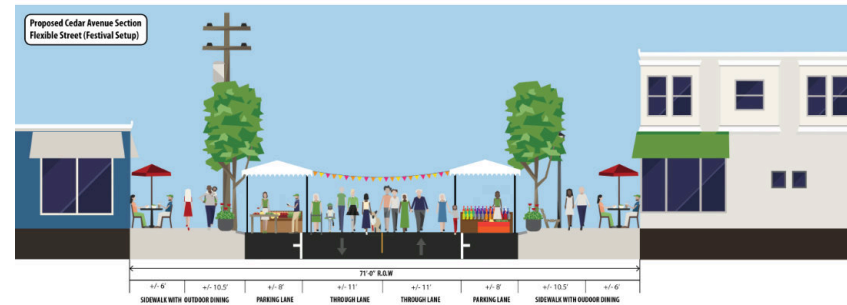
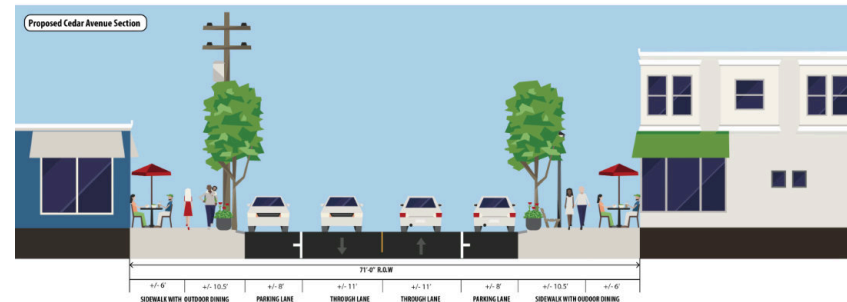
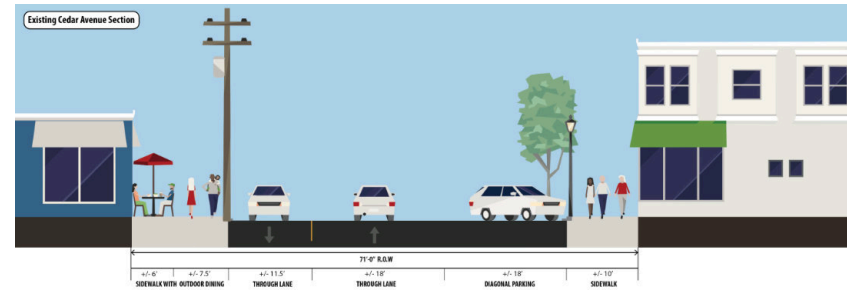
Dynamic Public Space

A redesign of Cedar Avenue between the Metra train tracks and Grand Avenue would create a more dynamic flexible space that is functional not only as a traffic thoroughfare but also accommodates events well. The changes are:

- Parallel parking on both sides of the street
- Raise the street level so that there is curbless transitions to the sidewalks
- Bollards, planters and other natural barriers would provide separation from the road and sidewalks

Main streets that utilize these designs benefit from:

- The same number of parking spaces
- More equitable parking for businesses along both sides of the street
- Improved access for people with disabilities
- Less encroachment onto the sidewalks
- Enhanced pedestrian safety due to separation between sidewalks and moving traffic
- Increases sidewalk space for outdoor seating, landscaping, or other amenities
- Curbless roads enhance the experience for festivals and events



Parking & Wayfinding

Welcoming & Navigable

Many residents and business owners cited lack of parking as an impediment to the growth of the Downtown. An objective analysis, however, reveals that the parking ratio (the number of parking spaces per 1,000 square feet of commercial buildings) is higher along Cedar Avenue at 2.0 than downtown Antioch at 0.6 and downtown Grayslake at 1.6.

A vibrant, walkable, pedestrian-scale downtown, by design and definition, has higher density of uses and parking is less convenient. Businesses benefit because pedestrians spend 65% more than drivers ([FastCompany](#)).

The concerns about parking availability may be more a matter of perception than fact. The reality is that there is abundant available parking that is very close to Cedar Avenue. It is only 277 feet from the Metra parking lot to Cedar Avenue — compared to the 950 feet one needs to walk to get milk in Walmart.

Clearer indications of where free public parking is available and creating more inviting, clearly demarcated pathways will change the perceptions around the availability of parking.

Specific improvements could include:

- **Wayfinding:** Clear, visible signage to direct visitors to free public parking lots and spaces at the Metra station
- **Pathways:** Create clearly-delineated, well-lit, highly-visible walkways between the parking lots and Cedar Avenue
- **Event Parking:** Designate and advertise Metra lots for events



Businesses Recruitment

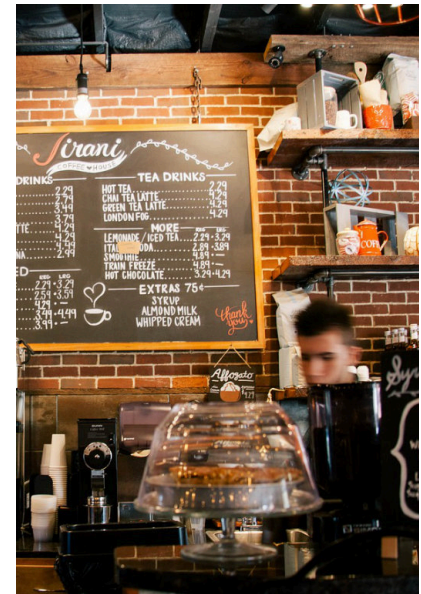
Desired Restaurants & Shops

During interviews, residents and business owners were asked which types of businesses they thought would be successful in Downtown. The most frequently cited responses were evaluated based on the number of competitors within the trade area of Downtown.

Locally-owned, non-chain businesses are the best fit for Downtown. The establishments should be destinations for socializing and recreation, attracting both residents and visitors from surrounding towns. Adding a diverse mix of businesses that offer new experiences and shopping alternatives will increase foot traffic for existing businesses.

The business that were rated highest were:

- **Upscale Restaurants:** Restaurants offering high quality food and service
- **Coffee Shop**
- **Specialty Food and Beverage:** Ice Cream, Bakery, Candy Store, Soda Shop, Boba Tea, Smoothie, Bagel, etc.
- **Artisanal Retail**
- **Fitness & Activities:** Gym, Yoga Studio



Events

Create Vitality

Events on Cedar Avenue are a valuable way to increase awareness of the Downtown, drive foot traffic, and support local businesses. Thoughtfully planned, Village-scaled events can showcase the Downtown's unique offerings, foster community connections, and boost sales through collaborations with merchants on promotions or event-specific deals. Events create opportunities for residents and visitors to explore the area and engage with its unique offerings.

Expanding the event calendar with events tailored to the character of the area can consistently attract visitors, establish Cedar Avenue as a vibrant hub for shopping, dining, and entertainment, and maintain a steady stream of activity year-round.

Events could include:

- **Pop-Up Markets:** Featuring local artisans, farmers, and vendors
- **Live Music Nights:** Small-scale performances from local bands or solo artists
- **Art Walks:** Showcasing the work of local artists in businesses and outdoor spaces
- **Mini Parades:** Intended to draw niche audiences and be more small-scale than holiday parades, such as a pet parade, a kids-on-wheels parade, and other themed parades
- **Scavenger Hunts:** A fun way for participants to explore local shops and landmarks, and can be an event that runs for an extended time, such as a full week or month
- **Fun Runs:** Host a 5k that starts and ends on Cedar Avenue, and can be sponsored by local nonprofits or businesses to raise funds for local causes



Photo courtesy of Kimmie Rocha



Photo courtesy of the Port Townsend Main Street Program



Photo courtesy of the EtchRock Blog

Site-Specific Enhancements

Target sites for development and redevelopment to support the Downtown Vision include:

- 209 Mixed-Use Development
- Lehmann Park
- Railroad Ave to Lake Ave Crossing

209 Mixed-Use Development

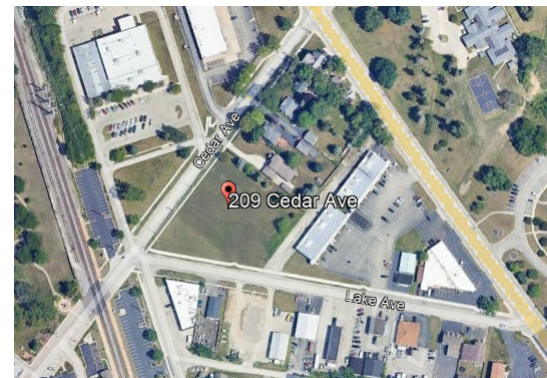
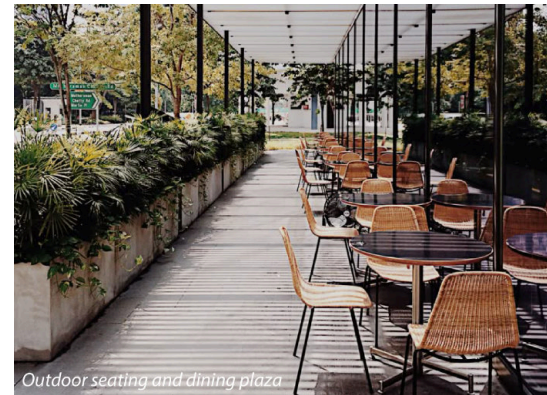
The 209 Cedar Avenue Site will be a showcase project and the catalyst for reimagining and rebranding Downtown Lake Villa. This Village-owned site is a greenfield development opportunity and has an ideal location — adjacent to Downtown, the Metra Station, Lehmann Park, and Cedar Lake.

This site is envisioned with 10,000 square feet of commercial space and 60 residential units. The design will be consistent with the character of the historical buildings along Cedar Avenue and will create a cohesive, consistent look and feel.

The commercial space includes the full ground floor frontage along Cedar Avenue and an upper floor event space. The design aims to create a welcoming atmosphere that integrates with the downtown area, featuring surface treatments and vertical elements to enhance aesthetics.

The end cap anchor space is envisioned as a restaurant, which provides both the rooftop dining deck and an outdoor dining patio on the corner of Cedar Avenue and Lake Avenue.

Outdoor public plaza spaces, vertical design features, lighting, and landscaping should appear as an extension of the downtown streetscape, providing continuity between the east and west sides of the railroad tracks.





- 1st Floor Commercial/Restaurant along Cedar Ave: 10,000 SF, includes rooftop dining deck & upper floor event space
- 2nd – 4th Floor Residential: 20DU/Floor @3 Stories = 60 DU Total (Average Unit Size: 950 SF)

- Total Surface Parking & On Street Parking: 120 cars
- Residential Parking: 75 cars (1.25/DU)
- Commercial Parking: 45 cars (4.5/1,000)

Lehmann Park

Lehmann Park currently provides functional recreational features, such as a picnic shelter, bathroom building, Cedar Lake beach + pier, and public parking. Lehmann Park can become a vital part of the Downtown Lake Villa experience and create an inviting, iconic connection between shopping and dining and Cedar Lake recreation.

The vision is for Lehmann Park to create a cohesive and engaging community space that blends recreation, nature, and appealing gathering places and event venues.

Key features of the reimagined Lehmann Park include:

- Performance shelter and amphitheater seating, framed by the backdrop of Cedar Lake, with a grass field behind the seating area allowing children to play while parents enjoy performances
- Redesigned parking to accommodate more vehicles
- Clustered athletic court area for basketball, tennis, and volleyball
- Nature based play, naturalized plantings, and creek bed, set back from the street and near athletic courts
- Gathering places and a redesigned and memorial area with expanded connections to Downtown along Cedar Avenue
- New concessions stand, paddle board rental shack, and fishing dock



Flexible outdoor community space



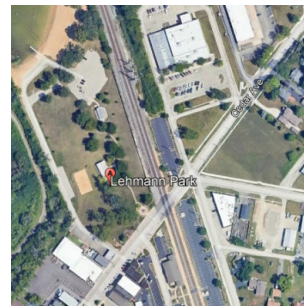
Pergola structure



Amphitheater seating



Nature based play



Creek bed and naturalized plantings

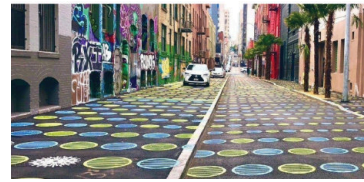


Metra Parking Endcap

Transforming the endcap area of the Metra parking into an inviting open space will establish a visual and perceptive connection between the 209 Site and the historic Downtown.

By prioritizing pedestrian-friendly design, the area can be reimaged with seating, landscaping, and pathways that encourage foot traffic while creating a welcoming public gathering spot. Thoughtful placement of greenery and benches will soften the transition from parking to pedestrian areas, tying the space into the aesthetic and historic charm of Cedar Avenue while fostering connectivity and community engagement.

Although building development near the Metra crossing is restricted, vertical markers can serve as a creative solution to visually link the areas on either side of the tracks. These markers — such as decorative poles or art pieces — can reflect the character of the surrounding architecture while providing a sense of continuity and identity. Positioned strategically, they can draw the eye across the tracks, enhancing cohesion between the 209 Site and Cedar Avenue and reinforcing the area's sense of place without disrupting the functional constraints of the crossing.



Enhanced Roadway & Pedestrian Spaces



Temporary Plaza for Events



Vertical Gateway Features



Conduct Streetscape Test

